



Relocation Guide

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First American Title™



Think First.....

Welcome to First American Title in Nevada

First American Title is a leading provider of escrow services and title insurance for the communities within Nevada. We have branch offices located throughout the state for our customers.

Our experienced staff has been trained to provide quality service to our diverse clientele for the complete range of real estate transactions. Whether you are a first time home buyer or sophisticated developer or investor we have an expert staff committed to your transaction closing needs. Our customer services support our home buyers, sellers, and borrowers in the transactions we handle, as well as our friends in the real estate sales and lending businesses.



Welcome to Carson Valley

LOCATION Carson Valley rests at a crossroads of sorts. It sits at the transition between the Sierra Nevada range and the Great Basin, the West Coast and the Wild West, the high alpine and the high desert. The valley is guarded on the west by rugged 10,000-foot peaks, the same mountains that cradle Lake Tahoe. Northern Nevada's most scenic valley is scattered with open space, golf courses, expansive farms and ranches, parks, shops and hotels. Your journey through the Carson Valley stretches from Genoa in the northwest through the towns of Gardnerville and Minden. The trip is paid off with the refreshing reward of Topaz Lake to the south.
source: visitcarsonvalley.org

CLIMATE Elevations within the County vary from a low of 4,625 feet on the valley floor to a high of 9,500 feet at East Peak. The proximity of the Carson Valley to the Sierra Nevada Mountains creates one of the most comfortable daily temperature ranges in the continental United States. Generally, the climate is arid, with warm summers, moderate winters, and cool evening temperatures year around.
source: : www.douglascountynv.gov

LOCAL TAXES In Nevada, you will not pay any of the following state taxes: Personal, Corporate, Franchise Tax on Income, Unitary, Inventory, Inheritance, Estate, Gift, Admissions, or Chain Store Tax. There are 37 different taxing districts in the Douglas County. Differences within each taxing district may result in different combined rates imposed within that taxing district. Call for more information: County Treasury 775-782-9018.

LOCAL GOVERNMENT

The town of Minden (County seat), Gardnerville and Genoa are unincorporated.

The County is the determining level of authority, and is governed by five Board of Commissioners, who are elected for a term of four years.

Town Of Minden
1604 Esmeralda #101
P.O. Box 205
Minden, NV 89423
775-782-5976

Town Of Gardnerville
1407 Hwy 395 N.
Gardnerville, NV 8941 0
775-782-7134

Town Of Genoa
2289-A Main St.
P.O. Box 14
Genoa, NV 89411
775-782-8696

State flower
SAGEBRUSH

State reptile
DESERT TORTOISE

State bird
MOUNTAIN BLUEBIRD

State tree
SINGLE-LEAF PIÑON

Nevada Facts

Time Zone: Pacific Standard Time

The origin of the state's name is Spanish, meaning "snow-capped."

NEVADA NICKNAMES:

Battle-Born State
Sagebrush State
Silver State



Admission to Statehood: October 31, 1864

Area: 110,567 sq. mi., **Land:** 109,806 sq. mi., **Water:** 761 sq. mi.

Highest Point: Boundary Peak 13,143 ft.

Lowest Point: Colorado River 470 ft.

Population: 1,998,257 - 36th in the nation

State Animal: Bighorn Sheep

State Motto: All for our Country

State Song: Home Means Nevada

Nevada's Economy for Agriculture: Cattle, hay, dairy products, potatoes

Nevada's Economy for Industry: Gaming, tourism, mining, machinery, printing and publishing, food processing, electric equipment

Nevada's Top Manufactured Products: Gaming devices, chemicals, aerospace products, stone, clay and glass products

Nevada's Top Minerals: Gold, silver, mercury, barite, petroleum

Newspapers: Nevada Appeal, 775-882-2515, www.nevadaappeal.com,

The Record Courier, www.recordcourier.com

Carson Valley Times, www.carsonvalleytimes.com, 775-781-6900



Carson Valley History

John Reese settled Genoa, the oldest town in Nevada, in 1851. Within the main town square you'll find Mormon Station State Historic Park, the Courthouse Museum of Genoa, and the Oldest Bar in Nevada. Within easy walking distance of any of the lodging establishments are boutique stores and shops, a general store, a winery, and restaurants, as well as an art gallery – all within the quiet, peaceful small town that is Genoa.

