



PROJECT SUMMARY

Application Number: 25PLN-0036

Subject: Variance for Front Setback

Applicant: Ernie Olsen, 204 Catherine Lane (Owner)
John E. Baker, Nevada City Engineering (Representative)

Location/APNs: 204 Catherine Lane , Grass Valley, CA 95945 (APN: 035-370-023), is located within the west portion of the Catherine Lane cul-de-sac. Roughly 0.17± miles southeast of the Sierra Nevada Memorial Hospital main entrance off Glasson Way, within the Brunswick community within Grass Valley

Current Zoning/General Plan: Single Family Residential (R-1) / Urban Low Density (ULD)

Entitlements: Variance (Major)

Environmental Status: Exemption 15305, Minor Alterations in Land Use Limitations

Prepared by: Vanessa Franken, Associate Planner

RECOMMENDATION

1. That the Development Review Committee recommend that the Planning Commission approve application (25PLN-0036) which includes the request to reduce the front yard setback reduction from 15-feet to 5-feet, which includes the following actions:
 - a. Determine the Variance application Categorically Exempt, pursuant to Section 15305 - Minor Alterations in Land Use Limitations, of the California Environmental Quality Act Guidelines (CEQA) and Guidelines, as detailed in the Staff Report;
 - b. Adopt the Findings of Fact, 1 through 10, for approval of the project/ Variance application as presented in the Staff Report; and,
 - c. Approve the Variance for the reduction of the front yard setback from 15-feet to 5-feet, in accordance with the Conditions of Approval as presented in the Staff Report.

BACKGROUND

The project parcel is zoned as Single-Family Residential (R-1). The Grass Valley 2020 General Plan identifies the site as Urban Low Density (ULD). No specific plans, special designations, historic overlays, or adopted conservation plans apply to the site. The property is a lot within the Spring Hill Village subdivision, which was created in 1949 (Recorded Map - Attachment 5).

The project parcel is 0.22-acres in size. The property is located within the interior of a cul-de-sac and has a curved property frontage along Catherine Lane. Catherine Lane is a two-lane City maintained minor residential road. The subject property is currently developed with a single-family residential home, an existing shed to the rear of the home, an existing shed at the north corner, and an existing carport located along the southern corner of the property. The primary residential driveway on the property leads to the single-car garage in front of the house. The property has a secondary residential driveway that leads to the carport, both driveways stem from Catherine Lane.

The property falls within a residential subdivision and is surrounded by residential uses with similarly sized parcels to the north, west, east, and south. These parcels are also developed with single-family residential homes and similar accessory structures. Utilities: The City of Grass Valley currently provides water/wastewater services and the current electricity provider is PG&E. The site is and will continue to be served by the City of Grass Valley Fire and Police Departments.

PROJECT PROPOSAL

The project consists of a Variance application that details a request to reduce the front yard setback by 66%, from 15-feet to 5-feet. The front yard setback requirement is established in [Section 17.22.040 – Residential Zone Site Planning and Building Standards](#), Table 2-8, of Chapter 17.22 – Residential Zones. Pursuant to the development code, a “garage front” has a requirement of “5-feet back from street facing façade of primary structure”. The primary structure on the site is the single-family residence, which is subject to a front yard setback of 15-feet. When combined, these standards equate to a required 20-foot setback for the garage.

The variance is requested to accommodate a proposed structure, a residential single-car garage with driveway, within the front yard setback area of the existing single-family residential parcel (Site Plan - Attachment 4). The subject property’s location within a cul-de-sac, combined with its curved frontage along Catherine Lane results in limited usable front yard depth when standard setback requirements are applied.

Due to the curved frontage and driveway alignment, a sight distance exhibit (Attachment 6) was requested by the City’s Engineering Division to evaluate whether the proposed garage and driveway configuration would maintain adequate visibility for drivers. The sight distance analysis was prepared in accordance with City street design standards and American Association of State Highway and Transportation Officials guidelines (AASHTO), which establish minimum stopping intersection sight distance requirements based on roadway classification and design speed. The submitted sight distance exhibit demonstrates that the proposed garage and driveway location would maintain the

minimum required sight distance for a driver exiting the driveway, as well as for vehicles traveling along Catherine Lane. Engineering Division review confirmed that the proposed structure would not obstruct required sight lines and would allow sufficient visibility for safe ingress and egress consistent with City standards for local residential roadways.

No encroachment into the public right-of-way is proposed. The request is limited solely to a reduction of the front yard setback. No new landscape is proposed, nor is landscape proposed to be removed, as part of this project.

ZONING AND GENERAL PLAN CONSISTENCY

The following discussion evaluates the project's consistency with the Grass Valley 2020 General Plan and applicable zoning standards found within the City's Municipal Code. The purpose of this section is to demonstrate that the proposed Variance is consistent with the City's adopted land use framework and does not conflict with the intent of the General Plan or the development standards of the Municipal Code.

The Grass Valley 2020 General Plan identifies the site as Urban Low Density (ULD). The Urban Low Density (ULD) General Plan designation is intended primarily for single family detached houses, although higher density single-family homes or Town houses could be accommodated. The ULD designation is most compatible with the following Zoning districts: Single Family Residential (R-1) and Two-Family Residence (R-2) districts.

