



Board of Adjustment Staff Report

Meeting Date: January 6, 2022

Agenda Item: 8A

ABANDONMENT CASE NUMBER: WAC21-0008 (De La Montanya Winery) for Administrative Permit Case Number WADMIN19-0014 (De La Montanya Winery)

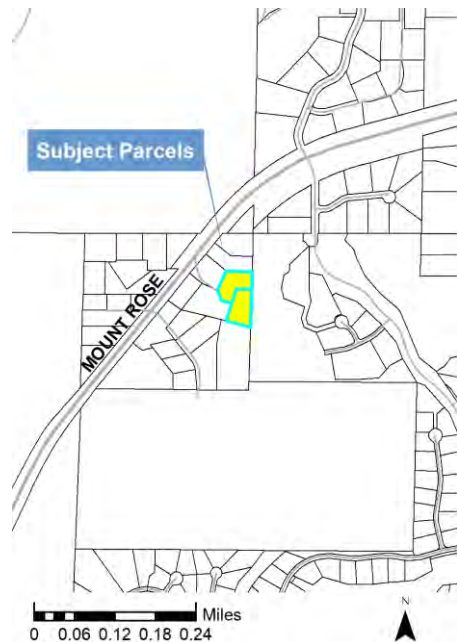
BRIEF SUMMARY OF REQUEST: Amend WADMIN19-0014 to provide a 2-year extension of time

STAFF PLANNER: Planner's Name: Chris Bronczyk
Phone Number: 775.328.3612
Email: cbronczyk@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve an amendment of conditions for Administrative Permit Case Number WADMIN19-0014 (De La Montanya Winery) for an extension of time of 2-years for a proposed winery and tasting room.

Applicant / Property Owner: Dennis and Tina De La Montanya
Location: Mt Rose Highway and Bordeaux Drive
APN: 047-162-19; 047-162-21
Parcel Size: 1.0 Acre; 1.01 Acre
Master Plan: Suburban Residential (SR)
Regulatory Zone: Low Density Suburban (LDS)
Area Plan: Forest
Development Code: Authorized in Article 808, Administrative Permits
Commission District: 2 – Commissioner Lucey



Vicinity Map

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 Board of Adjustment approve Amendment of Conditions Case Number WAC21-0008 for Dennis De La Montanya, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.808.25:

(Motion with Findings on Page 6)

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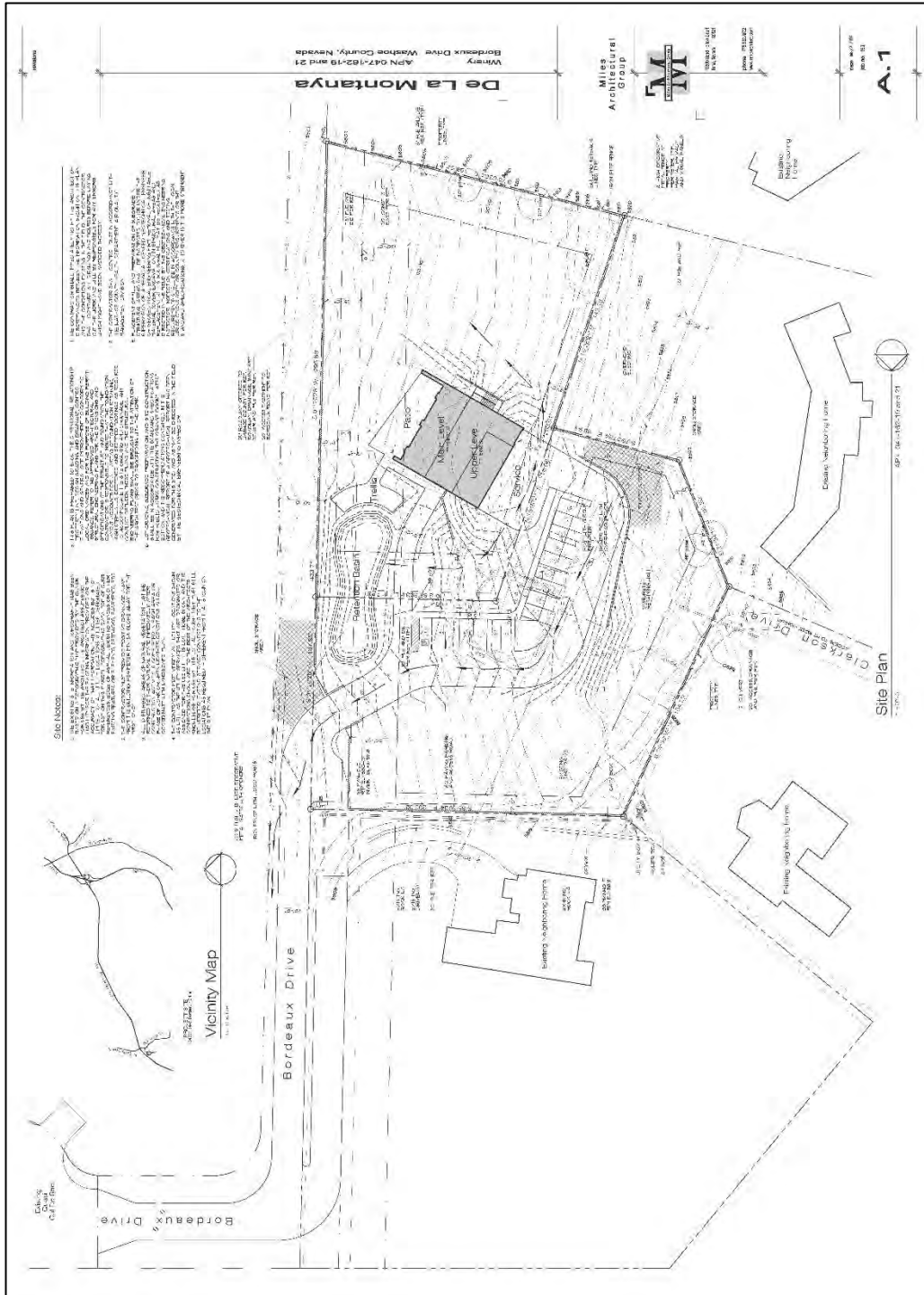
Amendment of Conditions

An amendment of conditions application is necessary in order to change a condition(s) of an approved discretionary permit, such as a special use permit, an administrative permit, a variance, an abandonment of an easement or a tentative subdivision map. Some examples of why an amendment of conditions application is submitted are listed below:

- Change in operating hours
- Physical expansion
- Extend the expiration date of the discretionary permit
- Extend the time to complete phases of the approved project

The amendment of conditions request is required to be heard by the same board that approved the original application and only the specific amendment may be discussed and considered for approval. The amendment of conditions application is processed in the same manner as the original discretionary permit application, including a public hearing, noticing, possible involvement of a citizen advisory board, agency review and analysis, and satisfying the required findings. If the Board of Adjustment grants an approval of the amendment of conditions request, an amended Action Order is created along with amended conditions of approval.

The conditions of approval for Amendment of Conditions Case Number WAC21-0008 is attached to this staff report and will be included with the amended action order.



Site Plan

Background and Evaluation of Amendment Request

The applicant is requesting to amend WADMIN19-0014 (De La Montanya Winery), an administrative permit for a winery use type and associated tasting room. The administrative permit was approved by the Washoe County Board of County Commissioners on December 10, 2019.

The project as submitted originally was proposed to include a boutique winery (winery use type) with a tasting room and crop production on assessor's parcel numbers 047-162-21 (1.01 Acre) and 047-162-19 (1 Acre); the parcels are currently vacant. The crop production use type is allowed by right and therefore not subject to this administrative permit. The applicant is proposing a 4,100 square foot structure to be constructed over a 12–14-month period. The first floor will consist of a 2,400 square foot tasting and barrel room, a mechanical room, a small prep area, and restroom facilities. The second floor is the production component and will consist of a 1,170 square foot processing room and a 1,230 square foot area consisting of an equipment room, shed area, and storage rooms. The winery is proposing that one (1) acre of grapes be grown with drip irrigation provided to the vines. No food preparation will take place on site.

Additional improvements to the site have also been included as part of the approved administrative permit. These additional improvements include 16 parking spaces, including an ADA space. WCC Section 410, Parking and Loading, requires a minimum of 5 parking spaces for any public tasting room. The project also includes a paved 20'-wide driveway from the turnaround at Bordeaux Drive to the property within the existing access easement. A retention pond was also included to address on-site drainage. The site will be served by Truckee Meadows Water Authority (TMWA) for water and Washoe County will provide sanitary sewer service. Signage is proposed with the site, but the signage is not included, as part of this administrative permit application. The signage will be reviewed at the time of building permit approval.

The approved winery will employ four (4) full time personnel and is anticipated to have approximately 80 patrons over the four (4) days of weekly operation. The winery will have deliveries one (1) day per week. The trip generation per day is expected to be around 30 average daily trips (ADT). This number of trips does not trigger a traffic impact report

The applicant is intending to develop the site so that the crop production (grape vines) will be planted adjacent to the residential uses to the west, north, and south of the subject site. All outdoor seating and gathering areas are proposed to be placed on the east side of the building, facing away from the adjacent residential uses and instead facing towards a vacant 12.5-acre parcel which is owned by the Montreux Development Group LLC. The applicant states that the closest parking spot would be 120 feet from the adjoining property (APN: 047-162-17) and the winery building would be approximately 200-feet away from this property.

The applicant is not requesting any changes to their approved administrative permit other than an amendment to condition number 1(c) to allow for a 2-year extension of time. Due to the Covid-19 pandemic starting shortly after the approval of the initial administrative permit on December 10, 2019 by the Board of County Commissioners, and the impacts to the financial industry as well as the winery and other food service industries made it difficult for the applicant to continue moving forward with the project. Washoe County traditionally grants applicants their first extension of time request.

Staff understands the complications that have occurred since early 2020 and is supportive of the 2-year extension request.

Reviewing Agencies

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

Agency	Sent to Review	Responded	Provided Conditions	Contact
Nevada Dept of Env Protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Nevada Div. of Wildlife	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Building & Safety	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Parks & Open Spaces	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Washoe County Water Rights	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Washoe County Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Washoe County Sherriff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WCHD – Air Quality	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
WCHD – Environment Health	<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 checked="" type="checkbox"/>	Brittany Lemon; blemon@washoecounty.us
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"/>	

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

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the Amendment of Conditions request. Therefore, after a thorough review and analysis, Amendment of Conditions Case Number WAC21-0008 is being recommended for approval with conditions. Staff offers the following motion for the Board'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 Board of Adjustment approve Amendment of Conditions Case Number WAC21-0008 for Dennis De La Montanya, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.808.25:

1. **Consistency.** That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Forest Area Plan;
2. **Improvements.** That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. **Site Suitability.** That the site is physically suitable a winery and crop production use type, and for the intensity of such a development;

4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Appeal Process

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment 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/Owner: Dennis and Tina De La Montanya
Email: dennisdlm@gmail.com

Representatives: Paul Taybi;
Email: powertowerpaul@gmail.com



Amended Conditions of Approval

Amendment of Conditions Case Number WAC21-0008
For Administrative Permit Case Number WADMIN19-0014

The project approved under Amendment of Conditions Case Number WAC21-0008 for Administrative Permit Case Number WADMIN19-0014 shall be carried out in accordance with the Amended Conditions of Approval granted by the Board of Adjustment on January 6, 2022. 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.

Unless otherwise specified, all amended conditions of approval shall be met for WADMIN19-0014 or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the amended conditions of approval related to the De La Montanya Winery Administrative Permit WADMIN19-0014 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. Failure to comply with any of the amended conditions imposed regarding the approved WADMIN19-0014 result in the initiation of revocation procedures.

Operational Conditions are subject to review by the Planning and Building Division prior to the renewal of a business license each year. Failure to adhere to the Operational Conditions may result in the Planning and Building Division recommending that the business license not be renewed until conditions are complied with to the satisfaction of Washoe County.

Washoe County reserves the right to review and revise the amended conditions of approval related to this application should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

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

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “Conditions of Approval” are referred to as “Operational Conditions.” These conditions must be continually complied with for the life of the project or business.

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.**

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 Planning and Building, which shall be responsible for determining compliance with these conditions.

Contact Name – Chris Bronczyk; cbronczyk@washoecounty.gov; 775.328.3612

- a. The applicant shall attach a copy of the action orders approving this project for WAC21-0008 **AND** WADMIN19-0014 to all permits and applications (including building permits) applied for as part of this approval.
- b. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within two years from the date of approval by Washoe County (**December 10, 2023**). The applicant shall complete grading within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.

*** End of Amended Conditions ***

From: [Lemon, Brittany](#)
To: [Bronczyk, Christopher](#)
Cc: [Way, Dale](#)
Subject: WAC21-0005 (De La Montanya Winery) Conditions of Approval
Date: Tuesday, November 23, 2021 7:42:26 AM
Attachments: [image001.png](#)

Good Morning Chris,

“This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards **at the time of construction** to include infrastructure for fire apparatus access roads and water supply.”

<https://tmfpd.us/fire-code/>

Thank you!

Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

blemon@tmfpd.us | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



“Committed to excellence, service, and the protection of life and property in our community”

From: [Rosa, Genine](#)
To: [Bronczyk, Christopher](#)
Subject: November Agency Review Memo II
Date: Tuesday, November 16, 2021 9:04:41 AM

Amendment of Conditions Case Number WAC21-0005 (De La Montanya Winery)

No Comments

P.S. – Please be sure to click the link below and sign up to receive air quality news, updates, public notices and more via e-mail.

Genine Rosa

Environmental Engineer II | Air Quality Management Division | Washoe County Health District
grosa@washoecounty.gov | O: (775) 784-7204 | 1001 E. Ninth St., Bldg. B, Reno, NV 89512

*My schedule is 4 x 10's M-Th 7-5:30 off on Fridays.

www.OurCleanAir.com | [Subscribe to get Air Quality Updates!](#)

-



Please take our customer satisfaction survey by clicking [here](#)

From: [Program, EMS](#)
To: [Bronczyk, Christopher](#)
Subject: FW: November Agency Review Memo II
Date: Thursday, November 18, 2021 3:11:28 PM
Attachments: [November Agency Review Memo II.pdf](#)
[image001.png](#)

Good afternoon,

The EMS Oversight Program has reviewed Amendment of Conditions Case Number WAC21-0005 (De La Montanya Winery) and has no comments or concerns regarding this project.

Thank you,

Jackie Lawson

Office Support Specialist | Division of Epidemiology & Public Health Preparedness | [Washoe County Health District](#)
Jlawson@washoecounty.gov | O: (775) 326-6051 | 1001 E. Ninth St., Bldg B, Reno, NV 89512



Please take our customer satisfaction survey by clicking [here](#)

From: Fagan, Donna <DFagan@washoecounty.gov>
Sent: Monday, November 15, 2021 5:24 PM
To: Rosa, Genine <GRosa@washoecounty.gov>; Restori, Joshua <JRestori@washoecounty.gov>; English, James <JEnglish@washoecounty.gov>; Rubio, Wesley S <WRubio@washoecounty.gov>; Kelly, David A <DAKelly@washoecounty.gov>; Program, EMS <EMSProgram@washoecounty.gov>; EHS Plan Review <EHSPlanReview@washoecounty.gov>
Subject: November Agency Review Memo II

Genine, Josh, James, Wes, David, and EMS,

Please find the attached Agency Review Memo with cases received this month by CSD, Planning and Building.

You've each been asked to review the items as indicated below. Click on the highlighted item description for a link to the application.

Rosa/Josh: Items #1, #2, and #4

James/Wes/David: Items #1 thru #4

EMS:

Items #1, #2, and #4

Please send any questions, comments or conditions to the planner for that item.

Thank you,
Donna



Donna Fagan

Account Clerk II

Finance | Community Services Department

dfagan@washoecounty.gov | Office: 775.328.3616

1001 E. 9th Street, Reno, NV 89512-2845



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

1001 EAST 9TH STREET
RENO, NEVADA 89512
PHONE (775) 328-3600
FAX (775) 328.3699

INTEROFFICE MEMORANDUM

DATE: November 19, 2021

TO: Chris Bronczyk, Planner, Planning and Building Division

FROM: Mitchell Fink, P.E., Engineering and Capital Projects Division

SUBJECT: **WAC21-0005**
APN 047-162-21 & 047-162-19
De La Montanya Winery

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Amendment of Conditions case is to approve an Amendment of Conditions to extend the approval of Administrative Permit Case Number WADMIN19-0014 for two additional years. The Engineering and Capital Projects Division recommends approval for the requested time extension for this permit.

MAF/



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE


From: [Kirschenman, Sophia](#)
To: [Bronczyk, Christopher](#)
Subject: Parks Comments Re: WAC21-0005
Date: Wednesday, December 1, 2021 7:44:31 AM
Attachments: [Outlook-agivdgwm.png](#)
[Outlook-54autvey.png](#)
[Outlook-kvtahed.png](#)
[Outlook-h43prog3.png](#)
[Outlook-o53nulce.png](#)

Hi Chris,

I have reviewed WAC21-0005 (De La Montanya Winery) on behalf of Washoe County Regional Parks and Open Space and have no comments or conditions.

Thank you,



[Sophia Kirschenman](#)
Park Planner | Community Services Department
775.328.3623 | 1001 E. 9th Street, Reno, NV 89512

Tell us how we did by taking a quick [survey](#).

Please consider the environment before printing this e-mail.



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

P.O. Box 11130
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

November 19, 2021

TO: Chris Bronczyk, Planner, Washoe County Community Services Department Planning and Building Division

FROM: Timber Weiss, Licensed Engineer, CSD

SUBJECT: Amendment of Conditions Case Number WAC21-0005 (De La Montanya Winery)

Project description: – For hearing, discussion, and possible action to amend condition number 1 of Administrative Permit WADMIN19-0014 to request an extension of time to acquire a building permit for De La Montanya Winery.

Location: 16435 Bordeaux Drive, Reno NV 89511, Assessor's Parcel Number: 047-162-21.

The Community Services Department (CSD) offers the following Water Rights conditions and /or comments regard these amendments:

No comments.

Recommend approval.



Washoe-Storey Conservation District

Bret Tyler Chairman
Jim Shaffer Treasurer
Cathy Carfield Storey app.
Jean Herman Washoe app.

1365 Corporate Blvd.
Reno NV 89502
775 857-8500 ext. 131
nevadacconservation.com

November 19, 2021

Washoe County Community Services Department

C/O Chris Bronczyk, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WAC21-0005 De La Montanya Winery

Dear Chris,

In reviewing the amendment for an extension of 2 years for a proposed winery, the Conservation District has the following comment.

We support the extension as proposed and if the applicant required additional time the Conservation District would like additional landscape features.

Thank you for the opportunity to review the project that may have impacts on our natural resources and if there are questions contact us at (775) 750-8272.

Sincerely,

Shaffer-Tyler



Conditions of Approval

Administrative Permit Case Number WADMIN19-0014

The project approved under Administrative Permit Case Number WADMIN19-0014 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on September 5, 2019. 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.

Unless otherwise specified, all conditions related to the approval of this administrative permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this administrative permit 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. Failure to comply with any of the conditions imposed in the approval of the administrative permit may result in the initiation of revocation procedures.

Operational conditions are subject to review by the Planning and Building Division prior to the renewal of a business license each year. Failure to adhere to the operational conditions may result in the Planning and Building Division recommending that the business license not be renewed until conditions are complied with to the satisfaction of Washoe County.

Washoe County reserves the right to review and revise the conditions of approval related to this Administrative Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

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

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “Conditions of Approval” are referred to as “Operational Conditions.” These conditions must be continually complied with for the life of the project or business.

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 the Planning and Building Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Chris Bronczyk, Planner, 775.328.3612, cbronczyk@washoecounty.us

- a. The applicant shall attach a copy of the action order approving this project to all administrative permit applications (including building permits) applied for as part of this administrative permit.
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this administrative permit. Planning and Building shall determine compliance with this condition.
- c. The applicant shall submit complete construction plans and building permits shall be issued within two (2) years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by Planning and Building.
- d. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- e. Prior to any ground disturbing activity, the applicant shall submit a landscaping design plan to the Planning and Building Division for review and approval. Said plan shall address parking, parking lot circulation and striping, signage, exterior lighting, trash enclosures, landscaping and plant material, type and size of plants, maturation size at full growth, landscaping location, and landscaping irrigation system.
- f. All landscaping, irrigation and screening shall be completely installed and shall satisfy the requirements prior to issuance of a certificate of occupancy.
- 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. Transparent predator resistant fencing, three strand smooth wire, and planted hedgerows shall also be permitted. Wood and chain link are not permitted.
- h. Trees shall be focused around the primary structure, parking areas, and entry location.
- i. Vineyards shall count as required landscape buffers.
- j. Agricultural machinery and tools shall be screened from adjacent properties when not in use.
- k. Any outdoor lighting on the property must adhere to dark sky lighting standards.

- I. 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.
- m. 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 Washoe County Engineering deems this condition unnecessary this condition shall not be enforced.
- n. 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, 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.
- o. The following **Operational Conditions** shall be required for the life of the business:
 - i. This administrative permit shall remain in effect until or unless it is revoked or is inactive for one year.
 - ii. Failure to comply with any of the conditions of approval shall render this approval null and void.
 - iii. All landscaping and irrigation systems shall be maintained at all times to conform with the Landscaping Section of the Washoe County Development Code for the life of the business, including the replacement of dead plants, trees, shrubs and all ground cover.
 - iv. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the administrative permit to meet with Planning and Building to review conditions of approval prior to the final sale of the site and/or the administrative permit. Any subsequent purchaser/operator of the site and/or the administrative permit shall notify Planning and Building of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
 - v. This administrative permit shall remain in effect as long as the business is in operation and maintains a valid business license.
 - vi. Hours of operation shall be restricted to the hours of 9:00 A.M. to 8:00 P.M.; if times need to be adjusted, Planning Director approval will be required. No events will be permitted due to the Low Density Suburban (LDS) regulatory zone.
 - vii. The owner shall limit hours of operation to "by appointment only" on Monday - Thursday and shall limit appointments between 2:30 P.M. - 4:30 P.M.

Washoe County Engineering and Capital Projects

2. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Leo Vesely, 775.328.2313, ivesely@washoecounty.us

- a. The application shows a retention basin and grape vines located within a 25 foot wide roadway and utility easement dedicated to Washoe County. With the submittal of final permit plans, no facilities shall be allowed within said easement. If the applicant wishes to explore the possibility of abandoning the easement, it is recommended they first meet with County Engineering staff to explore the feasibility of the abandonment.
- b. The proposed access road from Bordeaux Drive has an open offer of dedication to Washoe County, however, the offer has not been accepted since no permanent roadway has been constructed at this time. A privately owned and maintained access roadway conforming to Washoe County Code 110 to serve the development will be permitted upon the recordation of private access easements along the proposed roadway. Further, the private access easement shall not terminate or remove the existing Offers of Dedication provided on Parcel Map no. 3092 and Document No. 1926933. The applicant shall prepare engineering design drawings (plan and profiles, details) for the proposed roadway construction with hydrology report and submit to Washoe County for a Grading/Building Permit.

Truckee Meadows Fire Protection District (TMFPD)

3. The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions. Unless otherwise stated, these conditions shall be met prior to the issuance of any building or grading permit or on an ongoing basis as determined by TMFPD.

Contact Name – Don Coon, 775.326.6077, Dcoon@tmfpd.us

- a. Provide a Vegetation Installation, Management and Defensible Space Plan as required for the project in accordance with the requirements of the *IWUIC*.
- b. Provide adequate space for a turnaround for Fire Apparatus as defined in IFC Appendix #D.

Nevada Division of Environmental Protection

4. The following condition is a requirement of the Nevada Division of Environmental Protection, which shall be responsible for determining compliance with this condition.

Contact Name – Patrick Mohn, 775.687.9419, pmohn@ndep.nv.gov

- a. A pre-treatment permit is required if wine-making process wastewater will discharge to the public utility sewage collection and treatment system.
- b. A water pollution control permit will be required if the wine-making process wastewater is discharged to lined ponds, liquid storage structures or tanks, infiltration basins, infiltration trenches, or generally for any disposal of wine-making process wastewater.

Nevada Division of Water Resources

5. The following condition is a requirement of the Nevada Division of Water Resources, which shall be responsible for determining compliance with this condition.

Contact Name – Timber Weiss, 775.684.2887, tweiss@water.nv.gov

- a. Any water used on the described lands should be provided by an established utility or under permit issued by the State Engineer's Office.
- b. Any water or monitor wells, or boreholes that may be located on either acquired or transferred lands are the ultimate responsibility of the owner of the property at the time of the transfer and must be plugged or abandoned as required by Chapter 534.
- c. A Will Serve from Truckee Meadows Water Authority (TMWA) and mylar map of the

proposed project must be presented to the State Engineer for approval and signed through his office prior to development.

*** End of Conditions ***

November 7, 2021

Trevor Lloyd
Planning Manager
Planning and Building Division
Community Services Department
Washoe County, Nevada
1001 E. Ninth Street, Building A
Reno, NV 89512-2845

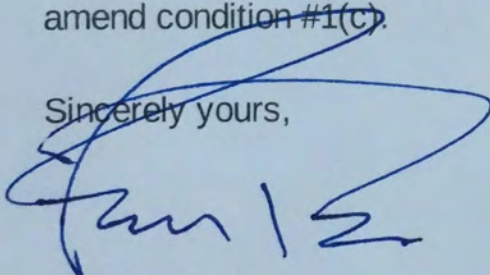
Dear Mr. Lloyd:

My name is Paul Taybi and I am working with Dennis De La Montanya regarding his proposed small boutique winery at 16435 and 16445 Bordeaux Drive. Since Dennis is vacationing with his family in Hawaii until November 10th, he asked me to reply to your email of Friday November 5, 2021.

Please find attached our documentation for points 1-5 of your Amendment of Conditions Development Application Submittal Requirements. Points 6-9 are already in your possession from Dennis' prior application and approval. Please review these new documents at your soonest convenience.

Thank you very much for your time and consideration. Please do not hesitate to contact me or Dennis regarding any questions or concerns about our request to amend condition #1(c).

