

## **PRIME DEVELOPMENT LAND**

### **1786 Monte Vista, Minden, Nevada**

Multi-zoned 8.23 acres located in the Town of Minden allows for residential and neighborhood commercial uses. Substantial infrastructure improvements already in the area and to the lot including paved streets, curb, gutter, sidewalk, water and sewer.

- Price: \$1,900,000
- Size: 8.23
- Zoning: Mixed
- Legal Description: Lot 3 of Final Map Monte Vista Subdivision
- APN: 1320-30-510-003
- Flood Status: FEMA map show slight touch on portion of North end.
- Topography: Flat





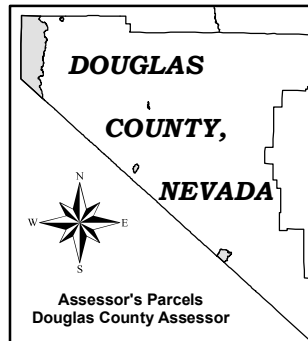
Considerable engineering has been initiated contemplating 32 residential units and 85,120 square feet two story commercial building (25% of residential total per mixed use requirements). It is a nice mix that will fit well in the existing and contemplated plans for the neighborhood.



- Water – Town of Minden
- Sewer – Minden/Gardnerville Sanitation District
- Power – NVEnergy
- Gas – Southwest Gas

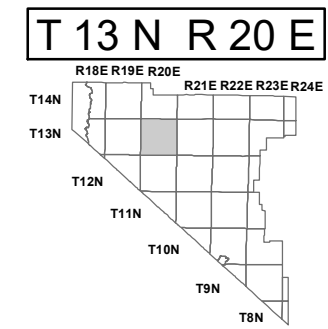
Jim Valentine  
License No. BS.03481  
775-781-3704 [dpwtigers@hotmail.com](mailto:dpwtigers@hotmail.com)

RE/MAX Realty Affiliates  
1320 US Highway 395 N  
Gardnerville, NV 89410



**Map Legend**

- Parcel Boundary
  - Subdivision Boundary
  - Town Boundary
  - Township/Range/Section
  - Approximate River Center Line
  - Easements - See Recorded Documents
  - Open Space/Conservation Easements
- 001 Parcel Number
  - 110** Parcel Sub/Seq Number
  - 1.0 Ac Parcel Acreage
  - B L K A Parcel Block Number
  - 1 Parcel Lot Number
  - 1101 Parcel Address



