

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

Administrative Permit

Washoe County Code (WCC) Chapter 110, Article 808, Administrative Permit, provides methods for reviewing proposed uses which possess characteristics that require special appraisal in order to determine if the uses have the potential to adversely affect other land uses, transportation, or facilities in the vicinity. The Board of County Commissioners, the Board of Adjustment, or the hearing examiner, may require conditions of approval necessary to eliminate, mitigate, or minimize to an acceptable level any potentially adverse effects of a use or specify the terms under which commencement and operation of the use must comply. See WCC 110.808, for further information.

Development Application Submittal Requirements

1. **Fees:** See Master Fee Schedule. **Bring payment with your application to Community Services Department (CSD). Make check payable to Washoe County. (Note: All fees are waived for Administrative Permits for “temporary occupancy for the care of the infirm” [see Washoe County Code Section 110.310.35(g)]; however, the Administrative Permit Application process is still required.)**
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer’s Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Application Materials:** The completed Administrative Permit Application materials. (Some Administrative Permits, due to the minor impact of the application, will not require some of the requirements. You are encouraged to meet with a planner to determine the applicability of individual requirements.)
6. **Site Plan Specifications:**
 - a. Lot size with dimensions drawn using standard engineering scales (e.g. scale 1” = 100’, 1” = 200’, or 1” = 500’) showing all streets and ingress/egress to the property.
 - b. Show the location and configuration of all existing and proposed buildings (with distances from the property lines and from each other), all existing buildings that will remain (with distances from the property lines and from each other), all existing buildings that will be removed, and site improvements on a base map with existing and proposed topography expressed in intervals of no more than five (5) feet.
 - c. Show the location and configuration of wells, septic systems and leach fields, overhead utilities, water and sewer lines, and all existing and proposed easements.
 - d. Show locations of parking, landscaping, signage and lighting.
 - e. The cross sections of all existing and proposed rights-of-way, streets, alleys or private access ways within the proposed development, proposed name and approximate grade of each, and approximate radius of all curves and diameter of each cul-de-sac.
 - f. Property boundary lines, distances and bearings.
 - g. Contours at five (5) foot intervals or two (2) foot intervals where, in the opinion of the County Engineer, topography is a major factor in the development.
 - h. Indication of prominent landmarks, rock outcroppings, and natural foliage which will be deciding considerations in the design of the development.
 - i. If any portion of the land within the boundary of the development is subject to inundation or storm water overflow, as shown on the adopted Federal Emergency Management Agency’s Flood Boundary and Floodway Maps, that fact and the land so affected shall be clearly shown on the

map by a prominent note on each sheet, as well as width and direction of flow of each water course within the boundaries of the development.

- j. Vicinity map showing the proposed development in relation to Interstate 80, Highway 395, I-580, or a major arterial. The vicinity map shall also include a north arrow.
- k. Date, scale, and number of each sheet in relation to the total number of sheets, and the name of the person preparing the plans.
- l. Location of snow storage areas sufficient to handle snow removed from public and private street, if above 5,500 feet.
- m. All known areas of potential hazard (and the basis for delineation) shall be clearly designated on the map. Additionally, active fault lines (post-Holocene) shall be delineated on the map.
- n. Location of areas with slopes greater than fifteen percent (15%) and thirty percent (30%).
- o. Boundary of any wetland areas and/or floodplains within the project site.
- p. Note by the project engineer or design professional indicating compliance with all applicable provisions of the Washoe County Development Code.
- q. Significant Hydrological Resources. Indicate the critical and sensitive buffer zones according to Article 418 of the Washoe County Development Code.

7. Additional Site Plan Specifications for Grading:

- a. Location and limits of all work to be done.
- b. Existing contours and proposed contours.
- c. Location of any structures on adjacent parcels that are within fifteen (15) feet of the work site's parcel boundary.
- d. Existing draining (natural and man-made) and proposed drainage patterns.
- e. Sufficient elevation data to show the drainage will work as proposed.
- f. Quantities of excavation, fill, and disturbed surface area shall be calculated and shown on the site plan. **Areas under buildings and pavement need not be included in these calculations.**
- g. Quantities of material proposed to be removed from the site must be shown. The proposed disposal area and the disposition of fill must be noted on the plan.
- h. Limiting dimensions of cut and fill.
- i. Proposed BMPs (Best Management Practices) for controlling water and wind erosion if a disturbed area is left undeveloped for more than thirty (30) days.
- j. Cut and fill slopes setback from the property boundary.
- k. Structure setbacks from a slope.

8. Traffic Impact Report: Traffic impact reports are required whenever the proposed development project will generate 80 or more weekday peak hour trips as determined using the latest edition Institute of Transportation Engineers (ITE) trip generation rates or other such sources as may be accepted by the Engineering and Capital Projects. Projects with less than 200 peak hour trips may not need to perform an impact analysis for future years. Traffic consultants are encouraged to contact Engineering and Capital Projects staff prior to preparing a traffic impact report.

9. Floor Plan Specifications:

- a. If the project involves the use or construction of a building, include floor plans of the building(s).
- b. If the project involves the construction of an addition to a building or expansion of previously constructed structures, include floor plans of the existing and proposed construction.

10. Landscaping: Landscaping plans may be required. If required, a landscape plan must include: a soils evaluation; color and type of building material, such as fencing material; type of plant material; location of plant material and proposed maintenance schedule; size of plant material at planting and size of plant material at full maturation; type and amount of mulch material; and an irrigation plan.

- a. **Planting Plan Specifications.** The planting plan must include all necessary information to satisfy Washoe County Code Section 110.412.60 Planting Standards.
 - Location, spacing, size, and genus and/or species of proposed plantings, and identification of existing plants.
 - Existing vegetation, natural features, and site improvements on adjoining properties within ten (10) feet of the property line.
 - Plant list which includes the following: quantity of proposed plants; existing plants to remain; number of proposed trees; number of existing trees to be preserved; amount of paved area; and the amount of turf.
 - b. **Irrigation Plan Specifications.** The irrigation plan must include all necessary information to satisfy Washoe County Code Section 110.412.65 Irrigation Standards.
 - Location, size, and specifications of water source(s), water mains, meter(s), valves, and the controller.
 - Temporary or permanent water irrigation systems.
 - Specifications of irrigation equipment identified by manufacturer's name and equipment identification number.
 - An approved backflow prevention device is required on all landscape irrigation systems.
11. **Signage Plan:** Show the location and configuration of all proposed signage including sign dimensions, sign materials, and methods and intensity of lighting.
 12. **Lighting Plan:** Show the location and configuration of all proposed exterior lighting including a detail of the parking lot light fixtures, pole heights, security lighting, and wall mounted illumination fixtures. Parking lot areas shall be depicted showing lumen isolines demonstrating compliance with the provisions of the Washoe County Development Code.
 13. **Building Elevations:** All buildings and structures including fences, walls, poles and monument signs proposed for construction within the project shall be clearly depicted in vertical architectural drawings provided in accurate architectural scale. All architectural elevations from all building faces shall be presented.
 14. **Packets:** Three (3) packets and flash drive or DVD- any digital documents need to have a resolution of 300 dpi. One (1) packet must be labeled "Original" and contain a signed and notarized Owner Affidavit. Each packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