Gardnerville got its start in 1879, when Lawrence Gilman purchased the Kent House and had it moved from its location south of Genoa to a seven-acre parcel of land on the east fork of the Carson River. There, near the site of what is today the J.T. Basque Bar and Dining Room, the building was converted to a hotel. A blacksmith shop and saloon were added. The hotel was the center of the hay- and grain-producing community that became Gardnerville, named for Gilman's friend John Gardner.

H.F. Dangberg, Jr. established Minden in 1905 to fulfill his vision of a European-style planned community designed around a town square (Minden Park). Minden was named after a German town near the birthplace of Dangberg's father, H.F. Dangberg, Sr., a pioneer in Carson Valley and founder of the Dangberg Land and Livestock Company. The V&T Railroad's extension of a rail line to Carson Valley, with Minden as the terminus, was key to Dangberg's plans for the town's future. The railroad spurred the growth of Carson Valley into a hub of agriculture. Located in the heart of Douglas County, Nevada, Carson Valley has changed from a small farming community to one of the fastest-growing areas in Nevada.

Climate & Precipitation

Annual Totals

Average annual rain 9.37 inches

Average annual snowfall 19.40 inches

(These figures include part of Tahoe. The climate varies significantly because of the varying elevations and adjacent mountain ranges.)

	Temp High	Temp Low	Inches of Rain	Inches of Snow
January	44.8	17.6	1.72	5.2
February	49.5	22.2	1.42	4.3
March	57.4	25.7	0.94	2.2
April	65.3	31	0.56	0.6
May	72.8	37.4	0.52	Trace
June	81.5	42.6	0.35	Trace
July	90.2	48	0.3	0
August	88.6	45.7	0.21	0
September	80.7	39.3	0.23	Trace
October	69.4	31.2	0.49	0.1
November	56.7	23.6	1.03	0.6
December	47.2	19.2	1.6	6.4

Nevada Population Estimates and Projections

	1999	2005	2015	2018
Nevada	1,961,670	2,439,127	3,212,240	3,500,860
Carson City	51,590	52,457	59,590	61,190
Churchill	26,030	30,470	40,170	43,620
Clark	1,337,400	1,722,630	2,389,340	2,636,200
Douglas	42,810	51,520	67,250	73,320
Elko	51,540	61,810	77,010	81,710
Esmeralda	1,290	1,540	1,610	1,640
Eureka	2,120	2,180	2,690	2,830
Humboldt	18,810	20,790	24,350	25,430
Lander	7,560	7,980	8,870	9,170
Lincoln	4,280	4,400	4,510	4,580
Lyon	33,900	44,740	69,320	78,620
Mineral	6,600	6,420	6,140	6,090
Nye	32,710	45,750	61,290	65,750
Pershing	7,130	8,570	11,080	11,910
Storey	3,790	4,160	4,840	5,050
Washoe	322,810	362,000	371,320	381,300
White Pine	10,930	11,710	12,970	13,430



Museums, Attractions, Parks

Carson Valley Museum & Cultural Center

1477 Highway 395, Gardnerville. (775) 782-2555

East Fork Gallery

1503 Highway 395 Gardnerville. (775) 782-7629

Heartstrings Gallery & Gifts

1572 Highway 395 Minden (775) 781-0861

Courthouse Museum in Genoa

2304 Main St. Genoa, NV (775) 782-4325

Genoa Gallery & Coffee Co.

