



AGENDA

BOARD OF ADJUSTMENT MEETING

55 West Williams Avenue Fallon, NV

October 10, 2024 at 6:00 PM

The City of Fallon Board of Adjustment will meet on October 10, 2024 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 November 7, 2023 **(For possible action)**
5. Consideration and possible approval of an application by Richard & Doreen Dooley, 910 Joyce Court (APN #001-311-02), for a variance in an R-1 zone to encroach nine feet into a twenty foot front setback. **(For possible action)**
6. Public Comments **(For discussion only)**

This agenda has been posted on or before 9:00 a.m. on October 7, 2024 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
November 7, 2023

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

Present:

Board Member Kim Barrenchea
Board Member Sheila Scholz
Board Member Charlie Arciniega
Board Member Dusty Casey
Board Member Chris Webb
City Engineer Derek Zimney
Deputy City Attorney Trent deBraga
Deputy City Attorney Sean Rowe

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

Board Member 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

Board Member 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 noted.

Consideration and possible approval of Board of Adjustment meeting minutes for July 26, 2023. (For possible action)

Board Member Chris Webb made a motion to approve the Board of Adjustment meeting minutes for July 26, 2023, without any corrections or additions; seconded by Board Member Dusty Casey and the motion carried with a 5-0 vote by the Board.

Nomination and Election of Board Chairman. (For possible action)

Board Member Chris Webb motioned to nominate Board Member Kim Barrenchea as the Board Chairman of the City of Fallon Board of Adjustment; seconded by Board Member Sheila Scholz and approved with a 4-1 vote with Board Member Barrenchea abstaining.

Continuation, consideration, and possible approval of an application by Kelli Brothers, 538 Keddie Street (APN #001-029-12), for a variance in an R-1 zone to operate a massage business out of her home. (For possible action)

Kelli Brothers, 538 Keddie Street, stated that since the last meeting, she has gone through the whole neighborhood and talked to almost everyone. I have also continued to seek commercial spaces to rent. I have printed out several listings of commercial spaces in the area and made notes on each of them of why they are not suitable for me to rent. I listed them in order of price range with the first one down next to the Middle School. They had two units available, one upstairs and one downstairs. I have several clients that can't do stairs so that eliminated the top floor. The bottom floor had so much noise transfer from the upper floor that it was not suitable for the quietness needed for my business. There was a spot downtown that was really small, 1/3 smaller than my current space, down a long hall, close to the bars and the door is always open to the public. I like to lock my doors when I have a client so that I know who is in the building, for safety purposes. Most of the other places that are listed are either large plots, like multi-acres or they are a couple thousand square feet and about twice what I am able to pay without not paying myself at all. These are the commercial listings that I have looked into that are available. I also have 105 (one hundred five) signatures of support. The first page is from my immediate neighbors and the rest are from clientele. I am hoping that once you look at what is available, especially with my type of specific workspace, you will take all of that into consideration.

Chairwoman Kim Barrenchea asked Kelli Brothers to go over the traffic situation since there is one person that is saying that traffic has increased since you came on July 26, 2023.

Kelli Brothers stated that she doesn't know how she can control how many people drive on the street. I only have one person at a time and only see about five people a day. I schedule ½ hour in between each person so there shouldn't be any overlap of clients. I won't be adding to the morning commute time because I don't start until later in the morning. I think that if you would approve it, that the traffic influence would be very minimal.

Board Member Sheila Scholz asked when she stopped, clarifying, by asking when her last client of the day was.

Kelli Brothers stated that her last client of the day arrives at 5:00 p.m. and leaves by 6:15 p.m.

Board Member Sheila Scholz inquired about most of her day, assuming that most of the traffic is there. I don't live in the part that we are doing, but I live very close to there. I walk on Keddie every day. It is a busy street with cars and other things so that is a concern that I have.

Board Member Chris Webb stated that she missed the previous meeting. Before I make comments about what I reviewed, I wanted to know if there is any public comment.

Chairwoman Kim Barrenchea asked if there was anybody in the audience that had any comments about this situation.

Sharon Stafford, 506 Keddie Street, stated that she lives right next door to Kelli Brothers. She is extremely quiet. She is well kept. I have been next to her for years and there has never been any wild music coming from her house. She doesn't have parties. I am not trying to contradict you, but I think that the traffic on Keddie Street is about the same as always. The only reason we get more traffic is because people come flying down our street because they are trying to avoid Williams Avenue so they can get around faster. I called the Police Department one time to try and stop this mess and they installed a speed meter for a

period of time. As far as Kelli goes, I don't have any problem with her doing this business next door to me. There is no reason why she should not be able to do this because I know what kind of person that she is and she is not going to disturb the neighborhood. She's not going to cause any kind of problem because she is just quiet.

Board Member Chris Webb stated that after reading the July 26, 2023, meeting minutes, she had two thoughts related to the variance request. One, I don't have any concerns regarding precedence as I agree with Kim's comments stating that we review and make variance determinations on an individual basis. My second thought is, due to the nature of this business, which provides a serene environment conducive to healing and a negligible impact to the neighbors, I am in favor of granting the variance with a few conditions; No signage, no on-site employees, and Ms. Brothers is to be the only therapist. I don't think we need to stipulate hours, number of clients, or cars. She is not teaching trombone lessons. It is one person at a time. This is a much smaller footprint on this neighborhood than someone have a weekly Bunco party or Bible study. I have a neighbor that lives across the street from me that has a weekly Bridge game that takes up the parking of our entire neighborhood.

Board Member Charlie Arciniega asked Ms. Brothers regarding her current place of business.

Kelli Brothers stated that she is located at 131 North Maine Street across from the Post Office.

Board Member Charlie Arciniega asked if her current space is more in line with the price of the property across from the Middle School.

Kelli Brothers agreed. My current rent is \$500.00 plus utilities and my lease ends December 15, 2023.

Board Member Charlie Arciniega stated this variance request is in regard to the fact that you're wanting to have your business conducted in an R-1 neighborhood, so that is why we are discussing this here today. I agree with Chris that there really isn't a precedence in this for down the road, or anything like that because as a Board, we would look at each individual request on its' own merit. As I stated before, I do have concerns about a business being run in a residential area.

Board Member Sheila Scholz asked a question, coinciding with the letter in the packet. I am concerned that it is an R-1 neighborhood. Especially in Fallon, I think it is important to keep those. I understand, completely, what you are saying. You also said, in the past, that you have two parking places and you are adding a third. Where will that parking place be?

Kelli Brothers stated that she took out some of her grass between her house and her neighbor's house. I put in gravel to make a third parking space in my driveway.

