



AGENDA

BOARD OF ADJUSTMENT MEETING

55 West Williams Avenue Fallon, NV

June 26, 2025 at 6:00 PM

The City of Fallon Board of Adjustment will meet on June 26, 2025 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 October 10, 2024 **(For possible action)**.
5. 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)**
6. Consideration and possible approval of an application by Samantha Mello, 850 Sunset Drive (APN #001-345-08), for a variance in an R-1 zone to encroach four feet into a twenty-foot front setback. **(For possible action)**
7. Public Comments **(For discussion only)**

This agenda has been posted on or before 9:00 a.m. on June 23, 2025 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
October 10, 2024

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

Present:

Board Chairwoman Kim Barrenchea
Board Member Sheila Scholz
Board Member Charlie Arciniega
Board Member Chris Webb
City Engineer Derek Zimney
Deputy City Attorney Trent deBraga

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

Board 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

Board Chairwoman 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 November 7, 2023. (For possible action)

Board Member Charlie Arciniega made a motion to approve the Board of Adjustment meeting minutes for November 7, 2023, without any corrections or additions; seconded by Board Member Chris Webb and the motion carried with a 4-0 vote by the Board.

City Engineer Derek Zimney mentioned that Board Member Dusty Casey was unable to make this meeting and therefore absent.

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)

City Engineer Derek Zimney stated that 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. Letters were sent to everybody within 300 feet and I received no comments. As far as the existing encroachment, the City Engineer does have the authority with a 10% rule, with nothing in the file to show that that was not approved when it was built.

Doreen Dooley introduced herself to the Board and read her letter. We are Richard and Doreen Dooley and have lived at 910 Joyce Court since 1976. For 48 years, we have seen our family grow from 6 to almost 26. We have been blessed to live near our church, a big, beautiful park, and many neighbors. We have always taken great pride in our cul-de-sac and our community. Over the past several months, it has become apparent to us that our golden years will be filled with time in our home. Richard suffers from medical issues that make walking extremely difficult. After much discussion, we have decided what we would like is to sit outside on a porch and accommodate our golden dreams. In order for this to happen, to extend our existing porch, according to the Municipal guidelines, we must obtain a variance. Please consider this letter our formal request for an extension. Your signature, in favor of this, would allow for much needed room to safely navigate, comfortably sit, and let's not forget, added curb appeal. Thank you in advance for your consideration. If you have any questions or concerns, please feel free to contact us.

Board Member Charlie Arciniega commented. I went by your home today to see that the porch looks good and I don't see any reason why seven more feet would be an issue. I believe in compliance with what the City Engineer has already reported.

Board Member Sheila Scholz commented. I also drove by and looked at the front of your house and it looks like you have plenty of room. I am assuming that you have spoken to your neighbors and they don't have any problems, otherwise, they would be here.

No further comments were noted.

Board Chairwoman Kim Barrenchea motioned to approve the 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; seconded by Sheila Scholz and the motion was approved on a 4-0 vote by Board.

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, Board Chairwoman Kim Barrenchea adjourned the meeting at 6:09 p.m.

Chairwoman Kim Barrenchea

Attest: _____
Derek Zimney, City Engineer



CITY OF FALLON

REQUEST FOR BOARD ACTION

DATE SUBMITTED: 6/3/25
 AGENDA DATE: 6/26/25
 TO: Board of Adjustments
 FROM: Derek Zimney, City Engineer
 AGENDA ITEM TITLE: 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)**

TYPE OF ACTION REQUESTED:

☐ Resolution

☐ Ordinance

☒ Formal Action/Motion

☐ Other – Discussion Only

DISCUSSION: 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. **(For possible action)**

PREPARED BY: Derek Zimney, City Engineer

City of Fallon

VARIANCE APPLICATION FOR: _____ Business or Home Improvement

Please check one

Applicant: Charles & Carol ArciniegaAddress: 645 Nadine DriveTelephone Number: 775 217 1517Owner

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 Hori MeadowsStreet and Number 645 Nadine Dr00143304

(Attach sheet for Metes & Bounds Description)

Variance Requested: 20' encroachment on a 20' front setback & a 4' encroachment on a 5' side setback

Ordinance Provisions: _____

Zoning R1 5000

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: the front setback restricts my ability to construct a carportMy 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). My garage has been converted & we are tired of parking in sun & weather conditionsThe above described property is different from other properties in the same area zoned the same classification because: There is no garage or previously built carportUse of the above-described property in the manner proposed by this application will not be detrimental to surrounding properties because: this will be a finely constructed wooden carport complementing the property

PLOT PLANS MUST ACCOMPANY THIS APPLICATION

I, Charles & Carol Arciniega 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: Charles ArciniegaAddress: 645 Nadine DrFallon, NV 89406Phone # 775 217 1517Signature: Charles Arciniega

