

# Abandonment Application for Feulner Residence Grading



## Prepared for:

Christopher and Megan Feulner  
PO Box 4943  
Incline Village, NV 8945

January 8, 2021

## Prepared by:



316 CALIFORNIA AVENUE, #154  
RENO, NV 89509  
(775) 657-0097  
BRIAN NEWMAN, PE

# **Section 1**

## **Application Documents**

- 1. Washoe County Development Application**  
Abandonment Application
- 2. Owner Affidavits**
- 3. Property Tax Receipts**

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Abandonment of Easement on Feulner Residence Parcel</b>			
Project Description: <b>Abandon the existing 33' Roadway and PUE Easement along the eastern boundary line of APN 150-250-48 (Parcel 2 of PM 4615)</b>			
Project Address: <b>0 Mountain Ranch Road (Washoe County Assessor's Parcel Number (APN) 150-250-4</b>			
Project Area (acres or square feet): <b>2.476 Acres / 107,854 Square Feet</b>			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): The project is located north of Phase 3A of The Estates of at Mt. Rose, at the NWC of Mt. Ranch Road / Crested Wheat Way.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
150-250-48	2.476		
<b>Indicate any previous Washoe County approvals associated with this application:</b> Case No.(s). Special Use Permit Number SB14-010			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Christopher and Megan Feulner		Name: Meridian Land Solutions and Design	
Address: PO Box 4943		Address: 316 California Avenue, #154	
Incline Village, NV      Zip: 89450		Reno, NV      Zip: 89509	
Phone: (530) 559-1497      Fax:		Phone: (775) 657-0097      Fax:	
Email: meg.feulner@gmail.com, chris.feulner@gmail.com		Email: brian@mlsdreno.com	
Cell:      Other:		Cell: (775) 657-0097      Other:	
Contact Person: Megan Feulne		Contact Person: Brian Newman, P.E.	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Same as Property Owner		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:      Fax:		Phone:      Fax:	
Email:		Email:	
Cell:      Other:		Cell:      Other:	
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:      Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

**Abandonment Application  
Supplemental Information**  
(All required information may be separately attached)

1. What and where is the abandonment that is being requested?

The requested abandonment is an unused (redundant / obsolete) 33' Roadway and Public Utility Easement along the eastern boundary line of Parcel 2 of PM 4615.

2. On which map or document (please include with application) is the easement or right-of-way first referenced?

Washoe County Parcel Map 4615

3. What is the proposed use for the vacated area?

Open area / horse pasture area with potential

4. What replacement easements are proposed for any to be abandoned?

A proposed 7.5 PUE will be provided along the eastern boundary line of Parcel 2 of PM 4615

5. What factors exist or will be employed to prevent the proposed abandonment from resulting in significant damage or discrimination to other property in the vicinity?

The proposed abandonment will not have any negative impact, create damage or discriminate against other property owners. Current offsite properties have access via Crested Wheat Way. The existing roadway is therefore redundant and obsolete since the construction and use of Crested Wheat Way. All existing utilities are located in other corridors; however, a reduced 7.5' PUE is proposed.

6. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the abandonment request? (If so, please attach a copy.)

* Yes	* No <input checked="" type="checkbox"/> XX
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**IMPORTANT**

**NOTICE REGARDING ABANDONMENTS:**

To the extent that Washoe County does not own the easements in question, it cannot abandon them. Therefore, an abandonment request is in effect a “quitclaim” by the County of whatever interest it might have in the easements in favor of the owners who applied for the abandonment. For example, if the abandonment is approved by Washoe County and recorded, it will likely affect the allowable building envelope on the property, to the benefit of the applicant. However, even if the abandonment is approved, it should not be construed as an assertion by the County of ownership over the easements in question. To the extent other property owners nearby or other entities might have any ownership interests in these easements, an approved abandonment by the County does not affect those interests and the property owners associated with this abandonment are responsible for utilizing whatever legal mechanisms are necessary to address those interests on their own.

**Property Owner Affidavit**

**Applicant Name:** Christopher Feulner

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA )  
COUNTY OF WASHOE )

I, Christopher Feulner  
(please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

**(A separate Affidavit must be provided by each property owner named in the title report.)**

Assessor Parcel Number(s): 150-250-48

Printed Name Christopher Feulner

State of Nevada  
County of Washoe

Signed [Signature]

Address 770 Mays Blvd #4943

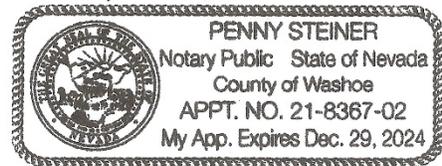
Incline Village, NV 89450

Subscribed and sworn to before me this  
4th day of Feb, 2021.

[Signature]  
Notary Public in and for said county and state

My commission expires: 12/29/2024

(Notary Stamp)



\*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

**Property Owner Affidavit**

**Applicant Name:** Megan Feulner

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA )  
                                  )  
COUNTY OF WASHOE )

I, Megan Feulner  
(please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

**(A separate Affidavit must be provided by each property owner named in the title report.)**

Assessor Parcel Number(s): 150-250-48

Printed Name Megan Feulner

Signed [Signature]

Address 770 Mays Blvd #4943

Incline Village, NV 89450

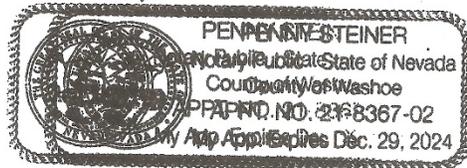
State of Nevada  
County of Washoe

Subscribed and sworn to before me this  
4th day of Feb, 2024.

[Signature]  
Notary Public in and for said county and state

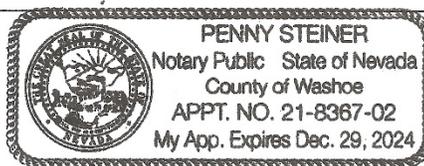
My commission expires: 12/29/2024

(Notary Stamp)



\*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship



December 2018

Washoe County Treasurer  
 Tammi Davis

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

**CollectionCart**

Collection Cart	Items	Total	<a href="#">Checkout</a>	<a href="#">View</a>
Collection Cart	0	\$0.00		

**Pay Online**

No payment due for this account.

**Washoe County Parcel Information**

Parcel ID	Status	Last Update
15025048	Active	2/7/2021 1:49:54 AM

**Current Owner:**  
 FEULNER, CHRISTOPHER A & MEGAN  
 770 MAYS BLVD 4943  
 INCLINE VILLAGE, NV 89450

**Taxing District**  
 4000

**SITUS:**  
 0 MOUNTAIN RANCH RD  
 WCTY NV

**Geo CD:**

**Tax Bill (Click on desired tax year for due dates and further details)**

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
<a href="#">2020</a>	\$710.56	\$710.56	\$0.00	\$0.00	\$0.00
<a href="#">2019</a>	\$676.72	\$676.72	\$0.00	\$0.00	\$0.00
<a href="#">2018</a>	\$645.74	\$645.74	\$0.00	\$0.00	\$0.00
<a href="#">2017</a>	\$619.71	\$619.71	\$0.00	\$0.00	\$0.00
<a href="#">2016</a>	\$604.42	\$604.42	\$0.00	\$0.00	\$0.00
<b>Total</b>					<b>\$0.00</b>

**Disclaimer**

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

**Pay By Check**

Please make checks payable to:  
**WASHOE COUNTY TREASURER**

**Mailing Address:**  
 P.O. Box 30039  
 Reno, NV 89520-3039

**Overnight Address:**  
 1001 E. Ninth St., Ste D140  
 Reno, NV 89512-2845



# **Section 2**

## **Project Narrative**

- 1. Introduction**
- 2. Findings for Abandonment and Replacement**

## **Introduction**

The proposed Feulner Residence is to be a single family small lot development on one lot with associative horse barn, horse arena, shop and horse pasture area. The project is located in a suburban infill area with a surrounding home to the north, developed volunteer fire department building to the east, an undeveloped single family parcel to the west and Whites Creek to the south. The project address is currently "0 Mt. Ranch Road", more specifically known as Washoe County Assessor Parcel Number (APN) 150-250-48.

