



AGENDA

BOARD OF ADJUSTMENT MEETING

55 West Williams Avenue Fallon, NV

March 23, 2026 at 6:00 PM

The City of Fallon Board of Adjustment will meet on March 23, 2026 at 6:00 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 Minutes for July 21, 2025. **For possible action**

5. Consideration and possible approval of an application by Jerry and Diane Shepard, 506 Keddie Street (APN #001-029-13), for a variance, in an R-1 zoning district, to (1) encroach sixteen feet into the twenty foot rear setback and fourteen feet into a fifteen foot side setback of corner lot for the construction of a carport and (2) for the construction of a six foot fence and a fifteen foot tall carport within the twenty foot clear vision zone of the alley. **(For possible action)**

6. Public Comments **(For Discussion Only)**

This agenda has been posted on or before 9:00 a.m. on March 18, 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
BOARD OF ADJUSTMENT MINUTES
55 West Williams Ave
Fallon, Nevada
July 21, 2025**

The City Board of Adjustment met on the above date in the Council Chambers, City Hall, 55 West Williams Avenue, Fallon, Nevada.

Present:

- Chairwoman Kim Barrenchea
- Board Member Charlie Arciniega
- Board Member Chris Webb
- Board Member Sheila Scholz
- Board Member Toby Thomas
- City Engineer Derek Zimney
- Deputy City Attorney Sean Rowe

The meeting was called to order by Chairwoman Kim Barrenchea at 6:00 p.m.

Chairwoman Kim Barrenchea inquired if the agenda had been posted in compliance with NRS requirements.

City Engineer Derek Zimney advised that the agenda was posted in compliance with the NRS requirements.

Public Comments

Chairwoman Kim Barrenchea inquired if there were any public comments. She noted that comments are to be 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.

No comments were made.

Consideration and possible approval of Board of Adjustment meeting minutes for June 26, 2025. (For possible action)

Board Member Toby Thomas made a motion to approve the Board of Adjustment meeting minutes for June 26, 2025, without any corrections or additions; seconded by Board Member Sheila Scholz and the motion carried with a 5-0 vote by the Board.

Consideration and possible approval of an application by David and Nanci Pigeon, 805 Adobe Road (APN #001-302-16), for a variance in an E-1 zone to construct a 6-foot fence in the front yard clear vision zone. (For possible action)

City Engineer Derek Zimney stated that David and Nanci Pigeon have filed for a variance in an E-1 zone to construct a 6-foot fence in the front yard clear vision zone. Title

21.28.081 of the City of Fallon Municipal code specifies that fences located within the required front yard of any lot or the clear vision zones of a corner lot shall not exceed three feet in height; however, a four-foot nonvisual barrier (e.g., chain link) may be substituted for a three-foot fence whenever a three-foot fence is stipulated in requirements. David and Nanci have already constructed the proposed fence. If this item is not approved, the fence will need to be removed or modified to meet the provisions set forth in the Fallon Municipal Code. For the record, this was installed without a building permit. Neighbors called me to inform me of the fence. City Staff are recommending against the approval of this application as we feel that there could be some safety issues blocking the clear vision zone. I received one phone call from a neighbor who did not want to disclose their identity but was largely against it for safety purposes. My idea, backing out of a driveway and not being able to see pedestrians or cars coming is a huge safety concern. I also received a letter from K. Lee Smith at 1905 Manchester which states; Not only no, but hell no. What a terrible precedence to set. What do they plan to abuse behind a six-foot fence? Cows, horses or many children? David is here tonight to answer questions.

David Pigeon stated that there would be no cows or horses behind the fence. I have two 30-foot gaps on either side of it. If you look at the pictures, there is no way that he could block somebody from coming from down the street with a clear view vision because the fence sits 14-feet off the road, back. The neighbor to the right of me has trees covering everything farther out than my fence goes. On the other side, they also have trees and bushes that go out farther than my fence goes. The neighbors to the left of me, on the way they exit their property, are on the far side, which is probably 60-feet from our boundary line to their exit. On the other side, all they do is park their dump trailer there and from what you see in the pictures, there is yard waste. I also put pictures in there of the fences on the side where I have done it where I could do it tapered and also, pictures of other houses in the immediate area that have tapered fences going down to the property line at the front. The house across from me has five or six cars, they park in the front, parallel, and at certain times of the day, the sun reflects off the windows of the house, which you can't really avoid but the cars do.

Board Member Sheila Scholz inquired if they had spoken to their neighbors. I am assuming you have spoken to your neighbors about what you want to do and see what their thoughts are.

David Pigeon stated he had not spoken to his neighbors. I drove around and saw people who had fences up that would be similar to mine. At the end of the street when you come into Manchester, they put two fences in front of their house, close to their house, but they still have six or seven-foot fences in the front. There is one on Whitaker, just past the Ford Dealership, that has a full wrap around fence that is six foot. There is precedence that people had put fences out there, so I just put a fence up. But now, I realize that there is a code for doing that. I put a fence where an existing fence was. I didn't add a fence.

Board Member Sheila Scholz stated that she understood. At the same time, the fence should have come to this Board as when it was fixed.

David Pigeon stated that he would have done that had he known he needed to. If you don't know that, you don't do it. With the trees and bushes on both sides of my house, you can't see down the street. They project further into the street than mine does.

Board Member Charlie Arciniega inquired as to when the fence was constructed.

David Pigeon stated that it was at the end of June. It was right before we went down to southern California to visit family for the fourth of July. In between the time I did that and came back to Fallon, Google has already driven by and taken a picture of the fence up.

Board Member Charlie Arciniega asked about the complaints from neighbors regarding the construction of the fence. I drove by there once I received my Board packet and the fence

had already been removed.

David Pigeon stated that he had taken the panels out of the fence. All that remains are the posts and I have added lights to those and now they are light posts and not a fence post anymore.

Board Member Charlie Arciniega inquired about the reason behind constructing the front fence.

David Pigeon stated that is was due to the reflection of the glare off the vehicles across the street. I don't care how many vehicles they park along there, but if the glare intrudes on my things and if I can do something to mitigate that, then I wouldn't have to ask them not to park there.

Board Member Charlie Arciniega inquired about the openings on the fence of their circular drive.

David Pigeon referred to the maps he handed out.

Board Member Charlie Arciniega stated that it seemed to sit back off the property line. Is the fourteen feet an issue on the property line?

City Engineer Derek Zimney stated that he believes that he is in line with the other properties.

David Pigeon stated that the neighbor to the right has a brink fence that sticks out two feet farther than his.

Board Member Sheila Scholz stated a concern. Even though what you just said about your neighbors' fence, I wonder if that was done under protocol.

City Engineer Derek Zimney stated that he was not aware of the bricks for the right-of-way. Without having a survey done, I could not answer that.

Board Member Sheila Scholz stated that that was not surveyed. For what this gentleman was asking, would that upset the other neighbors who might want to do the same thing but they haven't had to come and do it.

City Engineer Derek Zimney reminded everyone that the variance today is asking for a 6-foot fence in the clear vision zone. What has been brought before us was there long before I was in office so I go under the assumption that these things were permitted. This one has been brought to my attention, recently constructed, without a permit. I would like to direct everybody back to the question at hand. Do we want to allow a 6-foot fence in the clear vision zone?

David Pigeon gave mention of the statute for the clear vision zone. The statute which he stated at the beginning refers to a corner lot. I don't live on a corner lot, I don't have an alley, I don't have an access way to the back on either side of my house, so the clear vision view says; refers to corner lots, intersections, alley slopes, graduating 3-foot. I don't have an alley on either side or a street, so the clear vision zone doesn't apply to me.

Chairwoman Kim Barrenchea addressed Mr. Pigeon. On this picture with all the saw dust and wood, would this be the neighbors?

David Pigeon stated that that was the neighbor to the right.

Chairwoman Kim Barrenchea asked if that was what he was trying to avoid looking at.

David Pigeon agreed. I don't care if they have it there, I just don't feel I should have to look at it and I'm not going to tell them they have to move it because there is nothing I can do to make them move it.

Board Member Charlie Arciniega inquired about the side fence. Is it a 6-foot fence and is it an issue?

