

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

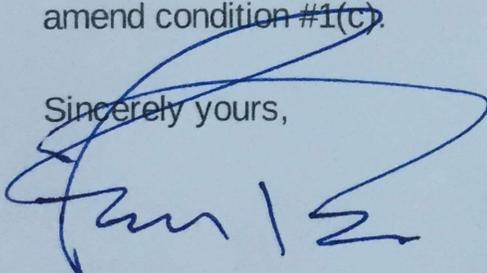
Dear Mr. Lloyd:

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,

A handwritten signature in blue ink, appearing to read "Paul Taybi", with a large, sweeping flourish above it.

Paul Taybi  
1615 Verdi Vista Court  
Reno, NV 89523  
510.365.1224  
[PowerTowerPaul@gmail.com](mailto: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

Application Type: Administrative Permit

Cashier ID: RPELHAM

Payee: Paul Taybi

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
		<b>WASHOE Total</b>	<b>\$546.00</b>
		<b>Total Amount</b>	<b>\$546.00</b>

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

**BALANCE DUE**  
**\$0.00**

**THANK YOU FOR YOUR BUSINESS**

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

# 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):

**MT ROSE HIGHWAY AND BORDEAUX DRIVE**

Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
<b>047-162-21</b>	<b>1.01 ACRE</b>	<b>047-162-19</b>	<b>1.01 ACRE</b>

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: <b>DENNIS+TONA</b>	Professional Consultant: <input checked="" type="checkbox"/>
Name: <b>DE LA MONTANYA TRUST</b>	Name: <b>PAUL TAYBI</b>
Address: <b>PO BOX 820</b>	Address: <b>1615 VERDI VISTA CT</b>
<b>HEALDSBURG CA</b> Zip: <b>95448</b>	<b>RENO, NV</b> Zip: <b>89523</b>
Phone: <b>707.483.3228</b> Fax: <b>-</b>	Phone: <b>510.365.1224</b> Fax: <b>-</b>
Email: <b>DENNISDLM@gmail.com</b>	Email: <b>POWER TONER Paul@gmail.com</b>
Cell: <b>SAME</b> Other: <input checked="" type="checkbox"/>	Cell: <b>SAME</b> Other: <input checked="" type="checkbox"/>
Contact Person: <b>DENNIS DE LA MONTANYA</b>	Contact Person:

<b>Applicant/Developer:</b>	<b>Other Persons to be Contacted:</b>
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 <sup>Hawaii</sup> )  
COUNTY OF WASHOE <sup>Hawaii</sup> )

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 6th 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.

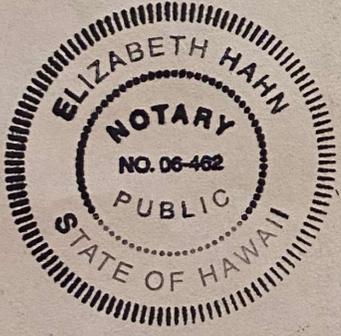
STATE OF <sup>Hawaii</sup> ~~NEVADA~~ <sub>(Hawaii)</sub>  
COUNTY OF <sup>Kauai</sup> ~~WASHOE~~ <sub>(Kauai)</sub>

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 Tina Sue DeLaMontanya  
Address P.O. Box 820  
Healdsburg, CA 95448

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

Elizabeth Hahn  
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  
Elizabeth Hahn 11/06/2021  
Signature Date

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- 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

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[**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](mailto: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.

<b>Project Information</b>		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 <b>AND</b> 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			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
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	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

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: \_\_\_\_\_

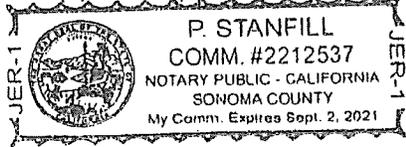
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- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

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 2<sup>nd</sup> floor production component will consist of a 1,170sf processing room. The 2<sup>nd</sup> floor equipment room, shed area and storage rooms will be approximately 1,230sf. The 1<sup>st</sup> 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 2<sup>nd</sup> 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

1-100

10733-3



BOOK 5 PAGE 262

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THIS INDENTURE, made the 28<sup>th</sup> 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 WHEAT 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   
30 JACK M. CALLAHAN

  
ILDA I. CALLAHAN

5 PAGE 203

BOOK

SIDNEY W. ROBINSON  
ATTORNEY AT LAW  
SUITE 204  
UNION FEDERAL BLDG.  
175 SOUTH SIERRA ST.  
SPRINGFIELD, NEVADA

JUL 17 1964

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

3 On this 28<sup>th</sup> 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  
19  
20  
21  
22  
23  
24  
25  
26 1-166

27 OFFICIAL RECORDS  
28 WASHOE COUNTY, NEV.  
29 RECORDED BY  
FIRST COMMERCIAL TITLE, INC.  
JUL 17 9 32 AM '64

30 DONALD QUESTA  
COUNTY RECORDER  
FEE 3.05 DEPT. 3

SIDNEY W. ROBINSON  
ATTORNEY AT LAW  
SUITE 200  
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)



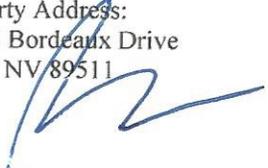
**RESCISSION OF COVENANTS, CONDITIONS AND RESTRICTIONS ("CC&RS")**

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.