Sincerely yours,



Paul Taybi
1615 Verdi Vista Court
Reno, NV 89523
510.365.1224
PowerTowerPaul@gmail.com

Cc: Dennis De La Montanya



Washoe County
 Community Services Department
 P.O. Box 11130
 Reno, Nevada 89520-0027

Planning & Development Division
 Phone: (775)328-6100

11/8/21 | # 5616
 \$ 546 -

RECEIPT OF PAYMENT

Receipt # 707640

Date: 11/08/2021

Cashier ID: RPELHAM

Payee: Paul Taybi

Application Type: Administrative Permit

LicensePermit #	Invoice #	Description/Address	Amount
WADMIN19-0014	562444	DeLaMontanya Winery 16435 BORDEAUX DR, WASHOE COUNTY, NV 89511	\$546.00
		Planning Extention of Time	\$546.00
		WASHOE Total	\$546.00
		Total Amount	\$546.00

Date	Method	Reference #	Confirm No. / Invoice #	Amount Paid
11/8/21	Check Paul Taybi	5616	562444	\$546.00
			Payment Total	\$546.00

BALANCE DUE
\$0.00

THANK YOU FOR YOUR BUSINESS

1001 East Ninth Street, Reno, Nevada 89512
 www.washoecounty.us

WAC21-0008
 EXHIBIT D

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.

Staff Assigned Case No.: _____

Project Information

Project Name:

DE LA MONTANYA WINERY

Project Description:

Establishment of a small, boutique winery and vineyard in the Low Density Suburban zone. Four days of public operations accommodating 80 patrons per week. Improvements will be a 4,100 building, 16 parking spots and includes 20' wide paved drive from the turnaround at Bordeaux Drive to the property.

Project Address:

16435+16445 BORDEAUX DRIVE

Project Area (acres or square feet):

2.02 ACRES

Project Location (with point of reference to major cross streets AND area locator):

W. ROSE HIGHWAY AND BORDEAUX DRIVE

Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
047-162-21	1.01 ACRE	047-162-19	1.0+ ACRE

Indicate any previous Washoe County approvals associated with this application:

Case No.(s). **WADMIN19-0014 (DE LA MONTANYA WINERY)**

Applicant Information (attach additional sheets if necessary)

Property Owner: DENNIS+TINA	Professional Consultant: <input checked="" type="checkbox"/>
Name: DE LA MONTANYA TRUST	Name: PAUL TAYBI
Address: PO BOX 820	Address: 1615 VERDI VISTA CT
HEMLOCK CA Zip: 95448	RENO, NV Zip: 89523
Phone: 707.483.3288 Fax: -	Phone: 510.365.1224 Fax: -
Email: DENNIS@DLM@gmail.com	Email: POWER TONOR Paul@gmail.com
Cell: SAME Other: <input checked="" type="checkbox"/>	Cell: SAME Other: <input checked="" type="checkbox"/>
Contact Person: DENNIS DE LA MONTANYA	Contact Person:

Applicant/Developer:	Other Persons to be Contacted:
Name:	Name:
Address:	Address:
Zip:	Zip:
Phone:	Phone:
Fax:	Fax:
Email:	Email:
Cell:	Cell:
Other:	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):

Property Owner Affidavit

Applicant Name:

DENNIS DELAMONTANYA

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 ^{Hawaii})
COUNTY OF WASHOE ^{Hawaii})

I, DENNIS DELAMONTANYA
(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): 04716221, 04716219



Printed Name DENNIS DELAMONTANYA

Signed [Signature]

Address P.O. Box 820
HEALDSBURG CA 95448

Subscribed and sworn to before me this 06 day of November, 2021.

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

My commission expires: 08/06/2022

(Notary Stamp)

Doc. Date: 11/06/2021 # Pages: 1
Elizabeth Hahn 5th Circuit

Doc. Description: Property
Owner Affidavit
[Signature] 11/06/2021
Signature Date

NOTARY CERTIFICATION

*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: Tina Sue DeLaMontanya

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 ^{Hawaii} ~~NEVADA~~ _(Hawaii)
COUNTY OF ^{Kauai} ~~WASHOE~~ _(Kauai)

I, Tina Sue DeLaMontanya
(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): 04716221, 04716219



Printed Name Tina Sue DeLaMontanya

Signed [Signature]

Address P.O. Box 820
Healdsburg, CA 95448

Subscribed and sworn to before me this 6 day of November, 2021.

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

My commission expires: 08/06/2022

(Notary Stamp)
Doc. Date: 11/06/2021 # Pages: 1
Elizabeth Hahn 5th Circuit
Doc. Description: Property
Owner Affidavit
[Signature] 11/06/2021
Signature Date

NOTARY CERTIFICATION

- *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

**Amendment of Conditions Application
Supplemental Information**
(All required Information may be separately attached)

Required Information

1. The following information is required for an Amendment of Conditions:
 - a. Provide a written explanation of the proposed amendment, why you are asking for the amendment, and how the amendment will modify the approval.
 - b. Identify the specific Condition or Conditions that you are requesting to amend.
 - c. Provide the requested amendment language to each Condition or Conditions, and provide both the *existing* and *proposed condition(s)*.

SEE ATTACHED

2. Describe any potential impacts to public health, safety, or welfare that could result from granting the amendment. Describe how the amendment affects the required findings as approved.

SEE ATTACHED

Amendment of Conditions Application Supplemental Information

- 1) Our request for an Amendment of Conditions (condition #1(c) is based on a simple request to extend the time period to acquire the building permit for the De La Montanya Winery. The Administrative Case Number is WADMIN19-0014. The approval by Washoe County was passed with conditions on 12/10/19 and was officially approved on 12/18/19. All Conditions of Approval on WADMIN19-0014 will be followed without modification. We are not revising the project, we request only an extension of time. Due to the COVID-19 pandemic and the resultant impact on our lives, businesses and governmental services we have not acquired the building permit. We intend to apply as soon as this extension request is approved.
- 2) The potential impacts on public health, safety or welfare that will result from granting this amendment are non-existent. All concerns were addressed in the application process. We will comply with all of the terms and conditions of our prior approval.

From: [Paul](#)
To: [Bronczyk, Christopher](#)
Cc: [Dennis De La Montanya](#); [Lloyd, Trevor](#)
Subject: De La Montanya Winery Extension Request
Date: Thursday, November 11, 2021 10:29:03 AM

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

November 11, 2021

Christopher Bronczyk
Planner
Community Services Department
Washoe County
1001 E Ninth Street, Building A
Reno, NV 89512

Dear Mr. Bronczyk:

Per our conversation on November 8th, here are more details regarding the proposed De La Montanya Winery WADMIN19-0014. Our request for an Amendment of Conditions (condition #1(c) is based on a simple request to extend the time period to acquire the building permit for the De La Montanya Winery. The approval by Washoe County was passed with conditions on 12/10/19 and was officially approved on 12/18/19.

After approval of the application, the De La Montanyas commenced preparing the further site plans, construction plans and engineering documents. They spent approximately \$35,000 on these documents and were close to submitting them to the county building department when the Covid-19 pandemic was declared. On March 15, 2020, government leaders including Gavin Newson and Steve Sislok issued mandates and directives closing and limiting non-essential businesses.

Subsequently, access to construction, design and other professionals needed for progress on the winery became difficult and in some cases impossible. The stock market crash in March and April 2020 and the

pull back by commercial lenders, gave pause to forward progress. Additionally, travel restrictions and government shutdown mandates negatively impacted the winery business for over six months. Tasting room closures, tourism plummeting and restaurant seating limitations disproportionately impacted sales of wine not direct-to-consumer. Supply chain problems, especially construction materials, created a crisis in the construction trades. As a result, the De La Montanyas began to rethink the business model for the Washoe winery.

In the spring of 2021, they decided to move forward on the project and invested another \$20,000 to revise the building plans for submission to the building department. Social distancing norms, uncertainty regarding Covid variants and resulting human behavioral changes are dictating new ways of thinking about the winery and hospitality experience.

The De La Montanyas are requesting a two year extension. Please review all of the documents we have recently submitted, the prior approval documents and contact us with any questions or concerns. Thank you!

Sincerely yours,

Paul Taybi
1615 Verdi Vista Court
Reno, NV 89523
510.365.1224
PowerTowerPaul@gmail.com

CC: Dennis De La Montanya

Community Services Department
Planning and Building
ADMINISTRATIVE PERMIT APPLICATION
(Care for the Infirm see page 8)



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

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: DeLaMontanya Winery			
Project Description: DeLaMontanya Winery & Vinyards is requesting Administrative Permit Application approval to establish a boutique winery (tasting and production facility) and crop production on two parcels.			
Project Address: 16435 and 16445 Bordeaux Drive, Reno NV 89511			
Project Area (acres or square feet): 2.02ac			
Project Location (with point of reference to major cross streets AND area locator): Approximately 300-ft east of Mt. Rose HWY and 700-ft due west of the Montreux HOA			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
047-162-21	1.018067	047-162-19	1.000298
Indicate any previous Washoe County approvals associated with this application: Case No.(s) N/A			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Dennis & Tina DeLaMontanya Trust		Name: Realm Constructors	
Address: 999 Foreman Ln, Healdsburg CA		Address: 405 Marsh Ave	
Zip: 95448		Zip: 89509	
Phone: 707-483-3728	Fax:	Phone: 509-954-4284	Fax:
Email: dennisdml@gmail.com		Email: dtroy@realmconstructors.com	
Cell:	Other:	Cell:	Other:
Contact Person: Dennis DeLaMontanya		Contact Person: Dennis Troy	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		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):	

Property Owner Affidavit

Applicant Name: DENNIS DELAMONTANA

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, DENNIS DELAMONTANA
(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): APN 047-162-21 ; 047-162-19

Printed Name DENNIS DELAMONTANA

Signed [Signature]

Address 999 FOREMAN LN
HEALDSBURG CA. 95448

Subscribed and sworn to before me this
_____ day of _____, _____.

(Notary Stamp)

See attached.
Notary Public in and for said county and state

My commission expires: _____

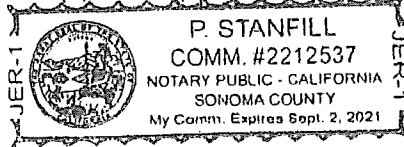
*Owner refers to the following: (Please mark appropriate box.)

- 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

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sonoma

Subscribed and sworn to (or affirmed) before me on this 17th
day of May, 2019, by Dennis De La Montaña
proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.



(Seal)

Signature P. Stanfill

Administrative Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the type of project or use being requested?

See Attached

2. What section of the Washoe County code requires the Administrative permit required?

See Attached

3. What currently developed portions of the property or existing structures are going to be used with this permit?

See Attached

4. What improvements (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

See Attached

5. Is there a phasing schedule for the construction and completion of the project?

See Attached

6. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

See Attached

7. What are the anticipated beneficial aspects or effect your project will have on adjacent properties and the community?

See Attached

8. What will you do to minimize the anticipated negative impacts or effect your project will have on adjacent properties?

See Attached

9. Please describe any operational parameters and/or voluntary conditions of approval to be imposed on the administrative permit to address community impacts.

See Attached

10. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.)

See Attached

11. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

See Attached

12. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

See Attached

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

Yes No

14. Utilities:

a. Sewer Service	Washoe County
b. Water Service	Truckee Meadows Water Authority

For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required:

c. Permit #		acre-feet per year	
d. Certificate #		acre-feet per year	
e. Surface Claim #		acre-feet per year	
f. Other, #		acre-feet per year	

Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

Administrative Permit Application- Supplemental Information

1. DeLaMontanya Winery & Vinyards is requesting Administrative Permit Application approval to establish a boutique winery (tasting and production facility) and crop production on two parcels.
2. Development Code Section 110.304.25(gg) Commercial Use Types requires the Administrative Permit. Table 110.302.05.3 denotes "P" which requires an Administrative Permit as noted in the subtext.
3. The property is currently vacant and no uses or structures are on the two parcels. Historically the property has been used for cattle grazing. No developed portions of the site will be used with this permit.
4. The new project will propose the following improvements over a 12-14 month construction window.
5. New structures- The new Winery building will consist of two floors separating the uses. The 2nd floor production component will consist of a 1,170sf processing room. The 2nd floor equipment room, shed area and storage rooms will be approximately 1,230sf. The 1st floor Tasting and Barrel room will be approximately 2,400sf. There is also a small prep area, mechanical room and restroom facilitates located on the first floor. The structure in its entirety is 4,100sf of conditioned space with 700sf under the 2nd floor shed area. Additional improvements include the following:
 - a. Roadway improvements- The project will provide a paved 20' drive from the turnaround at Bordeaux Drive to the property within the existing public access easement.. When the road takes a 90 degree turn it will divide into two separate drives, one serving the private residence on APN 047-162-22 and one serving the winery parcels.
 - b. Utilities- All sewer, water, gas and electricity are either stubbed out onsite or available for tie in directly adjacent on a property line.
 - c. Sanitation-The site will be served by existing a Washoe County sanitary system that is in place on the site.
 - d. Water supply- TMWA will be providing the domestic water for the project. Per TMWA, the crop production is not of a large enough scale to require a separate agricultural line and all water will be provided through one domestic water hook up.
 - e. Drainage- The project will be providing a storage/retention pond to address on-site drainage
 - f. Parking- Sixteen parking spaces including ADA stalls are proposed with the site development.
 - g. Signage- Two signs are proposed with the project, one at the entrance of the private drive and one on the property line. An example of the signage posted at one of the owners other winery's has been attached.