Deputy City Attorney Sean Rowe read the code mentioned. Title 21.28.081 of the City of Fallon Municipal Code specifies that fences located within the required front yard of any lot

or the clear vision zones of a corner or shall not exceed three feet in height.

David Pigeon read his copy of the code. Fences located within the required front yard of any lot and clear vision zone of a corner, shall not exceed three feet in height; however...

Deputy City Attorney Sean Rowe stated that there was an *OR* in that code.

David Pigeon referred to his code again. It's not on the thing I took off your website.

Deputy City Attorney Sean Rowe read the code. It specifically states *or*.

David Pigeon conceded.

Board Member Sheila Scholz stated that she lives on a corner lot. I would love to have a fence all the way around my house. We are on a long cul-de-sac. We can't do that. We asked when we first were building the house. We were told by the developers and this group that we could not do that in the front. We can have backyard fences but we can't have front fences. If that is still true, I don't see any reason how we can modify that.

David Pigeon asked for clarification on the front or the sides.

Board Member Sheila Scholz asked if this was for the front of the house.

David Pigeon stated that it would be the front and the sides. I have given you the references where I can show over a dozen other houses within my little area that have tapered fences on the sides.

Board Member Chris Webb referred to the picture with the tapered fence. Are you asking about that today? Today, we are voting on the 6-foot fence on the sides, the 6-foot in the front and then if that gets denied, would he come and meet with you, Derek, about meeting code?

City Engineer Derek Zimney stated that there are provisions into the front yard that we could permit.

Board Member Charlie Arciniega asked for some clarification. A variance to construct a 6-foot fence in the front yard clear vision zone; is the side fence affected by this?

City Engineer Derek Zimney confirmed. The front yard area, anything from the front of the home, in your front yard setbacks; in E-1 it is a 30-foot setback, would be considered your front yard clear vision zone. Sean, I believe that there is a section on tapering that allows you to taper from 6 feet down to the 3-foot measure. It doesn't require a variance and is something I can approve through the Building Department.

Board Member Toby Thomas asked for clarification. If that fence was set back another 15 feet or so, we wouldn't be having this discussion and there wouldn't be an issue.

City Engineer Derek Zimney stated that it couldn't be verified at this time. There is a way to taper down to get to your 3-foot that is acceptable to the building department that would not require a variance.

No further comments were made.

Board Member Chris Webb made a motion to deny the approval of the application by David and Nanci Pigeon, 805 Adobe Road (APN #001-302-16), for a variance in an E-1 zone to construct a 6-foot fence in the front yard clear vision zone; seconded by Board Member Toby Thomas and the motion carried with a 5-0 vote by the Board.

Chairwoman Kim Barrence addressed David Pigeon. I suggest that you get with Derek and figure something out as far as the tapered fence issue.

Consideration and possible approval of an application by Charlie and Carol Arciniega, 645 Nadine Drive (APN #001-433-04), for a variance in an R-1 zone to encroach twenty feet into a twenty-foot front setback and four feet into a five-foot side setback. (For possible action)

City Engineer Derek Zimney stated that Charlie and Carol Arciniega, 645 Nadine Drive, have filed for a variance in an R-1 zone to encroach twenty feet into a twenty-foot front setback and four feet into a five-foot side setback. The Arciniega's are proposing a carport to cover their driveway. The building plans have been reviewed by the City of Fallon Building Department and are attached. I have received curious inquiries but no negative feedback. Neighbors had called to ask what the letter meant but there was no negative feedback.

Board Member Charlie Arciniega stated that he would recuse himself from discussion and voting on this item. I will take a seat in the audience. If anyone has questions, I will be happy to answer.

Board Member Sheila Scholz asked if there had been any complaints from neighbors. Have you talked to them at all?

Homeowner Charlie Arciniega stated that he had talked to several neighbors. As Derek mentioned, everyone was inquisitive as to the purpose of the plans but I have no negative feedback. I did hear from a few of them who asked if they should show up and support us and I told them I didn't believe it was necessary. I don't have anything in writing to verify that though.

Board Member Chris Webb asked for further explanation. Will this look exactly like the house, as far as the roof line and architecturally blend?

Homeowner Charlie Arciniega agreed. There will be four posts that will be set in the concrete of the existing driveway and will have a peaked roofline. It will be the same style, constructed of lumber, with a finished roof of asphalt shingles, matching the shingles on the roof of the house and painted to match the home as well.

Board Member Sheila Scholz inquired about the location. Is it going to be in the front yard or the back yard?

Homeowner Charlie Arciniega stated that it was in the front yard.

Board Member Toby Thomas asked a question of Derek. We are showing a one foot offset on the side of the structure. Do you build on the property line?

City Engineer Derek Zimney stated that fence lines can be either joint or right on the property. A lot of people, not wanting to infringe, will pull it back and both are acceptable.

Board Member Toby Thomas inquired about the driveway. Would it be any kind of issue for the neighbors or person pulling in or backing out of the adjacent property.

City Engineer Derek Zimney stated that people should not be pulling over the property line to get into their own home.

There were no further comments or questions.

Board Member Chris Webb made a motion to approve the application by Charlie and Carol Arciniega, 645 Nadine Drive (APN #001-433-04), for a variance in an R-1 zone to encroach twenty feet into a twenty foot front setback and four feet into a five foot side setback; seconded by Board Member Toby Thomas and the motion carried with a 3-1 vote by the Board with Board Member Sheila Scholz voting nay.

Board Member Sheila Scholz explained her vote. If we are going to do the letter of law of what we are saying, nothing against you guys at all, I am just concerned about that and that there might be other people who want to do a similar thing. We drove there today too, and I think I've got the idea but all is good.

Public Comments

Chairwoman Kim Barrencea inquired if there were any public comments.
No further comments were made.

Adjournment

There being no further business to come before the Board of Adjustment, Chairwoman Kim Barrenchea adjourned the meeting at 6:25 p.m.

Chairwoman Kim Barrenchea

Attest: _____
Derek Zimney, City Engineer

DRAFT



CITY OF FALLON

REQUEST FOR BOARD ACTION

DATE SUBMITTED: 3/10/26
 AGENDA DATE: 3/23/26
 TO: Board of Adjustments
 FROM: Derek Zimney, City Engineer
 AGENDA ITEM TITLE: Consideration and possible approval of an application by Jerry and Diane Shepard, 506 Keddie Street (APN #001-029-13), for a variance, in an R-1 zoning district, to (1) encroach sixteen feet into the twenty foot rear setback and fourteen feet into a fifteen foot side setback of corner lot for the construction of a carport and (2) for the construction of a six foot fence and a fifteen foot tall carport within the twenty foot clear vision zone of the alley. **(For possible action)**

TYPE OF ACTION REQUESTED:

- | | |
|----------------------------------------------------------|--------------------------------------------------|
| <input type="checkbox"/> Resolution | <input type="checkbox"/> Ordinance |
| <input checked="" type="checkbox"/> Formal Action/Motion | <input type="checkbox"/> Other – Discussion Only |

DISCUSSION: Jerry and Diane Shepard, 506 Keddie Street, have filed for a variance in an R-1 zoning district, to (1) encroach sixteen feet into the twenty foot rear setback and fourteen feet into a fifteen foot side setback of corner lot for the construction of a carport and (2) for the construction of a six foot fence and a fifteen foot tall carport within the twenty foot clear vision zone of the alley. The Shepards are proposing a carport to cover their Recreational Vehicle. The building plans have been reviewed by the City of Fallon Building Department, and are attached. **(For possible action)**

PREPARED BY: Derek Zimney, City Engineer

City of Fallon

VARIANCE APPLICATION FOR: _____ Business or Home Improvement
Please check one

Applicant: Jerry Shephard
Address: 506 Keddie ST
Telephone Number: 209-679-5046
 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 _____ Blk _____ Subdivision _____
Street and Number _____

(Attach sheet for Metes & Bounds Description)

* Variance Requested: 6' Fence @ Corner (Alley) / Encroachment @ 15'
for installation of carport.

