

**AGENDA**  
**CITY OF FALLON - BOARD OF ADJUSTMENT**  
**55 West Williams Avenue**  
**Fallon, Nevada**  
**December 7, 2020 – 6:00 p.m.**

The City of Fallon Board of Adjustment will meet on December 7, 2020 at 6:00 p.m. in the City Council Chambers, City Hall, 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. Certification of compliance with posting requirements.
2. 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 itself has been specifically included on an agenda as an item upon which action may be taken. (For discussion only)
3. Consideration and possible approval of Board of Adjustment meeting minutes for November 16, 2020.
4. Consideration and possible approval of an application by Elizabeth Cummerow, 961 Sunset Drive (APN #001-333-07), for a variance in an R-1 zone to encroach approximately 18 feet into the 20-foot front setbacks in order to install a metal carport. (For possible action)
5. Public Comments. (For discussion only)

Pursuant to Governor Sisolak's Declaration of Emergency Directive 006 entered on March 22, 2020, and extended by Emergency Directive 016 entered on April 29, 2020, by Emergency Directive 018 entered on May 7, 2020, by Emergency Directive 021 entered on May 28, 2020, by Emergency Directive 026 entered on June 29, 2020 and by Emergency Directive 029 entered on July 31, 2020, this agenda has been posted on or before 9:00 a.m. on December 3, 2020 at City Hall, to the City's website (<https://fallonnevada.gov>) and to the State of Nevada public notice website (<https://notice.nv.gov/>). Members of the public may request the supporting material for this meeting by contacting Elsie M. Lee, Deputy City Clerk, at (775) 423-5104 or [elee@fallonnevada.gov](mailto:elee@fallonnevada.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/>).

  
\_\_\_\_\_  
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 423-5104 in advance so that arrangements may be conveniently made.

# City of Fallon Board of Adjustment Meeting

December 7, 2020

Item 3

Incorporated 1908

Consideration and possible approval of Board of Adjustment meeting minutes for November 16, 2020.

**MINUTES  
CITY OF FALLON  
BOARD OF ADJUSTMENT  
55 West Williams Avenue  
Fallon, Nevada  
November 16, 2020**

The Board of Adjustments met in a scheduled meeting on the above date at 6:00 p.m. in the Council Chambers.

**Present:**

Jack Beach, Chairman  
Chris Webb, Board Member  
Kim Barrenchea, Board Member  
Sheila Scholz, Board Member  
Dusty Casey, Board Member  
Trent deBraga, Deputy City Attorney  
Derek Zimney, City Engineer

The meeting was called to order by Chairman Beach at 6:00 p.m., following which, it was noted that the agenda was posted in compliance with Governor Sisolak's Emergency Directives, the agenda and the supporting materials were posted at City Hall, on the City's website, and the State of Nevada's public notice website on or before 9:00 a.m. on November 10, 2020.

Chairman Beach welcomed Dusty Casey to the Board of Adjustment.

**Public Comments**

Chairman Beach inquired if there were any public comments.  
No public comments were noted.

The minutes for March 12, 2019 and July 1, 2019 were reviewed. Motion was made by Board Member Scholz to approve the minutes for March 12, 2019 and July 1, 2019 as submitted; seconded by Board Member Webb and unanimously approved.

Chairman Beach advised as to the procedure for the meeting. He advised the applicant would be called on to explain the purpose of their request for a variance. The Board would then ask any questions they may have, comments would be called from the public and after all comments were heard, the meeting would be closed to further input and the Board would then discuss the matter.

Chairman Beach advised that the Board has 30 days in which to make their decision, followed by 10 days to appeal, if desired by the applicant. In total, once a decision has been reached and the appeal period has expired, the applicant has 180 days in which to enact the variance.



The following agenda item was presented and discussed:

**Consideration and possible approval of an application by Elizabeth Cummerow, 961 Sunset Drive (APN #001-333-07), for a variance in an R-1 zone to encroach approximately 18 feet into the 20-foot front setback in order to install a metal carport**

Elizabeth Cummerow explained that she purchased a new car and would like to protect it with a carport.

Board Member Scholz confirmed that, according to the application, the carport would sit to the right of the driveway as we are looking at the front of the house and would be within the square on the drawing that was submitted with the application.

Mrs. Cummerow replied affirmatively.

Board Member Barrenchea asked if the material would match the house.

Mrs. Cummerow replied affirmatively.

Board Member Webb noted that the carport is metal, and the house is wood.

Board Member Barrenchea asked if it would be the same type of coloring so it would not stand out.

Mr. Cummerow explained that the house was yellow, but the roof of the carport would be light gray with open sides.

Board Member Scholz asked if she had spoken to her neighbors about her plans.

Mrs. Cummerow stated that she had not spoken to her neighbors.

Board Member Scholz stated that she always asks that question. It was important to her – she knew that neighbors received notification from the City and neighbors would attend if they were against it.

Board Member Casey confirmed that the design of the carport would be open – not fully enclosed.

Mr. Cummerow replied affirmatively; it would be open.

Board Member Casey asked how close this carport would be to the side fence. According to the drawing, it looks like it is somewhat inline with the house.

Mr. Cummerow stated that it would probably be 4-6 feet from the fence.

Board Member Casey asked if the carport would be no closer to the fence than the house.

Mr. Cummerow advised that it would probably be about 4 feet from the fence.

Chairman Beach asked if any calls related to this variance request were received.

City Engineer Zimney stated that he did not receive any comments.

Chairman Beach noted that there were a number of these in the neighborhood, so he did not see where there was much of a problem with it.

Chairman Beach inquired if there were any public comments.

No public comments were noted.

Board Member Casey asked City Engineer Zimney if there were any issues with the setback for the side of the property since the application was only for the front setback.

City Engineer Zimney stated that was new information to him. He would have to evaluate it. From the drawing, it lined up with the side of the house so only a front variance would have been necessary.

Chairman Beach stated that he did not think the carport would line up with the side of the house, it would have to extend further to the side. He looked at the site and thought the carport was going over the driveway.

Mr. Cummerow explained that the carport would cover the driveway plus an extended area to the side.

Board Member Casey was concerned if the carport encroached into the side setback; the application and notices did not include a request to encroach on a side setback. He also agreed with Chairman Beach and saw many carports in the neighborhood, so it was not unusual.

City Engineer Zimney stated that he would need to evaluate this request further; he did not know how far into the side setback the proposed carport would encroach. From the submitted drawing, it was his understanding that the carport would line up with the side of the house. He apologized that he did not have that information.

Board Member Scholz asked what the distance would be from the side of the carport to the fence.

Mr. Cummerow was not exactly sure; it could be 4-6 feet.

Board Member Casey did not want to see the applicants have to return for another setback request for the side if it turns out that one is necessary. He would be comfortable with a motion contingent upon the City Engineer approving the side setback – if that is the type of motion we could do.

Board Member Scholz concurred.

City Engineer Zimney asked the Board to delay a motion until more information is gathered. The request was to encroach 18 feet into a 20-foot front setback, and he was not aware that the carport would extend into the side yard as well.

Chairman Beach asked for clarification on the side setbacks.

City Engineer Zimney explained that, for R-1 zoning, one side must be at least 5 feet and the other side must be at least 10 feet.

Board Member Casey asked if permission from the neighbor must be on record if there is an encroachment into setbacks.

City Engineer Zimney stated that he would have included the side setback in the notifications sent to neighbors if he had known it was needed.

Board Member Casey asked if the neighbor would have to sign off on the encroachment. He was not sure if that was a requirement, he was told that awhile back.

City Engineer Zimney stated that he would research that.

Deputy City Attorney deBraga explained, based on the fact that we need more clarity as far as exactly where this carport would encroach, it would be best to delay discussion relating to this item on the agenda because now it seems we are dealing with another variance on one of the sides for which he did not believe that action could be taken. Delaying a motion would give City Engineer Zimney more time to fully understand and evaluate exactly what and where we are talking about. He reviewed the drawing and thought there could be an issue as far as giving proper notice to neighbors regarding the side variance.

Chairman Beach apologized to the applicants for the delay and confusion. The Board needs to make sure the City's rules and regulations are followed.

Chairman Beach tabled this agenda item.

### **Public Comments**

Chairman Beach inquired if there were any public comments.

No public comments were noted.

As there was no further business or discussion, the meeting was adjourned at 6:18 p.m.

Respectfully Submitted,

Approved,

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Valerie Swirczek  
Recording Secretary

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Jack Beach  
Chairman

DRAFT

# City of Fallon Board of Adjustment Meeting

December 7, 2020

Item 4

Incorporated 1908

Consideration and possible approval of an application by Elizabeth Cummerow, 961 Sunset Drive (APN #001-333-07), for a variance in an R-1 zone to encroach approximately 18 feet into the 20-foot front setbacks in order to install a metal carport. (For possible action)

Ken Tedford  
MAYOR



James D. Richardson  
Councilman

Kelly Frost  
Councilwoman

Karla Kent  
Councilwoman

## MEMORANDUM

**TO:** Board of Adjustment Members

**FROM:** Derek Zimney  
City Engineer *DZ*

**DATE:** November 20, 2020

**RE:** Carport Location

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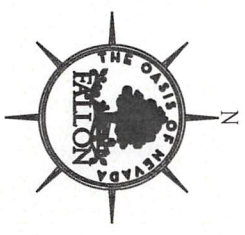
On November 17, 2020 I met with Mr. Craig Buell at Elizabeth Cummerrow's home at 961 Sunset Drive. Mr. Buell clarified where he would like to install the carport and I measured the setbacks. I have determined that the proposed carport will encroach 18 feet into the 20 foot front setback, but will not encroach on the 10 foot side setback. Please see the attached diagram depicting the location of the proposed carport.