2285 Main St., Suite A, Genoa. (775) 783-1178

Dangberg Historic Home Ranch

Hwy 88, Minden. (775) 783-9417

Mill Creek Galleries

2285 Main St., Suite B, Genoa. (775) 783-7809

Mormon Station

2295 Main St. Genoa. (775) 782-2590

Lone Tree Frame Company & Gallery

1598 Esmeralda Ave. Minden (775) 782-2522

Corley Ranch

859 Highway 395, Gardnerville (775) 265-3045

Heritage Tours

1456 Foothill Road, Gardnerville (775) 782-2893

Tahoe Ridge Winery

1644 US Hwy 395 N. Minden, NV 89423 (775) 783-1566

DOUGLAS PARKS

Lampe, Hertiage and Minden Parks

775-782-9835



Recreation

BALLOONING

Balloon Nevada ~ Carson Valley
775-790-7572

Lake Tahoe Balloons ~ Lake Tahoe & Carson Valley Flights
530-544-1221 or 800-872-9294

BIKING

Big Daddy's Bicycles
1504 US Hwy. 395, Gardnerville, NV
775-782-7077

Anderson's Bicycle Rental
530-541-0500

BOATING

Lake Tahoe, Zephyr Cove Resort
775-588-3833

Round Hill Pines
775-588-4155

Great Basin Sports
775-267-5338

Topaz Lake Landing
775-266-3550

M.S. Dixie II
775-588-3508 or 800-23-TAHOE

Hornblower Cruises
800-23-TAHOE

Tahoe Queen
800-23-TAHOE

Woodwind Sailing Cruises
888-867-6394

Tributary Whitewater Tours
800-672-3848

FISHING & FISH HATCHERY

The Angler's Edge
775-782-4734

Bent Rod Fly Fishing
775-782-8881

East Peak Lake
775-586-7000

Lahontan Fish Hatchery
775-265-2425

Mile High Fishing Charters
866-752-FISH

Pyramid Lake Fly Fishing
775-742-1754

Tahoe Sport Fishing Co.
800-696-7797

Tahoe Topliners
530-721-0593

Sierra Trout Hunter Fishing Guide
888-957-0487

Woodsfords Station

290 Old Pony Express Road
530-694-2930

Sorensen's Resort

530-694-2203 or 800-423-9949

First Strike Sport Fishing Lake Tahoe

530-577-5065

FOUR-WHEELING

Lake Tahoe Adventures
530-541-5875

Lake Tahoe Winter Sports
530-577-2940

HIKING

Nevada State Parks
775-687-4384

Tahoe Vista Trail
775-586-7000

Toiyabe National Forest
775-882-2766

Tahoe Rim Trail
775-588-0686

HORSEBACK RIDING

Kirkwood Sierra Outfitters
209-258-RIDE (7433)

Little Antelope Pack Station
775-782-8977

New Paradigm Ranch
775-783-9905

Zephyr Cove Riding Stables
775-588-5664

HUNTING & TRAP SHOOTING

Big Horn Outfitting
775-267-3807

Nevada Gun Club
3851 Hwy. 208, Topaz area.
775-266-3512 or 800-FUN-HUNT

Red Hills Hunting Preserve
775-266-3856

SNOW SPORTS

Heavenly Ski Resort
775-586-7000

Kirkwood
209-258-6000

Caples Lake Resort
111 Hwy. 88, Kirkwood, CA
209-258-8888

Sorensen's Resort

530-694-2203 or 800-423-9949

Spoooner Lake

Incline Village, NV.
775-749-5349

Eagle Ridge Snowmobile
530-546-8667

Lake Tahoe Winter Sports Center, South Lake Tahoe, CA
530-577-2940

Zephyr Cove Snowmobiling Center
775-588-3833

SOARING

Carson Valley is famous for its gliders. Experience the beauty of the valley from the air. 775-782-4944

