



Planning Commission Staff Report

Meeting Date: April 6, 2021

Agenda Item: 8C

ABANDONMENT CASE NUMBER: WAB21-0003 Feulner Abandonment

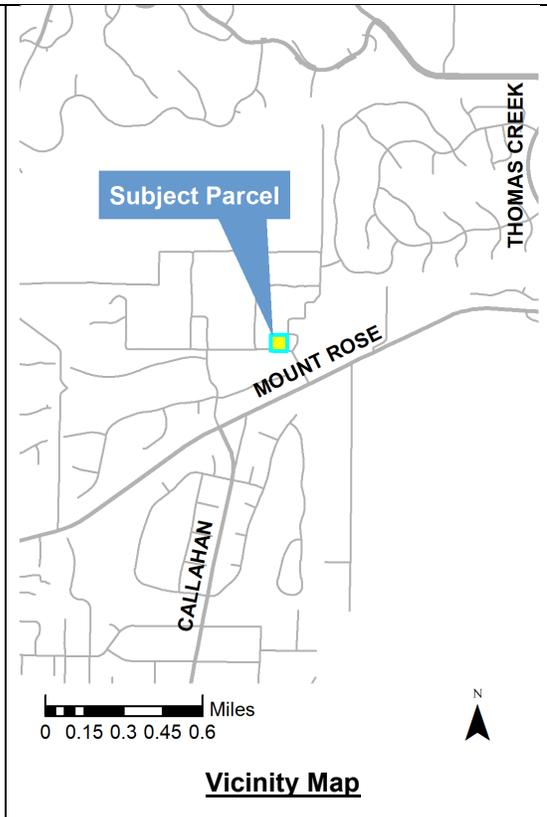
BRIEF SUMMARY OF REQUEST: Request to abandon a 33ft roadway and public utility easement along the eastern boundary of the parcel and providing a replacement 7.5ft public utility easement

STAFF PLANNER: Dan Cahalane, 775.328.3628, dcahalane@washoecounty.us

CASE DESCRIPTION

For hearing, discussion, and possible action to approve an abandonment of a 33ft roadway and public utility easement and providing a replacement 7.5ft public utility easement along the eastern boundary of APN 150-250-48.

Applicant/Property Owner:	Christopher and Megan Feulner
Location:	0 Mountain Ranch Rd
APN:	150-250-48
Parcel Size:	2.476 acres
Master Plan:	Rural Residential
Regulatory Zone:	High Density Rural
Area Plan:	Southwest Truckee Meadows
Citizen Advisory Board:	South Truckee Meadows/Washoe Valley
Development Code:	Authorized in Article 806
Commission District:	2 – Commissioner Lucey



STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Abandonment Case Number WAB21-0003 for Christopher and Megan Feulner having made all three findings in accordance with Washoe County Code Section 110.806.20, and a fourth finding in accordance with Nevada Revised Statutes 278.480(3):

(Motion with Findings on Page 7)

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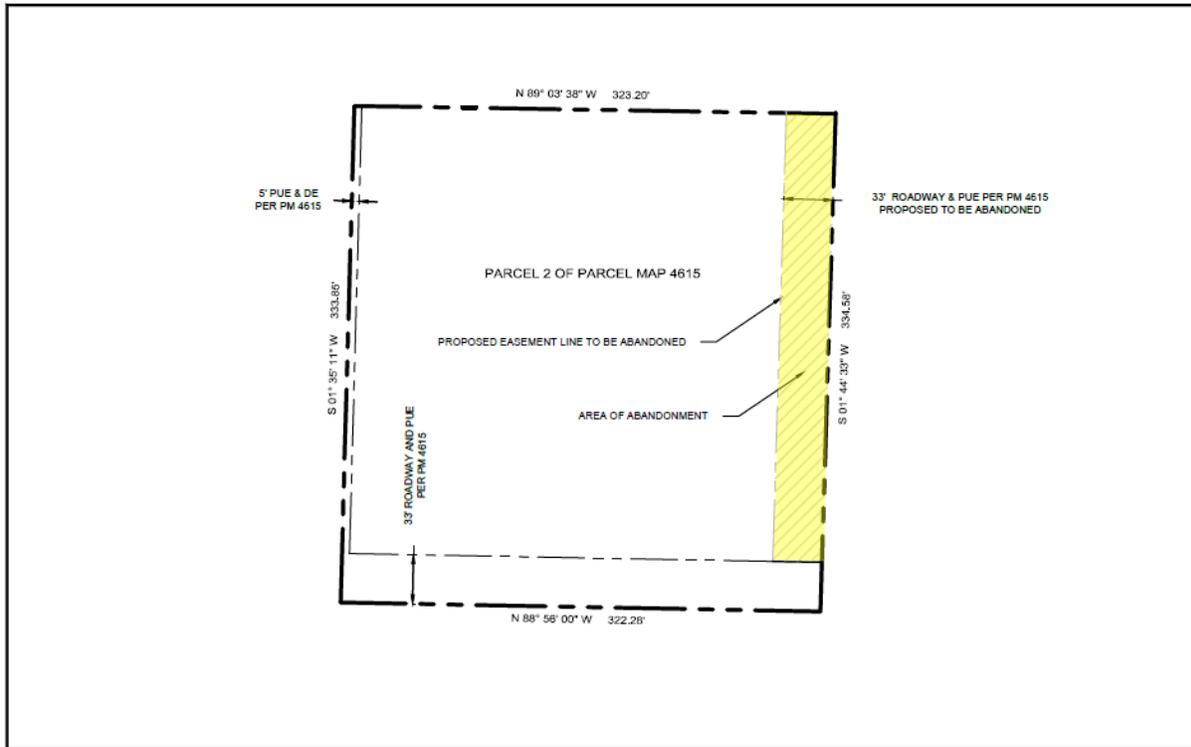
Abandonment Definition

The purpose of an abandonment is to allow for the vacation or abandonment of easements or streets. If the Planning Commission grants an approval of the abandonment, that approval is subject to conditions of approval. Conditions of approval are requirements that need to be completed prior to the recordation of the Resolution and Order of Abandonment.

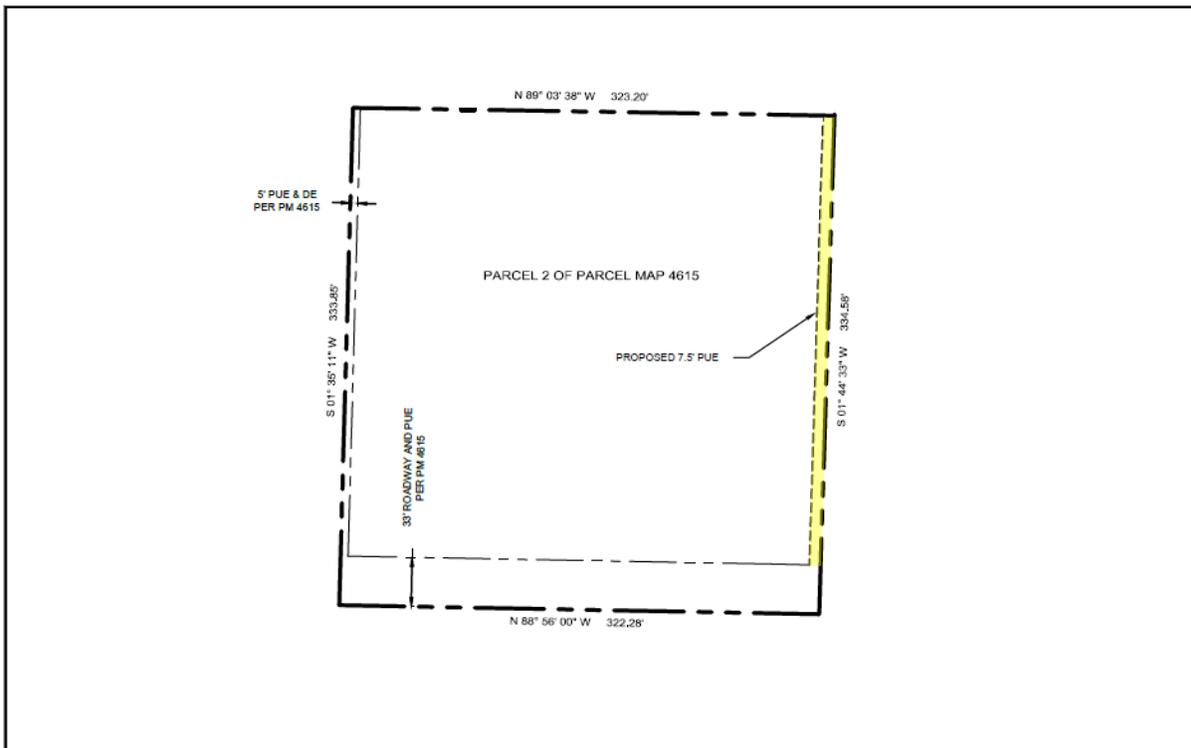
The Resolution and Order of Abandonment is the legal record, prepared by the Engineering and Capital Projects Division which is recorded to complete the abandonment process. The Engineering and Capital Projects Division completes a technical review of the legal description, exhibit maps and any new easements, submitted by the applicant's surveyor, that are required by the conditions of approval. When the Engineering and Capital Projects Division is satisfied that all conditions of approval have been met, then the Engineering and Capital Projects Division will record the Resolution and Order of Abandonment with the County Recorder. The abandonment is complete upon the recordation of the Resolution and Order of Abandonment with the County Recorder.