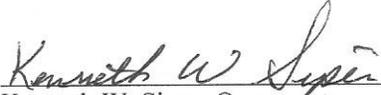
**SIGNATURES AND NOTARIES**

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

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

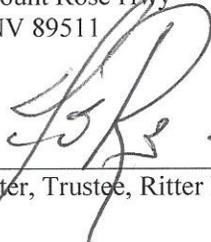
Date \_\_\_\_\_

\_\_\_\_\_  
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

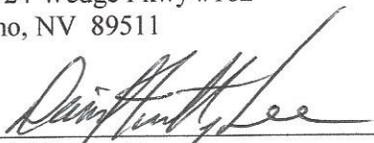
\_\_\_\_\_  
Kenneth W. Sipes, Owner

Date \_\_\_\_\_

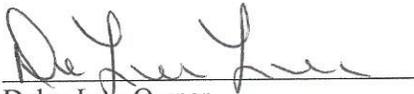
APN: 047-162-18

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

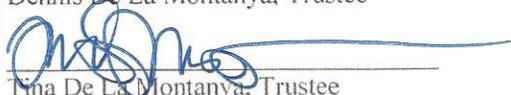
Date \_\_\_\_\_

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")

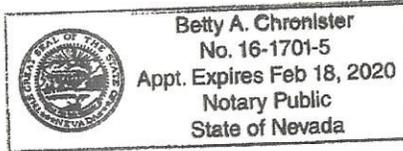
ACKNOWLEDGMENT

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



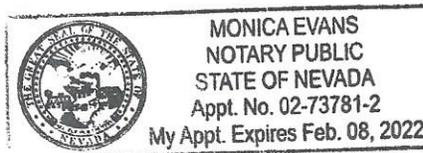
ACKNOWLEDGMENT

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



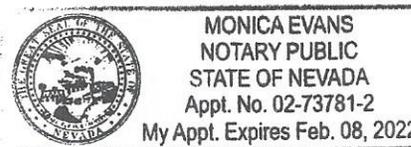
ACKNOWLEDGMENT

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")

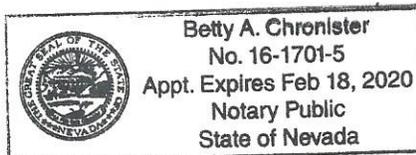
ACKNOWLEDGMENT

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

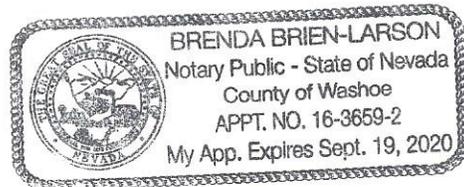
ACKNOWLEDGMENT

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.

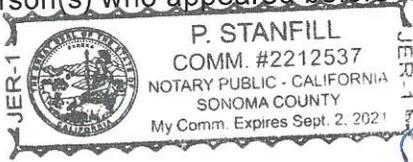
\_\_\_\_\_  
Notary Public

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]

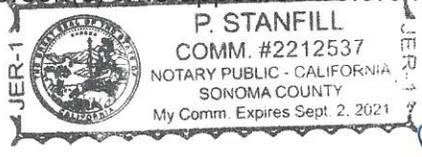
[Handwritten marks]

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]

