



AGENDA

BOARD OF ADJUSTMENT MEETING

55 West Williams Avenue Fallon, NV

July 21, 2025 at 6:00 PM

The City of Fallon Board of Adjustment will meet on July 21, 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 June 26, 2025. **(For possible action)**

5. 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)**

6. 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)**

7. Public Comments **(For discussion only)**

This agenda has been posted on or before 9:00 a.m. on July 16, 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
June 26, 2025**

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 Charlie Arciniega
Board Member Chris Webb
Board Member Toby Thomas
City Engineer Derek Zimney
Deputy City Attorney Sean Rowe

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

Board Member Charlie Arciniega 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.

Board Member Charlie Arciniega mentioned that Board Chairwoman Kim Barrenchea and Board Member Sheila Scholz were out of town and unable to make it.

Public Comments

Board Member Charlie Arciniega inquired if there were any public comments. He 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 October 10, 2024. (For possible action)

Board Member Chris Webb made a motion to approve the Board of Adjustment meeting minutes for October 10, 2024, without any corrections or additions; seconded by Board Member Charlie Arciniega and the motion carried with a 3-0 vote by the Board.

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)

Board Member Charlie Arciniega stated that this item will be tabled due to not having a quorum for a vote on the item.

Deputy City Attorney Sean Rowe stated that that was correct due to the application by Charlie Arciniega. You would need to recuse yourself from deliberation and action on that which would leave us without a quorum.

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)

City Engineer Derek Zimney stated that 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 to extend her front porch. The building plans have been reviewed by the City of Fallon Building Department and are attached. Unfortunately, Samantha is down with a leg injury but her grandfather, Garnett Mello, is here to answer any questions you may have.

Garnett Mello stated that earlier this year, four feet was added to the front of her house. Unfortunately, this addition eliminated her porch and now we would like to add a front porch to the front of her home. We have submitted the plans to the building department and we are waiting for the approval from the Board of Adjustment.

Board Member Chris Webb stated that the aesthetics will be beautiful. The work that you have already done is beautiful and it is the prettiest house on the street and I am sure that it will add more aesthetic value to the neighborhood.

Board Member Toby Thomas stated that he agreed with that assessment.

Board Member Charlie Arciniega asked if there were comments made to the Engineers Office regarding the application.

City Engineer Derek Zimney stated that there was no negative feedback received. There were some questions asked as to what was going on but no negative feedback whatsoever.

Board Member Chris Webb made a motion to approve the 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; seconded by Board Member Toby Thomas and the motion carried with a 3-0 vote by the Board.

Public Comments

Board Member Charlie Arciniega inquired if there were any public comments.

Board Member Chris Webb inquired if Charlie Arciniega would be presenting tonight so that he wouldn't have to be here at the next meeting when voting took place.

City Engineer Derek Zimney stated that it would be best to handle it at the next meeting.

Deputy City Attorney Sean Rowe stated that there would be no issue as to when it would be addressed. There will be other Board Members at the next meeting for a quorum. I don't know that Charlie needs to be present for his presentation.

Board Member Charlie Arciniega stated that he would refrain from making any comments on his project.

No further comments were made.

Adjournment

There being no further business to come before the Board of Adjustment, Board Member Charlie Arciniega adjourned the meeting at 6:07 p.m.

Board Member Charlie Arciniega

Attest: _____
Derek Zimney, City Engineer

DRAFT



CITY OF FALLON

REQUEST FOR BOARD ACTION

DATE SUBMITTED: 7/9/25
 AGENDA DATE: 7/21/25
 TO: Board of Adjustments
 FROM: Derek Zimney, City Engineer
 AGENDA ITEM TITLE: 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)**

TYPE OF ACTION REQUESTED:

☐ Resolution

☐ Ordinance

☒ Formal Action/Motion

☐ Other – Discussion Only

DISCUSSION: 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 possible action)**

PREPARED BY: Derek Zimney, City Engineer

City of Fallon

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

Applicant: DAVID M. PIGEON / Nanci R. PIGEON

Address: 805 ADOBE RD. FALLON NV, 89406

Telephone Number: (937)266-5005 / (775)866-8300

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 805 ADOBE RD. FALLON NV, 89406

(Attach sheet for Metes & Bounds Description)

Variance Requested: Construct a 6 FT X 56 FT fence in front of house and two 6 FT X 64 FT fence, one on each side of yard.

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: Glare/reflections from the sun from vehicles parked on street and windows from the house across the street at times shine Extremely bright directly in window and doors. House on right has mulch pile that attracts cats. This has been there for a year.

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). This causing us to have to close blinds/shades and doors early during these times or to have to change where we are in the house. The mulch pile has attracted animals. Also the side fence will help keep leaves out of my yard

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

Use of the above-described property in the manner proposed by this application will not be detrimental to surrounding properties because: The fence will not block access to property for city and emergency personnel or vehicles. Others on the street have created the same thing with trees and bushes(pics attached) which takes years to accomplish. This fence does not block neighbors views of street. We are both senior disabled veterans that may not have 15-20 yrs to wait for trees to mature. This will enhance my property.

PLOT PLANS MUST ACCOMPANY THIS APPLICATION

I, DAVID MARK PIGEON / Nanci R. PIGEON 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: DAVID MARK PIGEON

Address: 805 ADOBE RD. FALLON NV, 89406

Phone #: (937)266-5005

Signature: [Signature]

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

Applicant: Nanci R. PIGEON

Address: 805 ADOBE RD. FALLON NV, 89406

Phone #: (775)866-8300

Signature: [Signature]

{Nevada

{County of Churchill

Signed and sworn to before me on July 8, 2025

by David Mark Pigeon



EMILY ANN RASMUSSEN
Notary Public - State of Nevada
Appointment Recorded in Churchill County
No: 22-2316-04 - Expires April 13, 2026

{Nevada

{County of Churchill

Signed and sworn to before me on July 8, 2025

by Nanci R. Pigeon



EMILY ANN RASMUSSEN
Notary Public - State of Nevada
Appointment Recorded in Churchill County
No: 22-2316-04 - Expires April 13, 2026

