

City of Fallon

VARIANCE APPLICATION FOR: _____ Business or Home Improvement

Please check one

Applicant: Charles & Carol Arciniega

Address: 645 Nadine Drive

Telephone Number: 775 217 1517

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 Hori Meadows

Street and Number 645 Nadine Dr

00143304

(Attach sheet for Metes & Bounds Description)

Variance Requested: 20' encroachment on a 20' front setback & a 4' encroachment on a 5' side setback

Ordinance Provisions: _____

Zoning R1 5000

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: the front setback restricts my ability to construct a carport

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). My garage has been converted & we are tired of parking in sun & weather conditions

The above described property is different from other properties in the same area zoned the same classification because: There is no garage or previously built carport

Use of the above-described property in the manner proposed by this application will not be detrimental to surrounding properties because: this will be a finely constructed wooden carport complementing the property

PLOT PLANS MUST ACCOMPANY THIS APPLICATION

I, Charles & Carol Arciniega 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: Charles Arciniega

Address: 645 Nadine Dr

Fallon, NV 89406

Phone # 775 217 1517

Signature: Charles Arciniega

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

Applicant: Carol Arciniega

Address: 645 Nadine Dr

Fallon, NV 89406

Phone # 775-720-9555

Signature: Carol Arciniega

{Nevada

{County of Churchill

Signed and sworn to before me on 4/25/2025

by Nicole A. Dooley



NICOLE A. DOOLEY
Notary Public - State of Nevada
Appointment Recorded in Churchill County
No: 19-9537-04 - Expires Sept. 25, 2027