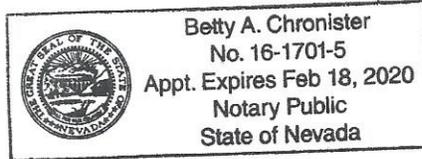
ACKNOWLEDGMENT

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

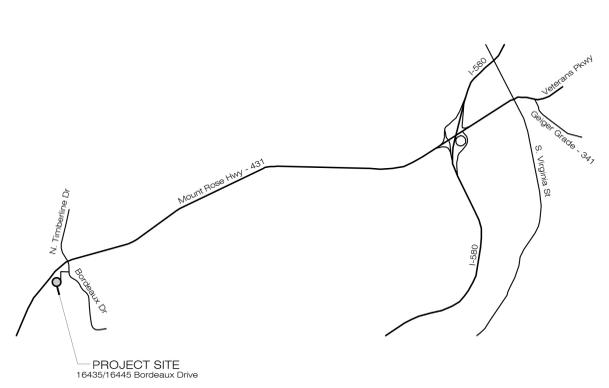


Existing Quasi Cul De Sac

Bordeaux Drive

### Vicinity Map

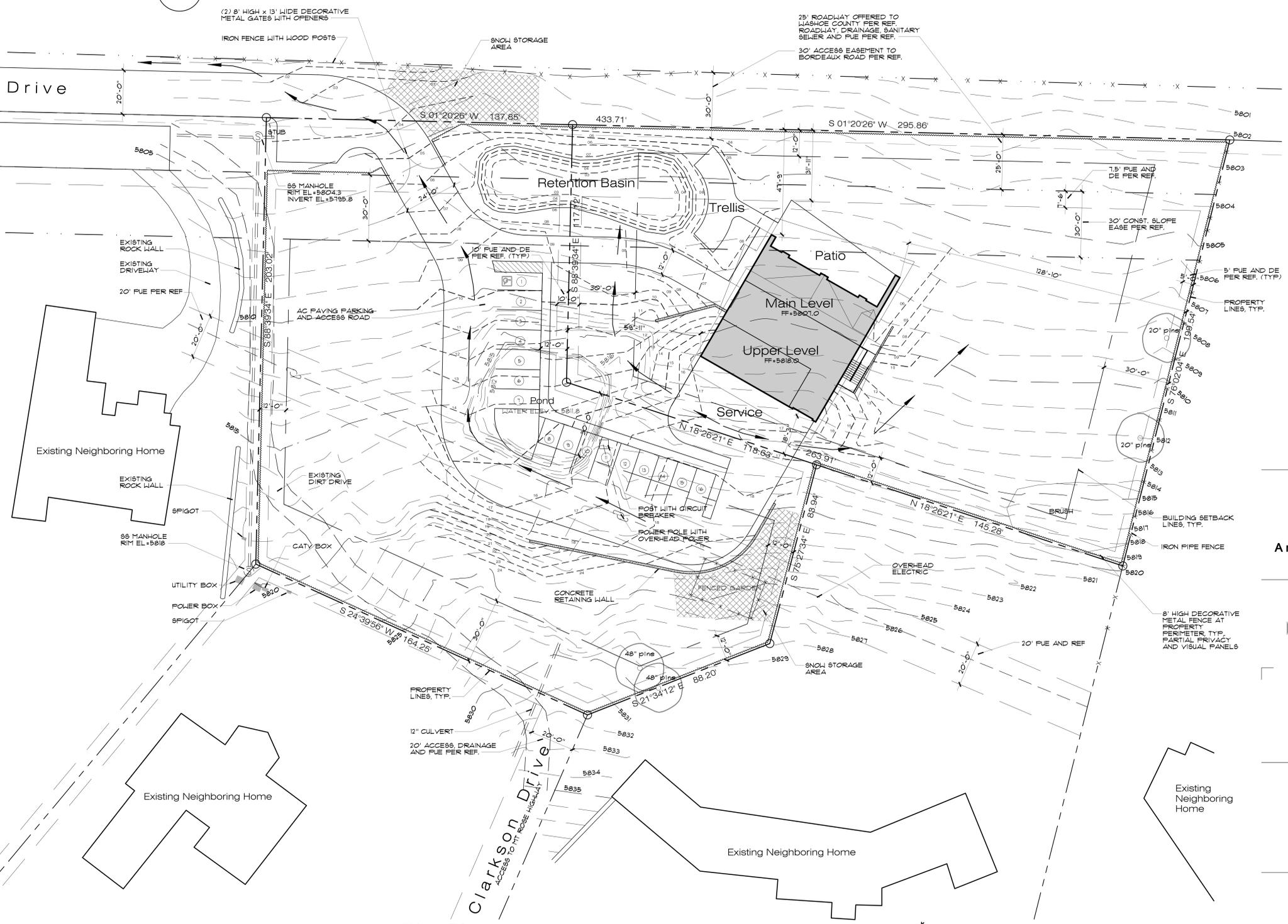
