



# PARCEL REVIEW

DUE DILIGENCE REPORT

## Property Details

Owner Name:	JACOBSEN, BRENDA C/O BRENDA BENNETT
Assessor's Parcel Number:	006-56O-008
Property Address:	Unnamed Rd, Elko, NV, 89801
County, State:	Elko County, NV
Subdivision:	N/A
Lot Number:	Tract 8 (Per Plat)
Legal Description:	SEC 31 TWP 37N RGE 57E MDB&M
TRS:	T37N R57E SEC 31
Parcel Size:	20 acres
Terrain Type:	Desert / Sight Slope
Lot Dimensions:	1365 ft x 675 ft (approximate)
Elevation:	5400 ft - 5440 ft
Flood Zone / Wetlands:	None
Notes:	<b>See deed attached for complete legal description.</b>

## Property Location & Access

Google Map Link:	<a href="https://maps.app.goo.gl/gheGAnd8CjBMW7fj6">https://maps.app.goo.gl/gheGAnd8CjBMW7fj6</a>
GPS Coordinates (Center):	41.0444, -115.5894

GPS Coordinates (4 corners):	41.0453, -115.5870 NE 41.0434, -115.5869 SE 41.0434, -115.5918 SW 41.0453, -115.5918 NW
City or County Limits:	County
School District:	Elko County School District
Access To Property:	Unnamed Rd.
Road Type:	Dirt
Who Maintains Roads:	County / Not Maintained
Closest Highways:	I-80
Closest Major City:	Salt Lake City, Utah, 3 hr 8 min (224 miles)
Closest Small Town:	Elko, Nevada 89801, 28 min (20.5 miles)
Closest Gas Station:	Sinclair Gas Station, 5870 Coal Mine Canyon Rd, Elko, NV 89801, 13 min (7.3 miles)
Nearby Attractions:	Northeastern Nevada Museum, 1515 Idaho St, Elko, NV 89801, 26 min (19.4 miles) California Trail Interpretive Center, 1 Interpretive Center Way, Elko, NV 89801, 35 min (30.2 miles) South Fork State Recreation Area, 353 Lower South Fork Rd #8, Spring Creek, NV 89815, 46 min (35.5 miles)
Notes:	N/A
<b>Property Tax Information</b>	
Assessed Taxable Value:	\$1,400
Assessed Actual Value:	\$4,000
Back Taxes Owed? If so amount owed:	No
Tax Liens? If so amount owed:	No
Annual Property Taxes:	\$37.48
Notes:	Taxes are current.

## Zoning & Restriction Information

Zoning / Property Use Code:	Open Space District (OS)
What can be built on the property?	Single family dwelling, agricultural uses, etc. Please see attached - OS zoning for additional details.
Time limit to build?	Permits expire within 180 days if work has not started.
Is camping allowed?	Per County, Yes
Camping restrictions if any:	28 days in a year without a septic system
Are RV's allowed?	Per County, Yes
RV restrictions if any:	28 days in a year without a septic system
Are mobile homes allowed?	Per County, Yes
Mobile home restrictions if any:	Electricity, water, gas, etc. must be available
Are tiny homes allowed?	Per County, Yes
Tiny home restrictions if any:	Tiny homes are allowed by Elko County and must meet the requirement of IRC 2018.
Are short term vacation rentals allowed?	Per County, Yes
Vacation rental restrictions if any:	Only single family dwellings allowed.
Is property part of an HOA / POA?	No
HOA / POA dues, if any:	N/A
Subdivision CC&R Availability:	Unable to locate, if any.
CC&R Information:	N/A
Deed Availability:	Deed is attached
Deed Information:	029700136
Notes:	<b>This parcel is outside of the city limits. Information above is based on County restrictions. Unable to locate CC&amp;R's, if any.</b>

## Utility Information

Water?	Would have to drill a well or alternative.
Sewer / Septic?	Would have to install a septic system.
Electric?	Would have to contact NV Energy 775-834-4444, Raft River REC CO-OP (800-342-7732), Wells Rural Electric Co (775-752-3328), or alternative.
Gas?	Would have to contact Suburban Propane (775-738-3151), Wells Propane (775-753-6788), Western States Propane (775-753-5950) etc.
Waste?	Would have to contact Elko Sanitation (775-738-3771), Elko Landfill (775-777-7395), etc.
Notes:	<b>Utilities may be limited due to location. Power poles visible nearby on Glaspie Dr, would need to run lines or use alternative power.</b>

## County Contact Information

County Website:	<a href="https://www.elkocountynv.net/">https://www.elkocountynv.net/</a>
Assessor Website:	<a href="https://cms2.revize.com/revize/elkocounty/new_page/assessor1/index.php">https://cms2.revize.com/revize/elkocounty/new_page/assessor1/index.php</a>
Treasurer Website:	<a href="https://cms2.revize.com/revize/elkocounty/new_page/treasurer20/index.php">https://cms2.revize.com/revize/elkocounty/new_page/treasurer20/index.php</a>
Recorder Website:	<a href="https://cms2.revize.com/revize/elkocounty/new_page/recorder/index.php">https://cms2.revize.com/revize/elkocounty/new_page/recorder/index.php</a>
GIS Website:	<a href="https://gis.elkocountynv.net/">https://gis.elkocountynv.net/</a>
Zoning Link:	<a href="https://www.elkocountynv.net/departments/planning_and_zoningpz/index.php">https://www.elkocountynv.net/departments/planning_and_zoningpz/index.php</a>
Phone number for Planning Dept:	775-738-6816
Phone number for Recorder:	(775) 738-6526
Phone number for Treasurer:	(775) 738-5694
Phone number for Assessor:	775-738-5217
City Website:	<a href="https://www.elkocity.com/">https://www.elkocity.com/</a>
Phone number for City:	775-777-7100
Notes:	N/A