

City of Fallon

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

Applicant: DAVID M. PIGEON / Nanci R. PIGEON

Address: 805 ADOBE RD. FALLON NV, 89406

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

X Owner _____ In Escrow _____ Leasehold _____

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

Legal Description of Property Involved: Lot _____, Blk _____ Subdivision _____
Street and Number 805 ADOBE RD. FALLON NV, 89406

(Attach sheet for Metes & Bounds Description)

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

Ordinance Provisions: _____ Zoning _____
Deed Restrictions _____

Former Restrictions _____
Expiration Date: _____

Applicants must present evidence of ability and intent to proceed with actual construction within six months of the above filing date.

It is not possible for me to use the above described property in the way it is zoned because: Glare/reflections from the sun from vehicles parked on street and windows from the house across the street at times shine Extremely bright directly in window and doors. House on right has mulch pile that attracts cats. This has been there for a year.

My inability to use the above described property in the way I desire causes an undue hardship on me because: (Financial hardship is not considered valid). This causing us to have to close blinds/shades and doors early during these times or to have to change where we are in the house. The mulch pile has attracted animals. Also the side fence will help keep leaves out of my yard

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

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

PLOT PLANS MUST ACCOMPANY THIS APPLICATION

I, DAVID MARK PIGEON / Nanci R. PIGEON owner in fee of the above described property state that this application for a variance has been made with my full knowledge and consent and the facts stated above are true to the best of my knowledge and belief.

Owner: DAVID MARK PIGEON

Address: 805 ADOBE RD. FALLON NV, 89406

Phone #: (937)266-5005

Signature: [Signature]

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

Applicant: Nanci R. PIGEON

Address: 805 ADOBE RD. FALLON NV, 89406

Phone #: (775)866-8300

Signature: [Signature]

{Nevada

{County of Churchill

Signed and sworn to before me on July 8, 2025

by David Mark Pigeon



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

{Nevada

{County of Churchill

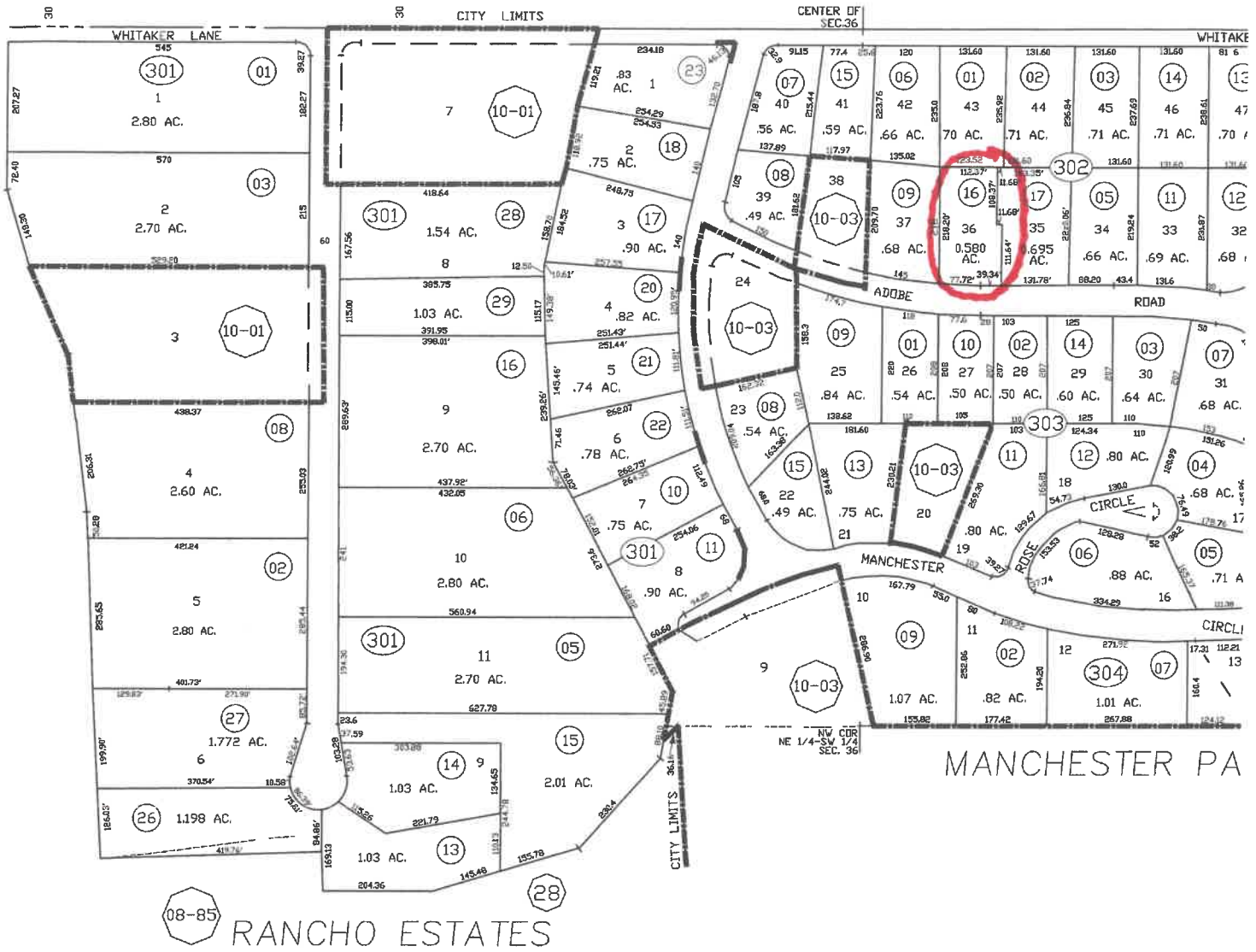
Signed and sworn to before me on July 8, 2025