Soar Minden
775-782-7627

WATER ACTIVITIES

Lake Tahoe: Zephyr Cove, Round Hill Pines, Nevada Beach, Sand Harbor

Topaz Lake Park

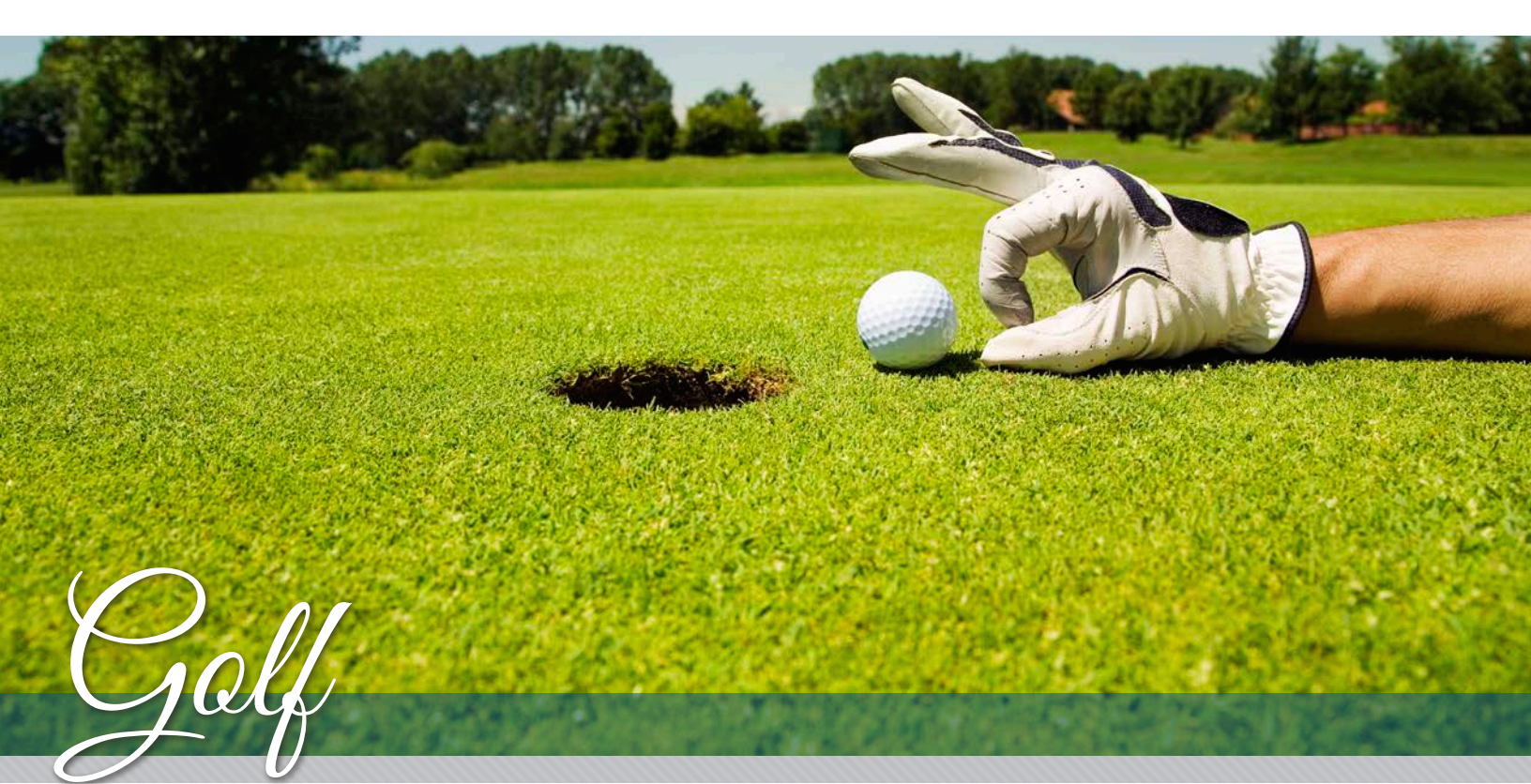
The Carson Valley Swim Center (all seasons)
775-782-8841

David Walley's Resort and Spa
2001 Foothill Road, Genoa
775-782-8155 or 800-628-7831