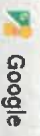






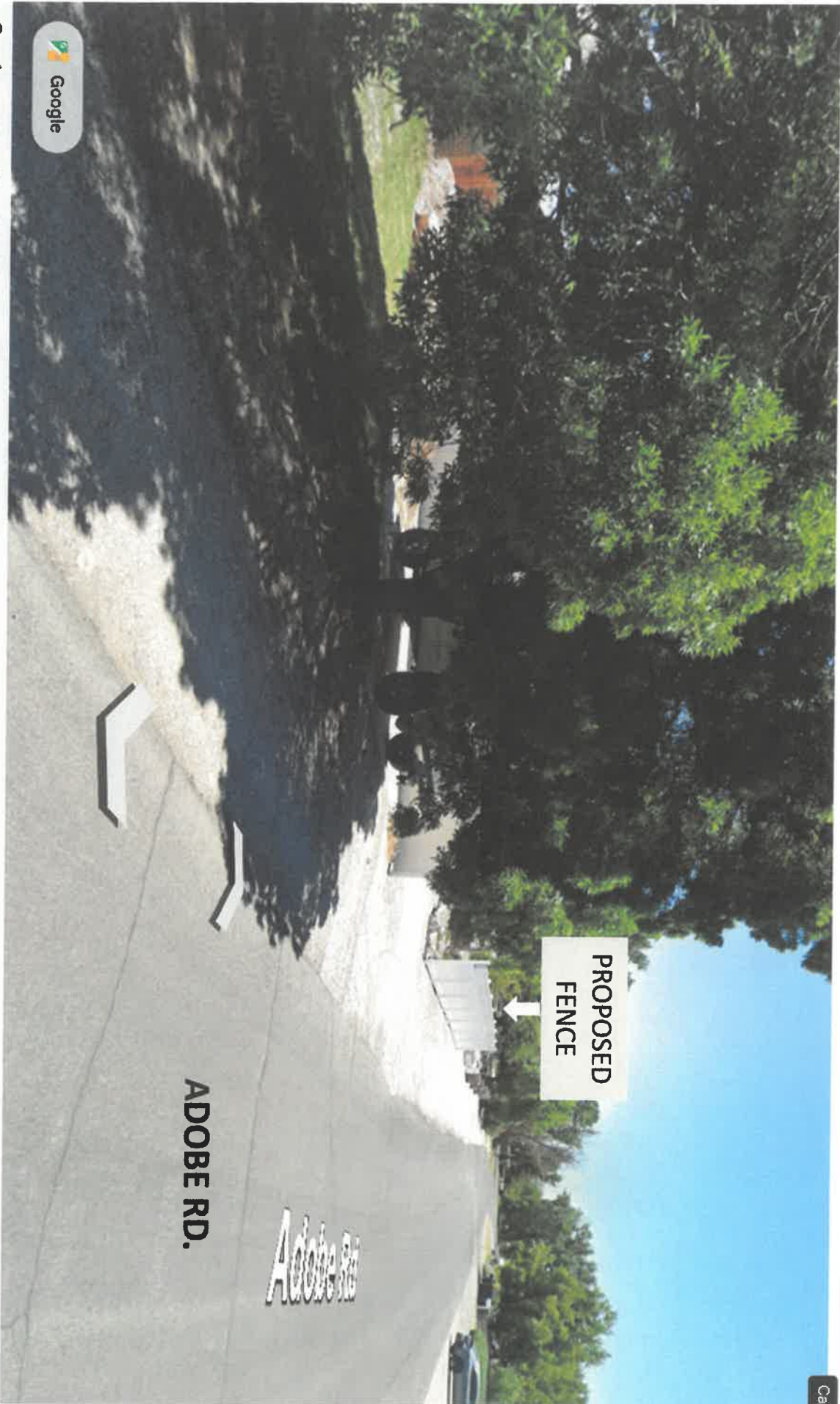
← 805 Adobe Rd
Fallon, Nevada

📅 See more dates