- h. Crop production- The winery will be growing approximately 1 acre of grapes on the property. Drip irrigation will be provided to the vines.
 - i. Food- The owners intend to sell pre-packaged and sealed cheese/meat/crackers assortments. These will be prepared by a third party independent vendor, offsite, and delivered on an as needed basis. No food preparation will take place on site.
- 5. No phasing is proposed with the improvements
- 6. The low sloping site gently slopes to the South and is flat in many areas. The site will be developed in such a manner that the crop production (grape vines) will be planted adjacent to the residential uses to the West, North and South of the site. The site to the east is a vacant 12.5 acre parcel owned by the Montreux Development Group LLC. The closest parking spot would be approximately 120ft from APN 047-162-17 while the winery building would be approximately 200ft. All outdoor gathering/seating areas would be on the east side of the building facing away from the adjacent residential uses.
- 7. The establishment of this boutique winery is the first of its kind in Washoe County. This type of use offers the citizens of Washoe County an establishment and services that are currently not available in Washoe County. The property is currently in disrepair and has been neglected for decades. The development of this site will enhance it aesthetically, address runoff issues and provide the community/neighbors a gathering place and provide a sense of community.
- 8. The property directly adjacent to the residential uses will be planted with grapevines providing a buffer and transition zone to the winery/tasting room. This buffer provides an increased setback to minimize potential impacts with the neighboring residences. Further, the hours of operation are proposed to be from the months of April-December, Friday to Monday from 11am-6pm. Outside of these regular days of operation, it will be by appointment only. These limited hours/days of operation will further limit the potential for adverse impacts.
- 9. The months/hours of operation are proposed to be from April-December, Friday to Monday from 11am-6pm. Outside of these regular days of operation, it will be by appointment only. We believe that these general days and hours of operation will address any potential "community impacts". It is not requested that these operational timeframes be set as conditions of approval as they may need to be adjusted once operations begin and use patters establish themselves.
- 10. The winery and tasting room is proposing to provide 16 onsite parking spaces including ADA stalls.
- 11. The site will be developed with grape vines throughout. In the common areas surrounding the winery/tasting room it will be landscaped with native trees,

shrubs and plantings. A trellis is being proposed to provide shade in the outdoor seating areas. All ornamental plantings will be native species as to blend in with the surrounding environment.

12. A small sign 1'x1' sign with the winery logo and address will be provided at the entrance drive (Bordeaux Circle driveway). A larger monument sign will be placed at the property line. The sign will be constructed with wood, metal and rock similar to the one attached. One full cut off/night sky compliant light will be incorporated into the sign.
13. Yes- Currently the CC&R's established on July 17, 1964 restrict uses for "business or commercial purposes" on the two parcels and several adjacent parcels. The owners have been working with a land use attorney and the adjacent property owners to amend these CC&R's to address this item. The owners have received written approval and signatures from all property owners having a vested interest in the CC&R's. All interested parties have given their written approval to amend the CC&R's to allow for a business with a commercial purpose. These rescission of the CC&R's was recorded on 5/28/2019 and is attached herein.

I.R.S.
#28.40

10733-3

JUL 17 1964

1100

1 THIS INDENTURE, made the 28th day of June, 1964,
 2 between JACK M. CALLAHAN and ILDA I. CALLAHAN, his wife, both of
 3 the County of Washoe, State of Nevada, parties of the first part,
 4 and ROBERT H. CLARKSON and JUNE P. CLARKSON, his wife, both of the
 5 aforesaid County and State, parties of the second part, as joint
 6 tenants,

WITNESSETH:

7 That the said parties of the first part, for and in con-
 8 sideration of the sum of TEN DOLLARS (\$10.00), lawful money of the
 9 United States, to them in hand paid by the said parties of the sec-
 10 ond part, the receipt whereof is hereby acknowledged, do by these
 11 presents grant, bargain, sell and convey unto the said parties of
 12 the second part, with right of survivorship, and to the survivor
 13 of them, or either of them, as joint tenants and not as tenants in
 14 common, their assigns, and to the heirs and assigns of the surviv-
 15 or thereof, all that certain lot, piece or parcel of land situate,
 16 lying and being in the County of Washoe, State of Nevada, and par-
 17 ticularly described as follows, to wit:

18 Beginning at the North one quarter (¼) corner of
 19 Section 3, T. 17 N.; R. 19 E., M.D.B.&M.; thence
 20 bearing S89° 08' W. and along the north line of
 21 said Section 3, for a distance of 1315.58 feet to
 22 the true point of beginning of tract hereafter
 23 described; thence S0° 27' 30" W. 731.68 feet to a
 24 point; thence N76° 55' W. 567.42 feet to a point;
 25 thence N38° 36' E. 264.42 feet to a point; thence
 26 N51° 24' W. 125.00 feet to a point, said last point
 27 situated on the Easterly right of way boundary of
 28 State Route 27 or Mt. Rose Highway; thence N38° 36'
 29 E. and along said right of way boundary for a dis-
 30 tance of 403.00 feet to a point situated on the
 North line of said Section 3; thence N89° 08' E.
 239.85 feet to the true point of beginning. Further
 described as a tract of land situated within the
 Northwest one quarter of the Northwest one quarter
 Sec. 3, T 17 N., R 19 E., M.D.B.&M. Containing
 an area of 6.57+-acres.

Together with all and singular the tenements, heredita-
 ments and appurtenances thereunto belonging or in anywise apper-

1.



BOOK 5 PAGE 262

DISNEY W. ROBINSON
 ATTORNEY AT LAW
 SUITE 202
 1000 CENTRAL BLVD.
 LAS VEGAS, NEVADA

JUL 17 1964

1 taining, and the reversion and reversions, remainder and remain-
2 ders, rents, issues and profits thereof, exclusive, however, of
3 any and all waters or water rights, none of which are transferred
4 hereunder or intended to be transferred hereunder, and all of
5 which are reserved unto parties of the first part.

6 TO HAVE AND TO HOLD, all and singular the said premises,
7 together with the appurtenances, unto the said parties of the second
8 part, with right of survivorship, and to the survivor of them,
9 as joint tenants and not as tenants in common, their assigns, and
10 to the heirs and assigns of the survivor thereof, forever.

11 PROVIDED ALWAYS, and this conveyance is made subject to
12 the following covenants and restrictions which shall be perpetually
13 binding upon the parties of the second part and their successors
14 in interest and which shall perpetually run with the title to the
15 real property hereby conveyed, to wit:

16 FIRST: No part or portion of said real property shall
17 at any time be used for business or commercial purposes.

18 SECOND: No building shall be erected or constructed upon
19 any part or portion of said property for residential purposes con-
20 taining less than 1,200 square feet of interior living area, ex-
21 clusive of open porches and attached garages.

22 THIRD: No temporary structure of any kind or character
23 shall at any time be used for residential or dwelling purposes.

24 FOURTH: Said real property shall at no time be subdivi-
25 ded or resubdivided into any lots or parcels having an area of
26 less than one (1) acre.

27 IN WITNESS WHEREOF, the said parties of the first part
28 have hereunto set their hands the day and year first above written.

29 *Jack M. Callahan*
30 JACK M. CALLAHAN

Ilda I. Callahan
ILDA I. CALLAHAN

5 PAGE 263

NOTE

STONEY M. ROBINSON
ATTORNEY AT LAW
SUITE 200
UNION FEDERAL BLDG.
122 SOUTH MAIN ST.
SPRING, NEVADA

JUL 17 1964

1 STATE OF NEVADA,)
2 COUNTY OF WASHOE.) SS

3 On this 28th day of June, 1964, before me, the under-
4 signed, a Notary Public in and for the aforesaid County and State
5 personally appeared JACK M. CALLAHAN and ILDA I. CALLAHAN, his
6 wife, known to me to be the persons described in and who executed
7 the annexed instrument, who acknowledged to me that they, and each
8 of them, executed the same freely and voluntarily, and for the
9 uses and purposes therein mentioned.

10 IN WITNESS WHEREOF, I have hereunto set my hand and
11 affixed my official seal at my office in the County of Washoe,
12 State of Nevada, the day and year in this certificate first above
13 written.

14 *Margaret A. Adams*
15 Notary Public in and for the
16 County of Washoe, State of Nevada
17 My Commission Expires: 7-11-65

BOOK 5 PAGE 264

18 1-165

19 OFFICIAL RECORDS
20 WASHOE COUNTY, NEV.
21 RECORDED BY
22 FIRST COMMERCIAL TITLE, INC.
23 JUL 17 9 32 AM '64

24 DONALD OUESTA
25 COUNTY RECORDER
26 FEE 2.05 DEPT. 28

27 3.

28 SIDNEY W. ROBINSON
29 ATTORNEY AT LAW
30 SUITE 200
UNION FEDERAL BLDG.
115 SOUTH BIRCH ST.
RENO, NEVADA

APN: 047-162-17; APN: 047-162-19;
APN 047-162-21; APN: 047-162-18;
APN 047-162-22; APN: 047-162-23;

WHEN RECORDED, RETURN TO:

Sheila Van Duyne, Esq.
VAN DUYNE LAW GROUP
1575 Delucchi Lane Ste 215
Reno, NV 89501

The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)



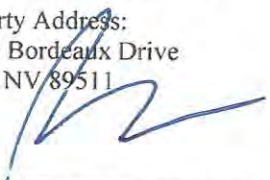

RESCISSION OF COVENANTS, CONDITIONS AND RESTRICTIONS ("CC&RS")

Please take notice that the set of CC&Rs recorded as Document 1465 on July 17, 1964, in Book 5, Page 262-264 and affecting Lots currently identified as APN: 047-162-17; APN: 047-162-19; APN 047-162-21; APN: 047-162-18; APN 047-162-22; APN: 047-162-23; is hereby rescinded by all affected Lot Owners by way of a unanimous vote. The CC&Rs recorded as Document 1465 are hereby RESCINDED in their entirety and shall have no further force, effect or legal application whatsoever.

Certification

We, the undersigned, hereby certify, under penalty of perjury, that this Rescission of CC&Rs was provided to all six of the affected Lot Owners bound by such set of CC&Rs, for action, and that each Lot Owner so encumbered voted in favor of the Rescission of the CC&Rs; that such action is hereby recorded below in this document which will then be recorded in the official property records of County.

SIGNATURES AND NOTARIES

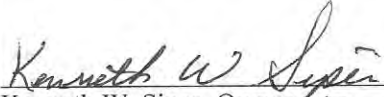
APN: 047-162-23 EL CAP HOLDINGS LLC	
Property Address: 16475 Bordeaux Drive Reno, NV 89511	
	Date <u>4-11-19</u>
BRANDON MORENO, Manager	
	Date <u>04/11/2019</u>
JEFF PICKETT, Manager	

RESCISSION OF COVENANTS, CONDITIONS AND RESTRICTIONS ("CC&RS")

APN: 047-162-22

Property Address:
16425 Bordeaux Drive
Reno, NV 89511

Mailing Address:
PO Box 20474
Reno, NV 89515



Kenneth W. Sipes, Owner, Trustee

Date April 10 - 2019

APN: 047-162-18

Property Address:
16700 Mount Rose Hwy
Reno, NV 89511

Mailing Address:
18124 Wedge Pkwy #162
Reno, NV 89511

Daniel T Lee, Owner

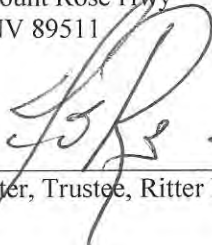
Date _____

Delee Lee, Owner

Date _____

APN: 047-162-17

Property Address:
6730 Mount Rose Hwy
Reno, NV 89511



Tim Ritter, Trustee, Ritter Properties Trust

Date 5-23-2019

RESCISSION OF COVENANTS, CONDITIONS AND RESTRICTIONS ("CC&RS")

APN: 047-162-22

Property Address:
16425 Bordeaux Drive
Reno, NV 89511

Mailing Address:
PO Box 20474
Reno, NV 89515

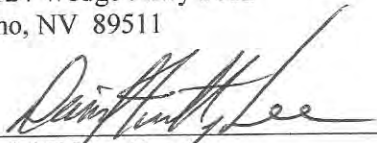
Kenneth W. Sipes, Owner

Date _____

APN: 047-162-18

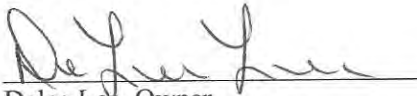
Property Address:
16700 Mount Rose Hwy
Reno, NV 89511

Mailing Address:
18124 Wedge Pkwy #162
Reno, NV 89511



Daniel T Lee, Owner

Date 4-15-2019



Delee Lee, Owner

Date 4/15/2019

APN: 047-162-17


Property Address:
6730 Mount Rose Hwy
Reno, NV 89511

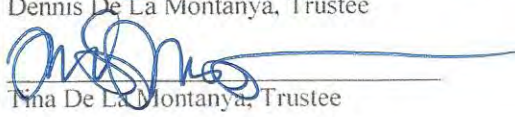
Tim Ritter, Trustee, Ritter Properties Trust

Date _____

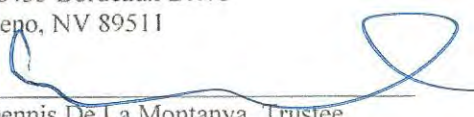
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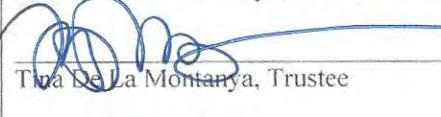
APN: 047-162-21
 Property Address:
 16435 Bordeaux Drive
 Reno, NV 89511

 Date 4/10/19
 Dennis De La Montanya, Trustee

 Date 4/10/19
 Tina De La Montanya, Trustee

APN: 047-162-19
 Property Address:
 16435 Bordeaux Drive
 Reno, NV 89511

 Date 4/10/19
 Dennis De La Montanya, Trustee

 Date 4/10/19
 Tina De La Montanya, Trustee

ACKNOWLEDGMENT

State of Nevada)
) ss
 County of Washoe)

On _____, 2019 before me, _____, a Notary Public in and for the State of Nevada, personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument.