Grover Hot Springs
916-694-2248

Lake Topaz Water Ski School
775-885-9734

Sierra Springs Water Ski Lake
2900 Highway 395
Minden, Nv. 89423
775-720-6460



Golf

Public Golf Courses

Bijou Municipal Golf Course	9 holes	3464 Fairway Dr. – S. Lake Tahoe	530-542-6097
Brockway Golf Course	9 holes	7900 N. Lake Blvd. – Kings Beach	530-546-9909
Carson Valley Golf Course	18 holes	1027 Riverview Dr. – Gardnerville	775-265-3181
Coyote Moon	18 holes	10685 Northwoods Blvd. – Truckee	530-587-0886
D'andrea Golf Club	18 holes	2900 S. D'Andrea Pkwy. – Sparks	775-331-6363
Dayton Valley Golf Club	18 holes	51 Palmer Dr. – Dayton	775-246-7888
Eagle Valley Golf Courses	18 holes	3999 Centennial Park Dr. – Carson City	775-887-2380
Edgewood Tahoe Golf Course	18 holes	180 Lake Pkwy. – Stateline	888-881-8659
Empire Ranch Golf Course	18 holes	1875 Fairway Dr. – Carson City	775-885-2100
Fallon Golf Course	18 holes	2655 Country Club Dr. – Fallon	775-423-4616
Genoa Lakes Golf Course	18 holes	1 Genoa Lakes Dr. – Genoa	775-782-4653
Incline Village Championship	18 holes	955 Fairway Blvd. – Incline Village	775-832-1146
Lake Tahoe Golf Course	18 holes	2500 Emerald Bay Rd. – S. Lake Tahoe	530-577-0788
Lakeridge Golf Course	18 holes	1218 Golfclub Dr. – Reno	775-825-2200
Northstar At Tahoe Golf Course	18 holes	168 Basque Dr. – Truckee	530-562-2490
Ponderosa Golf Course	18 holes	10040 Reynold Way – Truckee	530-587-3501
Red Hawk Golf Club	18 holes	6600 N. Wingfield Pkwy. – Sparks	775-626-6000
Resort At Squaw Creek	18 holes	400 Squaw Creek Rd. – Squaw Valley	530-583-6300
Round Mountain Golf Course	9 holes	Electrum Dr. – Round Hill Village	775-377-2880
Rosewood Lakes	18 holes	6800 Pembroke Dr. – Reno	775-857-2892
Ruby View Golf Course	18 holes	2100 Ruby View Dr – Elko	775-777-7277
Sierra Nevada Golf Ranch	18 holes	2901 Jacks Valley Rd. – Genoa	888-452-4653
Sierra Sage Golf Course	18 holes	6355 Silver Lake Blvd. – Reno	775-972-1564
Silver Oak Golf Course	18 holes	1 Country Club Dr. – Carson City	775-841-7000
Spring Creek Golf Course	18 holes	401 Fairway Blvd – Spring Creek	775-753-6331
Sunridge Golf Club	18 holes	1000 Long Dr. – Carson City	775-267-4448
Tahoe City Golf Course	18 holes	251 N. Lake Blvd. – Tahoe City	530-583-1516
Tahoe Donner Golf Course	18 holes	12850 Northwoods Blvd. – Truckee	560-587-9440
Tahoe Paradise Golf Course	18 holes	3021 Emerald Bay Rd. – S. Lake Tahoe	530-577-2121
The Mountain Course	18 holes	690 Wilson Way – Incline Village	775-832-1150
Washoe County Golf Course	18 holes	2601 Arlington Ave. – Reno	775-828-6640
Wildcreek Golf Course	18 holes	3500 Sullivan Lane – Sparks	775-673-3100
Wolf Run Golf Club	18 holes	1400 Wolf Run Rd. – Reno	775-851-3301

Private Golf Courses

Arrow Creek Golf Club	18 holes	2905 Arrowcreek Pkwy. – Reno	888-702-7769
Dayton Valley Country Club	18 holes	51 Palmer Drive – Dayton	775-246-7888
Glenbrook Club	18 holes	2070 Pray Meadow Rd. – Glenbrook	775-749-5201
Hidden Valley Country Club	18 holes	3575 E. Hidden Valley Dr. – Reno	775-857-4742
Montreux Golf & Country Club	18 holes	18077 Bordeaux Dr. – Reno	775-849-9496
Thunder Canyon	18 holes	19 Lightning W. Ranch Rd. – Washoe Valley	775-882-0882



Attractions

Visitors and residents can step back in time in Carson City and explore museums and landmarks that bring the Old West back to life. The Nevada State museum originally operated as a U.S. Mint from 1870 to 1895, striking the famous "CC" silver dollars. The Nevada State Railroad Museum houses steam locomotives and restored coaches from the Virginia & Truckee, America's richest short line railroad.