The site will be used as a private equestrian property to be utilized by the land owner only and will not board horses from others, nor hold public equestrian events.

A concurrent application for a Special Use Permit for Grading is submitted in parallel with this application for Easement Abandonment and Replacement. The proposed abandonment is to remove a redundant / obsolete access and public utility easement for properties to the north. A new public utility easement (PUE) will be proposed.

The site is currently vacant with some site improvements performed by a previous owner of which the improvements were not appropriately permitted (see below).

## **Findings for Abandonment and Replacement**

The project site, being Parcel 2 of Parcel Map, has a redundant roadway and public utility easement along the eastern boundary line. The current 33' easement's access use is obsolete as Crested Wheat Way is used for access to parcels to the north. In addition, no current utilities are located within the existing easement, even as existing utilities surround the site and are established in other utility easements.

A proposed 7.5' public utility easement (PUE) is proposed along the eastern boundary for any potential additional utilities that may need to be extended to other properties or placed within the property.

# **Section 3**

## **Exhibits and Reduced Maps**

- 1. Vicinity Map**
- 2. Location Map**
- 3. Parcel Map 4615**
- 4. Reduced Abandonment Site Plan**
- 5. Reduced Special Use Permit Plans**



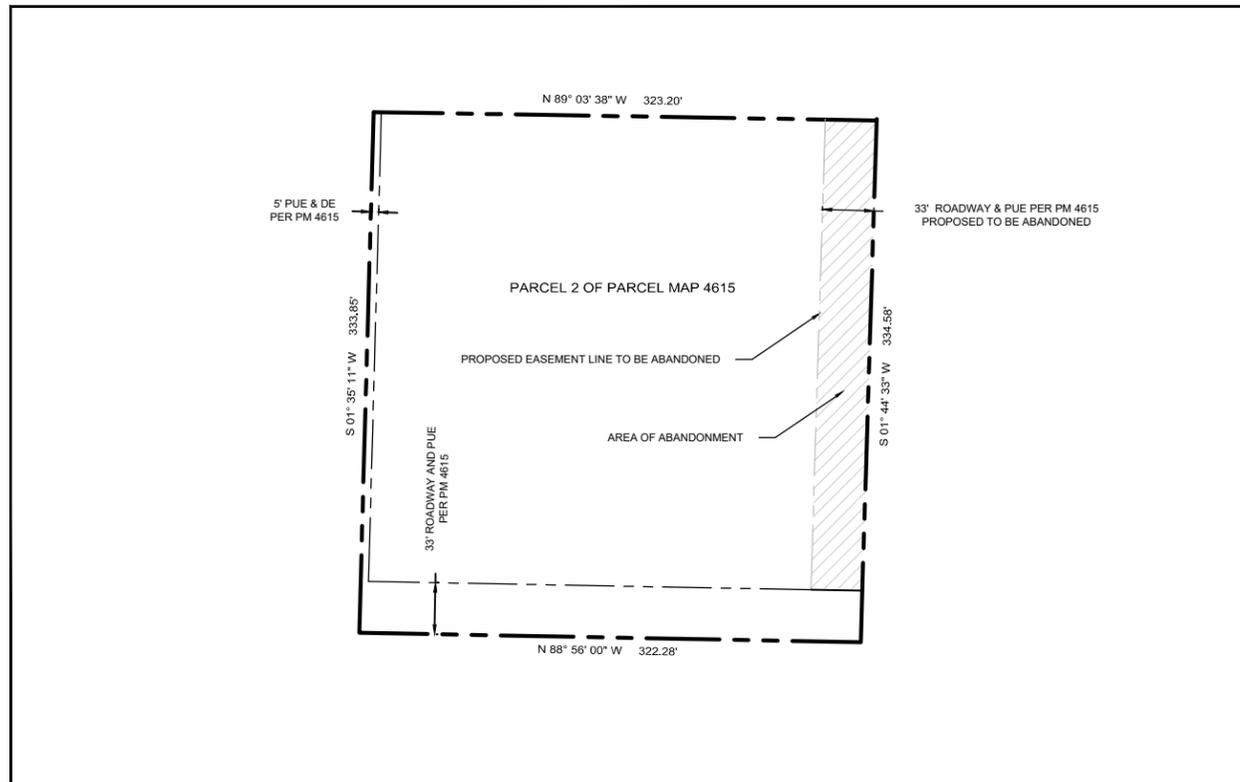
**VICINITY MAP**  
NOT TO SCALE



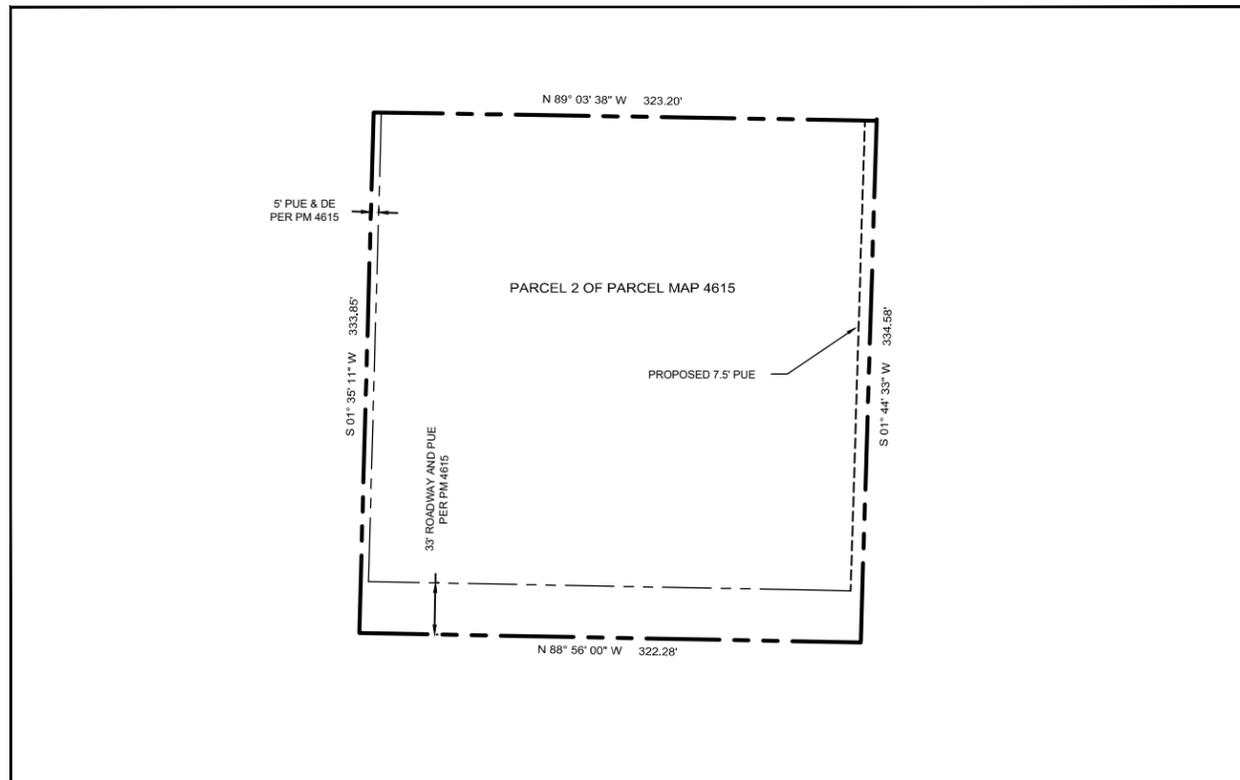
**LOCATION MAP**  
NOT TO SCALE

# FEULNER RESIDENCE

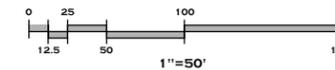
## ABANDONMENT APPLICATION APN 150-250-48



PROPOSED AREA / EASEMENT TO BE ABANDONED



PROPOSED PUE TO BE DEDICATED



### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THE SURVEY USED IN THIS SUBMITTAL IS THE NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE GRID, NAD 83 / 94, AS ALSO SHOWN ON WASHOE COUNTY PARCEL MAP 4615, RECORDED AUGUST 28, 2006.

