AGENDA
CITY OF FALLON – BOARD OF ADJUSTMENT
55 West Williams Avenue
Fallon, Nevada
October 23, 2018 – 6:00 p.m.

The City of Fallon Board of Adjustment will meet on October 23, 2018 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 five 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 an application by Daniel Williams, 1303 Deerfield Drive (APN #001-812-17), for a variance in an R-1 zone to encroach 7 feet into the 20-foot rear setback in order to build an attached patio cover. (For possible action)

4. Public Comments. (For discussion only)

This agenda has been posted on or before 9:00 a.m. on October 18, 2018 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 423-5104 in advance so that arrangements may be conveniently made.

City of Fallon

Application Fee: $50.00 Non-Refundable
Variance Application Due: 2 weeks prior to Variance Board Meeting. Building Permits can be issued 10 days after Variance board meeting.
Variance Board Meeting: 2nd Tuesday of Month, Attendance is Mandatory.

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

Applicant: Daniel Williams
Address: 1303 Deerfield Dr. Fallon NV 89406
Telephone Number: 209 6392712

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: Seven Ft of Rear Yard Set Back

Ordinance Provisions: _____ Zoning R-1
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: _____

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: Making improvement to Back yard.

PLOT PLANS MUST ACCOMPANY THIS APPLICATION

I, Daniel Williams 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: Daniel E Williams
Address: 1303 Deerfield Dr.
Fallon NV 89406
Phone # 2096392712
Signature: Daniel E Williams

{Nevada
{County of Churchill
Signed and sworn to before me on 10/1/2018
by A Miller
{
{
{

ASHLEY MILLER
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 1831014
MY APPT. EXPIRES 03/07/2022

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 _____
{
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ASHLEY MILLER
NOTARY PUBLIC
STATE OF NEVADA
APPT NO. 92804
MY APPT. EXPIRES 09/07/2022

Ken Tedford
MAYOR

THE OASIS OF NEVADA
FALLON
Incorporated 1908

Robert H. Erickson
Councilman

James D. Richardson
Councilman

Kelly Frost
Councilwoman

October 12, 2018

Mr. Daniel E. Williams
1303 Deerfield Drive
Fallon, Nevada 89406

Dear Mr. Williams:

NOTICE IS HEREBY GIVEN that the City of Fallon Board of Adjustment will hold a public hearing on **Tuesday, October 23, 2018 at 6:00 p.m.** in the City Council Chambers, 55 West Williams Avenue, Fallon, Nevada in order to consider an application by Daniel Williams, 1303 Deerfield Drive (APN #001-812-17), for a variance in an R-1 zone to encroach 7 feet into the 20-foot rear setback in order to build an attached patio cover.