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

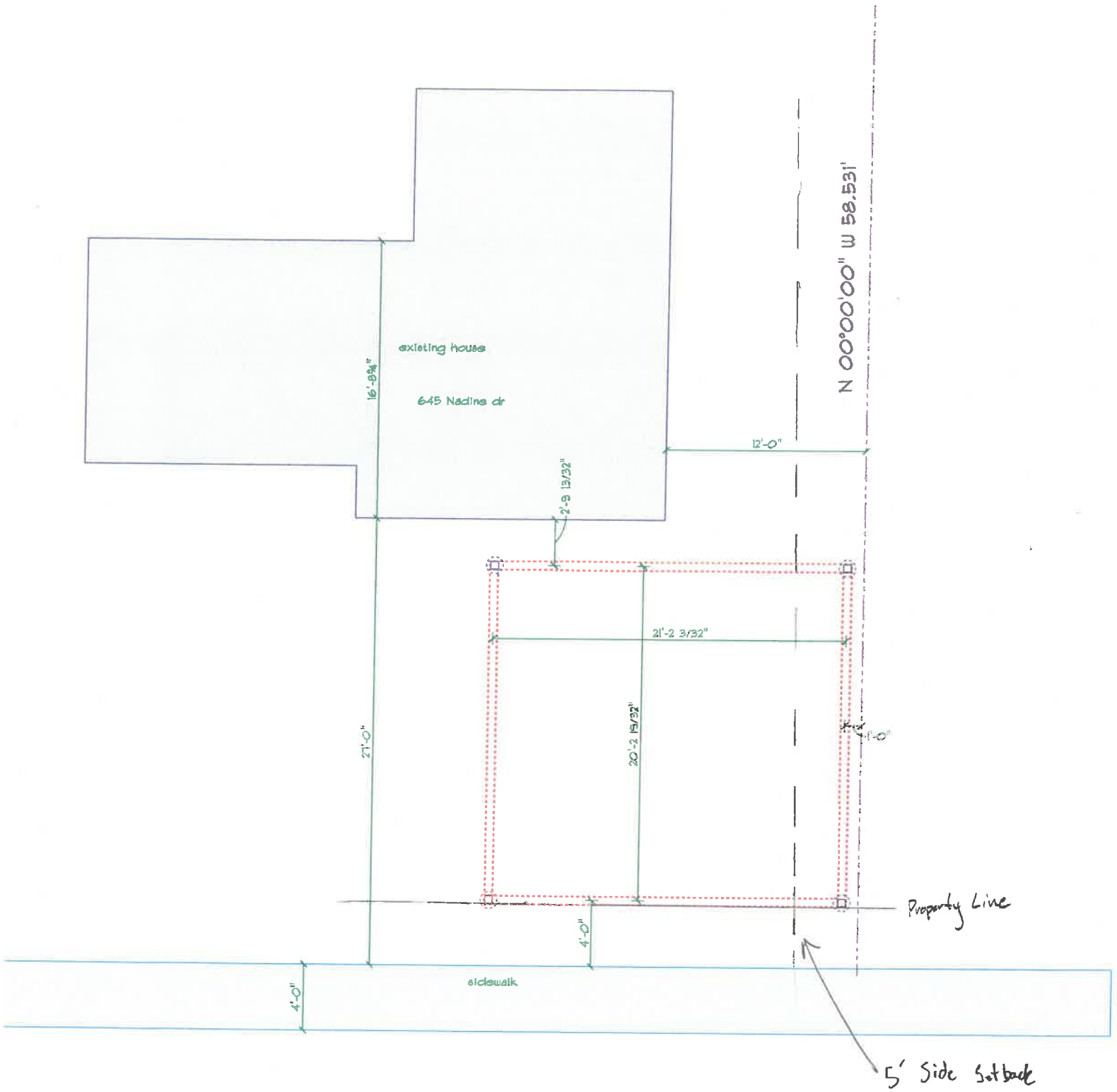
Applicant: Carol ArciniegaAddress: 645 Nadine DrFallon, NV 89406Phone # 775-720-9555Signature: Carol Arciniega