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- Notes:
- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
 - (ii) Appropriate map engineering and building architectural scales are subject to the approval of Planning and Building and/or Engineering and Capital Projects.
 - (iii) All oversized maps and plans must be folded to a 9" x 12" size.
 - (iv) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.
 - (v) **Labels:** If there is a mobile home park within five hundred (500) feet of the proposed project, the applicant is required to submit three (3) sets of mailing labels for every tenant residing in the mobile home park.

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: _____

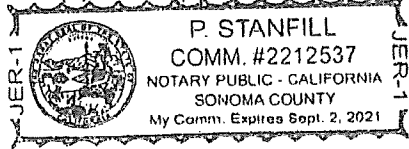
*Owner refers to the following: (Please mark appropriate box.)

- 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.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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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.

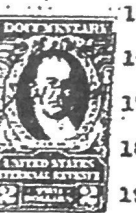
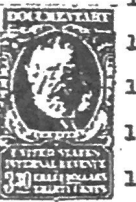
12. A small sign 1'x1' sign with the winery logo and address will be provided at the entrance drive (Bordeaux Circle driveway). A larger monument sign will be placed at the property line. The sign will be constructed with wood, metal and rock similar to the one attached. One full cut off/night sky compliant 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.
#28.60

JUL 17 1964

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BOOK 5 PAGE 262

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THIS INDENTURE, made the 28th day of June, 1964,

between JACK M. CALLAHAN and ILDA I. CALLAHAN, his wife, both of the County of Washoe, State of Nevada, parties of the first part, and ROBERT H. CLARKSON and JUNE P. CLARKSON, his wife, both of the aforesaid County and State, parties of the second part, as joint tenants,

WITNESSETH:

That the said parties of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States, to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell and convey unto the said parties of the second part, with right of survivorship, and to the survivor of them, or either of them, as joint tenants and not as tenants in common, their assigns, and to the heirs and assigns of the survivor thereof, all that certain lot, piece or parcel of land situated lying and being in the County of Washoe, State of Nevada, and particularly described as follows, to wit:

Beginning at the North one quarter (1/4) corner of Section 3, T. 17 N.; R. 19 E., M.D.B.&M.; thence bearing S89° 08' W. and along the north line of said Section 3, for a distance of 1315.58 feet to the true point of beginning of tract hereafter described; thence S0° 27' 30" W. 731.68 feet to a point; thence N76° 55' W. 567.42 feet to a point; thence N38° 36' E. 264.42 feet to a point; thence N51° 24' W. 125.00 feet to a point, said last point situated on the Easterly right of way boundary of State Route 27 or Mt. Rose Highway; thence N38° 36' E. and along said right of way boundary for a distance 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, hereditaments and appurtenances thereunto belonging or in anywise apper-

1.

SIDNEY W. ROBINSON
ATTORNEY AT LAW
SUITE 600
UNION FEDERAL BLDG.
100 SOUTH WHELAN ST.
RENO, 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 sec-
8 ond 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

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BOOK

SIDNEY W. ROBINSON
ATTORNEY AT LAW
SUITE 204
UNION FEDERAL BLDG.
175 SOUTH SIERRA ST.
RENO, 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. Davis*
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 1-166

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

24 DONALD QUESTA
25 COUNTY RECORDER
26 FEE 3.05 DEPT. 3

27 SIDNEY W. ROBINSON
28 ATTORNEY AT LAW
29 SUITE 200
30 UNION FEDERAL BLDG.
100 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



BRANDON MORENO, Manager

Date 4-11-19



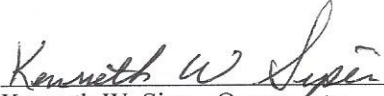
JEFF PICKETT, Manager

Date 04/11/2019

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

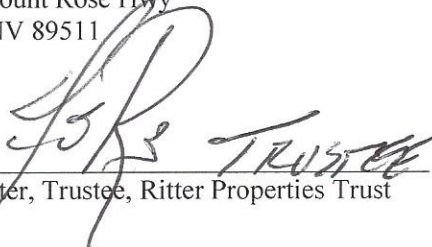
Date _____

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

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

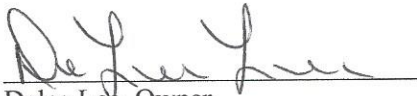
Property Address:
16700 Mount Rose Hwy
Reno, NV 89511

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 _____

APN: 047-162-21

Property Address:
16435 Bordeaux Drive
Reno, NV 89511

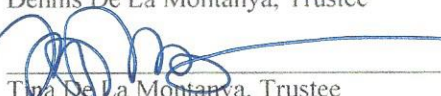
 Date 4/10/19

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")

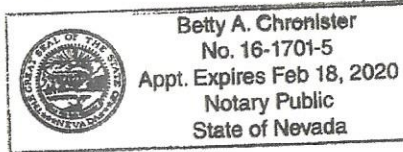
ACKNOWLEDGMENT

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



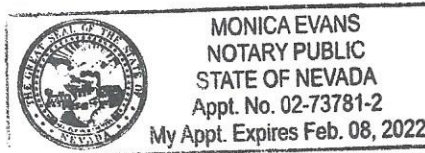
ACKNOWLEDGMENT

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



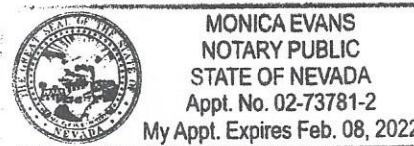
ACKNOWLEDGMENT

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")

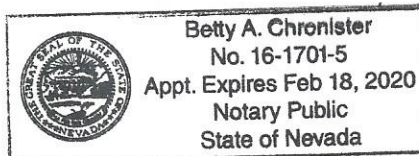
ACKNOWLEDGMENT

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

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

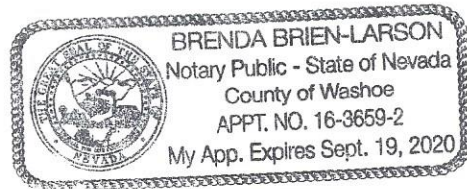
ACKNOWLEDGMENT

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 Debee 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.