not to scale



### 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

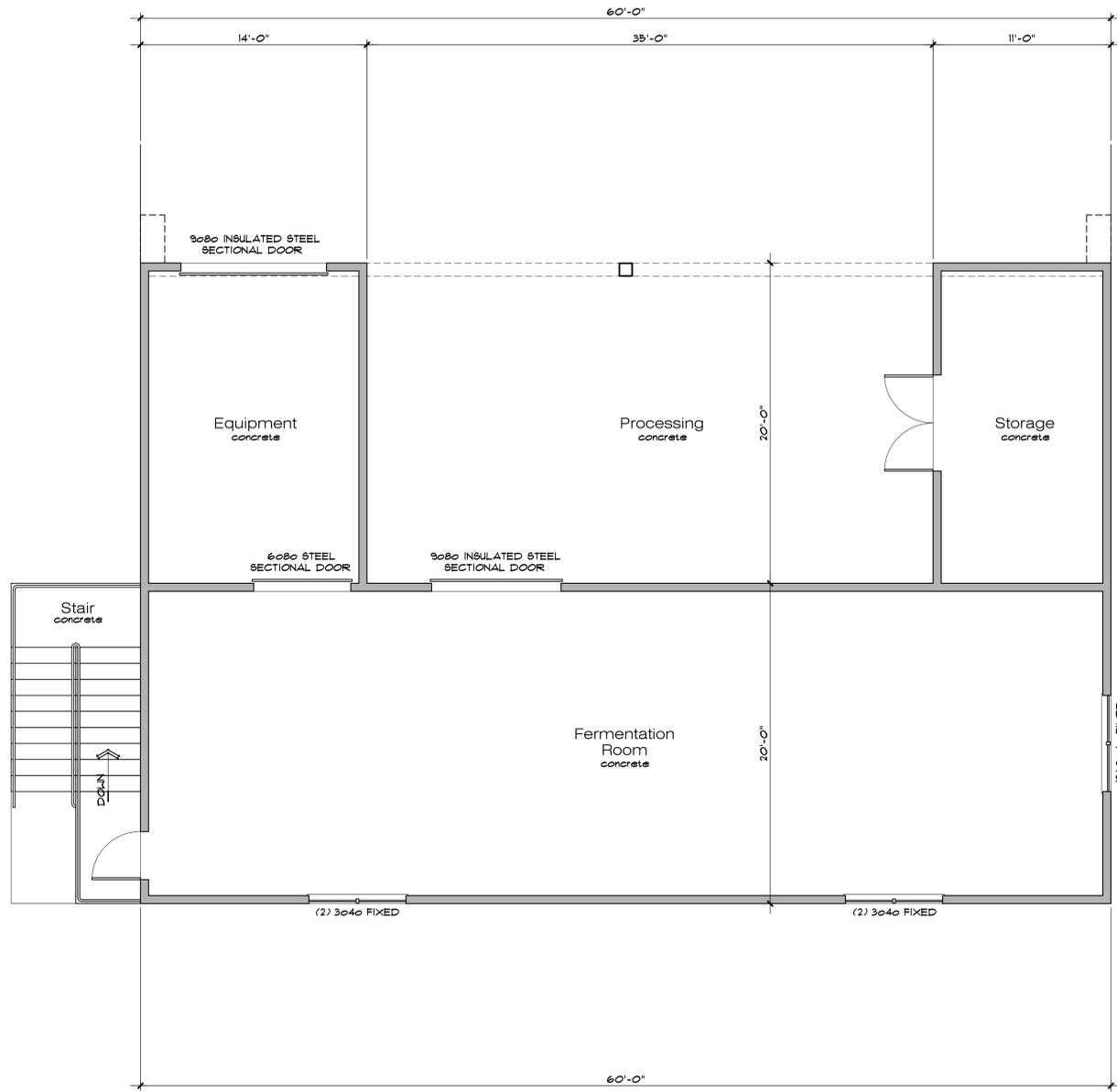


10800 Sand Hollow Court Reno, Nevada 89521

phone 775.852.8802 www.renoarchitect.com

date May 2, 2019 job no. 999