Board Member Sheila Scholz asked if that project was completed yet.

Kelli Brothers stated that she would be working on it this coming Saturday. It will be completed by the time it is needed.

Board Member Sheila Scholz stated for the record that her concern has nothing to do with what the business is doing. That area is congested a lot with cars at certain times of the day. I have been in contact with some people that are in the mix of the school that is being built on Venturacci and I am concerned about that. I think that there are going to be a whole lot more teenagers driving cars and my reticence has nothing to do with you and your business. I feel very firmly that R-1 property should remain that way. If you have any comments, I would like to hear them.

Kelli Brothers stated that she can't control how many people drive on the road. A lot of people do use it as a cut-off, but as for things that I can control, none of those things I am able to do.

Board Member Sheila Scholz stated that she is concerned that that is the situation. That part is not your fault, you have nothing to do with that. I understand your need and your want to do your business in your home.

Sharon Stafford stated that Kelli only has one client at a time. That is similar to one person driving up to your house and visiting you. I can't say that my friends are coming to visit me because there is too much traffic on our road. I have a huge driveway and she is welcome to use it, if necessary. I know that she is not going to cause any problems. It is just like having someone coming and visiting your house. I would appreciate it if you would take that into consideration.

Andrew Ritson greeted the Board and addressed the congestion. With Ms. Brother's hours, seeing that she starts later in the day, that does miss the morning traffic with students, with buses, and with any other traffic. As she ends at 6:00 p.m., that typically does miss a lot of the rush hour traffic and after school traffic as well.

Board Member Dusty Casey reiterated some of what he said at the last meeting. We asked you to do a couple of things and do some due diligence, which was talk to your neighbors and look at some other real estate places. Thank you, you did well. We have one letter from a concerned resident but the signatures that you gathered of twenty-two immediate neighbors in the area who are in support of you, is very impressive. Once you complete your new parking space, you will have a total of five parking spaces. Clients per day, with transition time, is a total of four to five clients with more than 15 minutes of transition time. I feel that that impact on this neighborhood will not be felt as greatly as once thought. I agree with the stipulations but I cannot see how one car every hour and a half and parking in a spot that is designated, is really going to disrupt anything in this neighborhood. With the stipulations that we have outlined previously, I don't see any reason to keep Kelli from making a living with her business that is that quiet in that neighborhood. Clearly, her neighbors support her. I don't see any reason not to approve this variance.

Board Member Chris Webb reviewed the stipulations. I don't want to tie her hands regarding her hours or days, especially if a client needs a massage at 6:00 a.m. or 8:00 p.m. or even on a Saturday.

Board Member Dusty Casey agreed. We had discussed those earlier and the biggest point was for her to not have any on-site employees, no additional therapists, or renting out a room to another therapist that is technically not an employee. It will be you and you only. I agree with no signage and those sorts of things.

No further comments were noted.


Board Member Dusty Casey motioned to approve the application by Kelli Brothers, 538 Keddie Street (APN #001-029-12) for a variance in an R-1 zone to operate a massage business out of her home with stipulations that there are no on-site employees, no signage, no subcontracting of services; seconded by Chirs Webb and the motion was approved on a 4-1 vote by Board, with Board Member Sheila Scholz abstaining from the vote.

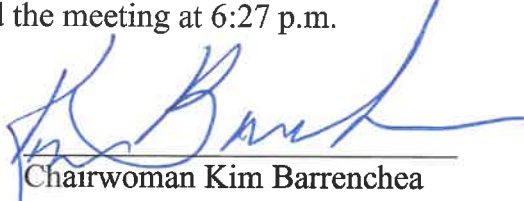
Public Comments

Chairwoman Barrenchea inquired if there were any public comments.
No comments were noted.

Adjournment

There being no further business to come before the Board of Adjustment, newly elected Board Chairwoman Kim Barrenchea adjourned the meeting at 6:27 p.m.

Attest: 
Derek Zimney, City Engineer


Chairwoman Kim Barrenchea



CITY OF FALLON

REQUEST FOR BOARD ACTION

DATE SUBMITTED: 9/25/24
 AGENDA DATE: 10/10/24
 TO: Board of Adjustments
 FROM: Derek Zimney, City Engineer
 AGENDA ITEM TITLE: Consideration and possible approval of an application by Richard & Doreen Dooley, 910 Joyce Court (APN #001-311-02), for a variance in an R-1 zone to encroach nine feet into a twenty foot front setback. **(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: Richard & Doreen Dooley, 910 Joyce Court, have filed for a variance in an R-1 zone to encroach nine feet into their twenty-foot front setback. The existing porch currently sits two feet into the twenty foot front setback. The Dooleys’ have requested to extend the existing porch an additional seven feet for a total of nine feet encroaching. 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 X Home Improvement

Applicant: Richard & Doreen Dooley
Address: 910 Joyce Ct.
Telephone Number: (775) 427-6707

X 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: Extension into Front Setback

Ordinance Provisions: 20' Front Setback Zoning R1
Deed Restrictions N/A

Former Restrictions N/A

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 proposed porch will extend into the Front Setback by 9.0

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). _____

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: It is not prohibiting the enjoyment of neighbors.

PLOT PLANS MUST ACCOMPANY THIS APPLICATION

I, Richard Dooley 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.

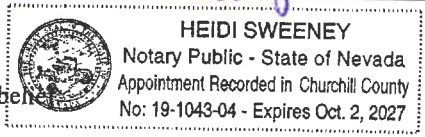
Owner: Richard Dooley
Address: 910 Joyce Ct.
Fallon, NV 89406
Phone # 775.427.7706

Signature: Richard E. Dooley

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

Applicant: _____
Address: _____
Phone # _____
Signature: _____

{Nevada
{County of Churchill
Signed and sworn to before me on 9/17/24
by Heidi Sweeney



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



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

Permit # _____

PERMIT APPLICATION

Two (2) sets of plans including one (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>Doreen Dooley</i>		Address <i>910 Joyce Ct.</i>	
Owner Name <i>Doreen Dooley</i>		Owner Address (if different)	
Owner Phone <i>775-427-6707</i>		Valuation <i>\$ 25,000.00</i>	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial
Zoning	Setbacks Front: Side: Side: Rear:	FEMA Flood Zone	
Contractor Information			
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 <i>Owner Architect</i>		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.			