Ordinance Provisions: _____ Zoning _____
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: _____

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). Motorhome is exposed to weather & vandalism

The above described property is different from other properties in the same area zoned the same classification because: _____

Use of the above-described property in the manner proposed by this application will not be detrimental to surrounding properties because: Better Aesthetically will make yard look

PLOT PLANS MUST ACCOMPANY THIS APPLICATION

I, Jerry Shephard 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: Jerry Shephard
Address: 506 Keddie ST
Fallon NV 89406
Phone #: 209-679-5046
Signature: Jerry Shephard

{Nevada
{County of _____
Signed and sworn to before me on _____
by _____
{
{
{

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

Applicant: Jerry Shephard
Address: 506 Keddie ST
Fallon NV 89406
Phone #: 209-679-5046
Signature: Jerry Shephard

{Nevada
{County of _____
Signed and sworn to before me on _____
by _____
{
{
{



NEVADA STATE CONTRACTORS BOARD

5390 KIETZKE LANE, SUITE 102, RENO, NV, 89511 (775) 688-1141 FAX (775) 688-1271, INVESTIGATIONS (775) 688-1150
8400 WEST SUNSET ROAD, SUITE 150, LAS VEGAS, NV, 89113 (702) 486-1100 FAX (702) 486-1190, INVESTIGATIONS (702) 486-1110
www.nscb.nv.gov

NRS 624.031(5) Applicability of chapter: Exemptions. The provisions of this chapter do not apply to:

An owner of property who is **building or improving a residential structure on the property for his own occupancy and not intended for sale or lease**. The sale or lease, or the offering for sale or lease, of the newly built structure within 1 year after its completion creates a rebuttable presumption for the purposes of this section that the building of the structure was performed with the intent to sell or lease that structure. An owner of property who requests an exemption pursuant to this subsection must apply to the board for the exemption. The board shall adopt regulations setting forth the requirements for granting the exemption.

If you are seeking an exemption from licensure pursuant to NRS 624.031(4) you must complete the following affidavit, obtain the required signatures, and submit the original to the building department with your application for a building permit.

OWNER BUILDER AFFIDAVIT OF EXEMPTION

I hereby certify that I am the owner of the property listed below, and that I am building or improving a residential structure on this property for my own occupancy and do not intend to sell or lease the property.

Parcel Number: 506 Keddies Description of Work: Fence IRV cover Type of Permit _____

Please initial acknowledging the following obligations and duties:

- [Signature] I may not sell or lease this property. If I sell or lease, or offer to sell or lease this property within 1 year after completion, it may be presumed that I have violated the provisions of this exemption and Chapter 624 of NRS.
- [Signature] I may not hire an unlicensed person to act as my contractor, agent, or construction manager.
- [Signature] I must directly supervise the construction.
- [Signature] Any subcontractor(s) working on this project must be properly licensed by the Nevada State Contractors Board.
- [Signature] Any person working on my project who is not a licensed contractor must work under my direct supervision and must be employed by me. I must comply with all State and Federal laws as an employer in the State of Nevada, including payroll deductions (FICA and income tax withholding), provide industrial insurance coverage, and pay the required unemployment compensation for that employee.
- [Signature] If my project requires the repair, restoration, improvement or construction of a pool or spa, I acknowledge my obligation and duty to comply with the provisions of NRS 624.900 through NRS 624.930 (inclusive).
- [Signature] I acknowledge that I have received copies of NRS 624.900 through NRS 624.930 (inclusive) and NRS 278.573.
- [Signature] I acknowledge that the failure to comply with any of the above may result in cancellation of the permit.

I have read the above owner builder affidavit of exemption and certify that the information provided is true and correct to the best of my knowledge.

Dated this 8 day of Sept, 2025

[Signature]
Legal Owner of Residential Property (Signature)
Jerry Shephard
(Print Name)

506 Keddies ST
Location of Single Family Residence
Fallon NV 89406
City State Zip

Witness: _____



Building Department
 55 West Williams Avenue
 Fallon, Nevada 89406
 Phone: (775) 423-9863 / 423-5107
 Fax: (775) 423-8874
buildingpermits@fallonnevada.gov

Item 5.

Permit # _____

PERMIT APPLICATION

Projects requiring plans: 2 sets of plans including 1 wet-stamped are required.
The minimum size for plans submittal is 11" x 17" and maximum is 24" x 36".

Only complete applications will be accepted and processed. Please enter "N/A" in sections that do not apply.

Job Information			
Tenant Name <i>Jerry Shephard</i>		Address <i>506 Keddie ST</i>	
Owner Name <i>Jerry Shephard</i>		Owner Address (if different)	
Owner Phone <i>209-679-5046</i>		Valuation <i>8000</i>	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial
Zoning	Setbacks Front: _____ Side: _____ Side: _____ Rear: _____	FEMA Flood Zone	
Contractor Information			
Business Name <i>Owner / Builder</i>		Address	
NV Contractors License No.		Fallon Business License No.	
Contact Person		Email	
Office Phone	Fax	Mobile	
Architect & Engineer Information (If Applicable)			
Architect		Engineer	
Address		Address	
Office Phone	Office Fax	Office Phone	Office Fax
Email	Mobile	Email	Mobile
Contact Person (responsible for plan revisions)		Contact Person (responsible for plan revisions)	
Description of Work			
HVAC Installations <input type="checkbox"/> Change-Out <input type="checkbox"/> New <input type="checkbox"/> Electric unit to gas <input type="checkbox"/> A/C, H/P (___ tons)	Water Heater <input type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> Gas to Electric <input type="checkbox"/> Electric to Gas <input type="checkbox"/> Relocate	Minor Electrical & Plumbing <input type="checkbox"/> Electrical service change _____ (#) of Amps <input type="checkbox"/> New electric circuits <input type="checkbox"/> Water service replacement <input type="checkbox"/> Sewer service replacement <input type="checkbox"/> Gas line add/replace ___ ft	Re-Roof & Siding <input type="checkbox"/> Tear off <input type="checkbox"/> Recover (MAX 2 layers) <input type="checkbox"/> Composition _____ yr <input type="checkbox"/> Stucco <input type="checkbox"/> Siding <input type="checkbox"/> Indicate Other _____
Complete description of work if other than noted above, please be specific and include everything that is being modified.			
<i>Install new 6' side Fence</i>			
<i>Install new RV Carport 14x42</i>			

Application for Variance permit for 508 Keddie St.

