

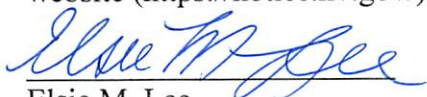
AGENDA
CITY OF FALLON - BOARD OF ADJUSTMENT
55 West Williams Avenue
Fallon, Nevada
June 15, 2022 – 6:00 p.m.

The City of Fallon Board of Adjustment will meet on June 15, 2022 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. Nomination and Election of Board Chairman. **(For possible action)**
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 itself has been specifically included on an agenda as an item upon which action may be taken. (For discussion only)
4. Consideration and possible approval of Board of Adjustment meeting minutes for February 9, 2021. **(For possible action)**
5. Consideration and possible approval of an application by Tim Tooker and Eileen Evens, 1020 Andrew Lane (APN #001-452-14), for a variance in an R-1 zone to encroach approximately 8 feet into the 20-foot rear setback and 3.5 feet into the 5 feet side setback in order to install a patio cover. **(For possible action)**
6. Public Comments. (For discussion only)

This agenda has been posted on or before 9:00 a.m. on June 10, 2022 at City Hall, District Court Building, Churchill County Office Complex, Churchill County Public Library and posted to the City's website (<https://fallonnevada.gov>) and 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, City Clerk's Office, City Hall, 55 West Williams Avenue, Fallon, Nevada, 775-423-5104. 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 775-423-5104 in advance so that arrangements may be conveniently made.

City of Fallon Board of Adjustment Meeting

June 15, 2022

Item 2

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

City of Fallon Board of Adjustment Meeting

June 15, 2022

Item 4

Consideration and possible approval of Board of Adjustment meeting minutes for February 9, 2021.
(For possible action)

**MINUTES
CITY OF FALLON
BOARD OF ADJUSTMENT
55 West Williams Avenue
Fallon, Nevada
February 9, 2021**

The Board of Adjustment 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
Sheila Scholz, Board Member
Dusty Casey, Board Member
Leonard E. Mackedon, 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 February 5, 2021.

Public Comments

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

The minutes for December 7, 2020 were reviewed. Motion was made by Board Member Casey to approve the minutes for December 7, 2020 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 items were presented and discussed:

Consideration and possible approval of an application by Kari Ernst, 946 Aspen Circle (APN #001-801-26), for a variance in an R-1 zone to encroach approximately 11 feet into the 20-foot rear setback in order to install a patio cover

City Engineer Zimney explained that he received a phone call from Ms. Ernst on January 7, 2021; they wanted to pour concrete in their backyard but were waiting on the variance to pour footings. On January 7, 2021 he completed a footing inspection in their backyard knowing it was flatwork and did not require a permit – not permitting that the structure be installed – but not wanting to hold them up by allowing them to do concrete and complete this project. We are in support of this project. The building department likes people to be able to use their yards. This patio cover would encroach into the rear setback and it appeared that the project had already been completed, as noted when he drove by tonight. This was not typical, but City staff have met on it and we still recommend approval. It looks great, it is a nice-looking structure. He did not see any reason that it would interfere with the neighbors' yards. It was unfortunate that it was already built, but City staff would still like to recommend approval and let the Board of Adjustment vote and make their choice.

Ms. Kari Ernst, property owner of 946 Aspen Circle, explained that she turned in her variance request paperwork in the beginning of December 2020 and was advised by City Engineer Zimney that she had just missed the December meeting and they were required to mail notices to neighbors ten days before the meeting. She asked him when the next meeting would be, and he advised her that it would be in January. She had a crew lined out to help them construct the patio cover because they were installing it themselves and they were scheduled to do the work on weekends in January. One weekend was a concrete pour, then another weekend to put the structure up. They had the structure in the backyard in pieces because they bought it used. They just purchased the house in October and the backyard is incomplete and just a big mud pit with their dogs. They were anxious to get this done so they could get some concrete poured, get some rock installed, and get the structure pieces out of the mud. She noted that she was looking toward the end of December for a notice about a January meeting but never received anything in the mail. On January 4, 2021 she called in the morning and spoke with Building Inspector Gary Johnson who advised that he would look into it and call her back. She did not hear back from him and learned that he was out of town for the rest of the week for training or something. So, on January 6, 2021 she called back and spoke with City Engineer Zimney and he advised her that there was not a meeting scheduled yet and, in the end, the ball was dropped. So, after having City Engineer Zimney come and do the inspection for the footings and having a discussion with him about how this process works – learning that there have only been two covers that the Board had turned down in past years and understanding that the worse case scenario would be that the Board decides that they cannot have the structure up – they bought it on Facebook for \$300 and when they sell the house then they would have to take it down. But in the meantime, they utilized the crew of people that were available to help them and they got the wood out of the mud.