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: 910 Joyce Ct. Description of Work: Porch expansion Type of Permit _____

Please initial acknowledging the following obligations and duties:

- dd 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.
- dd I may not hire an unlicensed person to act as my contractor, agent, or construction manager.
- dd I must directly supervise the construction.
- dd Any subcontractor(s) working on this project must be properly licensed by the Nevada State Contractors Board.
- dd 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.
- dd 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).
- dd I acknowledge that I have received copies of NRS 624.900 through NRS 624.930 (inclusive) and NRS 278.573.
- dd 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 5 day of September, 2024

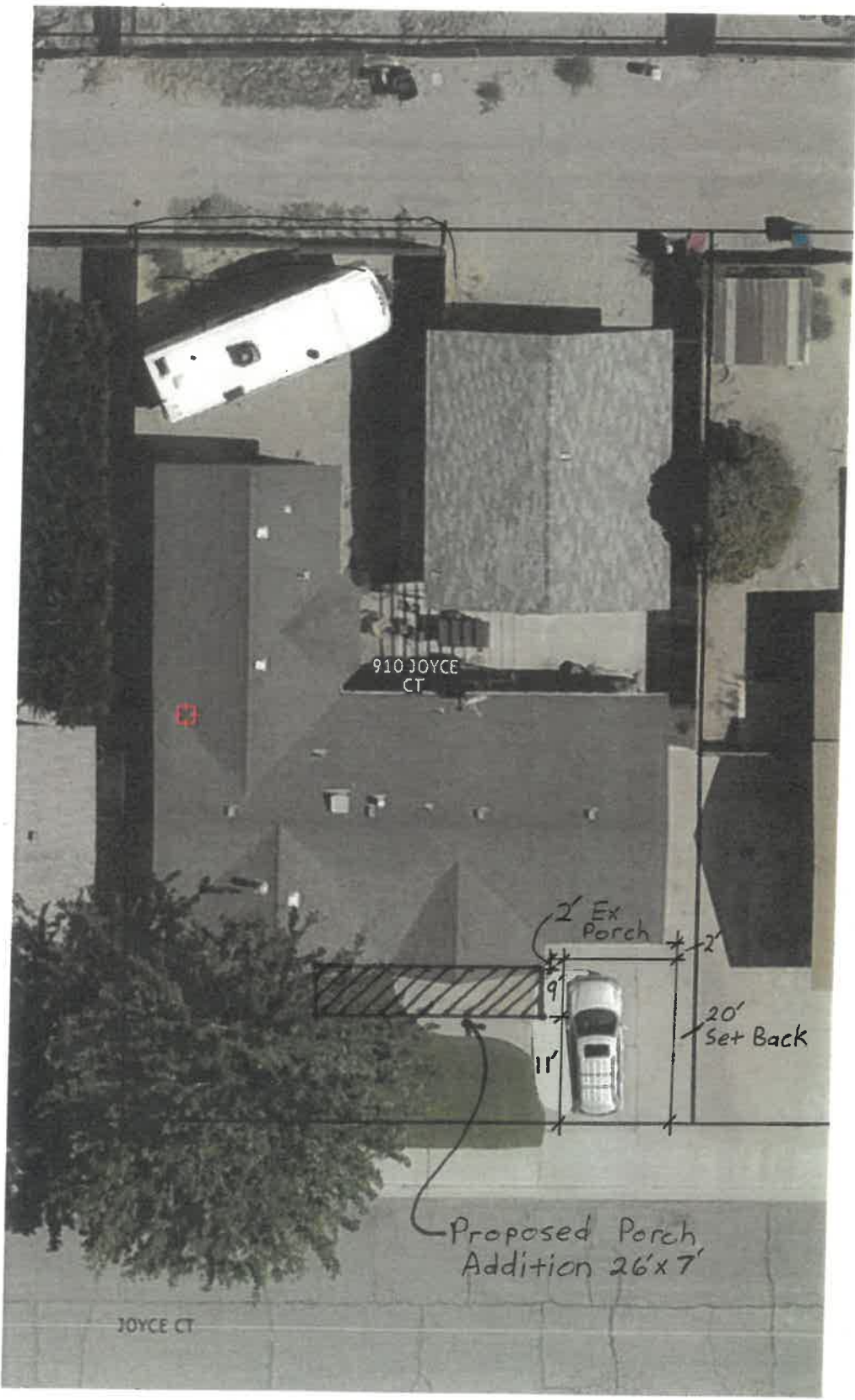
Doreen Dooley
Legal Owner of Residential Property (Signature)

Doreen Dooley
(Print Name)

910 Joyce Ct.
Location of Single Family Residence

Fallen NV 89406
City State Zip

Witness: [Signature]

