

NEVADA COUNTY COMMUNITY DEVELOPMENT AGENCY  
PLANNING DEPARTMENT  
ERIC ROOD ADMINISTRATION BUILDING  
950 Maidu Avenue, Suite 170  
Nevada City, California 95959-8617  
Phone: (530) 265-1222; FAX: (530) 265-9851

**APPLICATION PACKET for**  
**PETITION FOR EXCEPTIONS TO DRIVEWAY STANDARDS**  
*applicable to administrative permits only*

Chapter XVI of the Nevada County Land Use and Development Code establishes certain Fire Safe Regulations relative to development, including Driveway Standards, Emergency Water Supply, and Fuel Modification requirements. The Fire Safe Regulations are applicable to residential construction, road construction (not related to a subdivision or a discretionary permit), subdivisions, and all administrative or discretionary land use permits. **This application form is applicable to building and grading permits that are not part of discretionary permit.**

In order to waive or modify an adopted regulation, an approval must be granted by the Planning Director and Fire Marshal. An Exception is defined by the California Public Resources Code, Section 4290, and Section L-XVI 3.4 of the Nevada County Land Use and Development Code, as follows:

“An alternative to the specified standard requested by the applicant that may be necessary due to health, safety, environmental conditions, physical site limitations or other limiting conditions such as recorded historical sites, that provides mitigation of the problem.”

In approving any request, the Planning Director must find that the substituted mean(s) of fire protection provide the same overall practical effect as the required fire safe regulation. Such evidence shall be supported by the California Department of Forestry and Fire Protection.

Where an exception is not granted by the inspection authority the applicant may appeal that denial to the Nevada County Board of Supervisors.

# PETITION FOR EXCEPTIONS TO DRIVEWAY STANDARDS

## FILING INSTRUCTIONS & CHECKLIST

This form must be filed with your application. Please check off (✓) each item to verify that the required information is attached. Your application will not be accepted if any required item is missing.

- ( ) 1. The signed and completed Application form, including a letter of authorization from the property owner(s) if the applicant is not the property owner.
- ( ) 2. Filing fees pursuant to the most recently adopted Resolution of the Board of Supervisors.
- ( ) 3. The signed and completed Agreement to Pay Form.
- ( ) 5. Proof of legal primary access to the project site. If your property is beyond dead-end road limits (see Section L-II 4.3.18 and L-XVII 3.4.I), proof of legal secondary access is required
- ( ) 6. Photos of the site and a site plan reduction indicating where photos were taken.
- ( ) 7. The completed, attached Information Form, providing documentation as to the need for this Exception to an adopted ordinance requirement.
- ( ) 8. 4 folded copies of a site plan drawn per following instructions. All **plans must be folded** to a maximum 8-1/2" X 14" size. Unfolded plans will not be accepted.

## FORM/CONTENT OF SITE PLAN

The following information shall be provided on submitted site plans.

### A. General

- ( ) 1. The site plan shall be fully dimensioned and drawn to a commonly recognized architect's or engineer's scale, IN INK. The legal lot size shall be shown.
- ( ) 2. Provide a vicinity map showing the general project location (1" = 2000' scale) in relationship to the surrounding area with the mileage from the nearest County road shown. Include Section, Township, and Range.
- ( ) 3. Provide a North arrow and the scale to which the plan is drawn..
- ( ) 4. Provide a legend which includes:
  - a. the project proposal (Exception to Fire Safe Standard for a .....)
  - b. property owner/applicant name(s)
  - c. applicant's representative, if any
  - d. date of site plan preparation
  - e. Assessor's Parcel Number
- ( ) 5. Topography shown with sufficient detail for proper study of building site, drainage, sewage disposal and driveway or road locations.

**B. Roads, Drainages & Easements**

- ( ) 1. Show the location and names of all abutting roads, including rights-of-way boundaries, road centerlines, width of traveled way, type of surfacing and grades.
- ( ) 2. Show deeded access if property does not front on a County road.
- ( ) 3. Show radius of all curves on existing and proposed roads.
- ( ) 4. Show location of and size of existing culverts on and abutting the property.
- ( ) 5. Show the location and purpose of all existing public and private utility easements.
- ( ) 6. Show location of existing or proposed sewage disposal systems and wells.
- ( ) 7. Show all required setbacks for buildings, waterways, sewage disposal and well sites.
- ( ) 8. Show the location and purpose of all existing public and private utility easements.
- ( ) 9. Show location of all existing and proposed structures on the property; show their setbacks from property lines, label their use and show their size (gross square footage by floor).
- ( ) 10. Delineate environmentally sensitive areas, i.e. wetlands, riparian areas.

**PETITION FOR EXCEPTIONS TO DRIVEWAY STANDARDS  
INFORMATION FORM**

1. Describe the required standard: Section L-XVI \_\_\_\_\_

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2. Provide factual information supporting the reason you cannot meet the standard:

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3. Describe the “same practical effect” improvements you propose to provide in lieu of meeting the County standard (other than a required ordinance standard):

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**NEVADA COUNTY PLANNING DEPARTMENT  
LAND USE APPLICATION**

*Please print or type in black ink*

Type of application(s) for which you are applying:

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Tentative Map              | <input type="checkbox"/> Ordinance Amendment    | <input type="checkbox"/> Certificate of Compliance   |
| <input type="checkbox"/> Use Permit                 | <input type="checkbox"/> Zone Change            | <input type="checkbox"/> Voluntary Merger            |
| <input type="checkbox"/> Development Permit         | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Home Business               |
| <input type="checkbox"/> Administrative Dev. Permit | <input type="checkbox"/> Variance               | <input type="checkbox"/> Temporary Commercial Permit |
| <input type="checkbox"/> Boundary Line Adjustment   | <input type="checkbox"/> Setback Easement       | <input type="checkbox"/> Management Plan             |
| <input type="checkbox"/> Other (specify): _____     |   |  |

**PROJECT DESCRIPTION:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Assessor's Parcel No(s): \_\_\_\_\_

Applicant Name(s): \_\_\_\_\_

Applicant Mailing Address: \_\_\_\_\_

Telephone #: ( ) \_\_\_\_\_ E-Mail: \_\_\_\_\_ FAX#: \_\_\_\_\_

Property Owners Full Names: \_\_\_\_\_  
\_\_\_\_\_

Property Owner Mailing Address: \_\_\_\_\_

Telephone #: ( ) \_\_\_\_\_ E-Mail: \_\_\_\_\_ FAX#: \_\_\_\_\_

Name of Representative (if applicable): \_\_\_\_\_

Address of Representative: \_\_\_\_\_

Telephone #: ( ) \_\_\_\_\_ E-Mail: \_\_\_\_\_ FAX#: \_\_\_\_\_

Site address(es): \_\_\_\_\_ Acreage(s): \_\_\_\_\_

Water Source: \_\_\_\_\_ Method of Sewage Disposal: \_\_\_\_\_

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I hereby acknowledge that I have read the instructions for filing this application and state under penalty of perjury that the information provided on all attached documents is correct.

Signature of ( ) Property Owner(s) or ( ) Authorized Representative\*

\_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_

**\*Representative may sign application if a Letter of Authorization from the owner(s) is provided.**