**SEC. 30**

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

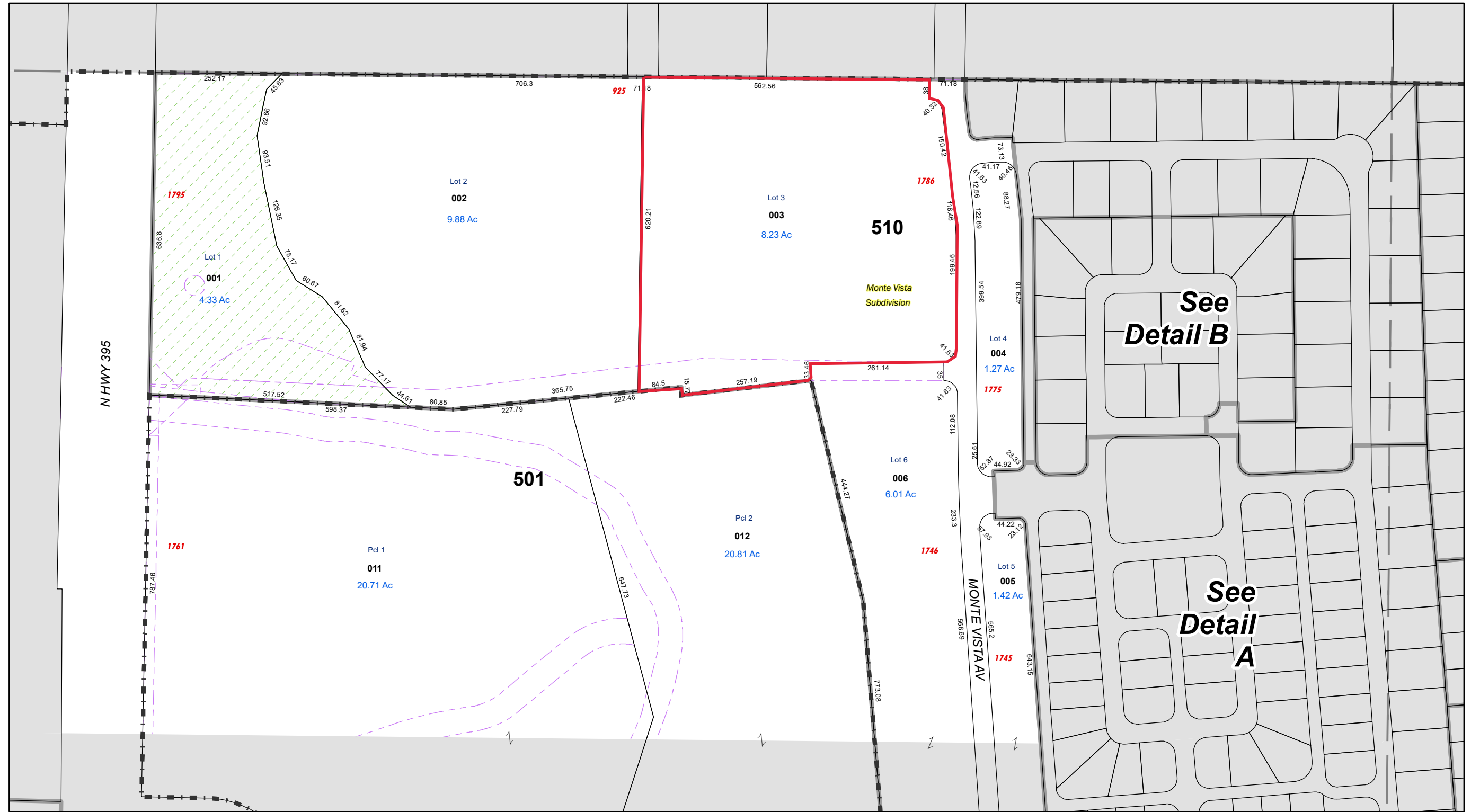
**N 1/2 NE 1/4**

1	5
2	6
3	7
4	8

**1320-30-5**

SCALE: 1" = 200'  
REV'S'D: 9/21/2022

NOTE: This map is prepared for the use of the Douglas County Assessor, for assessment and illustrative purposes only. It does not represent survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.



**See Detail B**

**See Detail A**

FINAL SUBDIVISION MAP  
 PLANNED UNIT DEVELOPMENT  
 PD 02-04

# MONTE VISTA SUBDIVISION

LOCATED WITHIN PORTIONS OF SECTIONS 29 & 30,  
 TOWNSHIP 13 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN  
 DOUGLAS COUNTY, NEVADA

**OWNER'S CERTIFICATE**

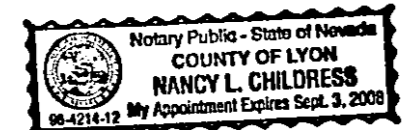
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, JAMES S. BRADSHAW, PRESIDENT OF CORPORATE MANAGEMENT SERVICES FOR NEVADA NORTHWEST, LLC, OWNER OF RECORD TITLE INTEREST, HEREBY CONSENTS TO THE PREPARATION AND RECORDING OF THIS MAP IN ACCORDANCE WITH AND FOR THE USES AND PURPOSES SET FORTH IN THE NEVADA REVISED STATUTES, CHAPTERS 116 AND 278, AND SUBSEQUENT AMENDMENTS THERETO, AND DOUGLAS COUNTY CODE CHAPTER 20, AND DOES HEREBY OFFER AND CONVEY FOR DEDICATION TO THE COUNTY OF DOUGLAS, STATE OF NEVADA, FOR THE USE OF THE PUBLIC THOSE PORTIONS OF SAID LANDS DESIGNATED ON THIS MAP AS PUBLIC WAYS AND RIGHTS-OF-WAY AND DOES HEREBY OFFER AND DEDICATE FOR PARTICULAR PURPOSES THE RIGHTS OF WAY AND EASEMENTS SHOWN FOR PEDESTRIAN ACCESS, LANDSCAPE, PUBLIC UTILITIES, MAILBOX, NATURAL GAS, WATER, SEWER, FOR POLES, ANCHORS, GUYS FOR CONDUCTOR WIRE AND CONDUIT FOR ELECTRICAL, CABLE T.V. AND TELEPHONE SERVICE TOGETHER WITH ANY AND ALL APPURTENANCES THERETO, ON, ACROSS, AND UNDER ALL LAND LYING OUTSIDE THE INDIVIDUAL SITES SHOWN THEREON.