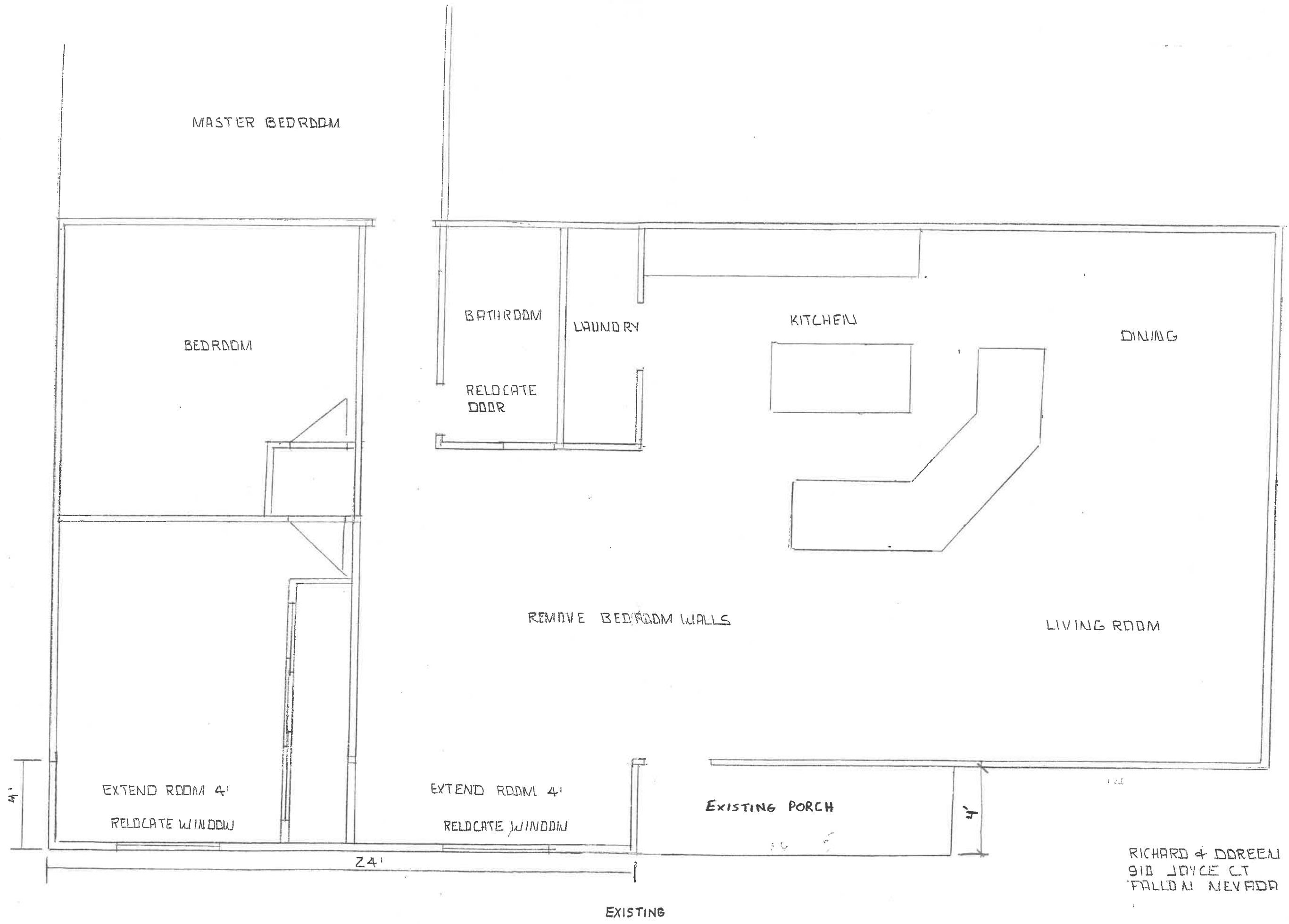


Building Codes

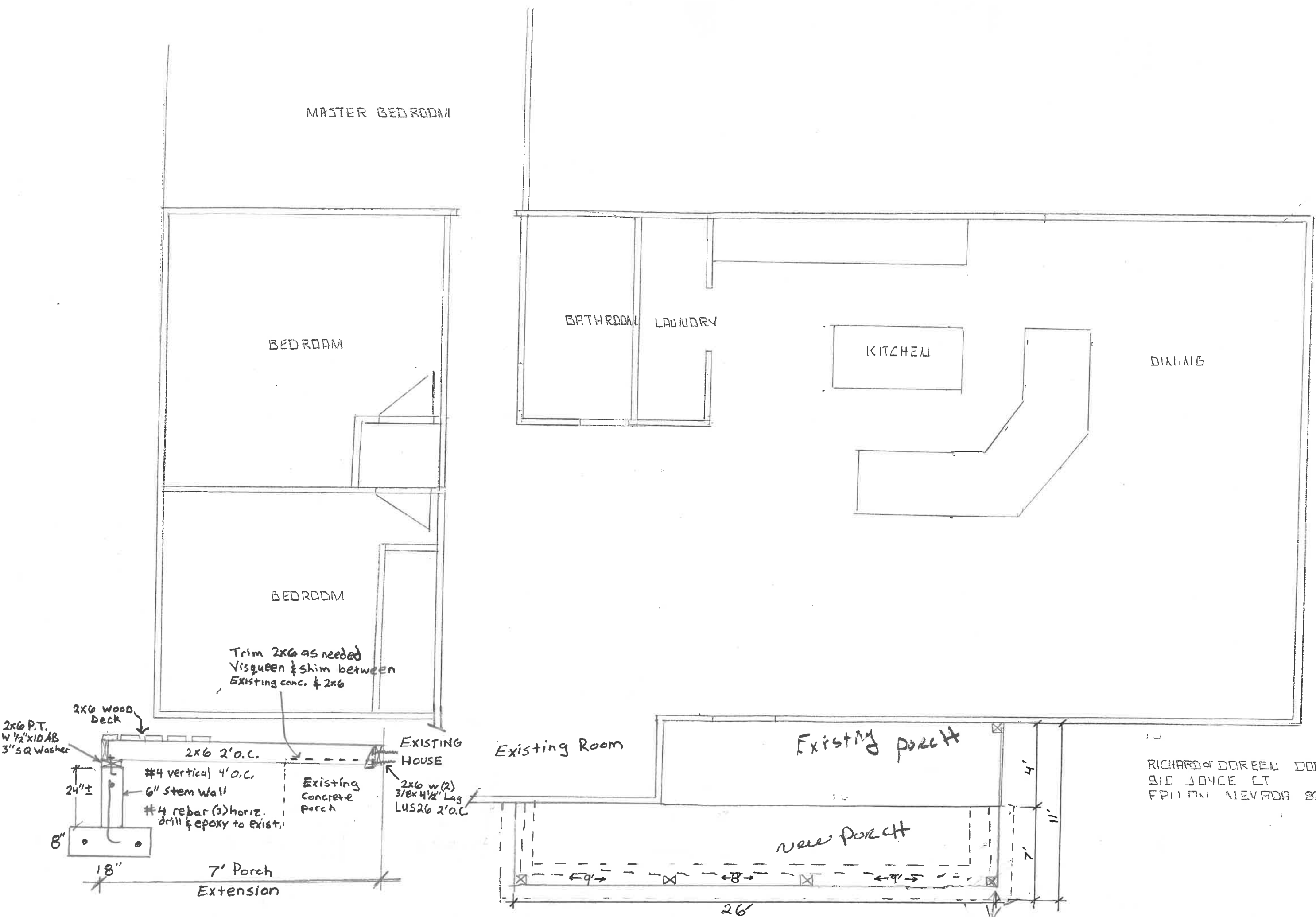
2018 IRC
2017 NEC

26' x 7' Proposed
Porch Addition