The conditions of approval for Abandonment Case Number WAB21-0003 is attached to this staff report and will be included with the Action Order if granted approval.

- All conditions of approval are required to be completed before the abandonment can be recorded and finalized.
- The abandonment will be effective after the approval of a Resolution and Order of Abandonment by the Engineering and Capital Projects Division and after the recordation of the Resolution and Order of Abandonment by the County Recorder.



PROPOSED AREA / EASEMENT TO BE ABANDONED



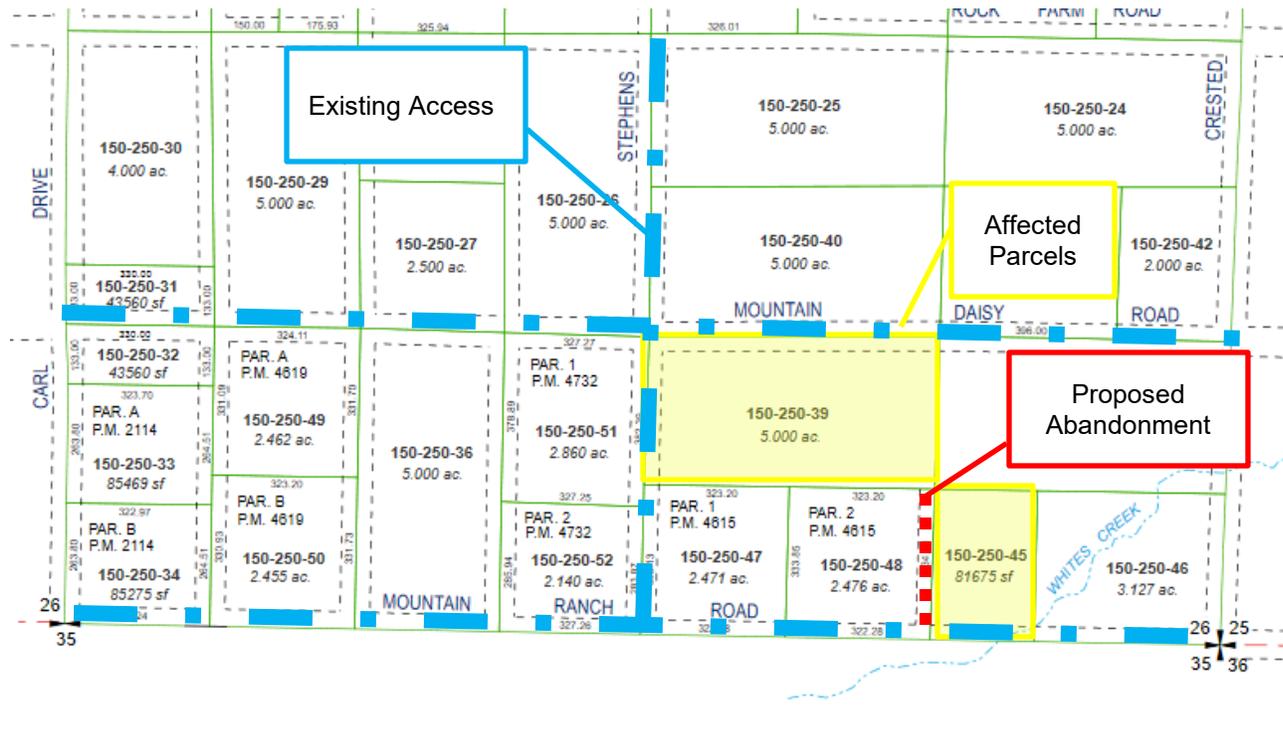
PROPOSED PUE TO BE DEDICATED

Site Plan

Project Evaluation

The applicant is requesting to abandon a 33ft wide by 301.58ft long access and public utility easement along the eastern property line of APN 150-250-48. The proposed easement serves two parcels APN 150-250-39 and 150-250-45.

APN 150-250-39 can be accessed via Mountain Daisy Road and Stephens Road. APN 150-250-45 can be accessed via Mountain Ranch Road. Neither parcel would become landlocked with the approval of the proposed abandonment as outlined below:



The applicant proposes replacing the 33ft access and public utility easement with a 7.5ft public utility easement (PUE). Staff has recommended recordation of the 7.5ft PUE as a condition of approval in Exhibit A.

Southwest Truckee Meadows Area Plan

The subject parcel is located within the Southwest Truckee Meadows Area Plan. Staff was unable to find any relevant policies related to the abandonment of easements.

South Truckee Meadows/Washoe Valley Citizen Advisory Board (STM/WVCAB)

The proposed project was presented by the applicant's representative at the regularly scheduled Citizen Advisory Board meeting on March 4, 2021. The CAB discussed the following items:

- Concerns over access to the northerly parcels.
 - Noted that there was additional access to the parcels

The applicant provided a written response to the CAB's feedback in Exhibit B as required under Southwest Truckee Meadows policy 2.3

Reviewing Agencies

The following agencies/individuals received a copy of the project application for review and evaluation.

Agency	Sent to Review	Responded	Provided Conditions or Comment	Contact
Washoe County Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Leo Vesely, PE Lvesely@washoecounty.us
Washoe County Sherriff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WCHD- EMS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Truckee Meadows Fire Protection District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
RTC Washoe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe Storey Conservation District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Nevada Energy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

Notice was provided to all property owners abutting the parcel and notice published in a newspaper of general circulation in accordance with WCC 110.806.15(c)1.

Staff Comment on Required Findings

WCC Section 110.806.20 requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before granting approval of the abandonment request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

1. **Master Plan.** The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the Southwest Truckee Meadows Area Plan

Staff Comments: Staff reviewed the Southwest Truckee Meadows Area Plan and found no relevant policies for abandonment of easements.

2. **No Detriment.** The abandonment or vacation does not result in a material injury to the public.

Staff Comments: The proposed easement serves two parcels. APN 150-250-39 can be accessed via Mountain Daisy Road and Stephens Road. APN 150-250-45 can be accessed via Mountain Ranch Road. Neither parcel would become landlocked with the approval of the proposed abandonment. The applicant has proposed a replacement 7.5ft public utility easement along the eastern property boundary, which is included as a condition of approval in Exhibit A.

3. **Existing Easements.** Existing public utility easements in the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service.

Staff Comments: The applicant proposed a 7.5ft public utility easement as a replacement for the 33ft access and public utility easement. This will provide sufficient access for public

utilities to serve neighboring parcels. Staff has conditioned the recordation of the 7.5ft PUE as a condition of approval in Exhibit A.

4. No longer required for a public purpose (NRS 278.480(3)). The government patent easement is no longer required for a public purpose. (For government patent easements only)

Staff Comments: The subject easement is a reservation contained in the patent from the United States of America. The proposed easement serves two parcels. APN 150-250-39 can be accessed via Mountain Daisy Road and Stephens Road. APN 150-250-45 can be accessed via Mountain Ranch Road. Neither parcel would become landlocked with the approval of the proposed abandonment.

Further, staff received no comments on the abandonment from Truckee Meadows Fire, Washoe County EMS, RTC or Washoe County Sheriff identifying a continuing need for this public access.

Therefore, staff has determined that this access is no longer required for a public purpose.

Recommendation

After a thorough analysis and review, Abandonment Case Number WAB21-0003 is being recommended for approval with conditions. Staff offers the following motion for the Commission's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Abandonment Case Number WAB21-0003 for Christopher and Megan Feulner having made all three findings in accordance with Washoe County Code Section 110.806.20, and a fourth finding in accordance with Nevada Revised Statutes 278.480(3):

1. Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the South Truckee Meadows Area Plan and
2. No Detriment. The abandonment or vacation does not result in a material injury to the public; and
3. Existing Easements. Existing public utility easements in the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service.
4. No longer required for a public purpose (NRS 278.480(3)). The government patent easement is no longer required for a public purpose.

Appeal Process

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant(s), unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days

from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant(s).

Applicant: Christopher and Megan Feulner, PO Box 4943, Incline Village, NV 89450
Representatives: Meridian Land Solutions and Design, 316 California Ave, #154, Reno, NV 89509

Staff Report xc:

Action Order xc:



Conditions of Approval

Abandonment Case Number WAB21-0003

The project approved under Abandonment Case Number WAB21-0003 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on April 6, 2021. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property. Furthermore, to the extent that Washoe County does not own the easements in question, it cannot abandon them. Therefore, this 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. Nothing in this abandonment should 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, this abandonment 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.