Chairman Beach stated that was understandable. He inquired if the Board had any comments or questions.

Board Member Webb inquired if the City Clerk's Office had received any correspondence or comments regarding this variance request.

It was noted for the record that no correspondence had been received.

Chairman Beach inquired if there were any public comments or questions.

No public comments were noted.

Board Member Webb motioned to approve an application by Kari Ernst, 946 Aspen Circle (APN #001-801-26), for a variance in an R-1 zone to encroach approximately 11 feet into the 20-foot rear setback in order to install – or in this case, keep – a patio cover.

At this time, Deputy City Attorney Leonard Mackedon advised that he agreed with everything that City Engineer Zimney stated before the Board tonight and enforced the argument that if the Board agrees to approve the variance, there would be an inspection – a follow up inspection as usual – for safety concerns so if some things were not done correctly it would be caught during that inspection process.

Chairman Beach thanked Deputy City Attorney Leonard Mackedon. He noted there was still a motion before the Board for consideration and asked if there was a second to that motion.

Board Member Scholz seconded the motion, and the request was unanimously approved.

Consideration and possible approval of an application by Allen Barbée, 728 Megan Way (APN #001-793-48), for a variance in an R-1 zone to encroach approximately 7 feet into the 20-foot rear setback in order to install a patio cover

Mr. Allen Barbée explained that he would like to extend his patio area and install a cover that would encroach 7 feet into his backyard. The roof eave already hangs out 13 inches, but he noticed that the plan submitted by his contractor shows 7 feet from the building, but it was supposed to be 7 feet from the edge of the roof. So, it would come out 7 feet from the roof and be 23 feet wide so it would cover door to door. That is the discrepancy he saw on the contractor's plan that was submitted to the building department.

Chairman Beach confirmed that a 7-foot variance on the rear easement was necessary.

Mr. Barbée replied affirmatively; they do not plan on closing it in, they just want it for shade and would probably have pavers placed underneath it. The existing patio is only 6 feet deep, so it was hard to entertain out there in that small footprint.

Chairman Beach confirmed that the structure would be metal.

Mr. Barbée replied affirmatively, 3-inch aluminum with built in drains.

Chairman Beach inquired if the Board had comments or questions.

Board Member Casey wanted to confirm if there would still be 13 feet open from the end of the patio cover to the rear property line.

Mr. Barbée stated that was correct. The plan did not take into account that the roof overhands the building by 13 inches. The contractor will attach the patio cover to the edge of the roof, not the house. If it is attached to the eave, it would leave 13 feet available in the backyard to the fence.

Chairman Beach inquired if the City Clerk's Office had received any correspondence or comments regarding this variance request.

It was noted for the record that no additional correspondence had been received.

City Engineer Zimney clarified that this structure would encroach 7 feet into the 20-foot rear setback.

Board Member Webb asked if Deputy City Attorney Leonard Mackedon had anything to add.

Deputy City Attorney Leonard Mackedon stated that he did not; if the encroachment is 7 feet like the application states, then he was fine with proceeding.

Board Member Casey confirmed that this structure was not already constructed.

Mr. Barbée confirmed that this structure was not already constructed.

Deputy City Attorney Leonard Mackedon wanted to clarify that the 7 foot encroachment needed for the structure was from the fascia, not the building.

Mr. Barbée replied affirmatively, he needed 7 feet from the edge of the fascia.

Deputy City Attorney Leonard Mackedon asked if the fascia was already 2 feet from the edge of the house.

Mr. Barbée stated that it was 13 inches from the house; so, the structure would come out about 8 feet from the actual house.

City Engineer Zimney asked Mr. Barbée if he still had 13 feet from the end of the structure to his back fence.

Mr. Barbée replied affirmatively.

City Engineer Zimney stated that Mr. Barbée actually has a 21-foot backyard so he would still be encroaching 7 feet into the 20-foot setback.

Chairman Beach explained that we were being extra careful because we had a foul up a couple months ago, so we need to make sure we have everything done correctly.

Board Member Casey stated that he drove around the area and he saw a couple of other shade structures in backyards, so it was not atypical for the area. He asked City Engineer Zimney if the plans complied with current building codes.

City Engineer Zimney replied affirmatively; before staff recommends variances to the Board, our building department completes a review. These plans are ready to be issued permits prior to us making the recommendation for a variance.

Chairman Beach inquired if there were any public comments or questions.

No public comments were noted.

Board Member Scholz motioned to approve an application by Allen Barbée, 728 Megan Way (APN #001-793-48), for a variance in an R-1 zone to encroach approximately 7 feet into the 20-foot rear setback in order to install a patio cover; seconded by Board Member Casey and unanimously approved.