for

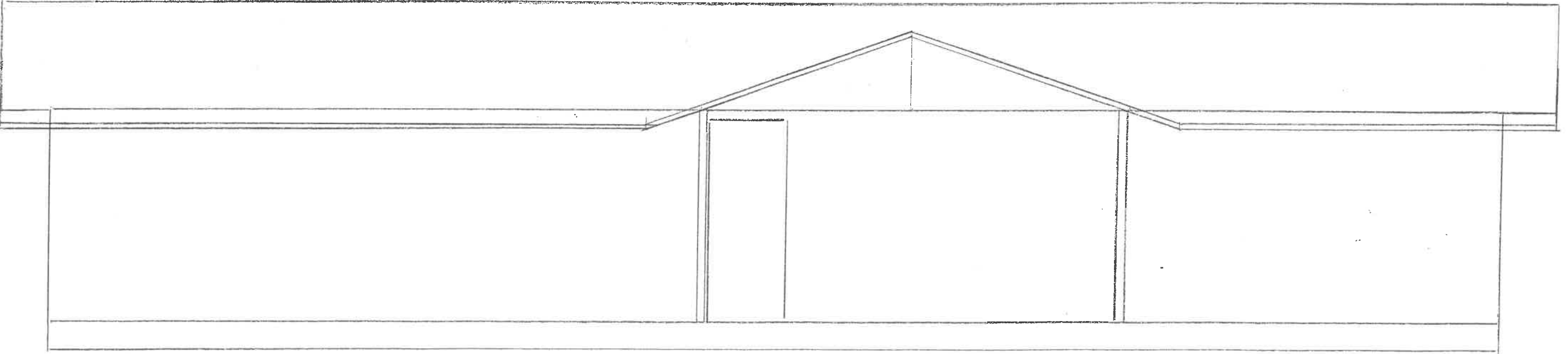
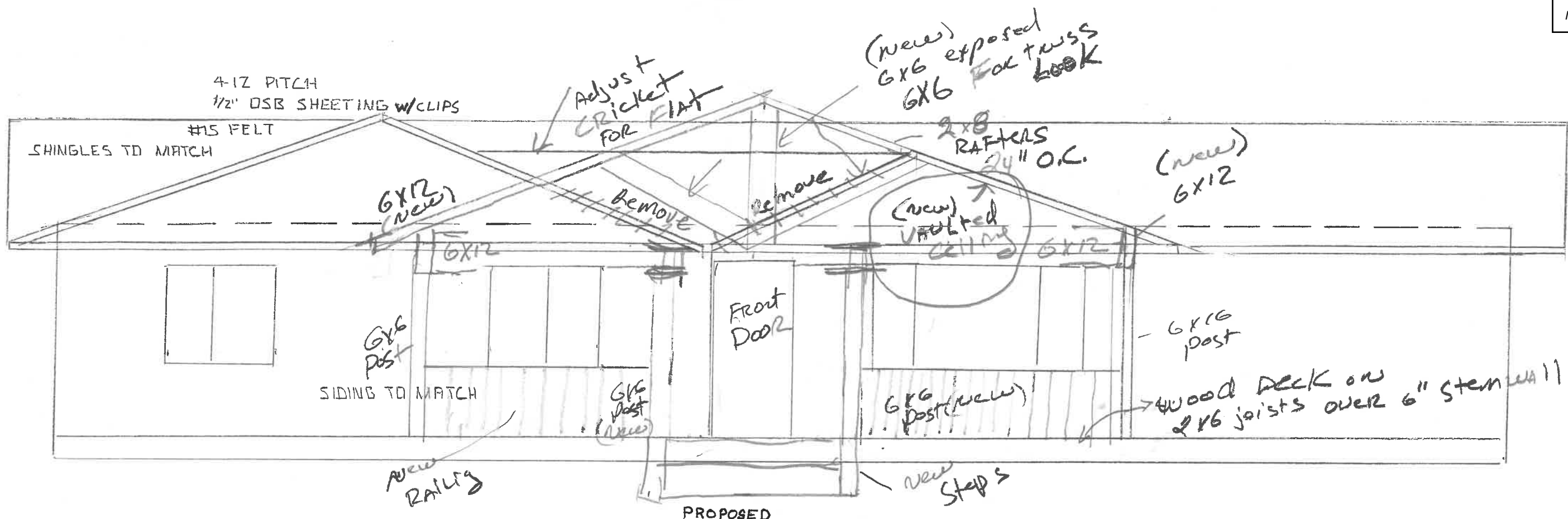
Richard & Doreen Dooley
910 Joyce Ct.
Fallon, NV