The project parcel is zoned as Single-Family (R-1) zone. The intent of the R-1 designation as stated within [Chapter 17.22 – Residential Zones](#), is to accommodate neighborhoods of single dwellings on standard urban lots, surrounding the more densely developed city core. The R-1 zone is consistent with and implements the urban low density (ULD) general plan designation. Pursuant to Section 17.22.040 – Residential Zone Site Planning and Building Standards (Table 2-8), the required front yard setback for a residence in the R-1 zone is 15 feet. The Municipal Code further requires that a garage front be located a minimum of 5 feet behind the street-facing façade of the primary structure. Because the primary structure on the site is the single-family residence, application of these standards results in a combined 20-foot required setback for a garage measured from the front property line.

The proposed variance is to reduce the front yard setback in order to accommodate a residential garage. All other applicable development standards are met. Residential site coverage is limited to a maximum of 50 percent (Table 2-8); the site plan demonstrates that site coverage of all structures/pavement on site would increase to approximately 35 percent, which is within the allowable limit. In addition, Section 17.44.020.F.2.a limits each single-family dwelling to either one attached or detached garage per parcel. The proposed garage will be attached to the existing garage and complies with this requirement. All other standards, including building height, side and rear setbacks, site coverage, and maximum garage width, are met without the need for additional variance relief.

Variances are authorized under [Section 17.72.070 – Variances and Minor Variances](#), which provides a mechanism for City consideration of requests to modify development standards when special circumstances related to property location, shape, size, or physical characteristics would otherwise deny privileges enjoyed by other properties in the same zoning district. The subject property is located within the interior of a cul-de-sac and has an especially curved frontage along Catherine Lane, which results in limited usable front yard depth when standard setback requirements are applied. These site-specific characteristics distinguish the parcel from others within the neighborhood. Per Table 7-3, Allowable Minor Variances (#11), a request to decrease a front setback more than 10% “shall require the filing of a variance application in compliance with the section.” and “The commission shall conduct a public hearing on an application for a variance before a decision.”, per section 17.72.070.E.a – Variance.

Section 17.44.020.D also states, “An accessory structure attached to the primary structure shall comply with all zone requirements applicable to the primary structure, including height limits, site coverage, and setbacks; and shall also comply with any applicable requirements of Subsection F.”. All other applicable requirements (height, site coverage, rear/side setbacks, and a garage width of no more than 25-feet) are all in compliance without the requested Variance. As mentioned, the property is located within the interior “corner” of a cul-de-sac and has an especially curved frontage along Catherine Lane that results in limited usable front yard depth when applying standard setback requirements. Approval of the variance will allow development that is consistent with the intent of the R-1 zoning district and the Urban Low Density General Plan designation, while maintaining compatibility with surrounding residential development. The proposed garage represents a typical residential accessory structure and would allow reasonable use of the property consistent with development patterns in the surrounding neighborhood.

ENVIRONMENTAL DETERMINATION

The proposed project qualifies for a Categorical Exemption pursuant to Section 15305 - Minor Alterations in Land Use Limitations, of the California Environmental Quality Act (CEQA) and Guidelines. The subject Class 5 Categorical Exemption details qualifying minor alterations as the following:

- a. Minor lot line adjustments, side yard *and setback variances not resulting in the creation of any new parcel.*

The requested front yard setback will not result in the creation of a new parcel. Additionally, the project site is not located within a sensitive environmental area, would not result in cumulative impacts, would not have a significant effect on the environment due to unusual circumstances, and would not impact a scenic highway or historical resource. The project was routed to internal Community Development Departments and external agencies for review and comments. Comments received have been incorporated into the project as Conditions of Approval. A Notice of Public Hearing for the project was prepared and posted pursuant to the CEQA Guidelines and State law.

FINDINGS

The proposed project meets the required findings for Variances, per Section 17.72.070.F.1 – Findings Required (7 – 9), to include listed standard findings.

1. The Variance application (25PLN-0036) was received by the City on September 22, 2025.
2. The Grass Valley Development Review Committee reviewed Variance application 25PLN-0036 at their regular meeting on January 27, 2026.
3. The project is consistent with the applicable sections and development standards in the Development Code.
4. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Development Code and the Municipal Code.
5. The proposed project is consistent with the general plan and any applicable specific plan.
6. The proposed project is allowed within the applicable zone and complies with all other applicable provisions of this development code and the Municipal Code; and
7. There are special circumstances applicable to the property, including location, shape, size, surroundings, and topography, such as the interior curve of the subject property, so that the strict application of this development code deprives the property of privileges enjoyed by other property in the vicinity and within the same zone;
8. The approval of the variance or minor variance includes conditions of approval as necessary to ensure that the adjustment granted does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and within the same zone; and
9. The granting of the application will not authorize an activity or use which is not otherwise expressly authorized by the zone governing the parcel of property for which the application is made.
10. The Development Review Committee has reviewed the project in compliance with the California Environmental Quality Act (CEQA) and State CEQA Guidelines and recommends that the Planning Commission find the project qualifies for a Class 5 Categorical Exemption (Section 15305 - Minor Alterations in Land Use Limitations) in accordance with the California Environmental Quality Act and CEQA Guidelines. A Notice of Public Hearing for the project was prepared and posted pursuant to the CEQA Guidelines and State law.

