

City of Fallon

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

Applicant: Jerry Shephard
Address: 506 Keddie ST
Telephone Number: 209-679-5046
 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: 6' Fence @ Corner (Alley) / Encroachment @ 15'
for installation of carport.

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: _____

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). no home is exposed to weather
& vandalism

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: no aesthetically will make yard look
Better

PLOT PLANS MUST ACCOMPANY THIS APPLICATION

I, Jerry Shephard 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: Jerry Shephard
Address: 506 Keddie ST
Fallon NV 89406
Phone # 209-679-5046
Signature: Jerry Shephard

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

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

Applicant: Jerry Shephard
Address: 506 Keddie ST
Fallon NV 89406
Phone # 209-679-5046
Signature: Jerry Shephard

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



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.

Parcel Number: 506 Keddies Description of Work: Fence IRV cover Type of Permit _____

Please initial acknowledging the following obligations and duties:

- 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.
- I may not hire an unlicensed person to act as my contractor, agent, or construction manager.
- I must directly supervise the construction.
- Any subcontractor(s) working on this project must be properly licensed by the Nevada State Contractors Board.
- 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.
- 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).
- I acknowledge that I have received copies of NRS 624.900 through NRS 624.930 (inclusive) and NRS 278.573.
- 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 8 day of Sept, 2025

Jerry Shephard
Legal Owner of Residential Property (Signature)
Jerry Shephard
(Print Name)

506 Keddies ST
Location of Single Family Residence
Fallon NV 89406
City State Zip

Witness: _____



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

Projects requiring plans: 2 sets of plans including 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>Jerry Shephard</i>		Address <i>506 Keddie ST</i>	
Owner Name <i>Jerry Shephard</i>		Owner Address (if different)	
Owner Phone <i>209-679-5046</i>		Valuation <i>8000</i>	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial
Zoning	Setbacks Front: _____ Side: _____ Side: _____ Rear: _____	FEMA Flood Zone	
Contractor Information			
Business Name <i>Owner / Builder</i>		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.			
<i>Install new 6' Side Fence</i>			
<i>Install new RV Carport 14x42</i>			

Application for Variance permit for 508 Keddie St.

Hi,

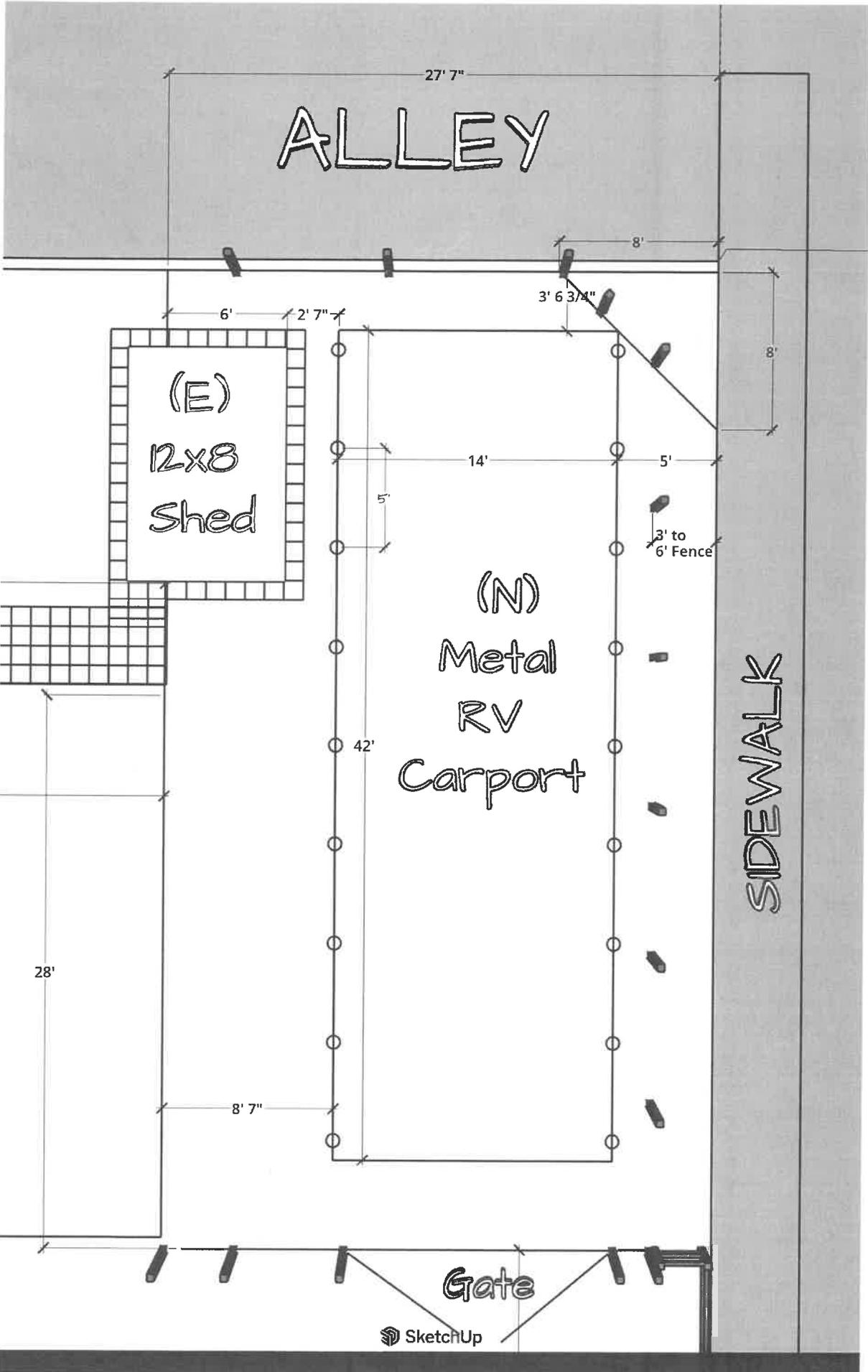
We are asking for a variance to build a 6' fence to park our motorhome behind, on the side of our home facing Dove Street. We will also be building an RV Cover (carport) to protect motorhome.