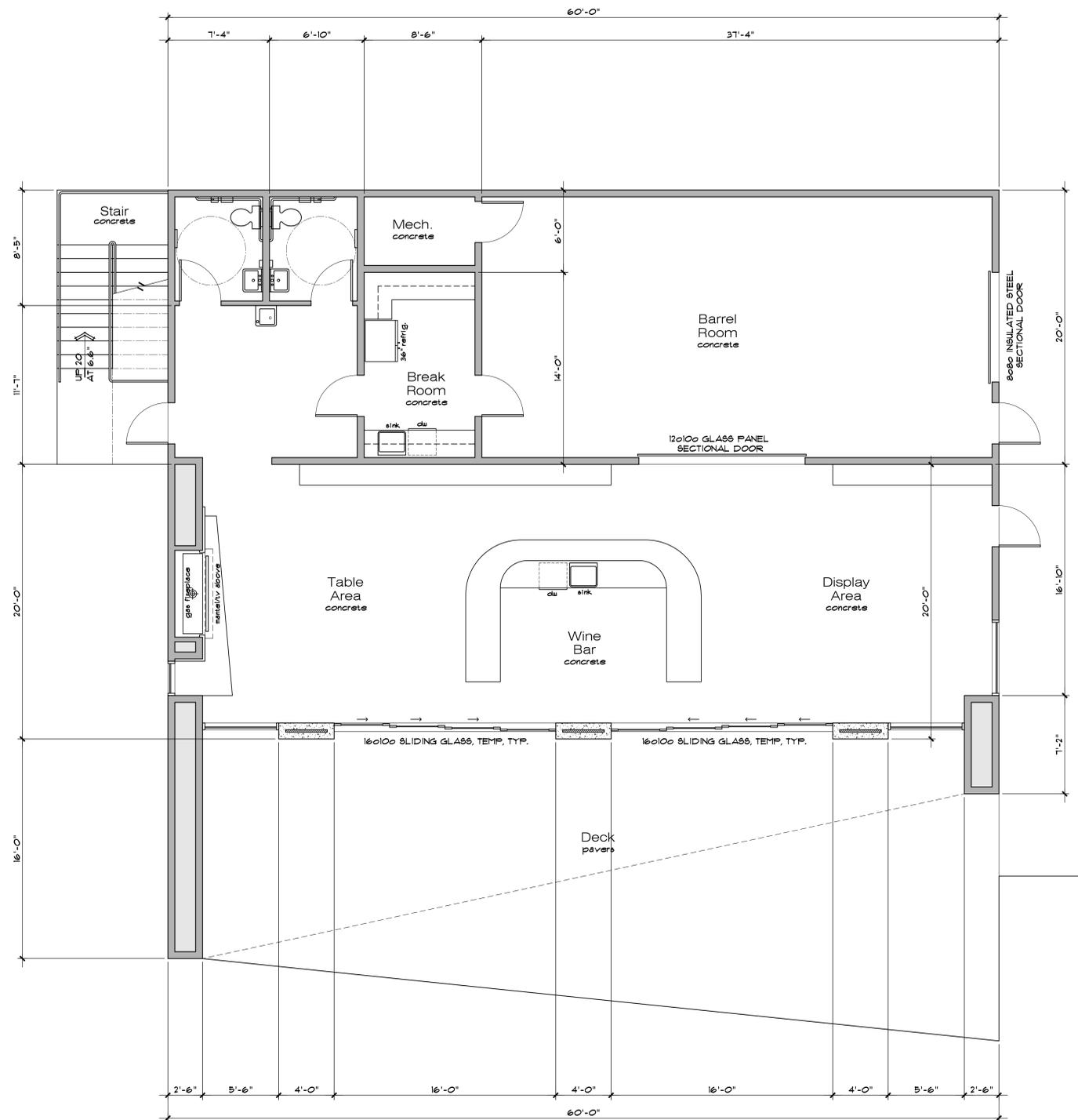
# A.1



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

Miles  
Architectural  
Group



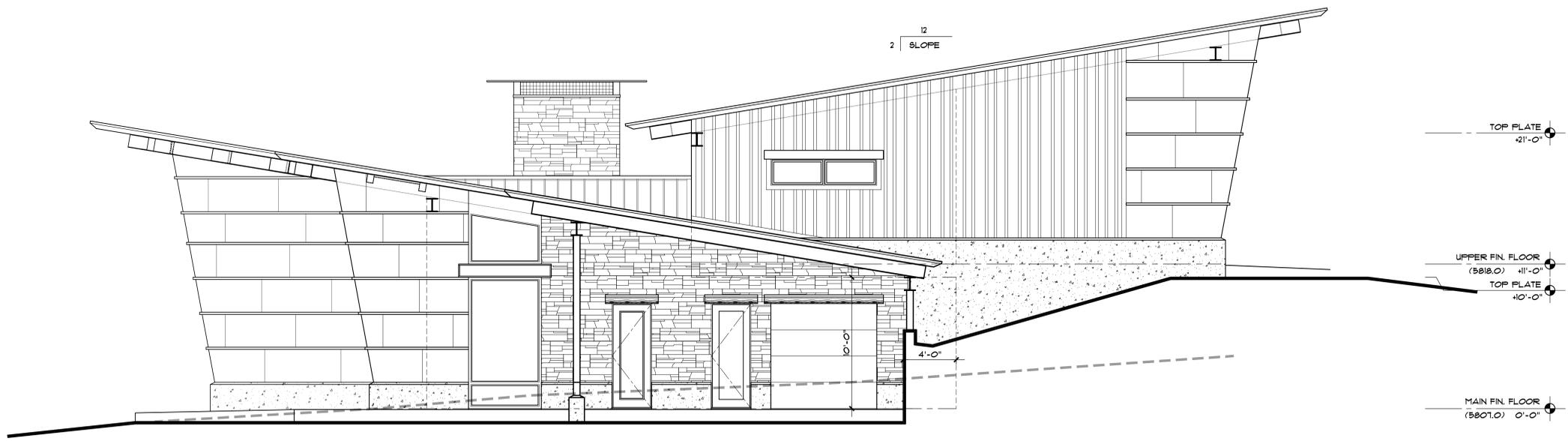
10800 Sand Hollow Court  
Reno, Nevada 8952