Unless otherwise specified, all conditions related to the approval of this Abandonment shall be met prior to recordation of the Resolution and Order of Abandonment. Prior to recordation of the Resolution and Order of Abandonment, each agency shall determine when compliance of their specific conditions is met by the applicant as set forth in the Conditions of Approval. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Community Services Department – Planning and Building Division.

Compliance with the conditions of approval related to this abandonment is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. All conditions of approval must be met prior to the Engineering and Capital Projects Division recording the required Resolution and Order of Abandonment.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

- All conditions of approval are required to be completed before the Abandonment can be recorded and finalized.
- The abandonment will be effective after the approval of a Resolution and Order of Abandonment by the Engineering and Capital Projects and after the recordation of the Resolution and Order of Abandonment by the County Recorder.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District.**

Any conditions set by the Health District must be appealed to the District Board of Health.

- **The RENO-TAHOE AIRPORT AUTHORITY is directed and governed by its own Board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.**
- **The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own Board. Conditions recommended by the RTC may be required, at the discretion of Washoe County.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1. The following conditions are requirements of CSD – Planning and Building Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Dan Cahalane, Planner, dcahalane@washoecounty.us

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this abandonment.**
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this abandonment action. The County Engineer shall determine compliance with this condition.
- c. Applicant shall record a 7.5ft public utility easement along the eastern property line as drawn in the application prior to recordation of the Order of Abandonment.
- d. Prior to the recordation of the Resolution and Order of Abandonment, the applicant shall submit to the County Engineer for review and approval a description prepared by a registered professional of the offer of dedication to be abandoned and replacement private access.
- e. The applicant shall comply with all conditions necessary to affect the Resolution and Order of Abandonment within two (2) years from the date of the action by the Washoe County Planning Commission or this conditional abandonment will be null and void.
- f. This Abandonment will be effective upon recordation of the Resolution and Order of Abandonment by the County Recorder.

Washoe County Engineering and Capital Projects

2. The following conditions are requirements of Engineering and Capital Projects, which shall be responsible for determining compliance with these conditions.

Contact Name – Leo Vesely, PE, lvesely@washoecounty.us

- a. Prior to recordation of the Order of Abandonment, the applicant shall submit legal descriptions and exhibit maps for the areas of abandonment, any new easements and any easement reservations that are required, to the Engineering and Capital Projects Division for review and approval. Legal descriptions and exhibit maps shall be prepared by a Nevada professional land surveyor.

- b. Retention or relocation of all public utility easements is required to the satisfaction of and at no expense to Washoe County or the existing public utilities that originally accepted and approved said easements, as well as any other public utilities now in existence that currently utilize said easements. Said relocations shall be evidenced by the recordation of properly executed documents reflecting the grant of new easements (if required) to said public utilities and the relinquishment by said public utilities of their former easements.
- c. The applicant shall comply with conditions necessary to effect the Resolution and Order of Abandonment within two (2) years from the date of the action by the Planning Commission or this conditional abandonment will be null and void.

*** End of Conditions ***

Cahalane, Daniel

From: Brian Newman <brian@mlsdreno.com>
Sent: Wednesday, March 10, 2021 3:16 PM
To: Cahalane, Daniel
Subject: RE: CAB response letter

Importance: High

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hi Dan, I have been hindered with a bad back all weekend / week so I have not got in front of my computer. I would like to respond on letterhead but at this point it is difficult. So hopefully this email from my phone will suffice for today (hope to get in front of the computer tomorrow).

1) The easement abandonment was addressed in the application:

The easement is obsolete / redundant in that all traffic to other parcels that would have used this easement utilize Crested Wheat Way which bisected the RMFPD property adjacent / abutting the east side of the property.

2) it was discussed during the CAB meeting that the existing rockery walls were built prior to the purchase of the property by the applicants and therefore had no involvement with the walls or prior grading. It was stated during the CAB that the previous grading and walls were built without an approved permit by a previous owner. I have emails with communication with Julee Oleander/ Walt West / Code Enforcement and they don't have records of the contractor performing the work without the permit at the time. There was / is a case number in Accela for the code violation, original approved SUP permit and for the grading permit (2014 - 2015 +/-). The grading permit was never approved and County records permit public record request does not have any plans from then.

I hope this helps and look for a more formal response on letterhead tomorrow, my back willing.

Thanks

Sent from my Galaxy

----- Original message -----

From: "Cahalane, Daniel" <DCahalane@washoecounty.us>
Date: 3/5/21 11:14 AM (GMT-08:00)
To: Brian Newman <brian@mlsdreno.com>
Subject: RE: CAB response letter

Monday will be fine



Let us know how we're doing. Please tell us how we did by taking a quick survey

Dan Cahalane

Planner | Community Services Department- Planning & Building Division
dcahalane@washoecounty.us | Office: 775.328.3628 | Fax: 775.328.6133

Visit us first online: www.washoecounty.us/csd

For Planning call (775) 328-6100 | Email: Planning@washoecounty.us

1001 E. Ninth St., Bldg A., Reno, NV 89512



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From: Brian Newman <brian@mlsdreno.com>
Sent: Friday, March 5, 2021 11:12 AM
To: Cahalane, Daniel <DCahalane@washoecounty.us>
Subject: RE: CAB response letter

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Ok. I am away from my office. Can I get it to you Monday or do you need it today?

Sent from my Galaxy

----- Original message -----

From: "Cahalane, Daniel" <DCahalane@washoecounty.us>
Date: 3/5/21 8:09 AM (GMT-08:00)
To: Brian Newman <brian@mlsdreno.com>
Subject: RE: CAB response letter

Technically, a written response.



Let us know how we're doing. Please tell us how we did by taking a quick survey

Dan Cahalane

Planner | Community Services Department- Planning & Building Division
dcahalane@washoecounty.us | Office: 775.328.3628 | Fax: 775.328.6133

Visit us first online: www.washoecounty.us/csd

For Planning call (775) 328-6100 | Email: Planning@washoecounty.us

1001 E. Ninth St., Bldg A., Reno, NV 89512



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From: Brian Newman <brian@mlsdreno.com>
Sent: Thursday, March 4, 2021 10:10 PM
To: Cahalane, Daniel <DCahalane@washoecounty.us>
Subject: RE: CAB response letter

[NOTICE: This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hi Dan, I was able address during the Zoom meeting and then they voted. Are you saying they submitted these questions again? Or that they need a written back up from what was said during the meeting?

Sent from my Galaxy

----- Original message -----

From: "Cahalane, Daniel" <DCahalane@washoecounty.us>
Date: 3/4/21 6:16 PM (GMT-08:00)
To: Brian Newman <brian@mlsdreno.com>
Subject: CAB response letter

Hi Brain

The Southwest Truckee Meadows Area Plan requires a written response to CAB feedback per SWTM policy SW2.3. I've summarized the meeting in bullet points below. There wasn't much opposition with a unanimous approval; so a quick response to each bullet point would be sufficient.

- Concerns over access to northerly parcels
 - Federal easements not necessary as there is additional access.
- Concerns over rock walls
 - Permit was not issued for the rock wall.

Regards,



Let us know how we're doing. Please tell us how we did by taking a [quick survey](#)

Dan Cahalane

Planner | Community Services Department- Planning & Building Division
dcahalane@washoecounty.us | Office: 775.328.3628 | Fax: 775.328.6133

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WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

1001 EAST 9TH STREET
PO BOX 11130
RENO, NEVADA 89520-0027
PHONE (775) 328-3600
FAX (775) 328.3699

Date: February 26, 2021

To: Dan Cahalane, Planner, Planning and Building Division

From: Leo Vesely, P.E., Engineering and Capitol Projects Division

Re: Abandonment Case **WAB21-0003 – Feulner Abandonment**
APN 150-250-48

GENERAL PROJECT DISCUSSION

Washoe County Engineering and Capital Project staff has reviewed the above referenced application. The application is for the abandonment of a 33-ft roadway and public utility easement along the eastern boundary of the parcel. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the application prepared by Meridian Land Solutions and Design. The County Engineer shall determine compliance with all the following conditions of approval.

For questions related to sections below, please see the contact name provided.

GENERAL CONDITIONS

Contact Information: Leo Vesely, P.E. (775) 328-2313

1. Prior to recordation of the Order of Abandonment, the applicant shall submit legal descriptions and exhibit maps for the areas of abandonment, any new easements and any easement reservations that are required, to the Engineering and Capital Projects Division for review and approval. Legal descriptions and exhibit maps shall be prepared by a Nevada professional land surveyor.
2. Retention or relocation of all public utility easements is required to the satisfaction of and at no expense to Washoe County or the existing public utilities that originally accepted and approved said easements, as well as any other public utilities now in existence that currently utilize said easements. Said relocations shall be evidenced by the recordation of properly executed documents reflecting the grant of new easements (if required) to said public utilities and the relinquishment by said public utilities of their former easements.
3. The applicant shall comply with conditions necessary to effect the Resolution and Order of Abandonment within two (2) years from the date of the action by the Planning Commission or this conditional abandonment will be null and void.