We have an alley behind us that requires a 3' fence within 20' of street. Alley is seldom used. Would like to build 6' fence at 45 degrees, 8' from sidewalk still giving view of Dove Street. Fence along dove street will be 3' from sidewalk. Rock will cover dirt.

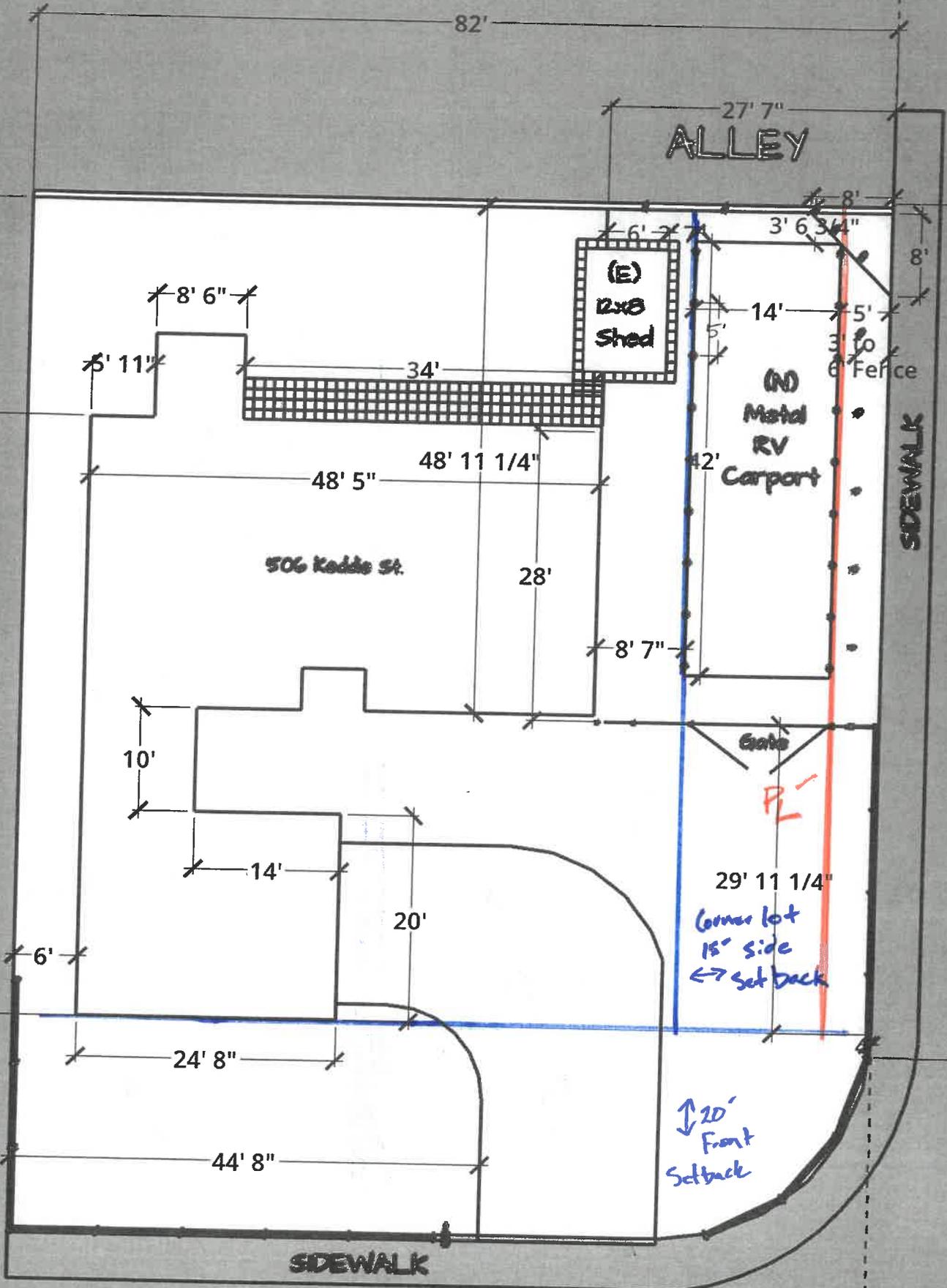
Aesthetically we think this would look better than leaving open and also protect motorhome.