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"

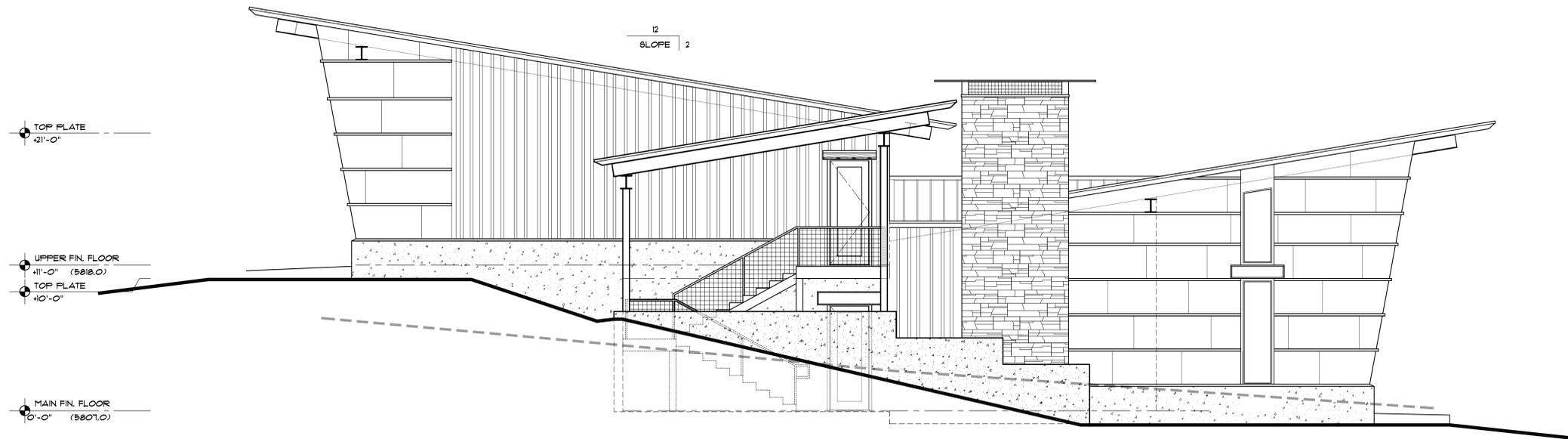
Miles  
 Architectural  
 Group



10800 Sand Hollow Court  
 Reno, Nevada 8952

phone 775.852.8800  
 www.renoarchitect.com

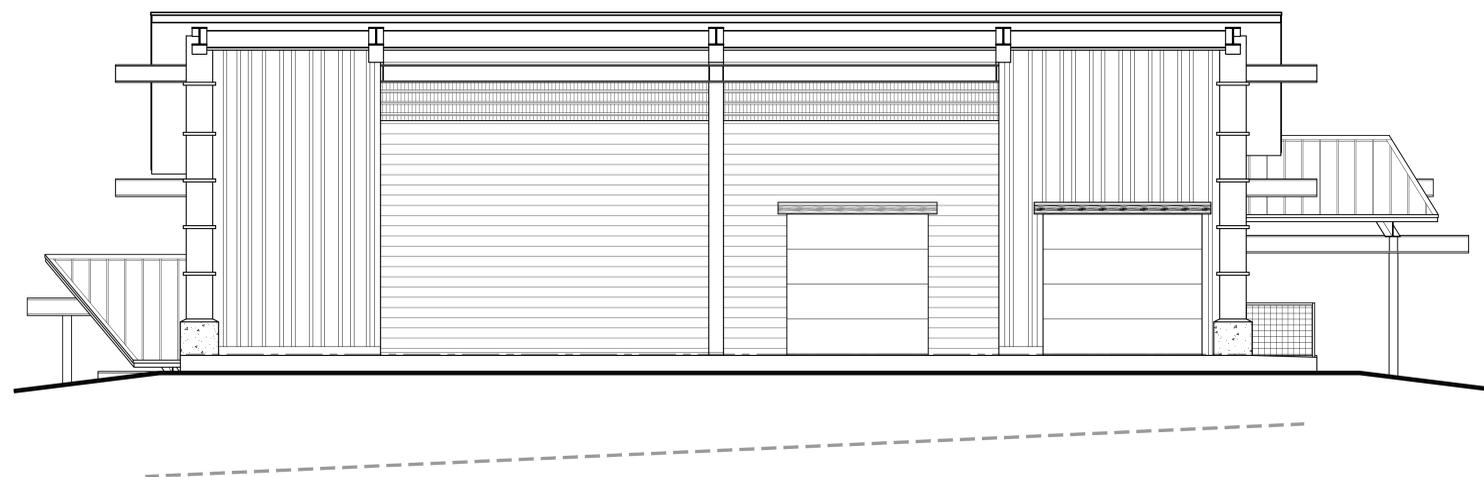
date May 2, 2019  
 job no. 999



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

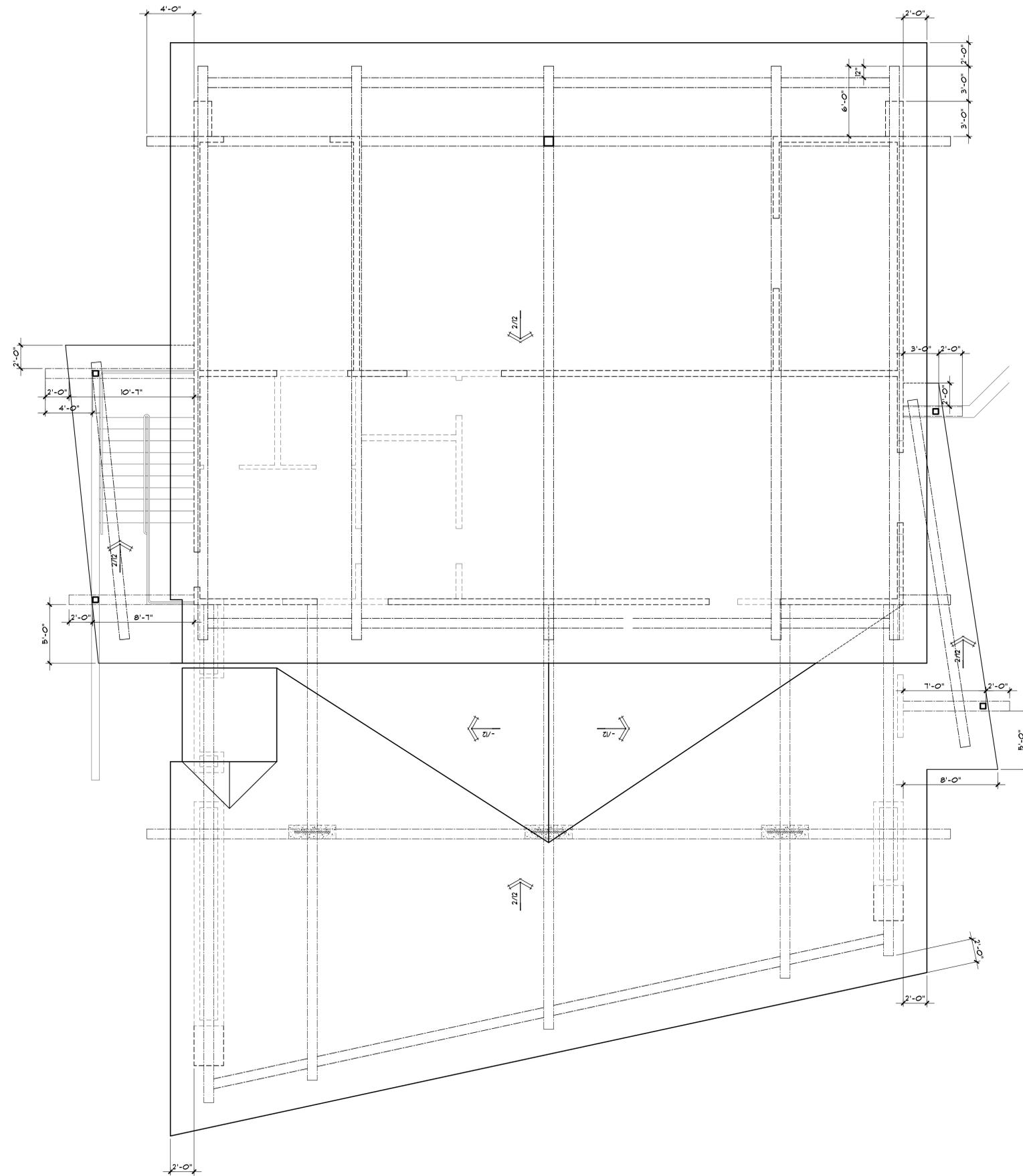


10800 Sand Hollow Court  
 Reno, Nevada 8952

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**  
 M  
 Miles Architectural Group



10800 Sand Hollow Court  
 Reno, Nevada 89521

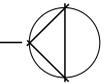
phone 775.852.8802  
 www.renoarchitect.com

date May 2, 2019  
 job no. 999

Landscape Plan

1"=20'-0"

APN 047-162-19 and 21



L.1



DL  
M

PROTECTED 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.