If you have any questions, please let me know.

Thank you.



APPROXIMATE PROPOSED CARPORT LOCATION 961 SUNSET DRIVE





\$50 paid  
11/2/20 - DZ

City of Fallon

VARIANCE APPLICATION FOR: \_\_\_\_\_ Business or ☒ Home Improvement

Please check one

Applicant: ELIZABETH CUMMEROW

Address: 961 SUNSET

Telephone Number: 775-294-1361

☒ 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 961 SUNSET

(Attach sheet for Metes & Bounds Description)

Variance Requested: ENCROACH 18' ON A 20' FRONT SET BACK

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: I NEED A CARPORT AND MY SETBACKS DO NOT ALLOW FOR IT

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). WE HAVE LIMITED SPACE AND WE WANT TO PARK IN THE SHAD

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: THERE ARE SIMILAR CARPORTS IN MY AREA

PLOT PLANS MUST ACCOMPANY THIS APPLICATION

I, ELIZABETH CUMMEROW 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: ELIZABETH CUMMEROW

Address: 961 SUNSET

Phone # 775-294-1361

Signature: Elizabeth C. Cummerow

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

Applicant: ELIZABETH CUMMEROW

Address: 961 SUNSET

Phone # 775-294-1361

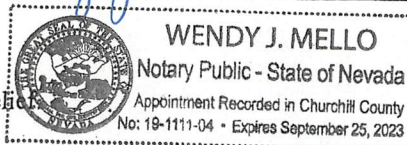
Signature: Elizabeth C. Cummerow

{Nevada

{County of Churchill

Signed and sworn to before me on 2nd day of Nov. 2020

by Wendy J. Mello



{Nevada

{County of \_\_\_\_\_

Signed and sworn to before me on \_\_\_\_\_

by \_\_\_\_\_



City of Fallon  
55 W Williams Ave  
Fallon NV 89406

775-423-5104

Receipt No: 1.358744

Nov 2, 2020

CUMMEROW, ELIZABETH

Previous Balance:	.00
Miscellaneous Revenues	
VARIANCE - 961 SUNSET	50.00

Total:	50.00
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Cash	50.00
------	-------

Payor:  
CUMMEROW, ELIZABETH

Total Applied:	50.00
----------------	-------

Change Tendered:	.00
------------------	-----

Duplicate Copy  
11/02/2020 9:57 AM



## Building Department

55 West Williams Avenue  
Fallon, Nevada 89406  
Phone: (775) 423-9862 / 423-5107  
Fax: (775) 423-8874  
[buildingpermits@fallonnevada.gov](mailto: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>ELIZABETH CUMMEROW</i>		Address <i>961 SUNSET DR.</i>	
Owner Name <i>ELIZABETH CUMMEROW</i>		Owner Address (if different) <i>SAME</i>	
Owner Phone <i>775-294-1361</i>		Valuation	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial
Zoning <i>R-1</i>	Setbacks Front: <i>20'</i> Side: <i>5'</i> Side: <i>10'</i> Rear: <i>20'</i>		FEMA Flood Zone
Contractor Information			
Name <i>AMERICAN CARPORTS</i>		Address <i>457 N. BROADWAY, JOSHUA TX. 76058</i>	
NV Contractors License No. <i># 13242</i>		Fallon Business License No.	
Contact Person <i>FABI ORDANO</i>		Email <i>FORDANO@AMERICANSTERLING.COM</i>	
Office Phone <i>1-866-730-9865</i>		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			
<b>HVAC Installations</b> <input type="checkbox"/> Change-Out <input type="checkbox"/> New <input type="checkbox"/> Electric unit to gas <input type="checkbox"/> A/C, H/P (___ tons)	<b>Water Heater</b> <input type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> Gas to Electric <input type="checkbox"/> Electric to Gas <input type="checkbox"/> Relocate	<b>Minor Electrical &amp; Plumbing</b> <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	<b>Re-Roof &amp; Siding</b> <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 checked="" 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 ONE METAL CARPORT</i>			

The following approvals shall be initiated by the applicant prior to acceptance of the application:		
City of Fallon Variance	<input type="checkbox"/> Approved	<input type="checkbox"/> N/A
State Health Department (if building involves food & drink handling)	<input type="checkbox"/> Approved	<input type="checkbox"/> N/A
State and Local Fire Marshal	<input type="checkbox"/> Approved	<input type="checkbox"/> N/A
NDOT (if highway access required to lot)	<input type="checkbox"/> Approved	<input type="checkbox"/> N/A
Geotechnical/Engineering Report	<input type="checkbox"/> Approved	<input type="checkbox"/> N/A

*I understand that this application does not guarantee permit issuance nor allow work to commence. I understand and agree that the City of Fallon does not enforce C.C.&R.'s and has no obligation to explain every requirement and ordinance to me prior to my project. I certify that the information provided is true and correct to the best of my knowledge and I am authorized to submit this application for review. I agree to comply with all ordinances and laws regulating work in the City of Fallon. I certify that the work to be done under this permit is for the purpose of improving the property stated; that I am familiar with the requirements of the adopted building codes of the City of Fallon, as affecting this work and that I will call for required inspections. Construction must be performed by a contractor licensed in the State of Nevada for the work performed except for Home Owner/Builders. I further acknowledge that the Department of Building Inspection has made no inquiry as to the status of legal title to this land beyond my representations and hereby agree to hold the City of Fallon and the Department of Building Inspection harmless in the event any person claiming paramount title should make a claim based upon this permit against the City of Fallon and the Department of Building Inspection. I agree to save, indemnify and keep harmless the City of Fallon and its officers, employees and agents against all liabilities, judgments, costs and expenses which accrue against the City in consequence of the granting of this authorization. I further certify that I am the owner or the owner's authorized agent:*

ELIZABETH CUMMERSON  9-23-20  
 Print Applicant Name                      Applicant Signature                      Date

THIS AUTHORIZATION SHALL BECOME VOID IF NOT ACTED UPON WITHIN SIXTY DAYS OF ISSUANCE, OR IF CONSTRUCTION IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED, AND MAY BE VOIDED IF INCORRECT INFORMATION OR ADDITIONAL INFORMATION IS DISCOVERED THAT MAY JUSTIFY THE SAME.

**TO BE COMPLETED BY BUILDING DEPARTMENT**

\_\_\_\_\_  
 Accepted By                      Date

Elevation Certificate	<input type="checkbox"/> Required	<input type="checkbox"/> N/A
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\_\_\_\_\_ \$ \_\_\_\_\_  
 Permit Number                      Permit Cost

Notes:

\_\_\_\_\_

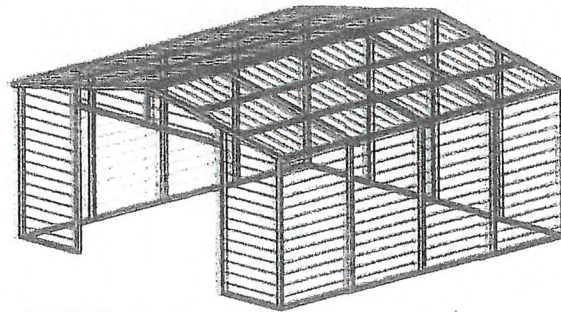
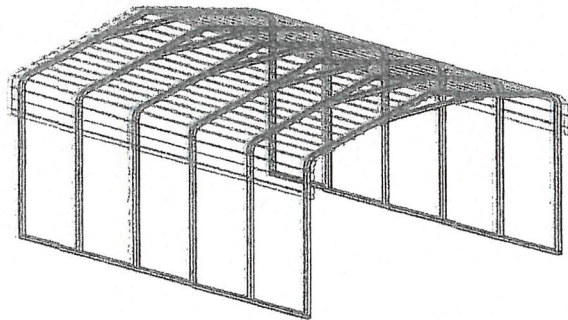
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\_\_\_\_\_

\_\_\_\_\_





## REGULAR / A-FRAME 20'-0" WIDE CARPORT STYLE BUILDINGS

### DESIGN NOTES

1. ALL CONSTRUCTION SHALL BE PROVIDED IN ACCORDANCE WITH IBC 2018, OSHA, AISC 360, AISI 100, ASCE 7-16, AWS D1.3 CODES AND ALL APPLICABLE LOCAL REQUIREMENTS.
2. BASE CONNECTIONS SHALL BE PROVIDED AS SHOWN ON FOUNDATION DETAILS SHEET.
3. ALL MATERIALS IDENTIFIED BY MANUFACTURER NAME MAY BE SUBSTITUTED WITH MATERIAL EQUAL OR EXCEEDING ORIGINAL.
4. ALL SHOP CONNECTIONS SHALL BE WELDED CONNECTIONS.
5. ALL FIELD CONNECTIONS SHALL BE #12X1" SDS (ESR-2196 OR EQ).
6. STEEL SHEATHING SHALL BE 29GA. CORRUGATED GALV. OR PAINTED STEEL - MAIN RIB HT. 3/4" (FY=80KSI) OR EQ.
7. ALL STRUCTURAL LIGHT GAUGE TUBING AND CHANNELS SHALL BE GRADE 50 STEEL.
8. STRUCTURAL TUBE T52 1/2"x2 1/2" - 14GA IS EQUIVALENT TO T52 1/4"x2 1/4" - 12GA AND EITHER ONE MAY BE USED IN LIEU OF THE OTHER.
9. ALL DESIGN CRITERIA MUST BE INCREASED TO THE NEXT HIGHER INCREMENT BASED ON THE TABLES ON PAGE 4. NO INTERPOLATION IS ALLOWED.