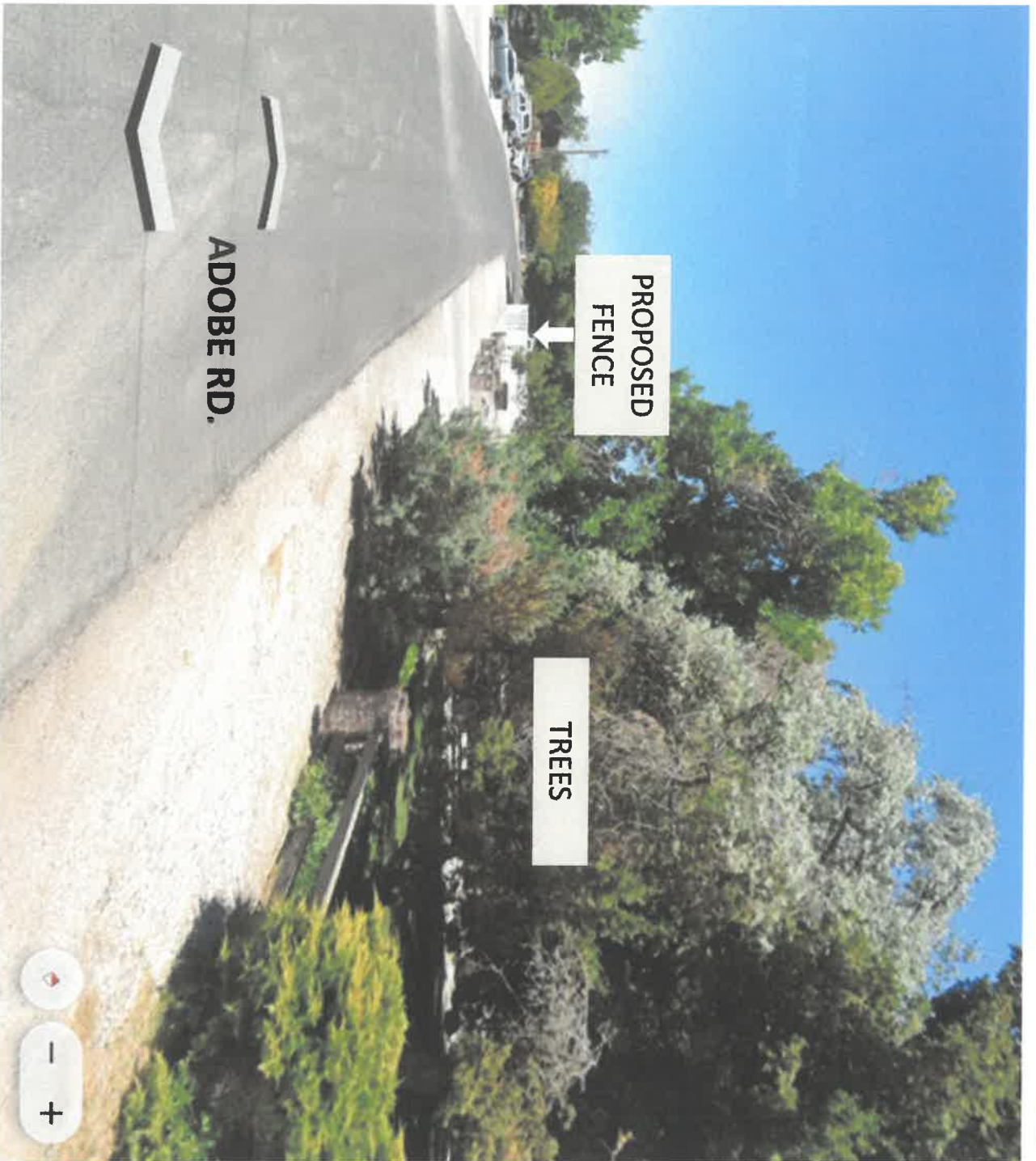


← 801 Adobe Rd
Fallon, Nevada

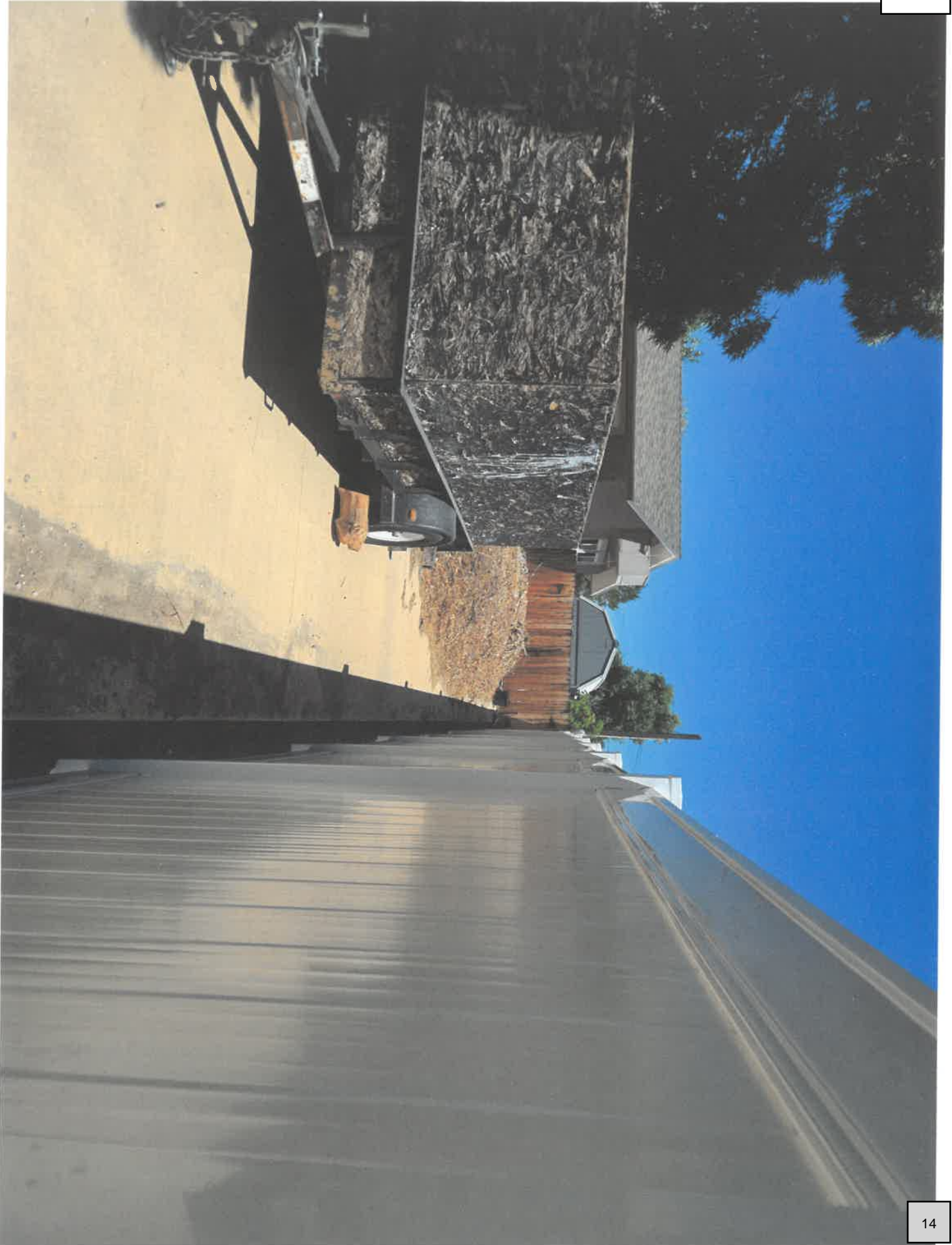
🕒 See more dates