{Nevada

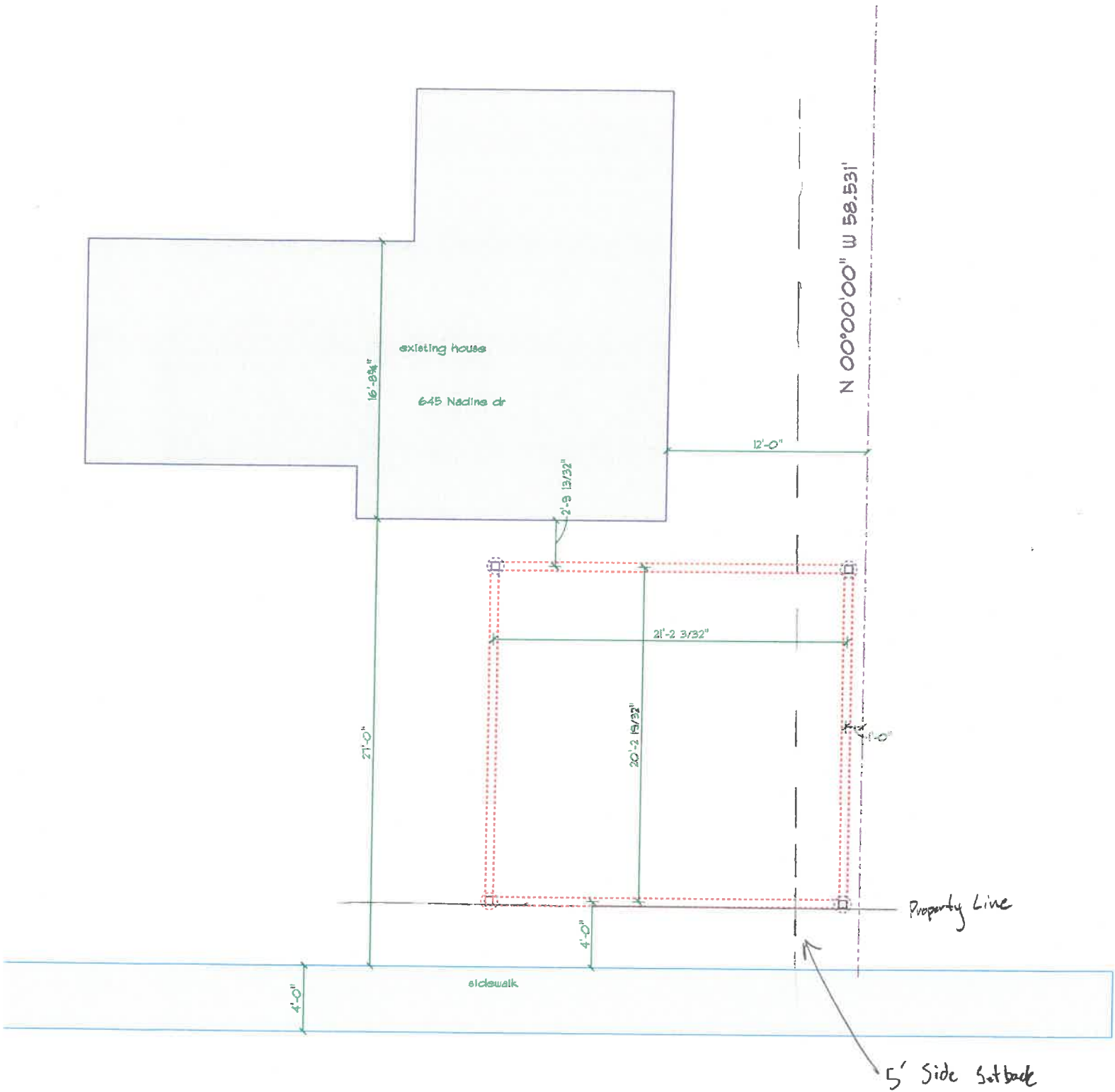
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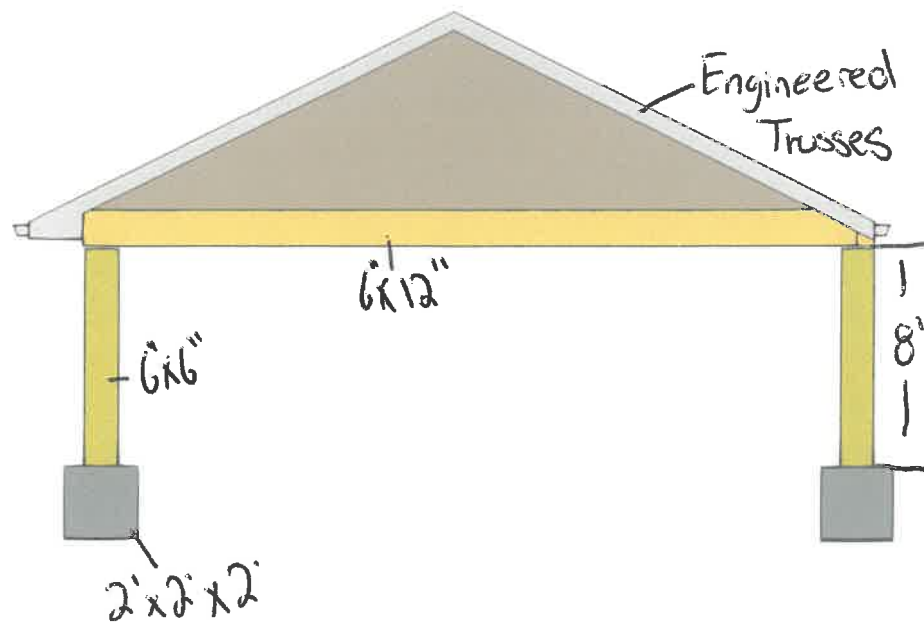
Signed and sworn to before me on 4/25/2025

