

Soulspace Minor Sign Review
206 West Main Street
(25PLN-23)

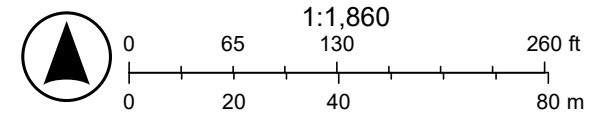
Attachment List

1. Vicinity and Aerial Exhibit
2. Universal Application
3. Sign Proposal Exhibit

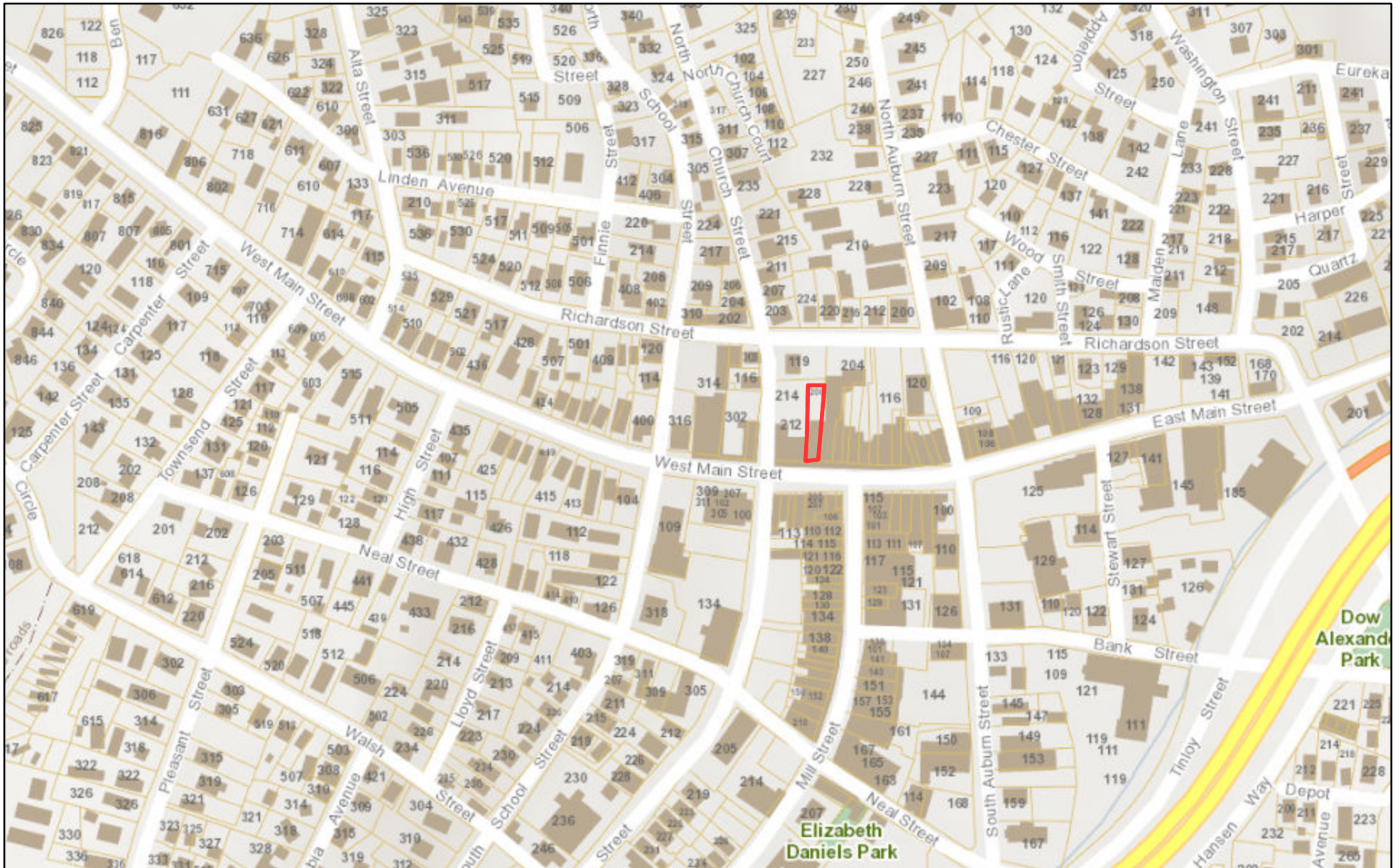
206 W Main - Aerial



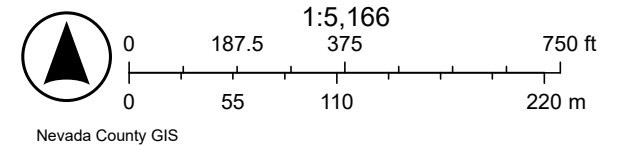
7/1/2025, 11:06:35 AM



206 W Main - Vicinity



7/1/2025, 11:04:06 AM



UNIVERSAL PLANNING APPLICATION



Application Types

Administrative

- ☐ Limited Term Permit
\$757.00
- ☐ Zoning Interpretation
\$243.00

Development Review

- ☐ Minor Development Review – under 10,000 sq. ft.
\$1,966.00
- ☐ Major Development Review – over 10,000 sq. ft.
\$3,571.00
- ☐ Conceptual Review - Minor
\$497.00
- ☐ Conceptual Review – Major
\$847.00
- ☐ Plan Revisions – Staff Review
\$342.00
- ☐ Plan Revisions – DRC / PC Review
\$901.00
- ☐ Extensions of Time – Staff Review
\$306.00
- ☐ Extensions of Time – DRC / PC Review
\$658.00

Entitlements

- ☐ Annexation
\$8,505.00 (deposit) + \$20.00 per acre
- ☐ Condominium Conversion
\$5,339.00 (deposit) + \$25 / unit or \$25 / 1,000 sf com.
- ☐ Development Agreement – New
\$20,023.00 (deposit) + cost of staff time & consultant minimum \$300
- ☐ Development Agreement – Revision
\$7,486.00 + cost of staff time & consultant minimum \$300
- ☐ General Plan Amendment
\$8,000.00
- ☐ Planned Unit Development
\$8,839.00 + \$100.00 /unit and / or \$100 / 1,000 sf floor area
- ☐ Specific Plan Review - New
Actual costs - \$18,399.00 (deposit) (+ consultant min. \$300)
- ☐ Specific Plan Review - Amendments / Revisions