The Nevada State Capitol was completed in 1871 and is an easily recognized landmark with its silver colored cupola dome. The Roberts House Museum, the Children's Museum, and the state's largest historical home district are also located in Carson City.

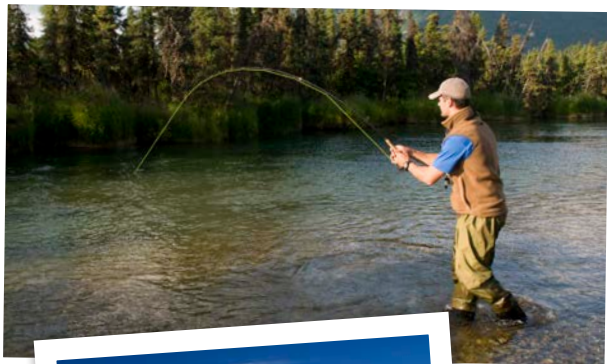
Surrounding area attractions include Virginia City, site of the Comstock Lode. Virginia City was the richest mining camp in the west during the late 1800's and today is considered to be the "liveliest ghost town in the west."

You can explore and photograph deserted towns such as Ophir and Fort Churchill, or stop by the general store and saloon in nearby Genoa, Nevada's oldest settlement.



Local Government

In 1969, Ormsby County and the City of Carson consolidated to form the present combined municipality of Carson City. The City is governed by a mayor and four member Board of Supervisors, all elected to overlapping four year terms. An appointed City Manager performs administrative functions and oversees city staff and departments. The Board of Supervisors solicit community representation and involvement through various citizen advisory boards, commissions and committees.





Medical & Health

Senior Centers

Minden has two small senior group care homes. Gardnerville has two nursing homes, one assisted living facility, three residential and assisted care, and one independent facility.

Douglas County Senior Service
2300 Meadow Lane
Gardnerville, NV 89410
775-783-6455

Medical & Health

The Carson Valley Medical Center is located in Gardnerville. Carson Valley Medical Center has a reputation as the quality, compassionate local healthcare provider, bringing the community a hospital, surgery center, 24-hour emergency room, advanced diagnostic services, and physician offices/clinics throughout the Carson Valley.

1107 Highway 395
Gardnerville, NV 89410
775-782-1500

Carson Tahoe Minden Medical Center
925 Ironwood Drive
Minden, NV 89423
775-445-7800

Community health nurse, Douglas County
775-782-9038.

The East Fork Fire and Paramedic District Headquarters
1694 County Road, Minden, NV 89423
775-782-9044

Douglas County Social Service
1133 Spruce St. Gardnerville, NV 89410
775-782-9825





Education

For additional information go online
<http://dcsd.k12.nv.us/>

Douglas County School District serves the communities of Gardnerville, Minden, and South Lake Tahoe, Nevada in the beautiful Carson Valley and Lake Tahoe regions. Nestled among the Sierra Nevada Mountains and the high desert sagebrush, our seven elementary schools, three middle schools, and two high schools provide over 6,000 students with a high quality education based upon District Competency Objectives and Common Core Standards.

Douglas County Schools

The Douglas County School District, in partnership with parents and community, will ensure that all students are competent in the basic skill areas, demonstrate continuous achievement toward educational excellence, and reach their highest potential as productive, responsible citizens.