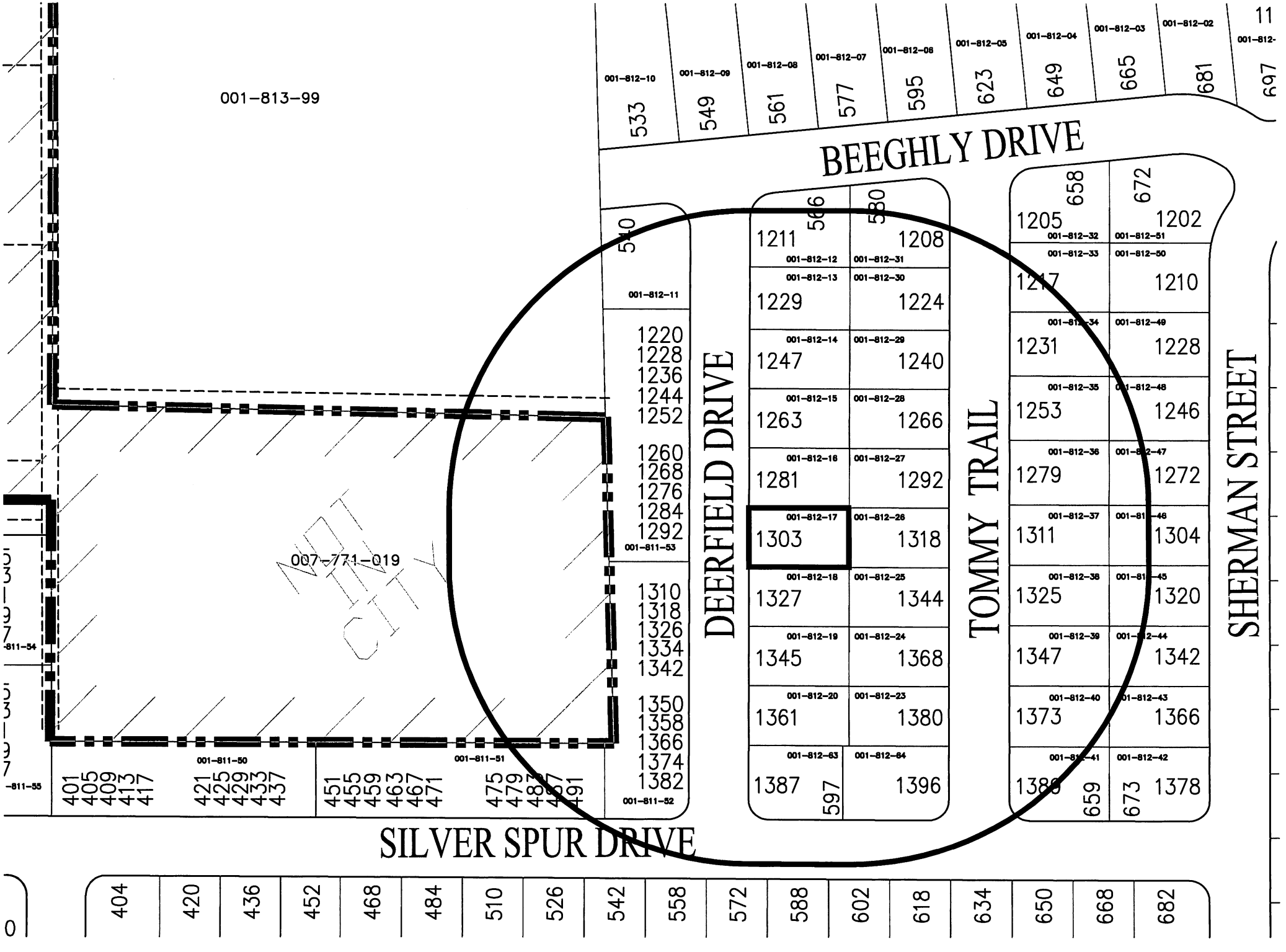
The Board of Adjustment may vary the strict application of Title 21 of the Fallon Municipal Code in appropriate cases and under certain conditions and safeguards in harmony with its general intent and purpose, in accordance with the rules and regulations set forth therein and under the provisions of 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 Robert Erquiaga, Legal and Administrative Director, at (775) 423-8816 or rerquiaga@fallonnevada.gov.