*[Signature]*  
 JAMES S. BRADSHAW, PRESIDENT  
 CORPORATE MANAGEMENT SERVICES  
 NEVADA NORTHWEST, LLC

COUNTY OF Lyon  
 STATE OF NEVADA SS:

ON THIS 19th DAY OF October, IN THE YEAR 2004, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED JAMES S. BRADSHAW, PERSONALLY KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT WHO ACKNOWLEDGED THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITIES AND THAT BY HIS SIGNATURE ON THE INSTRUMENT, THE PERSONS, OR THE ENTITY ON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL  
 NOTARY'S SIGNATURE *[Signature]*  
 MY COMMISSION EXPIRES: Sept 3, 2007



**SURVEYOR'S CERTIFICATE**

I, MATT BERNARD, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF NEVADA NORTHWEST, LLC.
- THE LANDS SURVEYED LIE WITHIN PORTIONS OF SECTIONS 29 & 30, T.13N., R.20E., N.D.M. AND THE SURVEY WAS COMPLETED ON 10-27-04.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCE IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS AS INDICATED.



*[Signature]*  
 MATT BERNARD, P.L.S. 11172

**BUREAU OF HEALTH PROTECTION SERVICES**

THIS FINAL MAP IS APPROVED BY THE HEALTH DIVISION OF THE DEPARTMENT OF HUMAN RESOURCES. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SEWAGE DISPOSAL SYSTEM.

HEALTH DIVISION  
 SIGNATURE: *[Signature]* DATE 11/8/04  
 PRINTED NAME: RICHARD P. DREW

**DIVISION OF WATER RESOURCES CERTIFICATE**

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO THE REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

DIVISION OF WATER RESOURCES  
 SIGNATURE: *[Signature]* DATE 11/18/2004  
 PRINTED NAME: ROBERT H. ZELISLOFF

**COUNTY TAX COLLECTOR'S CERTIFICATE**

I, BARBARA J. REED, DOUGLAS COUNTY CLERK-TREASURER AND EX-OFFICIO TAX COLLECTOR, DO HEREBY CERTIFY THAT ALL PROPERTY TAXES ON THIS LAND FOR THE FISCAL YEAR HAVE BEEN PAID. AG TAXES ✓  
 (A.P.N. 1320-30-601-008)

*[Signature]* 11-29-04  
 BARBARA J. REED DATE  
 DOUGLAS COUNTY CLERK-TREASURER  
*[Signature]*  
 By Mary Ann Wenner

**COUNTY ENGINEER'S CERTIFICATE**

I, CARL RUSCHMEYER, DOUGLAS COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS FINAL MAP CONSISTING OF TWO (2) SHEETS, ENTITLED "MONTE VISTA SUBDIVISION"; AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

*[Signature]* 11/24/04  
 for CARL RUSCHMEYER, P.E. DATE  
 DOUGLAS COUNTY ENGINEER

**UTILITY COMPANIES' CERTIFICATE**

WE, THE UNDERSIGNED PUBLIC UTILITIES, ACCEPT AND APPROVE THE PUBLIC UTILITY EASEMENTS AS SHOWN ON THIS PLAT. THIS APPROVAL DOES NOT GUARANTEE ACCESSIBILITY FOR SERVICE.

SIERRA PACIFIC POWER COMPANY  
 SIGNATURE: *[Signature]* DATE: 10/15/04  
 PRINTED NAME: DONALD E. FRANCO

VERIZON NEVADA  
 SIGNATURE: *[Signature]* DATE: 10-14-04  
 PRINTED NAME: LaDonna K. FOSLER

SOUTHWEST GAS COMPANY  
 SIGNATURE: *[Signature]* DATE: 10/15/04  
 PRINTED NAME: LARRY GIBSON

MINDEN-GARDNERVILLE SANITATION DISTRICT  
 SIGNATURE: *[Signature]* DATE: 10-21-04  
 PRINTED NAME: Jerome Etcheberry

**FIRE DEPARTMENT'S CERTIFICATE**

THE FIREFIGHTING FACILITIES AND ACCESS SHOWN ON THESE PLANS ARE HEREBY APPROVED BY THE EAST FORK FIRE PROTECTION SERVICE.