by Nanci R. Pigeon



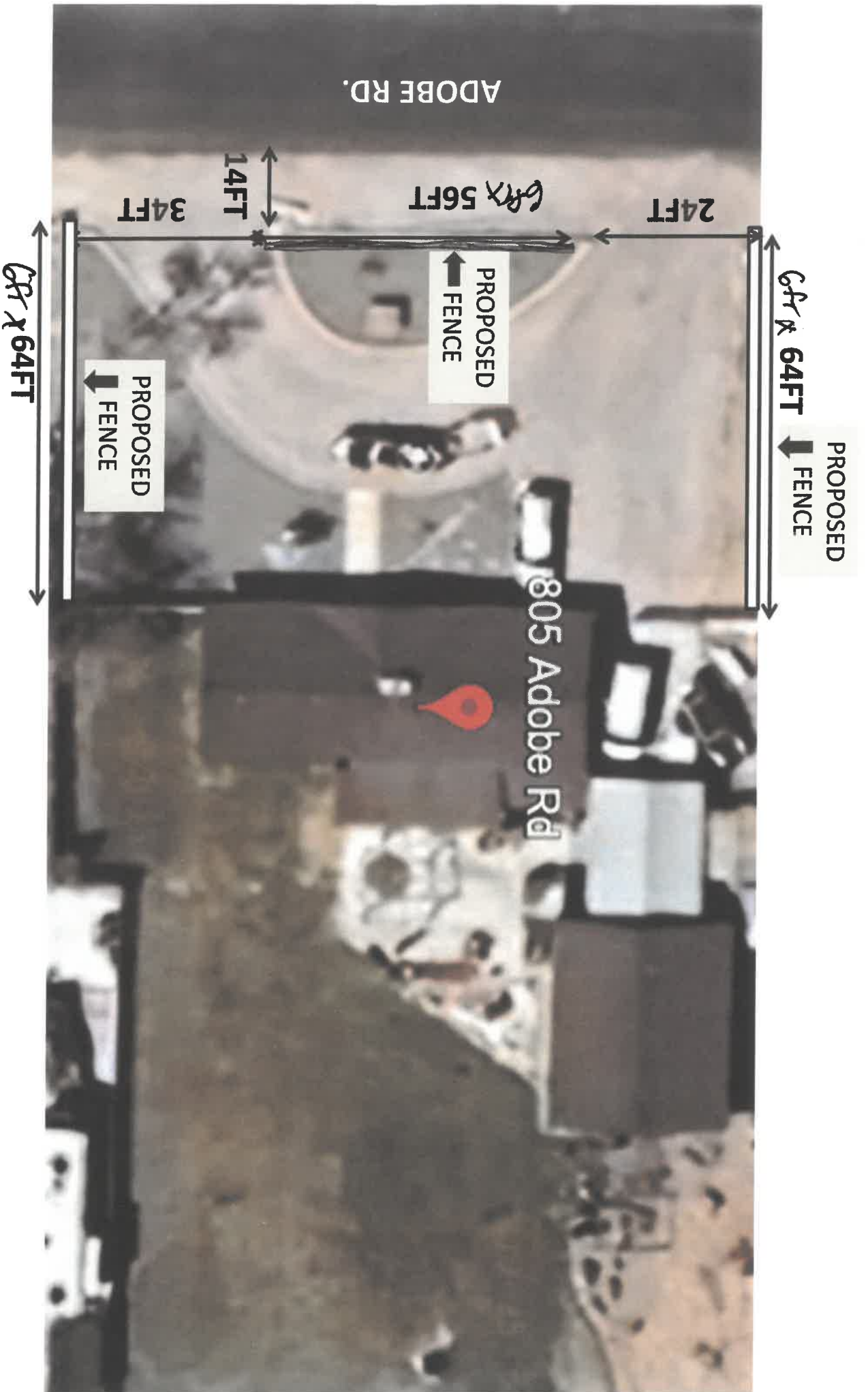
EMILY ANN RASMUSSEN
Notary Public - State of Nevada
Appointment Recorded in Churchill County
No: 22-2316-04 - Expires April 13, 2026

SCALE CORRECT WHEN ON 11" X 17" PAPER.
THE LINE BELOW THIS TEXT IS 1" LONG IN LENGTH.