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 6:14 p.m.

Respectfully Submitted,

Approved,

Valerie Swirczek
Recording Secretary

Jack Beach
Chairman

City of Fallon Board of Adjustment Meeting

June 15, 2022

Item 5

Consideration and possible approval of an application by Tim Tooker and Eileen Evens, 1020 Andrew Lane (APN #001-452-14), for a variance in an R-1 zone to encroach approximately 8 feet into the 20-foot rear setback and 3.5 feet into the 5 feet side setback in order to install a patio cover. **(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

DATE: May 23, 2022

RE: 1020 Andrew Lane - Variance Request

On February 18th 2022 City of Fallon Building Inspector Gary Johnson witnessed a handyman, (not a licensed contractor) constructing a large patio cover in the rear yard of 1020 Andrew Lane. Gary Johnson issued a verbal stop work notice as this project was not permitted, and the new structure extended into the rear and side setbacks of the property.

The City reported this handyman and the incident to the Nevada State Contractor's Board as this project was outside his scope of work and it was not permitted.

Tim Tooker and Eileen Evens (owners of 1020 Andrew Lane) have made application for a building permit and submitted a set of plans for this near complete patio cover. The plans submitted that have been approved by the Building Department with exception of the encroachment on the setbacks.

If approved, Tim Tooker and Eileen Even intend on completing the patio cover themselves and have provided the required Owner Builder Affidavit of Exemption.



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

Permit # _____

PERMIT APPLICATION

Two (2) sets of plans including one (1) wet-stamped are required.
 The minimum size for plans submittal is 11" x 17" and maximum is 24" x 36".
 Only complete applications will be accepted and processed. Please enter "N/A" in sections that do not apply.

Job Information			
Tenant Name _____		Address <u>1020 Andrew Ln</u>	
Owner Name <u>Tim Tooker & Eileen Evans</u>		Owner Address (if different)	
Owner Phone <u>775-666-5022 831-428-5113</u>		Valuation <u>\$2500.00</u>	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial
Zoning	Setbacks Front: _____ Side: _____ Side: _____ Rear: _____	FEMA Flood Zone	
Contractor Information			
Name <u>Owner/Builder</u>		Address	
NV Contractors License No.		Fallon Business License No.	
Contact Person		Email	
Office Phone		Fax	Mobile
Architect & Engineer Information (If Applicable)			
Architect		Engineer	
Address		Address	
Office Phone	Office Fax	Office Phone	Office Fax
Email	Mobile	Email	Mobile
Contact Person (responsible for plan revisions)		Contact Person (responsible for plan revisions)	
Description of Work			
HVAC Installations <input type="checkbox"/> Change-Out <input type="checkbox"/> New <input type="checkbox"/> Electric unit to gas <input type="checkbox"/> A/C, H/P (____ tons)	Water Heater <input type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> Gas to Electric <input type="checkbox"/> Electric to Gas <input type="checkbox"/> Relocate	Minor Electrical & Plumbing <input type="checkbox"/> Electrical service change _____ (#) of Amps <input type="checkbox"/> New electric circuits <input type="checkbox"/> Water service replacement <input type="checkbox"/> Sewer service replacement <input type="checkbox"/> Gas line add/replace ____ ft	Re-Roof & Siding <input type="checkbox"/> Tear off <input type="checkbox"/> Recover (MAX 2 layers) <input type="checkbox"/> Composition _____ yr <input type="checkbox"/> Stucco <input type="checkbox"/> Siding <input type="checkbox"/> Indicate Other _____
Complete description of work if other than noted above, please be specific and include everything that is being modified.			
<u>Patio Cover</u>			

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:

Eileen Evans
 Print Applicant Name

E. Evans
 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
-----------------------	-----------------------------------	------------------------------

 Permit Number

\$ _____
 Permit Cost

Notes:

City of Fallon

VARIANCE APPLICATION FOR: _____ Business or X Home Improvement

Please check one

Applicant: Tim Tooker / Eileen Evans

Address: 1020 Andrew Ln. Fallon NV 89406

Telephone Number: 775.666.5022 / 831.428.5113

X Owner _____ In Escrow _____ Leasehold _____

Purchasers in escrow must file proof of title with Variance Board before granted variances are effective.