### NOTES

1. THE REFERENCED MAP IS PARCEL MAP 4615
2. THE NORTHERN 33' ROADWAY AND PUE EASEMENT FOR PARCEL 2 AS SHOWN ON PARCEL MAP 4615 HAS BEEN PREVIOUSLY ABANDONED PER WASHOE COUNTY RECORDER'S DOCUMENT NUMBER 44538434, RECORDED 12/3/2015.

## SHEET 1 OF 1 PROPOSED ABANDONMENT AND REPLACEMENT EASEMENT



316 CALIFORNIA AVENUE #154 (775) 657-0097  
RENO, NV 89509 BRIAN@MLSDRENO.COM  
MLSDRENO.COM

ST97

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED BRITANNY LLC, A NEVADA LIMITED LIABILITY COMPANY IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT, THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278.010 TO 278.030 INCLUSIVE, AND DO HEREBY GRANT THE PUBLIC UTILITY AND DRAINAGE EASEMENTS AS NOTED HEREON.

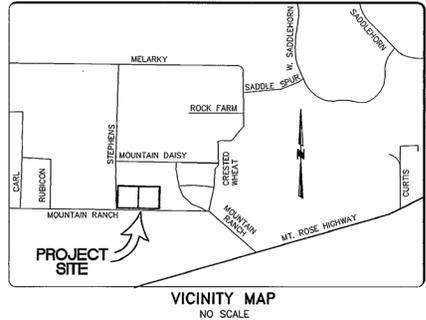
BRITANNY, LLC  
A NEVADA LIMITED LIABILITY COMPANY

Sherrie Root  
SHERRIE ROOT

7/19/06  
DATE

Robert Root III  
ROBERT ROOT III

7/19/06  
DATE



REFERENCES:

- 1. PARCEL MAP NO. 2114, RECORDED MARCH 25, 1987, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA.
- 2. RECORD OF SURVEY MAP NO. 2686, RECORDED MARCH 24, 1994, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA.
- 3. PARCEL MAP NO. 2449, RECORDED JUNE 28, 1990, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA.
- 4. PARCEL MAP NO. 2139, RECORDED MAY 19, 1987, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA.
- 5. PARCEL MAP NO. 2280, RECORDED JUNE 22, 1988, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA.
- 6. PRELIMINARY TITLE REPORT PREPARED BY TICOR TITLE OF NEVADA, INC., ORDER NO. 05005844-SL, DATED SEPTEMBER 15, 2005.
- 7. RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, RECORDED DECEMBER 19, 1961 AS DOCUMENT NO. 349953 WHICH CONTAINS PROVISIONS FOR A 33' WIDE RIGHT-OF-WAY FOR ROADWAY AND PUBLIC UTILITIES PER ACT OF JUNE 1938 AND RIGHTS FOR TELEPHONE LINE PURPOSES FOR BELL TELEPHONE CO. OF NEVADA PER ACT OF MARCH 4, 1911.

ACKNOWLEDGEMENT

STATE OF NEVADA S.S.  
COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 7/19/06  
2006, BY Sherrie Root

Hopewell  
NOTARY PUBLIC



MY COMMISSION EXPIRES: 11/1/07

NOTES:

- 1. PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT LOT AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
- 2. ACCESS IS BY EASEMENT FROM THE MT. ROSE HIGHWAY. MAINTENANCE IS THE RESPONSIBILITY OF THE USER, AND NOT WASHOE COUNTY.
- 3. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
- 4. A RIGHT OF SURFACE DRAINAGE EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING DRAINAGE FACILITIES TO THAT PARCEL.
- 5. PUBLIC UTILITY EASEMENTS INCLUDE CABLE T.V.

SURVEYOR'S CERTIFICATE

I, ROBERT O. LORIVIERE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, HEREBY CERTIFY THAT:

- 1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF ROBERT H. AND SHERRIE ROOT.
- 2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SE 1/4 OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 19 EAST, M.D.M., WASHOE COUNTY, NEVADA, THE SURVEY WAS COMPLETED ON MARCH 22, 2006.
- 3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- 4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

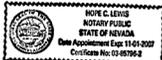
Robert O. Lorriviere  
ROBERT O. LORIVIERE - PLS 8661  
LAND SURVEYOR STATE OF NEVADA  
NO. 5651  
August 17, 2006

ACKNOWLEDGEMENT

STATE OF NEVADA S.S.  
COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 7/19/06  
2006, BY Robert Root

Hopewell  
NOTARY PUBLIC



MY COMMISSION EXPIRES: 11/1/07

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT BRITANNY, LLC OWNS OF RECORD AN INTEREST IN THE LAND DELINEATED HEREON AND THAT IT IS THE ONLY OWNER OF RECORD OF SAID LANDS; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LAND TO BE DIVIDED AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LAND DELINEATED HEREON FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, AND THAT A GUARANTEE DATED August 24, 2006 FOR THE BENEFIT OF THE COUNTY OF WASHOE, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

TICOR TITLE OF NEVADA

BY: Steve Schiller 4/15/2006  
DATE  
JUDITH WISSEFF, TITLE DEPENDER  
STEVE SCHILLER  
SENIOR VICE PRESIDENT

TAXATION CERTIFICATE (APN 150-250-38)

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURE USE HAS BEEN PAID PURSUANT TO N.R.S. 381A.265.

WASHOE COUNTY TREASURER  
Julie [Signature]  
TITLE: \_\_\_\_\_ DATE: 7/19/2006

BASIS OF BEARINGS

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS THE NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE GRID, NAD83/94, PER SURVEY MONUMENTS AS SHOWN.

UTILITY COMPANIES' CERTIFICATE

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY AND CABLE TV COMPANIES AND TRUCKEE MEADOWS WATER AUTHORITY.

Paul [Signature] 4/17/2006  
DATE  
SIERRA PACIFIC POWER COMPANY  
Susan Hod 8/15/06  
DATE  
WASHOE COUNTY DEPARTMENT OF WATER RESOURCES  
Michelle [Signature] 4/19/2006  
DATE  
NEVADA BELL TELEPHONE COMPANY  
470/a AT&T NEVADA  
Mike [Signature] 4/28/2006  
DATE  
CHARTER COMMUNICATIONS

DEPARTMENT OF COMMUNITY DEVELOPMENT CERTIFICATE

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP NO. PM05-080, AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET. THEREFORE THIS PARCEL MAP IS APPROVED ON THIS 28 DAY OF August, 2006.

Carl [Signature]  
ADRIAN P. FREUND, AICP  
DIRECTOR OF COMMUNITY DEVELOPMENT

WATER RIGHT DEDICATION CERTIFICATE

THE WATER AND SEWER RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

Vahid Behmaram 5/4/06  
DATE  
WASHOE COUNTY DEPARTMENT OF WATER RESOURCES

PARCEL MAP FOR BRITANNY, LLC  
A PORTION OF THE SW 1/4 OF THE SE 1/4 SECTION 26, T.18N., R.19E., M.D.M. NEVADA  
WASHOE COUNTY

COUNTY RECORDER'S CERTIFICATE  
FILE NO: 3431250  
FILED FOR RECORD AT THE REQUEST OF [Signature]  
ON THIS 28 DAY OF August, 2006  
AT 13 MINUTES PAST 4 O'CLOCK P.M.  
OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA

Kathryn L. Burke  
COUNTY RECORDER  
BY: C. Bartley  
DEPUTY  
DATE: 04/13/06  
FEE: 31.00

JOB NO. 05-077.00  
DESIGNED, DRAWN, COMP. BY: [Signature]  
PLANNERS \* ENGINEERS \* LANDSCAPE ARCHITECTS  
SURVEYORS \* CONSTRUCTION INSPECTORS  
CHECKED, ROL. DATE: 04/13/06  
SHEET NO. 1 OF 2 SHEETS