### DESIGN CRITERIA

PREVAILING CODE: IBC 2018  
USE GROUP: U (CARPORTS, BARN)  
RISK CATEGORY: I

- |    |                          |  |
|----|--------------------------|--|
| 1. | DEAD LOAD (D)            | $D = 4 \text{ PSF}$  |
| 2. | ROOF LIVE/SNOW LOAD (Lr) | $Lr = 20 - 61 \text{ PSF}$<br>(AS PER SNOW LOAD SEE TABLE 4) |
| 3. | SNOW LOAD (S)            |  |
|    | GROUND SNOW LOAD         | $P_g = 20 - 90 \text{ PSF}$                                  |
|    | IMPORTANCE FACTOR        | $I_s = 0.8$  |
|    | THERMAL FACTOR           | $C_t = 1.2$  |
|    | EXPOSURE FACTOR          | $C_e = 1.0$  |
|    | ROOF SLOPE FACTOR        | $C_s = 1.0$  |
| 4. | WIND LOAD (W)            |  |
|    | BASIC WIND SPEED         | $V_{ULT} = 105 - 180 \text{ MPH}$                            |
|    | EXPOSURE                 | C  |
| 5. | SEISMIC LOAD (E)         |  |
|    | DESIGN CATEGORY          | D  |
|    | IMPORTANCE FACTOR        | $I_e = 1.00$   |

#### LOAD COMBINATIONS:

1.  $D + (Lr \text{ OR } S)$
2.  $D + (0.6W \text{ OR } \pm 0.7E)$
3.  $D + 0.75 (0.6W \text{ OR } \pm 0.7E) + 0.75 (Lr \text{ OR } S)$
4.  $0.6D + (0.6W \text{ OR } \pm 0.7E)$

### DRAWING INDEX

COVER SHEET	1
SCHEDULES & MEMBER -	
SECTIONS	2
FRAME SECTIONS & DETAILS	3-A, 3-B
SPACING SCHEDULES -	
& ENCLOSURE NOTES	4
PURLIN & GIRT SCHEDULES	5
SHEATHING OPTIONS	6
SIDE WALL FRAMING	
& OPENINGS	7
END WALL FRAMING	
& OPENINGS	8-A, 8-B
CORNER BRACING DETAILS	9
OPTIONAL LEAN-TO ADDITION	10
FOUNDATION OPTIONS	11-A TO 11-D

MANUFACTURED BY:



457 N. Broadway,  
Joshua, TX 76058  
1-866-730-9865

ENGINEERED BY:



**A&A ENGINEERING**  
CIVIL - STRUCTURAL

6068 Renaissance Pkwy., Toledo, OH 43623  
Tel: 419-292-1883 • Fax: 419-292-0955  
www.aandengineering.com

### DRAWING INFORMATION

PROJECT: 20'-0" WIDE BUILDINGS  
LOCATION: STATE OF NEVADA  
PROJECT NO.: 233-20-0003  
SHEET TITLE:

### COVER SHEET

SHEET NO.: 1 / 11  
DRAWN BY: AW DATE: 2/12/20  
CHECKED BY: OAA DATE: 2/12/20

### LEGAL INFORMATION

- ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY FORBIDDEN. ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW.  
- DRAWINGS VALID UP TO 1 YEAR FROM DATE OF ISSUE.

SEAL:



### CUSTOMER INFORMATION

OWNER:  
ADDRESS:

### DESIGN LOADS

GROUND SNOW:

ROOF LIVE LOAD:

BASIC WIND SPEED:

WIDTH:

LENGTH:

HEIGHT:

### BUILDING INFORMATION

FRAME TYPE: ☐ A-FRAME  
☐ REGULAR  
ENCLOSURE TYPE: ☐ FULL  
☐ PARTIAL  
☐ OPEN

### CERTIFICATION VALIDITY NOTICE

DATE OF EXPIRATION: **FEB 12 2021**

CERTIFICATION ON THESE DRAWINGS IS VALID FOR ONE YEAR FROM DATE OF ISSUE

DATE EXPIRES: **12/31/2020**

DATE SIGNED: **FEB 12 2020**



TABLE 2.1: MEMBER PROPERTIES

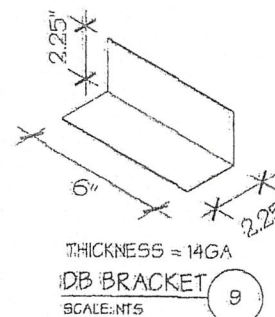
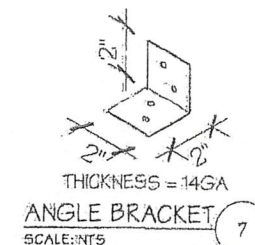
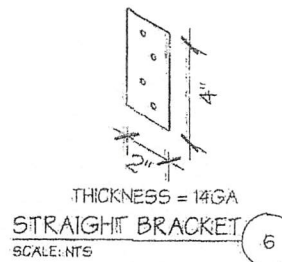
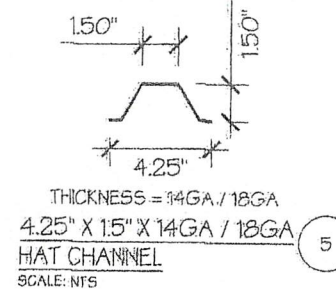
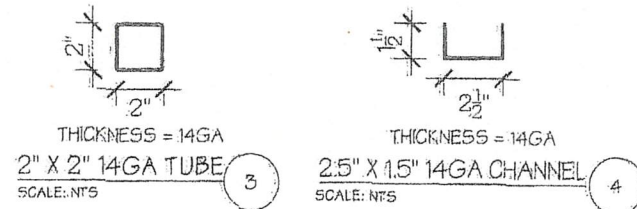
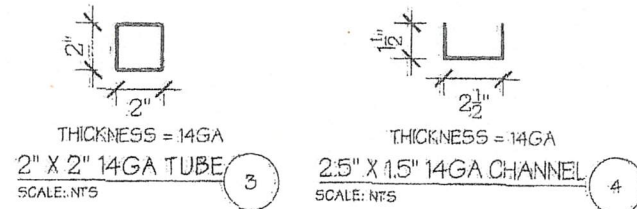
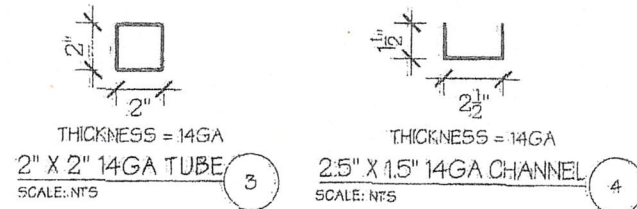
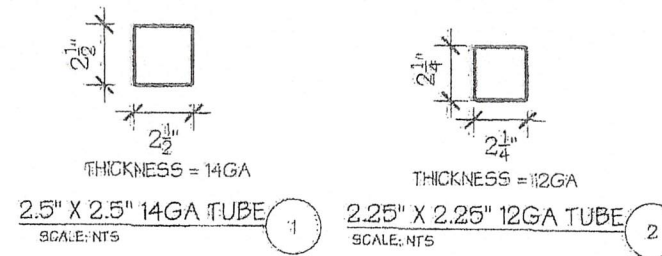
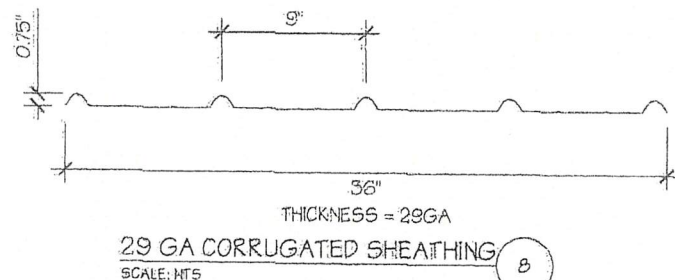
NO.	LABEL	PROPERTY	DETAIL NO.
1	COLUMN POST	2.5" X 2.5" X 14GA TUBE	1
2	ROOF BEAM	2.5" X 2.5" X 14GA TUBE	1
3	BASE RAIL	2.5" X 2.5" X 14GA TUBE	1
4	PEAK BRACE	2.5" X 2.5" 14GA CHANNEL	4
5	KNEE BRACES	2.5" X 1.5" 14GA CHANNEL	4
6	CONNECTOR SLEEVE	2.25" X 2.25" X 12GA TUBE	2
7	BASE ANGLE	2" X 2" X 3" LG. 3/16" ANGLE	10
8	PURLIN	4.25" X 1.5" X 14GA / 18GA HAT CHANNEL	5
9	GIRT	4.25" X 1.5" X 14GA / 18GA HAT CHANNEL	5
9A	OPT. END WALL GIRT	2.5" X 1.5" 14GA CHANNEL	1
10	SHEATHING	29 GA CORRUGATED SHEET	8
11	END WALL POST	2.5" X 2.5" X 14GA TUBE	1
12	DOOR POST	2.5" X 2.5" X 14GA TUBE	1
13	SINGLE HEADER	2.5" X 2.5" X 14GA TUBE	1
14	DOUBLE HEADER	DBL. 2.5" X 2.5" X 14GA TUBE	1
15	SERVICE DOOR / WINDOW FRAMING	2.5" X 2.5" X 14GA TUBE	1
16	ANGLE BRACKET	2" X 2" X 2" LG. 14GA ANGLE	7
17	STRAIGHT BRACKET	2" X 2" X 4" LG. 14GA PLATE	6
18	PB SUPPORT	2.5" X 2.5" X 14GA TUBE	1
19	DIAGONAL BRACE	2" X 2" X 14 GA TUBE	3
20	GABLE BRACE	2" X 2" X 14 GA TUBE	3
21	DB BRACKET	2.25" X 2.25" X 6" LG. 14GA ANGLE	9
22	TRUSS SPACER	2.5" X 2.5" X 14GA TUBE	1
23	ALL FASTENERS	#12 X 1" SELF-DRILL SCREWS (ESR-2196 OR EQ) W/ NEOPRENE/STEEL WASHER	