Hi,

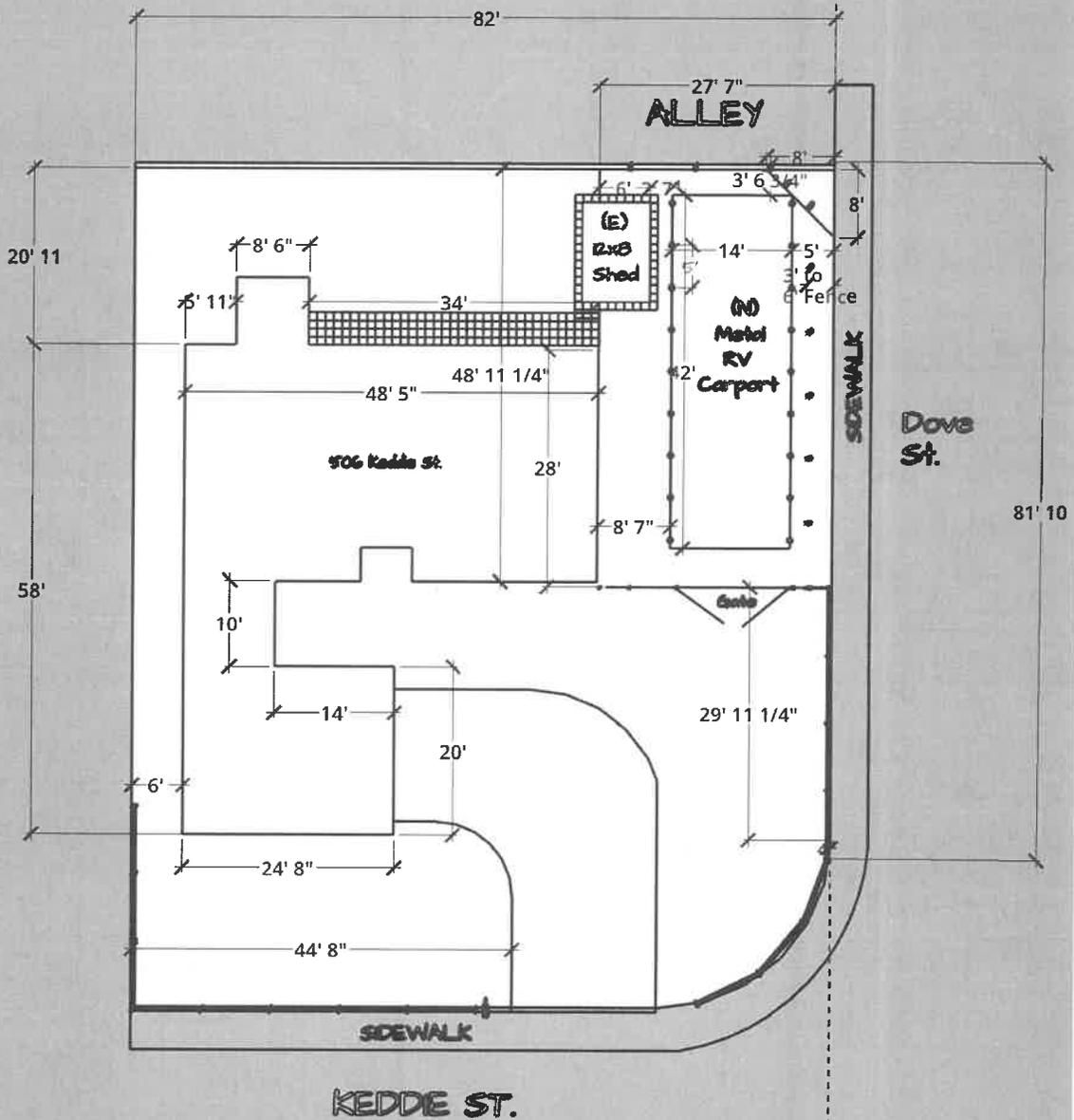
We are asking for a variance to build a 6' fence to park our motorhome behind, on the side of our home facing Dove Street. We will also be building an RV Cover (carport) to protect motorhome.

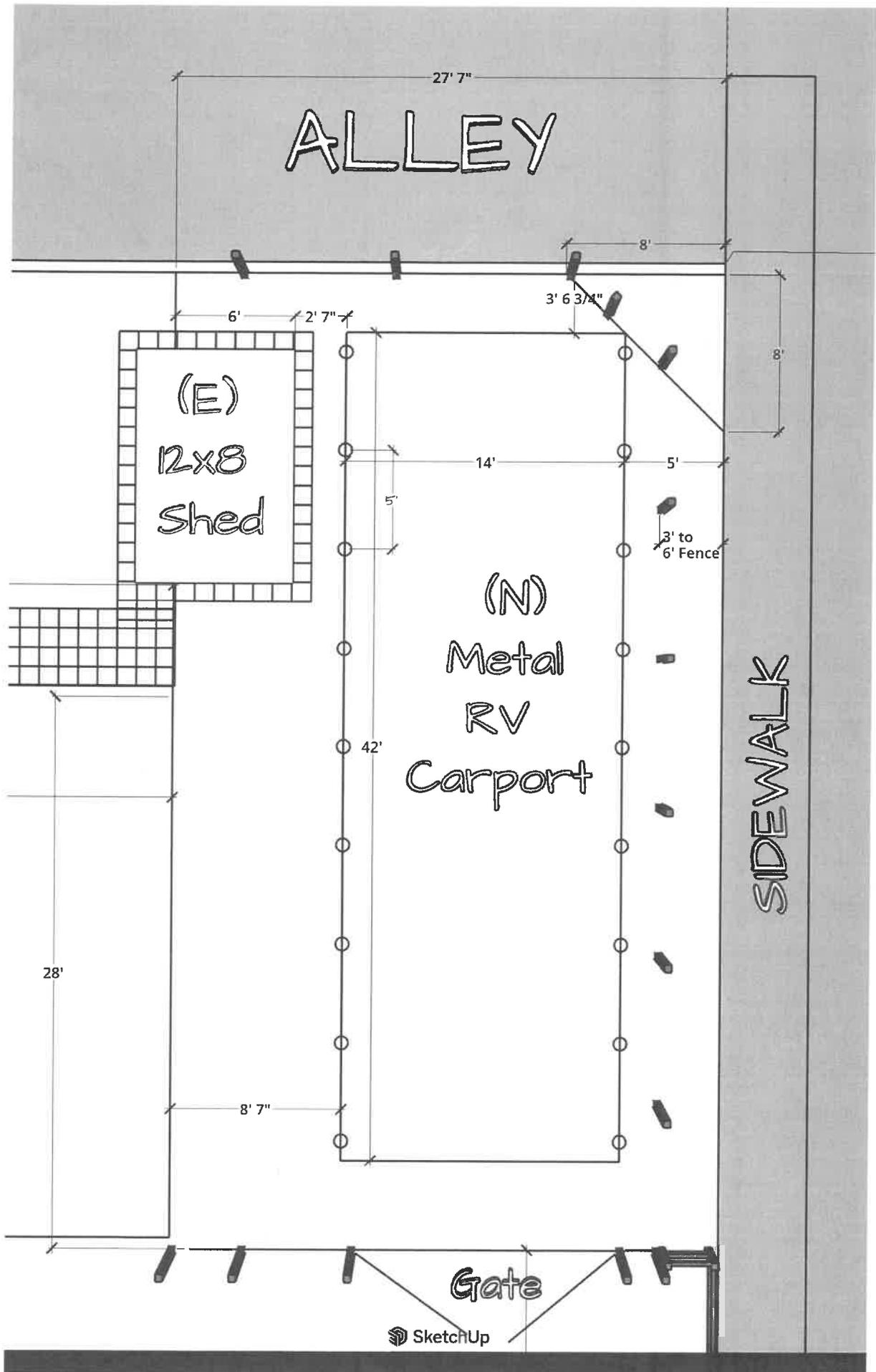
We have an alley behind us that requires a 3' fence within 20' of street. Alley is seldom used. Would like to build 6' fence at 45 degrees, 8' from sidewalk still giving view of Dove Street. Fence along dove street will be 3' from sidewalk. Rock will cover dirt.

Aesthetically we think this would look better than leaving open and also protect motorhome.