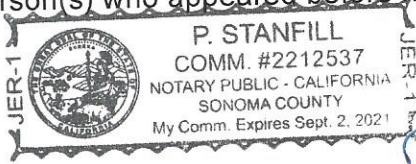
Notary Public

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



(Seal)

Signature [Handwritten Signature]

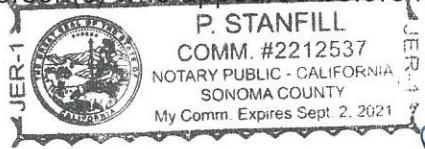
20 20 9

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]

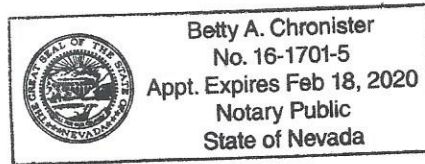
ACKNOWLEDGMENT

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

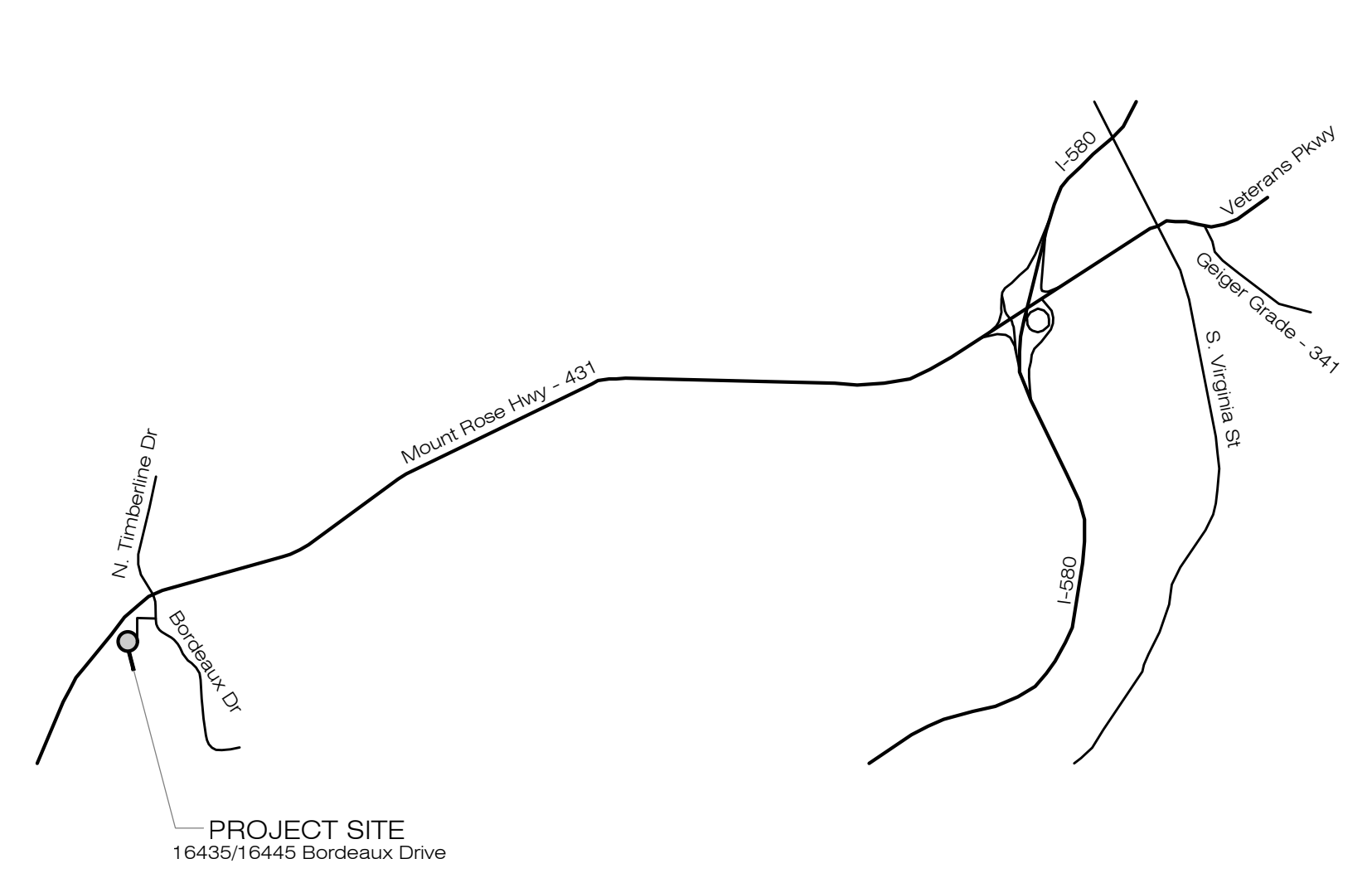


Existing Quasi Cul De Sac

Bordeaux Drive

Vicinity Map

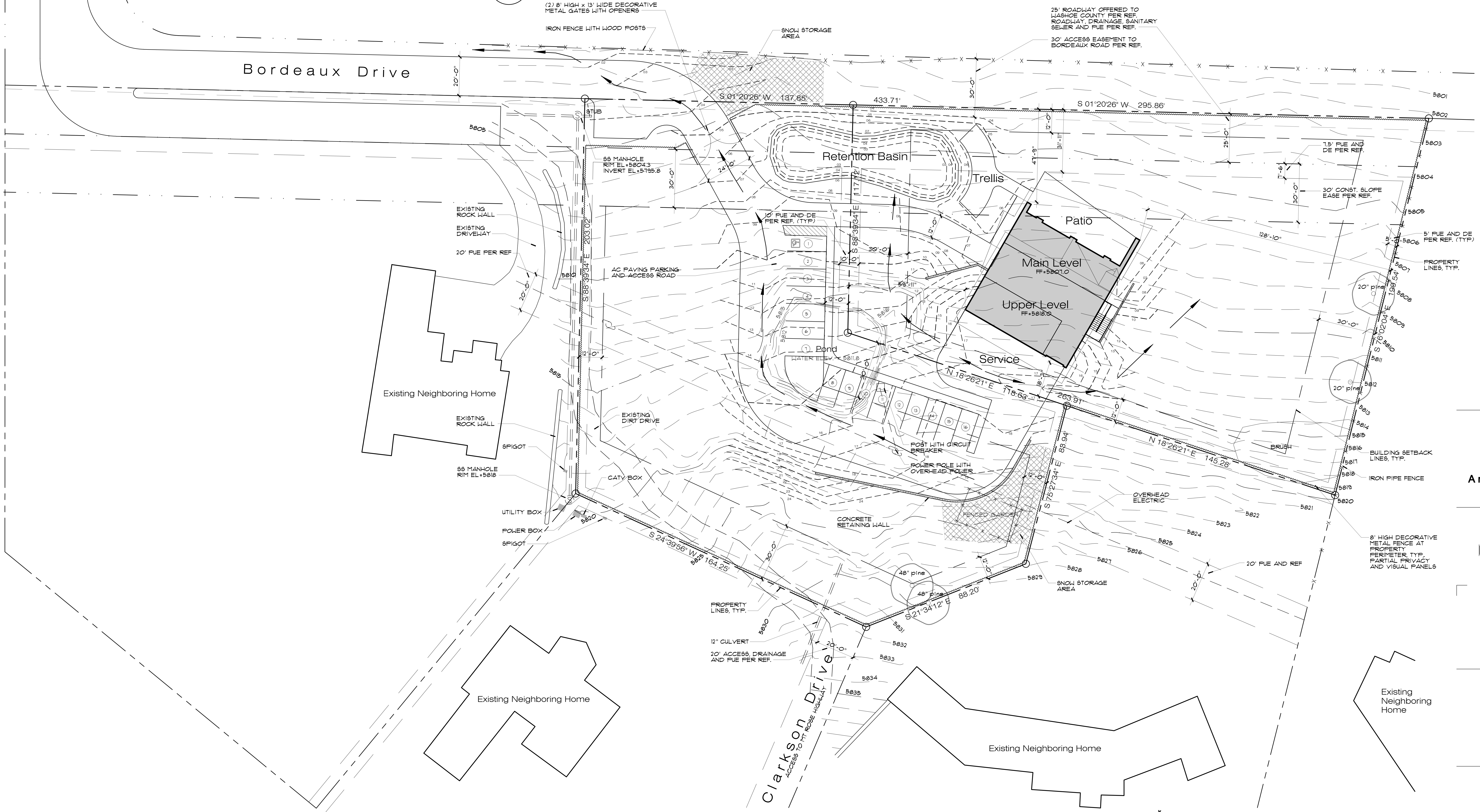
not to scale



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.