ATTACHMENTS

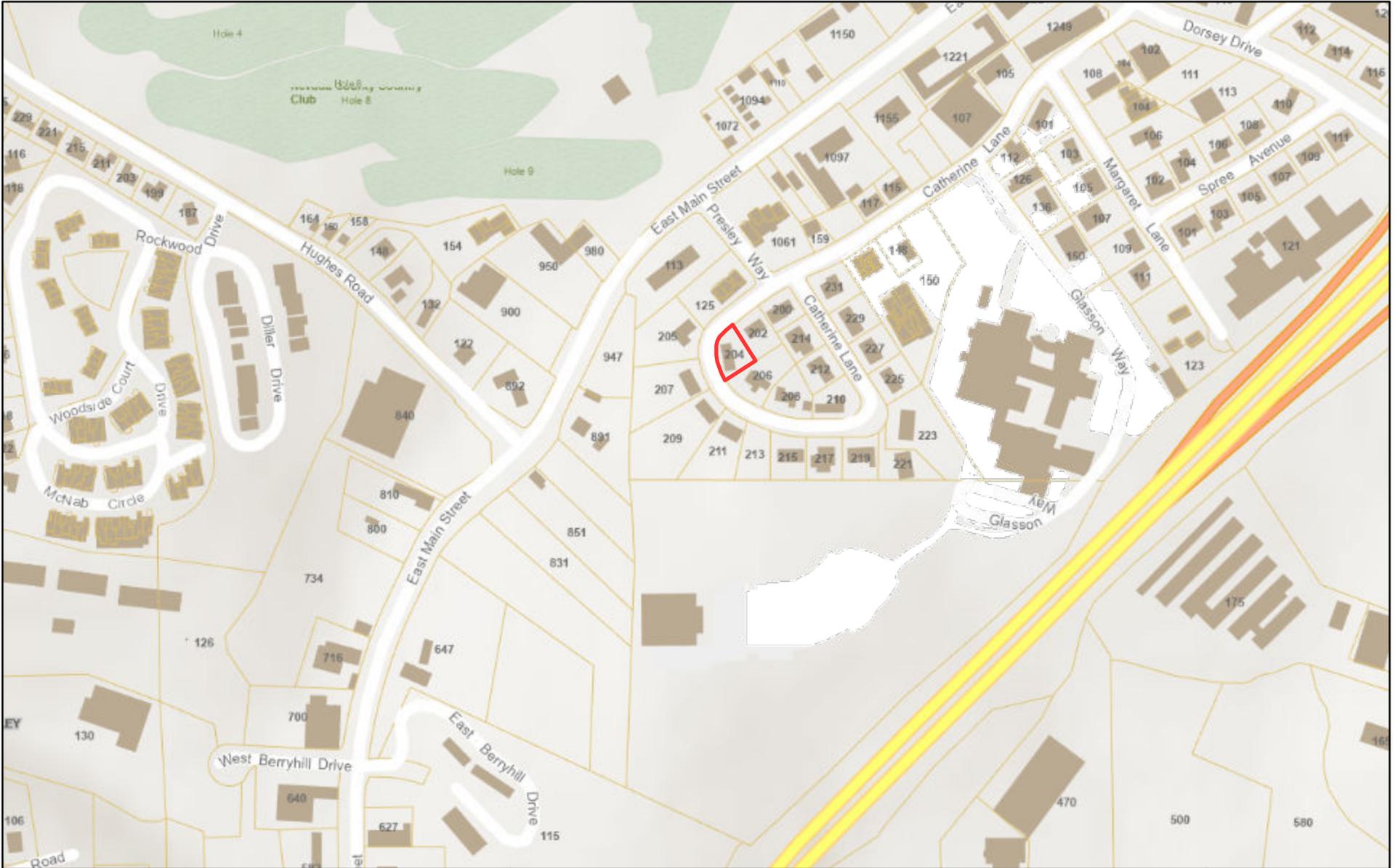
1. Vicinity Map

Major Variance for Front Yard Setback (25PLN-0036)

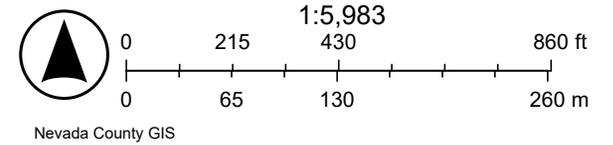
2. Aerial Map
3. Universal Application
4. Site Plan
5. Spring Hill Village – Recorded Subdivision Map
6. Sight Distance Exhibit
7. Project Description
8. Draft Conditions of Approval

204 Catherine Lane

ATTACHMENT 1

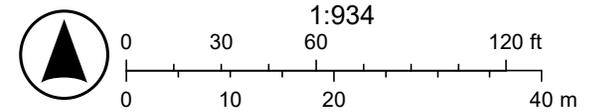


1/21/2026, 4:06:33 PM





1/21/2026, 4:07:02 PM



CITY OF GRASS VALLEY
 Community Development Department
 125 E. Main Street
 Grass Valley, California 95945
 (530) 274-4330
 (530) 274-4399 fax

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
Total*:	\$

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

Below is the Universal Planning Application form and instructions for submitting a complete planning application. In addition to the Universal Planning Application form, a project specific checklist shall be submitted. All forms and submittal requirements must be completely filled out and submitted with any necessary supporting information.