805 Adobe Rd

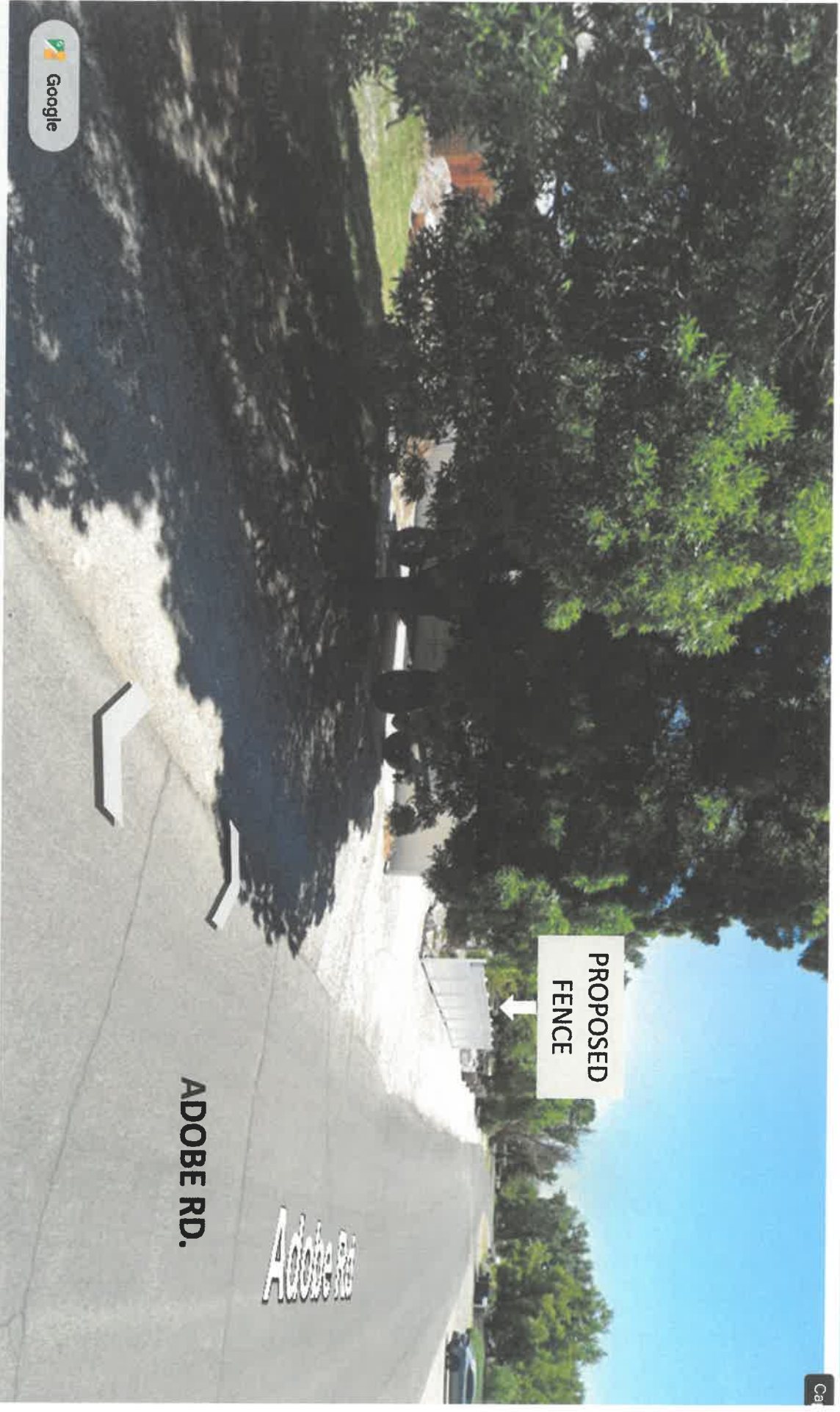




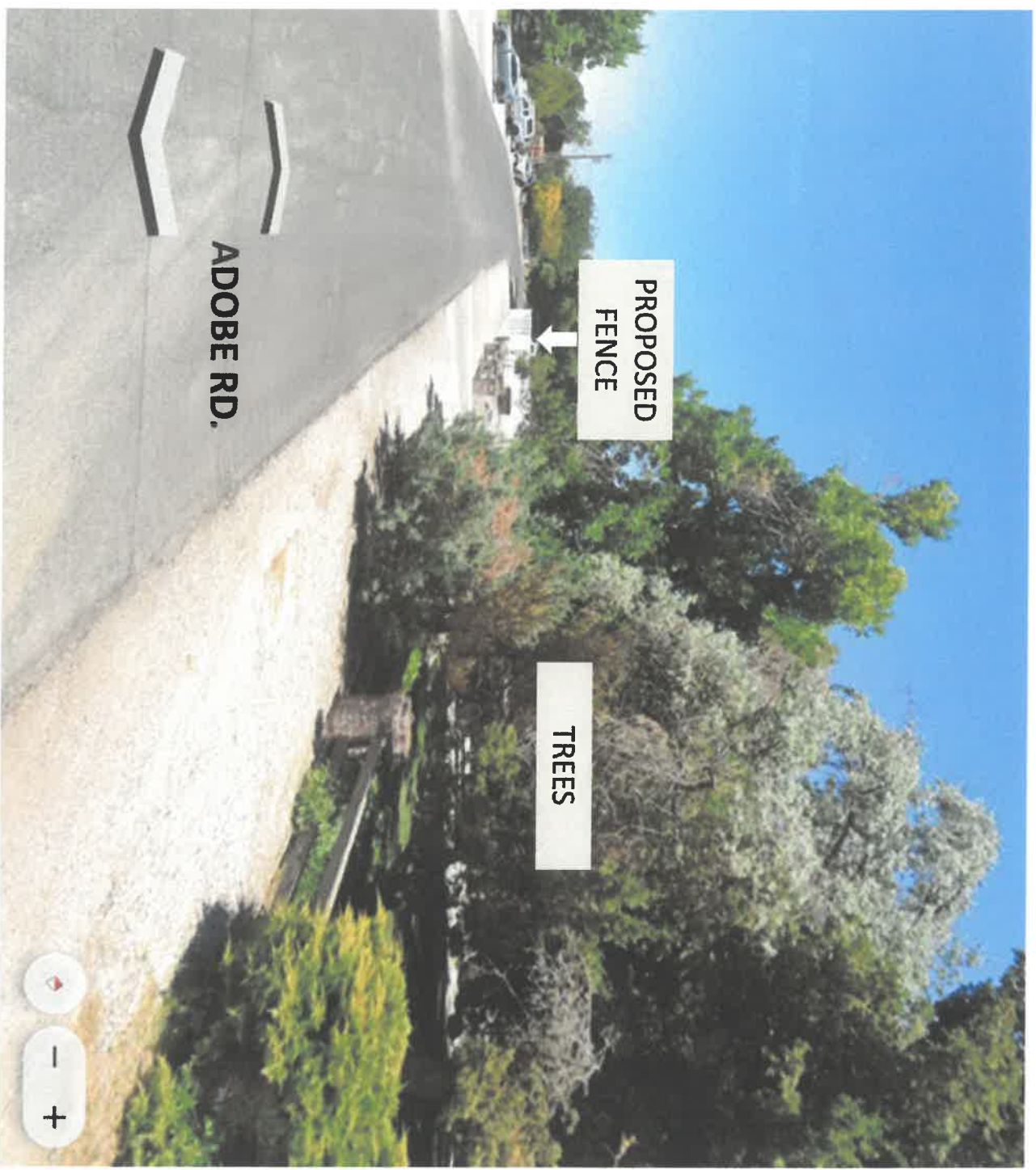


← 801 Adobe Rd
Fallon, Nevada

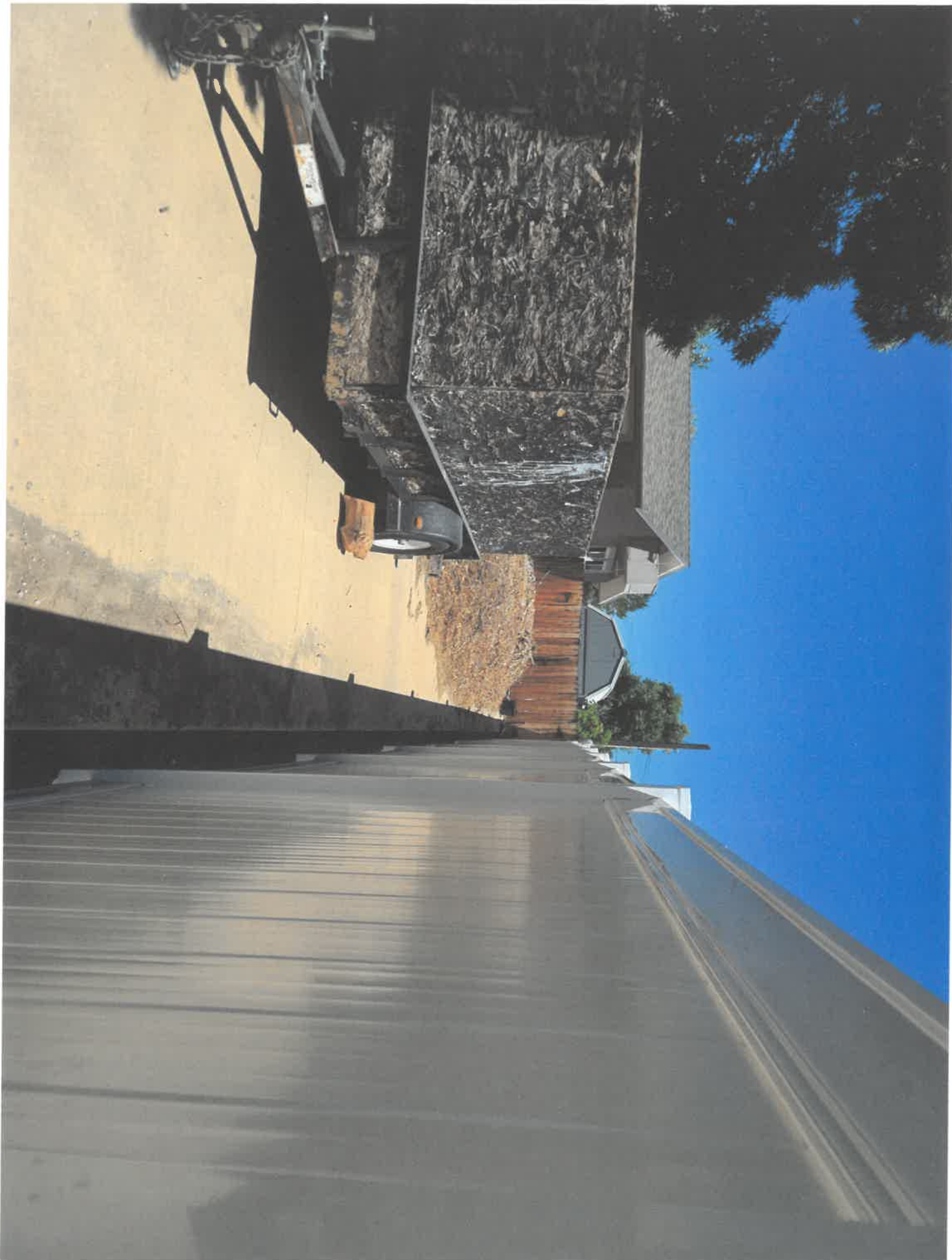
📅 See more dates

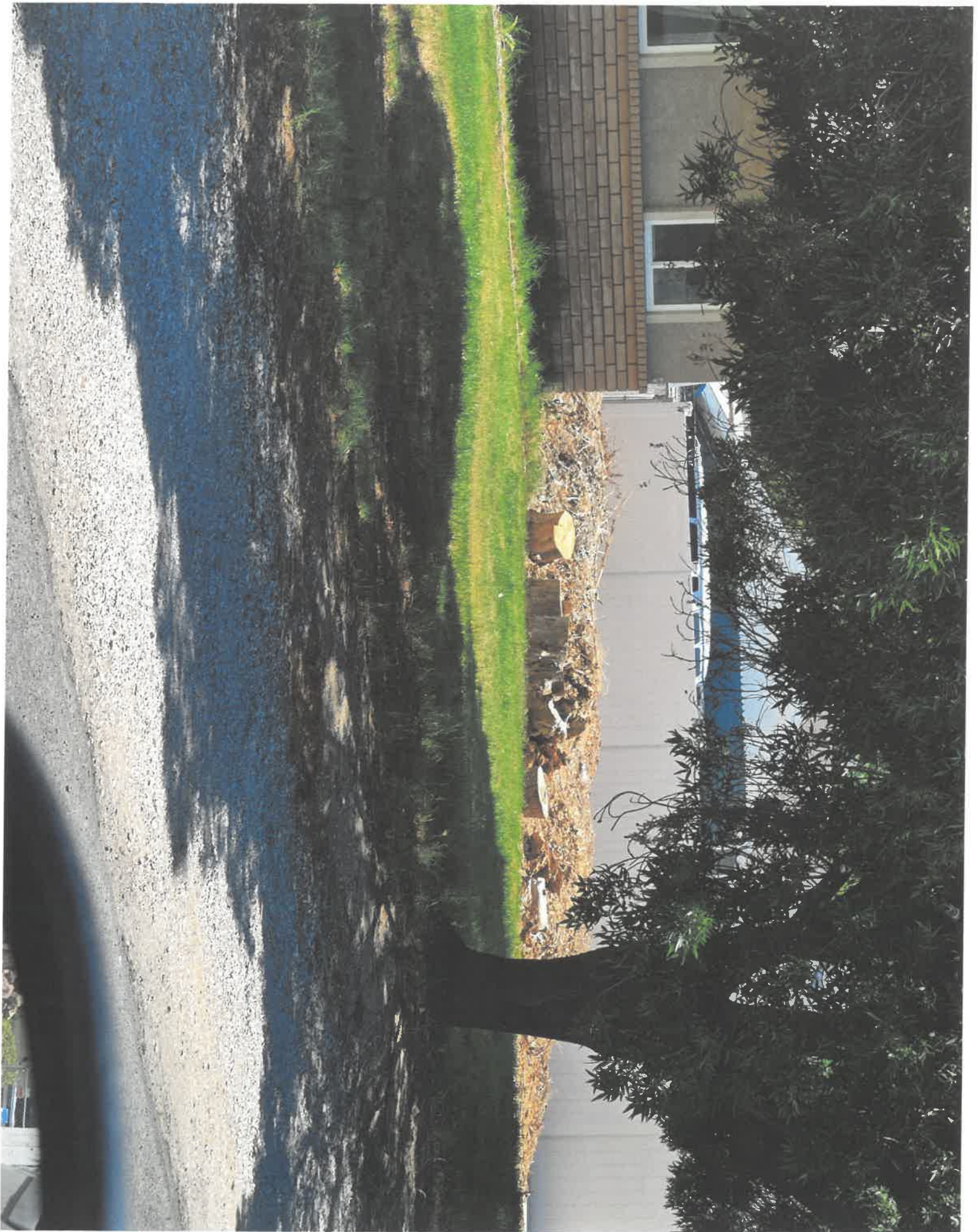


See more dates



Camera: 1,210 m





TREES ON ADOBE RD. TWO HOUSED UP MY STREET

← 701 Adobe Rd
Fallon, Nevada

📅 See more dates



WALL OF
TREES

ADOBE RD.



Ken Tedford
MAYOR



Kelly Frost
Councilwoman

Karla Kent
Councilwoman

Paul Harmon
Councilman

July 9, 2025

Dear Property Owner:

NOTICE IS HEREBY GIVEN that the City of Fallon Board of Adjustment will hold a public hearing on **Monday, July 21, 2025 at 6:00 p.m.** in the City Council Chambers, 55 West Williams Avenue, Fallon, Nevada in order to consider an application by David and Nanci Pigeon, 805 Adobe Road (APN #001-302-16), for a variance in an E-1 zone to construct a 6 foot fence in the front yard clear vision zone.