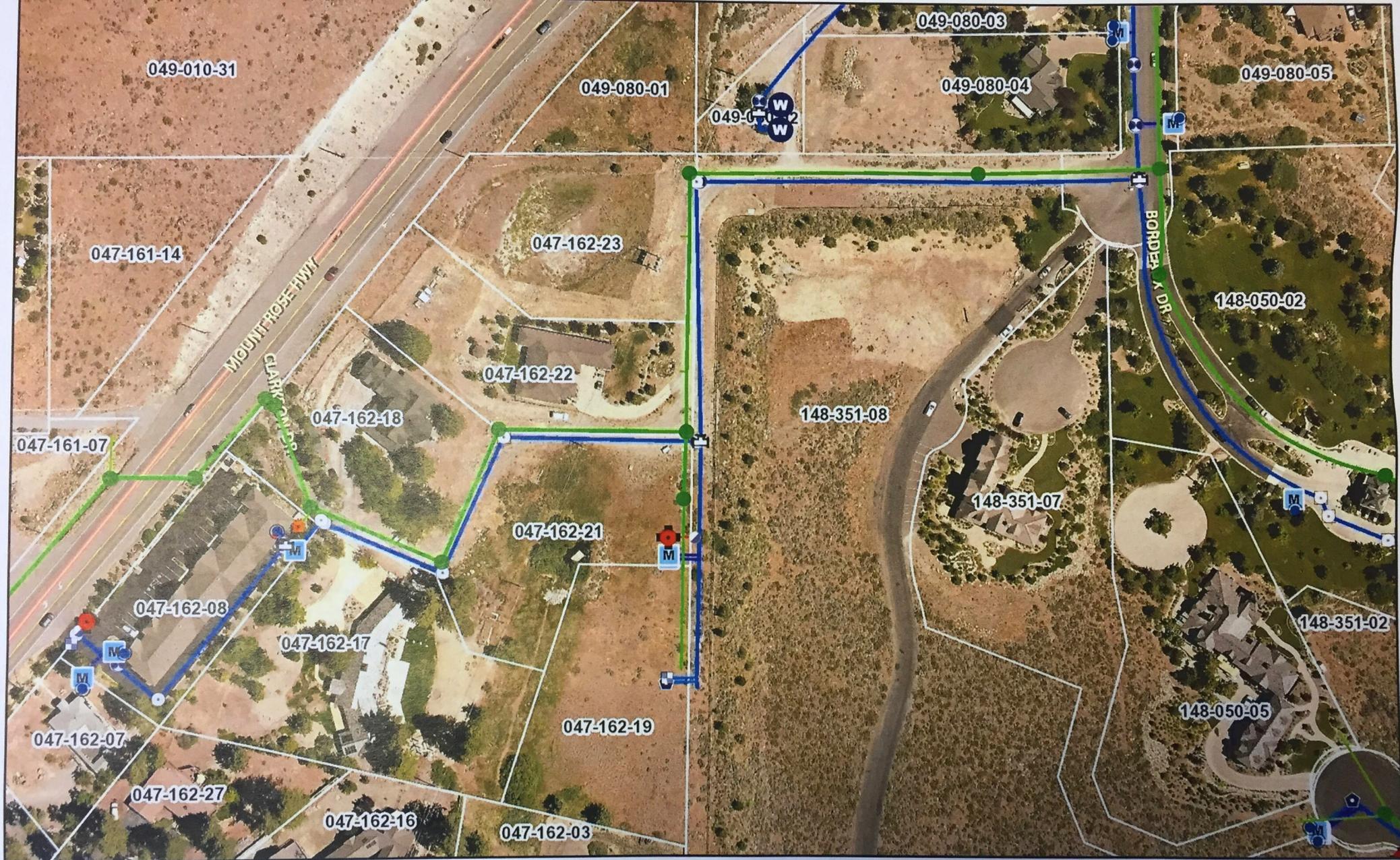
4 employees x multiplier of 2 = 8 trips

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

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

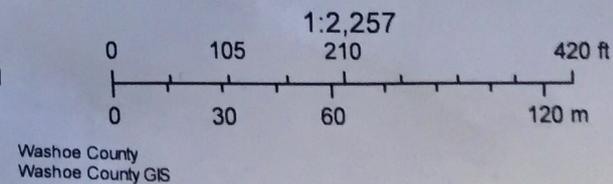
Total number of trips per day is 30. The total number of trips is far less than the 80 or more weekday peak hour trips that trigger a traffic impact report.

\*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                |                    |                       |               |



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) 328-2500  
Email: tax@washocounty.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.

**Pay By Check**

Please make checks payable to:  
WASHOE COUNTY TREASURER

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

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

 **Payment Information**

 **Special Assessment District**

 **Installment Date Information**

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

**Pay Online**

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

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
<b>Total</b>					\$0.00