Upon receipt of the **completed forms, site plan/maps, and filing fees**, the Community Development Department will determine the completeness of the application. This review will be completed as soon as possible, but within thirty (30) days of the submittal of the application. If the application is determined to be complete, the City will begin environmental review, circulate the project for review by agencies and staff, and then schedule the application for a hearing before the Planning Commission.

If sufficient information **has not** been submitted to adequately process your application, you will receive a notice that your application is incomplete along with instructions on how to complete the application. Once the City receives the additional information or revised application, the thirty (30) day review period will begin again.

Since the information contained in your application is used to evaluate the project and in the preparation of the staff report, it is important that you provide complete and accurate information. Please review and respond to each question. If a response is not applicable, N/A should be used in the space provided. Failure to provide adequate information could delay the processing of your application.

Additional information may be obtained at www.cityofgrassvalley.com regarding the 2020 General Plan and Zoning. You may also contact the Community Development Department for assistance.

ADVISORY RE: FISH AND GAME FEE REQUIREMENT

Permit applicants are advised that pursuant to Section 711.4 of the Fish and Game Code a fee of **\$3,445.25** for an Environmental Impact Report and **\$2,480.25** for a Negative Declaration* shall be paid to the County Recorder at the time of recording the Notice of Determination for this project. This fee is required for Notices of Determination recorded after January 1, 1991. A Notice of Determination cannot be filed and any approval of the project shall not be operative, vested, or final until the required fee is paid. This shall mean that building, public works and other development permits cannot be approved until this fee is paid. These fees are accurate at the time of printing, but **increase the subsequent January 1st** of each year.

This fee is **not** a Grass Valley fee; it is required to be collected by the County pursuant to State law for transmission to the Department of Fish and Game. This fee was enacted by the State Legislature in September 1990, to be effective January 1, 1991.

*If the City finds that the project will not have an impact on wildlife resources, through a De Minimis Impact Finding, the City will issue certificate of fee exemption. Therefore, this fee will not be required to be paid at the time an applicant files the Notice of Determination with the County Recorder. The County's posting and filing fees will still be required.

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.

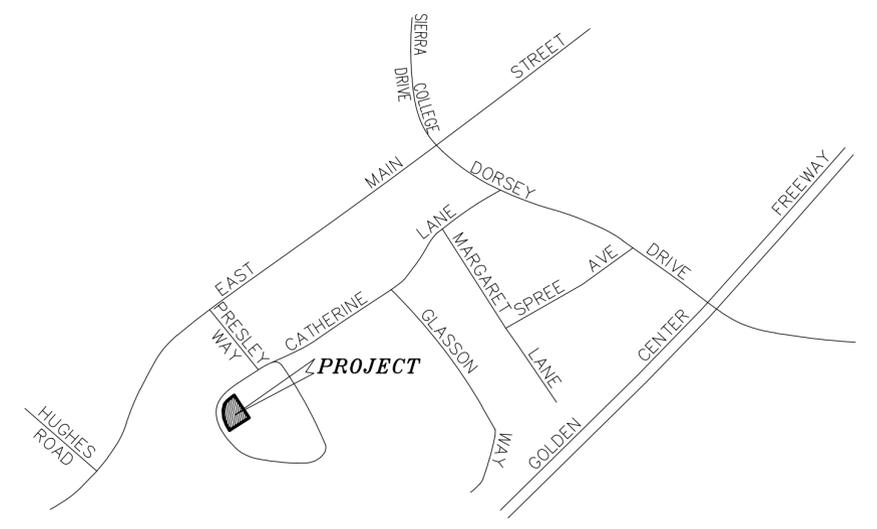
I hereby certify, to the best of my knowledge, that the above statements are correct.

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):	



LOCATION MAP

IMPERVIOUS SURFACE COVERAGE

035-370-033	-	9,653 SF	(0.22 Ac.)
EXISTING:		2,896 SF	(30.0%)
PROPOSED:		3,348 SF	(34.7%)

SETBACK VARIANCE EXHIBIT
 FOR
ERNIE OLSEN
 BEING
LOT 7, BLOCK G, SPRING HILL VILLAGE #1
 WITHIN THE INCORPORATED TERRITORY OF
GRASS VALLEY, CALIFORNIA
 SCALE: 1" = 20' AUGUST, 2025