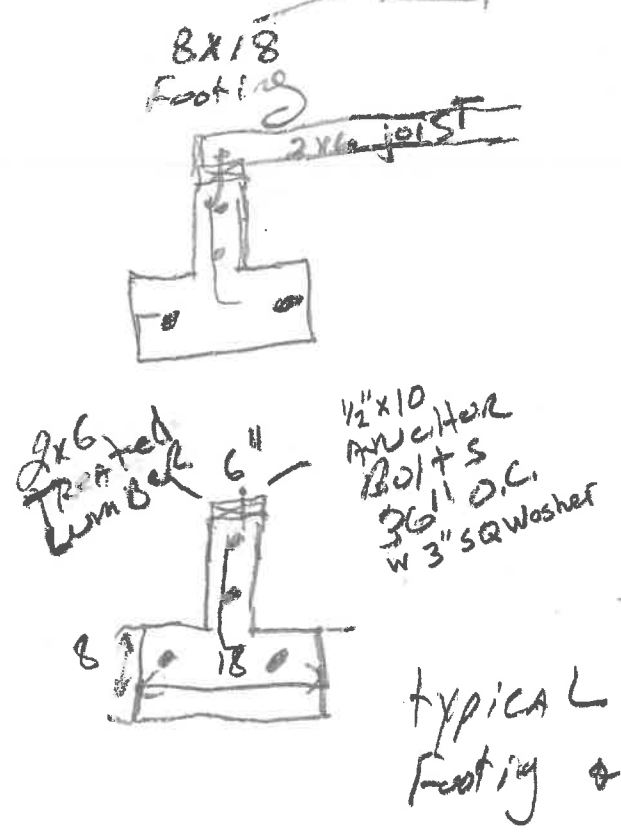
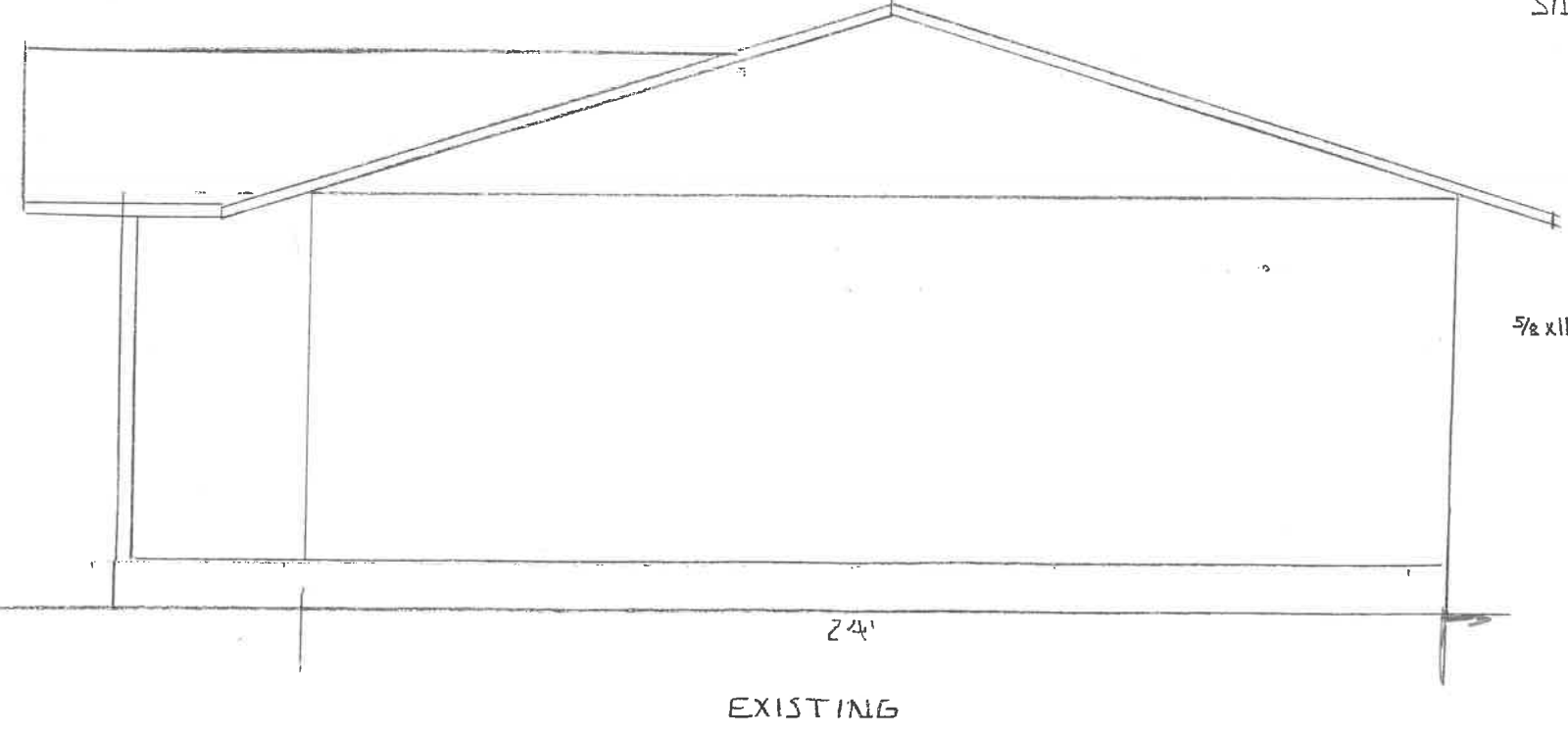
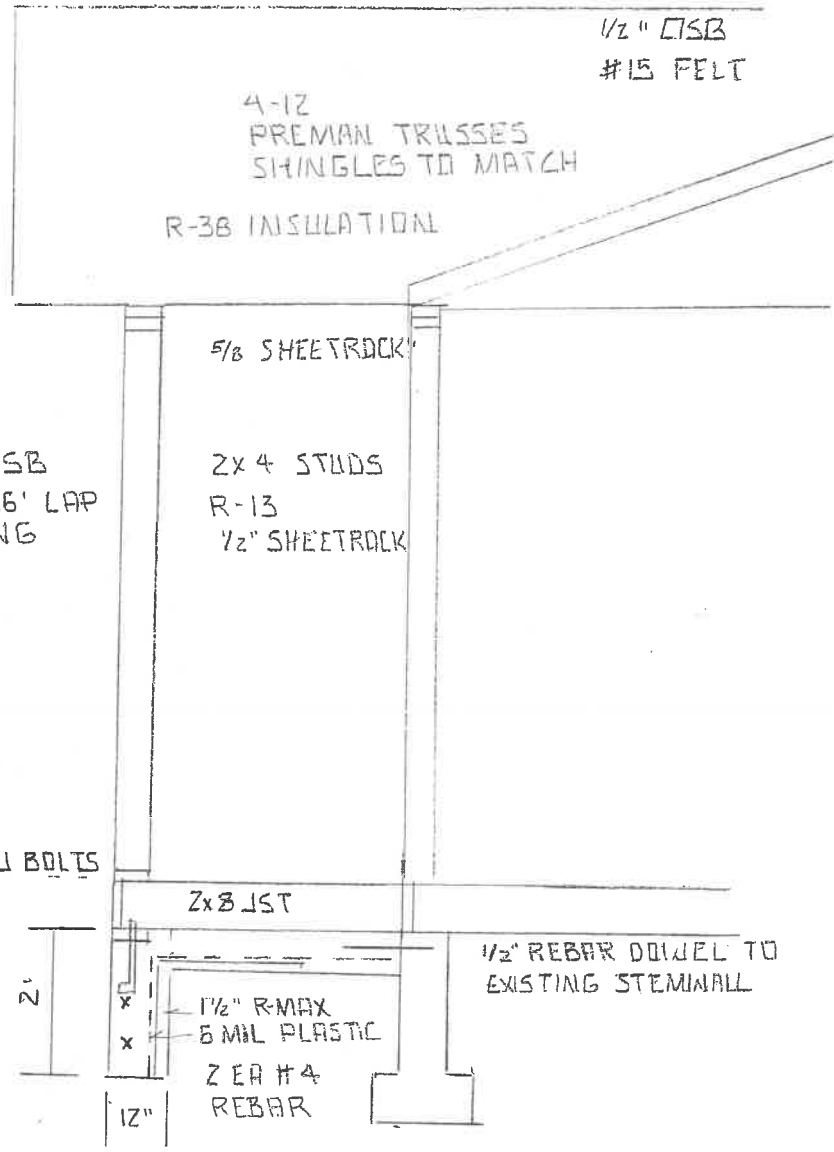
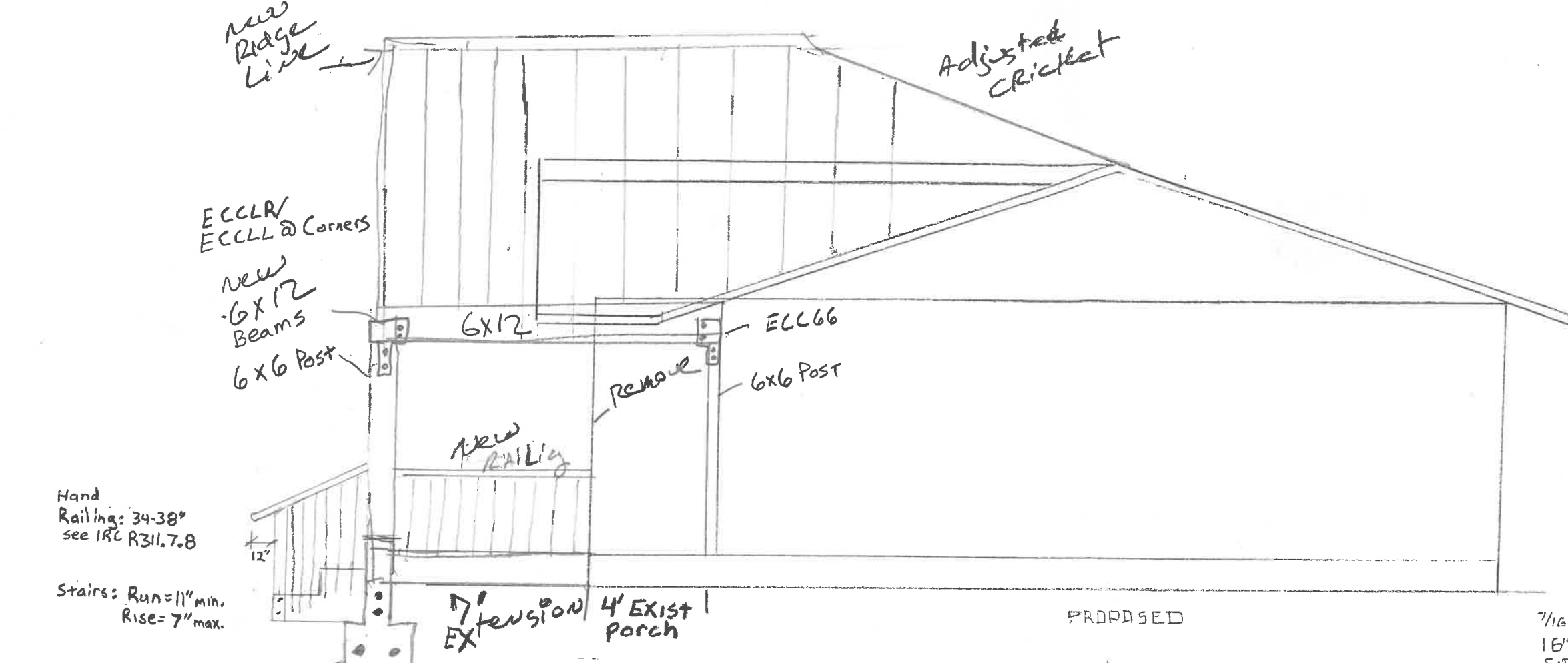
RICHARD & DOREEN WOODLEY
910 JOYCE CT
FALLON, NEVADA 89406



