

City of Fallon

VARIANCE APPLICATION FOR: ✓ Business or Home Improvement

Please check one

Applicant: Maria Refugio Tapia Duran Warrugia

Address: 480 W B St, Fallon, NV 89406

Telephone Number: (775) 799-1532

✓ 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 N/A, Blk N/A Subdivision N/A

Street and Number 480 W B St

(Attach sheet for Metes & Bounds Description)

Variance Requested: Small business in R1 zoning

Ordinance Provisions:

Zoning R1 (Residential)

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: Small, appointment only home nail studio not permitted in R1 but compatible with Residential use.

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). Property has large interior space

Suitable for low-impact use without modifications; denial limits reasonable use.

The above described property is different from other properties in the same area zoned the same classification because: corner lot (6,969 sq ft) with ample parking, near main road and public uses.

Use of the above-described property in the manner proposed by this application will not be detrimental to surrounding properties because: appointment only, one client at a time, no walk ins, minimal traffic, no noise/odor, no impact to neighbors.

PLOT PLANS MUST ACCOMPANY THIS APPLICATION

I, Fernando Tapia-Sandoval Jr 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: Fernando Tapia-Sandoval Jr
Address: 800 Clark Ln, Fallon, NV 89406

Phone # 775 426 4087

Signature: [Signature]

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Signed and sworn to before me on

by

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

Applicant: Maria Refugio Tapia Duran Warrugia
Address: 480 W B St, Fallon, NV 89406

Phone # (775) 799-1532

Signature: Maria Tapia

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Signed and sworn to before me on

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To Whom It May Concern,

I respectfully request approval of a variance to allow a small, home-based nail salon within my residence located in an R1 zoning district.

This proposed use is intended to be a low-impact, appointment-only operation. I am a licensed nail technician in the State of Nevada and will obtain all required salon licensing and comply with all applicable health and safety regulations upon approval.

The business will operate within a dedicated interior room of my home and will not require any structural modifications or exterior changes. A small handwashing sink may be installed within the interior workspace as required for state licensing. This will be a minor interior improvement and will not alter the exterior appearance or residential nature of the property.

Appointments will be scheduled one at a time, with no walk-in traffic, and limited to approximately 3–4 clients per day. Hours of operation will be limited to approximately 10:00 AM to 5:00 PM.

The property is a corner lot of approximately 6,969 square feet, which provides ample street parking and reduces any potential impact on neighboring properties. Additionally, the property is located near a public building, a school, and in close proximity to a main road, making it more suitable for a small, appointment-based use than a typical interior residential lot.

The proposed use will not generate noticeable noise or disturbances, and no strong odors will be produced, as services are quiet in nature and limited to gel products. There will be no visible commercial activity other than a small, non-illuminated sign at the entrance.