Thanks,

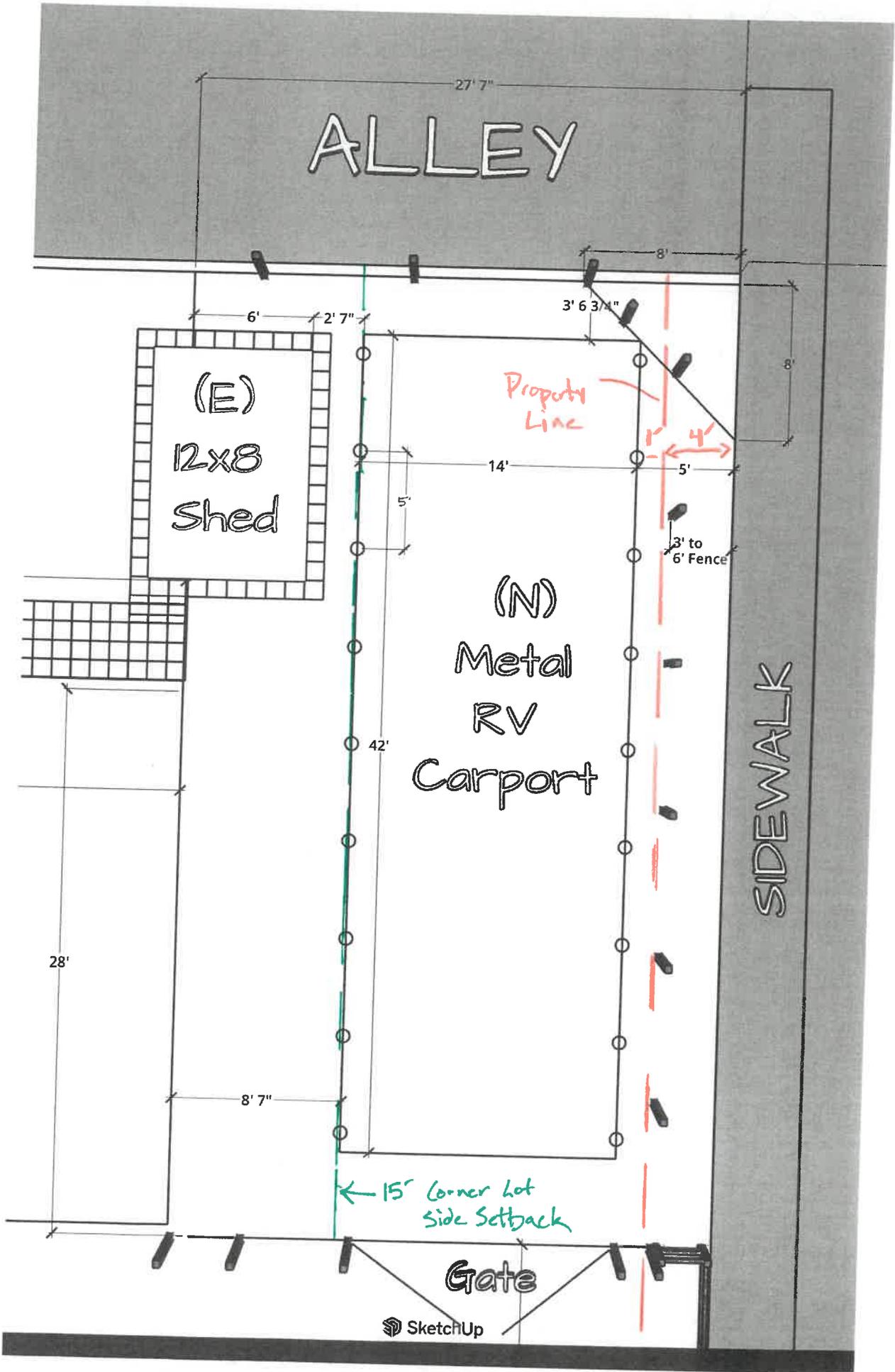
Jerry & Diane Shephard