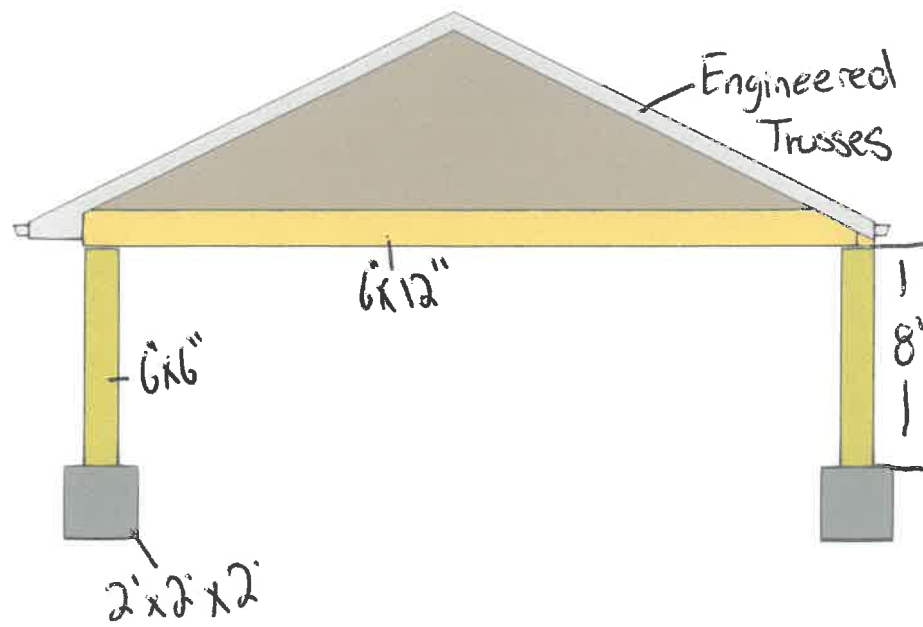
{Nevada

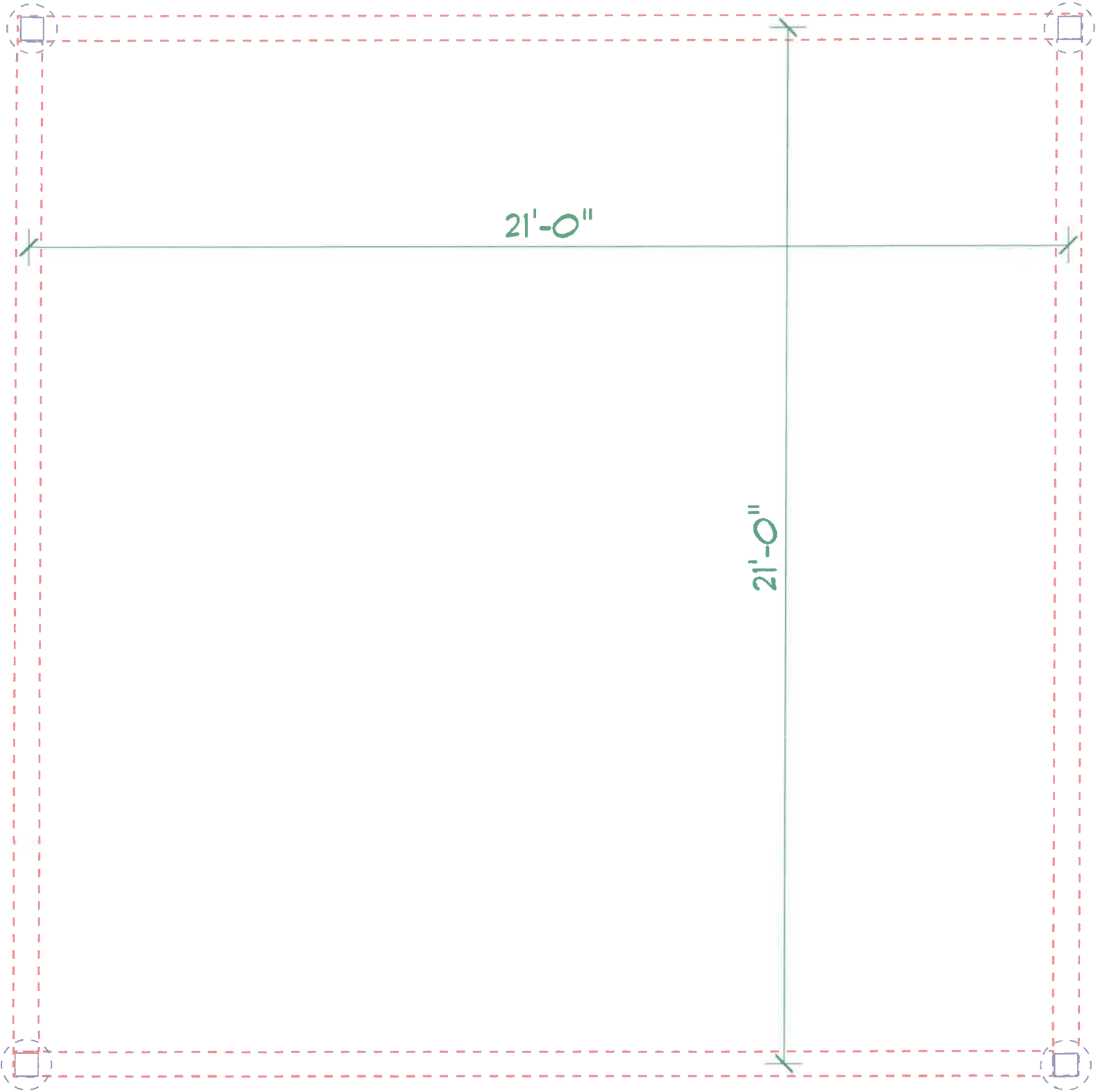
{County of ChurchillSigned and sworn to before me on 4/25/2025by Nicole A. DooleyNICOLE A. DOOLEY
Notary Public - State of Nevada
Appointment Recorded in Churchill County
No: 19-9537-04 - Expires Sept. 25, 2027

{Nevada

{County of ChurchillSigned and sworn to before me on 4/25/2025by Nicole A. DooleyNICOLE A. DOOLEY
Notary Public - State of Nevada
Appointment Recorded in Churchill County
No: 19-9537-04 - Expires Sept. 25, 2027