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

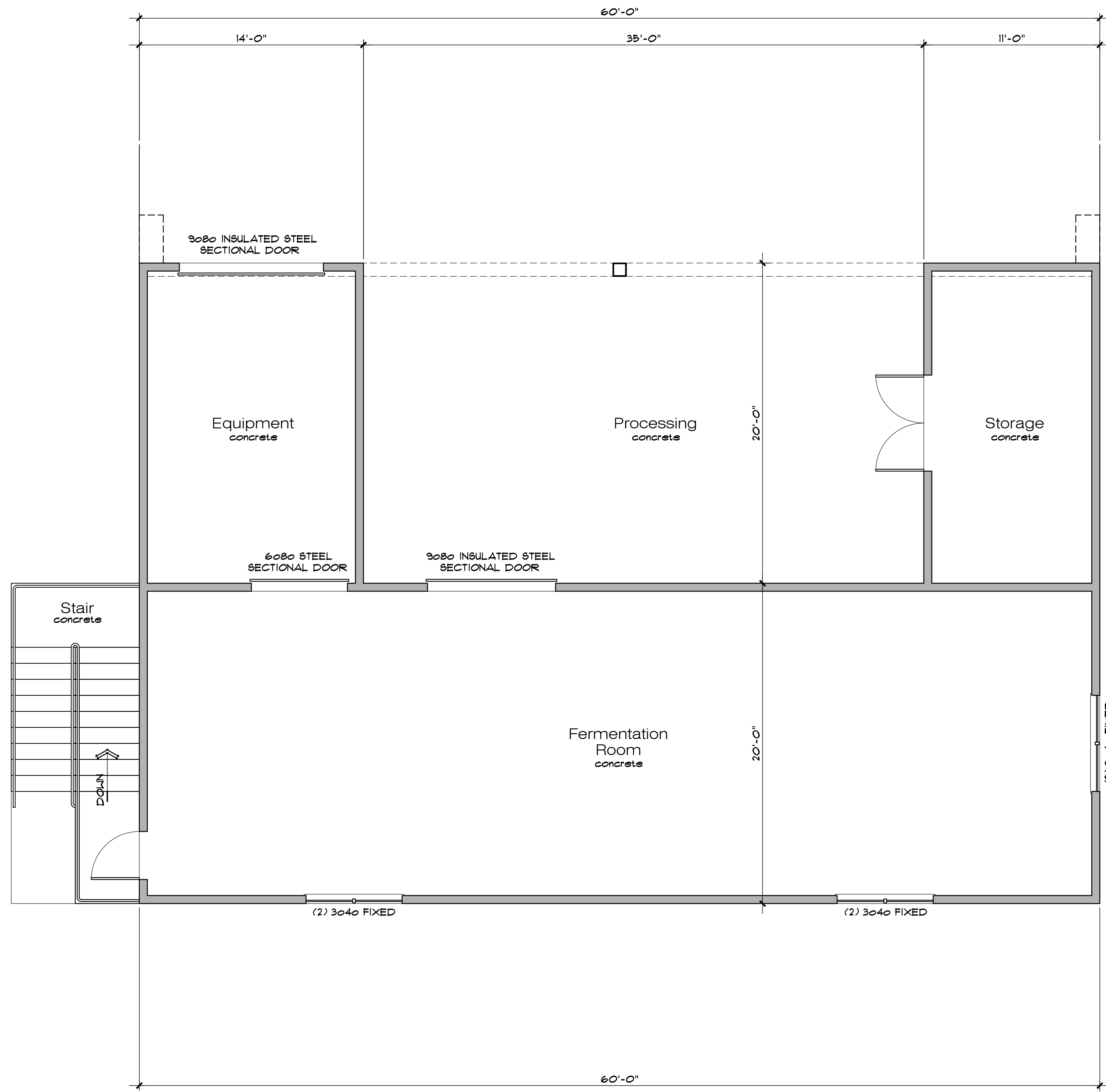


10800 Sand Hollow Court Reno, Nevada 89521

phone 775.852.8802 www.renoarchitect.com

date May 2, 2019 job no. 999

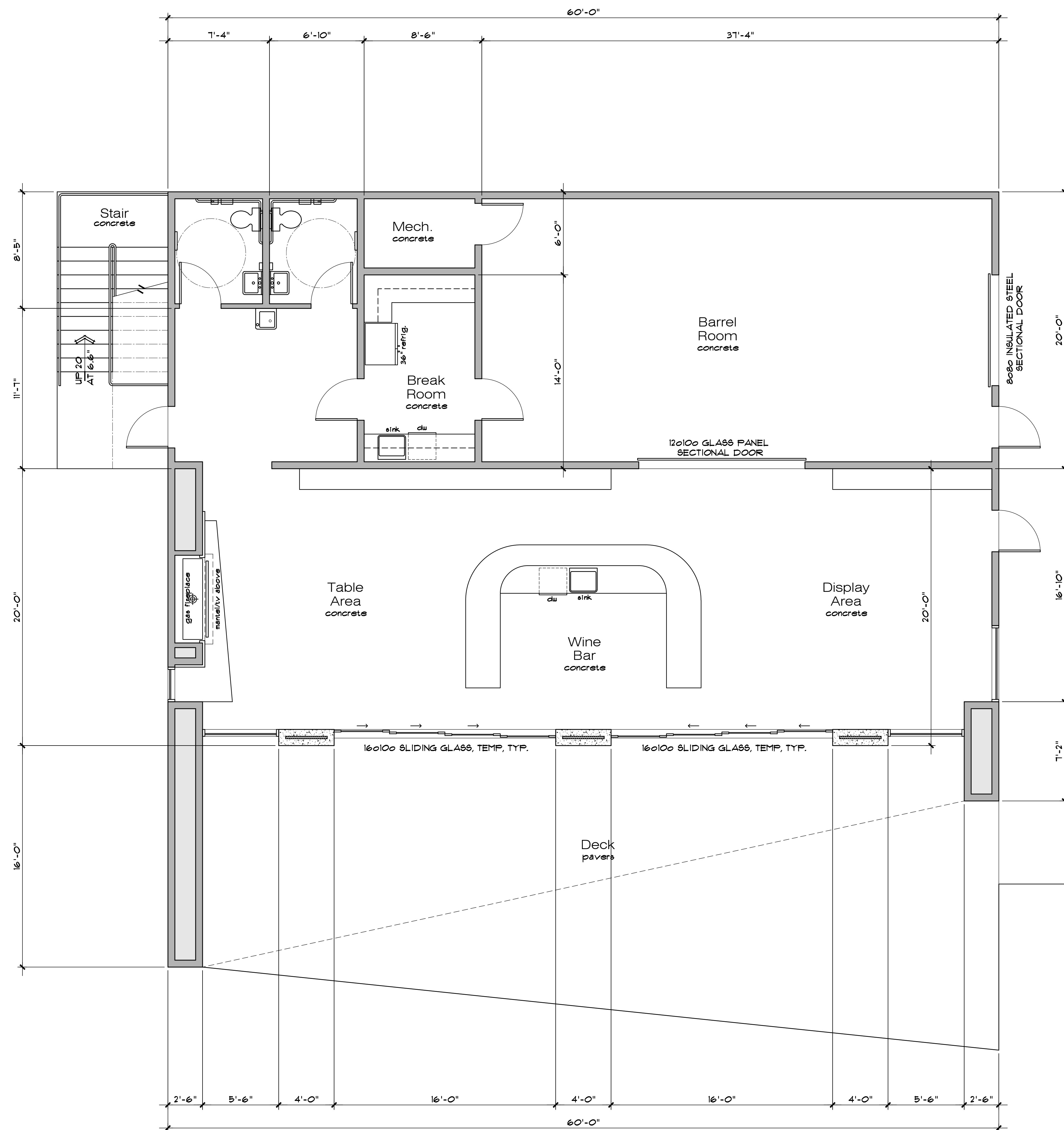
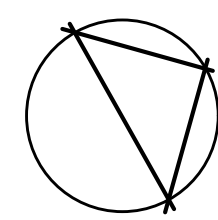
A.1



Upper Floor Plan