Parcel Map 4615

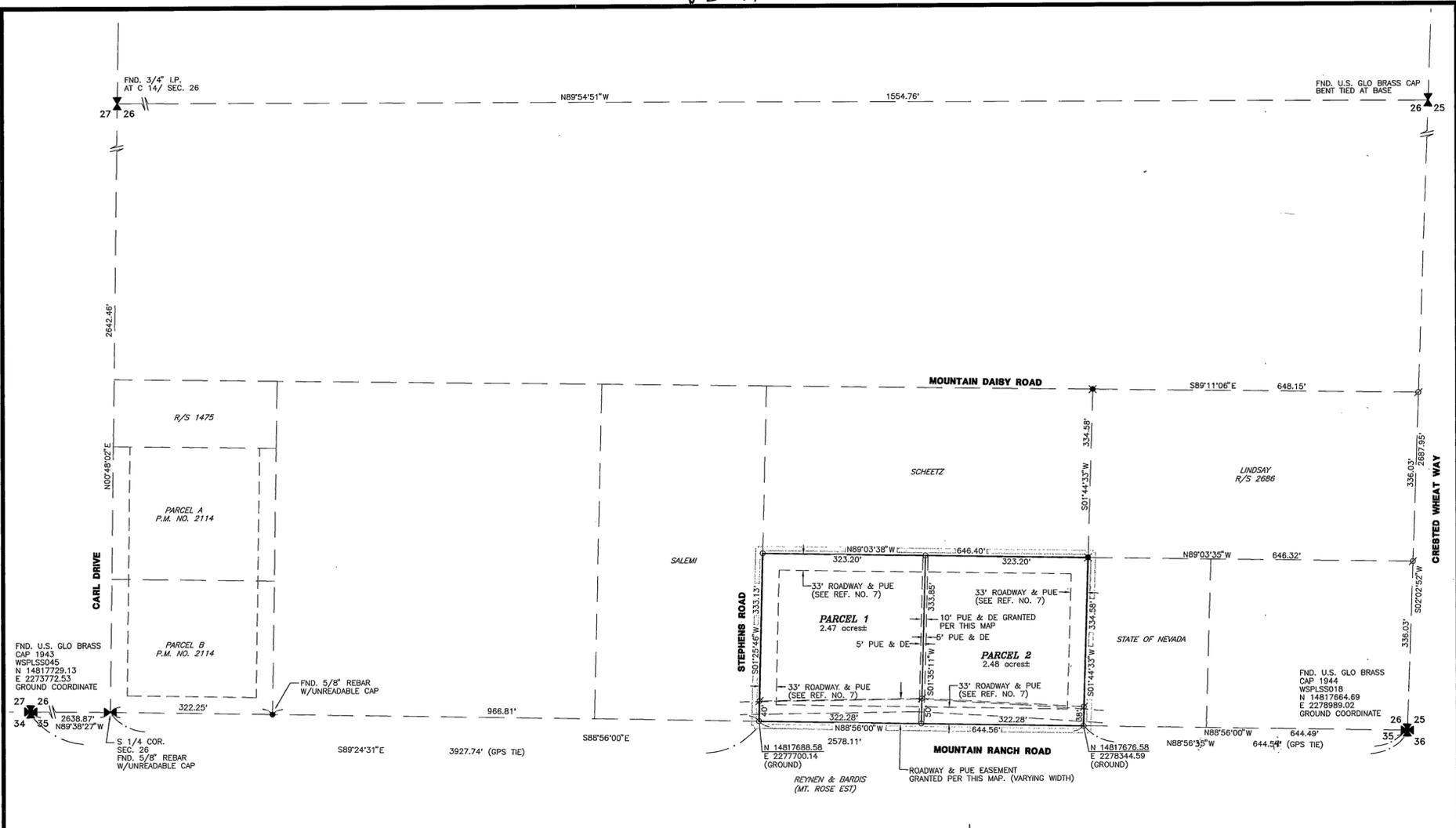
CONSULTATIVE INDEMNITIES SHOULD BE OBTAINED FROM AN ATTORNEY PRIOR TO ANY SUBSEQUENT CHANGES TO THIS MAP

CONSULTATIVE INDEMNITIES SHOULD BE OBTAINED FROM AN ATTORNEY PRIOR TO ANY SUBSEQUENT CHANGES TO THIS MAP

3431250

File: X:\Projects\05077.00\Map\Sun\PM.dwg  
<dlonebul> Thu, 13 Apr 2006 - 1:36pm

4615A

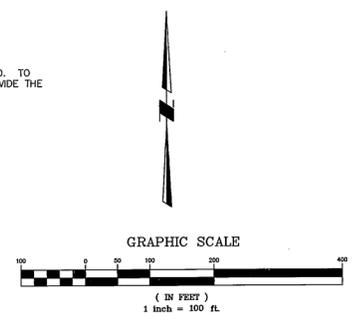


- LEGEND**
- ✱ FOUND SECTION CORNER
  - ✱ FOUND QUARTER CORNER
  - ✱ CALCULATED 1/4 SECTION CORNER
  - △ FOUND GPS POINT
  - FOUND CENTERLINE MONUMENT
  - ✱ FOUND 5/8" REBAR W/CAP "PLS 6630" PER REF. NO. 2
  - FOUND POINT AS NOTED
  - SET 5/8" REBAR W/CAP "PLS 8661"
  - ⊗ CALCULATED POINT, NOTHING FOUND OR SET
  - PUE PUBLIC UTILITY EASEMENT
  - P.M. PARCEL MAP
  - R/S RECORD OF SURVEY
  - ⊕ CENTERLINE
  - D.E. DRAINAGE EASEMENT

HIGH DENSITY RURAL REGULATORY ZONE FOR REVIEW PURPOSES AS OF JANUARY 2, 2006 DOES NOT PRECLUDE FURTHER DIVISION OF LAND	(NUMBER OF LOTS ON PARCEL MAP = 2 LOTS)
MINIMUM LOT AREA REQUIRED:	2 ACRES
MINIMUM LOT WIDTH:	150 FEET
MINIMUM FRONT YARD:	30 FEET
MINIMUM SIDE YARD:	15 FEET
MINIMUM REAR YARD:	30 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET
VARIANCES TO THESE STANDARDS MAY BE PROCESSED AS PER WASHOE COUNTY CODE.	

**NOTES**

1. COORDINATES SHOWN ARE GROUND. TO CONVERT FROM GROUND TO GRID, DIVIDE THE COORDINATES BY 1.000197939.



TOTAL AREA = 4.95 AC. ±

3431250

**PARCEL MAP**  
FOR  
**BRITTANY, LLC**

A PORTION OF THE SW 1/4 OF THE SE 1/4 SECTION 26,  
T.18N., R.19E., M.D.M.

WASHOE COUNTY NEVADA

<b>CTA</b> PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS SURVEYORS • CONSTRUCTION INSPECTION 1150 CORPORATE BLVD., RENO, NV 89502 (775) 856-1150 FAX: (775) 856-1160	JOB NO. 05-077.00
	DESIGNED
	DRAWN
	COMP.
	CHECKED, ROL
DATE, 04/13/06	
SHEET NO. 2 OF 2 SHEETS	

Parcel Map 4615A

CURRANT ACTIVE INDICES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

CURRANT ACTIVE INDICES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

3431250

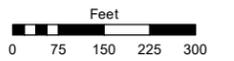
# SE 1/4 SECTION 26, T18N - R19E

Assessor's Map Number

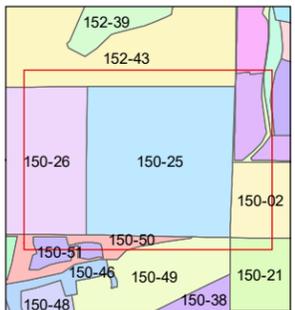
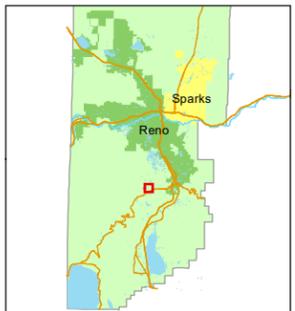
## 150-25