TABLE 2.2: SHEATHING FASTENER SCHEDULE

LOCATION	CORNER PANELS	SIDE LAPS	EDGE LAPS	ELSEWHERE
SPACING	9" C/C	MIN. 1	4 1/2" C/C	9" C/C

FASTENER TYPE: #12X1" SELF-DRILL SCREWS (ESR-2196 OR EQ) W/ NEOPRENE/STEEL WASHER

\*SEE TYP. SHEATHING FASTENER SCHEDULE DIAGRAM ON PAGE 6.



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## DRAWING INFORMATICS

PROJECT: 20'-0" WIDE BUILDING

LOCATION: STATE OF NEVADA

PROJECT NO.: 233-20-0003

SHEET TITLE:

## SCHEDULES &amp; MEMBER SECTION

SHEET NO.: 2 / 11

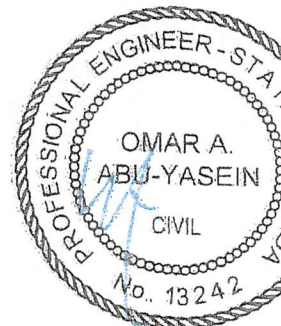
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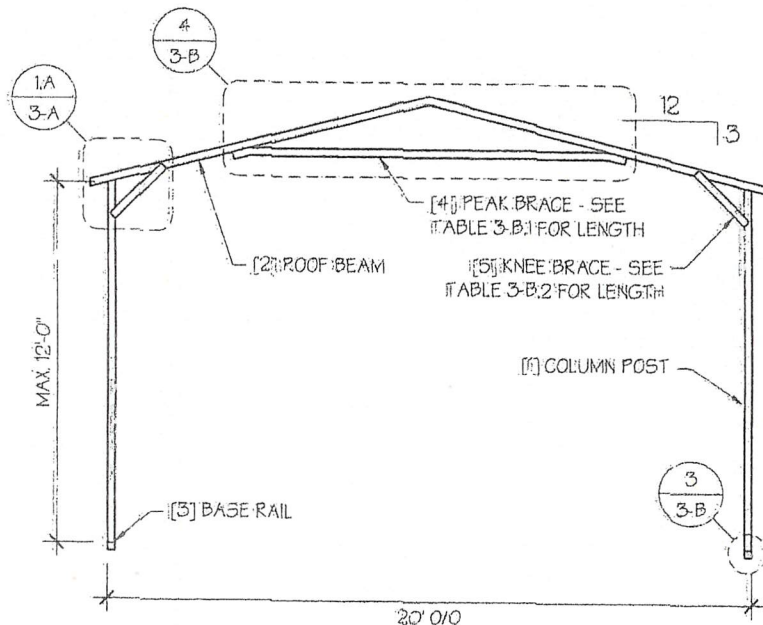
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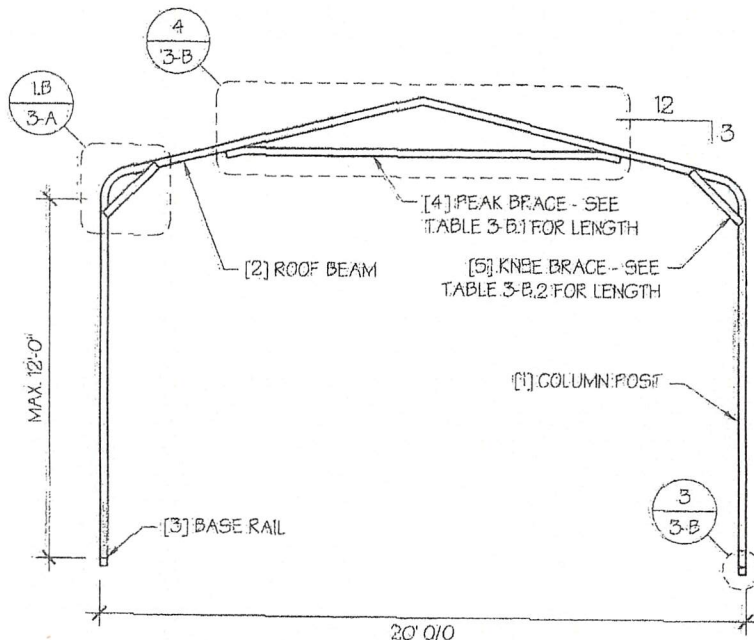


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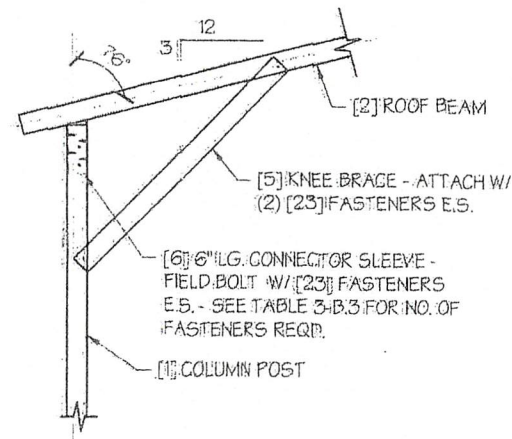
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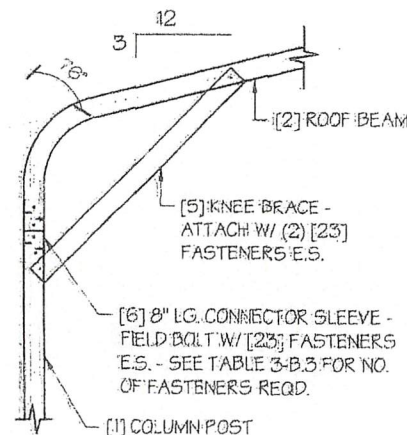
☐ TYP. A-FRAME SECTION  
SCALE: NTS



☐ TYP. REGULAR FRAME SECTION  
SCALE: NTS



☐ A. A-FRAME



☐ B. REGULAR-FRAME

EAVE DETAIL  
SCALE: NTS

MANUFACTURED BY:



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#### DRAWING INFORMATION

PROJECT: 20'-0" WIDE BUILDINGS

LOCATION: STATE OF NEVADA

PROJECT NO.: 233-20-0003

SHEET TITLE:

#### FRAME SECTIONS & DETAILS

SHEET NO.: 3-A / 11

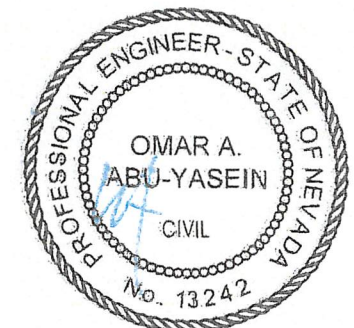
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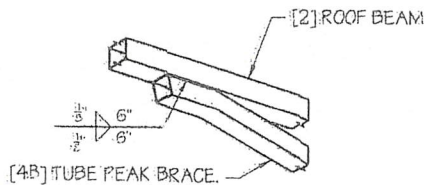
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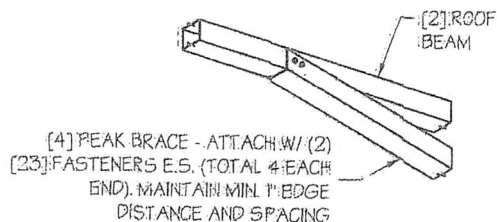
DATE EXPIRES: 12/31/2020