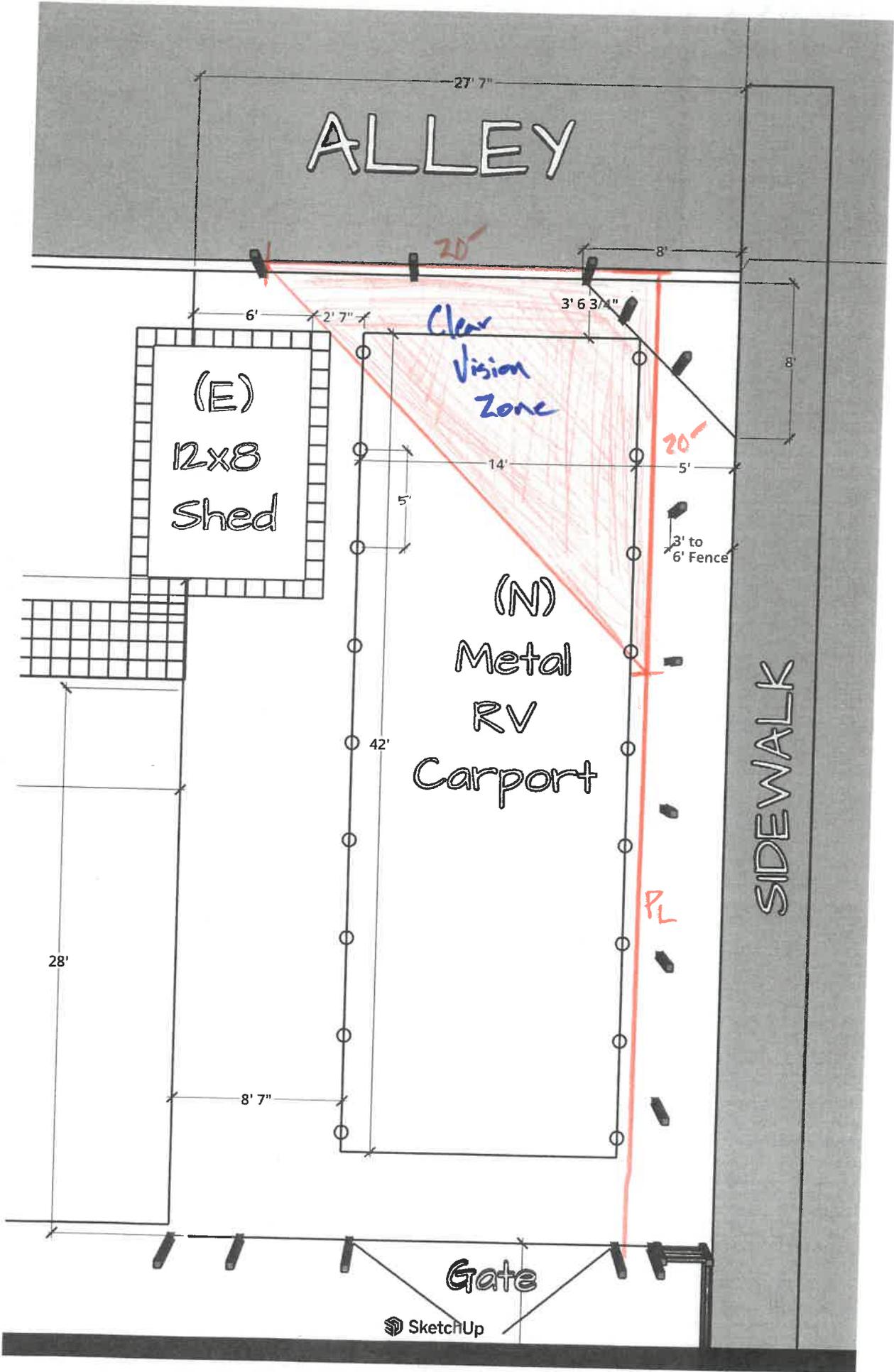


11



KEDDIE ST.