RICHARD & DOREEN DODLEY
 810 JOYCE CT
 FALLON NEVADA 89406



RICHARD + DOREEN DODLEY
810 JOYCE CT
FALLOON NEVADA 89406



RICHARD + DOREEN DADLEY
 910 JOYCE CT
 FALLON NEVADA 89406

Ken Tedford
MAYOR



Kelly Frost
Councilwoman

Karla Kent
Councilwoman

Paul Harmon
Councilman

September 25, 2024

Dear Property Owner:

NOTICE IS HEREBY GIVEN that the City of Fallon Board of Adjustment will hold a public hearing on **Thursday, October 10, 2024 at 6:00 p.m.** in the City Council Chambers, 55 West Williams Avenue, Fallon, Nevada in order to consider an application by Richard & Doreen Dooley, 910 Joyce Court (APN #001-311-02), for a variance in an R-1 zone to encroach nine feet into a twenty foot front setback.

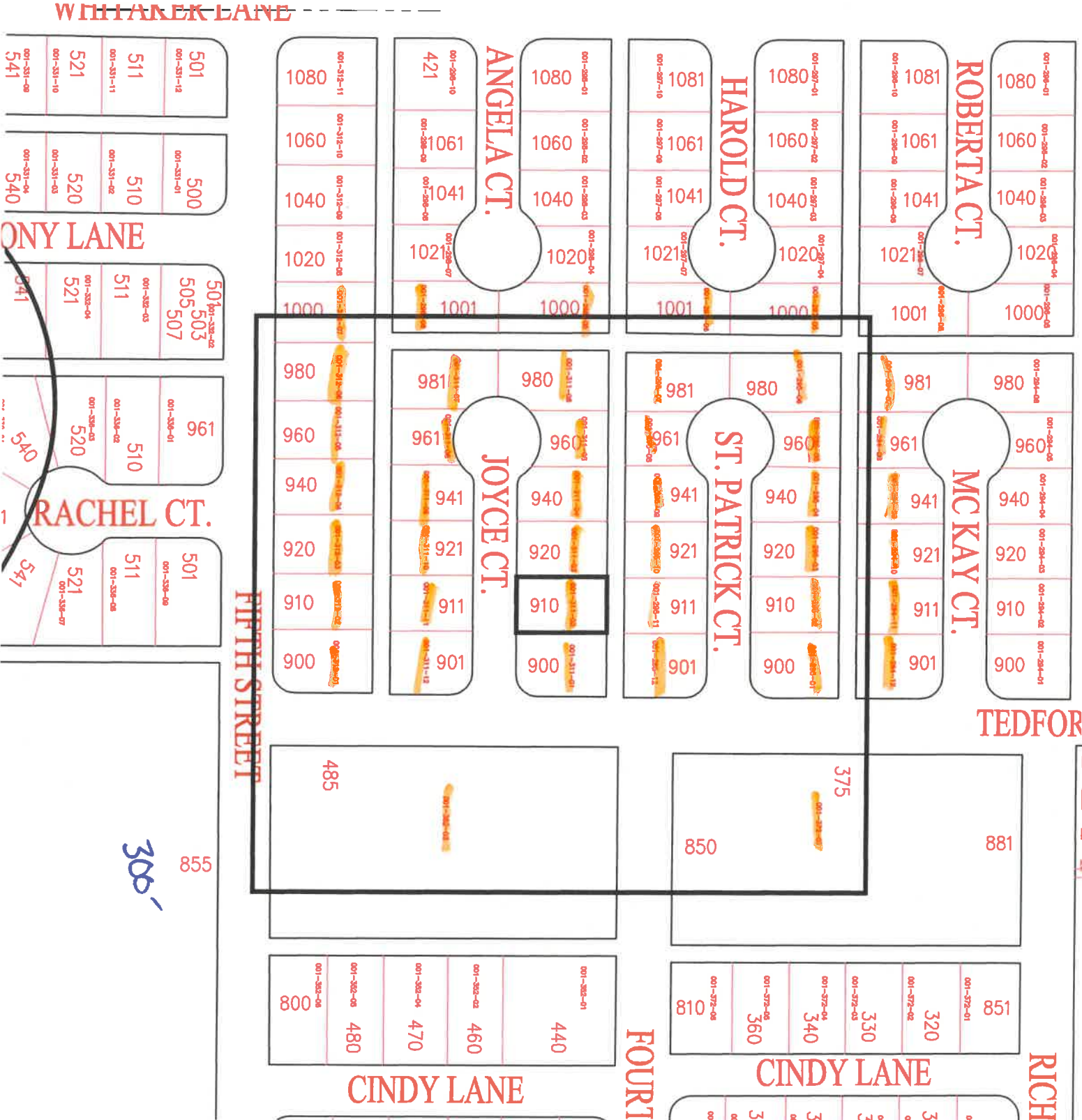
The Board of Adjustment may vary the strict application of Title 21 of the Fallon Municipal Code in appropriate cases and under certain conditions and safeguards in harmony with its general intent and purpose, in accordance with the rules and regulations set forth therein and under the provisions of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