DATE SIGNED: FEB 12 2020





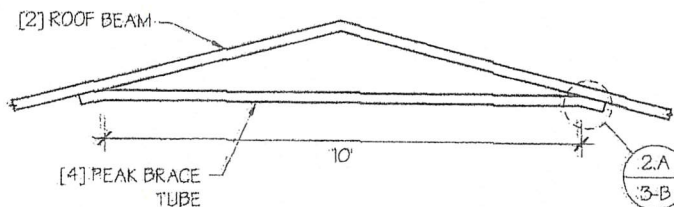
A. PEAK BRACE TUBE



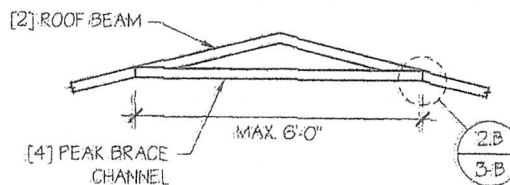
B. PEAK BRACE CHANNEL

PEAK BRACE CONNECTION DETAILS 2

SCALE: NTS



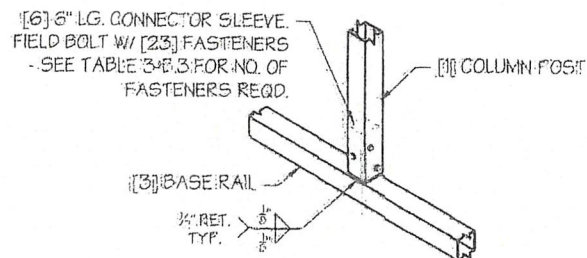
A. WELDED PEAK BRACE



B. CHANNEL PEAK BRACE

PEAK BRACE DETAILS 4

SCALE: NTS



BASE DETAIL 3

SCALE: NTS

TABLE 3-B.1: PEAK BRACE SCHEDULE

GROUND SNOW / ROOF LIVE LOAD (PSF)	WIND SPEED	
	105 TO 130	140 TO 180
30 / 20	6'	10'
35 / 25 TO 90 / 61	10'	10'

TABLE 3-B.2: KNEE BRACE SCHEDULE

EAVE HEIGHT	KNEE BRACE LENGTH
UP TO 8'	24"
9' TO 12'	36"

TABLE 3-B.3 FASTENER SCHEDULE

WIND SPEED (MPH)	NO. OF FASTENERS
105 TO 125	4
130 TO 155	6
160 TO 180	8

NOTE: COLUMN POST MAY BE ADJUSTED  $\pm 1"$  FOR LEVELING.  
MANUFACTURER IS NOT RESPONSIBLE FOR LEVELING OF GROUND  
AND/OR CONCRETE SURFACE PROVIDED BY OTHERS.

MANUFACTURED BY:



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2805 Renaissance Place, Toledo, OH 43623  
TEL: 419-292-1989 • FAX: 419-292-0915  
www.aandengineering.com

# DRAWING INFORMATION

PROJECT: 20'-0" WIDE BUILDINGS

LOCATION: STATE OF NEVADA

PROJECT NO.: 233-20-0003

SHEET TITLE:

# FRAME DETAILS

SHEET NO.: 3-B / 11

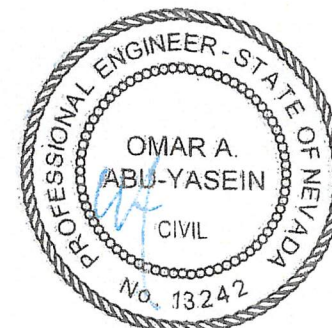
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TABLE 4: FRAME SPACING SCHEDULE

GROUND SNOW / ROOF LIVE LOAD (PSF)	■ ENCLOSED BUILDINGS							■ OPEN BUILDINGS						
	WIND SPEED (MPH)							WIND SPEED (MPH)						
	105	115	130	140	155	165	180	105	115	130	140	155	165	180
30 / 20	60	60	54/60	54	42	36	36	60	54/60	48/60	42/54	36/42	36	36
40 / 27	48/60	48/60	42/60	42/54	42	36	36	48	48	42/48	42/48	36/42	36	36
50 / 34	40/48	40/48	40/48	40/48	40/42	36	36	40/42	40/42	40/42	40/42	36/42	36	36
60 / 41	36/42	36/42	36/42	36/42	36/42	36	36	36	36	36	36	36	36	36
70 / 47	32/36	32/36	32/36	32/36	32/36	32/36	30	30	30	30	30	30	30	30
80 / 54	30	30	30	30	30	30	30	24	24	24	24	24	24	24
90 / 61	24	24	24	24	24	24	24	18	18	18	18	18	18	18
30 / 20	60	60	54/60	54	48	42/48	42	60	54/60	48/60	42/54	36/48	36/48	36/42
40 / 27	48/60	48/60	42/60	42/54	42/48	42/48	42	48/54	48/54	42/54	42/54	36/48	36/48	36/42
50 / 34	40/48	40/48	40/48	40/48	40/48	40/48	40/42	40/42	40/42	40/42	40/42	36/42	36/42	36/42
60 / 41	36/42	36/42	36/42	36/42	36/42	36/42	36/42	36	36	36	36	36	36	36
70 / 47	32/36	32/36	32/36	32/36	32/36	32/36	32/36	30	30	30	30	30	30	30
80 / 54	30	30	30	30	30	30	30	30	30	30	30	30	30	30
90 / 61	24	24	24	24	24	24	24	24	24	24	24	24	24	24
30 / 20	60	60	54/60	54	48	42/48	42	60	54/60	48/60	42/54	36/48	36/48	36/42
40 / 27	48/60	48/60	42/60	42/54	42/48	42/48	42	48/60	48/60	42/60	42/54	36/48	36/48	36/42
50 / 34	40/48	40/48	40/48	40/48	40/48	40/48	40/42	40/48	40/48	40/48	40/48	36/48	36/48	36/42
60 / 41	36/42	36/42	36/42	36/42	36/42	36/42	36/42	36/42	36/42	36/42	36/42	36/42	36/42	36/42
70 / 47	32/36	32/36	32/36	32/36	32/36	32/36	32/36	32/36	32/36	32/36	32/36	32/36	32/36	32/36
80 / 54	30	30	30	30	30	30	30	30	30	30	30	30	30	30
90 / 61	24	24	24	24	24	24	24	24	24	24	24	24	24	24

## NOTES:

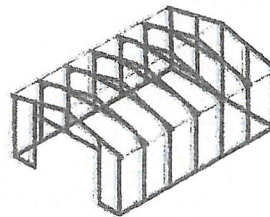
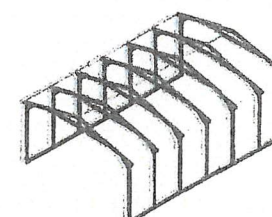
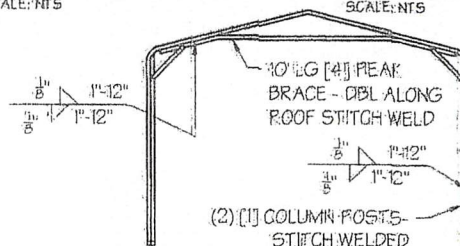
1. FRAME SPACINGS ARE IN UNITS OF INCHES (IN).
2. WHERE TWO VALUES ARE SHOWN, THE HIGHER VALUE CAN ONLY BE USED FOR VERTICAL SHEATHING.
3. SNOW LOADS AND ROOF LIVE LOADS ARE IN POUNDS PER SQUARE FOOT (PSF). WIND SPEED IS 3 SEC. GUST IN MILES PER HOUR (MPH).
4. FOR VALUES THAT LIE BETWEEN TWO CELLS, THE HIGHER (MORE STRINGENT) VALUE HAS TO BE USED. INTERPOLATION BETWEEN CELLS IS NOT ALLOWED.

## ENCLOSURE CLASSIFICATION:

1. ENCLOSED BUILDING = ALL 4 WALLS FULLY ENCLOSED WITH DOORS/WINDOWS = USE ENCLOSED BUILDING SPACING CHART.
2. OPEN BUILDING = ALL 4 WALLS FULLY OPEN = USE OPEN BUILDING SPACING CHART.
3. 3FT PARTIALLY ENCLOSED = BOTH END-WALLS FULLY OPEN, WITH BOTH SIDE-WALLS ONLY 3FT ENCLOSED = USE OPEN BUILDING SPACING CHART.
4. PARTIALLY ENCLOSED = BOTH END-WALLS FULLY OPEN, WITH BOTH SIDE-WALLS ENCLOSED MORE THAN 3FT = START WITH OPEN BUILDING SPACING CHART AND THEN REDUCE SPACING BY 6".
5. 3 SIDED ENCLOSED = ALL WALLS ARE ENCLOSED EXCEPT FOR 1 END-WALL = START WITH ENCLOSED BUILDING SPACING + THE OPEN END FRAME MUST HAVE EITHER A GABLED END OR HAVE DOUBLED WELDED LEGS & ROOF.
6. FOR ALL SHEATHING ENCLOSURES NOT LISTED ABOVE, REFER TO SHEET 5 FOR SPACING AND DESIGN REQUIREMENTS.

## GENERAL NOTES:

1. THE MAX BUILDING LENGTH FOR ENCLOSED BUILDINGS IS 50'-0". THIS CAN BE INCREASED BY ADDING A DOUBLE FRAME AT THE CENTER TO BREAK THE LENGTH OF THE BUILDING.
2. BUILDINGS WITH PARTIALLY ENCLOSED END WALLS NEED TO HAVE SIDE WALL BRACING TO SUPPORT THE PARTIALLY ENCLOSED END WALL. (SEE FIGURE A ON SHEET 5).
3. ALL BUILDINGS WITH AN OPEN END WALL MUST HAVE A 10'-0" TUBE PEAK BRACE.