300' - D2

001-43-01	735
001-431-02	520
001-431-03	560
001-431-04	580
001-31-05	620
001-431-06	640
001-31-07	660
001-431-08	680
001-431-09	690
001-31-10	720
001-431-11	740

001-432-01	525
001-432-02	655
001-432-03	645
001-432-04	635
001-432-05	625
001-432-06	595
001-432-07	575
001-432-08	555
001-432-09	545
001-432-10	535
001-432-11	525
001-432-12	515
001-432-13	505
001-432-14	495
001-432-15	485
001-432-16	475
001-432-17	465
001-432-18	455
001-432-19	445
001-432-20	435
001-432-21	425
001-432-22	415

001-433-01	625
001-433-02	675
001-433-03	655
001-433-04	645
001-433-05	635
001-433-06	625
001-433-07	595
001-433-08	575
001-433-09	555
001-433-10	535
001-433-11	525
001-433-12	515
001-433-13	505
001-433-14	495
001-433-15	485
001-433-16	475
001-433-17	465
001-433-18	455
001-433-19	445
001-433-20	435
001-433-21	425
001-433-22	415
001-433-23	405
001-433-24	395
001-433-25	385

001-435-01	685
001-435-02	675
001-435-03	665
001-435-04	645
001-435-05	635
001-435-06	625
001-435-07	595
001-435-08	575
001-435-09	555
001-435-10	535
001-435-11	525
001-435-12	515
001-435-13	505
001-435-14	495
001-435-15	485
001-435-16	475
001-435-17	465
001-435-18	455
001-435-19	445
001-435-20	435
001-435-21	425
001-435-22	415
001-435-23	405
001-435-24	395
001-435-25	385

FIFTH STREET

NADINE DRIVE

CORA WAY

BABB PLACE

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 645 Nadine Drive APN #001-433-04, Proposed Board of Adjustment Letter to the following persons:

MELLO TRUSTEES, GARNETT F & DENNISE M
735 W FIFTH ST FALLON, NV, 89406-3729

ARMSTRONG, TINA M
520 S BAILEY ST FALLON, NV, 89406-3744

APOLINAR, ROBERTO V & ONESIMA
560 S BAILEY ST FALLON, NV, 89406-3744

COLE, HELEN L
580 S BAILEY FALLON, NV, 89406-3744

SERNA, MATTIE ELIZABETH ET AL
620 S BAILEY ST FALLON, NV, 89406-3746

NEWTON, MICHAEL
640 S BAILEY ST FALLON, NV, 89406-3746

CAMACHO, ESTELA TAPIA
P O BOX 174 FALLON, NV, 89407-0174

SLAYMAKER, BRUCE W
680 S BAILEY ST FALLON, NV, 89406-3746

HARRISON, BARBARA D
690 S BAILEY ST FALLON, NV, 89406-3746

JONES TRUSTEES, RICHARD C & NANCY E

1 P O BOX 1434 CRYSTAL BAY, NV, 89402-1434

2 HARRISON TRUSTEES, Z B & ALICE F
3 740 S BAILEY ST FALLON, NV, 89406-3747

4 POPE, JENELLE IRENE
5 525 S BAILEY ST FALLON, NV, 89406-3743

6 SCRUGGS, MATTHEW L & KATRINA L
7 655 W FIFTH ST FALLON, NV, 89406-3705

8 OSBORNE, GEORGE M & MARGARET E
9 PO BOX 1768 FALLON, NV, 89407-1768

10 RAMBLING RENTALS LLC
11 PO BOX 5325 FALLON, NV, 89407-5325

12 WARD TRUSTEES, GARY H & MARY J
13 625 W 5TH ST FALLON, NV, 89406-3705

14 WOLLER, MARIANNE
15 P O BOX 1179 MOUNTAIN VIEW, HI, 96771-1179

16 POMEROY TRUSTEE, CARLA
17 4882 HARRIGAN RD FALLON, NV, 89406-3223

18 CGL CORPORATION
19 70488 ARNTZ RD BURNS, OR, 97720-1677

20 BOOTHE, DWAYNE R & CRYSTAL A
21 545 W 5TH ST FALLON, NV, 89406-3703

22 ELLSWORTH, JESS M & CARMELITA P
23 595 S BAILEY ST FALLON, NV, 89406-3743

24 SMITH, ANDREW JAMES & WANDA R
25 650 NADINE DR FALLON, NV, 89406-3717

26 TRIPP, ROEMEL F
27 640 NADINE DR FALLON, NV, 89406-3717

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1 BENDICKSON, KIM A & VAUGHNA L TRUSTEES
2 1900 STRASDIN LN FALLON, NV, 89406-8232