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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 910 Joyce Court APN #001-311-02, Proposed Board of Adjustment Letter to the following persons:

SAVOY, RAYMOND & MARGARET M
1000 W 5TH ST FALLON, NV, 89406-3606

BENNINGHOVE, SHAUN & JULIE C
980 W FIFTH ST FALLON, NV, 89406-3605

HANSEN, NATALIE MICHELLE
960 W FIFTH ST FALLON, NV, 89406-3605

MYERS, JIMMY F & JUDITH I TRUSTEES
940 WEST 5TH ST FALLON, NV, 89406-3605

SOLARI, JESSICA L
920 W 5TH ST FALLON, NV, 89406-3605

SHARP, DEBORAH A
900 W FIFTH ST FALLON, NV, 89406-3605

WILSON, KENT L
1 SOUTH CENTER ST YERINGTON, NV, 89447-2507

SAMONTE, RIZZA C
911 JOYCE CT FALLON, NV, 89406-3629

FABIAN, JOSE J & LEONORLYN S
921 JOYCE CT
FALLON, NV, 89406-3629

- 1 SHADDEN TRACY, & WOOD MICHAEL
2 941 JOYCE CT FALLON, NV, 89406-3629
- 3 WINDFALL MANAGEMENT GROUP LLC
4 1351 W WILLIAMS AVE FALLON, NV, 89406-2637
- 5 SMALL, JESSE CURTIS & MARVEL C
6 981 JOYCE CT FALLON, NV, 89406-3629
- 7 WHITEHEAD, JOHN G
8 5370 BOTTOM RD FALLON, NV, 89406-6819
- 9 VALLEY INVESTMENT SOLUTIONS LLC
10 5821 CANDEE LN FALLON, NV, 89406-8241
- 11 EVERS, K K & DILLON-KENT C
12 1427 COLEMAN RD FALLON, NV, 89406-4411
- 13 OLSON, GEORGE J & TELETHEA L
14 960 JOYCE CT FALLON, NV, 89406-3630
- 15 ORZECH, TERRENCE W & FRANCES
16 1205 S MAINE ST PMB #30 FALLON, NV, 89406-
17 8988
- 18 WOLFGANG, DEBORAH L TRUSTEE
19 920 JOYCE CT FALLON, NV, 89406-3630
- 20 DOOLEY, RICHARD E & DOREEN M
21 910 JOYCE CT FALLON, NV, 89406-3630
- 22 DIEGEL, GARRETT & ALLISON
23 1040 ROSEWOOD DR FALLON, NV, 89406-5213
- 24 FIRST BAPTIST CHURCH OF FALLON
25 485 TEDFORD LN FALLON, NV, 89406-3668
- 26 ST PATRICK REAL PROPERTY LLC
27 DIOCESE OF RENO 290 S ARLINGTON AVE
28 SUITE 200 RENO, NV, 89501-1713
- 29 WADE, SABRA M

- 1 PO BOX 827 FALLON, NV, 89407-0827
- 2 DRINKUT, GAYLENE & DUSTAN D
- 3 981 ST PATRICK CT FALLON, NV, 89406-3650
- 4 AICHER, ANNECIA
- 5 961 ST PATRICK CT FALLON, NV, 89406-3650
- 6 WALNO, LUKE D & MYRANDA M
- 7 941 ST PATRICK CT FALLON, NV, 89406-3650
- 8 WILLIAMS, DAVID
- 9 921 ST PATRICK CT FALLON, NV, 89406-3651
- 10 BROWN, RONALD L & LORI S
- 11 5250 TOYON DR FALLON, NV, 89406-8246
- 12 KAMM, DYLAN MATTHEW
- 13 901 ST PATRICK CT FALLON, NV, 89406-3650
- 14 MAGEE TRUSTEE, MARSHA J
- 15 900 ST PATRICK CT FALLON, NV, 89406-3671
- 16 SHYKES, RICHARD & COLITA ET AL
- 17 910 ST PATRICK CT FALLON, NV, 89406-3651
- 18 BETTENCOURT, DONNA A ET AL
- 19 920 ST PATRICK CT FALLON, NV, 89406-3651
- 20 PETERS, JOHN & TERESA
- 21 940 ST PATRICK CT FALLON, NV, 89406-3671
- 22 RAMBLING RIVER RANCHES INC
- 23 3975 RENO HWY FALLON, NV, 89406-6889
- 24 SORENSEN, J BRETT & TERESA L
- 25 640 W CORKILL LN FALLON, NV, 89406-9260
- 26 ROGERS, JARED
- 27 980 ST PATRICK CT FALLON, NV, 89406-3651
- 28 O CONNOR, MARILYN

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901 MC KAY CT FALLON, NV, 89406-3644

BYRD, EDWIN L & MARY H
1185 PINE RD FALLON, NV, 89406-8986

HENRY, ILEANA F
P O BOX 286 FALLON, NV, 89407-0286

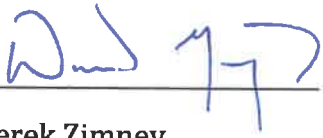
MADDIE ASSET MANAGEMENT LLC
650 INDIAN LAKES RD FALLON, NV, 89406-8441

POMEROY, CASEY N TRUSTEE
P O BOX 5011 FALLON, NV, 89407-5011

DIEGEL, GARRETT & ALLISON
1040 ROSEWOOD DR FALLON, NV, 89406-5213

MEROTH, JOHN A III
1001 ROBERTA CT FALLON, NV, 89406-3648

1 DATED this 25th day of September 24,
2 2024.

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Derek Zimney

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