Legal Description of Property Involved: Lot _____, Blk _____ Subdivision _____
Street and Number _____

(Attach sheet for Metes & Bounds Description)

Variance Requested: encroach rear set back by 8' and side by 3.5'

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 want to build a patio cover that will go into my setbacks

My inability to use the above described property in the way I desire causes an undue hardship on me because: (Financial hardship is not considered valid) _____

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

Use of the above-described property in the manner proposed by this application will not be detrimental to surrounding properties because: _____

PLOT PLANS MUST ACCOMPANY THIS APPLICATION

I, Timothy Tooker 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: Timothy Tooker

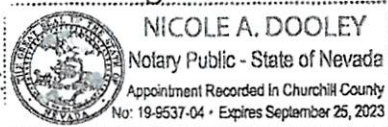
Address: 1020 Andrew Ln

Fallon, NV 89406

Phone # 775.666.5022

Signature: [Signature]

{Nevada
{County of Churchill
Signed and sworn to before me on 4/7/2022
by [Signature]



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

Applicant: _____

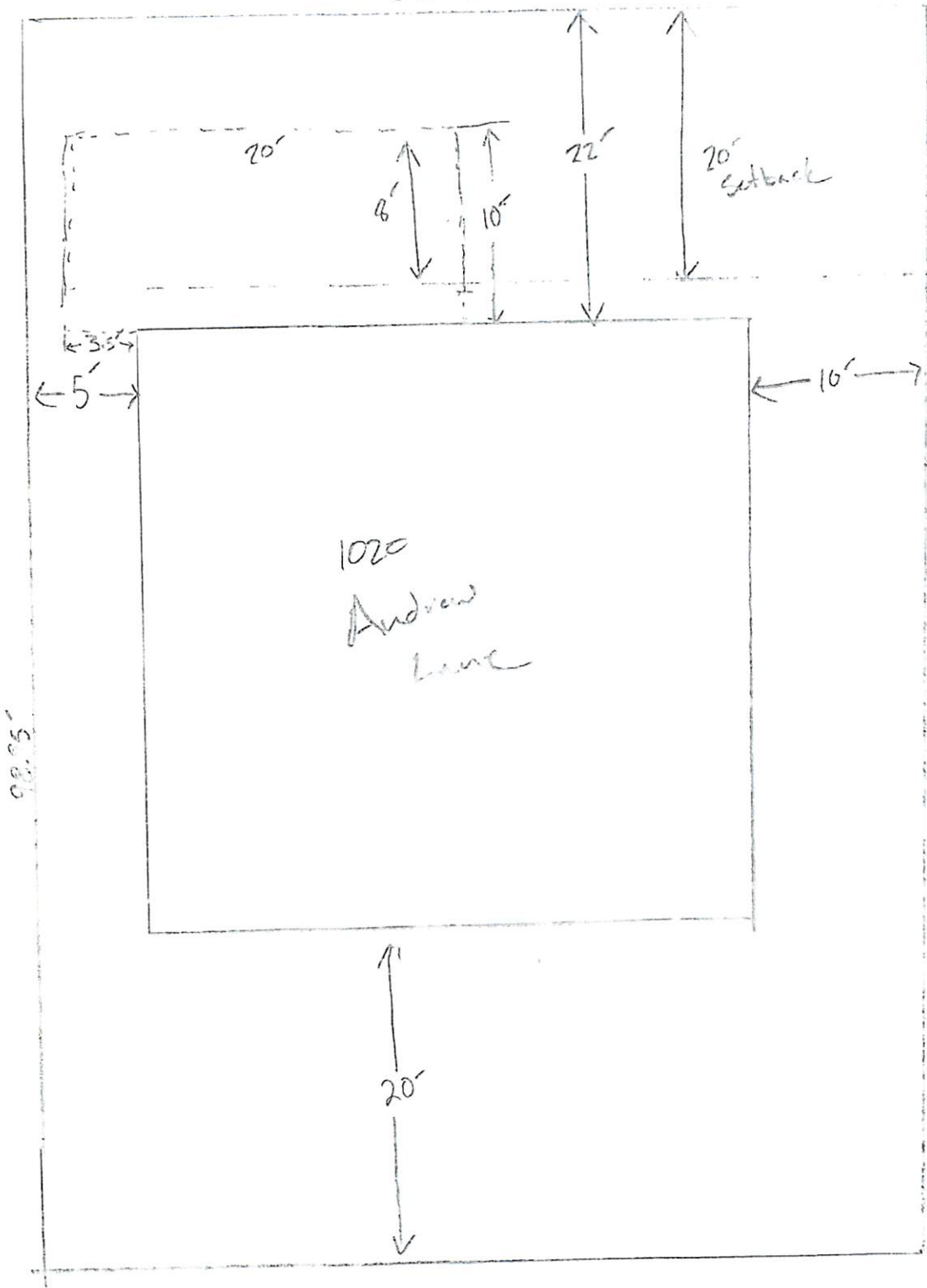
Address: _____

Phone # _____

Signature: _____

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

57.00



20'