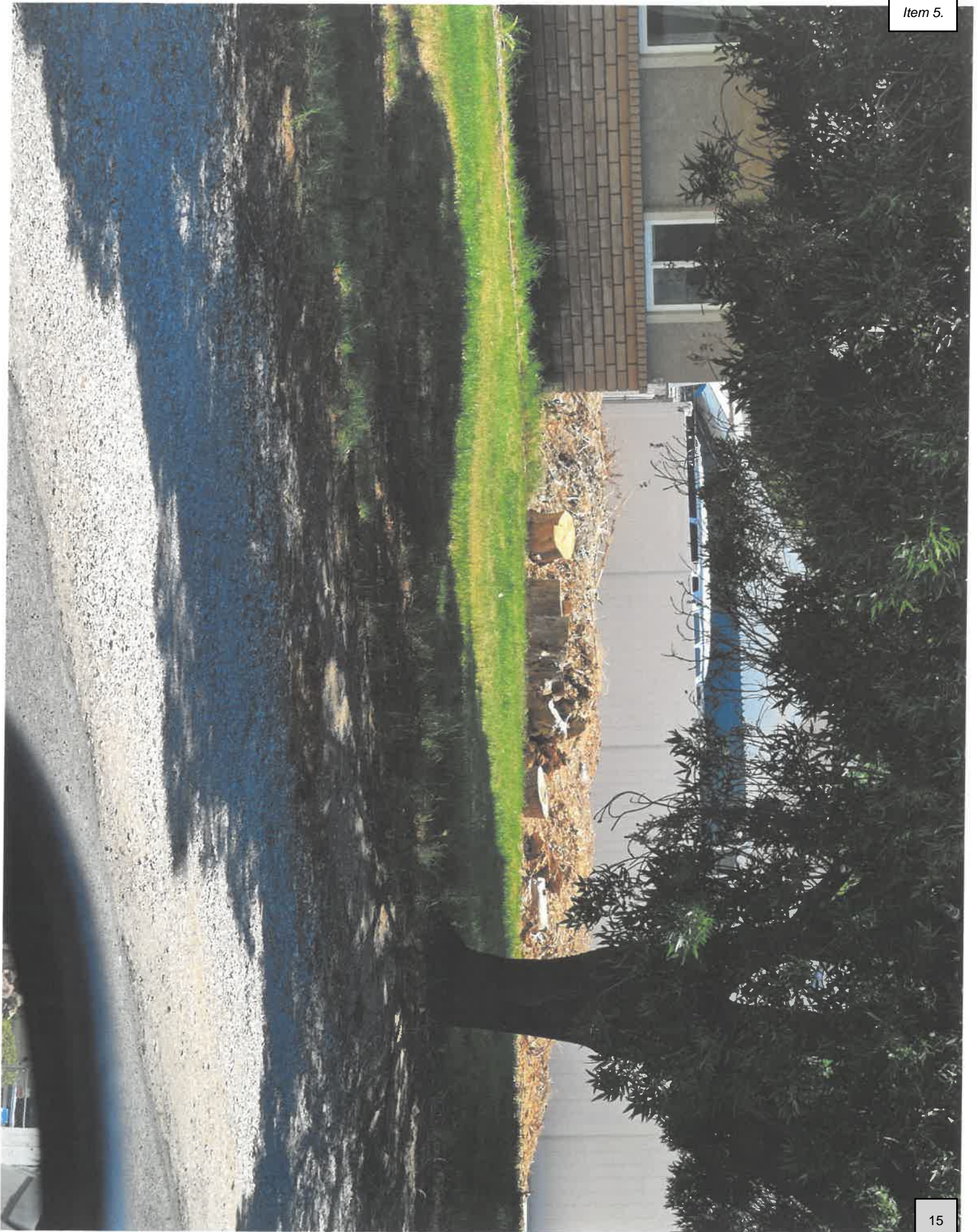


See more dates



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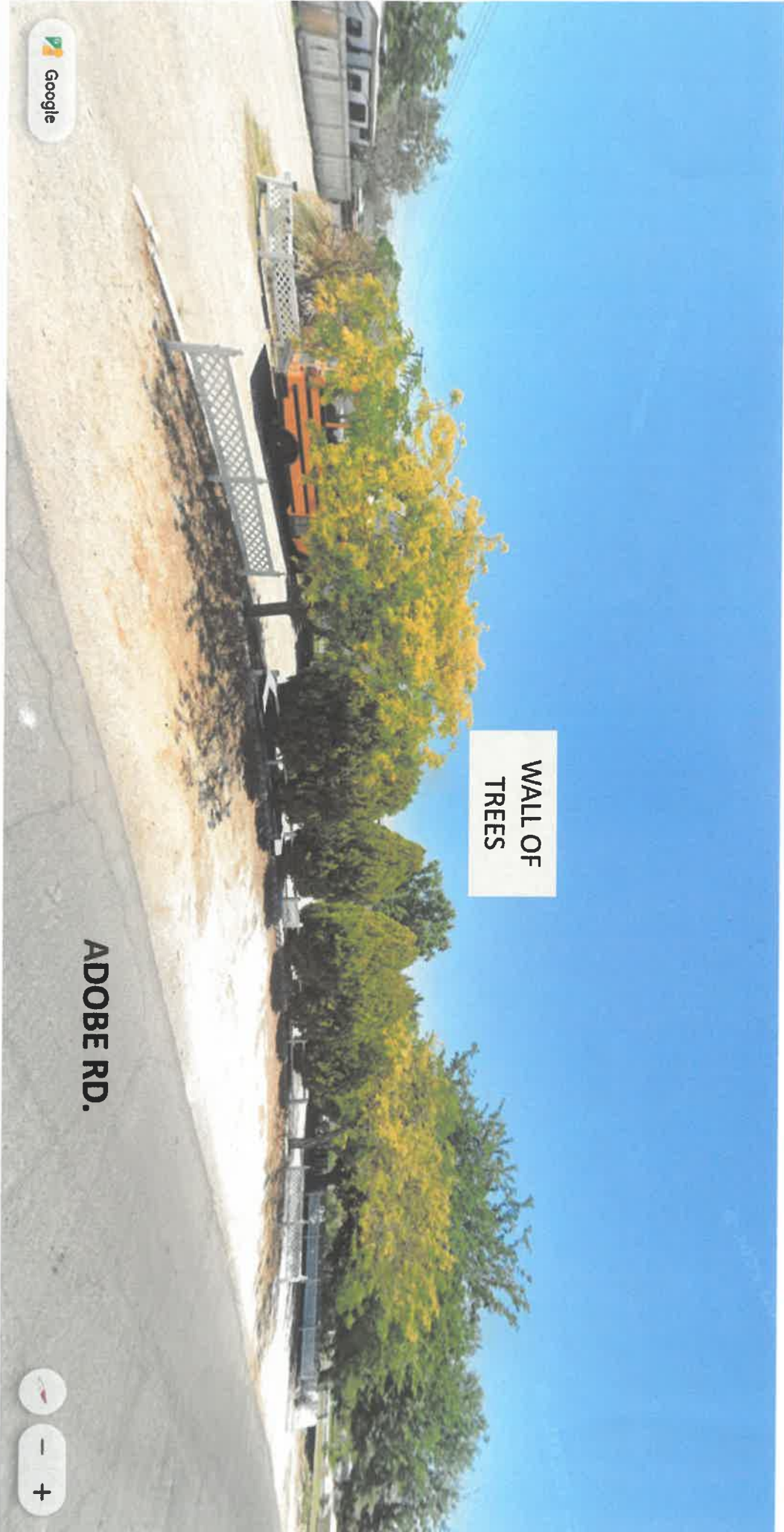




