



AGENDA

BOARD OF ADJUSTMENT MEETING

55 West Williams Avenue Fallon, NV
July 23, 2026 at 5:30 PM

The City of Fallon Board of Adjustment will meet on July 23, 2026 at 5:30 p.m. in the City Council Chambers, 55 West Williams Avenue, Fallon, Nevada.

Items on the agenda may be taken out of order. The Board of Adjustment may combine two or more agenda items for consideration. The Board of Adjustment may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. Unless otherwise allowed by the Board of Adjustment, public comments by an individual will be limited to three minutes.

1. Pledge of Allegiance to the Flag
2. Certification of Compliance with Posting Requirements
3. Public Comments
General in nature, not relative to any agenda items. No action may be taken on a matter raised under this item until the matter has been specifically included on an agenda as an item upon which action will be taken. **(For discussion only)**
4. Consideration and possible approval of an application by Maria Refugio Tapia Duran Urrutia, 480 West B Street (APN #001-154-03), for a variance in an R-1 zone for a home business **(For possible action)**
5. Public Comments **(For Discussion Only)**

This agenda has been posted on or before 9:00 a.m. on July 20, 2026 at City Hall, City's website (<https://fallonnevada.gov>) and the State of Nevada public notice website (<https://notice.nv.gov/>).

The supporting material for this meeting is also available to the public on the City's website (<https://fallonnevada.gov>) and the State of Nevada public notice website (<https://notice.nv.gov/>) or by contacting Elsie Lee, Deputy City Clerk, City Clerk's Office, City Hall, 55 West Williams Avenue, Fallon, Nevada, 775-423-5104.

/s/ Elsie M. Lee

NOTICE TO PERSONS WITH DISABILITIES: Reasonable effort will be made to assist and accommodate physically handicapped persons desiring to attend the meeting. Please call the City Clerk's Office at 775-423-5104 in advance so that arrangements may be conveniently made.



CITY OF FALLON

REQUEST FOR BOARD ACTION

DATE SUBMITTED: 7/8/26
 AGENDA DATE: 7/23/26
 TO: Board of Adjustments
 FROM: Derek Zimney, City Engineer
 AGENDA ITEM TITLE: Consideration and possible approval of an application by Maria Refugio Tapia Duran Urrutia, 480 West B Street (APN #001-154-03), for a variance in an R-1 zone for a home business **(For possible action)**

TYPE OF ACTION REQUESTED:

- | | |
|--|--|
| ☐ Resolution | ☐ Ordinance |
| ☒ Formal Action/Motion | ☐ Other – Discussion Only |

DISCUSSION: Maria Refugio Tapia Duran Urrutia, 480 West B Street has filed for a variance in an R-1 zone to have a home business. Mrs. Urrutia has provided a letter summarizing her proposed business as well as a diagram of the home showing where business will be located. The letter and diagram are attached to this application. **(For possible action)**

PREPARED BY: Derek Zimney, City Engineer

City of Fallon

VARIANCE APPLICATION FOR: ✓ Business or Home Improvement

Please check one

Applicant: Maria Refugio Tapia Duran WarrugiaAddress: 480 W B St, Fallon, NV 89406Telephone Number: (775) 799-1532✓ Owner

In Escrow

Leasehold

Purchasers in escrow must file proof of title with Variance Board before granted variances are effective.

Legal Description of Property Involved: Lot N/A, Blk N/A Subdivision N/A
Street and Number 480 W B St

(Attach sheet for Metes & Bounds Description)

Variance Requested: Small business in R1 zoningOrdinance Provisions: Zoning R1 (Residential)
Deed Restrictions Former Restrictions Expiration Date:

Applicants must present evidence of ability and intent to proceed with actual construction within six months of the above filing date.

It is not possible for me to use the above described property in the way it is zoned because: Small, appointment only home nail studio not permitted in R1 but compatible with Residential use.My inability to use the above described property in the way I desire causes an undue hardship on me because: (Financial hardship is not considered valid). Property has large interior spaceSuitable for low-impact use without modifications; denial limits reasonable use.The above described property is different from other properties in the same area zoned the same classification because: corner lot (6,969 sq ft) with ample parking, near main road and public uses.Use of the above-described property in the manner proposed by this application will not be detrimental to surrounding properties because: appointment only, one client at a time, no walk ins, minimal traffic, no noise/odor, no impact to neighbors.

PLOT PLANS MUST ACCOMPANY THIS APPLICATION

I, Fernando Tapia-Sandoval Jr owner in fee of the above described property state that this application for a variance has been made with my full knowledge and consent and the facts stated above are true to the best of my knowledge and belief.Owner: Fernando Tapia-Sandoval Jr
Address: 800 Clark Ln, Fallon, NV 89406Phone # 775 426 4087Signature: [Signature]

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{County of Signed and sworn to before me on by

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All the above facts as stated herein are correct to my knowledge and belief.

Applicant: Maria Refugio Tapia Duran Warrugia
Address: 480 W B St, Fallon, NV 89406Phone # (775) 799-1532Signature: Maria Tapia

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{County of Signed and sworn to before me on by

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To Whom It May Concern,

I respectfully request approval of a variance to allow a small, home-based nail salon within my residence located in an R1 zoning district.