8'

10'

22'

20' Setback

← 3.5' →

← 5' →

← 16' →

1020
Andrew
Lane

98.95'

20'



NEVADA STATE CONTRACTORS BOARD

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

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

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

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

OWNER BUILDER AFFIDAVIT OF EXEMPTION

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

Address: _____
Parcel Number: 1020 Andrew Description of Work: Patio Cover Type of Permit # _____

Please initial acknowledging the following obligations and duties:

EE I may not sell or lease this property. If I sell or lease, or offer to sell or lease this property within 1 year after completion, it may be presumed that I have violated the provisions of this exemption and Chapter 624 of NRS.

EE I may not hire an unlicensed person to act as my contractor, agent, or construction manager.

EE I must directly supervise the construction.

EE Any subcontractor(s) working on this project must be properly licensed by the Nevada State Contractors Board.

EE Any person working on my project who is not a licensed contractor must work under my direct supervision and must be employed by me. I must comply with all State and Federal laws as an employer in the State of Nevada, including payroll deductions (FICA and income tax withholding), provide industrial insurance coverage, and pay the required unemployment compensation for that employee.

EE If my project requires the repair, restoration, improvement or construction of a pool or spa, I acknowledge my obligation and duty to comply with the provisions of NRS 624.900 through NRS 624.930 (inclusive).

EE I acknowledge that I have received copies of NRS 624.900 through NRS 624.930 (inclusive) and NRS 278.573.

EE I acknowledge that the failure to comply with any of the above may result in cancellation of the permit.

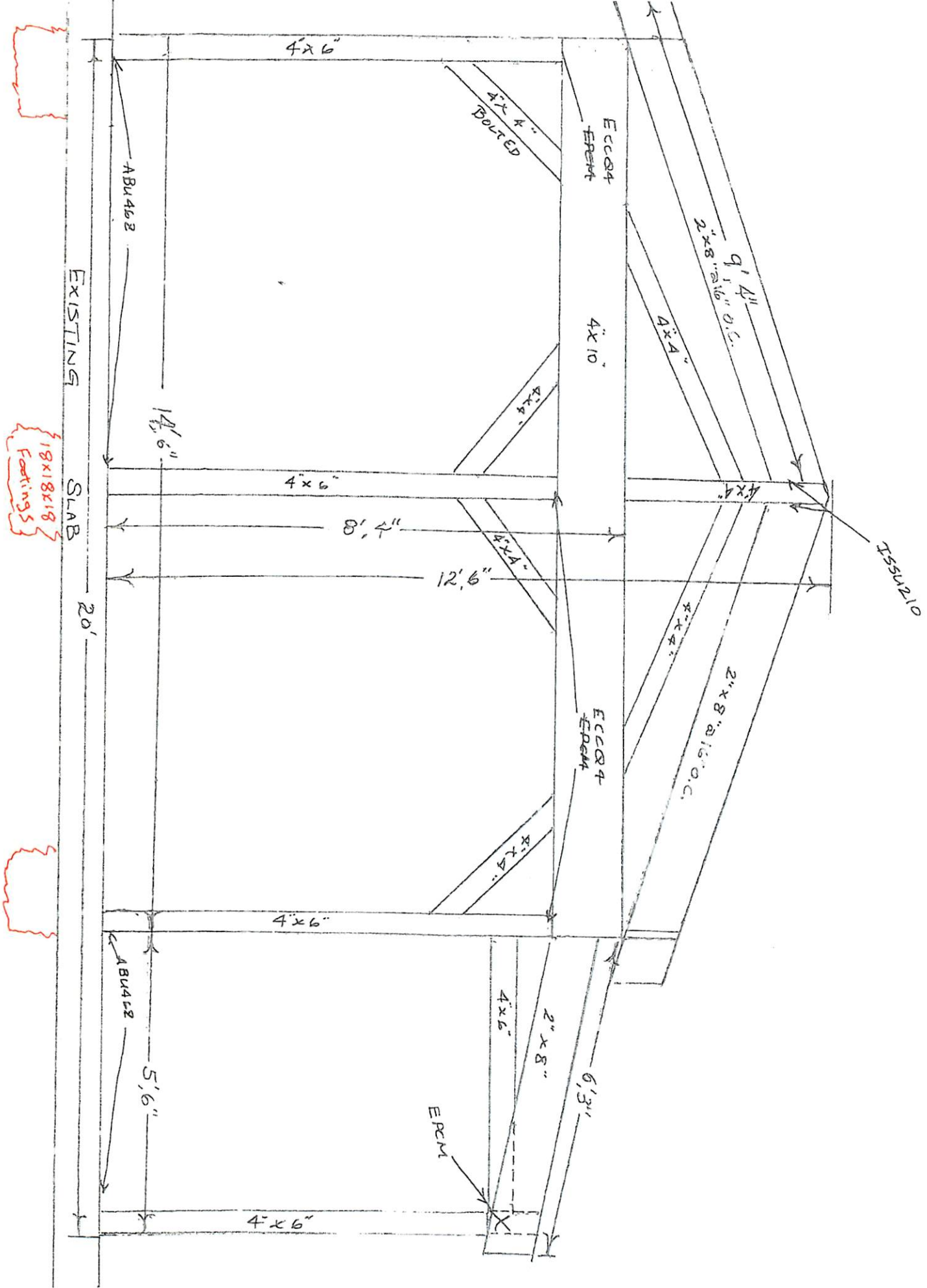
I have read the above owner builder affidavit of exemption and certify that the information provided is true and correct to the best of my knowledge.