INTEGRITY



EFFECTIVE COMMUNICATION



QUALITY PUBLIC SERVICE

Subject: Feulner Abandonment – WAB21-0003
Date: February 26, 2021
Page: 2

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Leo Vesely, P.E. (775) 328-2313

There are no Drainage related comments.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitchell Fink (775) 328-2050

There are no Traffic related comments.

UTILITIES (County Code 422 & Sewer Ordinance)

Contact Information: Tim Simpson, P.E. (775) 954-4648

There are no utility related conditions of approval.



Community Services Department

Planning & Building Division for the

I hereby certify that notices for the case number referenced below were delivered to Nevada Presort for printing and mailing pursuant to Nevada Revised Statutes, Chapter 278 and Washoe County Code Chapter 110.

Washoe County Planning Commission

1001 E. Ninth St., Bldg. A, Reno, NV 89512-2845

Signature: Katy Stork Date: 3/16/2021

Mailing List for Case No.: WAB21-0003 (Feulner Abandonment)

No.	APN	Name and Address of Addressee
1	15025048	CHRISTOPHER A & MEGAN FEULNER 770 MAYS BLVD # 4943 INCLINE VILLAGE NV 89450
2	15025039	ERIC SCHEETZ 16770 EVERGREEN HILLS RENO NV 89511
3	15050103	TL MT ROSE ESTATES LP 3300 DOUGLAS BLVD STE 450 ROSEVILLE CA 95661
4	15025043	NANCY J TOROK ET AL 5215 MOUNTAIN RANCH RD RENO NV 89511
5	15025045	TRUCKEE MEADOWS FIRE PROTECTION DIST 1001 E 9TH ST BLDG D RENO NV 89520
6	15025047	VANHOOSE FAMILY TRUST 13645 CHARISMATIC CT RENO NV 89521
7	15049220	WASHOE COUNTY 1001 E 9TH ST BLDG A ATTN COMMUNITY SERVICES DEPT RENO NV 89512
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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.

Project Information		Staff Assigned Case No.: _____	
Project Name: Abandonment of Easement on Feulner Residence Parcel			
Project Description: Abandon the existing 33' Roadway and PUE Easement along the eastern boundary line of APN 150-250-48 (Parcel 2 of PM 4615)			
Project Address: 0 Mountain Ranch Road (Washoe County Assessor's Parcel Number (APN) 150-250-4			
Project Area (acres or square feet): 2.476 Acres / 107,854 Square Feet			
Project Location (with point of reference to major cross streets AND 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		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). Special Use Permit Number SB14-010			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
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.	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same as Property Owner		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
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
-------	---

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

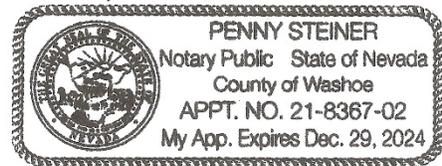
Incline Village, NV 89450

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

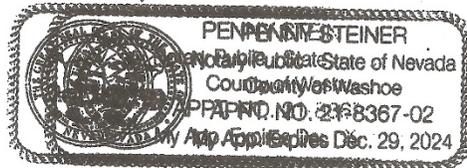
State of Nevada
County of Washoe

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

(Notary Stamp)

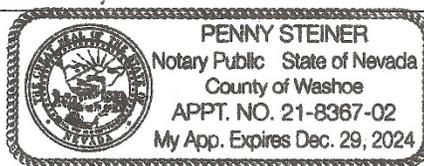
[Signature]
Notary Public in and for said county and state

My commission expires: 12/29/2024



*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	Checkout	View
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

SITUS:
 0 MOUNTAIN RANCH RD
 WCTY NV

Taxing District
 4000

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
2020	\$710.56	\$710.56	\$0.00	\$0.00	\$0.00
2019	\$676.72	\$676.72	\$0.00	\$0.00	\$0.00
2018	\$645.74	\$645.74	\$0.00	\$0.00	\$0.00
2017	\$619.71	\$619.71	\$0.00	\$0.00	\$0.00
2016	\$604.42	\$604.42	\$0.00	\$0.00	\$0.00
Total					\$0.00

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

 **Payment Information**

 **Special Assessment District**

 **Installment Date Information**

 **Assessment Information**

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

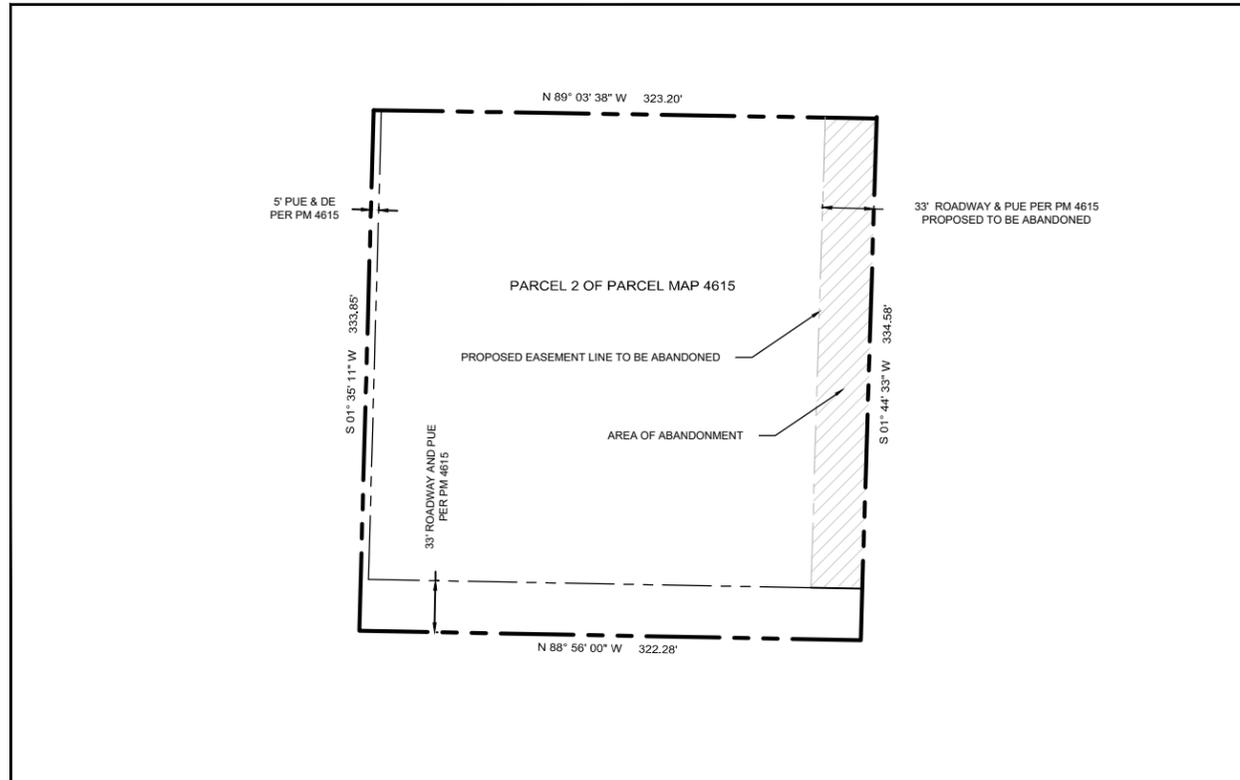
- 1. Vicinity Map**
- 2. Location Map**
- 3. Parcel Map 4615**
- 4. Reduced Abandonment Site Plan**
- 5. Reduced Special Use Permit Plans**