TREES ON ADOBE RD. TWO HOUSED UP MY STREET

← 701 Adobe Rd
Fallon, Nevada

📅 See more dates



Ken Tedford
MAYOR



Kelly Frost
Councilwoman

Karla Kent
Councilwoman

Paul Harmon
Councilman

July 9, 2025

Dear Property Owner:

NOTICE IS HEREBY GIVEN that the City of Fallon Board of Adjustment will hold a public hearing on **Monday, July 21, 2025 at 6:00 p.m.** in the City Council Chambers, 55 West Williams Avenue, Fallon, Nevada in order to consider 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.

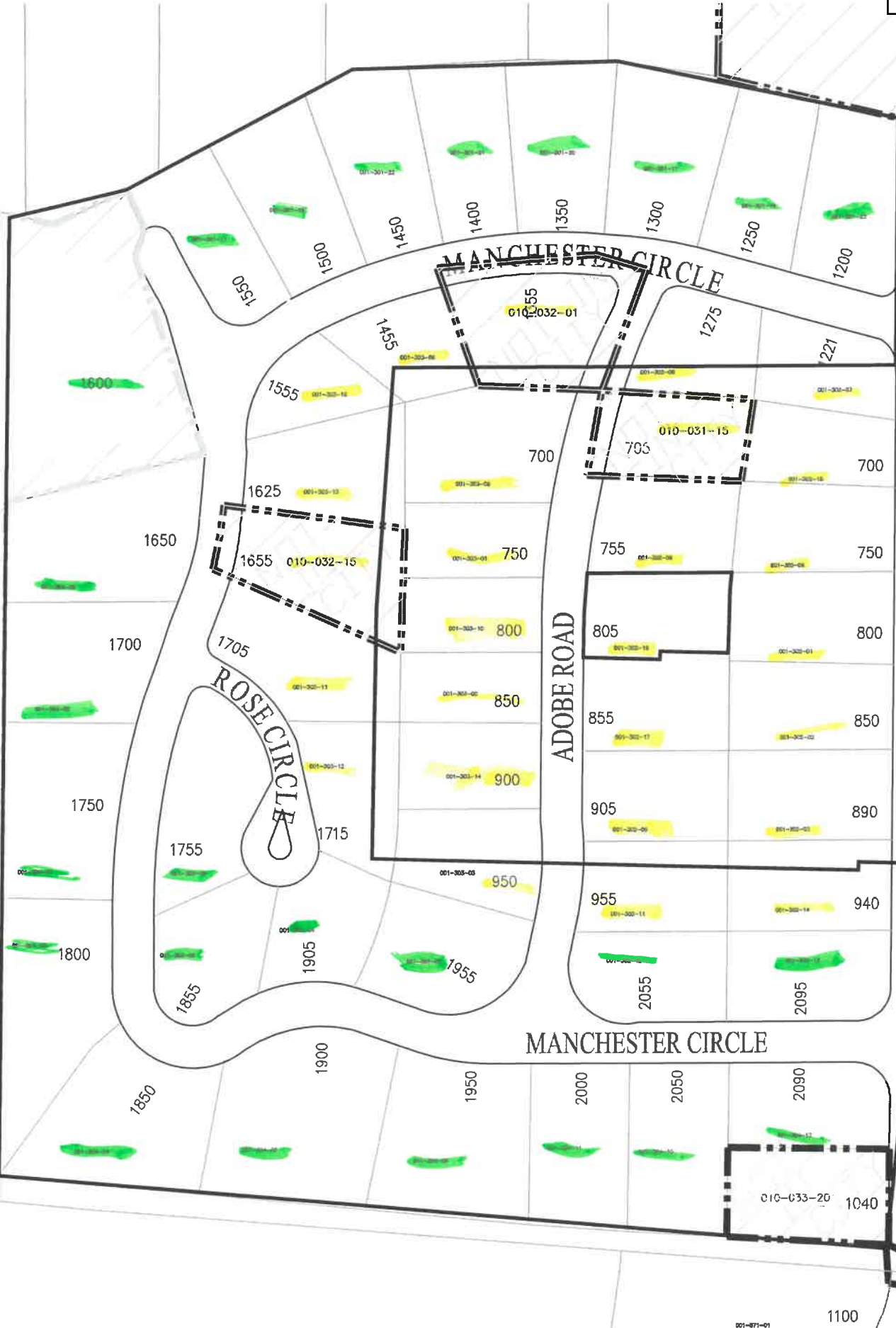
The Board of Adjustment may vary the strict application of Title 21 of the Fallon Municipal Code in appropriate cases and under certain conditions and safeguards in harmony with its general intent and purpose, in accordance with the rules and regulations set forth therein and under the provisions of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



501	001-331-12
511	001-331-11
521	001-331-10
541	001-331-08
561	001-331-06
581	001-331-07
1081	001-331-01
1080	001-331-05
1081	001-331-02
1080	001-331-04
1081	001-343-01
1080	001-343-14
901	001-343-01
1080	001-341-01
1001	001-367-01
1011	001-367-02
1021	001-367-03
1081	001-367-04

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 805 Adobe Road APN #001-302-16, Proposed Board of Adjustment Letter to the following persons:

DWYER, KEVIN PATRICK
1081 SUNSET DR FALLON, NV, 89406-3655

JOHN SOLOMON LLC
535 MODOC ST RENO, NV, 89509-3339

ESHELMAN, NICHOLAS
1081 LIBERTY AVE FALLON, NV, 89406-3642

GOTHAN, JASON A
1080 LEE AVE FALLON, NV, 89406-3638

FAIRBANKS, MONICA
940 WHITAKER LN FALLON, NV, 89406-3511

HIATT, KELLY BART
5544 RIVERS EDGE DR FALLON, NV, 89406-4268

MC ALEXANDER, CHANDLER L ET AL
850 WHITAKER LN FALLON, NV, 89406-3510

MESSICK, MITSUE O
800 WHITAKER LN FALLON, NV, 89406-3510

MOON, KATHERINE JEANNETTE TRUSTEE
750 WHITAKER LN FALLON, NV, 89406-3509

BICE, JEFFERSON

1 700 WHITAKER LN FALLON, NV, 89406-3509
2 BARNES TRUSTEE, JEANNE M
3 PO BOX 378 FALLON, NV, 89407-0378
4 EVETT, GARY E & LISA T
5 1275 MANCHESTER CIRCLE FALLON, NV, 89406-3522
6 MARBLE, SUSAN P
7 525 MONGOLO DR SPARKS, NV, 89431-3327
8 MORROW, JESSE E
9 755 ADOBE RD FALLON, NV, 89406-3501
10 PIGEON, DAVID MARK & Nanci R
11 805 ADOBE RD FALLON, NV, 89406-3503
12 FOWKES GARY R &, MORROW HELEN-MARIE A
13 855 ADOBE RD FALLON, NV, 89406-3503
14 ANDREWS, JAMES L JR & MELANIE R
15 905 ADOBE RD FALLON, NV, 89406-3505
16 NGUYEN, ROSA & TU VAN
17 955 ADOBE RD FALLON, NV, 89406-3505
18 TAYLOR, MARK D & SHERRY C
19 950 ADOBE RD FALLON, NV, 89406-3506
20 EMBRY VENTURES CORP
21 900 ADOBE RD FALLON, NV, 89406-3506
22 DETOMASI, GARN & ARLENE
23 3162 BOTTOM RD FALLON, NV, 89406-5877
24 BUCKMASTER, KARL & JENNIFER
25 170 INDUSTRIAL WAY FALLON, NV, 89406-3117
26 MACKEDON, JAMES & MELISSA
27 750 ADOBE RD FALLON, NV, 89406-3502
28

1 MC NAMER SHAWN LYNN
2 700 ADOBE RD FALLON, NV, 89406-3502

3 HOOPER, STANLEY W & JULIE A
4 4730 ALCORN RD FALLON, NV, 89406-7220

5 ROBINSON, BILLY GENE JR & CHRISTA ANN
6 1455 MANCHESTER CIRCLE FALLON, NV, 89406-3534

7 LOUIE, BRIAN
8 58628 LOUIE COURT SAINT HELENS, OR, 97051-3711

9 HUFF, DAVID A & CECILIA F
10 1625 MANCHESTER CIR FALLON, NV, 89406-3518

11 GOMES, FRANK E JR & LINDA A
12 1655 MANCHESTER CIR FALLON, NV, 89406-3518

13 HECK, STEVEN M & ANGELA F
14 1705 MANCHESTER CIR FALLON, NV, 89406-3518

15 MC CORMICK, THOMAS V & MELISSA L
16 1715 ROSE CIRCLE FALLON, NV, 89406-3500

17 BROWN, MICHAEL R & KORI M
18 1200 MANCHESTER CIR FALLON, NV, 89406-3523

19 CASEY, DUSTY K 1/2 & AMANDA 1/2
20 1250 MANCHESTER CIRCLE FALLON, NV, 89406-3523

21 BEACH, RICHARD C & CARLY L
22 1300 MANCHESTER CIR FALLON, NV, 89406-3521

23 AGAMAN, MICHAEL & ARLYN
24 1350 MANCHESTER CIRCLE FALLON, NV, 89406-3521

25 FARRA, RONALD C & BEATTY JEAN S
26 1400 MANCHESTER CIR FALLON, NV, 89406-3530

27 CONNORS, CALVIN & TEDFORD CONNORS, ALEXANDRIA
28

1 1450 MANCHESTER CIRCLE FALLON, NV, 89406-3530

2 HAMMON ROBERT &, CHANDLER SUSAN
3 1500 MANCHESTER CIR FALLON, NV, 89406-3531

4 GROSJEAN, WAYNE MICHAEL & GINA MICHELLE
5 1550 MANCHESTER CIRCLE FALLON, NV, 89406-3521

6 ROGNE CO-TRUSTEES, FRED A & LICIA K
7 1688 MANCHESTER CIRCLE FALLON, NV, 89406-3520

8 CABALLERO, HECTOR R & MARLA
9 1650 MANCHESTER CIR FALLON, NV, 89406-3520

10 ACHURRA, ROBERT & PAULA
11 1700 MANCHESTER CIR FALLON, NV, 89406-3532

12 TEDFORD, KENNETH H JR
13 PO BOX 1330 FALLON, NV, 89407-1330

14 JOHNSON, MICHAEL K & PAMELA J
15 1800 MANCHESTER CIR FALLON, NV, 89406-3517

16 DODGE, CARLON F
17 PO BOX 1030 FALLON, NV, 89407-1030

18 MACKEDON, MICHON
19 1900 MANCHESTER CIR FALLON, NV, 89406-3528

20 CANNATA MARIE J, & DALTON JOHN E
21 1950 MANCHESTER CIRCLE FALLON, NV, 89406-3528

22 FAGUNDES TRUSTEE, RICHARD L
23 FBO: MICHAEL A FAGUNDES
24 830 WADE LN FALLON, NV, 89406-6445

25 STEVENS, ELAINE C
26 P O BOX 1090 FALLON, NV, 89407-1090

27 LOUIE, ELIZABETH ANN CO-TRUSTEE
28 2090 MANCHESTER CIR FALLON, NV, 89406-3515

1 NG, TIMOTHY JAMES & HYON CHU
2 PO BOX 5872 FALLON, NV, 89407-5872

3 PONTIUS, E TRUSTEE
4 1855 MANCHESTER CIR FALLON, NV, 89406-3533

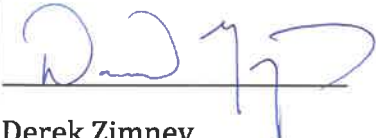
5 SMITH TRUSTEES, K LEE & SALLY M
6 1905 MANCHESTER CIR FALLON, NV, 89406-3529

7 MYERS, TIMOTHY A & SHANNON L
8 1955 MANCHESTER CIR FALLON, NV, 89406-3529

9 RENFRO, CHRISTOPHER & JILL
10 2055 MANCHESTER CIRCLE FALLON, NV, 89406-3514

11 LANE, JAMES HAROLD JR
12 2095 MANCHESTER CIR FALLON, NV, 89406-3514

1 DATED this 9th day of July, 2025.

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3 _____
4 Derek Zimney

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CITY OF FALLON

REQUEST FOR BOARD ACTION

DATE SUBMITTED: 7/9/25
 AGENDA DATE: 7/21/25
 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 Mori 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 newly 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: [Signature]