*[Signature]* 10/22/04  
 STEVE EISELE  
 EAST FORK FIRE PROTECTION SERVICE

**COUNTY CLERK'S CERTIFICATE**

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 21st DAY OF November, 2004, AND WAS DULY APPROVED. IN ADDITION ALL OFFERS OF DEDICATION FOR ALL PUBLIC ROADWAYS AND OTHER PUBLIC USES WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE.

*[Signature]*  
 BARBARA REED  
 COUNTY CLERK

**COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE**

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS REVIEWED AND APPROVED BY THE DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 24th DAY OF November, 2004. THIS PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED. IN ADDITION, ALL OFFERS OF DEDICATION FOR ALL PUBLIC ROADWAYS AND OTHER PUBLIC USES WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE.

*[Signature]* 11-24-04  
 MIKE B. MOSS  
 PLANNING/ECONOMIC DEVELOPMENT MANAGER

**TITLE CERTIFICATE**

THIS IS TO CERTIFY THAT THE PARTIES AS LISTED WITHIN THE OWNERS CERTIFICATE ARE THE ONLY PARTIES OF RECORD HAVING INTEREST IN THE TRACTS OF LAND EMBRACED WITHIN THE GRAPHIC BORDER SHOWN ON THIS PLAT. THE FOLLOWING IS A COMPLETE LIST OF LIEN AND/OR HOLDERS OF RECORD:

*[Signature]* 10/20/04  
 H.W. FRISKEY ASST. Secretary DATE  
 WESTERN TITLE

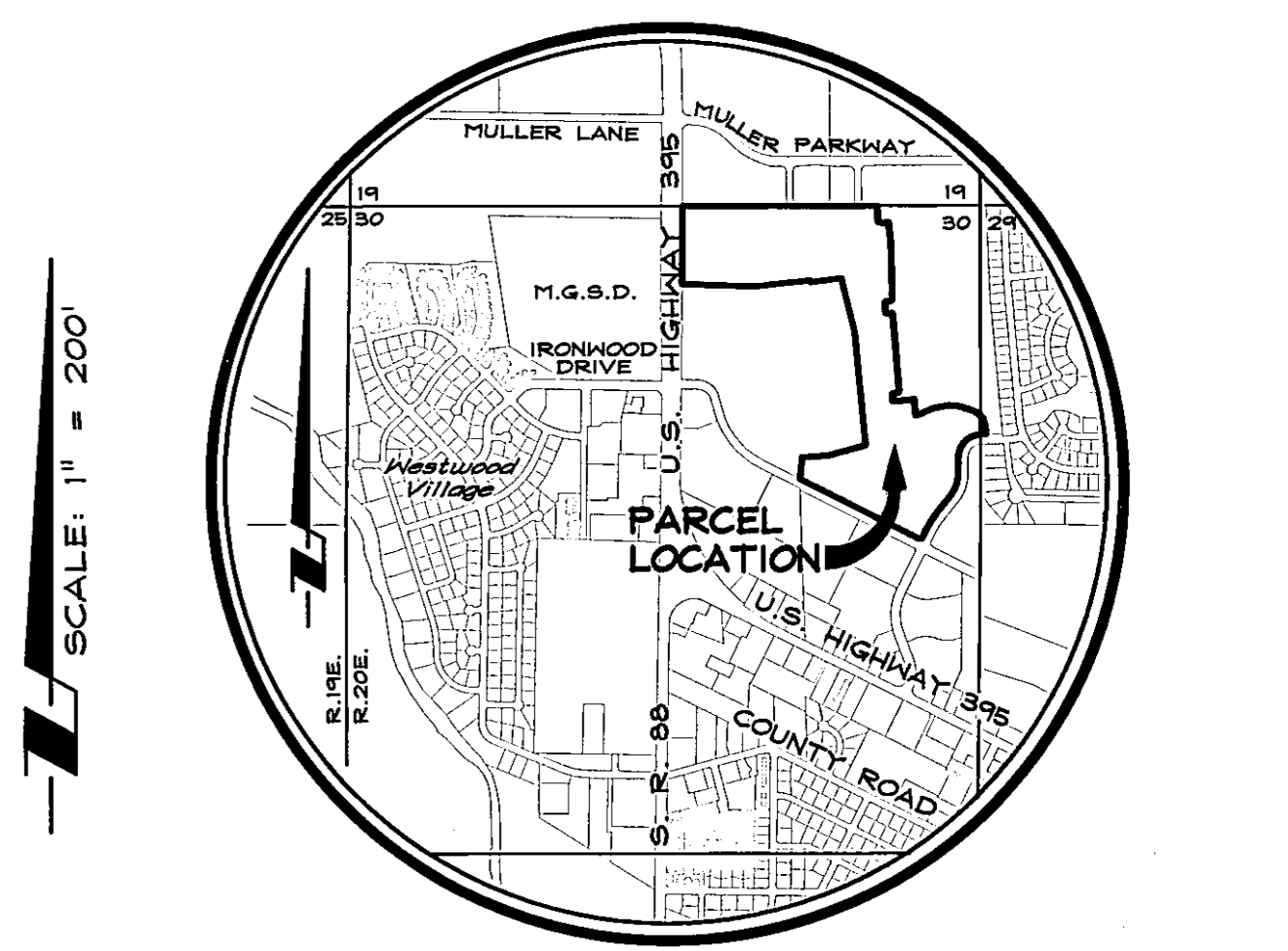
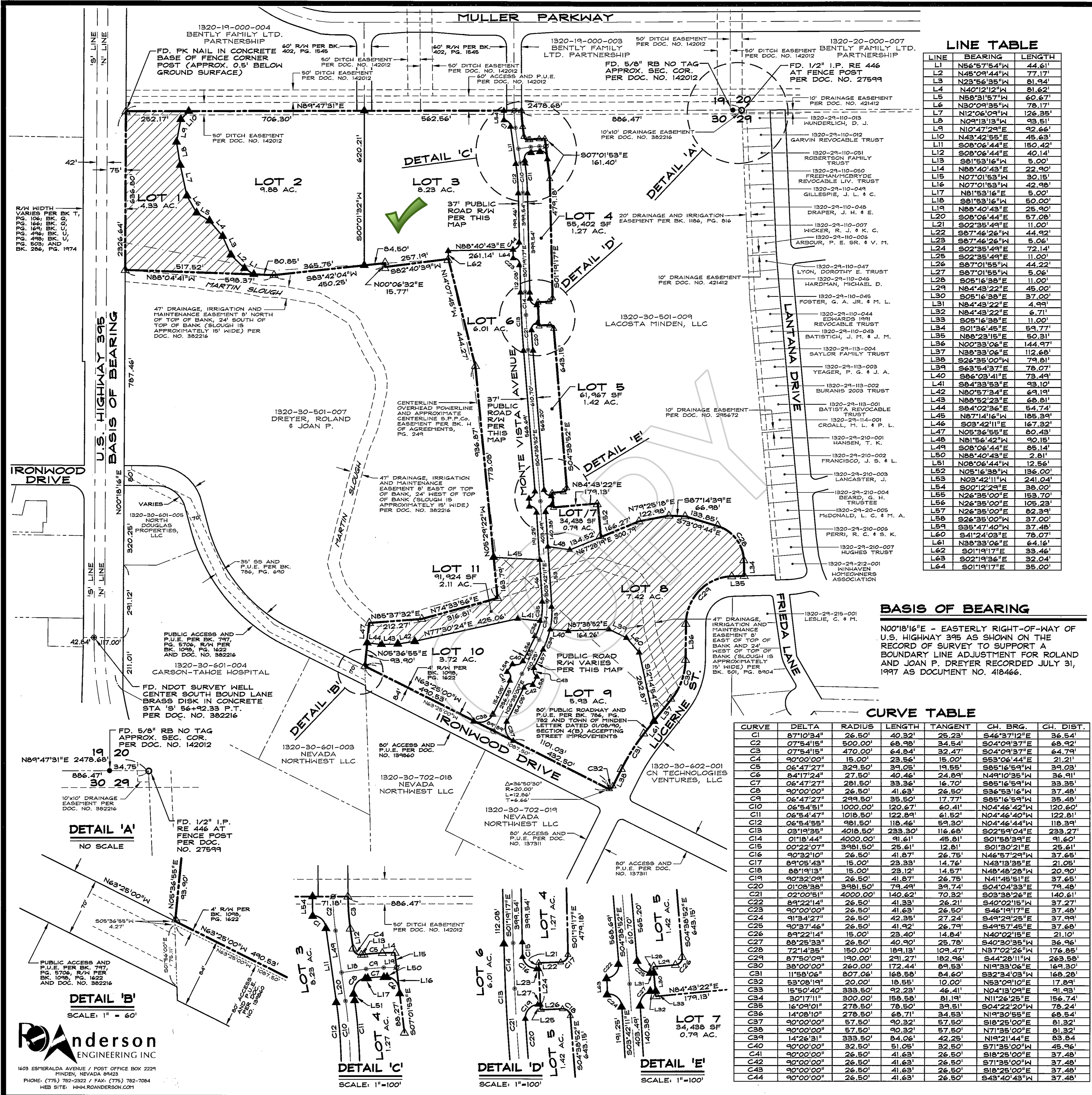
**RECORDER'S CERTIFICATE**