Sincerely,

Gary Cordes
City Clerk/Treasurer


BEEGHLY DRIVE
SILVER SPUR DRIVE
DEERFIELD DRIVE
TOMMY TRAIL
SHERMAN STREET
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007-771-019
NEW CITY
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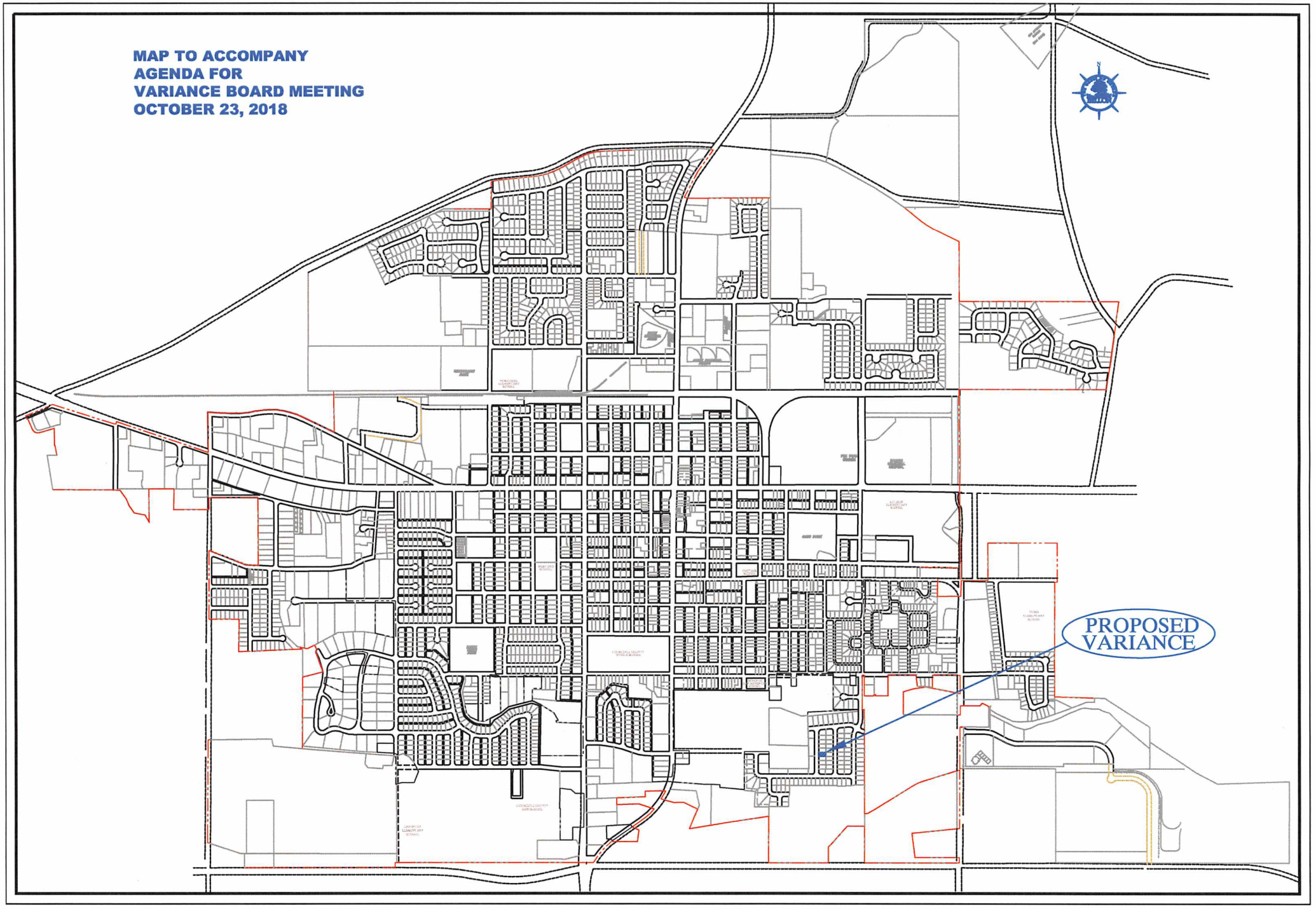
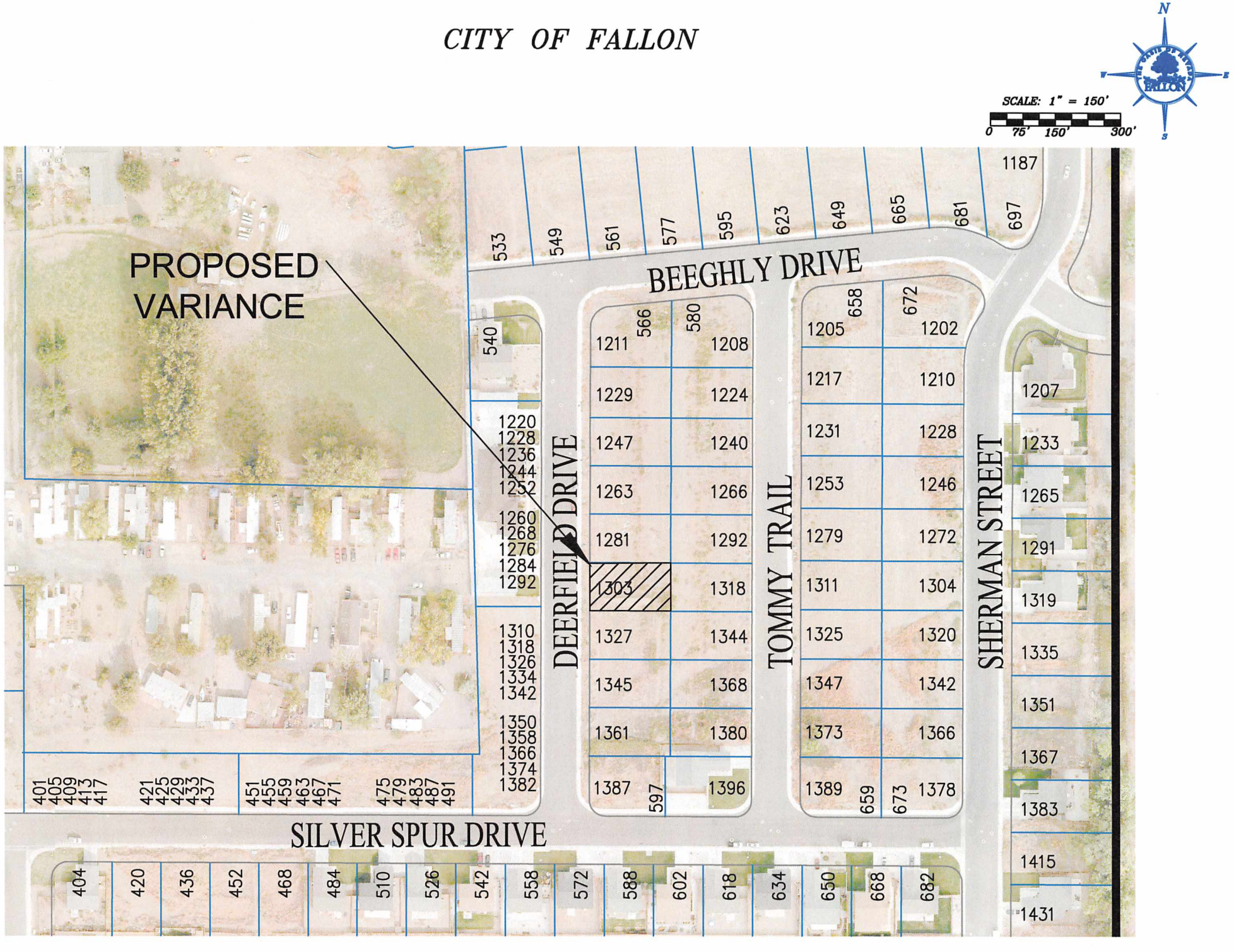
1303 DEERFIELD DRIVE
VARIANCE