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 4/29/2025by [Signature]

NICOLE A. DOOLEY

Notary Public - State of Nevada

Appointment Recorded in Churchill County

No: 19-9537-04 - Expires Sept. 25, 2027

{Nevada

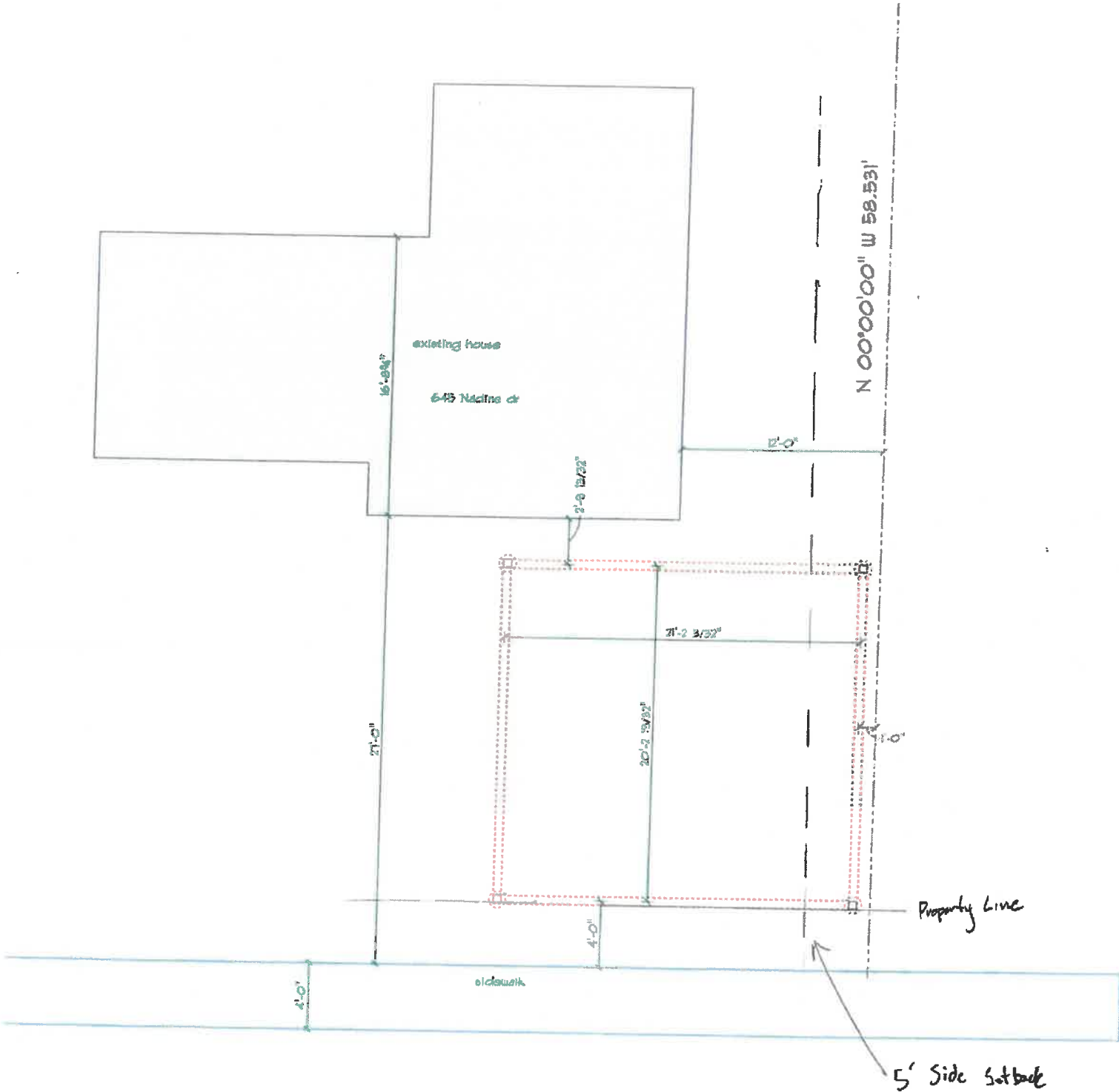
{County of ChurchillSigned and sworn to before me on 4/29/2025by [Signature]