TYP. ENCLOSED BUILDING  
SCALE: NTSTYP. OPEN BUILDING  
SCALE: NTSTYP. OPEN END WALL ON 3  
SIDE ENCLOSED BUILDING  
SCALE: NTS

MANUFACTURED BY:



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## DRAWING INFORMATION

PROJECT: 20'-0" WIDE BUILDINGS  
LOCATION: STATE OF NEVADA  
PROJECT NO.: 233-20-0003  
SHEET TITLE:

SPACING SCHEDULES  
& ENCLOSURE NOTES

SHEET NO.: 4 / 11

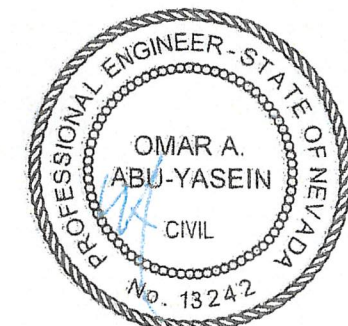
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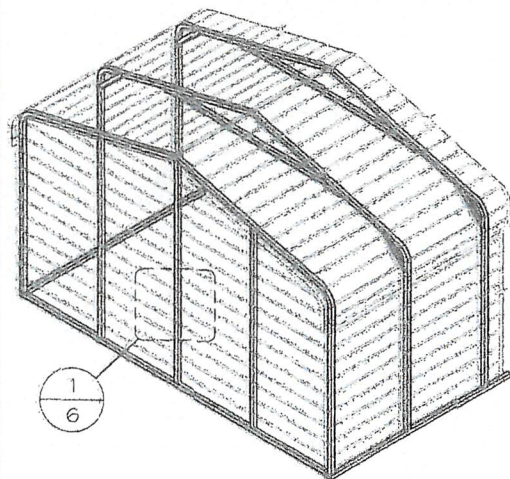
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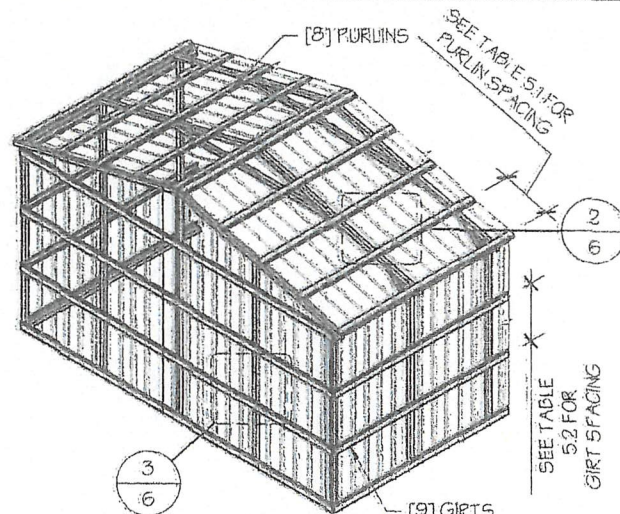
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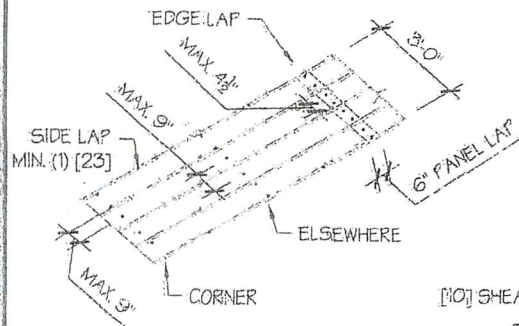
☐ TYP. HORIZONTAL SHEATHING  
SCALE: NTS



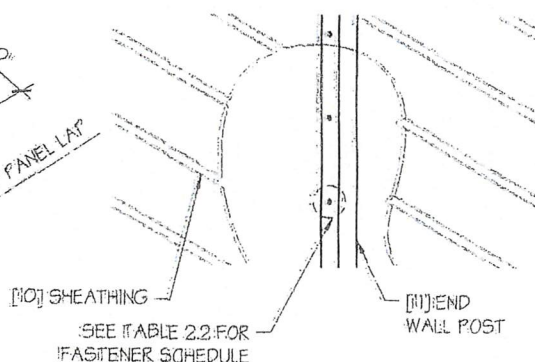
☐ TYP. VERTICAL SHEATHING  
SCALE: NTS

### GENERAL SHEATHING NOTES:

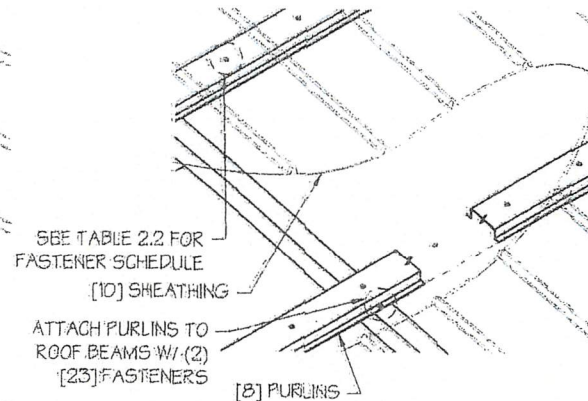
1. REGULAR STYLE BUILDINGS CAN ONLY HAVE HORIZONTAL SHEATHING ON ROOF AND WALLS.
2. A-FRAME STYLE BUILDINGS CAN HAVE ANY COMBINATION OF HORIZONTAL OR VERTICAL SHEATHING ON ROOFS AND WALLS.
3. BOTH HORIZONTAL AND VERTICALS ROOF SHEATHING CAN HAVE MAX. 6" OVERHANG.
4. USING VERTICAL SHEATHING MAY ALLOW FOR GREATER FRAME SPACING. SEE NOTE 2 UNDER TABLE 4.
5. VERTICAL SHEATHING RECOMMENDED FOR BUILDINGS 30' OR LONGER



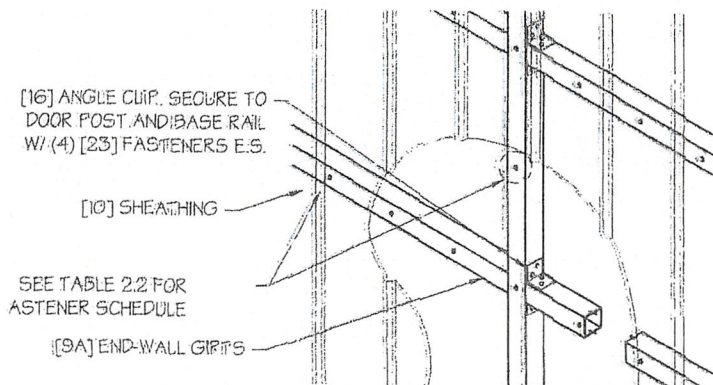
TYP. SHEATHING FASTENER SCHEDULE  
SCALE: NTS



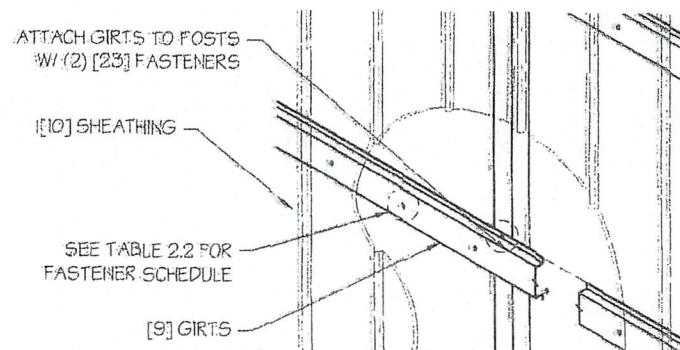
TYP. HORIZONTAL SHEATHING DETAIL  
SCALE: NTS



ROOF VERTICAL SHEATHING DETAIL  
SCALE: NTS



☐ WALL VERTICAL SHEATHING - TUBE DETAIL  
SCALE: NTS



☐ WALL VERTICAL SHEATHING - HAT CHANNEL DETAIL  
SCALE: NTS

MANUFACTURED BY:



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### DRAWING INFORMATION

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LOCATION: STATE OF NEVADA  
PROJECT NO.: 233-20-0003  
SHEET TITLE:

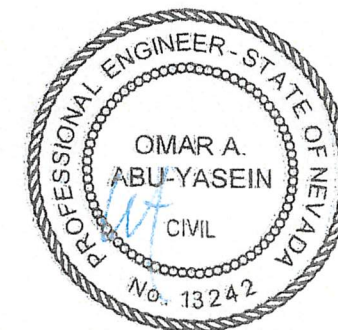
### SHEATHING OPTIONS & DETAILS

SHEET NO.: 6 / 11  
DRAWN BY: AW DATE: 2/12/20  
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### LEGAL INFORMATION