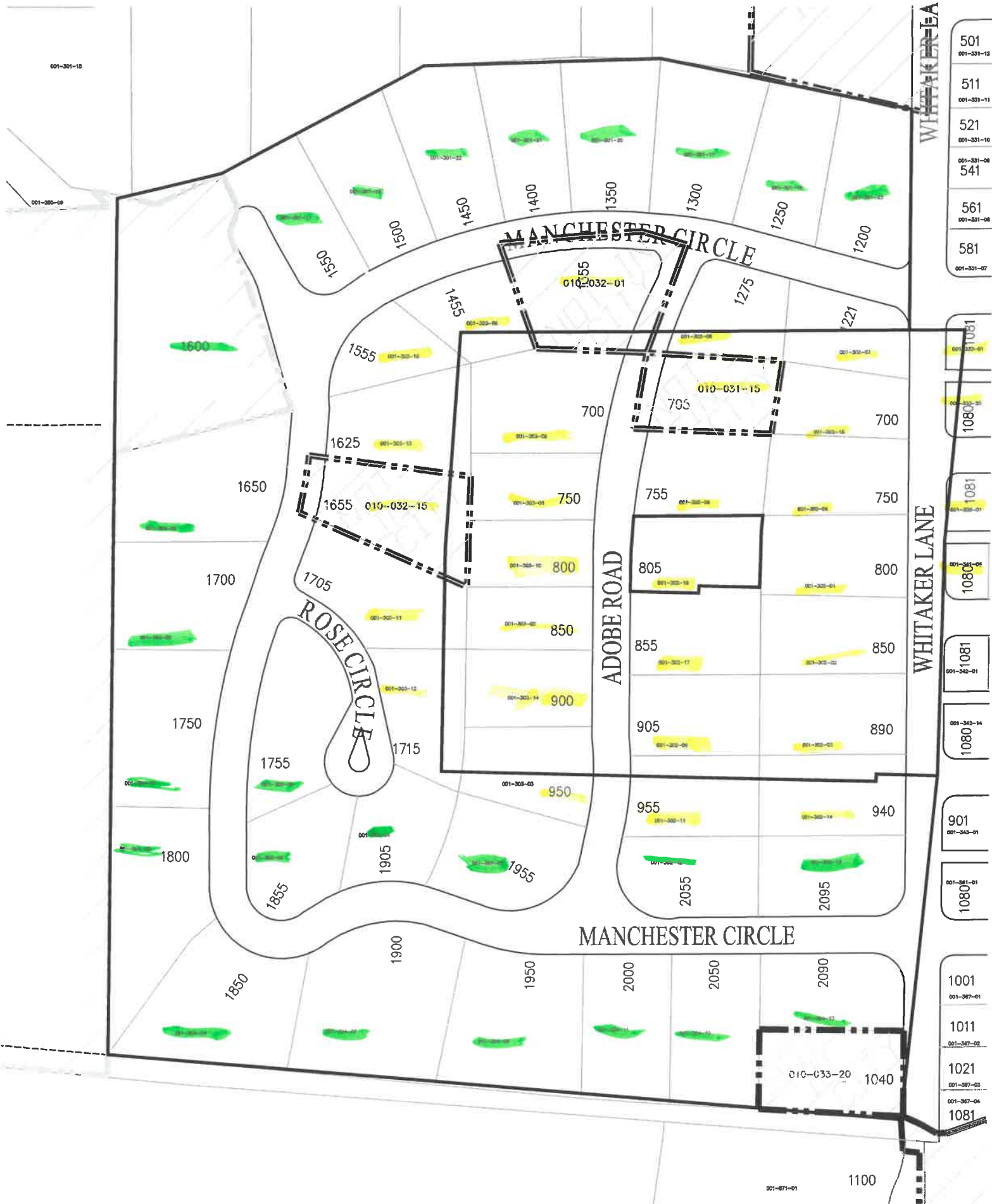
The Board of Adjustment may vary the strict application of Title 21 of the Fallon Municipal Code in appropriate cases and under certain conditions and safeguards in harmony with its general intent and purpose, in accordance with the rules and regulations set forth therein and under the provisions of Chapter 278 of the Nevada Revised Statutes.

In accordance with Section 21.76.020 of the Fallon Municipal Code, there is a 10-day period in which to appeal the Board of Adjustment's decision, in writing, to the City Council. Said appeal shall be filed with the City Clerk's Office.

NOTICE IS HEREBY FURTHER GIVEN that you are invited to attend the public hearing and to be heard regarding the variance application. Prior to the public hearing, written comments may be filed with the City Clerk to be considered by the Board of Adjustment. Copies of the application are available for inspection at the City Clerk's Office, 55 West Williams Avenue, Fallon, Nevada. If you have any questions, please feel free to contact Derek Zimney, City Engineer, at (775) 423-5107 or dzimney@fallonnevada.gov.

Sincerely,

Derek Zimney
City Engineer



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I declare under penalty of perjury under the laws of the State of Nevada that the