WITNESS my hand and official seal.

 Notary Public

RESCISSION OF COVENANTS, CONDITIONS AND RESTRICTIONS ("CC&RS")

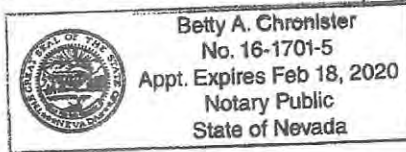
ACKNOWLEDGMENT

State of Nevada)
) ss
County of Washoe)

On 4/10/2019, 2019 before me, Betty A. Chronister Notary Public in and for the State of Nevada, personally appeared Kenneth Sipes, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument.

WITNESS my hand and official seal.

Betty A Chronister
Notary Public



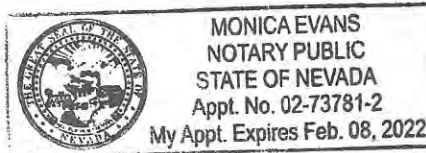
ACKNOWLEDGMENT

State of Nevada)
) ss
County of Washoe)

On April 11, 2019 before me, Monica Evans, a Notary Public in and for the State of Nevada, personally appeared Jeff Pickett personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument.

WITNESS my hand and official seal.

Monica Evans
Notary Public



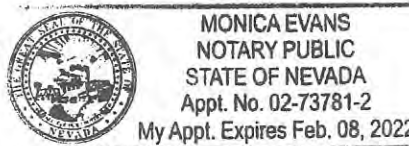
ACKNOWLEDGMENT

State of Nevada)
) ss
County of Washoe)

On April 11, 2019 before me, Monica Evans, a Notary Public in and for the State of Nevada, personally appeared Brandon Moreno personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument.

WITNESS my hand and official seal.

Monica Evans
Notary Public



RESCISSION OF COVENANTS, CONDITIONS AND RESTRICTIONS ("CC&RS")

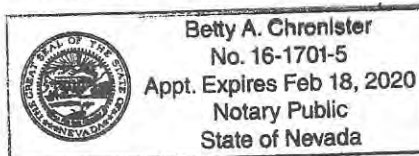
ACKNOWLEDGMENT

State of Nevada)
) ss
County of Washoe)

On 4/10/2019, 2019 before me, Betty A. Chronister Notary Public in and for the State of Nevada, personally appeared Kenneth Sipes, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument.

WITNESS my hand and official seal.

Betty A Chronister
Notary Public



ACKNOWLEDGMENT

State of Nevada)
) ss
County of Washoe)

On _____, 2019 before me, _____, a Notary Public in and for the State of Nevada, personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument.

WITNESS my hand and official seal.

Notary Public

ACKNOWLEDGMENT

State of Nevada)
) ss
County of Washoe)

On _____, 2019 before me, _____, a Notary Public in and for the State of Nevada, personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument.

WITNESS my hand and official seal.

Notary Public

RESCISSION OF COVENANTS, CONDITIONS AND RESTRICTIONS ("CC&RS")

ACKNOWLEDGMENT

State of Nevada)
) ss
County of Washoe)

On _____, 2019 before me, _____, a Notary Public in and for the State of Nevada, personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument.

WITNESS my hand and official seal.

Notary Public

X

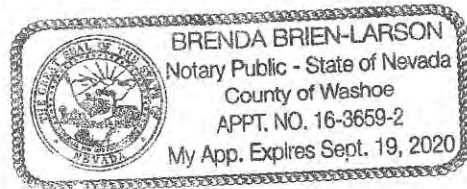
ACKNOWLEDGMENT

State of Nevada)
) ss
County of Washoe)

On April 15, 2019 before me, Brenda Brien-Larson, a Notary Public in and for the State of Nevada, personally appeared Debbie Lee & Daniel Lee, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument.

WITNESS my hand and official seal.

Brenda Brien-Larson
Notary Public



ACKNOWLEDGMENT

State of Nevada)
) ss
County of Washoe)

On _____, 2019 before me, _____, a Notary Public in and for the State of Nevada, personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument.

WITNESS my hand and official seal.

Notary Public

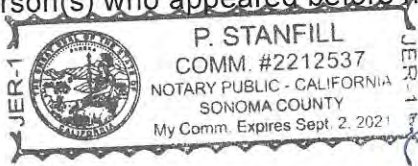
RESCISSION OF COVENANTS, CONDITIONS AND RESTRICTIONS ("CC&RS")

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sonoma.

Subscribed and sworn to (or affirmed) before me on this _____
day of April, 2019, by _____

Tina S. De la Montaña
proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.



(Seal)

Signature [Handwritten Signature]

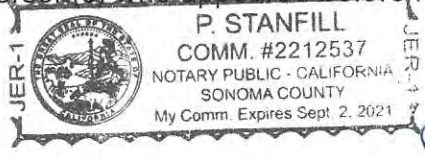
20 20

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sonoma

Subscribed and sworn to (or affirmed) before me on this 10
day of April, 2019, by Dennis De La Montanya

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



(Seal)

Signature [Handwritten Signature]

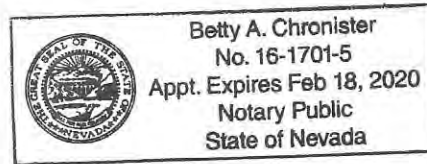
ACKNOWLEDGMENT

State of Nevada)
) ss
County of Washoe)

On 5/23/19, ~~2019~~ before me, Betty A. Chronister Notary Public in and for the State of Nevada, personally appeared Tim D. Ritter, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument.

WITNESS my hand and official seal.

Betty A Chronister
Notary Public



RESCISSION OF COVENANTS, CONDITIONS AND RESTRICTIONS ("CC&RS")

Site Notes:

1. THE EXISTING SITE INFORMATION AND TOPOGRAPHY HAS BEEN BASED ON A TOPOGRAPHIC MAP PROVIDED BY THE OWNER FOR USE BY THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR THE EXISTING INFORMATION PROVIDED OR THE ACCURACY OF THAT INFORMATION. THIS INCLUDES BUT IS NOT LIMITED TO: ALL UTILITY LOCATIONS, UTILITIES DESIGNATED FOR USE ON THIS PARCEL, TOPOGRAPHIC DATA, TOP OF CURB REFERENCES, EDGE OF ASPHALT, EXISTING FENCES OR OTHER EXISTING FEATURES OR ELEMENTS, SETBACKS, EASEMENTS, ETC.
2. THE CONTRACTOR MUST PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING PERIMETER MIN. 5% SLOPE AWAY FOR THE FIRST 10'-0".
3. ALL DISTURBED AREAS OF NATURAL VEGETATION MUST BE RETURNED TO THEIR NATURAL STATE IMMEDIATELY AFTER CONSTRUCTION ACTIVITY IS COMPLETED IN EACH AREA OR PHASE OF WORK OR WHEN WEATHER CONDITIONS ALLOW. COORDINATE WITH LANDSCAPE PLAN.
4. THE CONTRACTOR MUST VERIFY ALL UTILITY LOCATIONS SHOWN AS WELL AS THE UTILITY SERVICES THAT ARE DESIGNATED OR ASSIGNED FOR THIS USE WITH THIS LOT. THOSE SHOWN AND THE CONNECTIONS SHOWN ARE TO THE BEST OF THE ARCHITECT'S KNOWLEDGE FOR USE BY THIS LOT, ALTHOUGH THEY MUST STILL BE VERIFIED. EXTEND SERVICE CONNECTIONS TO THE LOCATIONS AS REQUIRED IF DIFFERENT FROM THAT SHOWN ON THE SITE PLAN.

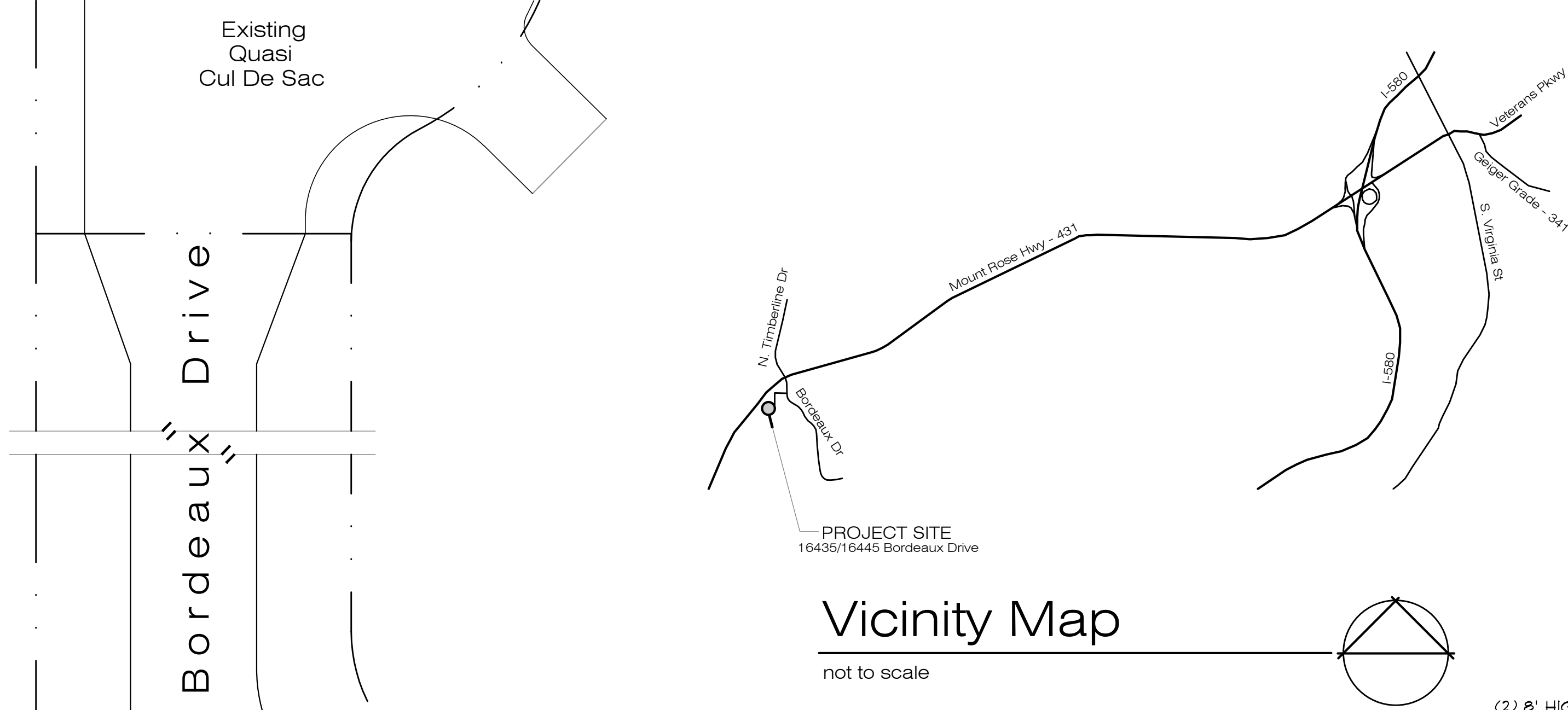
5. THIS PLAN IS PREPARED TO SHOW THE DIMENSIONAL RELATIONSHIP PROPERTY LINE, DESIGN GRADING AND DRAINAGE CONTROL ELEVATIONS AND GENERAL SITE IMPROVEMENT TO CONFORM TO LOCAL ORDINANCES AND FOR THE PURPOSE OF BUILDING PERMIT ISSUANCE REFER TO THE APPROVED ARCHITECTURAL AND STRUCTURAL ENGINEERING PLANS FOR THE DIMENSIONS AND SPECIFICATIONS OF THE STRUCTURE AND FOUNDATION. THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT THE FOUNDATION LAYOUT ACCOUNTS FOR ALL AREAS OF FOUNDATION RETAINING HIGH STEPMULLS, DEEPENED AND STEPPED FOOTINGS AS REQUIRED TO ACCOMMODATE THE SITE GRADING AND DRAINAGE. ANY CONFLICT BETWEEN THESE PLANS AND THE STRUCTURAL ENGINEERING PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
6. LOT GRADING, SUBGRADE PREPARATION AND SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION "THE ORANGE BOOK", LATEST EDITION, AND THE RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL REPORT (IF A GEOTECHNICAL REPORT HAS BEEN GENERATED FOR THIS SITE) AND AS MAY BE DIRECTED IN THE FIELD BY THE GEOTECHNICAL ENGINEERING INSPECTOR.

7. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF DISCREPANCIES BETWEEN THE INFORMATION SHOWN ON THIS PLAN AND THE CONDITIONS EXISTING IN THE FIELD. THE CONTRACTOR SHALL COMPARE ALL DRAWINGS AND FIGURES BEFORE LAYING OUT THE WORK AND WILL BE RESPONSIBLE FOR ANY ERRORS WHICH MIGHT HAVE BEEN AVOIDED THEREBY.
8. THE CONTRACTOR SHALL CONTROL DUST IN ACCORDANCE WITH THE WASHOE COUNTY HEALTH DEPARTMENT AIR QUALITY MANAGEMENT DIVISION.
9. PLACEMENT OF FILL AND PREPARATION OF SUBGRADE IN STRUCTURAL AREAS SHALL BE INSPECTED BY, OR UNDER THE SUPERVISION OF, A NEVADA LICENSED GEOTECHNICAL ENGINEER OR GEOTECHNICAL ENGINEERING FIRM. REMOVAL OF UNSUITABLE MATERIAL (OVER EXCAVATION) IN STRUCTURAL AREAS AND REPLACEMENT WITH STRUCTURAL FILL MAY BE REQUIRED AS DIRECTED IN THE FIELD BY THE GEOTECHNICAL ENGINEERING INSPECTOR. INSPECTION CERTIFICATIONS AND TESTING REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE LOCAL JURISDICTIONS (CITY OR COUNTY) REQUIREMENTS OR THE STANDARD SPECIFICATIONS, WHICHEVER IS THE MORE STRINGENT.

Existing Quasi Cul De Sac

Vicinity Map

not to scale

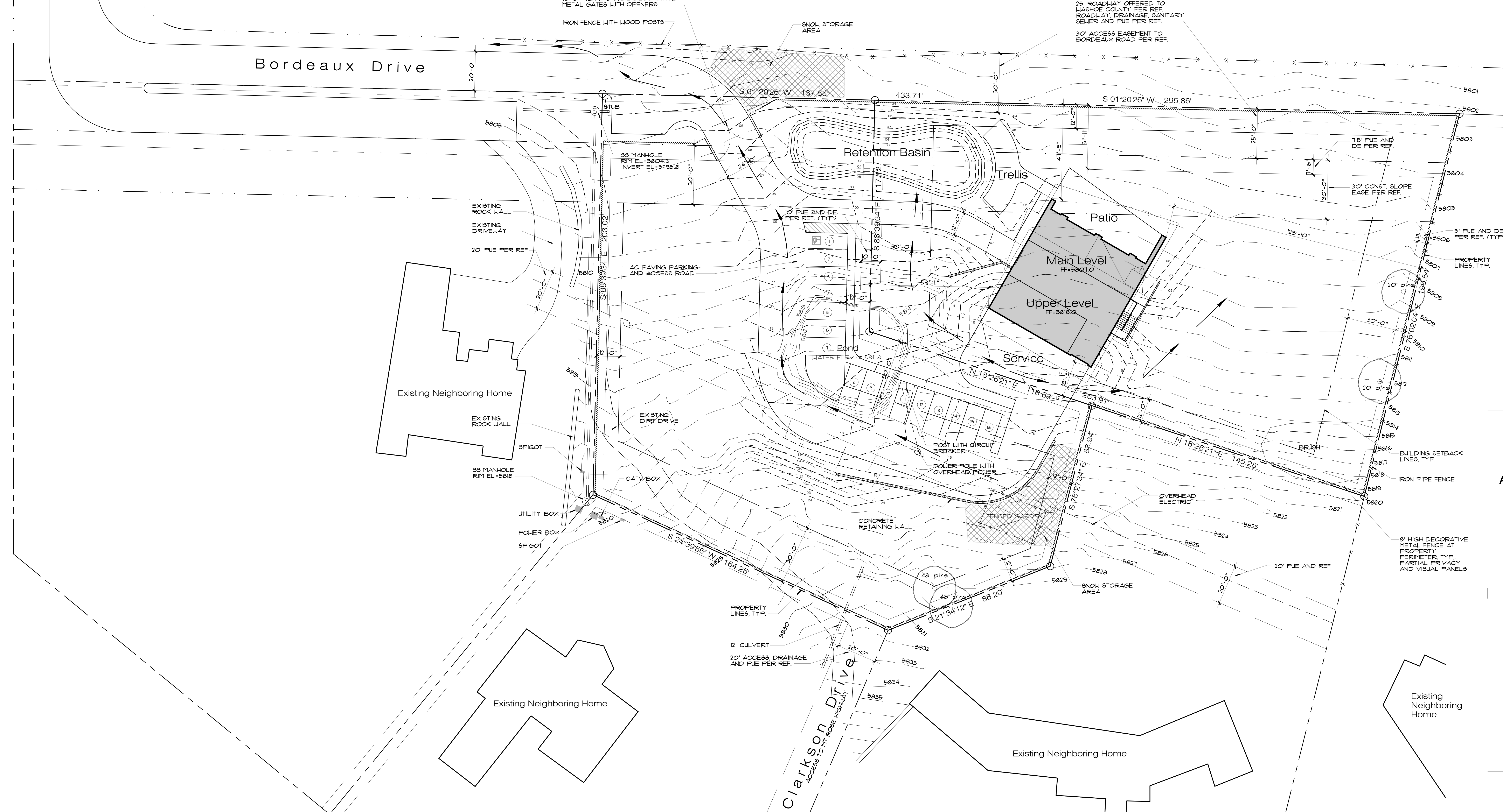


Bordeaux Drive

Site Plan

1"=20'-0"

APN 047-162-19 and 21



De La Montanya

Winery Bordeaux Drive Washoe County, Nevada

Miles Architectural Group



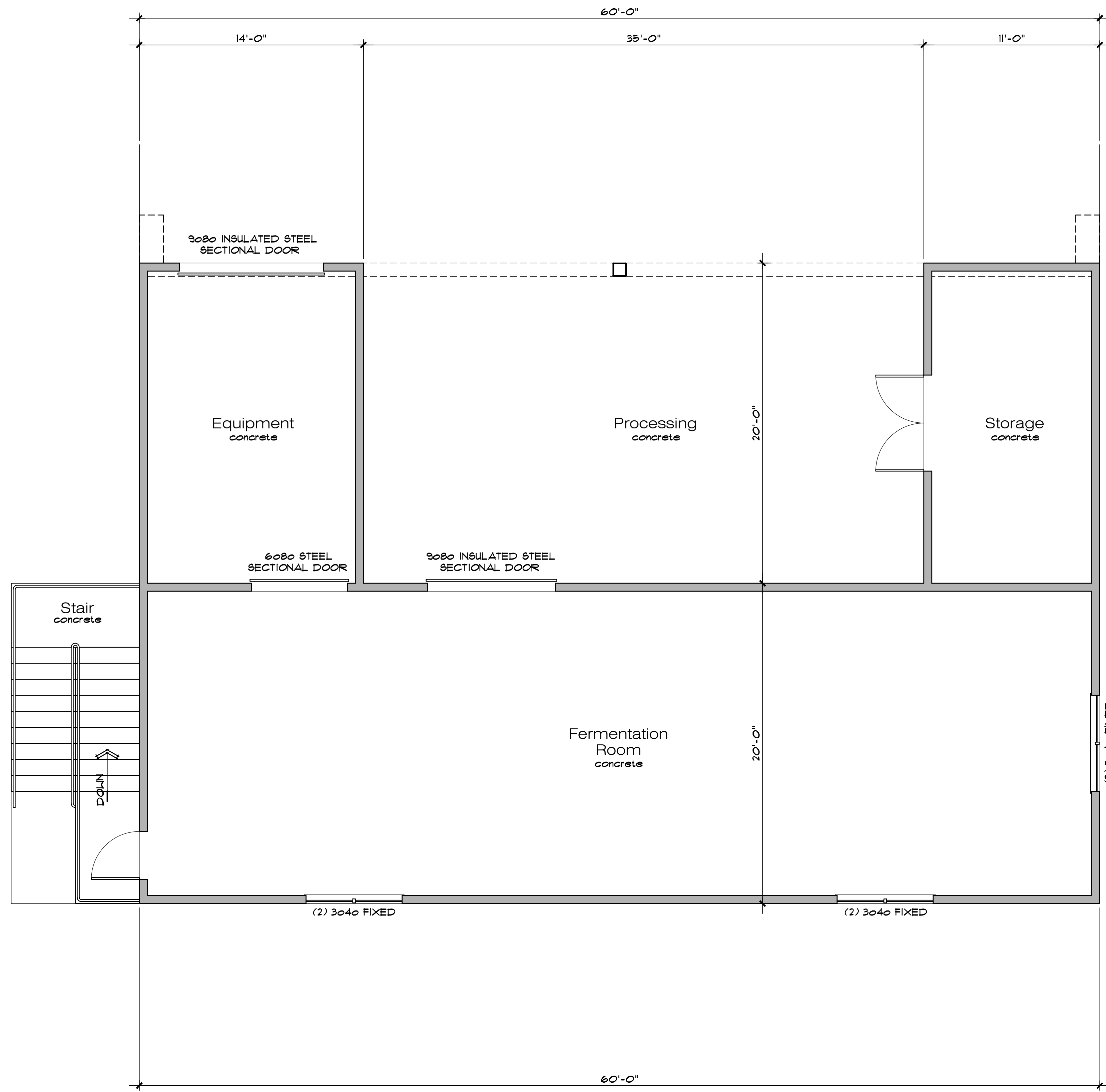
10800 Sand Hollow Court Reno, Nevada 89521

phone 775.852.8802 www.renoarchitect.com

date May 2, 2019

job no. 999

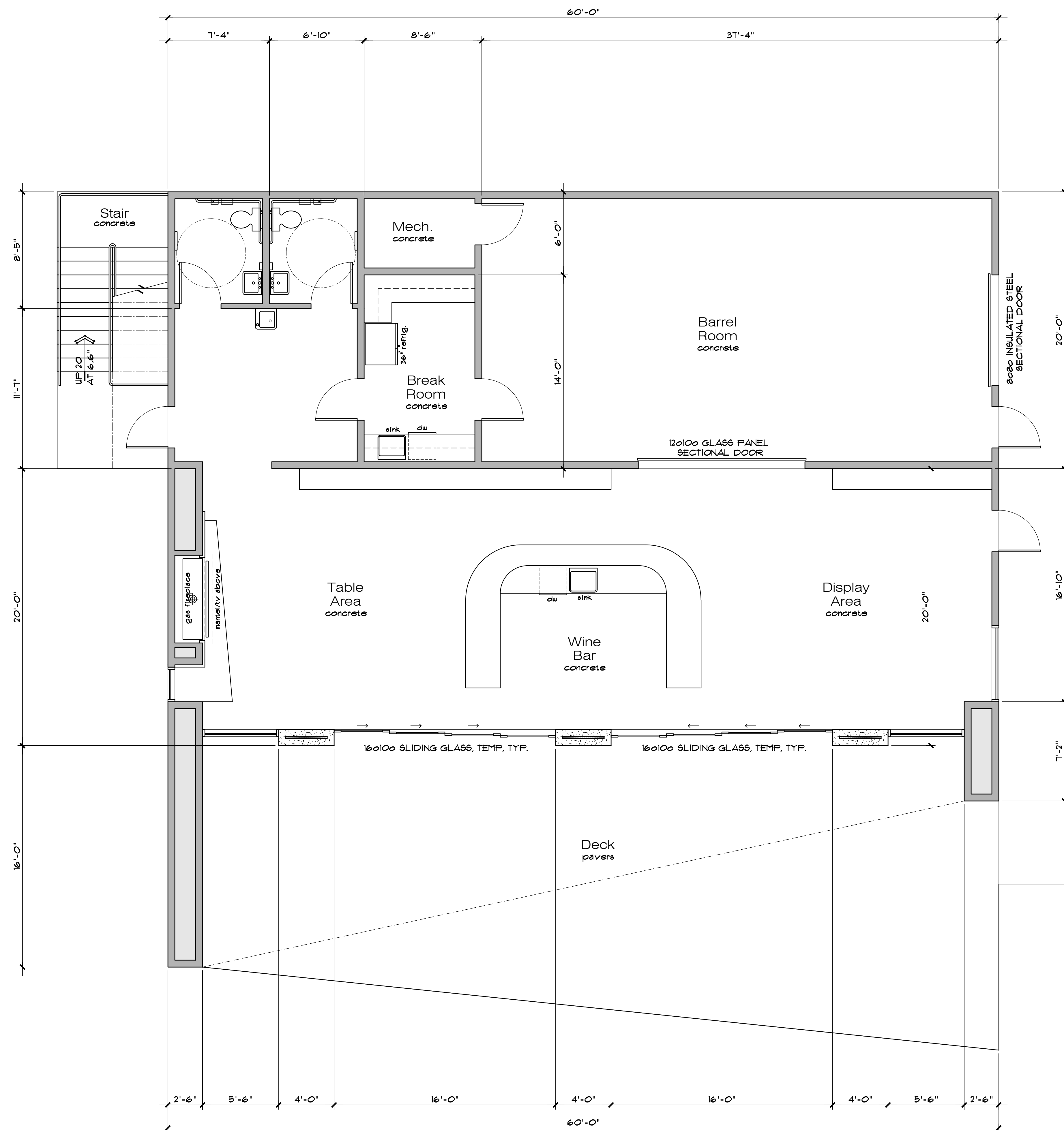
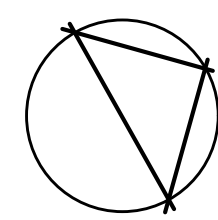
A.1



Upper Floor Plan

1/4" = 1'-0"

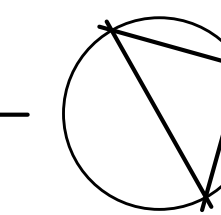
processing: 1,170 s.f.
equip/shed/stor: 1,230 s.f.