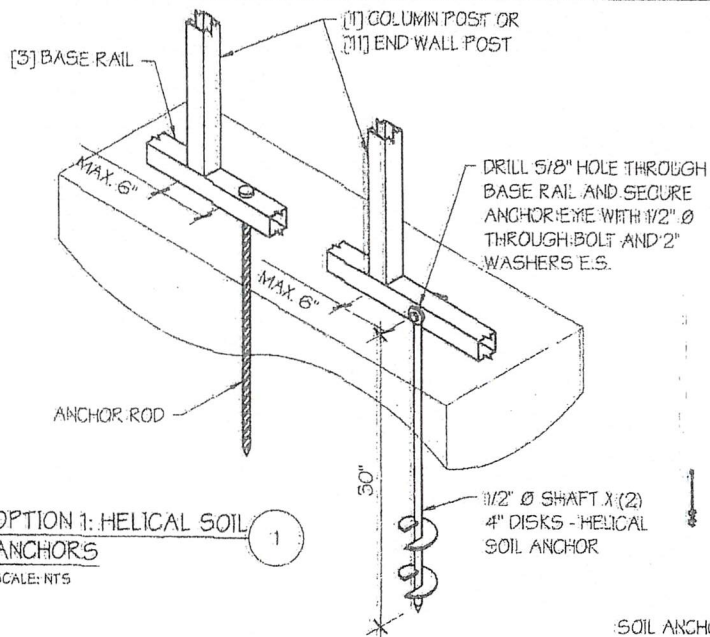
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☐ **OPTION 1: HELICAL SOIL ANCHORS**  
SCALE: NTS

SOIL ANCHORS EITHER  
SIDE OF OVERHEAD  
DOOR OPENINGS

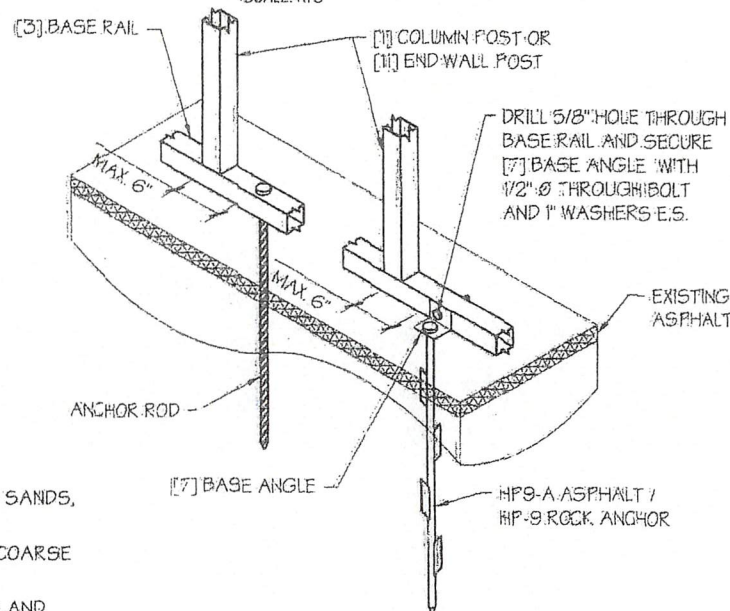
SOIL ANCHORS AT ALL  
CORNERS

ANCHOR RODS AT ALL  
POSTS NOT SUPPORTED  
ON SOIL ANCHORS

SOIL ANCHORS AT  
ALTERNATE END  
WALL POSTS

SOIL ANCHORS AT  
ALTERNATE INTERIOR  
COLUMN POSTS

**SOIL FOUNDATION**  
SCALE: NTS



☐ **OPTION 2: ROCK / ASPHALT ANCHORS**  
SCALE: NTS

#### SOIL FOUNDATION NOTES:

1. DESIGNS SHOWN ON THIS SHEET ARE FOR SOIL ANCHOR FOUNDATION.
2. SOIL ANCHORS (HELICAL OR ROCK/ASPHALT) SHALL BE LOCATED AT ALL 4 CORNERS, ON EACH SIDE OF OVERHEAD DOOR OPENINGS, ON POSTS WITH DIAGONAL BRACING IF REQUIRED, AND ON ALTERNATE INTERIOR COLUMN POSTS AND END WALLS POSTS.
3. HELICAL ANCHORS ARE TO BE USED ONLY IF THE DRIVING TORQUE INTO THE GROUND IS 150 FT-LBS OR GREATER. MANUFACTURER IS NOT RESPONSIBLE FOR SOIL QUALITY AT SITE.
4. HELICAL ANCHORS CAN ONLY BE USED FOR CLASS 2, 3 & 4 SOILS (SEE SOIL CLASSIFICATIONS THIS PAGE).
5. ALL POSTS WITH NO ANCHORS ADJACENT SHALL BE ANCHORED TO THE GROUND WITH A 1/2" X 30" LG. ROD. RODS WILL HAVE A PRE-FORMED HEAD AT THE TOP AND ONE COAT OF RUST PROOF MATERIAL.
6. ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 P.S.F.

#### SOIL CLASSIFICATIONS:

SOIL CLASS	DESCRIPTION
2	SANDY GRAVEL AND GRAVEL, VERY THIN DENSE AND/OR CEMENTED SANDS, COARSE GRAVEL/COBBLES, PRELOADED SILTS, CLAYS AND CORAL.
3	SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL, MEDIUM DENSE COARSE SANDS, SANDY GRAVEL, VERY STIFF SILT AND SANDY CLAYS.
4	LOOSE TO MEDIUM DENSE SANDS, FIRM TO STIFF CLAYS AND SILTS AND ALLUVIAL FILLS.

"FROM HUD 'MODEL MANUFACTURED HOME INSTALLATION STANDARDS"

MANUFACTURED BY:



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ENGINEERED BY:



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#### DRAWING INFORMATION

PROJECT: 20'-0" WIDE BUILDINGS

LOCATION: STATE OF NEVADA

PROJECT NO.: 233-20-0003

SHEET TITLE:

**FOUNDATION OPTION 4:  
SOIL ANCHORS**

SHEET NO.: 11-D / 11

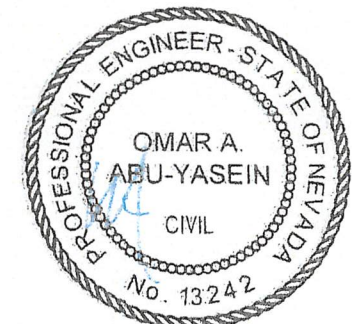
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WHITAKER LANE

WHITAKER LANE

501	001-331-12
511	001-331-11
521	001-331-10
541	001-331-09
561	001-331-08
581	001-331-07

500	001-331-01
510	001-331-02
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540	001-331-04
560	001-331-05
580	001-331-06

ANTHONY LANE

501	001-332-02
503	001-332-03
505	001-332-04
507	001-332-05
511	001-332-06
521	001-332-07
541	001-332-08
561	001-332-09
1000	001-332-10

961	001-335-01
510	001-335-02
520	001-335-03
540	001-335-04
561	001-335-05
581	001-335-06

501	001-336-09
511	001-336-08
521	001-336-07
541	001-336-06
561	001-336-05

855	001-353-01
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LAURA  
MILLS  
PARK

SUNSET DRIVE

1081	001-333-01
1080	001-333-02
1061	001-333-03
1041	001-333-04
1021	001-333-05
991	001-333-06
981	001-333-07
961	001-333-08
941	001-333-09
921	001-333-10
901	001-333-11
881	001-333-12

1080	001-333-19
1060	001-333-18
1040	001-333-17
1020	001-333-16
980	001-333-15
960	001-333-14
940	001-333-13
920	001-333-12
901	001-333-11
881	001-333-10
861	001-333-09
841	001-333-08
821	001-333-07
801	001-333-06
781	001-333-05
761	001-333-04
741	001-333-03
721	001-333-02
701	001-333-01

BABB

901	001-334-01
891	001-334-02
881	001-334-03

851	001-481-90
825	001-481-91

890	001-345-04
880	001-345-05
870	001-345-06
860	001-345-07

840	001-481-89
850	001-481-83
860	001-481-84
870	001-481-85

LIBERTY AVENUE

1080	001-341-06
1060	001-341-05
1040	001-341-04
1020	001-341-03
1010	001-341-02
980	001-341-01

LEE AVENUE

1081	001-342-01
1061	001-342-02
1041	001-342-03
1021	001-342-04
1011	001-342-05
981	001-342-06
961	001-342-07