01-02



TOWNSHIP 19 N.
RANGE 28 E.
SECTION 25

LEGEND
 ZONING ———
 ELLIPSE ○
 BRACKET []
 PARCEL # ○
 ROAD ———
 EASEMENT - - - - -

ZONE PER CITY MAP
 LAST REVISED: MARCH 18, 2013

STATE OF NEVADA
 COUNTY OF CHURCHILL
 REVISION BY: ASSESSOR
 FISCAL YEAR 2025/2026

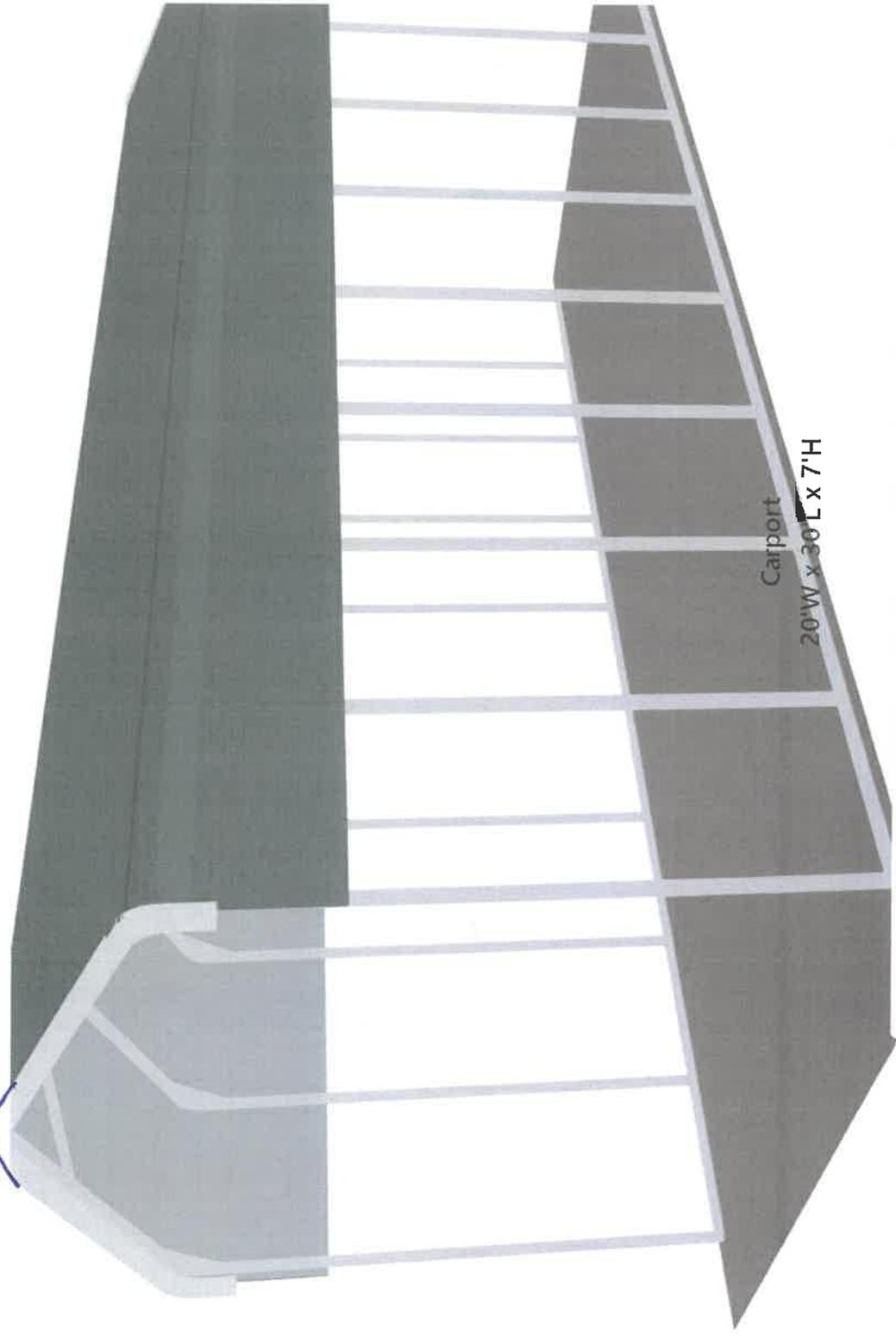
1" = 150'
WHEN ON 11" X 17" PAPER

01-02



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

15' tall



Sizes

Select the size for each section of your building. Note that the selected length is the frame length. The roof length is one foot longer than the frame, with the roof extending six inches on each end.

Width

14'

Length

42'

Height

12'