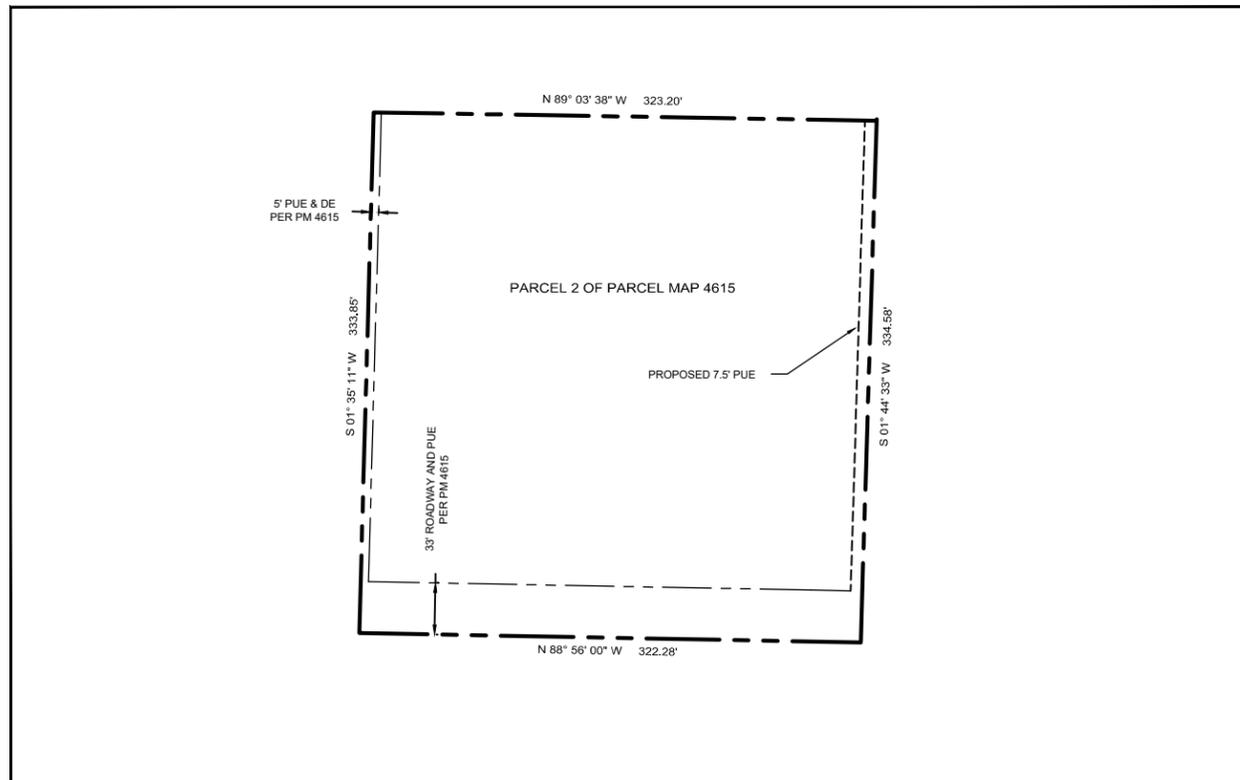
VICINITY MAP
NOT TO SCALE

FEULNER RESIDENCE

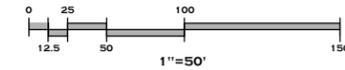
ABANDONMENT APPLICATION APN 150-250-48



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

5191

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.

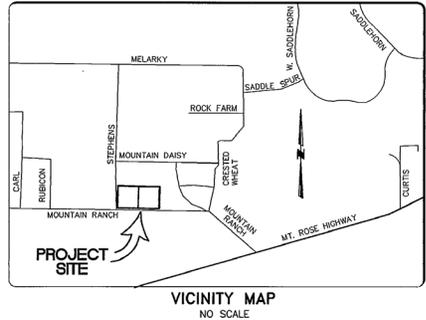
BRITANNY, LLC
A NEVADA LIMITED LIABILITY COMPANY

Sherrie Root
SHERRIE ROOT

7/19/06
DATE

Robert Root III
ROBERT ROOT III

7/19/06
DATE



REFERENCES:

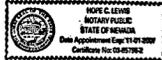
- 1. PARCEL MAP NO. 2114, RECORDED MARCH 25, 1987, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA.
- 2. RECORD OF SURVEY MAP NO. 2686, RECORDED MARCH 24, 1994, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA.
- 3. PARCEL MAP NO. 2449, RECORDED JUNE 28, 1990, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA.
- 4. PARCEL MAP 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*

Heidi Lewis
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. LORVIERE, 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.

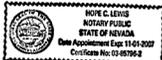
Robert O. Lorriviere
ROBERT O. LORVIERE - PLS 8661
LAND SURVEYOR STATE OF NEVADA
NO. 5651
August 17, 2006

ACKNOWLEDGEMENT

STATE OF NEVADA S.S.
COUNTY OF WASHOE

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

Heidi Lewis
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*
JULIE WILSON, TITLE DEPENDER
STEVE SCHILLER
SENIOR VICE PRESIDENT
DATE: 4/15/2006 B-24-2006

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 Wilson
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 Ray 4/17/2006
SIERRA PACIFIC POWER COMPANY DATE
Susan Hod 8/15/06
WASHOE COUNTY DEPARTMENT OF WATER RESOURCES DATE
Michelle Kimmel 4/19/2006
NEVADA BELL TELEPHONE COMPANY DATE
Mike B... 4/28/2006
CHARTER COMMUNICATIONS DATE

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 28th DAY OF August, 2006.

Carl P. Freund
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
WASHOE COUNTY DEPARTMENT OF WATER RESOURCES DATE

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 _____
ON THIS 28th 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., CHECKED, ROL, DATE, SHEET NO. 1 OF 2 SHEETS

PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS
SURVEYORS • CONSTRUCTION INSPECTORS
CORPORATE BLDG. RENO, NV 89502
(775) 856-1150 FAX: (775) 856-1160

Parcel Map 4615

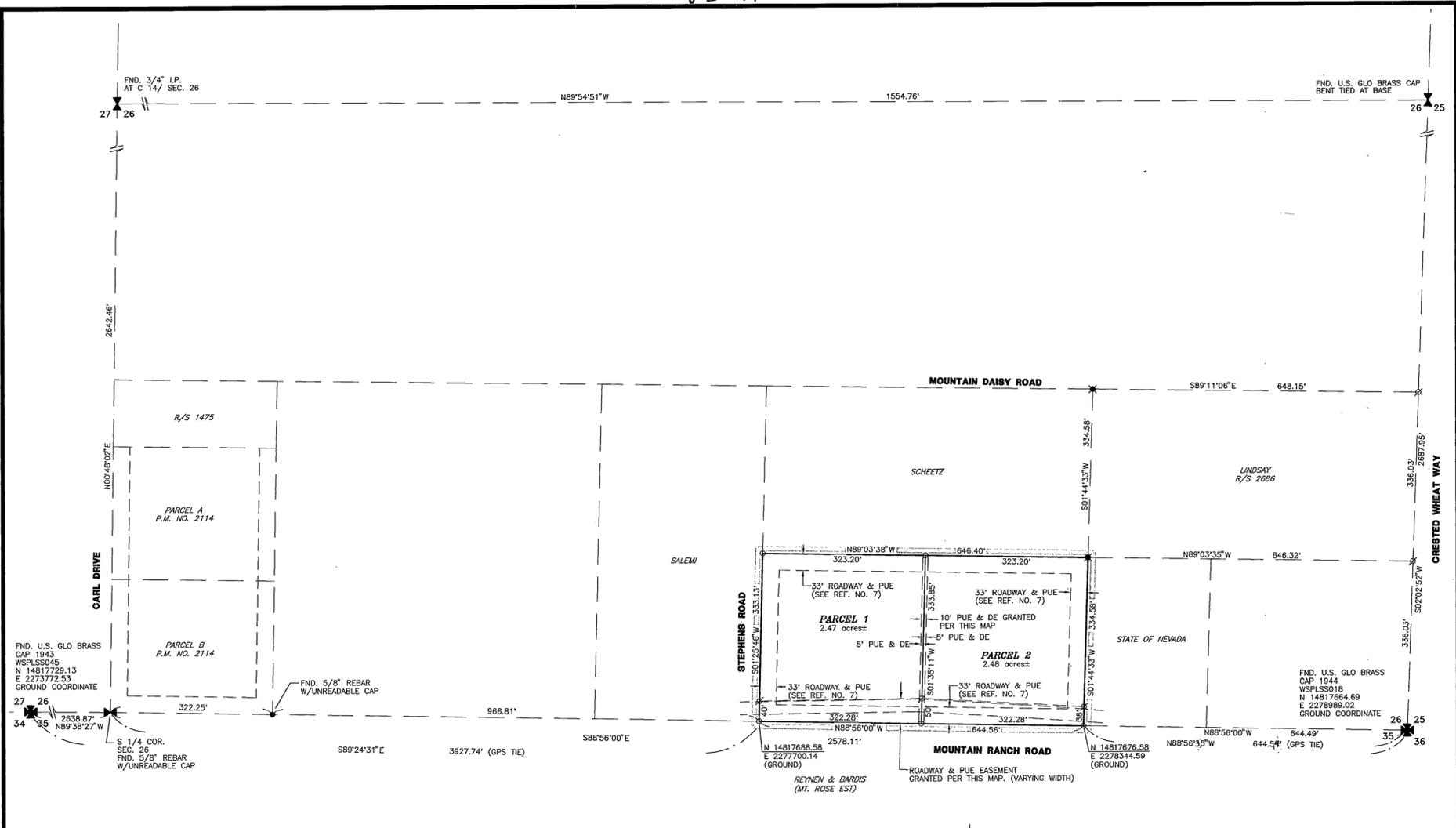
WAB21-0003
EXHIBIT E

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

3431250

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

4615A

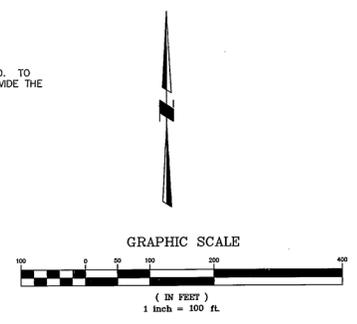


- LEGEND**
- ✱ FOUND SECTION CORNER
 - ✱ FOUND QUARTER CORNER
 - ✱ CALCULATED 1/4 SECTION CORNER
 - △ FOUND GPS POINT
 - FOUND CENTERLINE MONUMENT
 - ✱ FOUND 5/8" REBAR W/CAP "PLS 6630" PER REF. NO. 2
 - FOUND POINT AS NOTED
 - SET 5/8" REBAR W/CAP "PLS 8661"
 - ⊗ CALCULATED POINT, NOTHING FOUND OR SET
 - 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 GRID. 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. NEVADA