3 DRISKELL, DARCY L
4 600 NADINE DR FALLON, NV, 89406-3717

5 WILHELM JAMES R &, MILLER LINDA
6 1950 STEVEN DR FALLON, NV, 89406-5403

7 RICHARDS, JULIE
8 560 NADINE DR FALLON, NV, 89406-3715

9 SIELSCH, JUSTIN M
10 550 NADINE DR FALLON, NV, 89406-3715

11 AUSTIN, LILA MICHELLE
12 540 NADINE DR FALLON, NV, 89406-3715

13 TAITANO, KATHERINE D
14 625 S BAILEY ST FALLON, NV, 89406-3745

15 JURICH, MICHAEL A & FRANCES J
16 675 NADINE DR FALLON, NV, 89406-3716

17 STERLING FIDUCIARIES LLC TRUST
18 % JAMES HOWARD P O BOX 1401 LYMAN, UT, 84749-1401

19 ARCINIEGA, CHARLES E & CAROL A
20 645 NADINE DR FALLON, NV, 89406-3716

21 LARSON, PAMELA S TRUSTEE
22 635 NADINE DR FALLON, NV, 89406-3716

23 LOUIE, MARK
24 PO BOX 1248 LAKEVIEW, OR, 97630-0049

25 TAPIA, FRANCISCO & HEIDE
26 595 NADINE DR FALLON, NV, 89406-3714

27 MC BRIDE PHYLLIS C &, ALLWANDER KATHERINE L
28 575 NADINE DR FALLON, NV, 89406-3714

- 1 LE CAVE, LARRY
- 2 555 NADINE DR FALLON, NV, 89406-3714
- 3
- 4 ROBINSON, JAMES I & LANETTE F
- 5 535 NADINE DR FALLON, NV, 89406-3714
- 6
- 7 TOMB, MOLLY D
- 8 540 CORA WAY FALLON, NV, 89406-3711
- 9
- 10 LUESING, NICHOLAS R & SCHNETT M
- 11 5210 CALEB DR FALLON, NV, 89406-5361
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- 13 ELLIS, DAVID C
- 14 570 CORA WAY FALLON, NV, 89406-3711
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- 16 OWEN, SAMANTHA
- 17 590 CORA WAY FALLON, NV, 89406-3711
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- 19 ACKERMAN, THOMAS B & SANDRA J
- 20 610 CORA WAY FALLON, NV, 89406-3713
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- 22 CARTER, TERRILL & NANCY
- 23 630 CORA WAY FALLON, NV, 89406-3713
- 24
- 25 HORTON, JACK E & DIANNE
- 26 73723 TELOCASET LN BAKER CITY, OR, 97814-6010
- 27
- 28 BRYANT, MICHELLE A
- 650 CORA WAY FALLON, NV, 89406-3713
- SWEITZER, LEE & DEBORA SUE
- 670 CORA WAY FALLON, NV, 89406-3713
- SCHROEDER, JERRY G & ERLINDA S
- 690 CORA WAY FALLON, NV, 89406-3713
- SHOWE, ROBERT E & NANCY A
- 685 CORA WAY FALLON, NV, 89406-3712
- O BRIEN, JAMES L & JENNIFER

1 915 WADE LN FALLON, NV, 89406-7425

2 KRELLWITZ, RAY
3 665 CORA WAY FALLON, NV, 89406-3712

4 JOHNSON, MICHAEL
5 645 CORA WAY FALLON, NV, 89406-3712

6 ROBINSON, DARREN T & CONSTANCE J
7 635 CORA WAY FALLON, NV, 89406-3712

8 WHOOLEY, MICHAEL L & SHERYL L
9 3705 S HIGHLANDS BLVD WEST RICHLAND, WA, 99353-6038

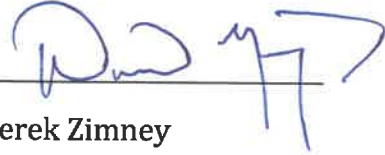
10 CASTREJON, ANITA L & GEORGE T
11 595 CORA WAY FALLON, NV, 89406-3710

12 ENOS, GARY FRANKLIN & ELOISE ANN
13 575 CORA WAY FALLON, NV, 89406-3710

14 NUNES, TIMOTHY
15 555 CORA WAY FALLON, NV, 89406-3710

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DATED this 3rd day of June, 2025.


Derek Zimney

Ken Tedford
MAYOR



Kelly Frost
Councilwoman

Karla Kent
Councilwoman

Paul Harmon
Councilman

June 3, 2025

Dear Property Owner:

NOTICE IS HEREBY GIVEN that the City of Fallon Board of Adjustment will hold a public hearing on **Thursday, June 26, 2025 at 6:00 p.m.** in the City Council Chambers, 55 West Williams Avenue, Fallon, Nevada in order to consider 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.

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



CITY OF FALLON

REQUEST FOR BOARD ACTION

DATE SUBMITTED: 6/3/25
 AGENDA DATE: 6/26/25
 TO: Board of Adjustments
 FROM: Derek Zimney, City Engineer
 AGENDA ITEM TITLE: Consideration and possible approval of an application by Samantha Mello, 850 Sunset Drive (APN #001-345-08), for a variance in an R-1 zone to encroach four 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: Samantha Mello 850 Sunset Drive, has filed for a variance in an R-1 zone to encroach four feet into a twenty foot front setback. Samantha Mello is proposing extend her front porch. 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
Applicant: SAMATHA MELO Please check one

Applicant: ☒ SAMATHA MELLO Please check one
Address: ☒ 850 SUNSET DRIVE FALLON NEVADA 89406
Telephone Number: ☒ 775-560 4174