1/4" = 1'-0"

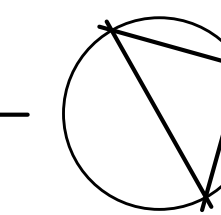
processing: 1,170 s.f.
equip/shed/stor: 1,230 s.f.



Main Floor Plan

1/4" = 1'-0"

winery: 2,400 s.f.



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

Miles
Architectural
Group



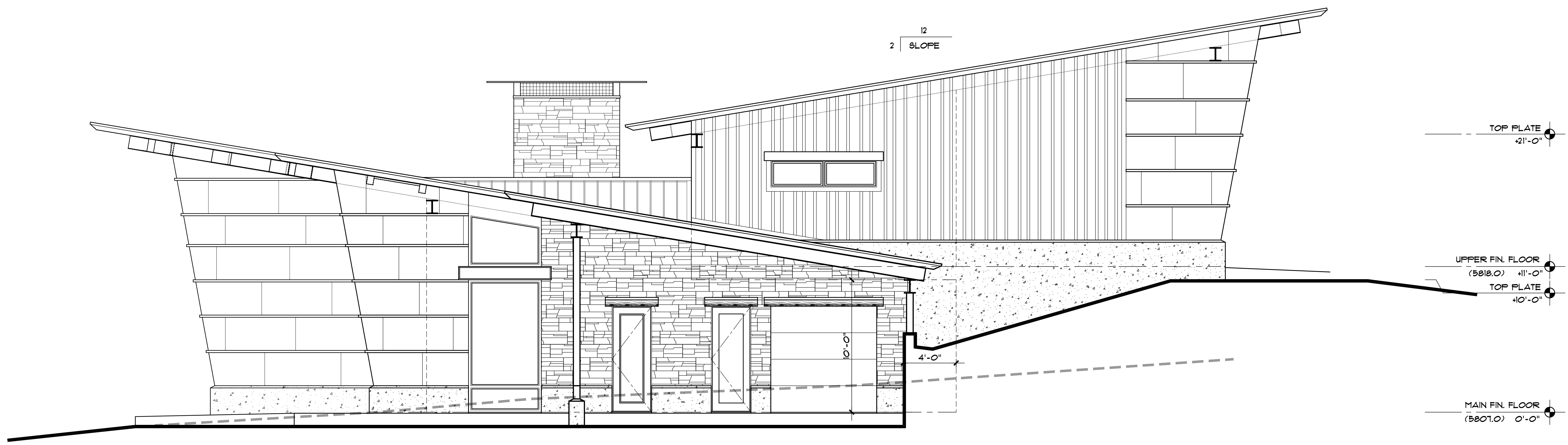
10800 Sand Hollow Court
Reno, Nevada 8952