SUNSET D

961 Sunset Dr.  
VARIANCE

<b>Parcel Number</b>	<b>Property Owner's Name(s)</b>	<b>Property Owner's Address</b>	<b>City</b>	<b>State</b>	<b>Zip Code</b>
1-333-07	CUMMEROW ELIZABETH L	961 SUNSET DR	Fallon	NV	89406
1-333-02	CLAY, COURTNEY M	1061 SUNSET DR	Fallon	NV	89406
1-333-03	NYGREN SHAD	1221 LOVELOCK HWY	Fallon	NV	89406
1-333-04	SCHANK, D & K & PARSONS L & W	560 W WILLIAMS AVE	Fallon	NV	89406
1-333-05	DRAPER DWIGHT S & BONNIE L	991 SUNSET	Fallon	NV	89406
1-333-06	ALLRED JANET L	981 SUNSET DR	Fallon	NV	89406
1-333-08	KATO KEVIN & LEILANI	941 SUNSET DR	Fallon	NV	89406
1-333-09	FOX CINDY	7530 S FLORENTINE DR	Sparks	NV	89436
1-333-10	CHRISTIANSEN J & J CO TRUSTEES	3655 SHECKLER RD	Fallon	NV	89406
1-333-11	CHRISTIANSEN J & J CO TRUSTEES				
1-333-12	JONES, RICHARD C & NANCY E TRUSTEES	P O BOX 1434	CRYSTAL BA	NV	89402
1-333-13	WARKENTIN, ASPEN A	920 LIBERTY AVE	Fallon	NV	89406
1-333-14	FRY MARY JO & RONALD H	940 LIBERTY AVE	Fallon	NV	89406
1-333-15	MORETTO, JEROME & ROBERSON LAURA	960 LIBERTY AVE	Fallon	NV	89406
1-333-16	BALDWIN, DONNA J	980 LIBERTY AVE	Fallon	NV	89407
1-333-17	COBB FRANCIS & GLENDA D	1020 LIBERTY AVE	Fallon	NV	89406
1-333-18	MAUGA MATUA V & ESTHER L	1040 LIBERTY AVE	Fallon	NV	89406
1-333-19	1060 NV LLC	1951 W WILLIAMS AVE BOX 332	Fallon	NV	89406
1-331-05	JOHNSON WALTER & DENISE	3090 BOYER RD	Fallon	NV	89406
1-331-06	BIRD BRANDON & LISA	5555 VINEWOOD CIR	Fallon	NV	89406
1-332-04	EFFERSON, JEREMY C & MA ANITA G	521 ANTHONY LN	Fallon	NV	89406
1-332-05	HAMILTON BRUCE H & NORTON NANCY	175 TOPEG DR	SEVERNA PA	MD	21146
1-332-06	LOPEZ-MENDOZA, PATRICIO ET AL	561 ANTHONY LN	Fallon	NV	89406
1-332-07	EWING OLIVIA E	P O BOX 1087	Fallon	NV	89407
1-332-08	MC GINNIS JOHN S SR & KERRI ANN	25 LEO DR	Sparks	NV	89436
1-332-09	PERAZZO, BRENT ALAN	960 SUNSET DR	Fallon	NV	89406
1-332-10	YORK, MAXWELL JAMES	940 SUNSET DR	Fallon	NV	89406
1-332-11	PECORINO, NIKKI JEAN	920 SUNSET DR	Fallon	NV	89406
1-332-12	MC COURTNEY, ANTHONY & LATISHA	910 SUNSET DR	Fallon	NV	89406
1-334-01	NORRIS, T & MARTIN C C JR	901 BABB PL	Fallon	NV	89406

961 Sunset Dr.  
VARIANCE

<b>Parcel Number</b>	<b>Property Owner's Name(s)</b>	<b>Property Owner's Address</b>	<b>City</b>	<b>State</b>	<b>Zip Code</b>
1-336-03	MARTIN, KRISTINE J	520 RACHEL CT	Fallon	NV	89406
1-336-04	MAYES MC KINLEY & LOURDES L	540 RACHEL CT	Fallon	NV	89406
1-336-05	NEWMAN, DEBRA L	561 RACHEL CT	Fallon	NV	89406
1-336-06	ENGEL, LANCE R & JENNIFER L	541 RACHEL CT	Fallon	NV	89406
1-335-02	HELTON, ELIZABETH P & JAMES K	1061 LIBERTY AVE	Fallon	NV	89406
1-335-03	SPELL, DANIEL	1041 LIBERTY AVE	Fallon	NV	89406
1-335-04	FAGUNDES, RICHARD LEE TRUSTEE	177 CARSON RIVER DR	Fallon	NV	89407
1-335-05	JENSEN SHIRLEY A TRUSTEE	P O BOX 1113	Fallon	NV	89407
1-341-01	WOOSLEY, JOSEPH A & KAREN L	980 LEE AVE	Fallon	NV	89406
1-341-02	FIELD CINDY J & ERNEST E	1900 EMERALD ST	Concord	CA	94518
1-344-01	GANDOLFO, G A & RICCITELLI C M	891 SUNSET DR	Fallon	NV	89406
1-344-10	MONTGOMERY, EILEEN A	PO BOX 1272	Fallon	NV	89407
1-363-01	City of Fallon				



Ken Tedford  
MAYOR



James D. Richardson  
Councilman

Kelly Frost  
Councilwoman

Karla Kent  
Councilwoman

November 20, 2020

Dear Property Owner:

NOTICE IS HEREBY GIVEN that the City of Fallon Board of Adjustment will hold a public hearing on **Monday, December 7 at 6:00 p.m.** in the City Council Chambers, 55 West Williams Avenue, Fallon, Nevada in order to consider an application by Elizabeth Cummerow, 961 Sunset Drive (APN #001-333-07), for a variance in an R-1 zone to encroach approximately 18 feet into the 20-foot front setback in order to install a metal carport.

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](mailto:dzimney@fallonnevada.gov).

Sincerely,

Sean Richardson  
City Clerk/Treasurer



**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 961 Sunset Drive APN #001-333-07, Proposed Board of Adjustment Letter to the following persons:

Cummerow Elizabeth L  
961 Sunset Dr  
Fallon NV, 89406

Christiansen J & J Co Trustees  
3655 Sheckler Rd  
Fallon NV, 89406

Clay, Courtney M  
1061 Sunset Dr  
Fallon NV, 89406

Jones, Richard C & Nancy E Trustees  
P O Box 1434  
Crystal Bay NV, 89402

Nygren Shad  
1221 Lovelock Hwy  
Fallon NV, 89406

Warkentin, Aspen A  
920 Liberty Ave  
Fallon NV, 89406

Schank, D & K & Parsons L & W  
560 W Williams Ave  
Fallon NV, 89406

Fry Mary Jo & Ronald H  
940 Liberty Ave  
Fallon NV, 89406

Draper Dwight S & Bonnie L  
991 Sunset  
Fallon NV, 89406

Moretto, Jerome & Roberson Laura  
960 Liberty Ave  
Fallon NV, 89406

Allred Janet L  
981 Sunset Dr  
Fallon NV, 89406

Baldwin, Donna J  
980 Liberty Ave  
Fallon NV, 89407

Kato Kevin & Leilani  
941 Sunset Dr  
Fallon NV, 89406

Cobb Francis & Glenda D  
1020 Liberty Ave  
Fallon NV, 89406

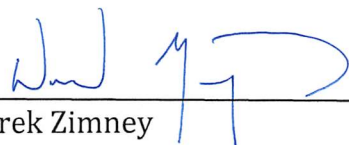
Fox Cindy  
7530 S Florentine Dr  
Sparks NV, 89436

Mauga Matua V & Esther L  
1040 Liberty Ave  
Fallon NV, 89406

1	1060 NV, Llc	
2	1951 W Williams Ave Box 332	Mc Courtney, Anthony & Latisha
3	Fallon NV, 89406	910 Sunset Dr
4		Fallon NV, 89406
5	Johnson Walter & Denise	
6	3090 Boyer Rd	Norris, T & Martin C C Jr
7	Fallon NV, 89406	901 Babb Pl
8		Fallon NV, 89406
9	Bird Brandon & Lisa	
10	5555 Vinewood Cir	Martin, Kristine J
11	Fallon NV, 89406	520 Rachel Ct
12		Fallon NV, 89406
13	Efferson, Jeremy C & Ma Anita G	
14	521 Anthony Ln	Mayes Mc Kinley & Lourdes L
15	Fallon NV, 89406	540 Rachel Ct
16		Fallon NV, 89406
17	Hamilton Bruce H & Norton Nancy	
18	175 Topeg Dr	Newman, Debra L
19	Severna Park MD, 21146	561 Rachel Ct
20		Fallon NV, 89406
21	Lopez-Mendoza, Patricio Et Al	
22	561 Anthony Ln	Engel, Lance R & Jennifer L
23	Fallon NV, 89406	541 Rachel Ct
24		Fallon NV, 89406
25	Ewing Olivia E	
26	P O Box 1087	Helton, Elizabeth P & James K
27	Fallon NV, 89407	1061 Liberty Ave
28		Fallon NV, 89406
29	Mc Ginnis John S Sr & Kerri Ann	
30	25 Leo Dr	Spell, Daniel
31	Sparks NV, 89436	1041 Liberty Ave
32		Fallon NV, 89406
33	Perazzo, Brent Alan	
34	960 Sunset Dr	Fagundes, Richard Lee Trustee
35	Fallon NV, 89406	177 Carson River Dr
36		Fallon NV, 89406
37	York, Maxwell James	
38	940 Sunset Dr	Jensen Shirley A Trustee
39	Fallon NV, 89406	P O Box 1113
40		Fallon NV, 89407
41	Pecorino, Nikki Jean	
42	920 Sunset Dr	Woosley, Joseph A & Karen L
43	Fallon NV, 89406	980 Lee Ave
44		Fallon NV, 89406

1 Field Cindy J & Ernest E  
2 1900 Emerald St  
3 Concord CA, 94518  
4  
5 Gandolfo, G A & Riccitelli C M  
6 891 Sunset Dr  
7 Fallon NV, 89406  
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DATED this 20<sup>th</sup> day of November,  
2020.

  
Derek Zimney