NEVADA CITY ENGINEERING, INC.
 505 COYOTE STREET * P.O. BOX 1437 * NEVADA CITY * CALIFORNIA

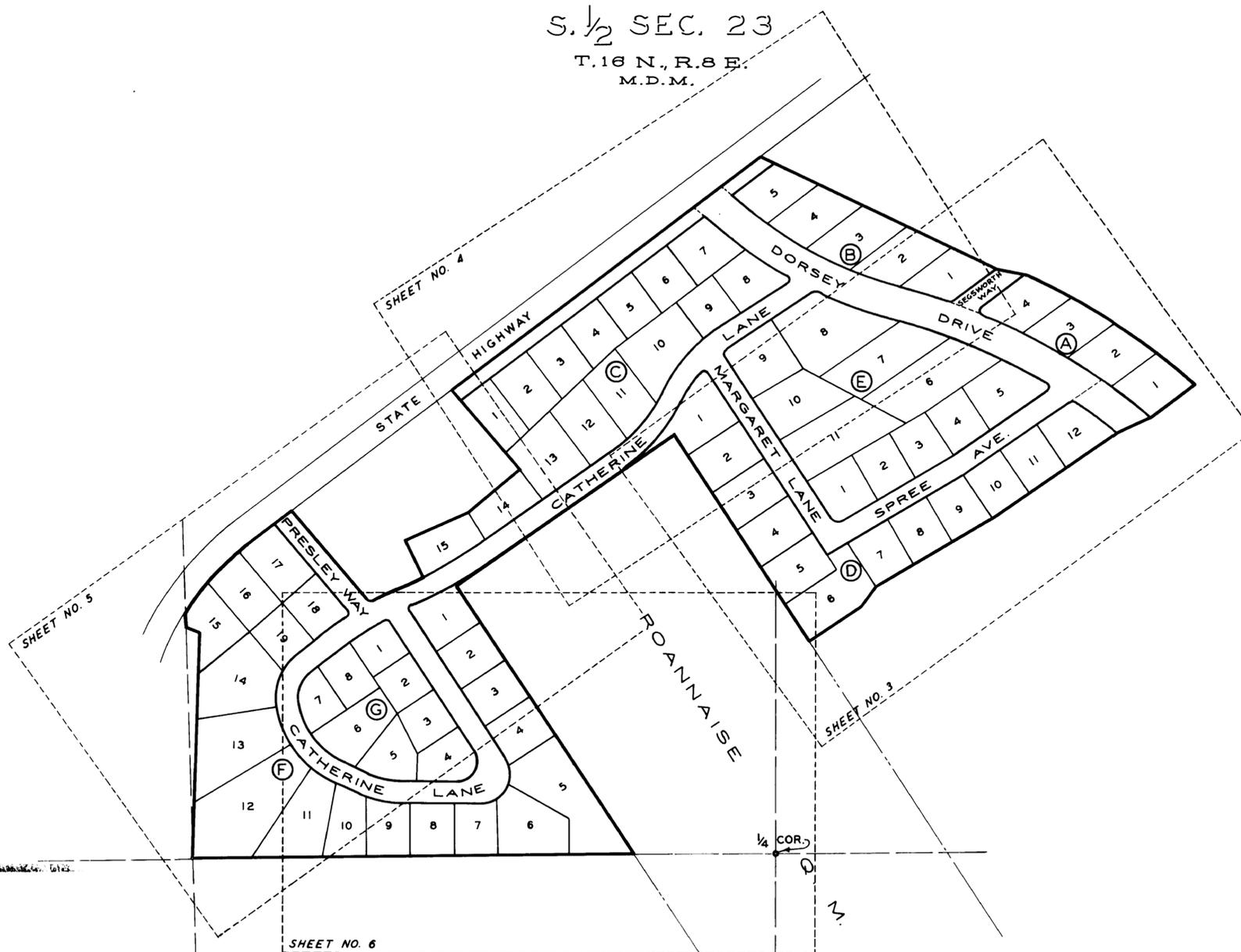
SPRING HILL VILLAGE

— SUBDIVISION NO. 1 —

NEVADA COUNTY — CALIFORNIA

T.H. MCGUIRE & SON SURVEYORS APRIL 1949

S. 1/2 SEC. 23
T. 18 N., R. 8 E.
M.D.M.



2423

Map No. 94

*45
John E. Nettell*

9/1-6

2423



map 94

"SPRING HILL CORPORATION," A "CALIFORNIA CORPORATION," THE OWNER OF THE TRACT OF LAND SHOWN ON THIS MAP, AND THE ONLY PARTY WHOSE CONSENT IS NECESSARY TO PASS A CLEAR AND VALID TITLE TO SAID REAL PROPERTY EMBRACED IN **SPRING HILL VILLAGE SUBDIVISION NO. 1**, DOES CONSENT TO THE MAKING AND THE FILING THEREOF. THAT SAID MAP PARTICULARLY SETS FORTH AND DESCRIBES ALL THE LOTS INTENDED FOR SALE AND ALL PARCELS OF GROUND RESERVED FOR PUBLIC PURPOSES. THAT ALL OF SAID PARCELS OF LAND SO RESERVED FOR PUBLIC PURPOSES ARE INTENDED FOR THE USES AND PURPOSES OF PUBLIC ROADS.

THE RIGHTS OF WAY ARE HEREBY RESERVED WITHIN THE BOUNDARIES OF "DORSEY DRIVE, SPREE AVENUE, MARGARET LANE, CATHERINE LANE, AND PRESLEY WAY," PUBLIC STREETS, FOR THE PURPOSE OF CONSTRUCTING THEREON AND THEREUNDER, FACILITIES FOR PUBLIC UTILITIES, AND THE MEANS OF CONVEYING TO AND FROM SAID PREMISES THE SAME FACILITIES FOR PUBLIC UTILITIES FOR THE PURCHASERS OR OWNERS OF LOTS OF SAID TRACT.

"SPRING HILL CORPORATION," A "CALIFORNIA CORPORATION," HEREBY DEDICATES THOSE CERTAIN PARCELS OF GROUND LYING WITHIN THE BOUNDARIES OF "DORSEY DRIVE, SPREE AVENUE, MARGARET LANE, CATHERINE LANE, AND PRESLEY WAY," PUBLIC STREETS, AS SHOWN UPON SHEETS NOS. 2, 3, 4 & 5, FOR THE PUBLIC USES AND PURPOSES OF PUBLIC STREETS.