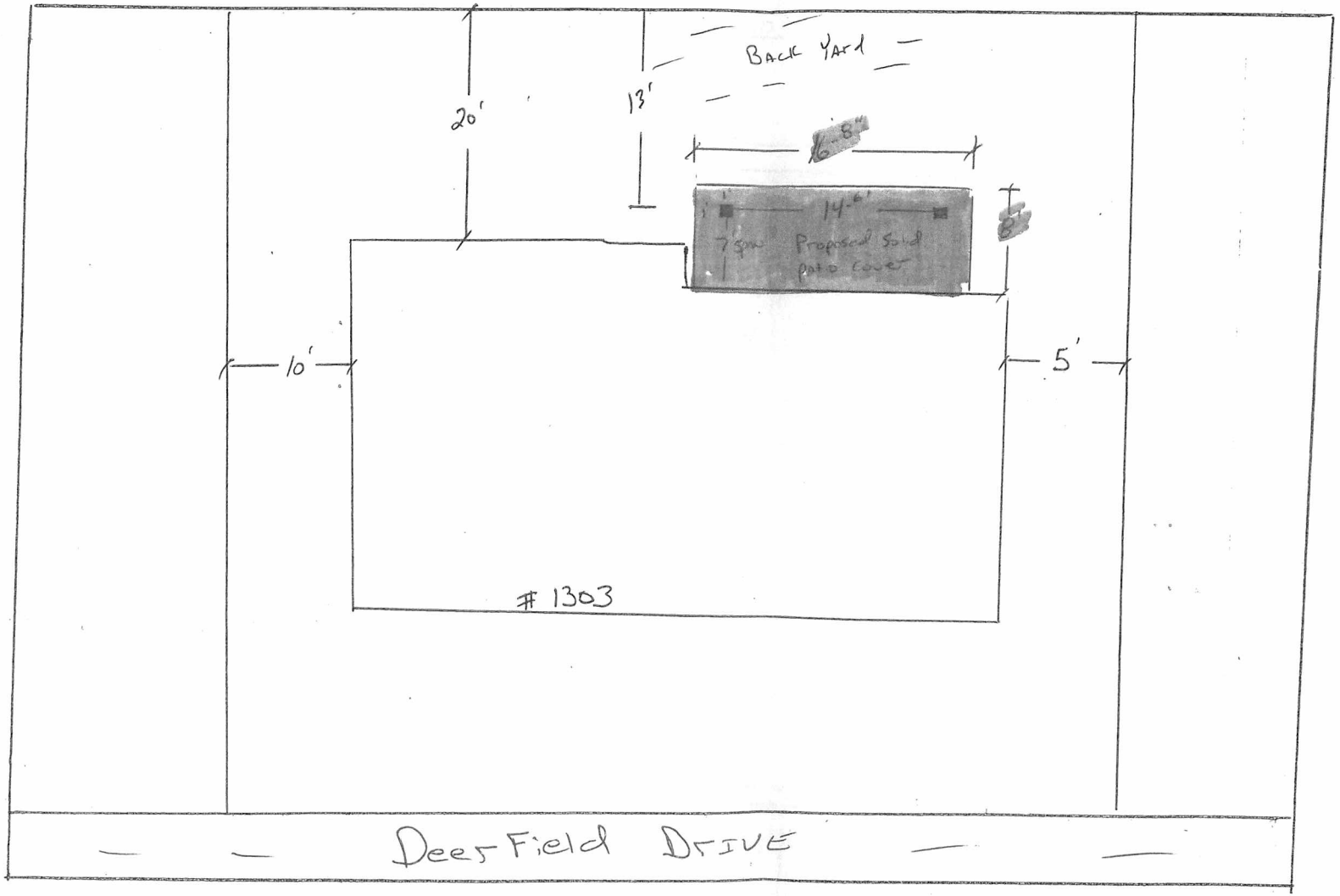
Parcel Number	Property Owner's Name(s)	Property Owner's Address	City	State	Zip Code
1-812-17	WILLIAMS DANIEL E	1303 DEERFIELD DR	Fallon	NV	89406
1-812-11	KENNIFF RYAN J	540 BEEGHLY DR	Fallon	NV	89406
1-812-12	GRANITE RIDGE DEVELOPMENT LLC	4650 BOTTOM RD	Fallon	NV	89406
1-812-13	GRANITE RIDGE DEVELOPMENT LLC				
1-812-14	GRANITE RIDGE DEVELOPMENT LLC				
1-812-15	SULLIVAN MATTHEW & KAYLEY	1263 DEERFIELD DR	Fallon	NV	89406
1-812-16	YOUNG TYREEF T	1281 DEERFIELD DR	Fallon	NV	89406
1-812-18	MARTINEZ MARIA MIRAMON	1327 DEERFIELD DR	Fallon	NV	89406
1-812-19	LAMB RONALD & BARBARA TRUSTEES	200 DOUGLAS FIR DR	Reno	NV	89511
1-812-20	VMR LLC	7811 SPICED STRAWBERRY ST	LasVegas	NV	89131
1-812-23	VMR LLC				
1-812-24	VMR LLC				
1-812-25/31	GRANITE RIDGE DEVELOPMENT LLC				
1-812-33/41	GRANITE RIDGE DEVELOPMENT LLC				
1-812-43/49	GRANITE RIDGE DEVELOPMENT LLC				
1-812-63	GRANITE RIDGE DEVELOPMENT LLC				
1-812-64	GRANITE RIDGE DEVELOPMENT LLC				
1-811-51	SADDLEBROOK LAND LLC	P O BOX 5010	Fallon	NV	89407
1-811-52	HYDE HOMES LLC	9655 PIONEER WAY	Fallon	NV	89406
1-811-53	SADDLEBROOK LAND LLC				
1-813-99	GIBBONS DENIS ET AL	P O BOX 809	Fallon	NV	89407
7-771-19	BLACK PEAK INV LLC SERIES B	21515 HALSTEAD RD	Hinkley	CA	92347