Actual costs - \$7,576.00 (deposit) (+ consultant min. \$300)
- ☐ Zoning Text Amendment
\$3,364.00
- ☐ Zoning Map Amendment
\$5,501.00
- ☐ Easements (covenants & releases)
\$1,794.00

Environmental

- ☐ Environmental Review – Initial Study
\$1,858.00
- ☐ Environmental Review – EIR Preparation
Actual costs - \$34,274.00 (deposit)
- ☐ Environmental Review - Notice of Determination
\$162.00 (+ Dept. of Fish and Game Fees)

☐

Environmental Review - Notice of Exemption
\$162.00 (+ County Filing Fee)

Sign Reviews

☒

Minor – DRC, Historic District, Monument Signs or other districts having specific design criteria
\$330.00

☐

Major – Master Sign Programs
\$1,407.00

☐

Exception to Sign Ordinance
\$1,046.00

Subdivisions

☐

Tentative Map (4 or fewer lots)
\$3,788.00

☐

Tentative Map (5 to 10 lots)
\$5,267.00

☐

Tentative Map (11 to 25 lots)
\$7,053.00

☐

Tentative Map (26 to 50 lots)
\$9,668.00

☐

Tentative Map (51 lots or more)
\$14,151.00

☐

Minor Amendment to Approved Map (staff)
\$1,208.00

☐

Major Amendment to Approved Map (Public Hearing) \$2,642.00

☐

Reversion to Acreage
\$829.00

☐

Tentative Map Extensions
\$1,136.00

☐

Tentative Map - Lot Line Adjustments/Merger
\$1,325.00

☐

Use Permits

☐

Minor Use Permit - Staff Review
\$562.00

☐

Major Use Permit - Planning Commission Review
\$3,292.00

Variances

☐

Minor Variance - Staff Review
\$562.00

☐

Major Variance - Planning Commission Review
\$2,200.00

Application	Fee
	330.00
Total*:	\$

*Additional fees may be assessed by Nevada County Environmental Health and/or NSAQMD for services rendered for application review.