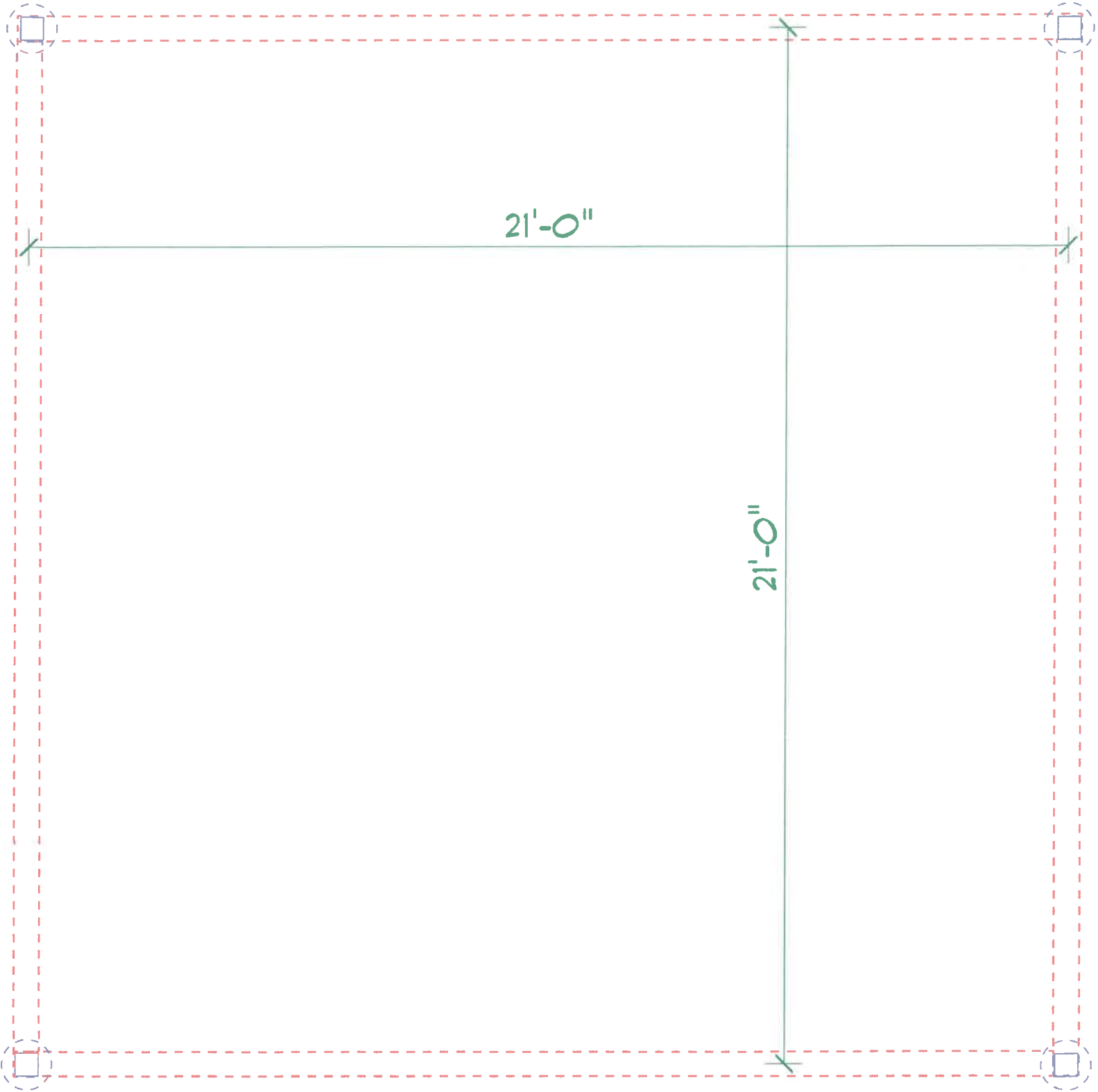
by Nicole A. Dooley



NICOLE A. DOOLEY
Notary Public - State of Nevada
Appointment Recorded in Churchill County
No: 19-9537-04 - Expires Sept. 25, 2027







300' - D2

FIFTH STREET

001-431-02 520	001-43-01 735
001-431-03 560	001-431-04 580
001-431-05 620	001-431-06 640
001-431-07 660	001-431-08 680
001-431-09 690	001-431-10 720
001-431-11 740	

001-432-01 525	001-432-02 655	001-432-03 645	001-432-04 635	001-432-05 625	001-432-06 595	001-432-07 575	001-432-08 555	001-432-09 545	001-432-10 535
001-432-21 650	001-432-20 640	001-432-19 630	001-432-18 600	001-432-17 570	001-432-16 560	001-432-15 550	001-432-14 540	001-432-13 530	
001-432-22 595									