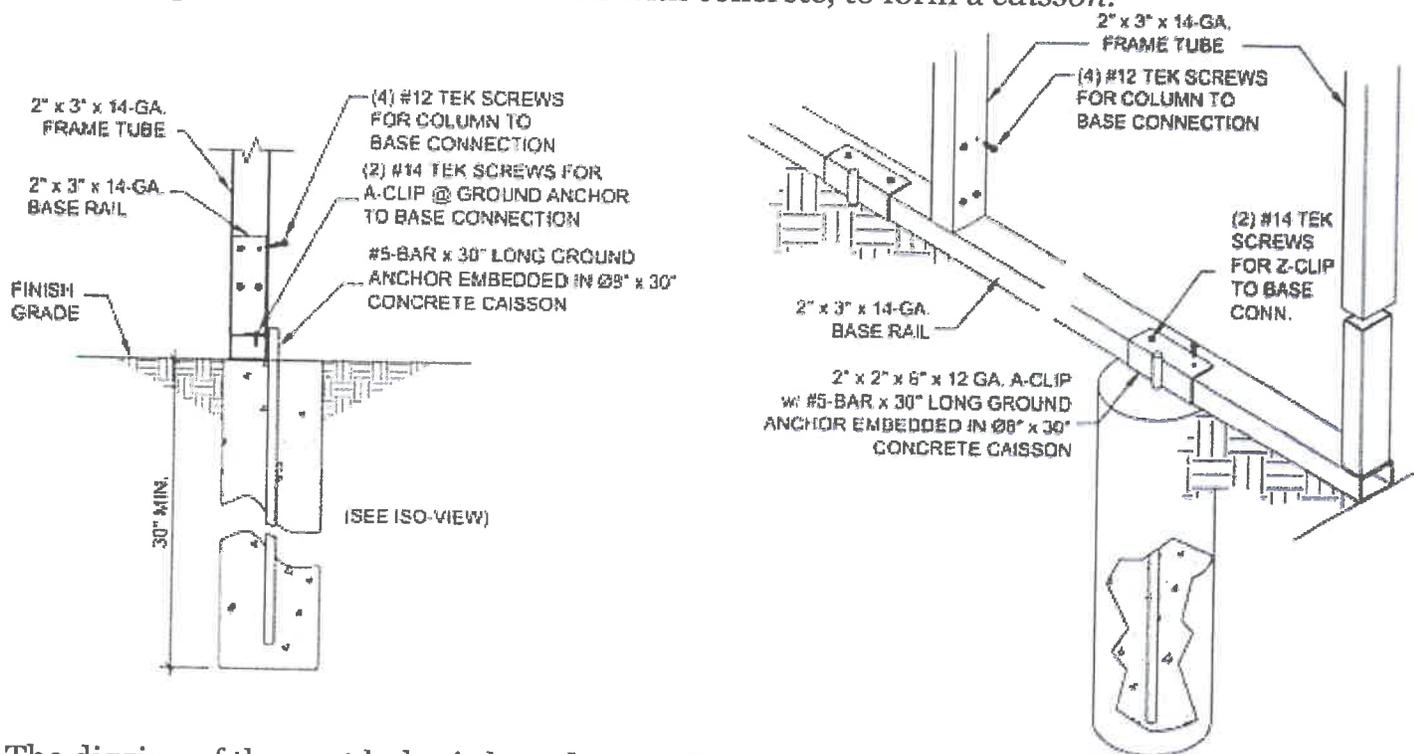
Quote

 Home
 Scene
 Left
 Right
 In
 Out
 Reset

EDITOR

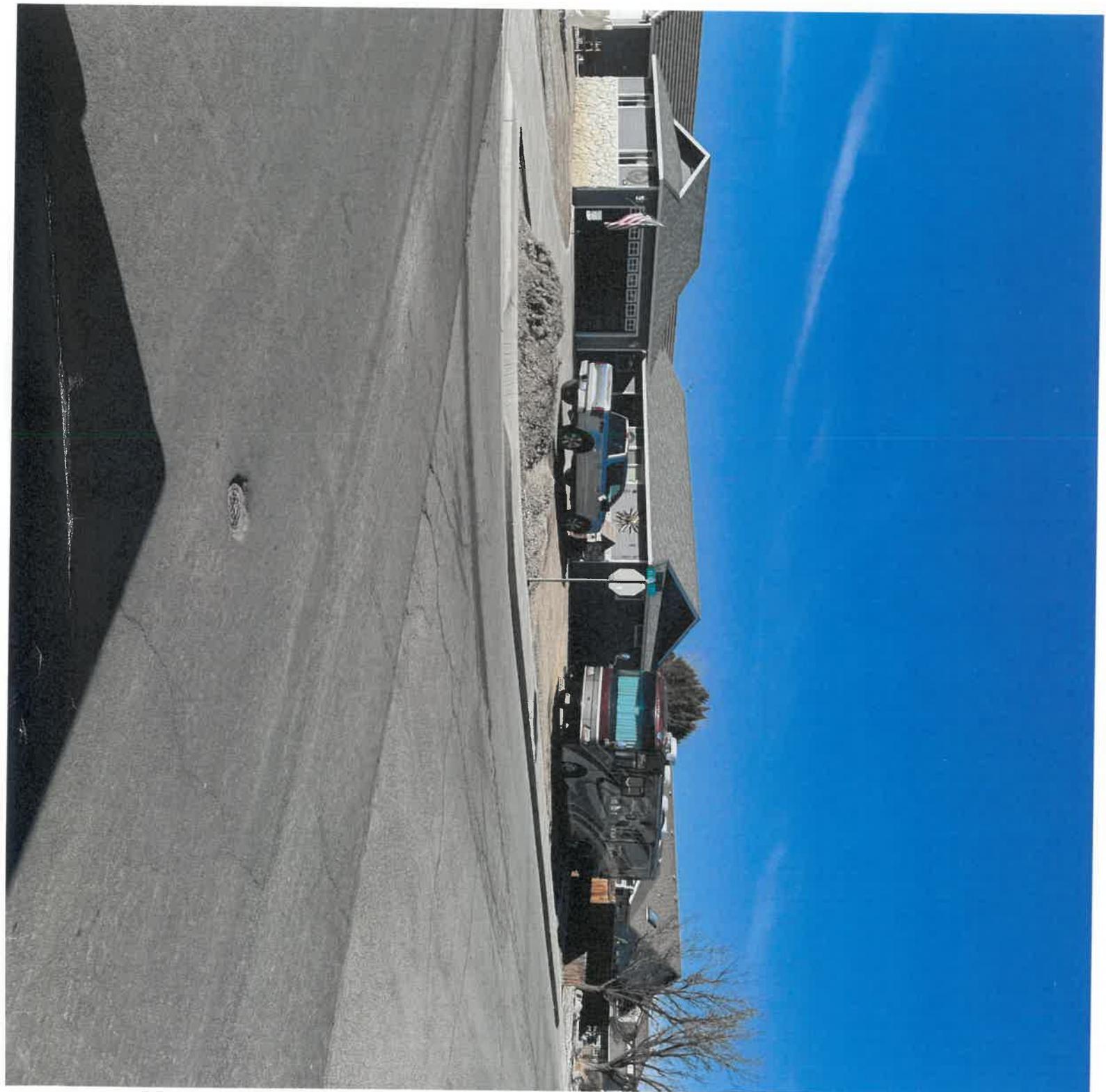
GROUND MOUNTING WITH CONCRETE CAISSONS

If you choose to build your structure on cleared and leveled ground instead of on a concrete foundation, you will still need to provide concrete anchoring, in the form of *caissons*. In other words, you will need to dig post holes approximately 10" in diameter and 30" deep, every five feet along the length of the building. (If you have purchased a 4'-on-center frame building, the holes should be placed four feet apart.) Each hole will be filled with concrete, to form a *caisson*.