STATE OF NEVADA  
**WASHOE COUNTY**  
**ASSESSOR'S OFFICE**

1001 East Ninth Street, Building D  
 Reno, Nevada 89512  
 (775) 328-2231



1 inch = 300 feet



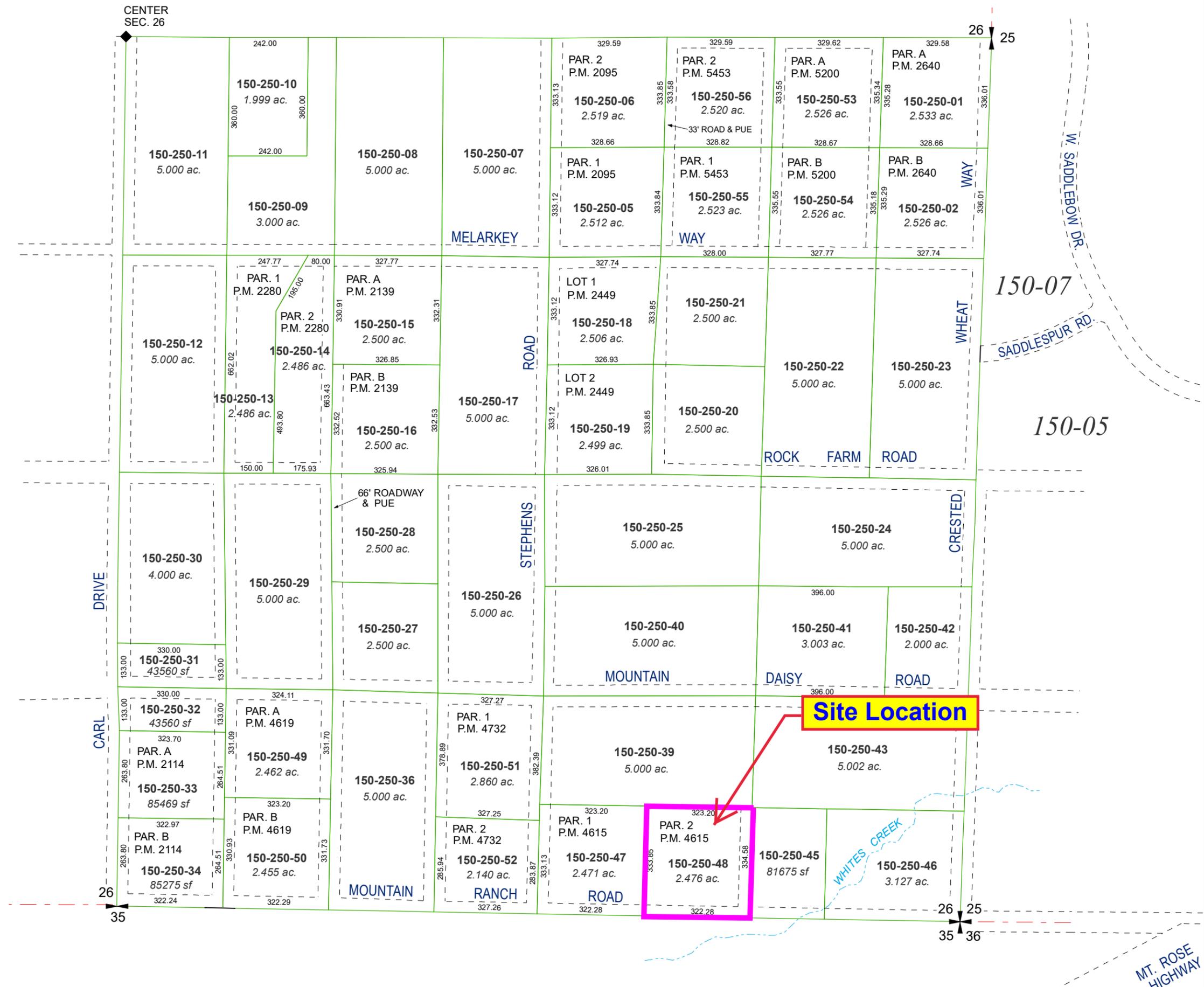
created by: KSB 12/15/2010

updated: KSB 1/11/16 JKF 3/10/20

area previously shown on map(s):

049-05

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



# SPECIAL USE PERMIT

# FEULNER RESIDENCE GRADING

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THE SURVEY USED IN THIS SUBMITTAL IS THE NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE GRID, NAD 83 / 94, AS ALSO SHOWN ON WASHOE COUNTY PARCEL MAP 4615, RECORDED AUGUST 28, 2006.

**BASIS OF ELEVATIONS AND EXISTING CONDITIONS**

THE ELEVATION DATA AND EXISTING CONDITIONS DEPICTED IN THESE DRAWINGS ARE FROM A COMPILATION OF AERIAL PHOTOGRAPHS FROM THE WASHOE COUNTY AND CITY OF RENO GIS MAPPING AND 2-FOOT CONTOUR DATA FROM 2016 FROM THE CITY OF RENO.

**LEGAL DESCRIPTION**

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF WASHOE, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

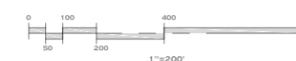
PARCEL 2 OF WASHOE COUNTY PARCEL MAP 4615, RECORDED AUGUST 28, 2006. ALL EASEMENTS PER THE MAP ARE VALID, WITH THE EXCEPTION OF THE NORTHERN THIRTY THREE (33) ROADWAY AND PUE EASEMENT WHICH HAS BEEN ABANDONED PER WASHOE COUNTY RECORDER'S DOCUMENT NUMBER 4538434, RECORDED DECEMBER 3 2015.



**PROJECT VICINITY**



**PROJECT LOCATION**



**PROJECT APPLICANT**

CHRISTOPHER AND MEGAN FEULNER  
PO BOX 4943  
INCLINE VILLAGE, NV 89450  
(530) 559-1497 (916) 849-7077

**PROPERTY OWNERSHIP**

WASHOE COUNTY APN 150-250-48  
CHRISTOPHER AND MEGAN FEULNER  
PO BOX 4943  
INCLINE VILLAGE, NV 89450  
(530) 559-1497 (916) 849-7077

**SHEET INDEX**

1 OF 6	TITLE SHEET
2 OF 6	EXISTING CONDITIONS AND DEMOLITION PLAN
3 OF 6	SITE PLAN
4 OF 6	GRADING PLAN
5 OF 6	UTILITY PLAN
6 OF 6	SITE CROSS-SECTIONS

**CONCURRENT SUBMITTAL**

WASHOE COUNTY ABANDONMENT APPLICAT-ON WA21-\_\_\_\_\_  
APPLICATION FOR ABANDONMENT OF THIRTY-THREE (33) ROADWAY& PUE ALONG EASTERN SIDE OF THE PROPERTY.

**PROPOSED PROPERTY DEVELOPMENT STANDARDS**

**SITE ZONING CLASSIFICATION:**  
HIGH DENSITY RURAL (HDR) - BASE ZONING  
RURAL RESIDENTIAL (RR) - MASTER PLAN

**MINIMUM LOT SIZE REQUIREMENT:**  
2 ACRES

**TOTAL SITE AREA:**  
107,854 SQUARE FEET (2.48 ACRES ±)

**GROSS DENSITY:**  
0.4 DWELLING UNITS PER ACRE  
1 DWELLING UNIT PROPOSED

**ACCESSORY USES:**  
— PERSONAL SHOP (OVER 12' FEET IN HEIGHT)  
— MEETS REAR / SIDE YARD SETBACKS  
— HORSE BARN (PERSONAL USE ONLY; NO BOARDING)  
— OPEN AREA HORSE ARENA (PERSONAL USE ONLY)

**SETBACKS:**  
FRONT YARD: THIRTY FEET (30')  
REAR YARD: THIRTY FEET (30')  
SIDE YARD: FIFTEEN FEET (15')

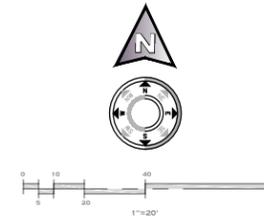
**MAXIMUM HEIGHT:**  
THIRTY FIVE FEET (35')