Dated this 4 day of April, 2022

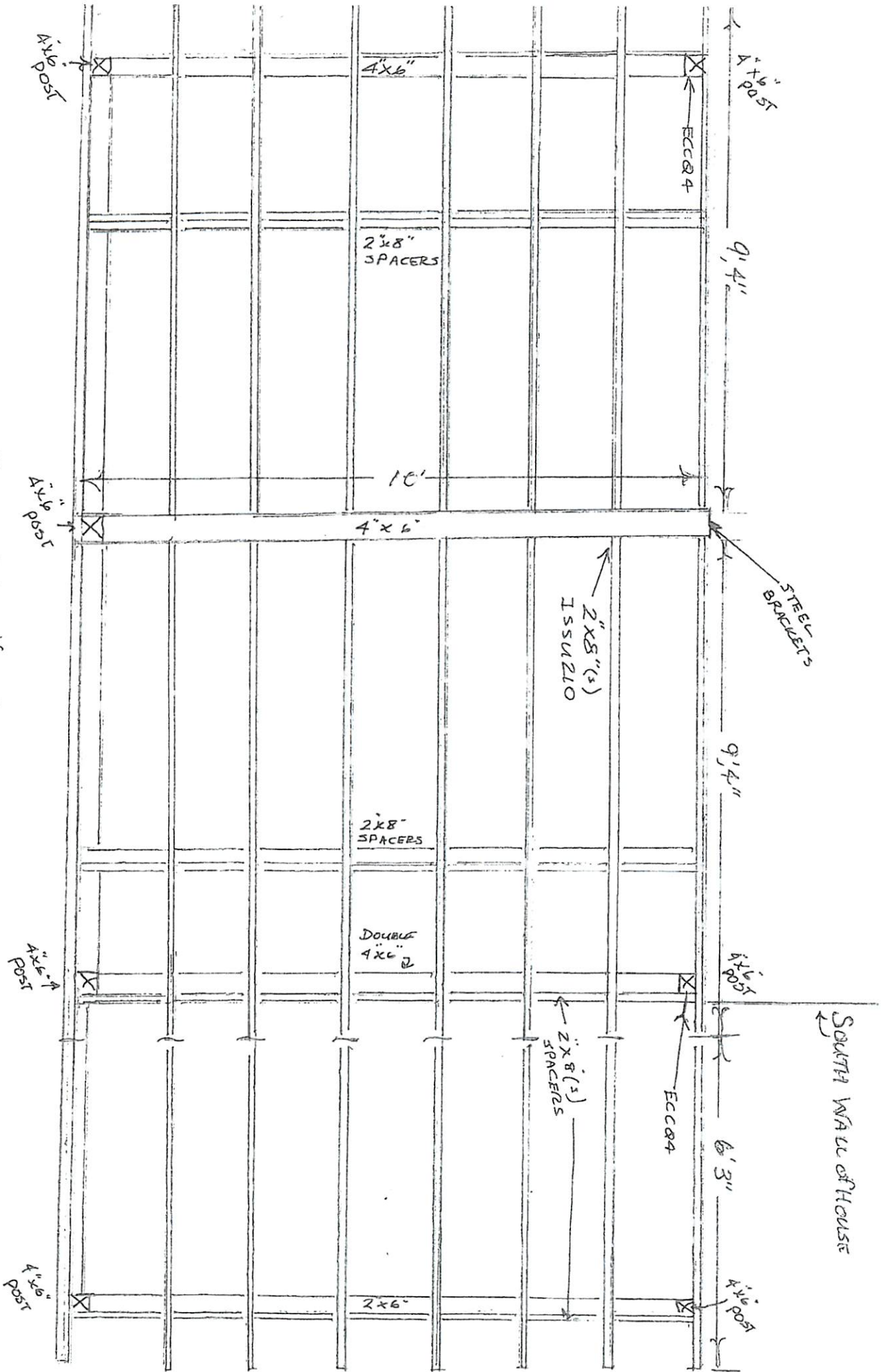
Timothy N. Tooker
Legal Owner of Residential Property (Signature)
Timothy N. Tooker
(Print Name)