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 _____

Variance Requested: ADD A COVERED 4' WIDE FRONT PORCH
PORCH 4' X 16'

Ordinance Provisions: _____
Deed Restrictions _____ Zoning _____

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: W/NEED TO ENCRACH 4' INTO THE EXISTING SET BACK

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). 4/7

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:

PLOT PLANS MUST ACCOMPANY THIS APPLICATION

I, SAMATHIA MLIRPHY MELLQ 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: X SAMATHA MELLID
Address: 850 SUNSET DRIVE

Phone # 775 560 4174

Signature: *[Signature]*

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 6/5/25
by Emily Ann Rasmussen
{  EMILY ANN RASMUSSEN
{ Notary Public - State of Nevada
{ Appointment Recorded in Churchill County
ge and belief: No: 22-2316-04 - Expires April 13, 2026

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

ALLEY

Item 6.

SAMATHA MURPHY
850 SUNSET DRIVE
FALLON NEVADA 89406

GARAGE

BACK YARD

DWELLING

DWELLING

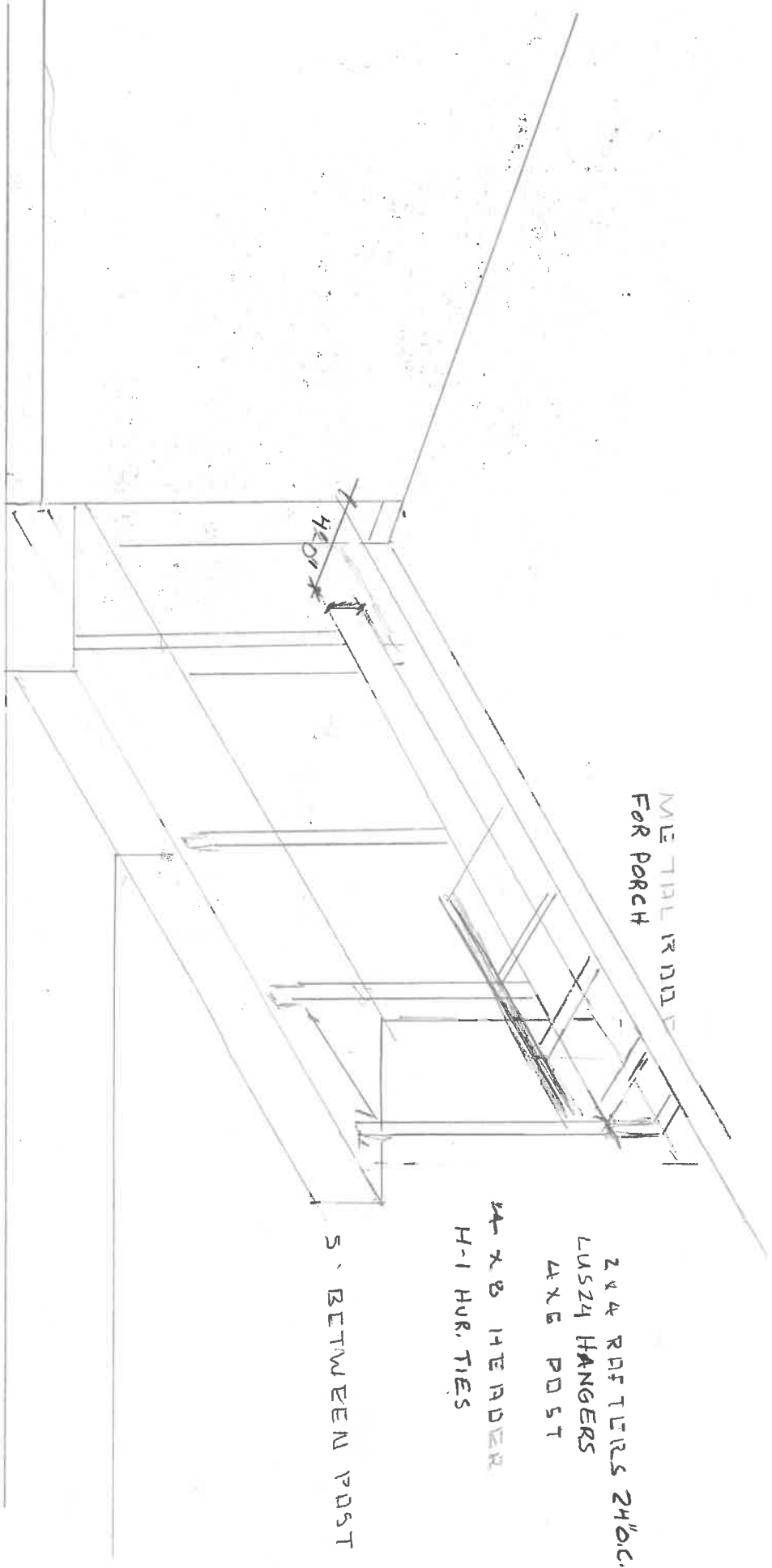
4'x16'
PORCH COVERING,
ENDS OPEN,
METAL ROOF