**SHEET 1 OF 6**  
**TITLE SHEET**

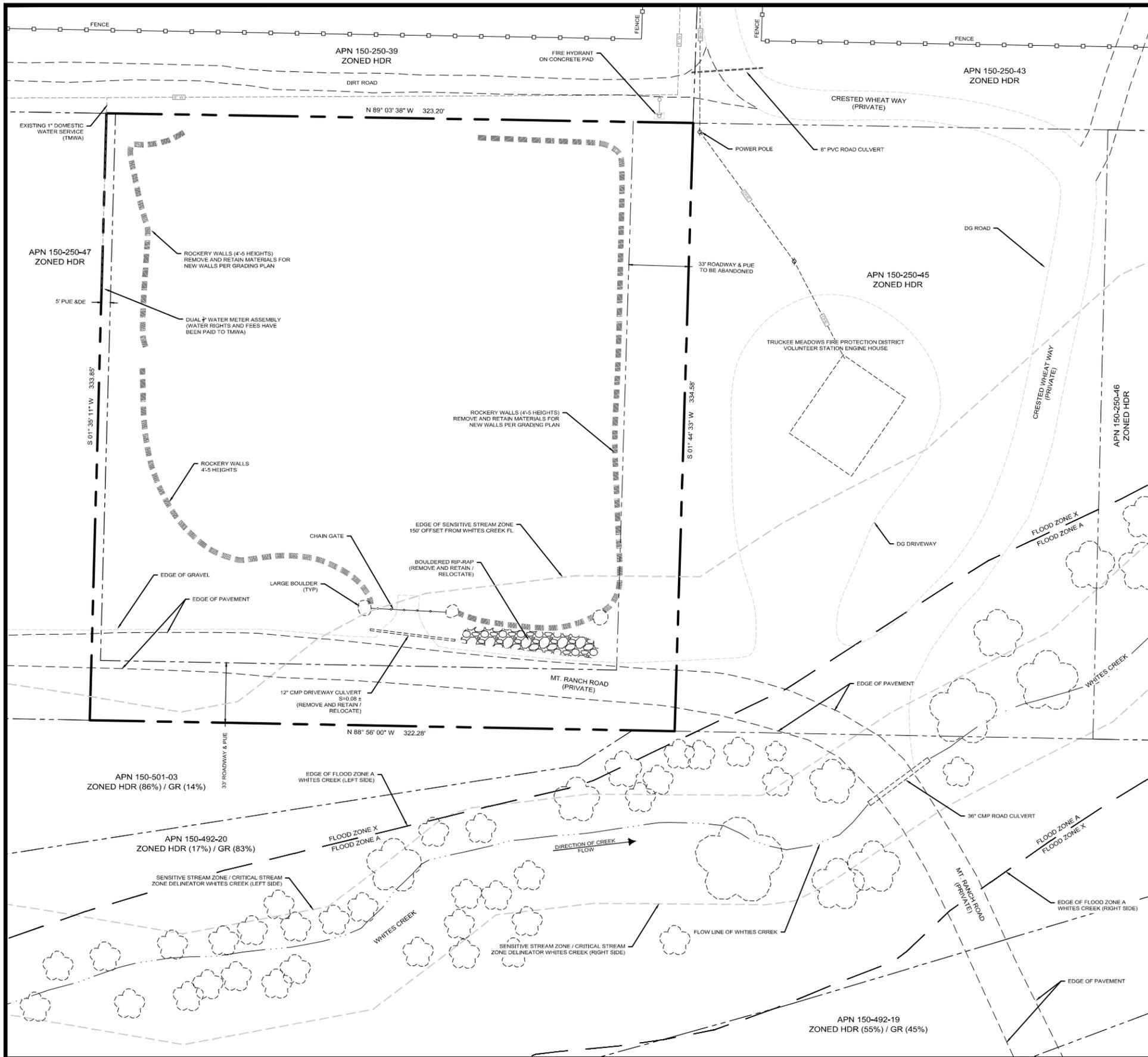


316 CALIFORNIA AVENUE, #154 (775) 657-0097  
RENO, NV 89509 BRIAN@MLSDRENO.COM  
MLSDRENO.COM

**SPECIAL USE PERMIT  
FOR  
FEULNER RESIDENCE GRADING**



- NOTES / LEGEND**
1. ANY WELLS / SEPTIC SYSTEMS ENCOUNTERED SHALL BE REMOVED AND DECOMMISSIONED PER LOCAL, STATE AND FEDERAL LAWS AND CODES.
  2. ALL ONSITE MATERIALS THAT ARE REMOVED SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL LAWS AND CODES.

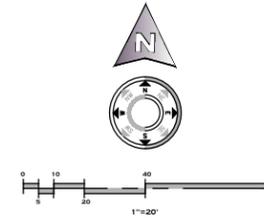


**SHEET 2 OF 6  
EXISTING CONDITIONS  
AND  
DEMOLITION PLAN**



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**PROPOSED PROPERTY DEVELOPMENT STANDARDS**

**SITE ZONING CLASSIFICATION:**  
HIGH DENSITY RURAL (HDR) - BASE ZONING  
RURAL RESIDENTIAL (RR) - MASTER PLAN

**MINIMUM LOT SIZE REQUIREMENT:**  
2 ACRES

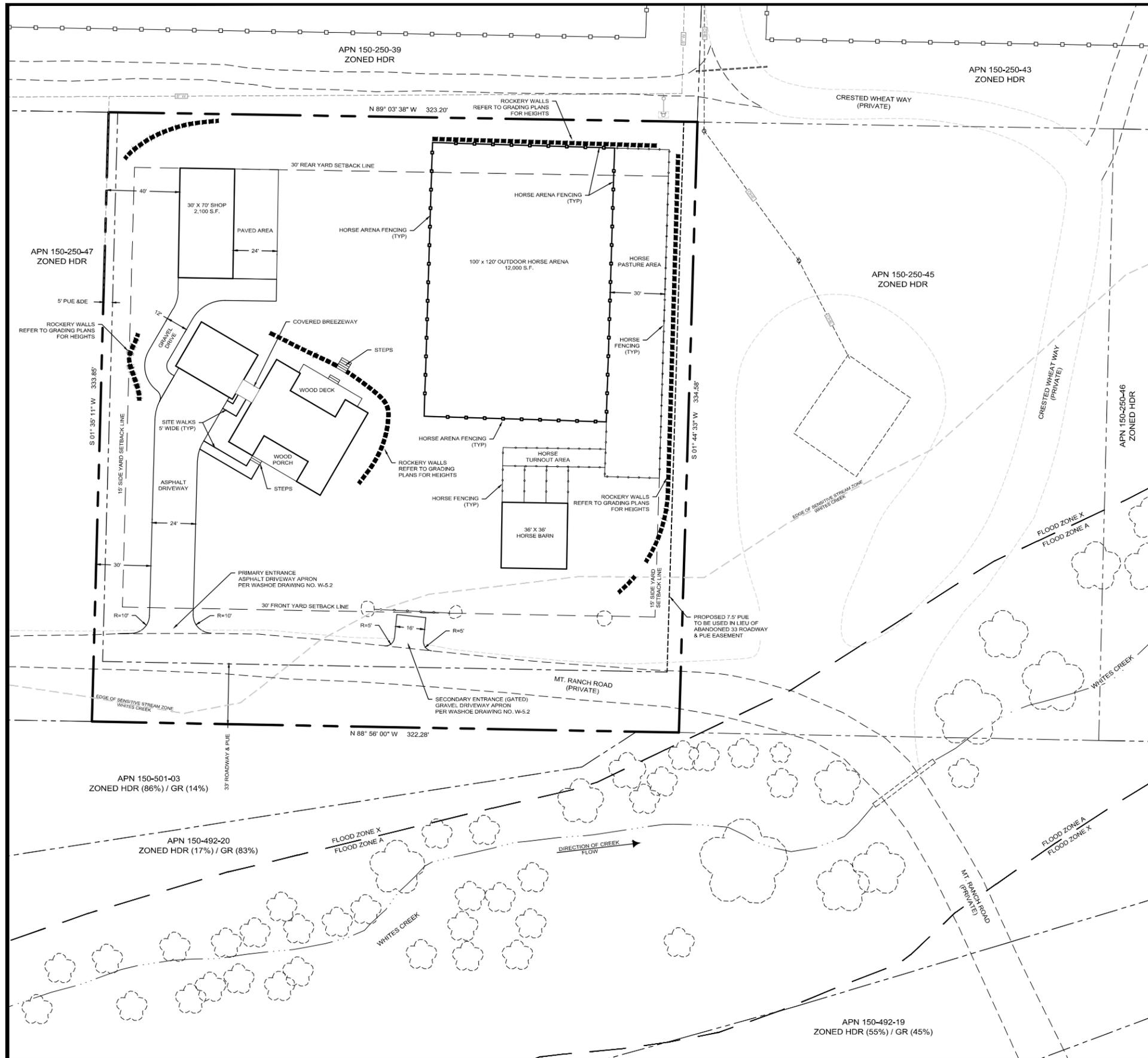
**TOTAL SITE AREA:**  
107,854 SQUARE FEET (2.48 ACRES ±)