1. That I am a citizen of the United States of America, over the age of twenty-one (21) year; and

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

ESHelman, Nicholas
1081 Liberty Ave Fallon, NV, 89406-3642

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

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

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

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

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

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

BICE, JEFFERSON

1 700 WHITAKER LN FALLON, NV, 89406-3509
2 BARNES TRUSTEE, JEANNE M
3 PO BOX 378 FALLON, NV, 89407-0378
4 EVETT, GARY E & LISA T
5 1275 MANCHESTER CIRCLE FALLON, NV, 89406-3522
6 MARBLE, SUSAN P
7 525 MONGOLO DR SPARKS, NV, 89431-3327
8 MORROW, JESSE E
9 755 ADOBE RD FALLON, NV, 89406-3501
10 PIGEON, DAVID MARK & Nanci R
11 805 ADOBE RD FALLON, NV, 89406-3503
12 FOWKES GARY R &, MORROW HELEN-MARIE A
13 855 ADOBE RD FALLON, NV, 89406-3503
14 ANDREWS, JAMES L JR & MELANIE R
15 905 ADOBE RD FALLON, NV, 89406-3505
16 NGUYEN, ROSA & TU VAN
17 955 ADOBE RD FALLON, NV, 89406-3505
18 TAYLOR, MARK D & SHERRY C
19 950 ADOBE RD FALLON, NV, 89406-3506
20 EMBRY VENTURES CORP
21 900 ADOBE RD FALLON, NV, 89406-3506
22 DETOMASI, GARN & ARLENE
23 3162 BOTTOM RD FALLON, NV, 89406-5877
24 BUCKMASTER, KARL & JENNIFER
25 170 INDUSTRIAL WAY FALLON, NV, 89406-3117
26 MACKEDON, JAMES & MELISSA
27 750 ADOBE RD FALLON, NV, 89406-3502
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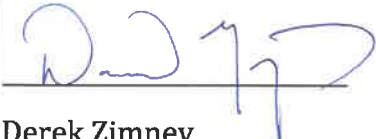
1 MC NAMER SHAWN LYNN
2 700 ADOBE RD FALLON, NV, 89406-3502
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4
5 HOOPER, STANLEY W & JULIE A
6 4730 ALCORN RD FALLON, NV, 89406-7220
7
8
9 ROBINSON, BILLY GENE JR & CHRISTA ANN
10 1455 MANCHESTER CIRCLE FALLON, NV, 89406-3534
11
12 LOUIE, BRIAN
13 58628 LOUIE COURT SAINT HELENS, OR, 97051-3711
14
15 HUFF, DAVID A & CECILIA F
16 1625 MANCHESTER CIR FALLON, NV, 89406-3518
17
18 GOMES, FRANK E JR & LINDA A
19 1655 MANCHESTER CIR FALLON, NV, 89406-3518
20
21 HECK, STEVEN M & ANGELA F
22 1705 MANCHESTER CIR FALLON, NV, 89406-3518
23
24 MC CORMICK, THOMAS V & MELISSA L
25 1715 ROSE CIRCLE FALLON, NV, 89406-3500
26
27 BROWN, MICHAEL R & KORI M
28 1200 MANCHESTER CIR FALLON, NV, 89406-3523
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30 CASEY, DUSTY K 1/2 & AMANDA 1/2
31 1250 MANCHESTER CIRCLE FALLON, NV, 89406-3523
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33 BEACH, RICHARD C & CARLY L
34 1300 MANCHESTER CIR FALLON, NV, 89406-3521
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36 AGAMAN, MICHAEL & ARLYN
37 1350 MANCHESTER CIRCLE FALLON, NV, 89406-3521
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39 FARRA, RONALD C & BEATTY JEAN S
40 1400 MANCHESTER CIR FALLON, NV, 89406-3530
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42 CONNORS, CALVIN & TEDFORD CONNORS, ALEXANDRIA

1 1450 MANCHESTER CIRCLE FALLON, NV, 89406-3530
2 HAMMON ROBERT &, CHANDLER SUSAN
3 1500 MANCHESTER CIR FALLON, NV, 89406-3531
4 GROSJEAN, WAYNE MICHAEL & GINA MICHELLE
5 1550 MANCHESTER CIRCLE FALLON, NV, 89406-3521
6 ROGNE CO-TRUSTEES, FRED A & LICIA K
7 1688 MANCHESTER CIRCLE FALLON, NV, 89406-3520
8 CABALLERO, HECTOR R & MARLA
9 1650 MANCHESTER CIR FALLON, NV, 89406-3520
10 ACHURRA, ROBERT & PAULA
11 1700 MANCHESTER CIR FALLON, NV, 89406-3532
12 TEDFORD, KENNETH H JR
13 PO BOX 1330 FALLON, NV, 89407-1330
14 JOHNSON, MICHAEL K & PAMELA J
15 1800 MANCHESTER CIR FALLON, NV, 89406-3517
16 DODGE, CARLON F
17 PO BOX 1030 FALLON, NV, 89407-1030
18 MACKEDON, MICHON
19 1900 MANCHESTER CIR FALLON, NV, 89406-3528
20 CANNATA MARIE J, & DALTON JOHN E
21 1950 MANCHESTER CIRCLE FALLON, NV, 89406-3528
22 FAGUNDES TRUSTEE, RICHARD L
23 FBO: MICHAEL A FAGUNDES
24 830 WADE LN FALLON, NV, 89406-6445
25 STEVENS, ELAINE C
26 P O BOX 1090 FALLON, NV, 89407-1090
27 LOUIE, ELIZABETH ANN CO-TRUSTEE
28 2090 MANCHESTER CIR FALLON, NV, 89406-3515

1 NG, TIMOTHY JAMES & HYON CHU
2 PO BOX 5872 FALLON, NV, 89407-5872
3
4 PONTIUS, E TRUSTEE
5 1855 MANCHESTER CIR FALLON, NV, 89406-3533
6
7 SMITH TRUSTEES, K LEE & SALLY M
8 1905 MANCHESTER CIR FALLON, NV, 89406-3529
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10 MYERS, TIMOTHY A & SHANNON L
11 1955 MANCHESTER CIR FALLON, NV, 89406-3529
12
13 RENFRO, CHRISTOPHER & JILL
14 2055 MANCHESTER CIRCLE FALLON, NV, 89406-3514
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16 LANE, JAMES HAROLD JR
17 2095 MANCHESTER CIR FALLON, NV, 89406-3514
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DATED this 9th day of July, 2025.



Derek Zimney