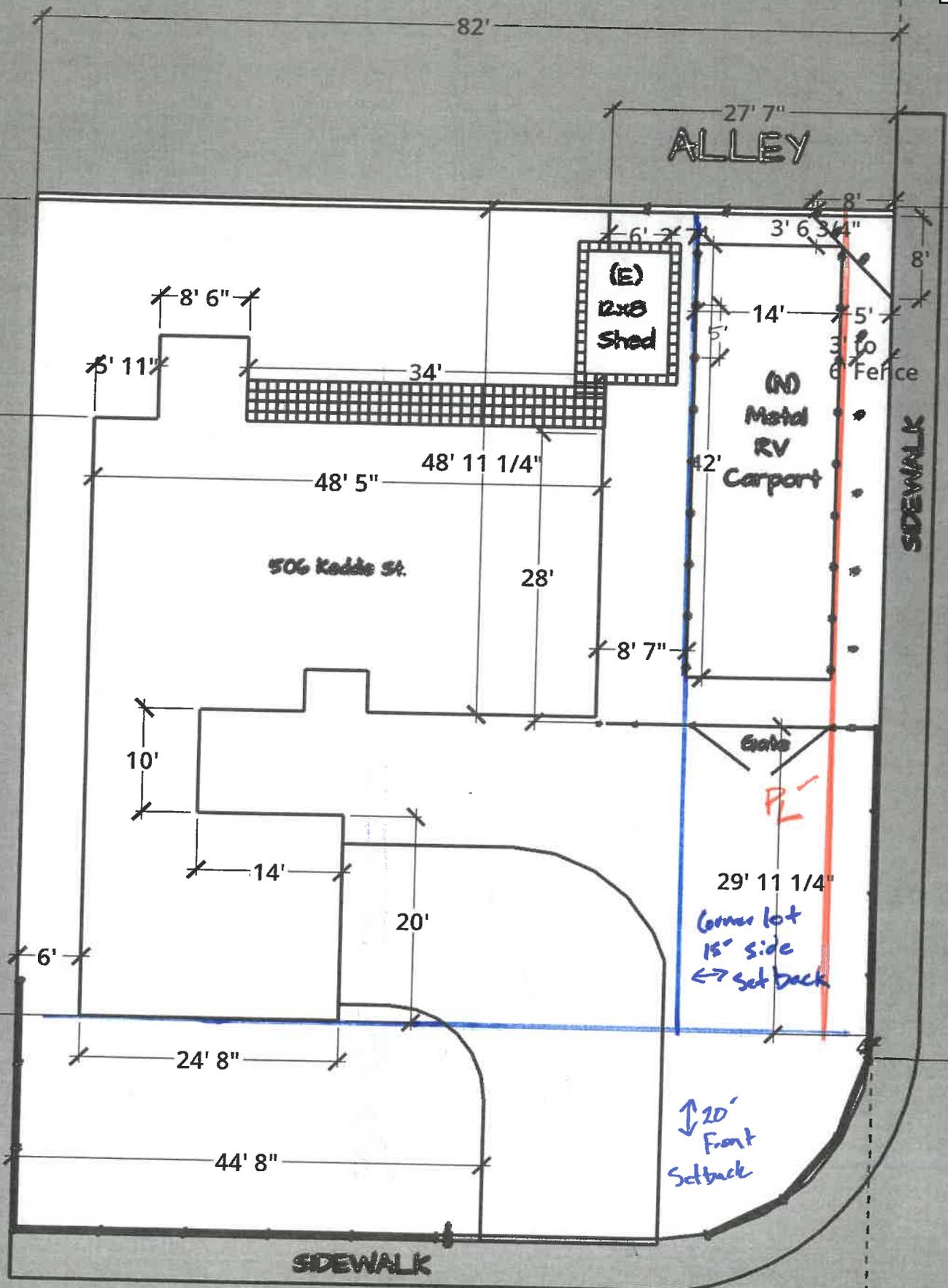
Thanks,

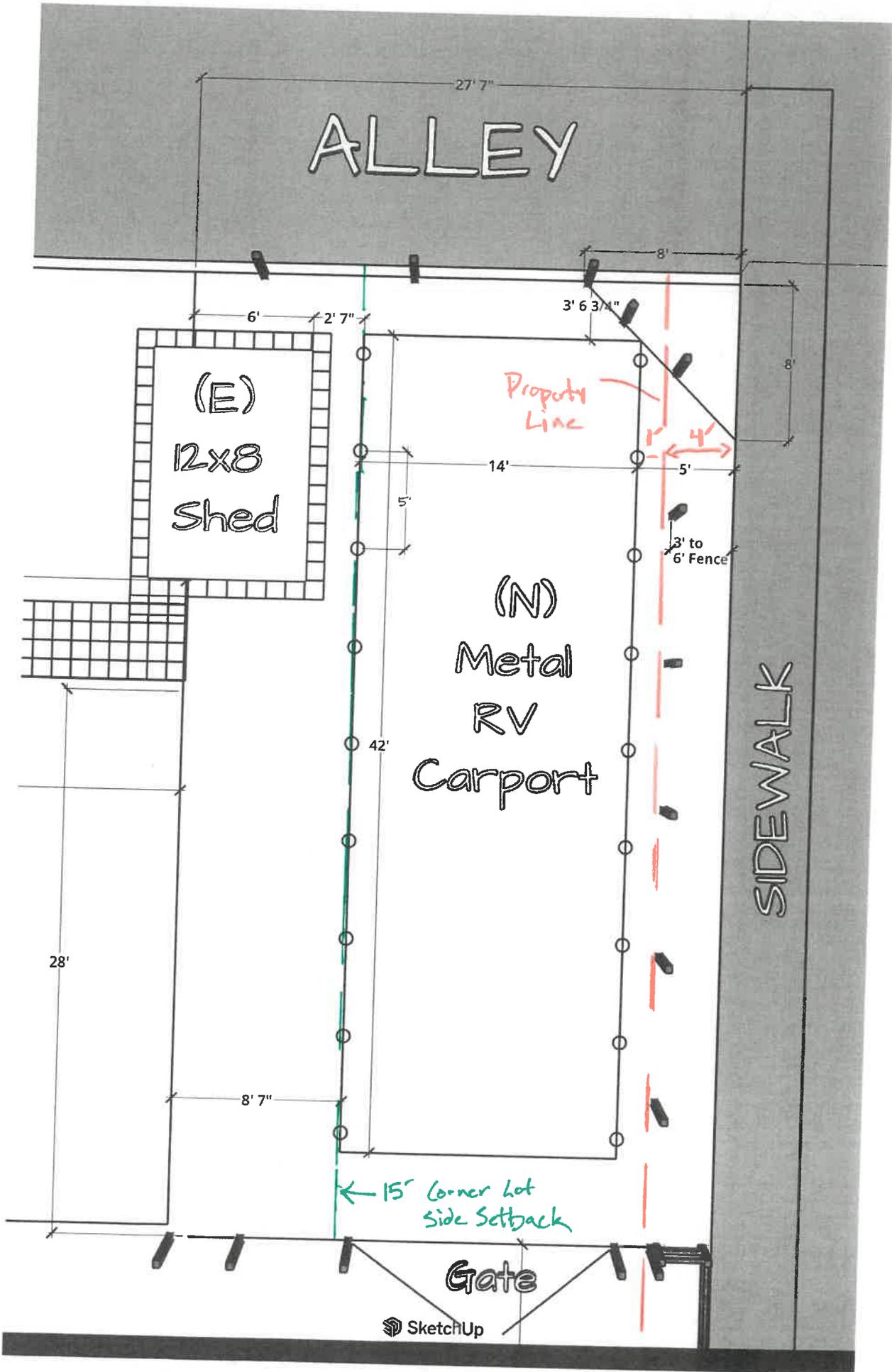
Jerry & Diane Shephard

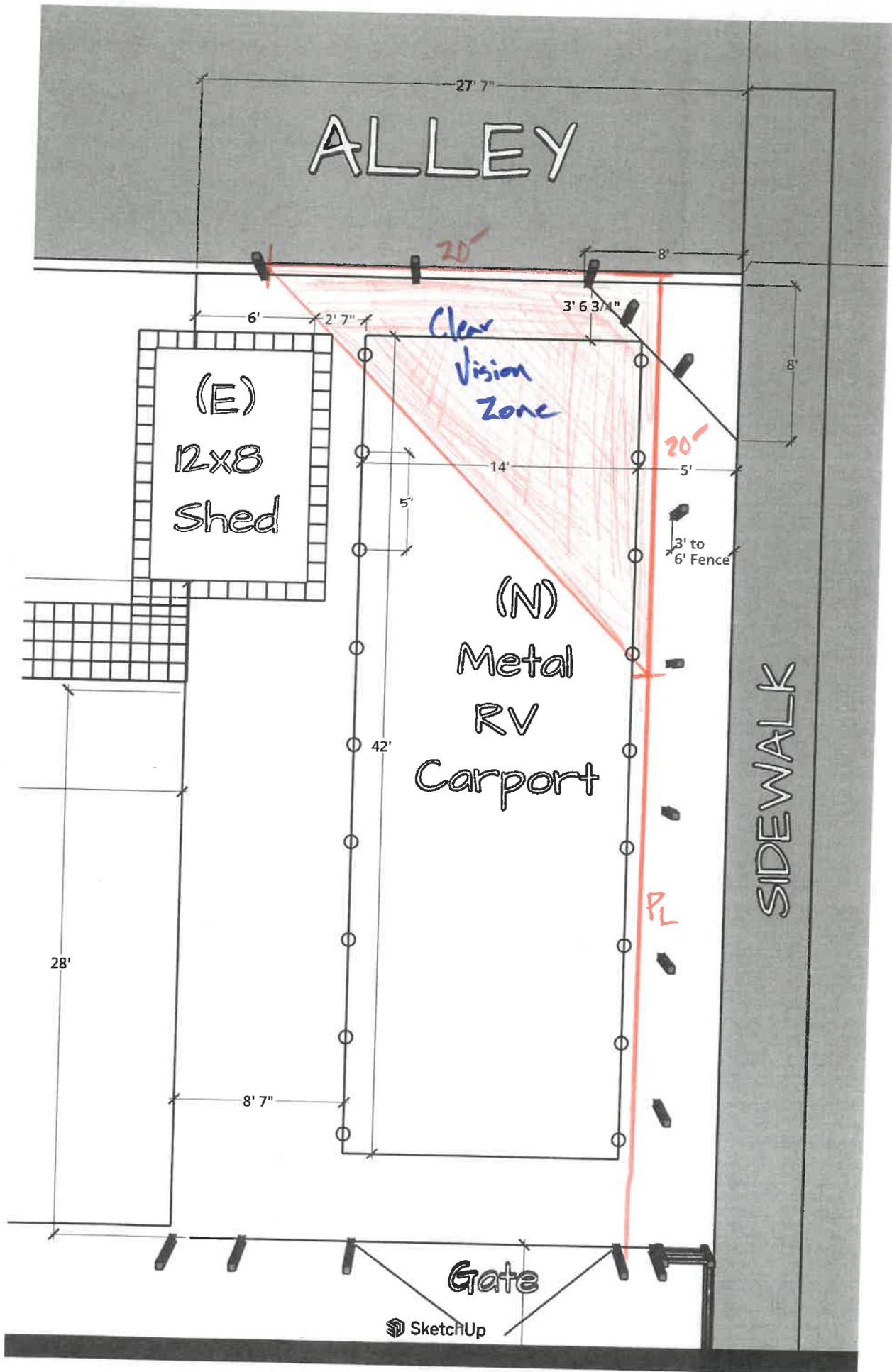




11







01-02



TOWNSHIP 19 N.
RANGE 28 E.
SECTION 25

LEGEND
 ZONING ———
 ELLIPSE ○
 BRACKET []
 PARCEL # ○
 ROAD ———
 EASEMENT - - - - -

ZONE PER CITY MAP
 LAST REVISED: MARCH 18, 2013

STATE OF NEVADA
 COUNTY OF CHURCHILL
 REVISION BY: ASSESSOR
 FISCAL YEAR 2025/2026