**GROSS DENSITY:**  
0.4 DWELLING UNITS PER ACRE  
1 DWELLING UNIT PROPOSED

**ACCESSORY USES:**  
--- PERSONAL SHOP (OVER 12' FEET IN HEIGHT)  
--- MEETS REAR / SIDE YARD SETBACKS  
--- HORSE BARN (PERSONAL USE ONLY; NO BOARDING)  
--- OPEN AREA HORSE ARENA (PERSONAL USE ONLY)

**SETBACKS:**  
FRONT YARD: THIRTY FEET (30')  
REAR YARD: THIRTY FEET (30')  
SIDE YARD: FIFTEEN FEET (15')

**MAXIMUM HEIGHT:**  
THIRTY FIVE FEET (35')

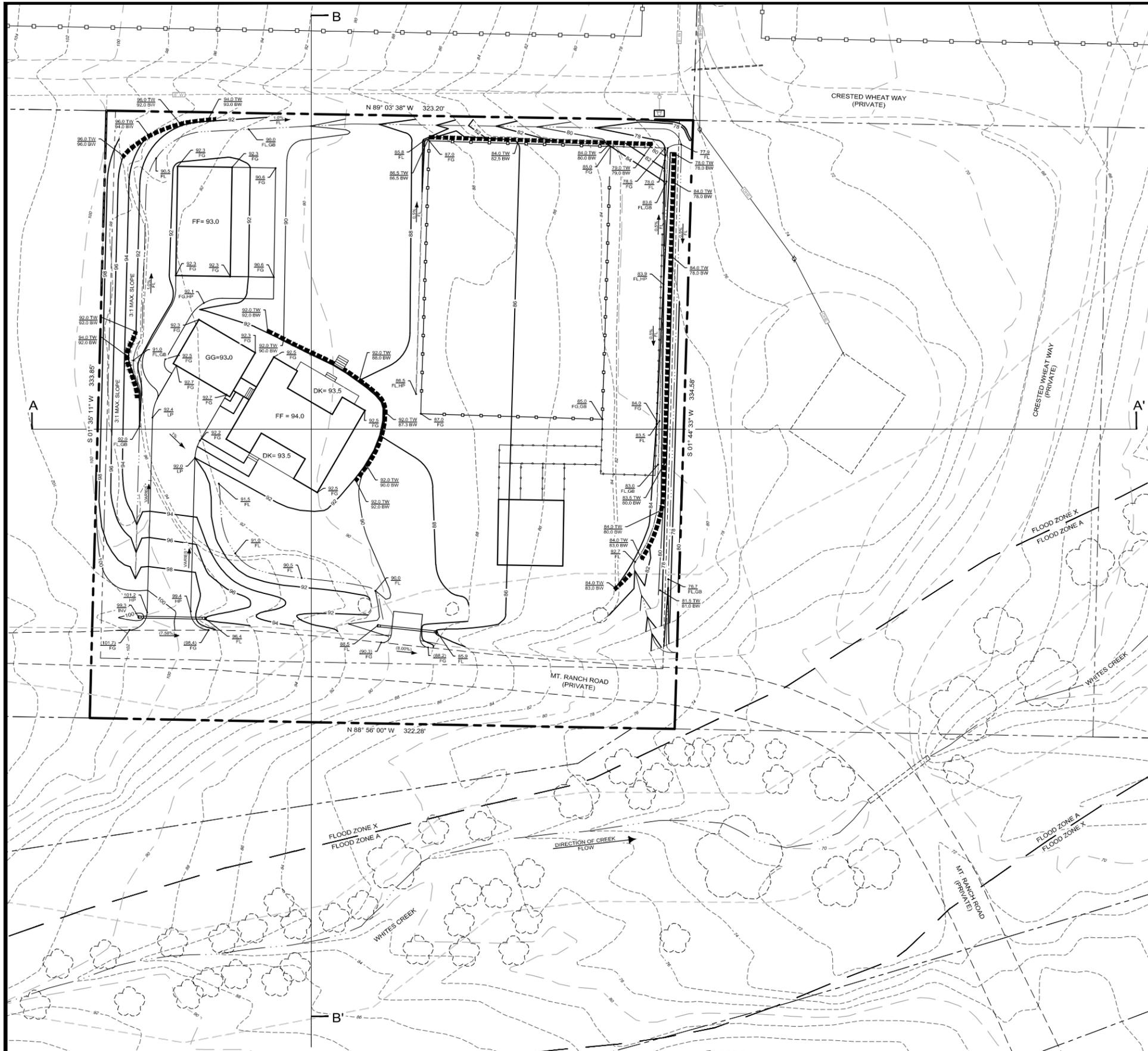
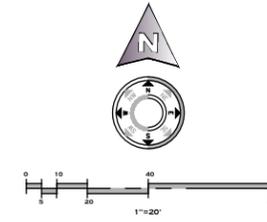


**SHEET 3 OF 6  
SITE PLAN**



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FOR  
FEULNER RESIDENCE GRADING**



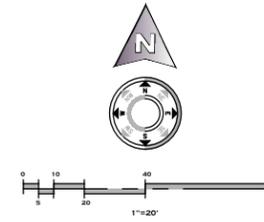
1. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE FROM A COMBINATION OF GIS INFORMATION GATHERED FROM WASHOE COUNTY AND THE CITY OF RENO, AERIAL PHOTOGRAPHY AND SITE RECONNAISSANCE.
  2. FLOOD ZONE DELINEATION SHOWN AS DEPICTED ON FEMA FIRM MAP 32031C3245G EFFECTIVE DATE 03/16/2009
  3. GRADING TEXT WITH PARENTHESIS ( ) ARE EXISTING CONDITIONS OR GRADES.
  4. REFER TO SHEET 6, SITE CROSS-SECTIONS FOR PROFILES OF LINES A-A' AND B-B'.
- 90 — PROPOSED INDEX CONTOUR (10' INCREMENTS)  
ADD 5400 TO ELEVATIONS SHOWN
  - 88 — PROPOSED INTERIOR CONTOUR (2' INCREMENTS)  
ADD 5400 TO ELEVATIONS SHOWN
  - - - 90 - - - EXISTING INDEX CONTOUR (10' INCREMENTS)  
ADD 5400 TO ELEVATIONS SHOWN
  - - - 88 - - - EXISTING INTERIOR CONTOUR (2' INCREMENTS)  
ADD 5400 TO ELEVATIONS SHOWN
  - - - - - FLOW LINE OF SWALE / DITCH
  - ▬▬▬▬▬ ROCKERY WALLS (MAXIMUM 6'-0" HEIGHT MEASURED  
FROM FINISH GRADE)
  - 4.00% PAVEMENT GRADE OR FLOW LINE OF SWALE GRADE
  - XX.XX / YY PROPOSED ELEVATION XX.XX (ELEVATION) YY (TYPE OF GRADE)
  - XX.XX / YY EXISTING ELEVATION XX.XX (ELEVATION) YY (TYPE OF GRADE)
  - FF FINISH FLOOR
  - GG GARAGE GRADE
  - DK DECK GRADE
  - FG FINISH GRADE
  - FL FLOW LINE
  - LP LOW POINT
  - HP HIGH POINT
  - INV INVERT ELEVATION
  - TW TOP OF WALL
  - BW BOTTOM OF WALL (MEASURED FROM FINISH GRADE)