<u>Applicant/Representative</u>	<u>Property Owner</u>
Name: <u>Carly Eisner</u>	Name: <u>Adam Eisenberg</u>
Address: <u>5401 Jordan St.</u>	Address: <u>206 West Main St.</u>
<u>Nevada City, CA 95959</u>	<u>Gross Valley, CA 95945</u>
Phone: <u>(415) 414-4331</u>	Phone: <u>(818) 445-9142</u>
E-mail: <u>carly@soulspacecollective.org</u>	E-mail: <u>adam@soulspacecollective.org</u>

<u>Architect</u>	<u>Engineer</u>
Name:	Name:
Address:	Address:
Phone: ()	Phone: ()
E-mail:	E-mail:

1. Project Information

- a. Project Name Soulspace Collective
- b. Project Address 206 West Main St. Gross Valley, CA 95945
- c. Assessor's Parcel No(s) _____
(include APN page(s))
- d. Lot Size _____

2. Project Description

Adding 2 signs to the front of the building

3. General Plan Land Use: _____

4. Zoning District: _____

4. **Cortese List:** Is the proposed property located on a site which is included on the Hazardous Waste and Substances List (Cortese List)? Y ____ N ____

The Cortese List is available for review at the Community Development Department counter. If the property is on the List, please contact the Planning Division to determine appropriate notification procedures prior to submitting your application for processing (Government Code Section 65962.5).

5. **Indemnification:** The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, expense, attorney's fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of this permit, or the activities conducted pursuant to this permit. Accordingly, to the fullest extent permitted by law, the applicant shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorney's fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this permit, or the activities conducted pursuant to this permit. Applicant shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.
6. **Appeal:** Permits shall not be issued until such time as the appeal period has lapsed. A determination or final action shall become effective on the 16th day following the date by the appropriate review authority, where no appeal of the review authority's action has been filed in compliance with Chapter 17.91 of the City's Development Code.

The 15-day period (also known as the "appeal" period in compliance with Chapter 17.91) begins the first full day after the date of decision that the City Hall is open for business, and extends to the close of business (5:00 p.m.) on the 15th day, or the very next day that the City Hall is open for business.

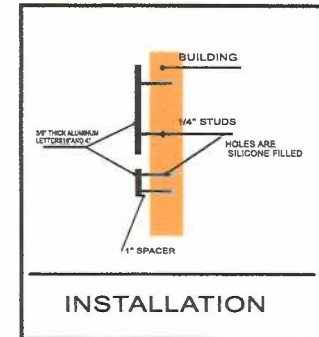
I hereby certify, to the best of my knowledge, that the above statements are correct.

Property Owner/*Representative Signature: 

****Property owner must provide a consent letter allowing representative to sign on their behalf.***

Applicant Signature: 

-OFFICE USE ONLY-	
Application No.:	Date Filed:
Fees Paid by:	Amount Paid:
Other Related Application(s):	



10'-7"

16" **SOULSPACE**

COLLECTIVE

4'-3"

3/8" THICK FCO ALUMINUM LETTERS
PAINTED BLACK
TO BE STUD MOUNTED
ONE SET 16.5" TO BE SOULSPACE
AND ONE SET 4" TO READ COLLECTIVE



**Simply
Signs**

Dennis Jochim

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www.simplysigns.com

SOULSPACE

COLLECTIVE

206 W. MAIN ST
GRASS VALLEY, CA