Main Floor Plan

1/4" = 1'-0"

winery: 2,400 s.f.



De La Montanya

Winery APN 047-162-19 and 21
Bordeaux Drive Washoe County, Nevada

Miles Architectural Group



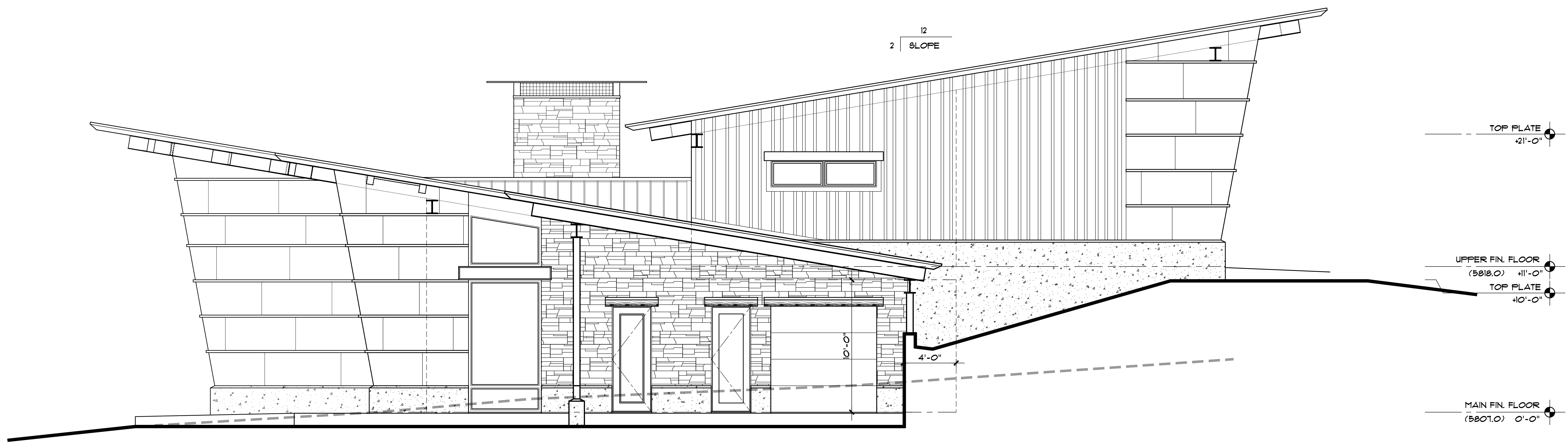
10800 Sand Hollow Court
Reno, Nevada 8952

phone 775.852.8800
www.renoarchitect.com

date May 2, 2019

job no. 999

A.2



North Elevation

1/4"=1'-0"

De La Montanya
 Winery APN 047-162-19 and 21
 Bordeaux Drive Washoe County, Nevada



East Elevation

1/4"=1'-0"

Miles Architectural Group

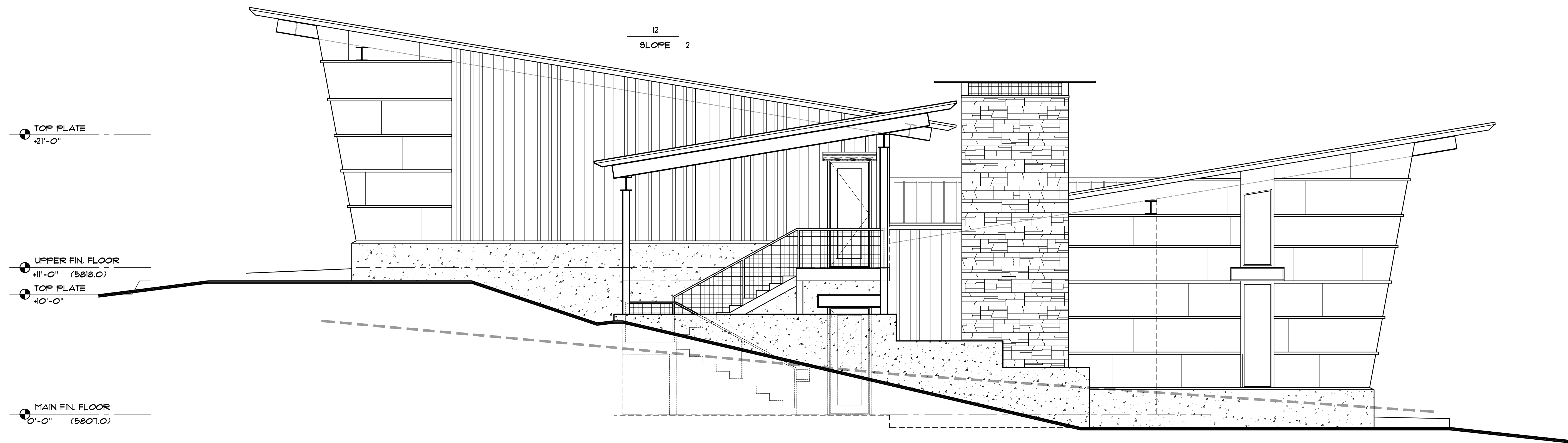


10800 Sand Hollow Court
 Reno, Nevada 8952

phone 775.852.8800
 www.renoarchitect.com

date May 2, 2019
 job no. 999

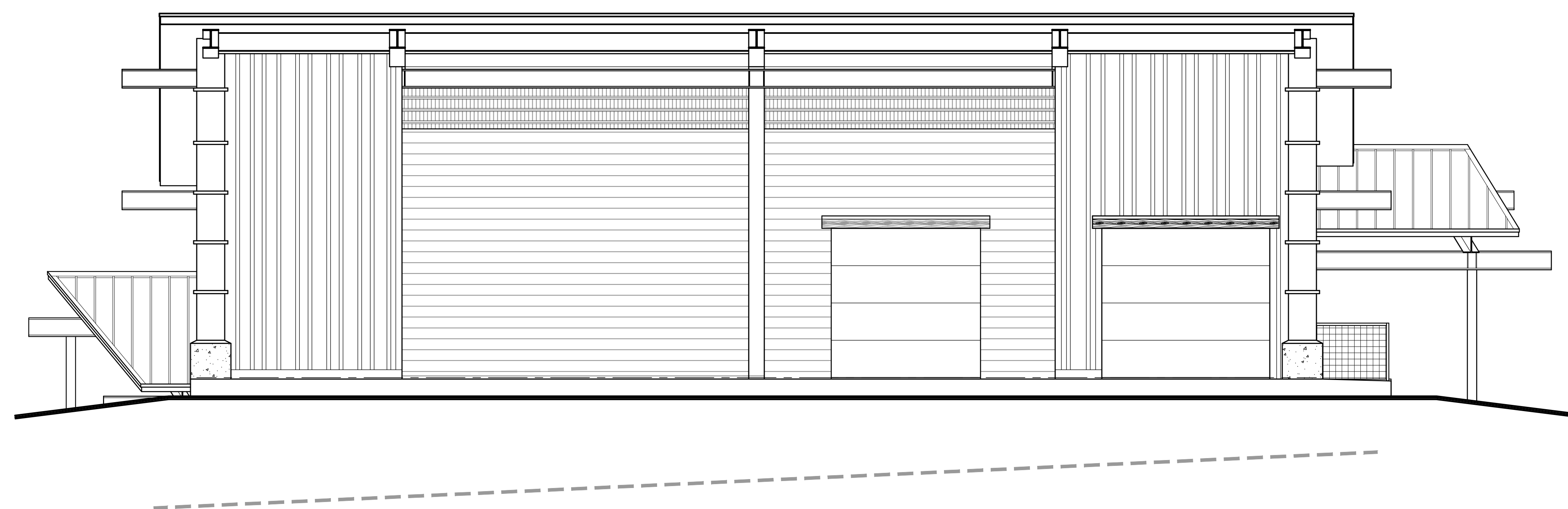
A.3



South Elevation

1/4"=1'-0"

De La Montanya
 Winery APN 047-162-19 and 21
 Bordeaux Drive Washoe County, Nevada



West Elevation

1/4"=1'-0"

Miles
 Architectural
 Group

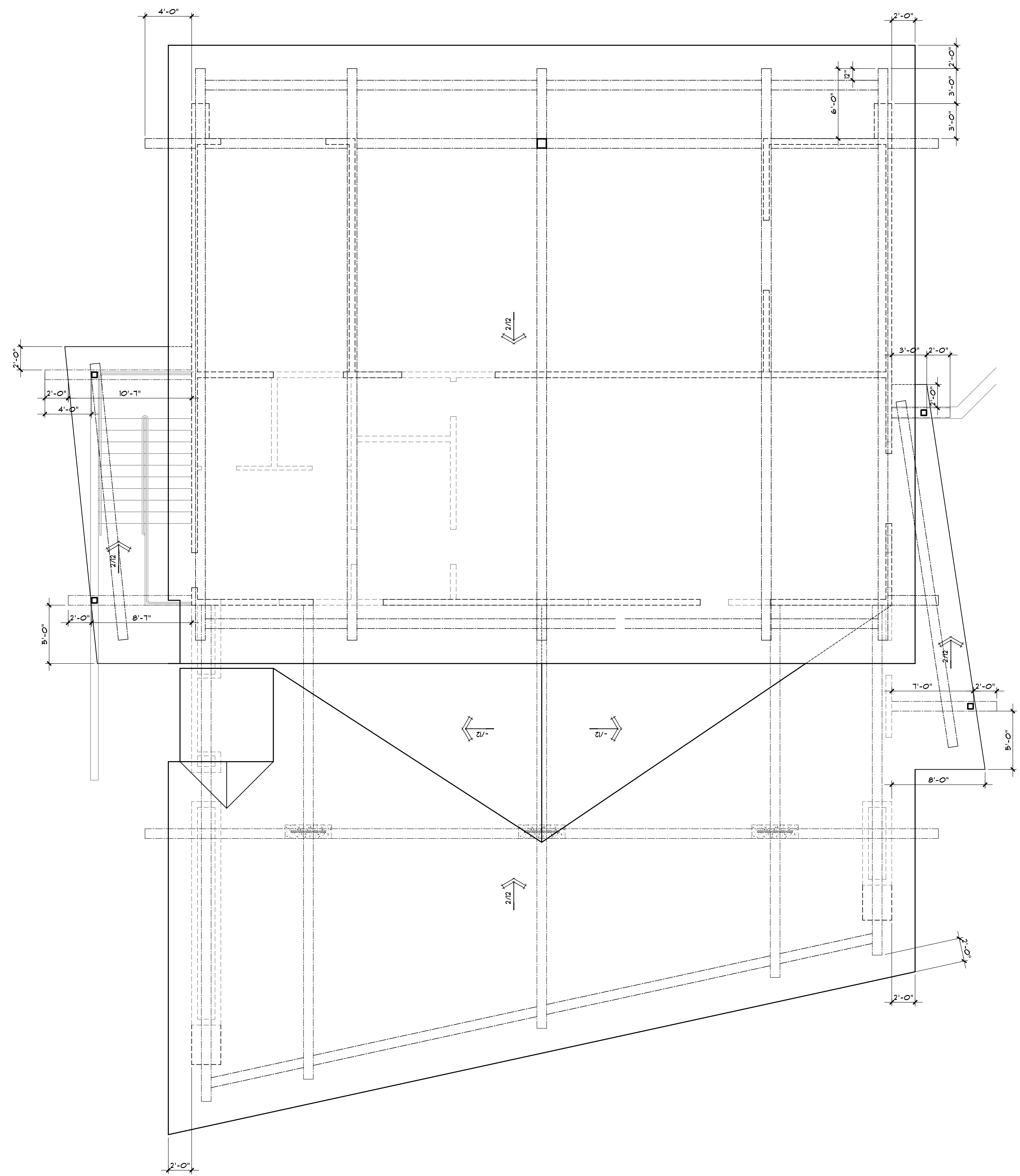


10800 Sand Hollow Court
 Reno, Nevada 8952

phone 775.852.8800
 www.renoarchitect.com

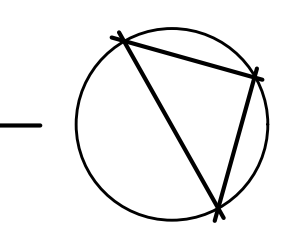
date May 2, 2019
 job no. 999

A.4



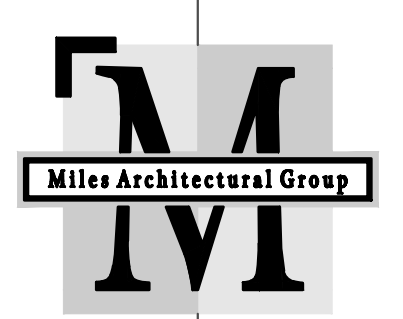
Roof Plan

1/4"=1'-0"