**SHEET 4 OF 6  
GRADING PLAN**



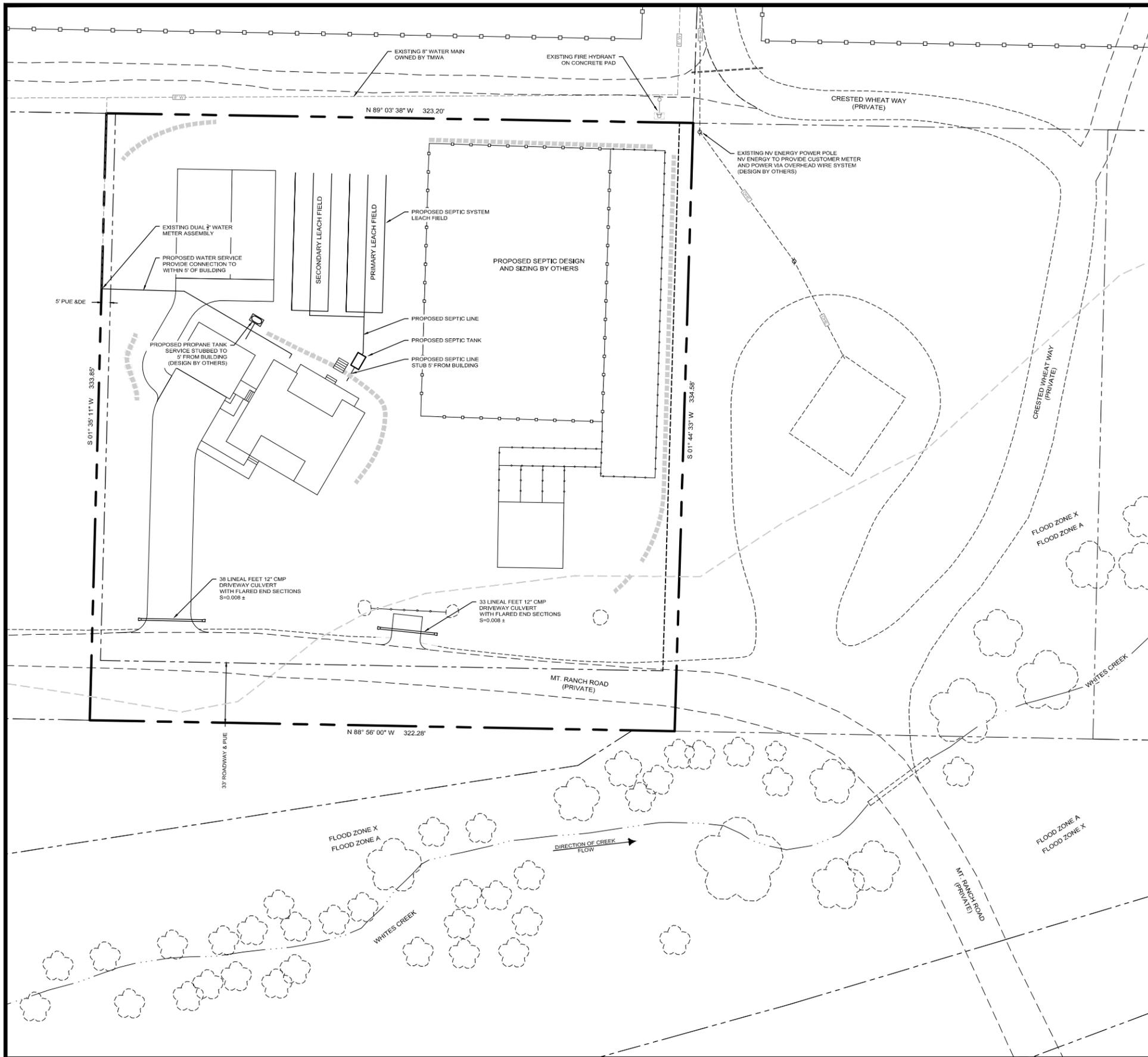
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MLSDRENO.COM

**SPECIAL USE PERMIT  
FOR  
FEULNER RESIDENCE GRADING**



1. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE FROM A COMBINATION OF GIS INFORMATION GATHERED FROM WASHOE COUNTY AND THE CITY OF RENO, AERIAL PHOTOGRAPHY AND SITE RECONNAISSANCE.
2. UTILITIES SHOWN ARE SCHEMATIC AND WILL BE FINALIZED WITH COORDINATION WITH THE ARCHITECT / GENERAL CONTRACTOR DURING FINAL DESIGN.
3. ELECTRIC, GAS (PROPANE), CABLE TELEVISION / INTERNET SERVICE, AND SEPTIC SYSTEM DESIGN BY OTHERS.

	EXISTING WATER MAIN (OWNED BY TMWA)
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING INDEX CONTOUR (10' INCREMENTS) ADD 5400 TO ELEVATIONS SHOWN
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	SLOPE OF DRAINAGE PIPE (FEET / FEET)
	CORRUGATED METAL PIPE
	TRUCKEE MEADOWS WATER AUTHORITY
	OVERHEAD ELECTRIC
	PUBLIC UTILITY EASEMENT
	DRAINAGE EASEMENT



**SHEET 5 OF 6  
UTILITY PLAN**



316 CALIFORNIA AVENUE, #154 (775) 657-0097  
RENO, NV 89509 BRIAN@MLSDRENO.COM  
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# **Section 4**

## **Reports and Supporting Information**

- 1. Preliminary Title Reports**
- 2. Copy of Deed**

APN: 150-250-48  
R.P.T.T.: \$1,414.50  
Escrow No.: 20011181-CD  
When Recorded Return To:  
Christopher Allen Feulner and Megan  
Feulner  
770 Mays Blvd #4943  
Incline Village, NV 89450

Mail Tax Statements to:  
Christopher Allen Feulner and Megan  
Feulner  
770 Mays Blvd #4943  
Incline Village, NV 89450

**DOC #5120806**

12/23/2020 12:58:36 PM  
Electronic Recording Requested By  
FIRST CENTENNIAL - RENO (MAIN OF  
Washoe County Recorder  
Kalie M. Work  
Fee: \$43.00 RPTT: \$1414.50  
Page 1 of 2

SPACE ABOVE FOR RECORDER'S USE

**GRANT, BARGAIN, SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Glenn W. Burnham and Evelyn Pei Lin Chiang, husband and wife, as joint tenants with right of survivorship**

do(es) hereby Grant, Bargain, Sell and Convey to

**Christopher Allen Feulner and Megan Feulner, husband and wife, as joint tenants with right of survivorship**

all that real property situated in the City of Reno, County of Washoe, State of Nevada, described as follows:

Parcel 2 of Parcel Map No. 4615, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on August 28, 2006, as File No. 3431250.

EXCEPTING THEREFROM all coal, oil, gas and other mineral deposits together with the right to prospect for, mine and remove the same according to the provisions of the Act of Congress approved June 1, 1938 as reserved in Patent recorded December 19, 1961, in Book G, Page 115, as Document No. 349953, Patent Records.

Assessors Parcel No.: 150-250-48

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Page 2 of the Grant, Bargain, Sale Deed (signature page).

Escrow No.: 20011181-CD

Dated this 3 day of December, 2020.

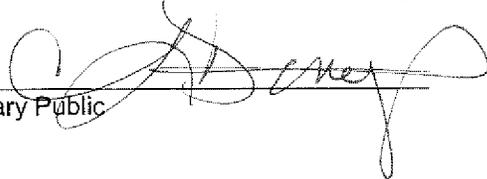
  
\_\_\_\_\_  
Glenn W. Burnham

  
\_\_\_\_\_  
Evelyn Pei Lin Chiang

STATE OF NEVADA

COUNTY OF Washoe

This instrument was acknowledged before me on this 3 day of December, 2020 by Glenn W. Burnham and Evelyn Pei Lin Chiang.

  
\_\_\_\_\_  
Notary Public