1020 Andrew Lane
Location of Single Family Residence
Fallon NV 89406
City State Zip

Witness: _____



OVERHEAD VIEW



Ken Tedford
MAYOR



James D. Richardson
Councilman

Kelly Frost
Councilwoman

Karla Kent
Councilwoman

May 31, 2022

Dear Property Owner:

NOTICE IS HEREBY GIVEN that the City of Fallon Board of Adjustment will hold a public hearing on **Wednesday, June 15, 2022 at 6:00 p.m.** in the City Council Chambers, 55 West Williams Avenue, Fallon, Nevada in order to consider an application by Tim Tooker and Eileen Evans, 1020 Andrew Lane (APN #001-452-14), for a variance in an R-1 zone to encroach approximately 8 feet into the 20-foot rear setback and 3.5 feet into the 5 foot side setback in order to install a patio cover.

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,

Elsie Lee
Deputy City Clerk

1 DECLARATION OF MAILING

2 I declare under penalty of perjury under the laws of the State of Nevada that the
3 foregoing is true and correct:

- 4 1. That I am a citizen of the United States of America, over the age of twenty-one (21)
5 year; and
6 2. That on the date below, I mailed, by U.S. Mail, with postage fully prepaid, for 1020
7 Andrew Lane APN #001-452-14, Proposed Board of Adjustment Letter to the
8 following persons:

9


Parcel Number	Legal Owner	Mailing Address
10 001-362-05	ALEXANDER, ASHLIE & HEARN, DALTON G	810 SUNSET DR FALLON, NV 89406-3653
11 001-362-06	ALVAREZ, SEAN J & ALVAREZ, RENA	806 SUNSET DR FALLON, NV 89406-3653
12 001-362-07	WHOOLEY, MICHAEL L & SHERYL L	3705 S HIGHLANDS BLVD WEST RICHLAND, WA 99353-6038
13 001-363-01	BAKKEN, JOSEPH R	1001 GARY LN
14 001-363-02	HUTCHINGS, T L & M E TRUSTEES	235 S BAILEY ST FALLON, NV 89406-3240
15 001-363-03	MATHEWS, SHARON D & BENJAMIN S	1041 GARY LN FALLON, NV 89406-3623
16 001-363-04	MOSS, AUGUST	1061 GARY LN FALLON, NV 89406-3623
17 001-363-05	GALVAN, CARMEN	1081 GARY LN FALLON, NV 89406-3623
18 001-363-06	MADRIGAL, J R & ALANIS V E	800 MERTON DR FALLON, NV 89406-3646
19 001-363-07	SANCHES, CHELSEA R & SANCHES, NICHOLAS L	1060 AIMEE LN FALLON, NV 89406-3607
20 001-363-08	EMMONS, ARCHIE & SMITH LINDA K	1040 AIMEE LN FALLON, NV 89406-3607
21 001-363-09	CROUSE, WILLIAM J	1020 AIMEE LN FALLON, NV, 89406-3607
22 001-363-10	SEXTON, SARAH & SEXTON, SAMUEL	801 SUNSET DR FALLON, NV 89406-3652
23 001-452-01	STADLER, JOHN D & ALICIA	1001 AIMEE LN FALLON, NV 89406-3670
24 001-452-02	FREMONT BANK TRUSTEE	3909B DECOTO RD FREMONT, CA, 94555-3123
25 001-452-03	YEE, SAMMY Y & JEAN S	PO BOX 102 FALLON, NV 89407-0102
26 001-452-04	DEAN, MICHAEL & BARBARA	1051 AIMEE LN FALLON, NV, 89406-3670
27 001-452-05	MC CLANAHAN, MILES	1061 AIMEE LN FALLON, NV, 89406-3670
28 001-452-06	O CONNOR, KYLE T	1071 AIMEE LN FALLON, NV 89406-3670
001-452-07	BELL, CHELSIE & BELL, ANTHONY	1081 AIMEE LN FALLON, NV 89406-3670
001-452-08	THIPPHRACHACK, KHANMANY A	1080 ANDREW LN FALLON, NV, 89406-3678
001-452-09	ANGEL, KERRI R	1070 ANDREW LN FALLON, NV, 89406-3678
001-452-10	VERDUGO, BARBARA & VERDUGO, BARBARA & VERDUGO, JOHN T	1060 ANDREW LN FALLON, NV 89406-3678
001-452-11	HOLT, AARON & NICOLE	1050 ANDREW LN FALLON, NV 89406-3678
001-452-12	WILKERSON, DAVID	2611 BROWNS LN FALLON, NV, 89406-8971
001-452-13	RENSHAW, DIANNA & TIMOTHY A	5010 ALCORN RD FALLON, NV 89406-6274