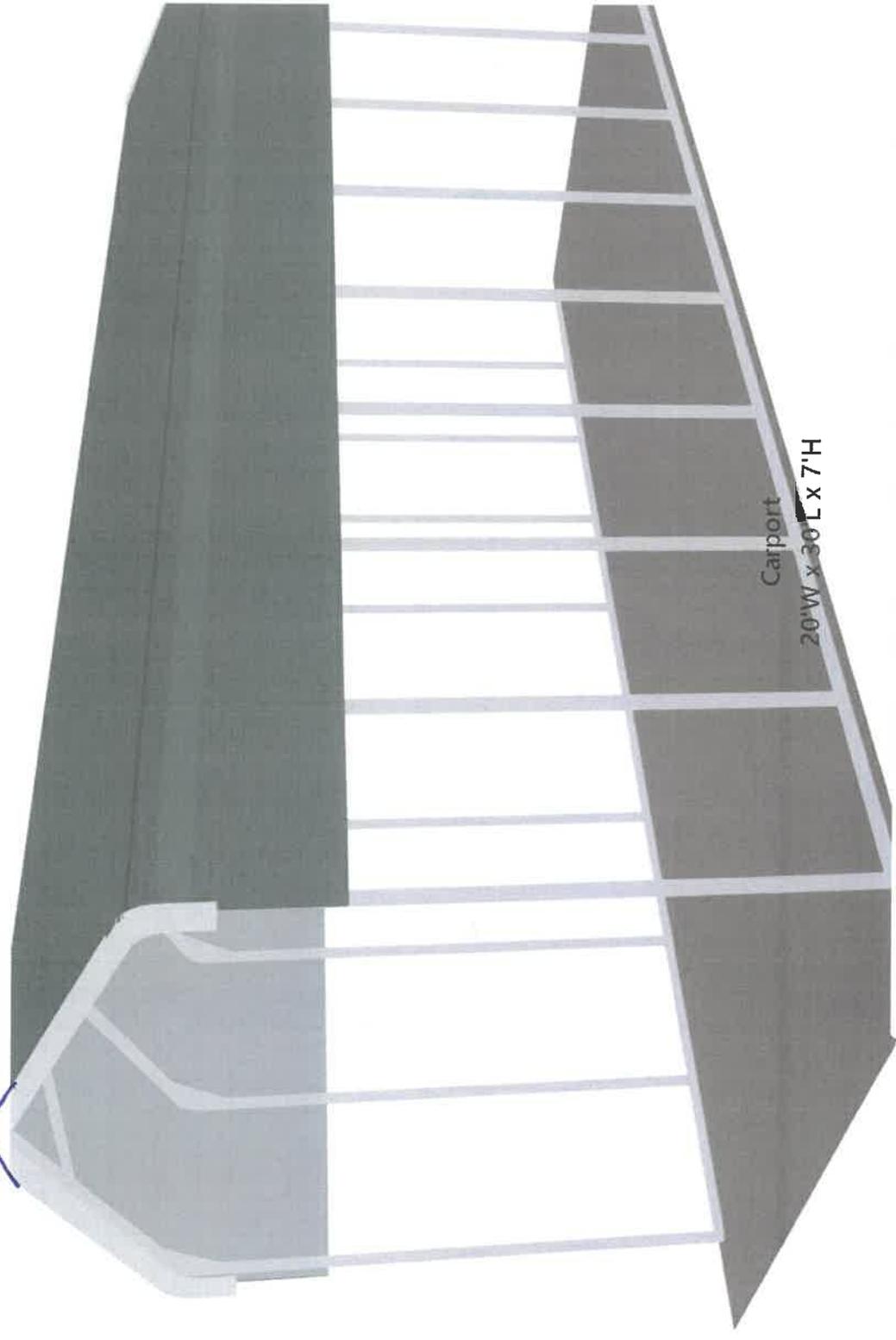
1" = 150'
 WHEN ON 11" X 17" PAPER

01-02



SCALE CORRECT WHEN ON 11" X 17" PAPER.
 THE LINE BELOW THIS TEXT IS 1 INCH IN LENGTH.

15' tall



Sizes

Select the size for each section of your building. Note that the selected length is the frame length. The roof length is one foot longer than the frame, with the roof extending six inches on each end.

Width

14'

Length

42'

Height

12'