De La Montanya
 Winery APN 047-162-19 and 21
 Bordeaux Drive Washoe County, Nevada

Miles Architectural Group



10800 Sand Hollow Court
 Reno, Nevada 8952

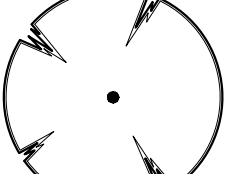
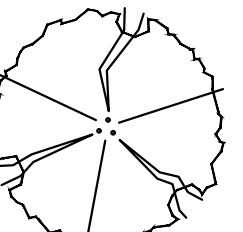
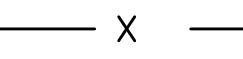


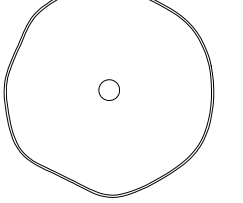
phone 775.852.8800
 www.renoarchitect.com

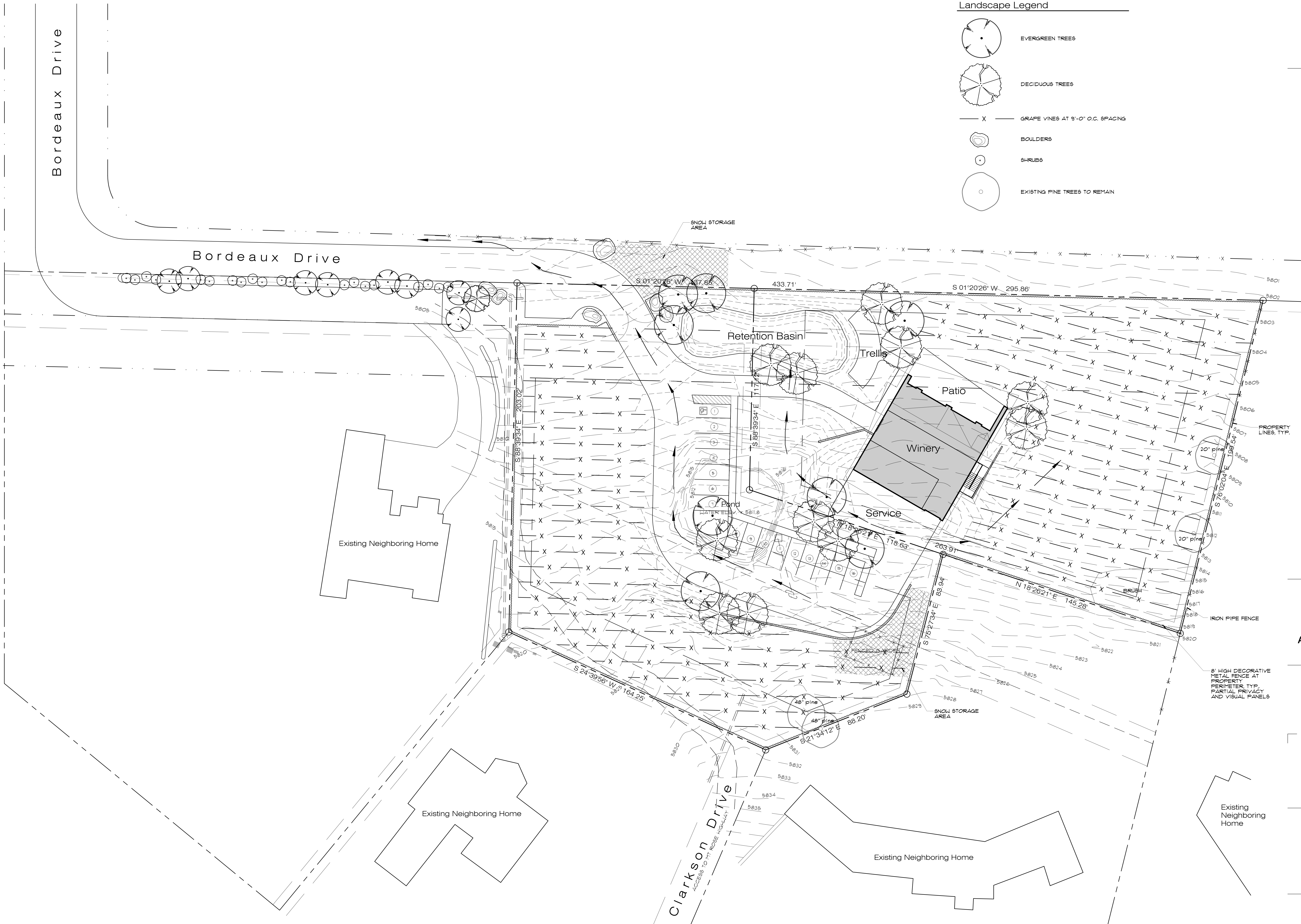
date May 2, 2019

job no. 999

A.5

Landscape Legend

-  EVERGREEN TREES
-  DECIDUOUS TREES
-  GRAPE VINES AT 9'-0" O.C. SPACING
-  BOULDERS
-  SHRUBS
-  EXISTING PINE TREES TO REMAIN



De La Montanya
 Winery
 Bordeaux Drive Washoe County, Nevada

Miles Architectural Group



10800 Sand Hollow Court
 Reno, Nevada 89521

phone 775.852.8802
 www.renoarchitect.com

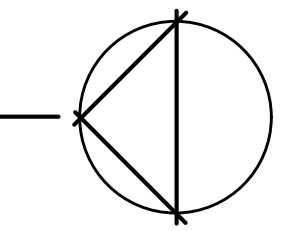
date May 2, 2019
 job no. 999

L.1

Landscape Plan

1"=20'-0"

APN 047-162-19 and 21





PROTECTED BY
PAY
ALARM
SINCE 1948
800-470-1000



999

DE LA MONTANYA
WINERY



Traffic Impact Report

The DeLaMontanya Winery will employ 4 full time personnel. On a good week the winery will see approximately 80 patrons over the four days in which they are open. The winery will have at most 1 delivery a day for supplies.

The ITE does not have a trip generation multiplier for wineries. After speaking with Mitchell Fink in Engineering and looking at the multipliers for wineries in the Napa/Sonoma area, we came to the conclusion that the following was appropriate.

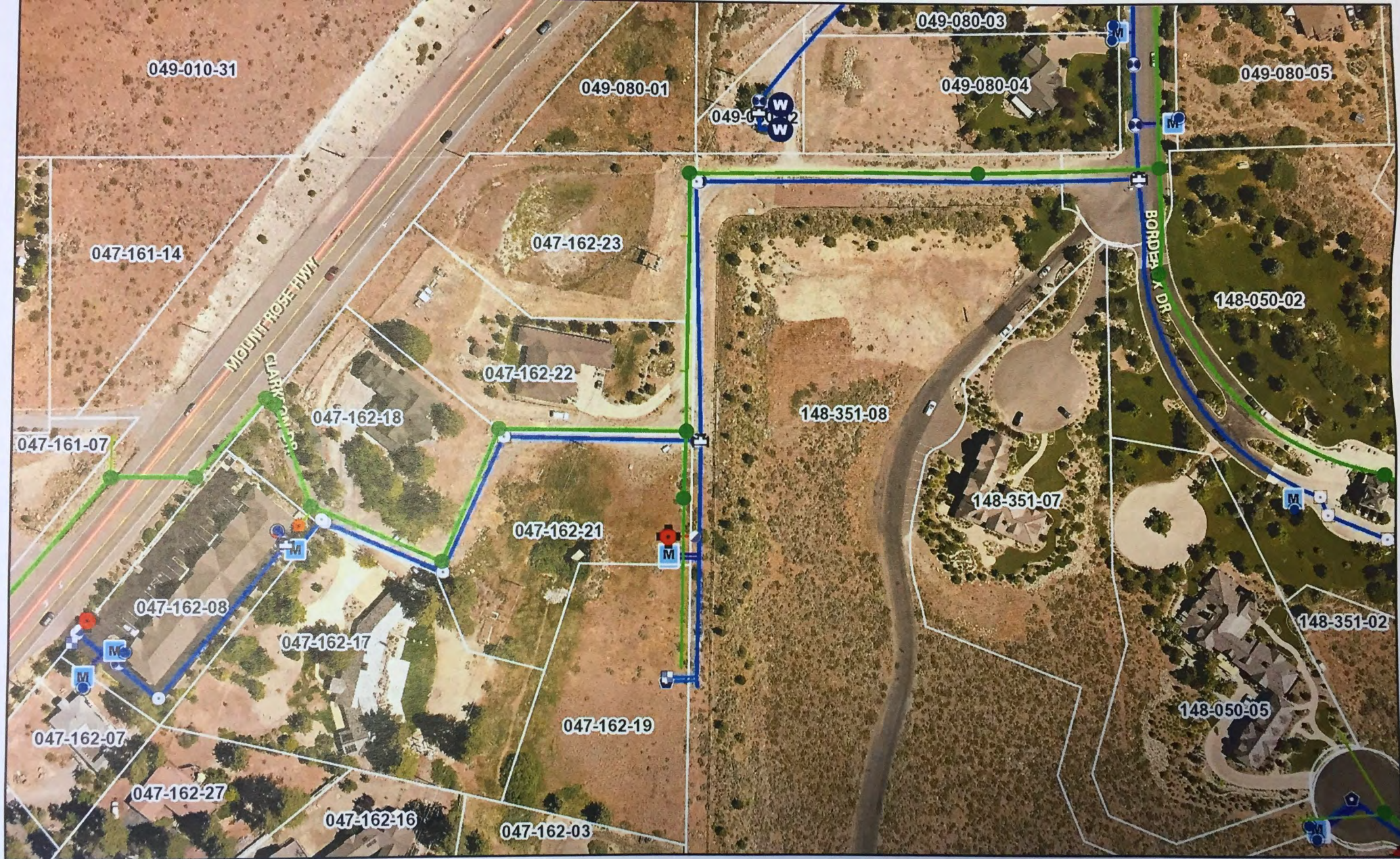
4 employees x multiplier of 2 = 8 trips

20 visitors per day x multiplier of .8* = 16 trips

1 delivery truck per day x multiplier of 6 = 6 trips

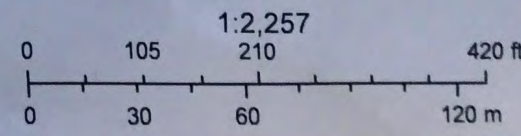
Total number of trips per day is 30. The total number of trips is far less than the 80 or more weekday peak hour trips that trigger a traffic impact report.

*multiplier commonly used in wine country in Napa/Sonoma



February 19, 2019

- | | | | | |
|-----------------------|--------------------|--------------------|-----------------------|---------------|
| Sewer_Flow_Collection | Sewer_Manhole | Sewer_Septic_Tank | Sewer_Treatment_Plant | Sewer_Lateral |
| Sewer_Clean_Out | <all other values> | Sewer_Lift_Station | Sewer_Main | Sewer_Stub |
| | III | | | |



Washoe County
Washoe County GIS

WAC21-0008

This information for illustrative purposes only. Not to be used for any resolution or location and not intended to be used for measurement, calculation, or delineation.

EXHIBIT D

Washoe County Treasurer
Tammi Davis

Washoe County Treasurer
P.O. Box 30039, Reno, NV 89520-3039
ph: (775) 328-2510 fax: (775) 328-2500
Email: tax@washoecounty.us

Account Detail

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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.

CollectionCart

Collection Cart	Items	Total	Checkout	View
	0	\$0.00		

Pay Online

Washoe County Parcel Information

Parcel ID	Status	Last Update
04716219	Active	5/20/2019 2:07:07 AM
Current Owner: DE LA MONTANYA TRUST, DENNIS & TINA 999 FOREMAN LN HEALDSBURG, CA 95448		SITUS: 16445 BORDEAUX DR WCTY NV
Taxing District 4000	Geo CD:	
Legal Description Lot 3 Township 17 SubdivisionName _UNSPECIFIED Range 19		

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

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2018	\$904.82	\$904.82	\$0.00	\$0.00	\$0.00
2017	\$868.38	\$881.87	\$0.00	\$0.00	\$0.00
2016	\$847.23	\$869.42	\$0.00	\$0.00	\$0.00
2015	\$843.85	\$854.29	\$0.00	\$0.00	\$0.00
2014	\$817.68	\$817.68	\$0.00	\$0.00	\$0.00
Total					\$0.00

 **Payment Information**

 **Special Assessment District**

 **Installment Date Information**