FILED FOR RECORD THIS 30th DAY OF November, 2004, AT 02 MINUTES PAST 2 O'CLOCK P.M., IN BOOK 1104 OF OFFICIAL RECORDS, AT PAGE 13525 DOCUMENT NO. 630595 RECORDED AT THE REQUEST OF NEVADA NORTHWEST, LLC.

*[Signature]*  
 DOUGLAS COUNTY RECORDER



1608 ESPHERALDA AVENUE / POST OFFICE BOX 2224  
 PRINCE, NEVADA 89423  
 PHONE: (775) 792-2322 / FAX: (775) 792-7084  
 WEB SITE: WWW.ANDERSON.COM



**NOTES**

AREA: 53.92 ACRES (11 LOTS: 51.11 ACRES) (ROADWAYS: 2.81 ACRES)

THIS MAP IS A DIVISION OF PARCEL 1-B AS SHOWN ON THE BOUNDARY LINE ADJUSTMENT FOR NEVADA NORTHWEST, LLC RECORDED DECEMBER 18, 2003 AS DOCUMENT NO. 599848.

PORTIONS OF THESE PARCELS LIE WITHIN THE SHADED 'X' AND 'AE' FLOOD ZONES AS SAID PARCELS PLOT BY SCALE ON THE FLOOD INSURANCE RATE MAP FOR DOUGLAS COUNTY, NEVADA, MAP NUMBER 32005C0235 F DATED NOVEMBER 8, 1999.

AN 18' PEDESTRIAN ACCESS EASEMENT, PUBLIC UTILITY EASEMENT, AND LANDSCAPE EASEMENT SHALL EXIST ALONG ALL ROAD FRONTAGES (MONTE VISTA AVENUE & RETURNS). IN ADDITION, A 20.5' PUBLIC UTILITY EASEMENT SHALL EXIST ALONG ROAD FRONTAGES OF ALL COMMERCIAL ZONED LOTS, (CONSISTING OF LOTS 2, 3, 9, & 10). A 5' PUBLIC UTILITY EASEMENT SHALL EXIST ALONG THE SIDE AND REAR LOT LINES.

ANY FURTHER DIVISION OF THESE PARCELS MAY BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER NRS 278.462(3).

MAINTENANCE OF ALL DRAINAGE FACILITIES AND EASEMENTS, AND IMPROVED OPEN SPACE AREAS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS OR OTHER PRIVATE ENTITY, INCLUDING A HOMEOWNER'S ASSOCIATION OR THE TOWN OF MINDEN. DOUGLAS COUNTY REJECTS ANY OFFER OF DEDICATION OF DRAINAGE FACILITIES, DRAINAGE EASEMENTS, OR OPEN SPACE AREAS.

OBSTRUCTING THE FLOW OR ALTERING THE COURSE OF A DRAINAGE CHANNEL IS PROHIBITED, UNLESS PERMITTED BY AN AUTHORIZING AGENCY.