NADINE DRIVE

001-433-01 625	001-433-02 675	001-433-03 655	001-433-04 645	001-433-05 635	001-433-06 625	001-433-07 595	001-433-08 575	001-433-09 555	001-433-10 535	001-433-11 525
001-433-25 690	001-433-24 670	001-433-23 660	001-433-22 640	001-433-21 630	001-433-20 610	001-433-19 590	001-433-18 570	001-433-17 550	001-433-16 540	001-433-15 530

CORA WAY

001-435-01 685	001-435-02 675	001-435-03 665	001-435-04 645	001-435-05 635	001-435-06 625	001-435-07 595	001-435-08 575	001-435-09 555	001-435-10 535
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BABB PLACE

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 645 Nadine Drive APN #001-433-04, Proposed Board of Adjustment Letter to the following persons:

MELLO TRUSTEES, GARNETT F & DENNISE M
735 W FIFTH ST FALLON, NV, 89406-3729

ARMSTRONG, TINA M
520 S BAILEY ST FALLON, NV, 89406-3744

APOLINAR, ROBERTO V & ONESIMA
560 S BAILEY ST FALLON, NV, 89406-3744

COLE, HELEN L
580 S BAILEY FALLON, NV, 89406-3744

SERNA, MATTIE ELIZABETH ET AL
620 S BAILEY ST FALLON, NV, 89406-3746

NEWTON, MICHAEL
640 S BAILEY ST FALLON, NV, 89406-3746

CAMACHO, ESTELA TAPIA
P O BOX 174 FALLON, NV, 89407-0174

SLAYMAKER, BRUCE W
680 S BAILEY ST FALLON, NV, 89406-3746

HARRISON, BARBARA D
690 S BAILEY ST FALLON, NV, 89406-3746

JONES TRUSTEES, RICHARD C & NANCY E

1 P O BOX 1434 CRYSTAL BAY, NV, 89402-1434
2 HARRISON TRUSTEES, Z B & ALICE F
3 740 S BAILEY ST FALLON, NV, 89406-3747
4 POPE, JENELLE IRENE
5 525 S BAILEY ST FALLON, NV, 89406-3743
6 SCRUGGS, MATTHEW L & KATRINA L
7 655 W FIFTH ST FALLON, NV, 89406-3705
8 OSBORNE, GEORGE M & MARGARET E
9 PO BOX 1768 FALLON, NV, 89407-1768
10 RAMBLING RENTALS LLC
11 PO BOX 5325 FALLON, NV, 89407-5325
12 WARD TRUSTEES, GARY H & MARY J
13 625 W 5TH ST FALLON, NV, 89406-3705
14 WOLLER, MARIANNE
15 P O BOX 1179 MOUNTAIN VIEW, HI, 96771-1179
16 POMEROY TRUSTEE, CARLA
17 4882 HARRIGAN RD FALLON, NV, 89406-3223
18 CGL CORPORATION
19 70488 ARNTZ RD BURNS, OR, 97720-1677
20 BOOTHE, DWAYNE R & CRYSTAL A
21 545 W 5TH ST FALLON, NV, 89406-3703
22 ELLSWORTH, JESS M & CARMELITA P
23 595 S BAILEY ST FALLON, NV, 89406-3743
24 SMITH, ANDREW JAMES & WANDA R
25 650 NADINE DR FALLON, NV, 89406-3717
26 TRIPP, ROEMEL F
27 640 NADINE DR FALLON, NV, 89406-3717
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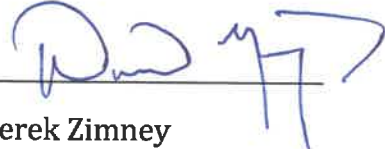
1 BENDICKSON, KIM A & VAUGHNA L TRUSTEES
2 1900 STRASDIN LN FALLON, NV, 89406-8232
3
4 DRISKELL, DARCY L
5 600 NADINE DR FALLON, NV, 89406-3717
6
7 WILHELM JAMES R &, MILLER LINDA
8 1950 STEVEN DR FALLON, NV, 89406-5403
9
10 RICHARDS, JULIE
11 560 NADINE DR FALLON, NV, 89406-3715
12
13 SIELSCH, JUSTIN M
14 550 NADINE DR FALLON, NV, 89406-3715
15
16 AUSTIN, LILA MICHELLE
17 540 NADINE DR FALLON, NV, 89406-3715
18
19 TAITANO, KATHERINE D
20 625 S BAILEY ST FALLON, NV, 89406-3745
21
22 JURICH, MICHAEL A & FRANCES J
23 675 NADINE DR FALLON, NV, 89406-3716
24
25 STERLING FIDUCIARIES LLC TRUST
26 % JAMES HOWARD P O BOX 1401 LYMAN, UT, 84749-1401
27
28 ARCINIEGA, CHARLES E & CAROL A
645 NADINE DR FALLON, NV, 89406-3716
LARSON, PAMELA S TRUSTEE
635 NADINE DR FALLON, NV, 89406-3716
LOUIE, MARK
PO BOX 1248 LAKEVIEW, OR, 97630-0049
TAPIA, FRANCISCO & HEIDE
595 NADINE DR FALLON, NV, 89406-3714
MC BRIDE PHYLLIS C &, ALLWANDER KATHERINE L
575 NADINE DR FALLON, NV, 89406-3714