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"

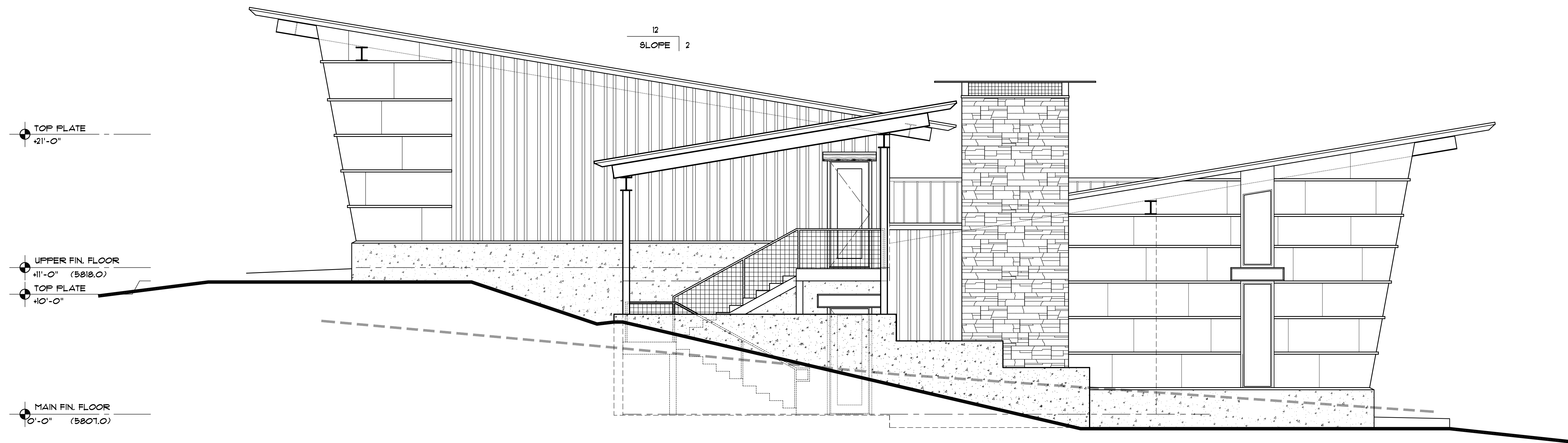
Miles Architectural Group



10800 Sand Hollow Court
 Reno, Nevada 8952

phone 775.852.8800
 www.renoarchitect.com

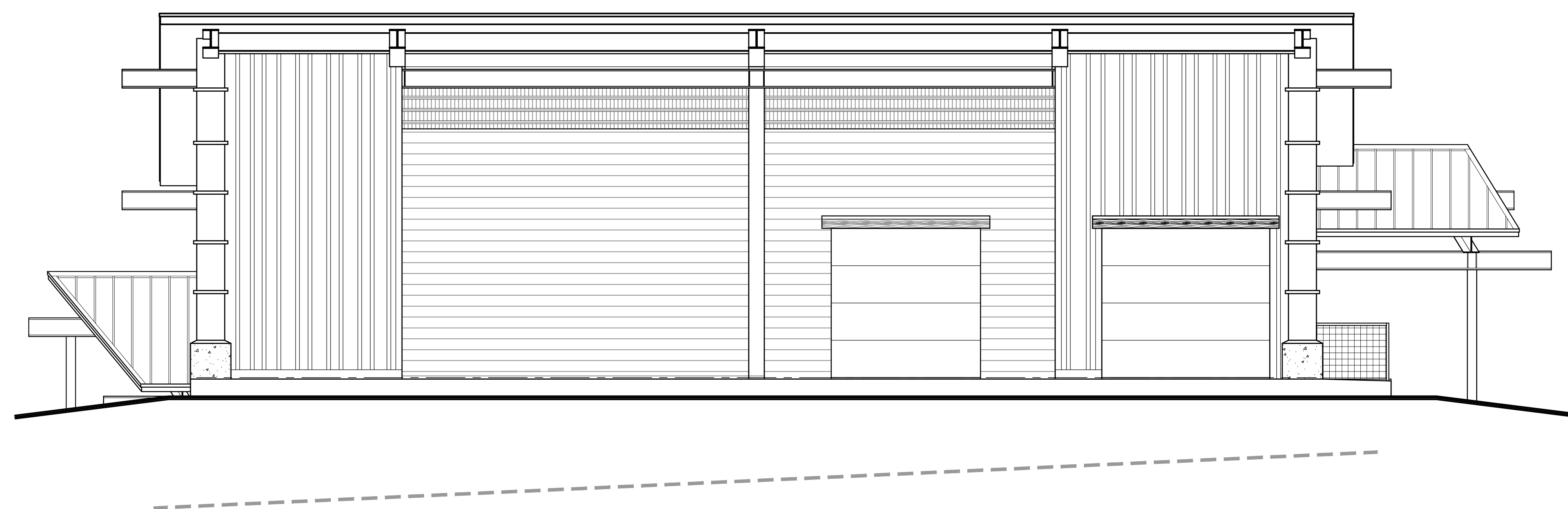
date May 2, 2019
 job no. 999



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

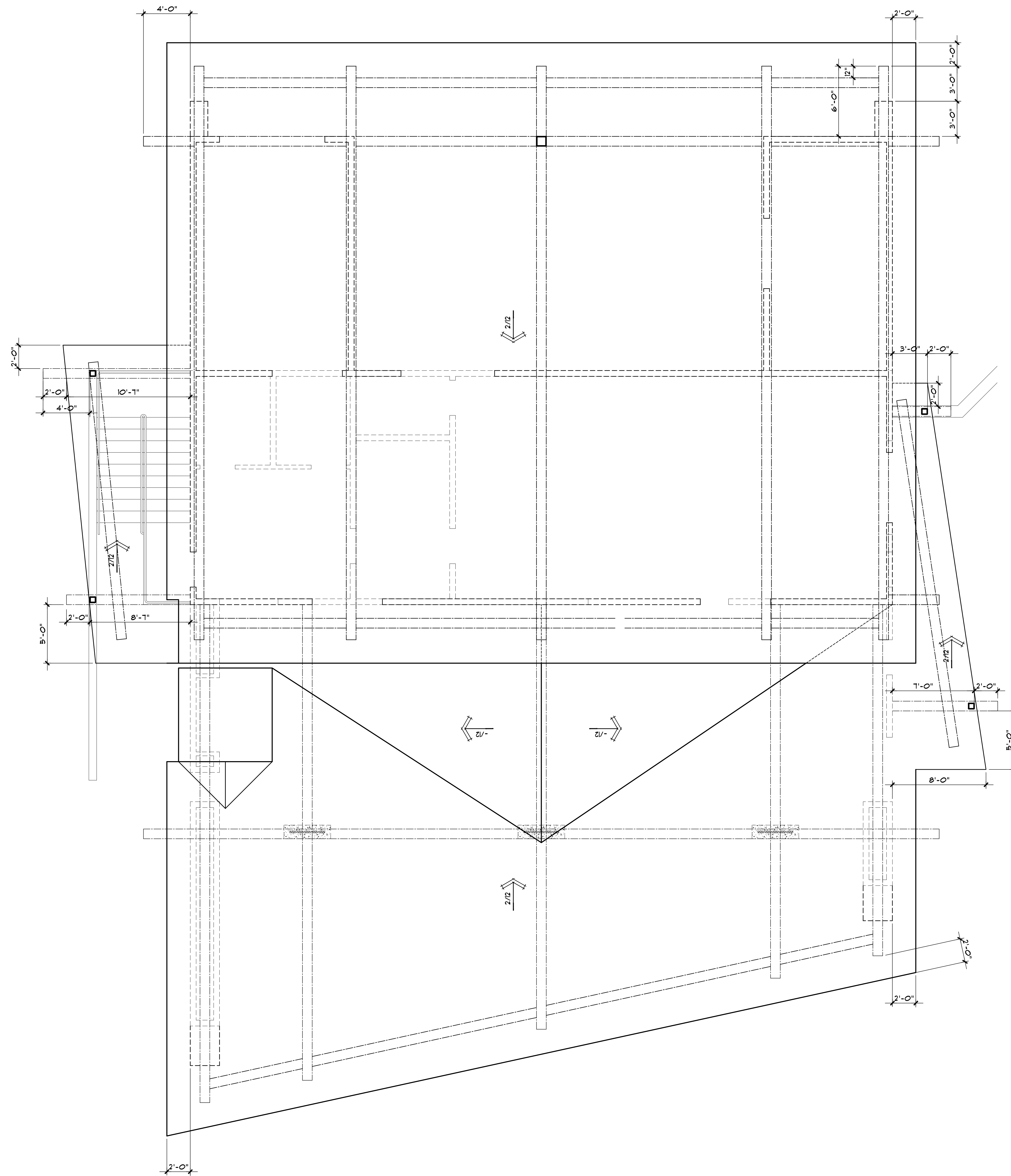


10800 Sand Hollow Court
 Reno, Nevada 8952

phone 775.852.8800
 www.renoarchitect.com

date May 2, 2019
 job no. 999

A.4



Roof Plan

1/4"=1'-0"



revisions

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

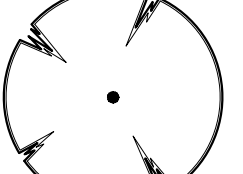
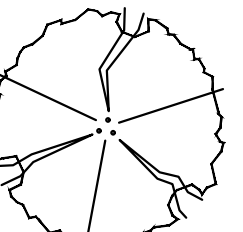
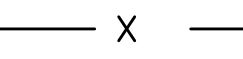