60' ROAD
EASEMENT

SIDEWALK

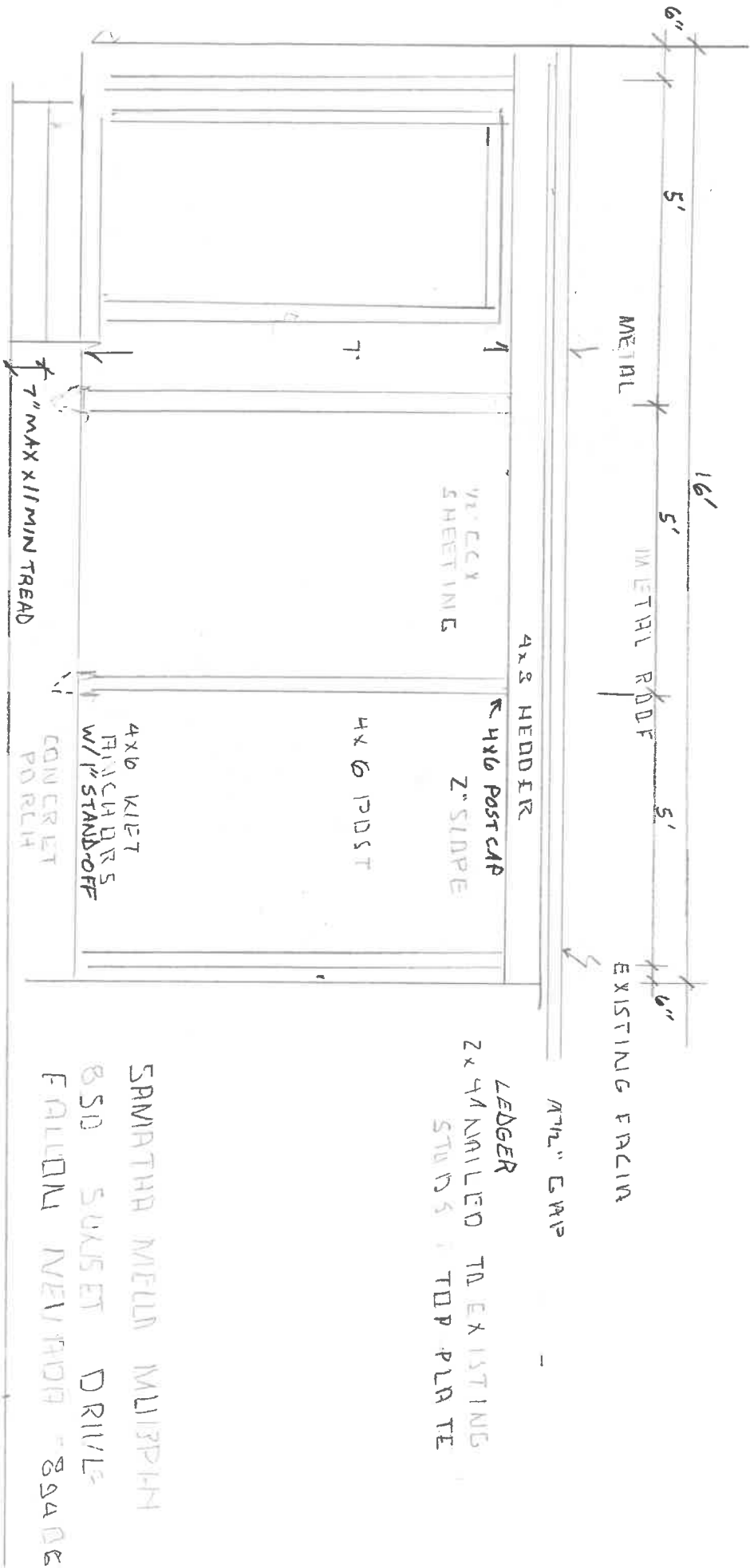
CURB

SUNSET DRIVE



CODES
2018 IRC

SAINT MARY'S
SCHOOL
DRIVE
894-106



Item 6.



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 850 Sunset Drive APN #001-345-08, Proposed Board of Adjustment Letter to the following persons:

JONES TRUSTEES, RICHARD C & NANCY E
P O BOX 1434 CRYSTAL BAY, NV, 89402-1434

MONTGOMERY, EILEEN A
PO BOX 1272 FALLON, NV, 89407-1272

CRANE, ROBERT J
880 LIBERTY AVE FALLON, NV, 89406-3639

870 NV LLC
2040 RENO HWY #332 FALLON, NV, 89406-2772

ASHBY D J SR 1/2 &, FORD-ASHBY S L 1/2
860 LIBERTY AVE FALLON, NV, 89406-3639

DIMICK, CASSANDRA L
850 LIBERTY AVE FALLON, NV, 89406-3636

CHAPPELL, FRANCIS NORMAN & TENA
941 WARWICK AVE FALLON, NV, 89406-3662

HUNTER BRAXTON &, ANDERSON ZOEANNE
921 WARWICK AVE FALLON, NV, 89406-3660

FERRIER, MELANIE A
2193 LONGHORN DR FALLON, NV, 89406-3288

LISTER, ALLISON S K & AMANDA

1 831 SUNSET DR FALLON, NV, 89406-3666

2 FRAZEE CO-TRUSTEES, SAMMY & SARAH
3 175 DRUMM LN FALLON, NV, 89406-7130

4 CAMACHO-GALENO, M & GALENO C L
5 940 CONCORD AVE FALLON, NV, 89406-3618

6 ASHMEAD, TERRY L & MARY L
7 920 CONCORD AVE FALLON, NV, 89406-3618

8 ROBINSON, GABRIELLE MARIE
9 910 CONCORD AVE FALLON, NV, 89406-3618

10 UMPLEBY, ARDEN A JR
11 % RACHELLE L GOEBEL
12 PO BOX 5 LUNING, NV, 89420-0005

13 HEARN DALTON G &, ALEXANDER ASHLIE
14 810 SUNSET DR FALLON, NV, 89406-3653

15 SMITH, BRENT
16 816 SUNSET DR FALLON, NV, 89406-3653

17 O BRIEN, JAMES L & JENNIFER
18 915 WADE LN FALLON, NV, 89406-7425

19 CHASCSA, CHRISTOPHER J
20 826 SUNSET DR FALLON , NV, 89406

21 CLARK, AARON A
22 830 SUNSET DR FALLON, NV, 89406-3653

23 BAILEY, ROBERT B & MIRIAM A W
24 836 SUNSET DR FALLON, NV, 89406-3653

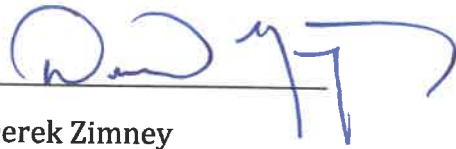
25 BRIMMER, MARTHA DAVIS TRUSTEE
26 750 E STILLWATER AVE #191 FALLON, NV, 89406-4065

27 MELLO, SAMANTHA
28 850 SUNSET DR FALLON, NV, 89406-3653

- 1 SERNA, LORETTA I & ALBERTO N
- 2 1255 ROBERSON LN FALLON, NV, 89406-8312
- 3
- 4 LARSON, DANIEL D & JULIANA E
- 5 870 SUNSET DR FALLON, NV, 89406-3653
- 6
- 7 MAFFI, BRANDY L
- 8 880 SUNSET DR FALLON, NV, 89406-3653
- 9
- 10 STEINERD TRUSTEES, TIMOTHY J & JAIMIE R
- 11 890 SUNSET DR FALLON, NV, 89406-3653
- 12
- 13 NORRIS, T & MARTIN C C JR
- 14 901 BABB PL FALLON, NV, 89406-3664
- 15
- 16 CUNNING, ALYSSA MARIE
- 17 891 BABB PL FALLON, NV, 89406-3601
- 18
- 19 MORGAN, AMBER M
- 20 881 BABB PL FALLON, NV, 89406-3601
- 21
- 22 MURILLO, ESMERALDA
- 23 3340 DELLA CIRCLE FALLON, NV, 89406-8911
- 24
- 25 ARNOLD, VIOLETTE PATRICIA SIDNEY
- 26 825 BABB PL FALLON, NV, 89406-3601
- 27
- 28 TRACEY, JEFFREY E & LAURA
- 850 STAINS RD FALLON, NV, 89406-3669
- GONZALEZ JUAN R &, FLORES MARIA P V
- 860 STAINS RD FALLON, NV, 89406-3669
- SORENSEN TRUSTEES, J & T ET AL
- 640 W CORKILL LN FALLON, NV, 89406-9260
- MILLER AARON L, & SAMAD NORHANITA
- 880 STAINS RD FALLON, NV, 89406-3669
- THOMAS & THOMAS PROPERTIES LLC

1 3333 RENO HWY FALLON, NV, 89406-7832
2
3 CHRISTIANSEN TRUSTEES, J L & J L
3655 SHECKLER RD FALLON, NV, 89406-7239
4
5 MITCHELL, DENNIS P
891 SUNSET DR FALLON, NV, 89406-3665
6
7 KISSICK, EVERETT L & MAUREEN L
5015 SANDALWOOD DR FALLON, NV, 89406-4223
8
9 SOTTILE RAEBURN &, CURRIER ALICIA L
871 SUNSET DR FALLON, NV, 89406-3665
10
11 FREEMAN, MICHAEL P
861 SUNSET DR FALLON, NV, 89406-3665
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13 LARSON, JOHNATHAN S & ANITA L
851 SUNSET DR FALLON, NV, 89406-3665
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1 DATED this 3rd day of June, 2025.

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4 Derek Zimney

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Ken Tedford
MAYOR



Kelly Frost
Councilwoman

Karla Kent
Councilwoman

Paul Harmon
Councilman

June 3, 2025

Dear Property Owner:

NOTICE IS HEREBY GIVEN that the City of Fallon Board of Adjustment will hold a public hearing on **Thursday, June 26, 2025 at 6:00 p.m.** in the City Council Chambers, 55 West Williams Avenue, Fallon, Nevada in order to consider an application by Samantha Mello, 850 Sunset Drive (APN #001-345-08), for a variance in an R-1 zone to encroach four 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