WASHOE COUNTY

CTA	PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS	JOB NO. 05-077-00
	SURVEYORS • CONSTRUCTION INSPECTION	DESIGNED
		DRAWN
		COMP.
		CHECKED, ROL
1150 CORPORATE BLVD. RENO, NV 89502 (775) 856-1150 FAX: (775) 856-1160	DATE, 04/13/06	SHEET NO. 2 OF 2 SHEETS

Parcel Map 4615A

WAB21-0003
EXHIBIT E

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

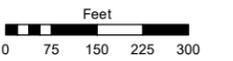
SE 1/4 SECTION 26, T18N - R19E

Assessor's Map Number

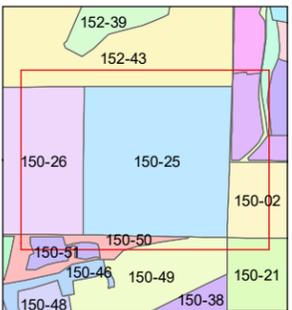
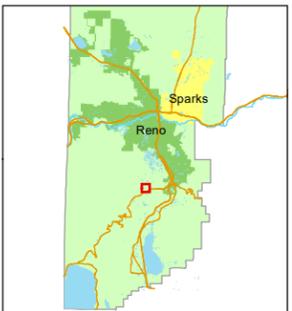
150-25

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE

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



1 inch = 300 feet



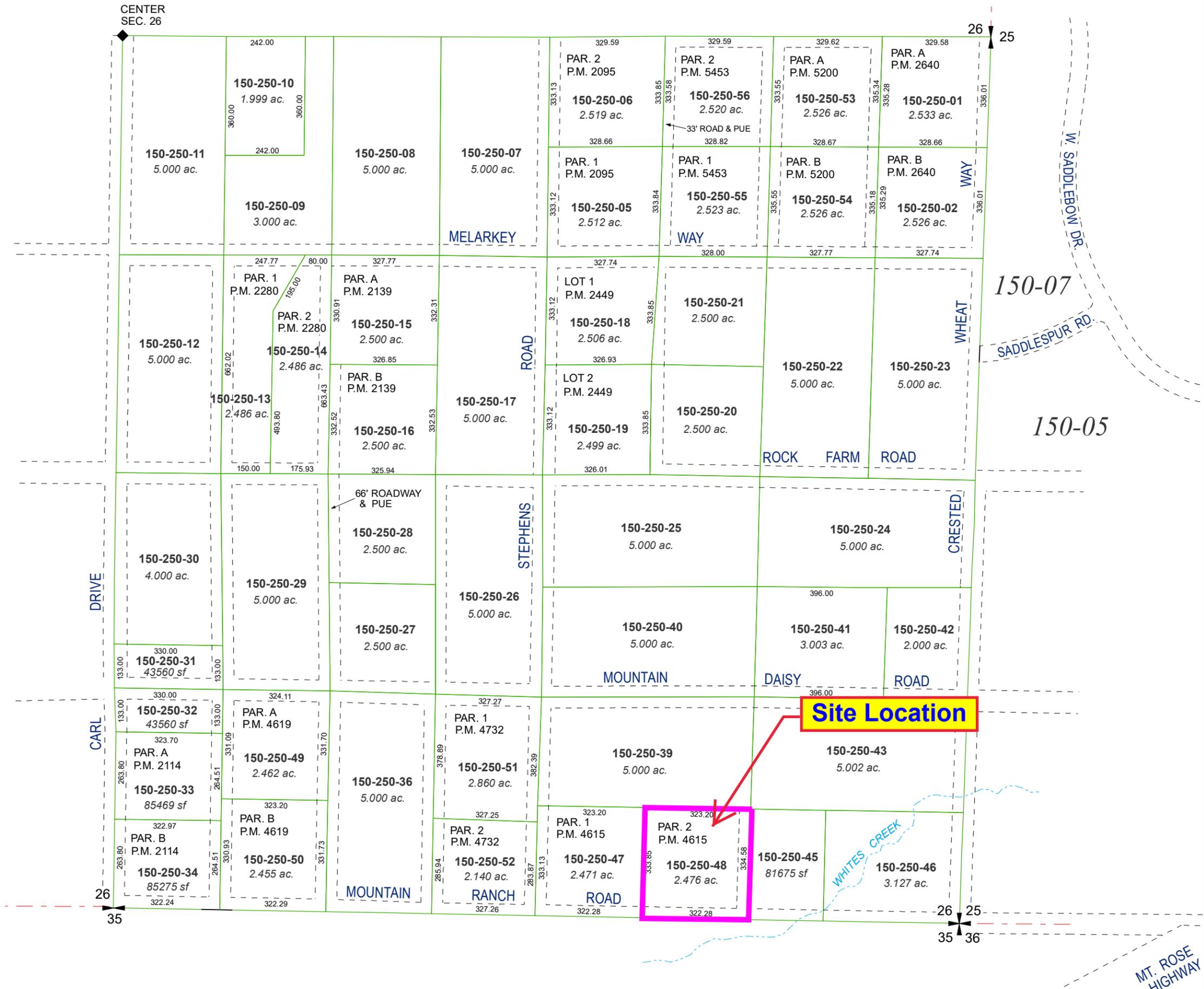
created by: KSB 12/15/2010

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 of the data delineated hereon.



WAB24-0003
EXHIBIT E

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:

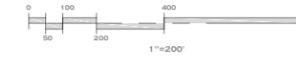
PARCEL 2 OF WASHOE COUNTY PARCEL MAP 4615, RECORDED AUGUST 28, 2006. ALL EASEMENTS PER THE MAP ARE VALID, WITH THE EXCEPTION OF THE NORTHERN THIRTY THREE (33) ROADWAY AND PUE EASEMENT WHICH HAS BEEN ABANDONED PER WASHOE COUNTY RECORDER'S DOCUMENT NUMBER 4538434, RECORDED DECEMBER 3 2015.



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) ROADWAYS & 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')