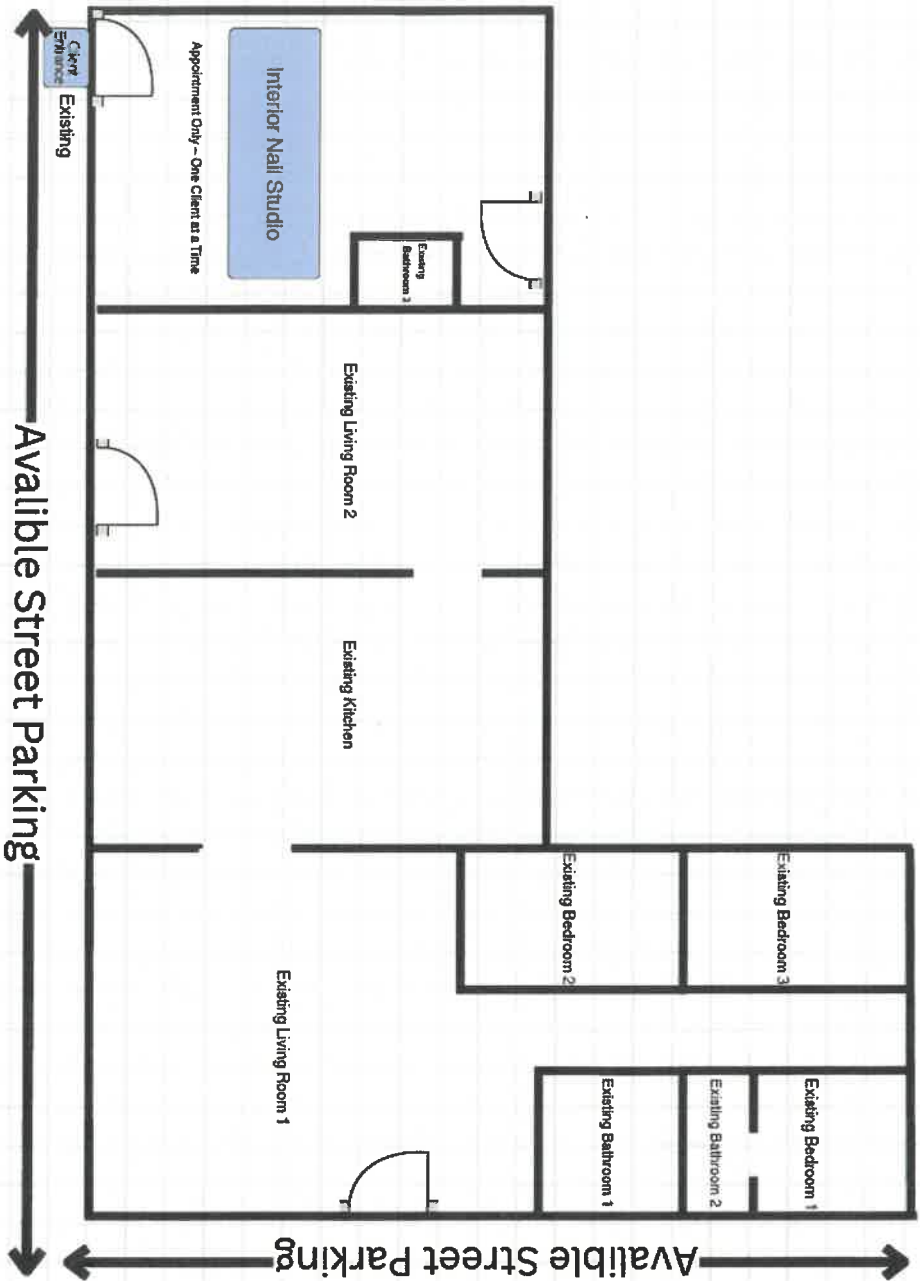
This request is intended to allow a reasonable, low-impact home occupation while preserving the residential character of the neighborhood. The use is designed to remain unobtrusive and respectful of surrounding properties.

Thank you for your time and consideration.

Sincerely,

Maria Refugio Tapia Duran Urrutia
Fernando Tapia-Sandoval Jr
480 W B St, Fallon, NV 89406

Site Plan 480 W B St



Public Building



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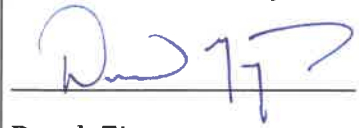
1. That I am a citizen of the United States of America, over the age of twenty-one (21) year; and
2. That on the date below, I mailed, by U.S. Mail, with postage fully prepaid, for 480 West B Street APN #001-154-03, Proposed Board of Adjustment Letter to the following persons:

STAGGS, ROYANNE & VIERRA DARRYL

1 520 W B ST FALLON, NV 89406-2715
2 MEADER, NICHOLAS
3 236 N RUSSELL ST FALLON, NV 89406-2727
4 TAPIA-SANDOVAL, FERNANDO JR
5 480 W B ST FALLON, NV 89406-2713
6 SWANSON, JOHN
7 460 W B ST FALLON, NV 89406-2713
8 OLSON TRUSTEE, CLARA JEAN
9 440 WEST B ST FALLON, NV 89406-2713
10 KUNTZ TRUSTEES, GORDON B & BETTY R
11 506 VAIL DR DAYTON, NV 89403-8526
12 HART, VIOLA R
13 180 N ALLEN ST FALLON, NV 89406-2710
14 LARSON, ROBERT G & HAUGEN JOYCE
15 160 N ALLEN ST FALLON, NV 89406-2710
16 RODARTE, TED E JR & RAELYNN A
17 3405 TRENTON LN FALLON, NV 89406-2393
18 CJX2 LLC
19 617 PEACEFUL WAY FALLON, NV 89406-4403
20 DEFILIPPI TRUSTEE, MARGARET ANNE
21 5225 RENO HWY FALLON, NV 89406-9315
22 HUTCHINSON, ISAAC JAROD
23 525 WEST B ST FALLON, NV 89406-2714
24 CHURCHILL COUNTY
25 155 N TAYLOR ST STE 153 FALLON, NV 89406-2762
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DATED this 8th _day of July, 2026.



