



**WASHOE COUNTY**  
**COMMUNITY SERVICES DEPARTMENT**  
**Planning and Building**

Attachment B  
1001 EAST 9<sup>TH</sup> STREET  
RENO, NEVADA 89512-2845  
PHONE (775) 328-6100  
FAX (775) 328.6133

**Board of Adjustment Action Order**  
**Administrative Permit Case Number WADMIN19-0014**

Decision: Denial

Decision Date: September 5, 2019

Mailing/Filing Date: September 9, 2019

Property Owner: Dennis and Tina De La Montanya Trust  
999 Foreman Lane  
Healdsburg, CA, 95448

Assigned Planner: Chris Bronczyk, Planner  
Washoe County Community Services Department  
Planning and Building Division  
775.328.3612  
[cbronczyk@washoecounty.us](mailto:cbronczyk@washoecounty.us)

**Administrative Permit Case Number WADMIN19-0014**

For possible action, hearing, and discussion to approve and establish a boutique winery (tasting and production facility) and crop production on two parcels.

- Applicant/Property Owner: Dennis and Tina DeLaMontanya Trust
- Location: 16435 and 16445 Bordeaux Drive  
Reno, NV 895122
- Assessor's Parcel Numbers: 047-162-21 (1.01 Acre); 047-162-19 (1 Acre)
- Parcel Size: 2.02 Acre
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: Forest
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in 808, Administrative Permits
- Commission District: 2 – Commissioner Lucey

Notice is hereby given that the Washoe County Board of Adjustment denied the above referenced case number based on the inability to make the findings required by Washoe County Code (WCC) Section 110.808.25, the Board was unable to make findings #3 (Site Suitability) below.

**Required Administrative Permit Findings (WCC Section 110.808.25)**

1. **Consistency.** The proposed use is consistent with the policies, action programs, standards and maps of the Master Plan and the applicable area plan;



**INTEGRITY**



**EFFECTIVE  
COMMUNICATION**



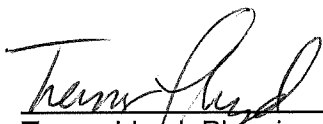
**QUALITY  
PUBLIC SERVICE**

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2. **Improvements.** Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been or will be provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. **Site Suitability.** The site is physically suitable for the type of development and for the intensity of the development;
4. **Issuance Not Detrimental.** Issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area; and
5. **Effect on a Military Installation.** If a military installation is required to be noticed pursuant to this article, the effect of the issuance of the permit will not

Anyone wishing to appeal this decision to the Washoe County Board of County Commissioners may do so within 10 calendar days from the Mailing/Filing Date shown on this Action Order. To be informed of the appeal procedure, call the Planning staff at **775.328.6100**. Appeals must be filed in accordance with Section 110.912.20 of the Washoe County Development Code.



Trevor Lloyd, Planning Manager  
Secretary to the Board of Adjustment  
Planning and Building Division  
Washoe County Community Services Department

Applicant/Owner: Dennis and Tina De La Montanya Trust  
999 Foreman Lane  
Healdsburg, CA, 95448

Action Order xc: Michael Large, District Attorney's Office; Keirsten Beck, Assessor's Office; Cori Burke, Assessor's Office; Mojra Hauenstein, Planning and Building;