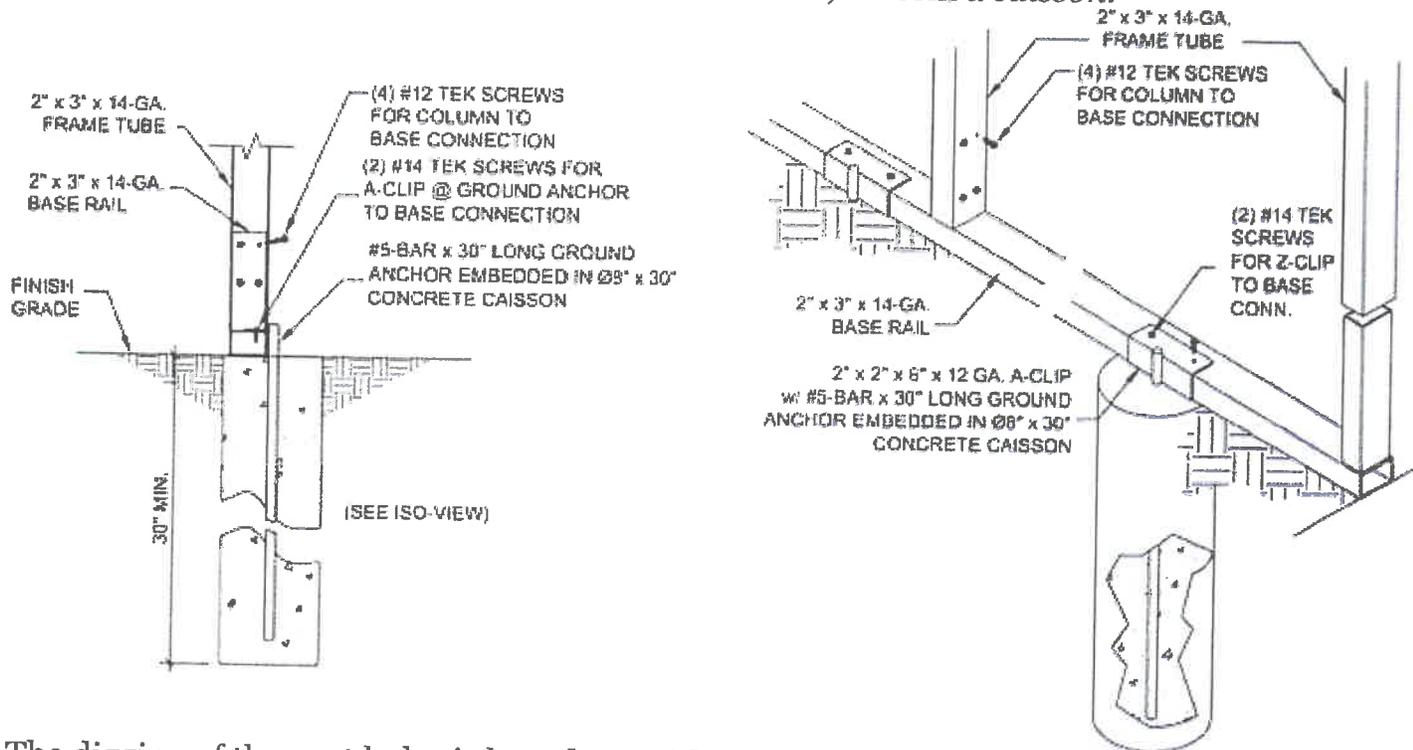
Quote

 Home
 Scene
 Left
 Right
 In
 Out
 Reset

Item 5.

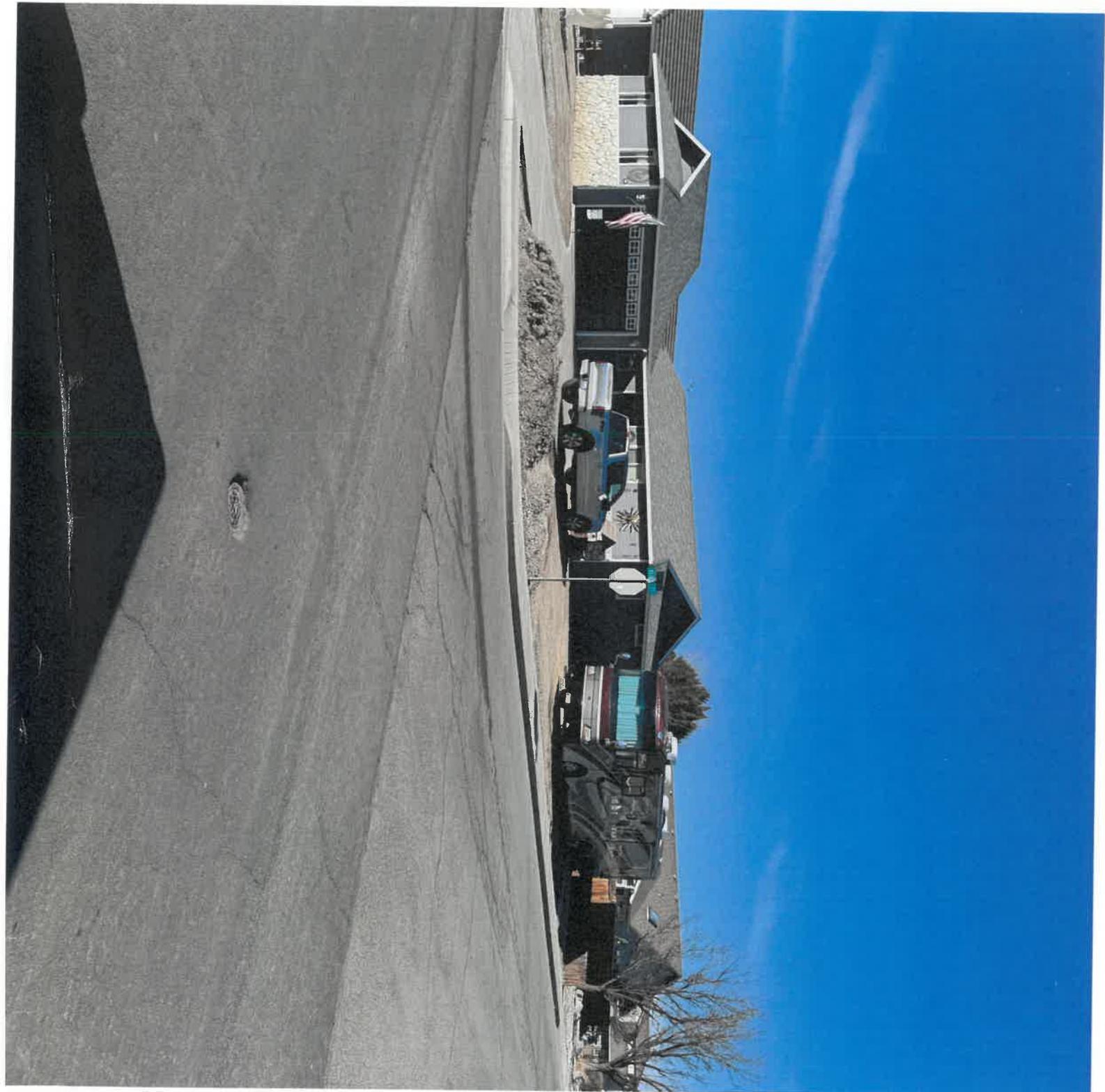
GROUND MOUNTING WITH CONCRETE CAISSONS

If you choose to build your structure on cleared and leveled ground instead of on a concrete foundation, you will still need to provide concrete anchoring, in the form of *caissons*. In other words, you will need to dig post holes approximately 10" in diameter and 30" deep, every five feet along the length of the building. (If you have purchased a 4'-on-center frame building, the holes should be placed four feet apart.) Each hole will be filled with concrete, to form a *caisson*.



The digging of the post holes is best done with a power auger or post-hole digger, normally available from tool or equipment rental companies. Once your caisson holes are dug and the structure's base rails are laid out, place an anchor rod in each hole (attached to the base rail as described in your instruction booklet) and fill the hole with concrete.

REMINDER: There may be additional frost line requirements in your area, which would make it necessary to make your footings or caissons deeper than indicated here. Your local building authority can provide you with information on this point.



Ken Tedford
MAYOR



Kelly Frost
Councilwoman

Karla Kent
Councilwoman

Paul Harmon
Councilman

March 9, 2026

Dear Property Owner:

NOTICE IS HEREBY GIVEN that the City of Fallon Board of Adjustment will hold a public hearing on **Monday, March 23, 2026 at 6:00 p.m.** in the City Council Chambers, 55 West Williams Avenue, Fallon, Nevada in order to consider an application by Jerry and Diane Shepard, 506 Keddie Street (APN #001-029-13), for a variance in an R-1 zone to (1) encroach sixteen feet into the twenty foot rear setback and fourteen feet into a fifteen foot side setback of corner lot for the construction of a carport and (2) for the construction of a six foot fence and a fifteen foot tall carport within the twenty foot clear vision zone of the alley.