MAP TO ACCOMPANY
AGENDA FOR
VARIANCE BOARD MEETING
OCTOBER 23, 2018



CITY OF FALLON





Record Notes

CONTRACTOR

THESE PLANS ARE PREPARED AND SUBMITTED BY THE CONTRACTOR AS AN EXEMPTION TO NRS 623.330 FOR WORK UNDER THE CONTRACTORS LICENSE CATEGORY AUTHORIZED UNDER NRS 624

QUALITY FIRST HOME IMPROVEMENT
COMPANY NAME

NV#74998
LICENSE NUMBER

PLANS PREPARED BY

CONTRACTORS SIGNATURE

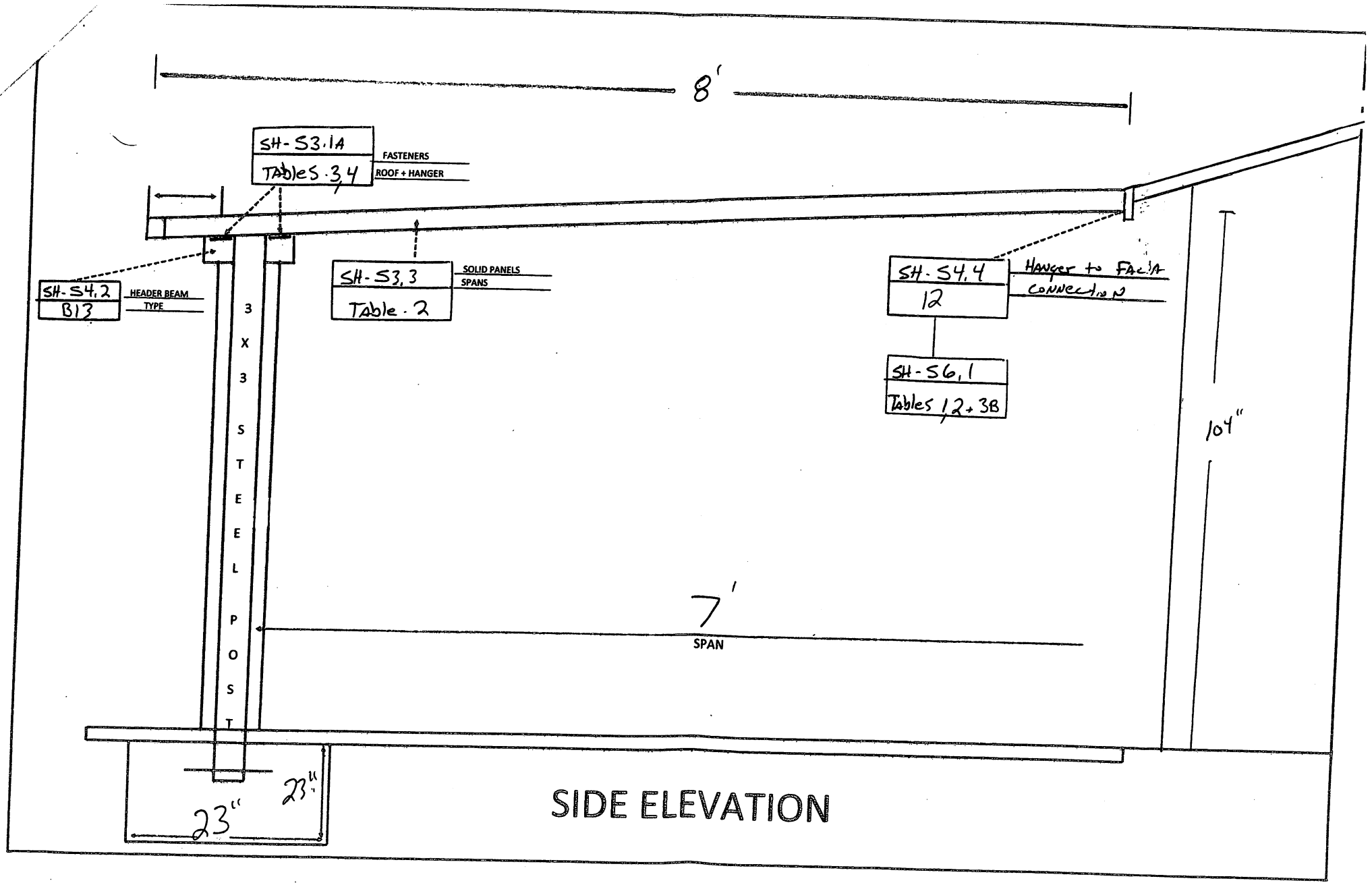
No.	Revision/Review	Date

Quality First
Home Improvement
6545 Sunrise Blvd
Citrus Heights, CA 95610

RENPC - 2817
Williams

NTS

PL - 1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SH-S3.1A
Tables 3,4
FASTENERS
ROOF + HANGER
SH-S4.2
B13
HEADER BEAM
TYPE
SH-S3.3
Table 2
SOLID PANELS
SPANS
SH-S4.4
12
Hanger to Facia
connection
SH-S6.1
Tables 1,2+3B
3 X 3 STEEL POST
7'
SPAN
104"
23"
23"
SIDE ELEVATION