IN WITNESS WHEREOF, SPRING HILL CORPORATION, HAS CAUSED ITS CORPORATE NAME TO BE HERETO SUBSCRIBED, ITS CORPORATE SEAL TO BE HERETO AFFIXED, AND THIS DEDICATION TO BE EXECUTED ON ITS BEHALF BY ITS UNDERSIGNED DULY AUTHORIZED OFFICERS, THIS 9th DAY OF MAY, 1949.

SPRING HILL CORPORATION

BY: George E. Honn PRESIDENT BY: Eva M. Wales SECRETARY

STATE OF CALIFORNIA } S.S.
CITY AND COUNTY OF SAN FRANCISCO

ON THIS 9th DAY OF MAY 1949, BEFORE ME, Alice E. Lowrie, A NOTARY PUBLIC IN AND FOR SAID CITY AND COUNTY OF SAN FRANCISCO, PERSONALLY APPEARED **GEORGE E. HONN AND MRS. EVA M. WALES**, THE PRESIDENT AND SECRETARY RESPECTIVELY, OF SPRING HILL CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ALSO KNOWN TO ME TO BE THE PERSONS WHO EXECUTED IT ON BEHALF OF THE CORPORATION THEREIN NAMED, AND THEY ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN MY OFFICE IN THE SAID CITY AND COUNTY OF SAN FRANCISCO THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Alice E. Lowrie
NOTARY PUBLIC
MY COMMISSION EXPIRES MAY 23, 1952

E. A. TOBIASSEN, COLLECTOR AND TREASURER, OF NEVADA IRRIGATION DISTRICT, DO HEREBY DECLARE THAT THERE ARE NO UNPAID LIENS FOR SPECIAL TAXES BY THIS DISTRICT AGAINST THE TRACT OF LAND, INCLUDED IN THIS "SPRING HILL VILLAGE SUBDIVISION NO. 1," EXCEPT TAXES NOT YET DUE OR PAYABLE. I ESTIMATE THE LATTER NOT TO EXCEED \$ 380.00

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 20th DAY OF May 1949.

E. A. Tobiassem
COLLECTOR AND TREASURER
OF NEVADA IRRIGATION DISTRICT

~~THE NEVADA IRRIGATION DISTRICT, AN IRRIGATION DISTRICT ORGANIZED AND EXISTING UNDER THE STATE OF CALIFORNIA AND OWNER OF THOSE CERTAIN RIGHTS OF WAYS FOR PIPE LINES AND DITCHES, AS SHOWN UPON THIS MAP OF "SPRING HILL VILLAGE SUBDIVISION NO. 1," DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP.~~

ATTEST: SECRETARY BY: NEVADA IRRIGATION DISTRICT PRESIDENT

STATE OF CALIFORNIA } S.S.
COUNTY OF NEVADA

ON THIS DAY OF 1949, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY OF NEVADA, DULY COMMISSIONED AND SWORN PERSONALLY APPEARED AND KNOWN TO ME TO BE THE PRESIDENT AND SECRETARY RESPECTIVELY OF THE IRRIGATION DISTRICT THAT EXECUTED THE ABOVE INSTRUMENT ON BEHALF OF SUCH IRRIGATION DISTRICT AND ACKNOWLEDGED TO ME THAT SUCH IRRIGATION DISTRICT EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY THE DAY AND YEAR IN THE CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC

I, **CARLOS M. GUIRE**, DO HEREBY CERTIFY THAT THE SURVEY AND MAP OF "SPRING HILL VILLAGE SUBDIVISION NO. 1," WAS SURVEYED BY ME IN **APRIL 1949**, AND THAT SAID SURVEY AND MAP IS TRUE AND COMPLETE, THE MONUMENTS EXIST OR WILL BE PLACED AND THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THIS SURVEY WAS ORDERED BY **GEORGE E. HONN**.

Carlos M. Guire
LICENSED SURVEYOR NO. 2089

I, **J. F. O'CONNOR**, COUNTY SURVEYOR OF THE COUNTY OF NEVADA, STATE OF CALIFORNIA, DO HEREBY CERTIFY, THAT I HAVE EXAMINED THIS FINAL MAP AND THAT IT IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND THAT ALL PROVISIONS OF THE "SUBDIVISION MAP ACT," CHAPTERS 128 AND 668, STATUTES OF THE STATE OF CALIFORNIA 1943, AND ALL LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAS BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT AND THAT I RECOMMEND THAT THIS MAP BE APPROVED AS PRESENTED.