Gardnerville Elementary School

111 Toler Ave.
Gardnerville, NV 89410
775-265-6100 Grade: 7-9

C.C. Meneley Elementary

1446 Muir Drive
Gardnerville, NV 89410
775-265-3154 Grade: K-6

Minden Elementary School

1170 Baler St.
Minden, NV 89423
775-782-5510 Grade: K-6

Jacks Valley Elementary School

P.O. Box 1888
Minden, NV 89423
775-267-3267 Grade: K-6

Gene L. Scarselli Elementary

699 Long Valley Rd.
Gardnerville, NV 89410
775-265-2222 Grade: K-6

Pinon Hills Elementary

1479 Stephanie Way
Minden, NV 89423
775-267-3622 Grade: K-6

Zephyr Cove Elementary

P.O. Box 7
Zephyr Cove, NV 89448
775-588-4574 Grade: K-4

Carson Valley Middle School

1475 Hwy 395
Gardnerville, NV 89410
775-782-2265 Grade: 7-9

Pau-Wa-Lu Middle School

701 Long Valley
Gardnerville, NV 89410
775-265-6100 Grade: 7-9

Kingsbury Middle School

1900 Echo Drive
Zephyr Cove, NV 89448
775-588-6281 Grade: 5-8

Douglas County High School

P.O. Box 429
Minden, NV 89423
775-782-5136 Grade: 10-12

George Whittell High School

P.O. Box 677
Zephyr Cove, NV 89448
775-588-2446 Grade: 9-12

Emergency Information:

Hospitals

Carson Valley Medical Center

1107 Hwy 395 S. Gardnerville, NV 775-782-1500

Minden Medical Center

925 Ironwood Dr. Minden, NV 775-783-7800

Barton Memorial Hospital

2170 South Ave. S. Lake Tahoe, NV 530-541-3420

Carson-Tahoe Regional Hospital

1600 Medical Pkwy Carson City, NV 775-445-8000



Fire

East Fork Fire and Paramedic Districts

Emergency only 911
775-782-9044

Administrative Office
1694 County Rd (P.O. Box 218) Minden, NV 89423

Sheriff

Sheriff's Department-Douglas County

Douglas County TRIAD 775-782-9858

Minden Offices 1625 8th St. (P.O. Box 218)
Minden, NV 89423

Emergency 911

Non-Emergency 775-782-5126

Lake Tahoe Sub-Station

175 Hwy 50 Stateline, NV 89449

District Attorney

Minden Office 1625 8th (P.O. Box 218) Minden, NV 89423

Criminal Division 775-782-9800

Juvenile Probation 775-782-9811

Civil Division 775-782-9805

Child Support Division 775-782-9881

or Call 775-782-9882



Carson Valley Utilities

Garbage Disposal

Douglas County Transfer Station
Pinenut Rd. Gardnerville, NV
775-782-3925

Douglas Disposal Inc.
1653 N. Lucerne St. #A Minden, NV
775-782-5713

Telephone

Frontier
775-882-2100

Carson Valley Telephone Co.
775-782-3113

Verizon
800-483-5000

Gas

Southwest Gas Corporation
775-882-2126 or
800-772-4555

Propane

Bi-State Propane
1267 Hwy 395 Gardnerville, NV
775-782-2371

Campora Propane Service
1507 Hwy 395 #C N. Gardnerville, NV
775-782-2301

Universal Propane
1081 Airport Rd. Minden, NV
775-782-0400

Electric:

NV Energy
775-834-4444 or 800-962-0399

Television

Charter Communications
775-350-1225

Nevada Trails
775-782-7804

Dish Network
800-333-3474

Sewage

Minden-Gardnerville Sanitation Dist.
1790 Hwy 395 S. Gardnerville, NV
775-782-3546

Douglas County Utility
P.O. Box 3000 Minden, NV
775-782-9017

Water

Gardnerville Ranchos GID
931 Mitch Dr. Gardnerville Ranchos, NV
775-782-2048

Gardnerville Water Company
1579 Virginia Ranch Rd. Gardnerville, NV
775-782-2339

Douglas County Utilities
P.O. Box 3000 Minden, NV
775-782-6235

Town of Minden
1604 Esmeralda Minden, NV
775-782-5976

Town of Genoa
P.O. Box 14 Genoa, NV
775-782-3921

Indian Hills GID
924 Mica Dr. Carson City, NV
775-267-2805

Topaz Ranch Estates Water Co.
3908 Carter Dr. Wellington, NV
775-266-3212



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