This proposed use is intended to be a low-impact, appointment-only operation. I am a licensed nail technician in the State of Nevada and will obtain all required salon licensing and comply with all applicable health and safety regulations upon approval.

The business will operate within a dedicated interior room of my home and will not require any structural modifications or exterior changes. A small handwashing sink may be installed within the interior workspace as required for state licensing. This will be a minor interior improvement and will not alter the exterior appearance or residential nature of the property.

Appointments will be scheduled one at a time, with no walk-in traffic, and limited to approximately 3–4 clients per day. Hours of operation will be limited to approximately 10:00 AM to 5:00 PM.

The property is a corner lot of approximately 6,969 square feet, which provides ample street parking and reduces any potential impact on neighboring properties. Additionally, the property is located near a public building, a school, and in close proximity to a main road, making it more suitable for a small, appointment-based use than a typical interior residential lot.

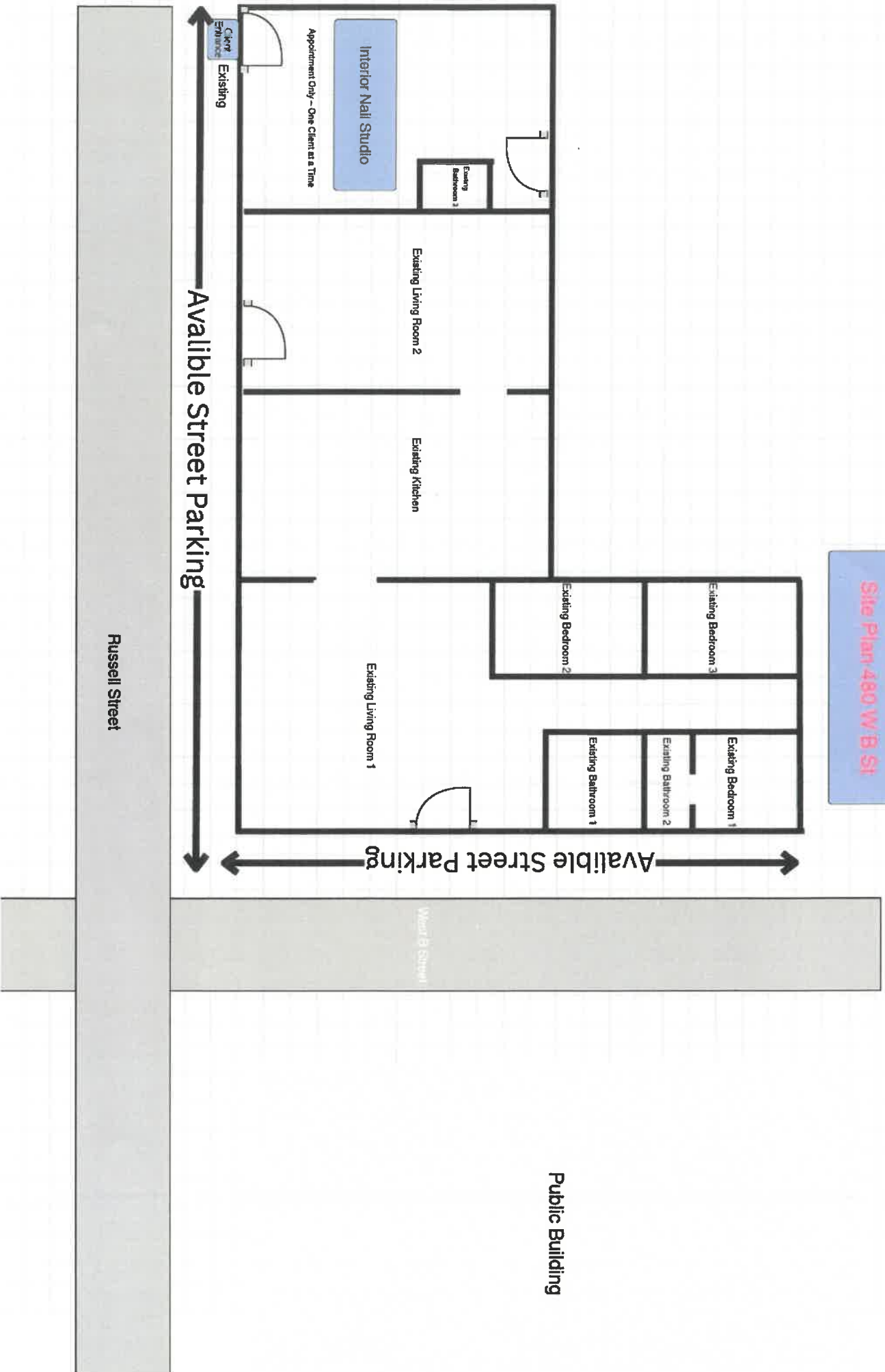
The proposed use will not generate noticeable noise or disturbances, and no strong odors will be produced, as services are quiet in nature and limited to gel products. There will be no visible commercial activity other than a small, non-illuminated sign at the entrance.

