

## Bronczyk, Christopher

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**From:** Dennis Troy <dtroy@realmconstructors.com>  
**Sent:** Thursday, August 01, 2019 1:22 PM  
**To:** Bronczyk, Christopher  
**Subject:** Fwd: Winery

[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 Chris and Donna,

Please see the condition below as prepared by Brian, can we please include this into the staff report.

Thank you,

Sent from my iPhone

Begin forwarded message:

**From:** Stan Jaksick <ssj3232@aol.com>  
**Date:** August 1, 2019 at 1:04:12 PM PDT  
**To:** [dtroy@realmconstructors.com](mailto:dtroy@realmconstructors.com)  
**Subject:** Fwd: Winery

Hi Dennis

See Brian comments below, I think SUCCESSORS OR ASSIGNEES is important to add, I realize we're getting down to the wire here but if you want to take some of Bryan's comments and add them to your email that's great.

Can you please either forward your email to Chris Bronczyk ([cbronczyk@washoecounty.us](mailto:cbronczyk@washoecounty.us)) or hand deliver a copy to him so he can read it into the record.

Thanks

Stan Jaksick

Begin forwarded message:

**From:** Brian Newman <[brian@mlsdreno.com](mailto:brian@mlsdreno.com)>  
**Date:** August 1, 2019 at 12:36:58 PM PDT  
**To:** Stan Jaksick <[ssj3232@aol.com](mailto:ssj3232@aol.com)>  
**Subject:** RE: Winery

The owner(s) of APNs 047-162-19 and 047-162-21, along with its successors and assignees, shall be responsible for the maintenance, in perpetuity, of roadway as described in Washoe County Recorder's Document Number 1926933, with the following exception of the easement area being south of the access driveway to APN 047-162-21. Should an additional ingress / egress driveway or other vehicular access, for purposes of serving either portion of APNs 047-162-19 and 047-162-21, be established within the

easement described in Doc # 1926933, then the maintenance and improved pavement sections shall be extended to the southern edge of that vehicular access.

The agreement shall be executed between the owners of APNs 047-162-19 and APNs 047-162-21 (currently "Dennis and Tina De La Montanya Trust") and the Montreux Development Group LLC. A separate maintenance agreement shall be drafted between the "Dennis and Tina De La Montanya Trust" and surrounding property owners who use the road for access.

**Amended Conditions:**

**1 G** – The wall or fence that is required to be constructed between the commercial uses and the adjacent residential uses shall be constructed of long-lasting materials, and shall be at least six (6) feet in height. The wall or fence shall be constructed out of stone, masonry, vinyl, or composite. Planted hedgerows would also be permitted. Wood and chain link are not permitted.

Removed

**1 H** – One (1) tree every twenty (20) linear feet of property frontage is required. Landscape buffers will be required and shall be the width of the required front, side or rear yard setbacks for the entire length of the adjoining common property line.

Removed

**1 I** – No outdoor storage of machinery or tools will be permitted. Machinery and tools used for agricultural purposes must be stored indoors

**Changed to:**

**1 I** Agricultural machinery and tools shall be screened from adjacent properties when not in use.

ADD:

**1K** - Prior to Certificate of Occupancy, the owner shall install signage at the exit of the driveway indicating the presence of a school bus drop off zone, and children present.

**1L** - Prior to Certificate of Occupancy, the owner shall work with Washoe County Engineering and Public Works to appropriately sign the section of Bordeaux Drive and the entrance of the project with appropriate signage. If deemed necessary by Washoe County Engineering.

**1m vii** - The owner shall limit hours of operation to “by appointment only” on Monday-Thursday, and shall limit appointments between 2:30-4:30 PM.

**1m viii** - The owner(s) of APNs 047-162-19 and 047-162-21, along with its successors and assignees, shall be responsible for the maintenance, in perpetuity, of roadway as described in Washoe County Recorder’s Document Number 1926933, with the following exception of the easement area being south of the access driveway to APN 047-162-21. Should an additional ingress / egress driveway or other vehicular access, for purposes of serving either portion of APNs 047-162-19 and 047-162-21, be established within the easement described in Doc # 1926933, then the maintenance and improved pavement sections shall be extended to the southern edge of that vehicular access.

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Remove Parks - 2A

Add Engineering - 3B

WADMIN 19-0014  
Tentative Amended Conditions