

Info Sheet 570 Phoenix Rd Reno

APN: 003-421-07

Legal Description: 10's- 57

County: Storey

GPS Coordinates: 39.364870, -119.648867

Access: Phoenix Rd (Graveled Road)

Road Maintenance: By [Highland Ranches POA](#)

Water: Well (To be installed by buyer)

Water Delivery Service: [h2o 4u Potable Water Service](#)

Power: [NV Energy](#)

Propane Delivery: Suburban Propane

Trash Service: Junk King

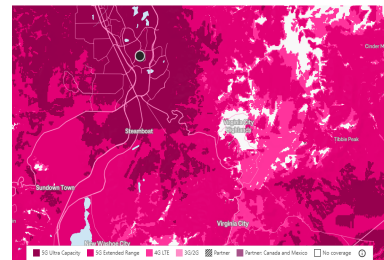
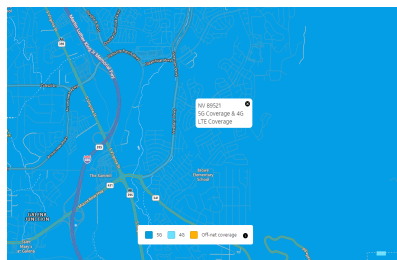
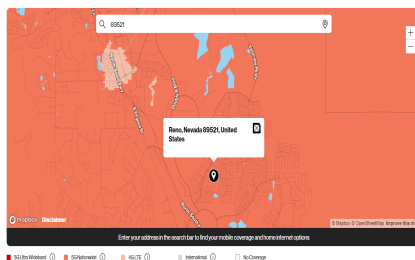
Sewage: Septic (To be installed by buyer)

Zoning: Residential

Annual Taxes: \$300.88

Property Tax Status: Current

Cell Service: Verizon: (5G), AT&T: (5G Coverage), T Mobile/Sprint: (5G Ultra Capacity)



Internet Service: AT&T Internet, Spectrum, Viasat

FEMA Flood Zone: Not in floodplain.

Wetlands: The Riverine System includes all wetlands and deepwater habitats, containing flowing water only part of the year, usually exposed, but surface water is present for variable periods without detectable seasonal periodicity. Riverine habitat is classified as a R4SBJ.



Terrain and Soil: Duco-Devada-Tristan association. Good for limited grazing.

SOIL REPORT

ACRES | CAPABILITIES | WAPI

Soil: Non-Irrigated

Boundary ▢ 10.68 ac

CODE	DESCRIPTION	CPI	NCCPI	CAP	Wildlife / Forestry	Limited Grazing	Moderate Grazing	Intense Grazing	Limited Farming	Moderate Farming	Intense Farming	Very Intense Farming
1523	Duco-Devada-Tristan association	-	3	7s	▢	▢	▢	▢	▢	▢	▢	▢
Totals		0 CPI	3 NCCPI	7 Cap.								
10.68 ac		Average	Average	Average								

Search by Address Search Address... 🔍

Trees: Covered with small to medium size trees of various species. More dense in the center.

Google Maps link: <https://goo.gl/maps/m5kunieNkenAXgTRA>

Mapright Link: <https://mapright.com/ranching/maps/9bad38307251d11c5da8006dac5b3223/share>

HOA: [Highland Ranches POA](#)

HOA Dues: \$200 yearly

HOA Amenities: Road maintenance. Use of parks and within the unit.

School District: Storey County School District

See Schools: <https://www.storey.k12.nv.us/en>

Climate:

Annual high temperature - 91°F

Annual low temperature - 24°F

Average annual precipitation - 9 inches

Average annual snowfall - 22 inches

Nearby Places of Interest:

-Reno-Tahoe International Airport - 29 mins away

-Saint Mary's Regional Medical Center - 34 mins away

-Marketon Supermarket - 33 mins away

-Nevada Museum Of Art - 36 mins away

-Castle Peak - 16 mins away

-Rancho San Rafael regional Park - 36 mins away

Nearest Major City: Sacramento California - 111 miles away

Nearest City/Town: Virginia City - 20 miles away

Building Restrictions and Land Use

https://hrpoa.org/HRPOA_Files/HRPOACC&Rs.pdf

Build Time Limit: 6 months

Minimum Sq footage: 1200 square feet

Max # buildings allowed: 1 Dwelling and accessory buildings

Zoning: Single Family Residence

Zoning Uses By Right: Residential

Zoning Uses By Review: Residential

(Allowed: Y/N)

Single-Family Homes: Y

Modular Homes: N

Manufactured Homes: N

Mobile Homes: No (allowed only while constructing a home)

Tiny Homes: No

Full-Time RV Living: No

Full-Time RV Living During Building Construction: Yes (so long as it's connected to water and septic)

RV Camping: N

Tent Camping: N

Building Septic System Required: Yes

Building Height Restriction: 35

Property Setback - Front: 30 feet from the road easement

Property Setback - Sides: 15 feet

Property Setback - Rear: 40 feet