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

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 506 Keddie Street APN #001-029-13, Proposed Board of Adjustment Letter to the following persons:

WEISS, ROLAND H TRUSTEE
3512 CHEROKEE DR CARSON CITY, NV 89705-6929

PICKETT LOUIS &, GORDON ELIZABETH
738 KINSLI ST FALLON, NV 89406-4104

ARCHAMBAULT, JARED T & BRIANNA L
641 MEGAN WAY FALLON, NV 89406-3157

CORTES, G N & RAMIREZ D N
617 MEGAN WAY FALLON, NV 89406-3157

CAPPS, HARLEY J & CHERIE A
603 MEGAN WAY FALLON, NV 89406-3157

F & K KROLL LLC
PO BOX 1634 FALLON, NV 89407-1634

ONEY, CLINT JUSTIN
733 NOEL LN FALLON, NV 89406-5758

SYLTE, TRAVIS L
726 NOEL LN FALLON, NV 89406-5759

ISBISTER KAREN &, BASSHAM BENJAMIN S
712 DANI ST FALLON, NV 89406-5763

DILL, ERIK & LACYDEE
937 W ENCORE DR HANFORD, CA 93230-6775

- 1 CANTU, RUBEN A
- 2 2343 PINE VALLEY GLEN ESCONDIDO, CA 92026-1478
- 3 HEINTZ, NOAH
- 4 544 DANI ST FALLON, NV 89406-5757
- 5 BARTON, BRAD & DANA
- 6 520 DANI ST FALLON, NV 89406-5757
- 7 FERRENBURG, JACK L & SUSAN
- 8 498 DANI ST FALLON, NV 89406-5755
- 9 CALLEJAS TRUSTEE, JENNIFER S
- 10 639 COLORADO AVE CHULA VISTA, CA 91910-5202
- 11 BALLARD, DAKOTA & KRISTEN
- 12 PO BOX 5007 FALLON, NV 89407-5007
- 13 FRITZ, LISA M
- 14 P O BOX 1824 FALLON, NV 89407-1824
- 15 CUNNINGHAM, MARY
- 16 6187 PHELPS LN FALLON, NV 89406-9377
- 17 SWEENEY, CHAD E & HEIDI A
- 18 471 DANI ST FALLON, NV 89406-5754
- 19 BARKLEY TRUSTEE, DAVID C
- 20 485 DANI ST FALLON, NV 89406-5754
- 21 JOHNSON TRUSTEES, RANDOLPH M & NANCY J
- 22 537 DANI ST FALLON, NV 89406-5756
- 23 BYRNE, FRANK W & BEATRICE J
- 24 591 DANI ST FALLON, NV 89406-5756
- 25 WILKE, JAYMES L & HILLARY A
- 26 653 DANI ST FALLON, NV 89406-5762
- 27 PEARCE, KIRBY N & GOETSCH CONOR

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- 1 701 DANI ST FALLON, NV 89406-5764
- 2 THOMAS, MARK R & TERESA V
- 3 719 DANI ST FALLON, NV 89406-5764
- 4 MARSAN, TWAIN B & BRENDA J
- 5 654 KEDDIE ST FALLON, NV 89406-5741
- 6 RIOS, HECTOR & JENNY S
- 7 628 KEDDIE ST FALLON, NV 89406-5741
- 8 REEDER, GEORGE R
- 9 602 KEDDIE ST FALLON, NV 89406-5741
- 10 CRAIG, VICKI A
- 11 584 KEDDIE ST FALLON, NV 89406-5741
- 12 LINDEN, LINDSEY MARIE
- 13 562 KEDDIE ST FALLON, NV 89406-5741
- 14 BROTHERS, KELLI ET AL
- 15 538 KEDDIE ST FALLON, NV 89406-5741
- 16 SHEPHARD, JERRY & DIANE
- 17 506 KEDDIE ST FALLON, NV 89406-574
- 18 HERZBRUN, MICHELLE E
- 19 %PAUL & MICHELLE HERZBRUN TRUSTEES 492 KEDDIE ST FALLON,
NV 89406-5740
- 20 FAUGHT, SHANNON MARIE & HADLEY DOYLE
- 21 474 KEDDIE ST FALLON, NV 89406-574
- 22 LE FORT, MICHEL J & OLIVIA D
- 23 458 KEDDIE ST FALLON, NV 89406-5740
- 24 WHITE, WARREN D & JULIA A
- 25 442 KEDDIE ST FALLON, NV 89406-5740
- 26 MENDOZA-MICHEL, JOSE M ET AL
- 27 571 MEADOW GLEN DR FALLON, NV 89406-5749
- 28

- 1 ILUMIN, QUISMELITO
2 % COURTNEY E LEVERTY 100 N CARSON ST CARSON CITY, NV
3 89701-4717
- 4 MAYS, MICHAEL 1/2 & JENNIFER 1/2
5 12421 160TH ST E PUYALLUP, WA 98374-9256
- 6 POMEROY TRUSTEE, CARLA
7 4882 HARRIGAN RD FALLON, NV 89406-3223
- 8 JARSCHKE, BOWIE J & FELISHA H
9 481 KEDDIE ST FALLON, NV 89406-5743
- 10 WINDHAM, TANNER
11 1536 HUBBELL CT VIRGINIA BEACH, VA 23454-6209
- 12 PORTER, WAYNE M & ETHEL V
13 400 MEADOW GLEN DR FALLON, NV 89406-5746
- 14 BROOKS, TIMOTHY S & TONI L TRUSTEES
15 3907 ELM ST SILVER SPRINGS, NV 89429-8335
- 16 KESSEY, THOMAS K
17 561 MEADOW GLEN DR FALLON, NV 89406-5749
- 18 HERT TRUSTEES, SCOTT S & KATHERINE M
19 P O BOX 590 LUCERNE VALLEY, CA 92356-0590
- 20 ANDHAVARAPU, GIRIDHAR & ARAVINDA
21 296 W HAROLD GRISWOLD WAY HANFORD, CA 93230-8310
- 22 MC ALLISTER KATHLEEN A
23 530 MEADOW GLEN DR FALLON, NV 89406-5748
- 24 MILLER, JARED & KIMBERLY
25 520 MEADOW GLEN DR FALLON, NV 89406-5748
- 26 LOWER HEIDEMARIE & SHOUN DENNIS
27 500 MEADOW GLEN DR FALLON, NV 89406-5748
- 28 CONWAY, DEBORAH S
PO BOX 5082 FALLON, NV 89407-5082

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LOPEZ, JOHN-HENRY
460 MEADOW GLEN DR FALLON, NV 89406-5746

HURSTAK, RICHARD E & KATHLEEN B
440 MEADOW GLEN DR FALLON, NV 89406-5746

1 DATED this 3rd day of March, 2026.

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4 Derek Zimney

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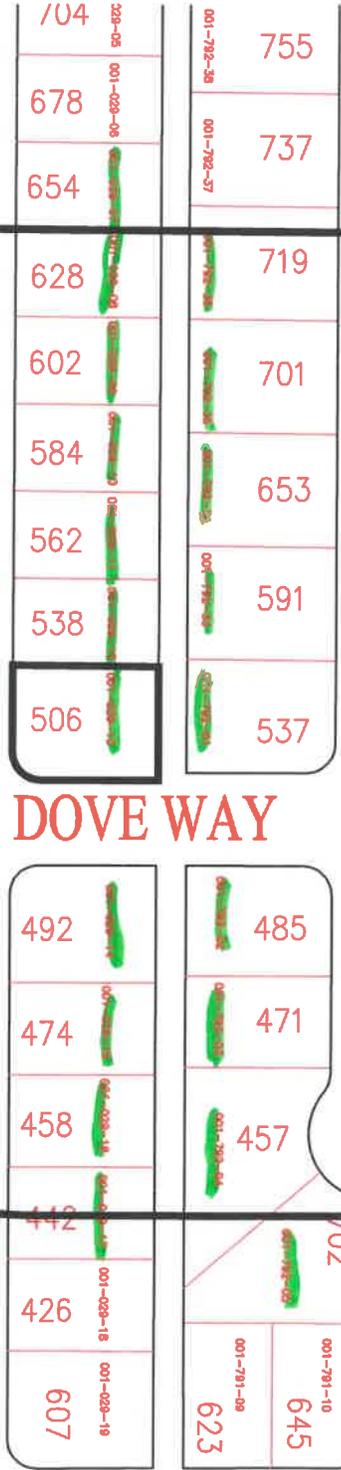
27

28

HAEL DRIVE



KEDDIE STREET



DOVE WAY

DANI STREET



MEGAN WAY

TAYLOR STREET