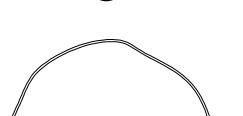

phone 775.852.8800
www.renoarchitect.com

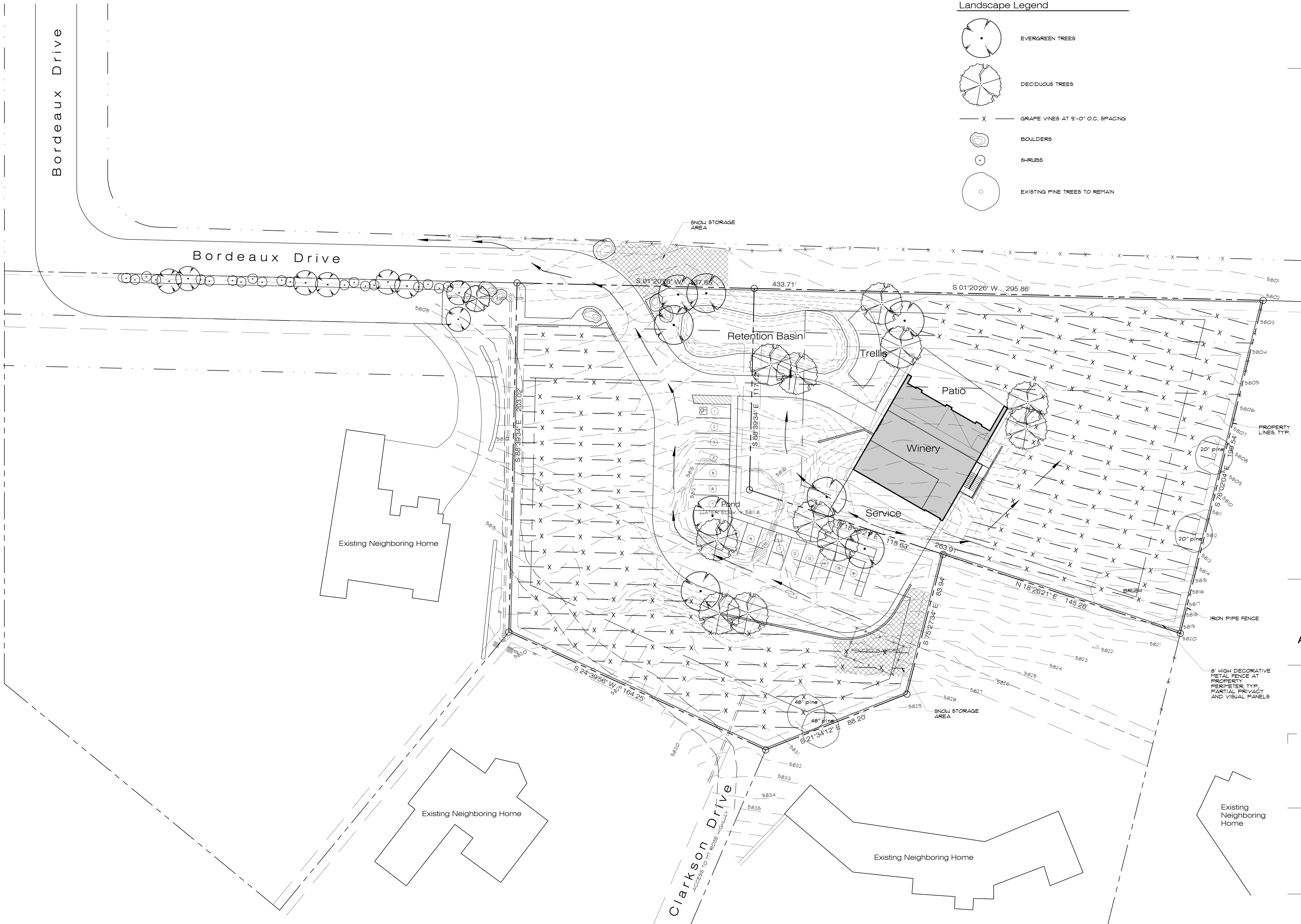
date May 2, 2019

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
 APN 047-162-19 and 21

Miles Architectural Group



10800 Sand Hollow Court
 Reno, Nevada 89521

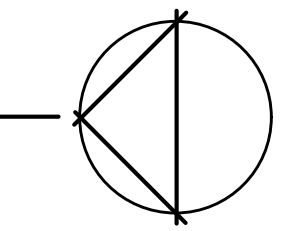
phone 775.852.8802
 www.renoarchitect.com

date May 2, 2019
 job no. 999

Landscape Plan

1"=20'-0"

APN 047-162-19 and 21



L.1



DETECTED BY
BAY
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.

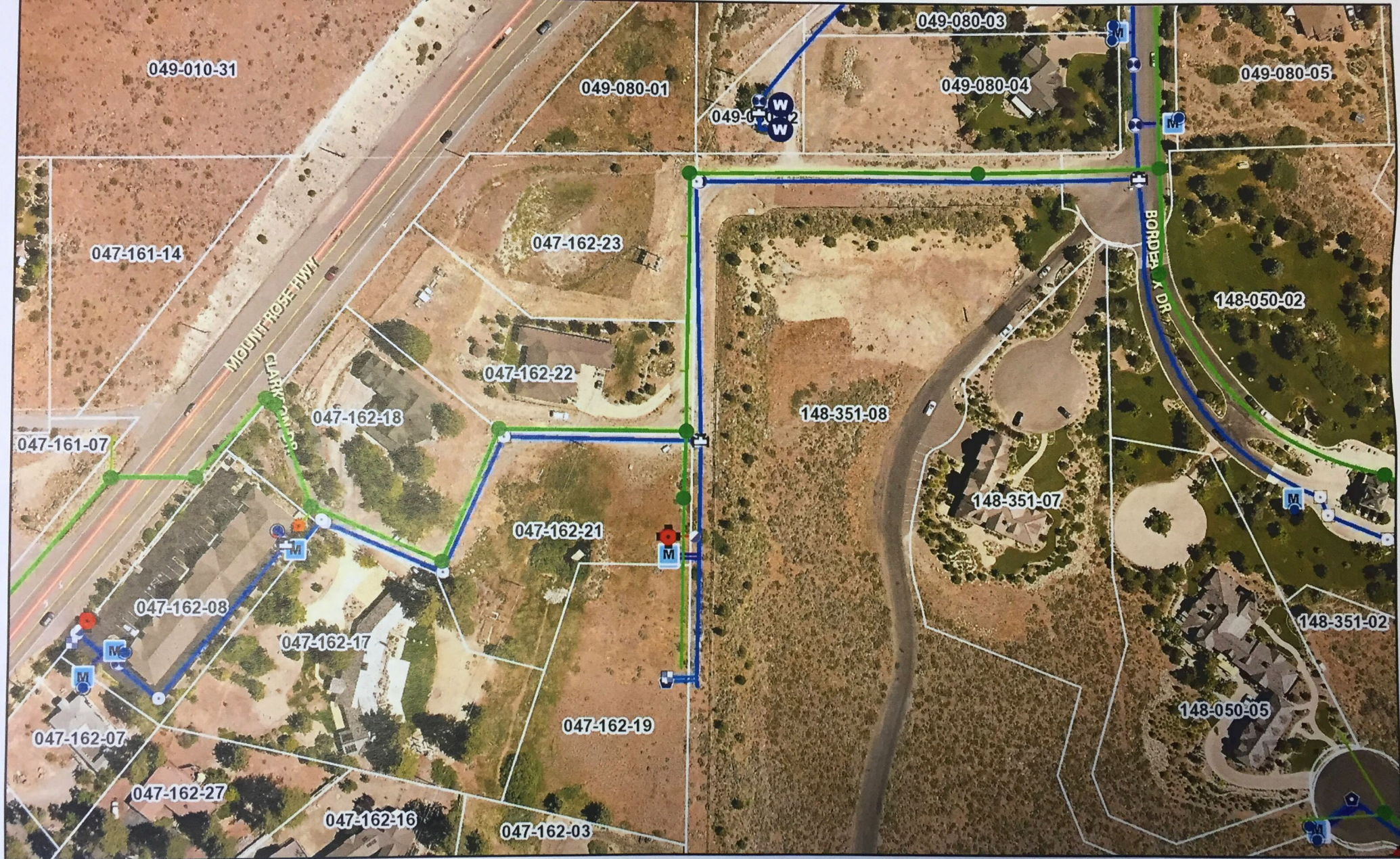
4 employees x multiplier of 2 = 8 trips

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

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

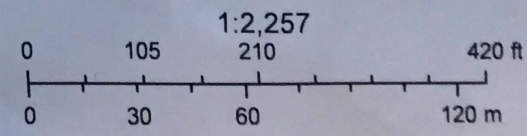
Total number of trips per day is 30. The total number of trips is far less than the 80 or more weekday peak hour trips that trigger a traffic impact report.

*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

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

Washoe County Treasurer
Tammi Davis

Washoe County Treasurer
P.O. Box 30039, Reno, NV 89520-3039
ph: (775) 328-2510 fax: (775) 328-2501
Email: tax@washoecounty.us

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

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
Collection Cart	0	\$0.00		

Pay Online

Washoe County Parcel Information

Parcel ID	Status	Last Update
04716221	Active	5/20/2019 2:07:07 AM

Current Owner:
DE LA MONTANYA TRUST, DENNIS & TINA
999 FOREMAN LN
HEALDSBURG, CA 95448

SITUS:
16435 BORDEAUX DR
WCTY NV

Taxing District:
4000

Geo CD:

Legal Description
Lot 4A 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

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@washocounty.us

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

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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**