ALL DEVELOPMENT, EXCEPT AS APPROVED IN THE SPECIFIC PLAN, SHALL BE PROHIBITED WITHIN THE FLOOD PLAIN AND RESTRICTED USE AREAS IDENTIFIED ON THIS MAP AS LOTS 1, 8, AND 11.

THE LIMITS OF THE FLOOD PLAIN AND RESTRICTED USE AREAS REFLECTED ON THIS FINAL MAP ARE PER A FLOOD STUDY PERFORMED BY R.O. ANDERSON ENGINEERING, INC. DATED JUNE 30, 2004.

**LEGEND**

- △ FOUND 5/8" REBAR WITH PLASTIC CAP PLS 11172
- FOUND 1/2" IRON PIPE RE 446 PER DOC. NO. 27599
- FOUND CENTERLINE MONUMENT
- SET CENTERLINE MONUMENT IN WELL PLS 11172
- FOUND 5/8" REBAR AS NOTED
- ∅ NOTHING FOUND OR SET
- ▲ SET 5/8" REBAR WITH PLASTIC CAP PLS 11172
- ▨ FLOODPLAIN AND "RESTRICTED USE AREAS"

**RECORDER'S CERTIFICATE**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_, AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS, AT PAGE \_\_\_\_\_, DOCUMENT NO. \_\_\_\_\_, RECORDED AT THE REQUEST OF NEVADA NORTHWEST, LLC.

DOUGLAS COUNTY RECORDER

SCALE: 1" = 200'

SHEET 2 OF 2

**FINAL MAP**  
 PD 02-04  
 FOR  
**MONTE VISTA SUBDIVISION**

LOCATED WITHIN PORTIONS OF SECTIONS 29 & 30, T.13N., R.20E., M.D.M.  
 DOUGLAS COUNTY, NEVADA

396-100-04  
 396100F1.dwg

10/05/04

**Anderson Engineering INC**  
 1603 ESTERLADA AVENUE / POST OFFICE BOX 2224  
 MINDEN, NEVADA 89423  
 PHONE: (775) 782-2322 / FAX: (775) 782-7084  
 WEB SITE: WWW.ANDERSONENGINEERING.COM

N-Muller Py

**PANEL**  
**32005C0232H**  
**eff. 6/15/2016**

**FEMA Flood Designations**

Zone AE

Unnamed

Monte Vista Av

**PANEL**  
**32005C0234H**  
**eff. 6/15/2016**

Bella Casa Dr

Bella Rosa Av

Verona Wy

Torina Wy

La Cita Wy

La Strata Dr

Bella Bl

Moraga Wy

Bella Monte Dr

LIMIT OF STUDY

4705.1

Zone AE

Muller Ln

N Muller Py

SUBJECT PROPERTY

unnamed

395

Bella Bl

Bella Rosa Dr

Bella Rosa Dr

Vibrona Dr

Bella Rosa Dr

Monte Vista Av

La Cita Way

Tomasa Way

Bougainvillea Dr

Lilac Ct

Ironwood Dr

Lucerne St

Wisteria Dr

Lantana Dr

# DRAFT SITE LAYOUT - CONCEPTUAL USE ONLY

**32 Duplexes = 85,120 sq. ft. including Garages**  
**Required Commercial = 25% of Residential = 21,280 sq.ft.**  
**21,280 sq. ft. Commercial to be built in Phase 3**

*NOTE: 1-foot Topography Lines and other existing site features Obtained from a Topographic Survey Signed and Stamped by James D. Bailey Jr., Nevada P.L.S. No. 18368 on July 17, 2020.*

*Existing site features have been identified from field visits, review of google earth aerals and mapping software, review of previous engineering drawings, and Douglas County GIS resources.*

*ALL UTILITY LINE LOCATIONS / DEPTHS ARE APPROXIMATE AND WILL NEED TO BE VERIFIED BY CONTRACTOR IN THE FIELD.*

*INDIVIDUAL GRADING PLANS FOR EACH LOT TO BE SUBMITTED AT THE TIME OF BUILDING PERMIT FOR THAT LOT.*

**Phase 1 = 12 Units**  
**Phase 2 = 8 Units**  
**Phase 3 = 12 Units**  
**Phase 4 = Commercial,**  
**21,280 sq. ft. min.**