This request is intended to allow a reasonable, low-impact home occupation while preserving the residential character of the neighborhood. The use is designed to remain unobtrusive and respectful of surrounding properties.

Thank you for your time and consideration.

Sincerely,
Maria Refugio Tapia Duran Urrutia
Fernando Tapia-Sandoval Jr
480 W B St, Fallon, NV 89406

Site Plan 480 W B St





DECLARATION OF MAILING

I declare under penalty of perjury under the laws of the State of Nevada that the foregoing is true and correct:

1. That I am a citizen of the United States of America, over the age of twenty-one (21) year; and

2. That on the date below, I mailed, by U.S. Mail, with postage fully prepaid, for 480 West B Street APN #001-154-03, Proposed Board of Adjustment Letter to the following persons:

DHILLON ENTERPRISES LTD
2447 ANQUA DR SPARKS, NV 89434-2236

KENNAMETAL INC
1600 TECHNOLOGY WAY LATROBE, PA 15650-4647

CONDON, BERNARD & LILLIAN TRUSTE
PO BOX 2396 FALLON, NV 89407-2396

JANESS, MICHAEL K & VIRGINIA L
P O BOX 1403 FALLON, NV 89407-1403

MORALES, SHAWN SCOTT
8214 SERENADE LN SACRAMENTO, CA 95828-4537

MANGOSING TRUSTEE, FANTONY
560 WEST B ST FALLON, NV 89406-2715

MEADER, NICHOLAS
235 N RUSSELL ST FALLON, NV 89406-2726

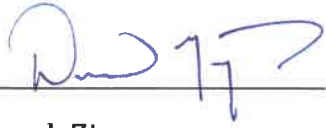
HAYES, TREVOR
3655 HARRIGAN RD FALLON, NV 89406-7827

MOORE, SHEYANNE & MICHAEL
540 W B ST FALLON, NV 89406-2715

STAGGS, ROYANNE & VIERRA DARRYL

1 520 W B ST FALLON, NV 89406-2715
2 MEADER, NICHOLAS
3 236 N RUSSELL ST FALLON, NV 89406-2727
4 TAPIA-SANDOVAL, FERNANDO JR
5 480 W B ST FALLON, NV 89406-2713
6 SWANSON, JOHN
7 460 W B ST FALLON, NV 89406-2713
8 OLSON TRUSTEE, CLARA JEAN
9 440 WEST B ST FALLON, NV 89406-2713
10 KUNTZ TRUSTEES, GORDON B & BETTY R
11 506 VAIL DR DAYTON, NV 89403-8526
12 HART, VIOLA R
13 180 N ALLEN ST FALLON, NV 89406-2710
14 LARSON, ROBERT G & HAUGEN JOYCE
15 160 N ALLEN ST FALLON, NV 89406-2710
16 RODARTE, TED E JR & RAELYNN A
17 3405 TRENTON LN FALLON, NV 89406-2393
18 CJX2 LLC
19 617 PEACEFUL WAY FALLON, NV 89406-4403
20 DEFILIPPI TRUSTEE, MARGARET ANNE
21 5225 RENO HWY FALLON, NV 89406-9315
22 HUTCHINSON, ISAAC JAROD
23 525 WEST B ST FALLON, NV 89406-2714
24 CHURCHILL COUNTY
25 155 N TAYLOR ST STE 153 FALLON, NV 89406-2762
26
27
28

1 DATED this 8th _day of July, 2026.

2 

3 _____
4 Derek Zimney

Ken Tedford
MAYOR



Kelly Frost
Councilwoman

Karla Kent
Councilwoman

Paul Harmon
Councilman

July 8, 2026

Dear Property Owner:

NOTICE IS HEREBY GIVEN that the City of Fallon Board of Adjustment will hold a public hearing on **Thursday, July 23, 2026 at 5:30 p.m.** in the City Council Chambers, 55 West Williams Avenue, Fallon, Nevada in order to consider an application by Maria Refugio Tapia Duran Urrutia, 480 West B Street (APN #001-154-03), for a variance in an R-1 zone to have a home business.

The Board of Adjustment may vary the strict application of Title 21 of the Fallon Municipal Code in appropriate cases and under certain conditions and safeguards in harmony with its general intent and purpose, in accordance with the rules and regulations set forth therein and under the provisions of Chapter 278 of the Nevada Revised Statutes.

In accordance with Section 21.76.020 of the Fallon Municipal Code, there is a 10-day period in which to appeal the Board of Adjustment's decision, in writing, to the City Council. Said appeal shall be filed with the City Clerk's Office.

NOTICE IS HEREBY FURTHER GIVEN that you are invited to attend the public hearing and to be heard regarding the variance application. Prior to the public hearing, written comments may be filed with the City Clerk to be considered by the Board of Adjustment. Copies of the application are available for inspection at the City Clerk's Office, 55 West Williams Avenue, Fallon, Nevada. If you have any questions, please feel free to contact Derek Zimney, City Engineer, at (775) 423-5107 or dzimney@fallonnevada.gov.

Sincerely,

Derek Zimney
City Engineer