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001-452-14	TOOKER, TIMOTHY N	1020 ANDREW LNFALLON, NV 89406-3678
001-452-15	HARGER, GARY L	1000 ANDREW LN FALLON, NV, 89406-3678
001-453-01	LUDLOW, KRISTA & JAMES	1001 ANDREW LNFALLON, NV 89406-3679
001-453-02	CANTU-NUNBERG, M & CANTU R A	2343 PINE VALLEY GLENESCONDIDO, CA 92026-1478
001-453-03	CAREY, LEANA	2040 RENO HWY #432 FALLON, NV, 89406- 2772
001-453-04	BERNAU, CHRISTOPHER & FRENIERE ELIZABETH A	1033 ANDREW LNFALLON, NV 89406-3679
001-453-05	MORIN, SEAN C	1041 ANDREW LNFALLON, NV 89406-3679
001-453-06	ALEXANDER, AMBER	1049 ANDREW LN FALLON, NV, 89406-3679
001-453-07	COVERSTON, CHAD A	1057 ANDREW LN Fallon, NV 89406
001-453-08	MILLER, SAMUEL JOHN & SHIRLEY	1065 ANDREW LNFALLON, NV 89406-3679
001-453-09	LEWIS, TRACI A & LEWIS, JACOB S	1073 ANDREW LNFALLON, NV 89406-3679
001-453-10	STEELE, MACHELLE I	1081 ANDREW LN FALLON, NV, 89406-3679
001-453-11	VARGAS, RODNEY	1089 ANDREW LN FALLON, NV, 89406-3679
001-453-12	JONES, VICTOR G & HAFDIS E	1088 DEENA WAY Fallon, NV 89406
001-453-13	WIERSMA, RICHARD & JOSEPHINE	1080 DEENA WAYFALLON, NV 89406-3684
001-453-14	DUNN, MARY ANN & JAMES B	PO BOX 1311FALLON, NV 89407-1311
001-453-15	WARNER, HENRY F & SHIRLEY F	1064 DEENA WAYFALLON, NV 89406-3684
001-453-16	OSBORNE, GEORGE M & MARGARET E	PO BOX 1768 FALLON, NV 89407-1768
001-453-17	REIDY, CHRISTOPHER C	590 STEWART ST RENO, NV, 89502-1610
001-453-18	MADDIE ASSET MANAGEMENT LLC	650 INDIAN LAKES RD FALLON, NV, 89406- 8441
001-453-19	HAND, THOMAS	7400 CHANTILLY WAY HUGHSON, CA, 95326- 9155
001-453-20	WEST, MITCHELL A & EDITHA R	1024 DEENA WAYFALLON, NV 89406-3684
001-453-21	NUGENT, JACK R & PRISCILLA M	1016 DEENA WAYFALLON, NV 89406-3684
001-453-22	EDWARDS AARON D &, TRIGG LORI JANE	1008 DEENA WAY FALLON, NV, 89406-3684
001-453-23	DECENA, BIEN F & CLEOFE J	2155 HARRIGAN RDFALLON, NV 89406-8938
001-454-14	DAVIS, MARTIN J & JAMIE	780 SUNSET DRFALLON, NV 89406-3681
001-454-15	DOYLE, RENARD E & RHONDA M	760 SUNSET DRFALLON, NV 89406-3681
001-454-16	KUHN, SCOTT C & EMELITA P	740 SUNSET DR FALLON, NV 89406-3681
001-454-17	BEACH, RICHARD A & BEACH, BRENDA TEDFORD	720 SUNSET DRFALLON, NV 89406-3681
001-454-18	COLDWELL, BRUCE W & GAIL L	710 SUNSET DRFALLON, NV 89406-3681
001-454-19	HARDY, CARL & KATHLEEN	550 RIVER VILLAGE DRFALLON, NV 89406-2503
001-454-20	BROWN, MICHEAL L	1243 VIRGILINA AVENORFOLK, VA 23503-2105
001-454-21	COBB, MARTIN L & VALERIE J	670 SUNSET DRFALLON, NV 89406-3680

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DATED this 1st day of June, 2022.



Derek Zimney