1 LE CAVE, LARRY
2 555 NADINE DR FALLON, NV, 89406-3714
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4 ROBINSON, JAMES I & LANETTE F
5 535 NADINE DR FALLON, NV, 89406-3714
6
7 TOMB, MOLLY D
8 540 CORA WAY FALLON, NV, 89406-3711
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10 LUESING, NICHOLAS R & SCHNETT M
11 5210 CALEB DR FALLON, NV, 89406-5361
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13 ELLIS, DAVID C
14 570 CORA WAY FALLON, NV, 89406-3711
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16 OWEN, SAMANTHA
17 590 CORA WAY FALLON, NV, 89406-3711
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19 ACKERMAN, THOMAS B & SANDRA J
20 610 CORA WAY FALLON, NV, 89406-3713
21
22 CARTER, TERRILL & NANCY
23 630 CORA WAY FALLON, NV, 89406-3713
24
25 HORTON, JACK E & DIANNE
26 73723 TELOCASET LN BAKER CITY, OR, 97814-6010
27
28 BRYANT, MICHELLE A
650 CORA WAY FALLON, NV, 89406-3713
SWEITZER, LEE & DEBORA SUE
670 CORA WAY FALLON, NV, 89406-3713
SCHROEDER, JERRY G & ERLINDA S
690 CORA WAY FALLON, NV, 89406-3713
SHOWE, ROBERT E & NANCY A
685 CORA WAY FALLON, NV, 89406-3712
O BRIEN, JAMES L & JENNIFER

1 915 WADE LN FALLON, NV, 89406-7425
2 KRELLWITZ, RAY
3 665 CORA WAY FALLON, NV, 89406-3712
4 JOHNSON, MICHAEL
5 645 CORA WAY FALLON, NV, 89406-3712
6 ROBINSON, DARREN T & CONSTANCE J
7 635 CORA WAY FALLON, NV, 89406-3712
8 WHOOLEY, MICHAEL L & SHERYL L
9 3705 S HIGHLANDS BLVD WEST RICHLAND, WA, 99353-6038
10 CASTREJON, ANITA L & GEORGE T
11 595 CORA WAY FALLON, NV, 89406-3710
12 ENOS, GARY FRANKLIN & ELOISE ANN
13 575 CORA WAY FALLON, NV, 89406-3710
14 NUNES, TIMOTHY
15 555 CORA WAY FALLON, NV, 89406-3710
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DATED this 3rd day of June, 2025.



Derek Zimney

Ken Tedford
MAYOR



Kelly Frost
Councilwoman

Karla Kent
Councilwoman

Paul Harmon
Councilman

June 3, 2025

Dear Property Owner:

NOTICE IS HEREBY GIVEN that the City of Fallon Board of Adjustment will hold a public hearing on **Thursday, June 26, 2025 at 6:00 p.m.** in the City Council Chambers, 55 West Williams Avenue, Fallon, Nevada in order to consider an application by Charlie and Carol Arciniega, 645 Nadine Drive (APN #001-433-04), for a variance in an R-1 zone to encroach twenty feet into a twenty foot front setback and four feet into a five foot side setback.

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