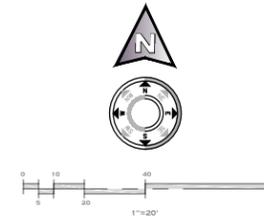
SHEET 1 OF 6
TITLE SHEET



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

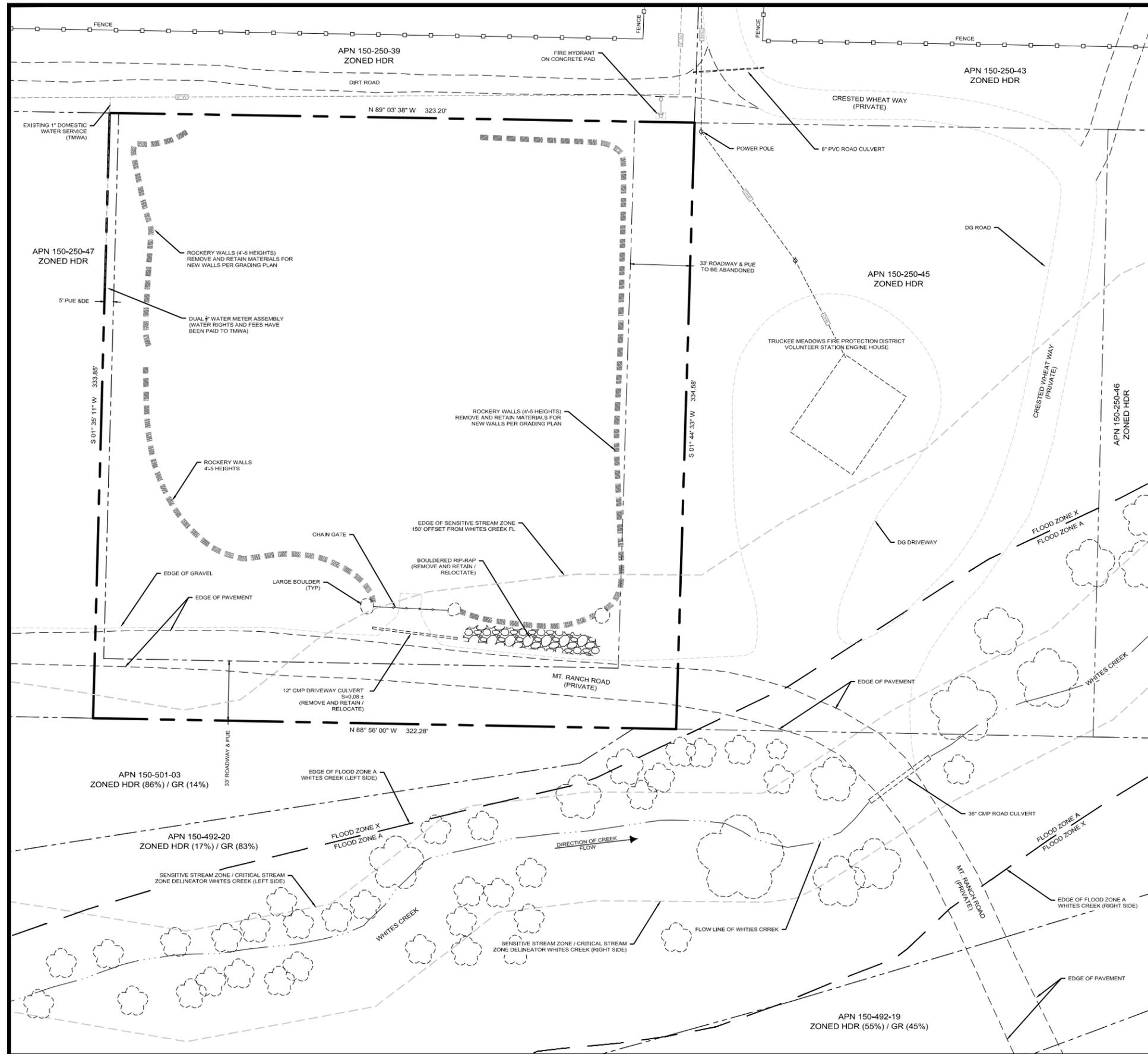
WAB21-0003
EXHIBIT E

**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.

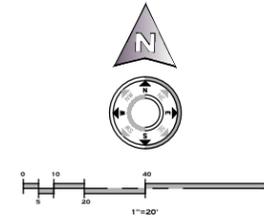


**SHEET 2 OF 6
EXISTING CONDITIONS
AND
DEMOLITION PLAN**



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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

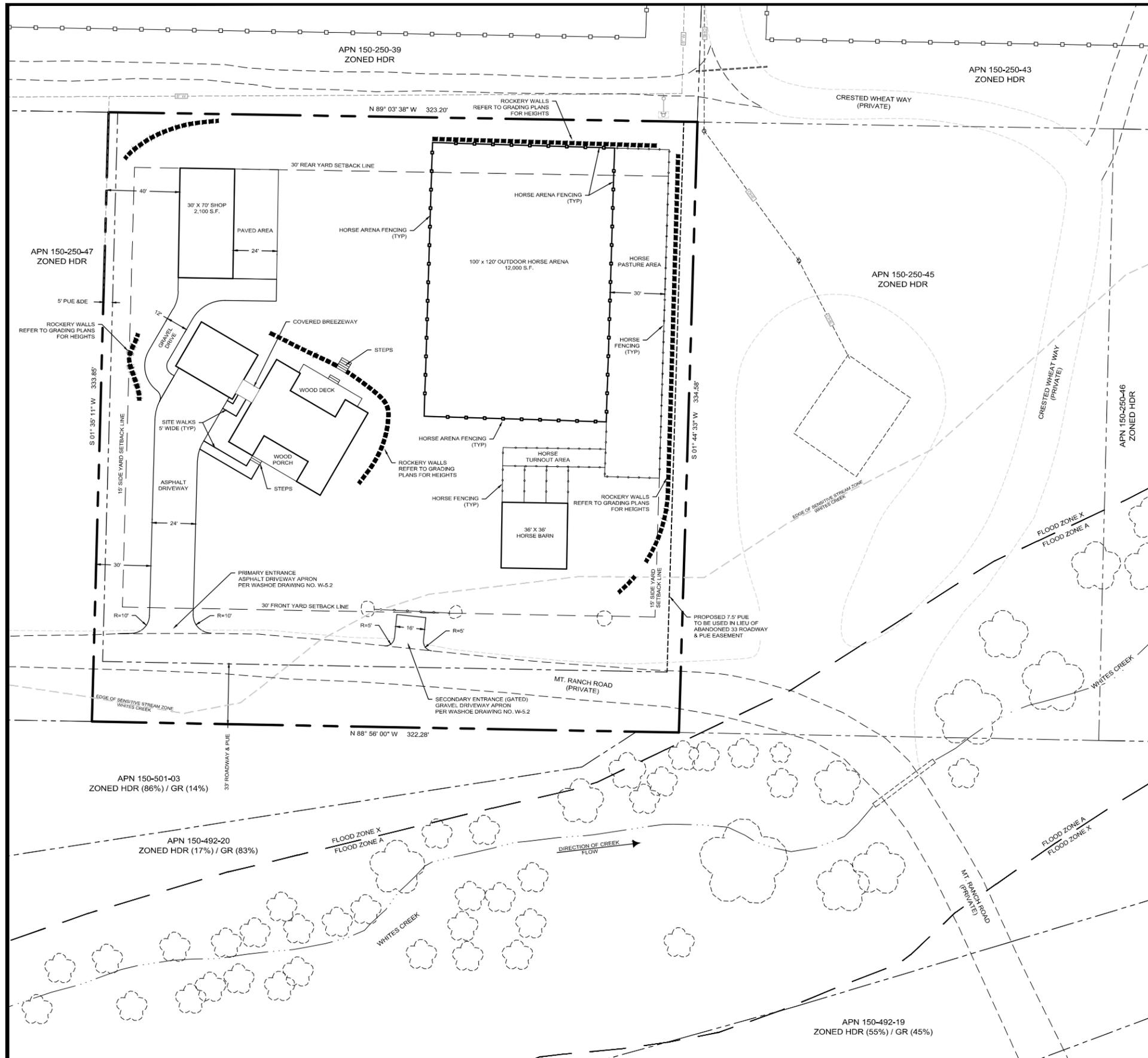
TOTAL SITE AREA:
107,854 SQUARE FEET (2.48 ACRES ±)

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')

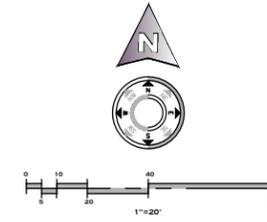


**SHEET 3 OF 6
SITE PLAN**



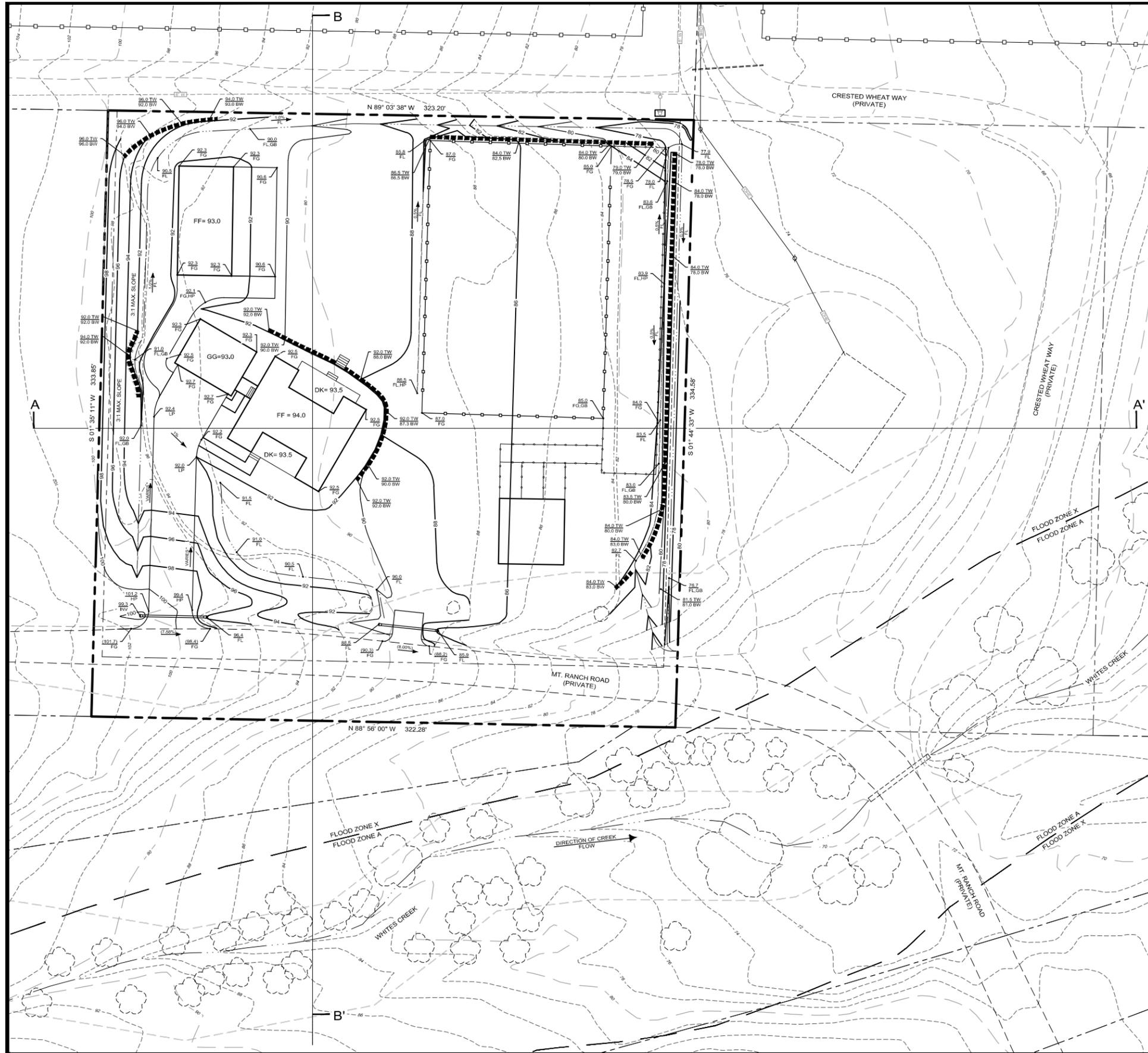
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- THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE FROM A COMBINATION OF GIS INFORMATION GATHERED FROM WASHOE COUNTY AND THE CITY OF RENO, AERIAL PHOTOGRAPHY AND SITE RECONNAISSANCE.
- FLOOD ZONE DELINEATION SHOWN AS DEPICTED ON FEMA FIRM MAP 32031C3245G EFFECTIVE DATE 03/16/2009
- GRADING TEXT WITH PARENTHESIS () ARE EXISTING CONDITIONS OR GRADES.
- 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	PROPOSED ELEVATION xx.xx (ELEVATION) yy (TYPE OF GRADE)
xx.xx	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)