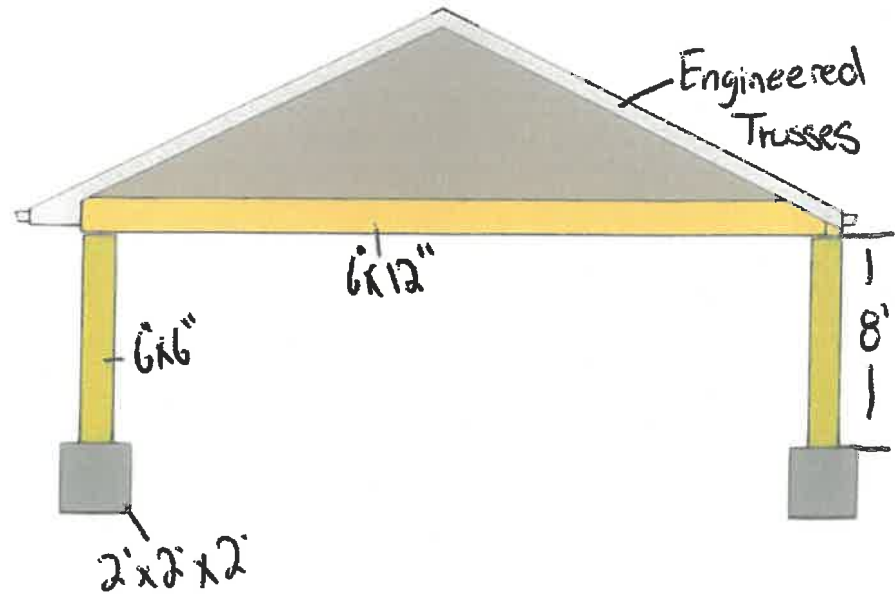
NICOLE A. DOOLEY

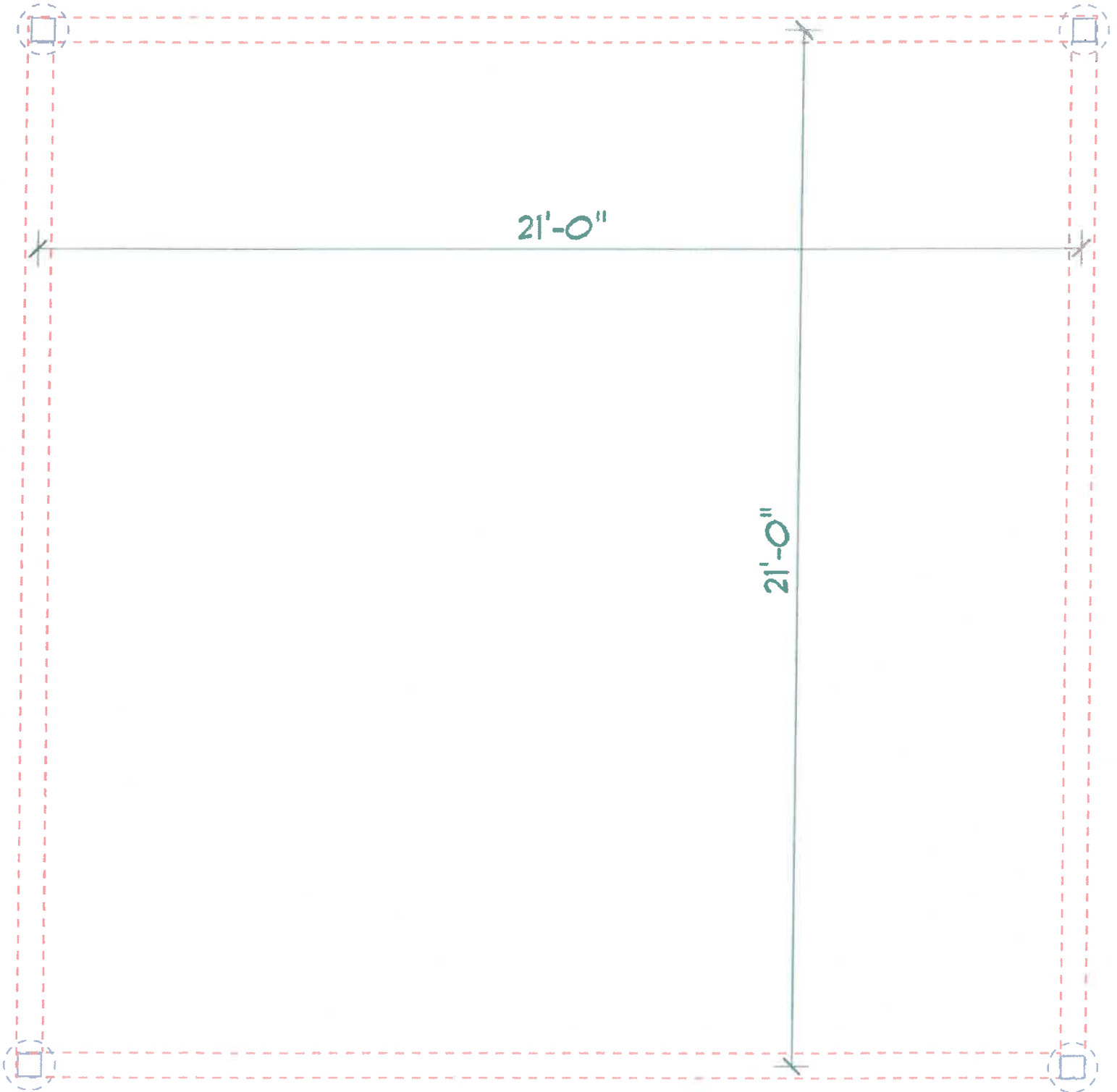
Notary Public - State of Nevada

Appointment Recorded in Churchill County

No: 19-9537-04 - Expires Sept. 25, 2027







300' - D2

001-43-01	735
001-43-02	520
001-43-03	560
001-43-04	580
001-31-05	620
01-43-06	640
001-31-07	660
001-41-08	680
001-41-09	690
001-31-10	720
001-41-11	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
001-432-21	650	001-432-20	640	001-432-19	630	001-432-18	600	001-432-17	570	001-432-16	560	001-432-15	550	001-432-14	540	001-432-13	530		
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
001-433-25	690	001-433-24	670	001-433-23	660	001-433-22	640	001-433-21	630	001-433-20	610	001-433-19	590	001-433-18	570	001-433-17	550	001-433-16	540
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

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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Declaration of Mailing - 2

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
- 12
- 13 ELLIS, DAVID C
- 14 570 CORA WAY FALLON, NV, 89406-3711
- 15
- 16 OWEN, SAMANTHA
- 17 590 CORA WAY FALLON, NV, 89406-3711
- 18
- 19 ACKERMAN, THOMAS B & SANDRA J
- 20 610 CORA WAY FALLON, NV, 89406-3713
- 21
- 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
- 29
- 30 SWEITZER, LEE & DEBORA SUE
- 31 670 CORA WAY FALLON, NV, 89406-3713
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- 33 SCHROEDER, JERRY G & ERLINDA S
- 34 690 CORA WAY FALLON, NV, 89406-3713
- 35
- 36 SHOWE, ROBERT E & NANCY A
- 37 685 CORA WAY FALLON, NV, 89406-3712
- 38
- 39 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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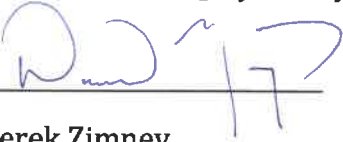
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1 DATED this 9th day of July, 2025.

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3 _____

4 Derek Zimney

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