J. F. O'Connor
COUNTY SURVEYOR

NEVADA CITY, CALIFORNIA.
THE PLANNING COMMISSION OF THE CITY OF NEVADA, STATE OF CALIFORNIA, DOES HEREBY APPROVE OF THIS MAP OF "SPRING HILL VILLAGE SUBDIVISION NO. 1" DATED THIS 16 DAY OF JUNE 1949

CHAIRMAN: John P. Harue
SECRETARY: John P. Harue

2423

45

SCALE 1 INCH = 50 FEET

APRIL 1949

SPRING HILL VILLAGE
SUBDIVISION NO. 1
PORTION OF S. 1/2 OF SECTION 23, T.16N., R.8E., M. D.M.
NEVADA COUNTY, CALIFORNIA
CONSISTING OF FIVE SHEETS
T. H. M. GUIRE & SON, SURVEYORS

I, **R. E. DEEBLE**, COUNTY CLERK, OF NEVADA COUNTY, CALIFORNIA, DO HEREBY CERTIFY THAT A GOOD AND SUFFICIENT BOND AS REQUIRED BY LAW GUARANTEEING THAT THE PAYMENT OF TAXES AND ASSESSMENTS NOW A LIEN AGAINST THE REALTY SUBDIVIDED BY THE WITHIN MAP, HAS BEEN FILED WITH AND DULY APPROVED BY THE BOARD OF SUPERVISORS OF THIS COUNTY.

DATED: July 5, 1949 R. E. Deeble COUNTY CLERK

I, **R. E. DEEBLE**, COUNTY AUDITOR IN AND FOR THE SAID COUNTY OF NEVADA, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES AGAINST THE TRACT OF LAND INCLUDED WITHIN THIS "SPRING HILL VILLAGE SUBDIVISION NO. 1," EXCEPT TAXES NOT YET DUE OR PAYABLE, I ESTIMATE THE LATTER NOT TO EXCEED _____.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 5th DAY OF July 1949.

R. E. Deeble
COUNTY AUDITOR

NEVADA CITY, CALIFORNIA.
THE PLANNING COMMISSION OF THE COUNTY OF NEVADA, STATE OF CALIFORNIA, DOES HEREBY APPROVE OF THIS MAP OF "SPRING HILL VILLAGE SUBDIVISION NO. 1," DATED THIS 5 DAY OF July 1949.

CHAIRMAN: John P. Harue SECRETARY: R. E. Deeble

STATE OF CALIFORNIA } S.S.
COUNTY OF NEVADA

THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA, STATE OF CALIFORNIA, DOES HEREBY APPROVE OF THIS MAP OF "SPRING HILL VILLAGE SUBDIVISION NO. 1," & DOES HEREBY ACCEPT THOSE CERTAIN PARCELS OF GROUND AS SHOWN UPON SHEETS NOS. 2, 3, 4 & 5, & DESIGNATED AS "PUBLIC STREETS," FOR THE USES & PURPOSES OF PUBLIC STREETS. DATED THIS 5th DAY OF July 1949.

CHAIRMAN: M. E. Odell CLERK OF THE BOARD: R. E. Deeble

NEVADA CITY, CALIFORNIA.
THIS MAP IS ACCEPTED FOR FILING SHOWING THE NAMES OF ALL PERSONS WHOSE CONSENT IS NECESSARY TO PASS TITLE AS EVIDENCED BY CERTIFICATE NO. 3198 ON FILE IN THIS OFFICE.

John E. Mettall
COUNTY RECORDER

GRASS VALLEY, CALIFORNIA.
THE PLANNING COMMISSION OF THE CITY OF GRASS VALLEY, STATE OF CALIFORNIA, DOES HEREBY APPROVE OF THIS MAP OF "SPRING HILL VILLAGE SUBDIVISION NO. 1," DATED THIS _____ DAY OF _____ 1949.