The digging of the post holes is best done with a power auger or post-hole digger, normally available from tool or equipment rental companies. Once your caisson holes are dug and the structure's base rails are laid out, place an anchor rod in each hole (attached to the base rail as described in your instruction booklet) and fill the hole with concrete.

REMINDER: There may be additional frost line requirements in your area, which would make it necessary to make your footings or caissons deeper than indicated here. Your local building authority can provide you with information on this point.



Ken Tedford
MAYOR



Kelly Frost
Councilwoman

Karla Kent
Councilwoman

Paul Harmon
Councilman

March 9, 2026

Dear Property Owner:

NOTICE IS HEREBY GIVEN that the City of Fallon Board of Adjustment will hold a public hearing on **Monday, March 23, 2026 at 6:00 p.m.** in the City Council Chambers, 55 West Williams Avenue, Fallon, Nevada in order to consider an application by Jerry and Diane Shepard, 506 Keddie Street (APN #001-029-13), for a variance in an R-1 zone to (1) encroach sixteen feet into the twenty foot rear setback and fourteen feet into a fifteen foot side setback of corner lot for the construction of a carport and (2) for the construction of a six foot fence and a fifteen foot tall carport within the twenty foot clear vision zone of the alley.

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,

A handwritten signature in blue ink, appearing to read "Derek Zimney", is written over a light blue horizontal line.

Derek Zimney
City Engineer

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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 506 Keddie Street APN #001-029-13, Proposed Board of Adjustment Letter to the following persons:

WEISS, ROLAND H TRUSTEE
3512 CHEROKEE DR CARSON CITY, NV 89705-6929

PICKETT LOUIS &, GORDON ELIZABETH
738 KINSLI ST FALLON, NV 89406-4104

ARCHAMBAULT, JARED T & BRIANNA L
641 MEGAN WAY FALLON, NV 89406-3157

CORTES, G N & RAMIREZ D N
617 MEGAN WAY FALLON, NV 89406-3157

CAPPS, HARLEY J & CHERIE A
603 MEGAN WAY FALLON, NV 89406-3157

F & K KROLL LLC
PO BOX 1634 FALLON, NV 89407-1634

ONEY, CLINT JUSTIN
733 NOEL LN FALLON, NV 89406-5758

SYLTE, TRAVIS L
726 NOEL LN FALLON, NV 89406-5759

ISBISTER KAREN &, BASSHAM BENJAMIN S
712 DANI ST FALLON, NV 89406-5763

DILL, ERIK & LACYDEE
937 W ENCORE DR HANFORD, CA 93230-6775

- 1 CANTU, RUBEN A
- 2 2343 PINE VALLEY GLEN ESCONDIDO, CA 92026-1478
- 3 HEINTZ, NOAH
- 4 544 DANI ST FALLON, NV 89406-5757
- 5 BARTON, BRAD & DANA
- 6 520 DANI ST FALLON, NV 89406-5757
- 7 FERRENBURG, JACK L & SUSAN
- 8 498 DANI ST FALLON, NV 89406-5755
- 9 CALLEJAS TRUSTEE, JENNIFER S
- 10 639 COLORADO AVE CHULA VISTA, CA 91910-5202
- 11 BALLARD, DAKOTA & KRISTEN
- 12 PO BOX 5007 FALLON, NV 89407-5007
- 13 FRITZ, LISA M
- 14 P O BOX 1824 FALLON, NV 89407-1824
- 15 CUNNINGHAM, MARY
- 16 6187 PHELPS LN FALLON, NV 89406-9377
- 17 SWEENEY, CHAD E & HEIDI A
- 18 471 DANI ST FALLON, NV 89406-5754
- 19 BARKLEY TRUSTEE, DAVID C
- 20 485 DANI ST FALLON, NV 89406-5754
- 21 JOHNSON TRUSTEES, RANDOLPH M & NANCY J
- 22 537 DANI ST FALLON, NV 89406-5756
- 23 BYRNE, FRANK W & BEATRICE J
- 24 591 DANI ST FALLON, NV 89406-5756
- 25 WILKE, JAYMES L & HILLARY A
- 26 653 DANI ST FALLON, NV 89406-5762
- 27 PEARCE, KIRBY N & GOETSCH CONOR