Derek Zimney

Ken Tedford
MAYOR



Kelly Frost
Councilwoman

Karla Kent
Councilwoman

Paul Harmon
Councilman

July 8, 2026

Dear Property Owner:

NOTICE IS HEREBY GIVEN that the City of Fallon Board of Adjustment will hold a public hearing on **Thursday, July 23, 2026 at 5:30 p.m.** in the City Council Chambers, 55 West Williams Avenue, Fallon, Nevada in order to consider an application by Maria Refugio Tapia Duran Urrutia, 480 West B Street (APN #001-154-03), for a variance in an R-1 zone to have a home business.

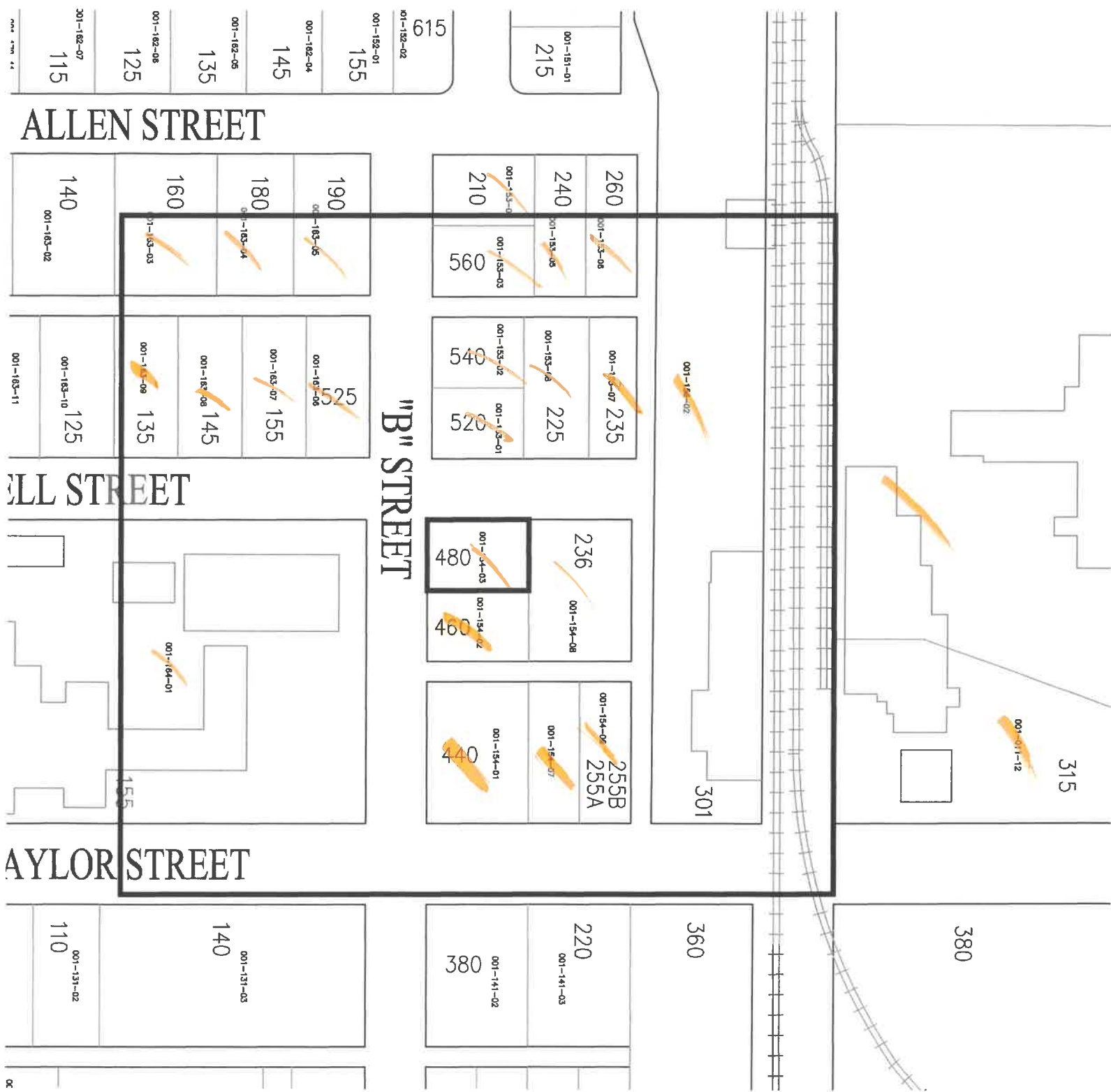
The Board of Adjustment may vary the strict application of Title 21 of the Fallon Municipal Code in appropriate cases and under certain conditions and safeguards in harmony with its general intent and purpose, in accordance with the rules and regulations set forth therein and under the provisions of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