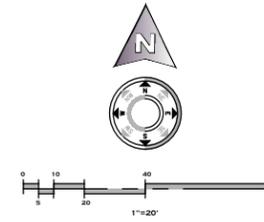


**SHEET 4 OF 6
GRADING PLAN**



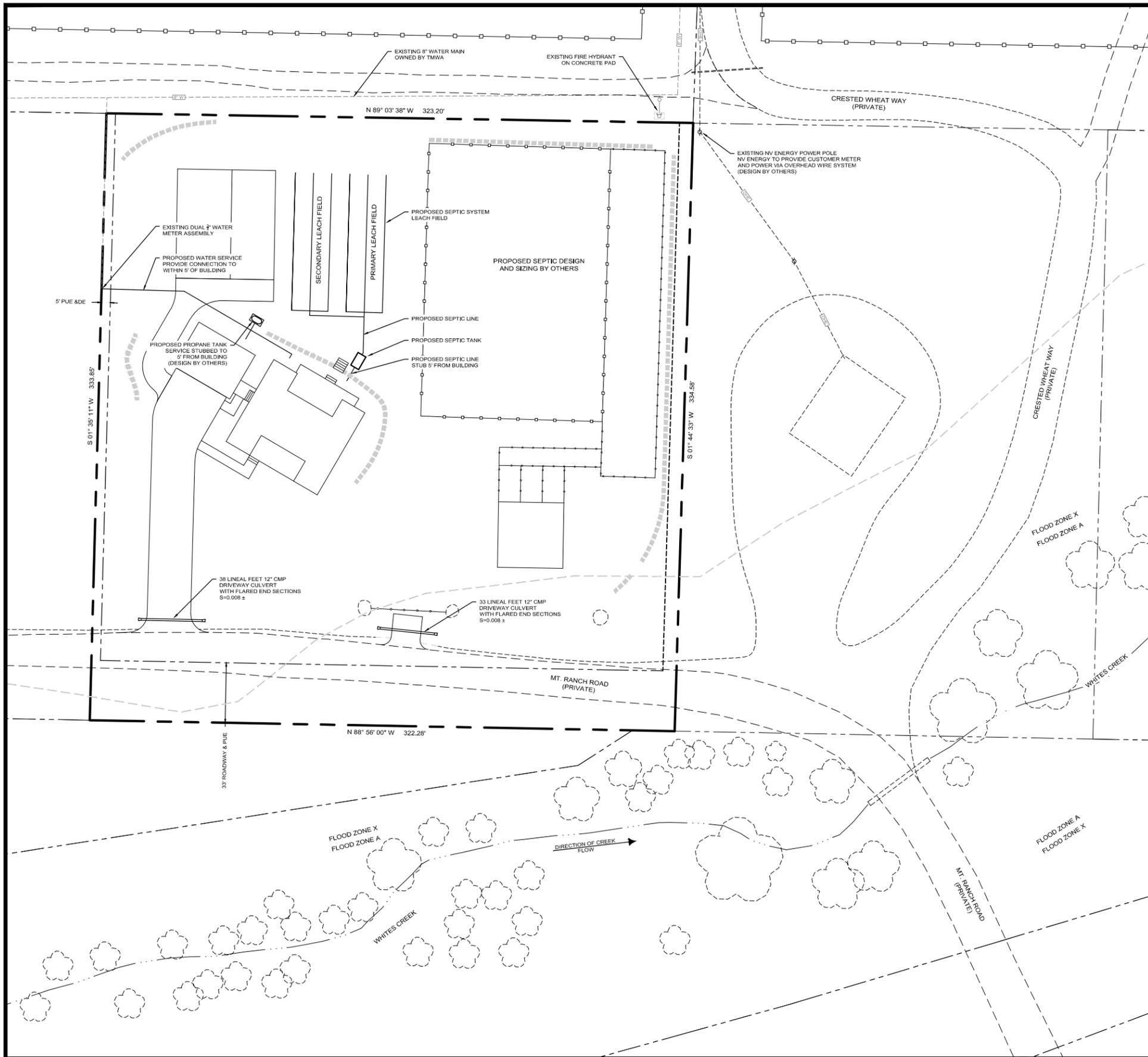
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1. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE FROM A COMBINATION OF GIS INFORMATION GATHERED FROM WASHOE COUNTY AND THE CITY OF RENO, AERIAL PHOTOGRAPHY AND SITE RECONNAISSANCE.
2. UTILITIES SHOWN ARE SCHEMATIC AND WILL BE FINALIZED WITH COORDINATION 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

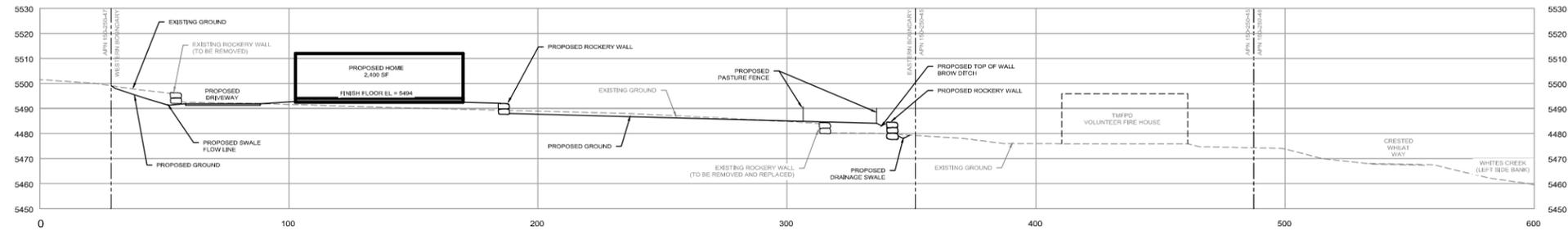


**SHEET 5 OF 6
UTILITY PLAN**

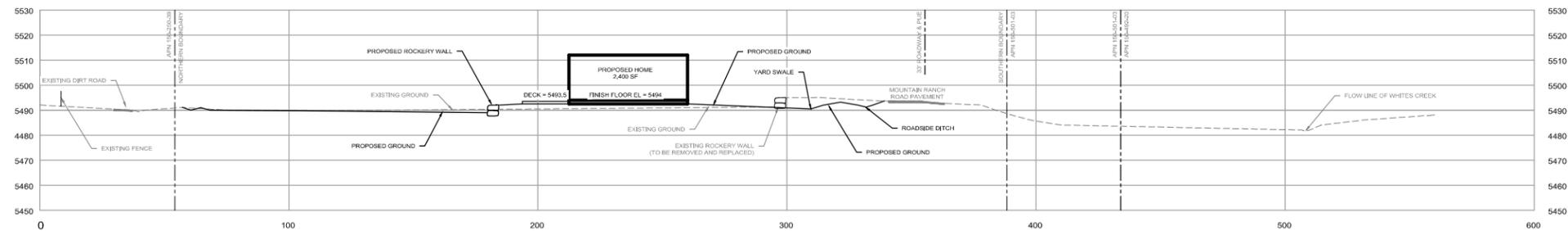


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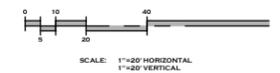
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CROSS-SECTION A - A'



CROSS-SECTION B - B'



**SHEET 6 OF 6
SITE CROSS-SECTIONS**



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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

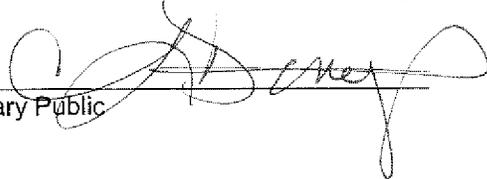


Evelyn Pei Lin Chiang

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