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1 701 DANI ST FALLON, NV 89406-5764
2 THOMAS, MARK R & TERESA V
3 719 DANI ST FALLON, NV 89406-5764
4 MARSAN, TWAIN B & BRENDA J
5 654 KEDDIE ST FALLON, NV 89406-5741
6 RIOS, HECTOR & JENNY S
7 628 KEDDIE ST FALLON, NV 89406-5741
8 REEDER, GEORGE R
9 602 KEDDIE ST FALLON, NV 89406-5741
10 CRAIG, VICKI A
11 584 KEDDIE ST FALLON, NV 89406-5741
12 LINDEN, LINDSEY MARIE
13 562 KEDDIE ST FALLON, NV 89406-5741
14 BROTHERS, KELLI ET AL
15 538 KEDDIE ST FALLON, NV 89406-5741
16 SHEPHARD, JERRY & DIANE
17 506 KEDDIE ST FALLON, NV 89406-574
18 HERZBRUN, MICHELLE E
19 %PAUL & MICHELLE HERZBRUN TRUSTEES 492 KEDDIE ST FALLON,
NV 89406-5740
20 FAUGHT, SHANNON MARIE & HADLEY DOYLE
21 474 KEDDIE ST FALLON, NV 89406-574
22 LE FORT, MICHEL J & OLIVIA D
23 458 KEDDIE ST FALLON, NV 89406-5740
24 WHITE, WARREN D & JULIA A
25 442 KEDDIE ST FALLON, NV 89406-5740
26 MENDOZA-MICHEL, JOSE M ET AL
27 571 MEADOW GLEN DR FALLON, NV 89406-5749
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1 ILUMIN, QUISMELITO
2 % COURTNEY E LEVERTY 100 N CARSON ST CARSON CITY, NV
89701-4717

3 MAYS, MICHAEL 1/2 & JENNIFER 1/2
4 12421 160TH ST E PUYALLUP, WA 98374-9256

5 POMEROY TRUSTEE, CARLA
6 4882 HARRIGAN RD FALLON, NV 89406-3223

7 JARSCHKE, BOWIE J & FELISHA H
8 481 KEDDIE ST FALLON, NV 89406-5743

9 WINDHAM, TANNER
10 1536 HUBBELL CT VIRGINIA BEACH, VA 23454-6209

11 PORTER, WAYNE M & ETHEL V
12 400 MEADOW GLEN DR FALLON, NV 89406-5746

13 BROOKS, TIMOTHY S & TONI L TRUSTEES
14 3907 ELM ST SILVER SPRINGS, NV 89429-8335

15 KESSEY, THOMAS K
16 561 MEADOW GLEN DR FALLON, NV 89406-5749

17 HERT TRUSTEES, SCOTT S & KATHERINE M
18 P O BOX 590 LUCERNE VALLEY, CA 92356-0590

19 ANDHAVARAPU, GIRIDHAR & ARAVINDA
20 296 W HAROLD GRISWOLD WAY HANFORD, CA 93230-8310

21 MC ALLISTER KATHLEEN A
22 530 MEADOW GLEN DR FALLON, NV 89406-5748

23 MILLER, JARED & KIMBERLY
24 520 MEADOW GLEN DR FALLON, NV 89406-5748

25 LOWER HEIDEMARIE & SHOUN DENNIS
26 500 MEADOW GLEN DR FALLON, NV 89406-5748

27 CONWAY, DEBORAH S
28 PO BOX 5082 FALLON, NV 89407-5082

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LOPEZ, JOHN-HENRY
460 MEADOW GLEN DR FALLON, NV 89406-5746

HURSTAK, RICHARD E & KATHLEEN B
440 MEADOW GLEN DR FALLON, NV 89406-5746

1 DATED this 3rd day of March, 2026.

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4 Derek Zimney

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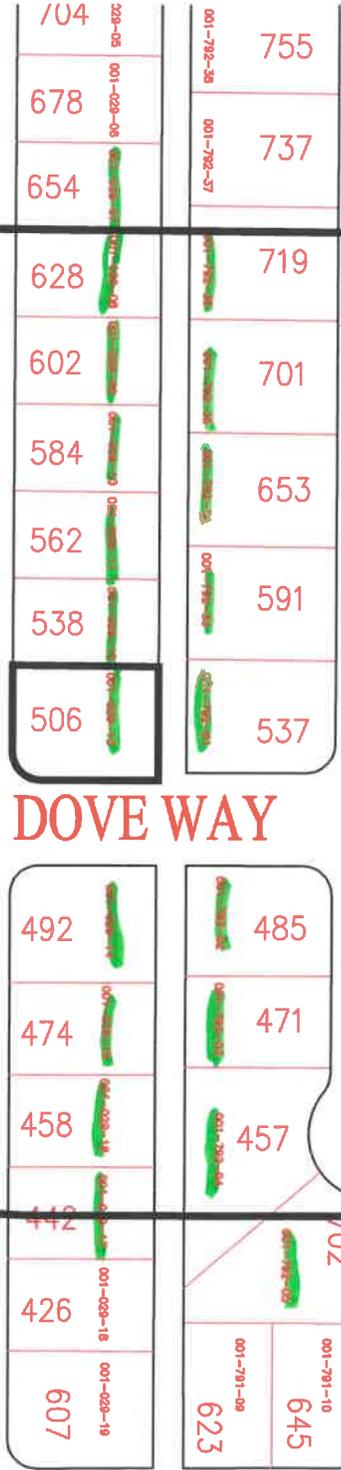
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HAEL DRIVE



KEDDIE STREET



DOVE WAY

DANI STREET



MEGAN WAY

TAYLOR STREET