CHAIRMAN: _____ SECRETARY: _____

John E. Mettall
Mar No 94

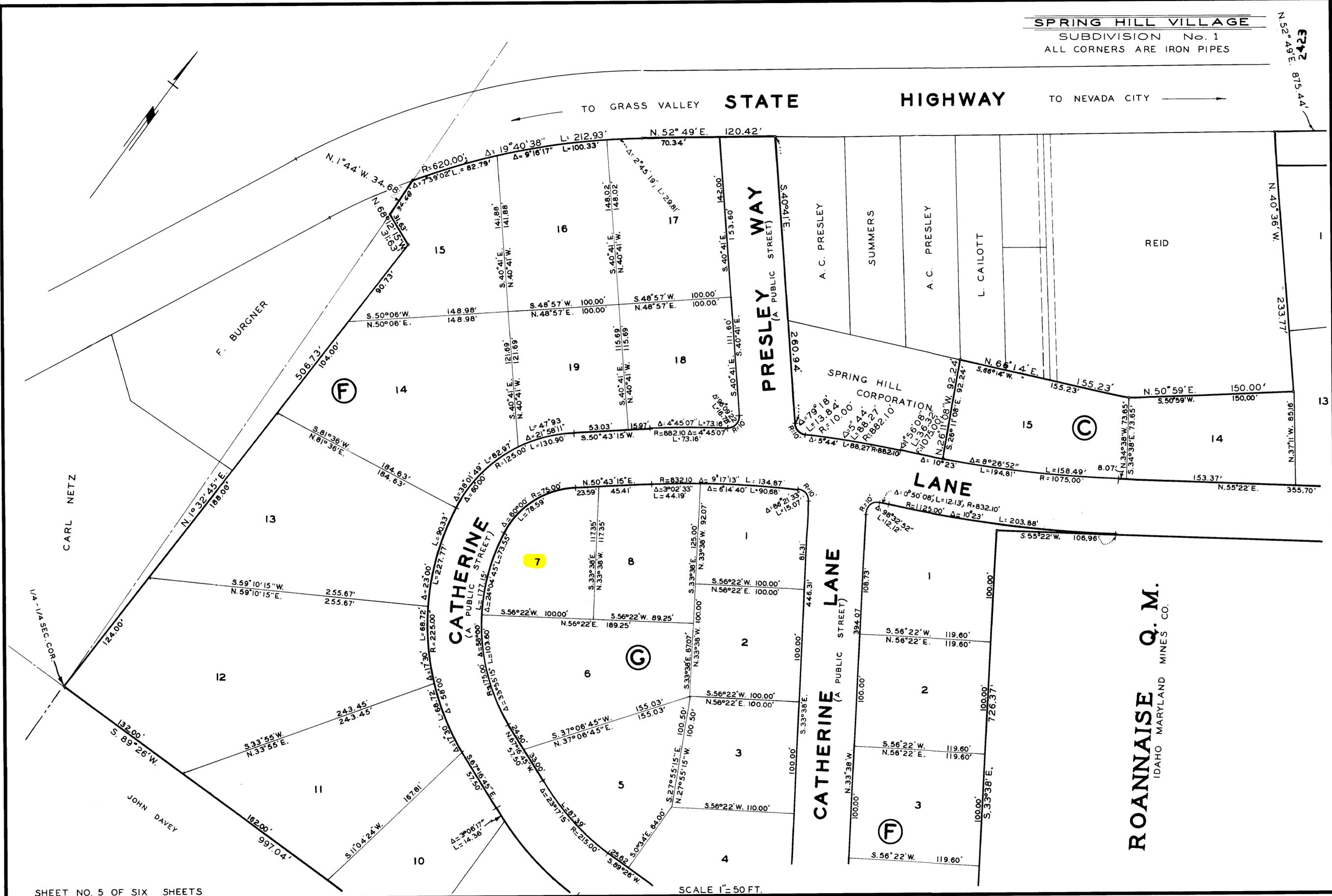
1974
2-6
1977

SPRING HILL VILLAGE
 SUBDIVISION No. 1
 ALL CORNERS ARE IRON PIPES

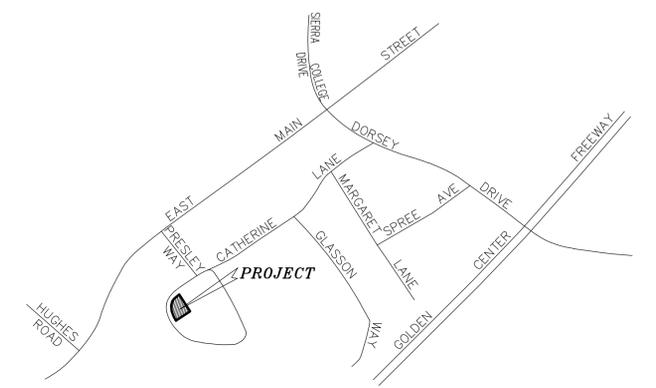
N. 52° 49' E. 875.44'

TO GRASS VALLEY STATE HIGHWAY TO NEVADA CITY

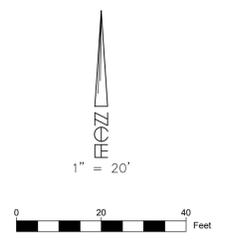
Sub 1
 13 74
 5.6



ROANNAISE Q. M.
 IDAHO MARYLAND MINES CO.



LOCATION MAP



SIGHT DISTANCE EXHIBIT
FOR
ERNIE OLSEN
BEING
LOT 7, BLOCK G, SPRING HILL VILLAGE #1
WITHIN THE INCORPORATED TERRITORY OF
GRASS VALLEY, CALIFORNIA
SCALE: 1" = 20' AUGUST, 2025
NEVADA CITY ENGINEERING, INC.
505 COYOTE STREET * P.O. BOX 1437 * NEVADA CITY * CALIFORNIA

NEVADA CITY ENGINEERING, INC.

505 COYOTE STREET, SUITE B • P.O. BOX 1437

NEVADA CITY, CALIFORNIA 95959 • TELEPHONE (530) 265-6911 • FAX (530) 265-8058

Engineering • Surveying • Planning

Olsen Setback Variance

PROJECT DESCRIPTION

This application is for a Variance to the front setback for property located at 204 Catherine Lane. This property is zoned R-1 and has a General Plan Designation of ULD.

The R-1 zoning district has a front setback of 15 feet for the building façade, and the garage must be located 5 feet back from the façade of the house.

The frontage of this lot along Catherine Lane is nearly all on a curved portion of the Right-of-Way which makes it difficult to locate a garage meeting the required setback of 15 feet. The further development of the lot is also complicated by the location of the existing residence which was constructed in the early 1950's and is located approximately 5 feet from the front property line at the northwesterly corner.

This application is seeking a variance to the front setback to allow for a 5-foot setback which would allow for the construction of the proposed garage. The front of the garage would be setback approximately 17.5 feet from the façade of the residence and would meet the side yard setback of 5 feet. The proposed garage will also be setback approximately 30 feet from the edge of pavement for Catherine Lane.

An existing shed in the Northerly portion of the property will be removed to accommodate the construction of the proposed garage.

See the accompanying Setback Variance Exhibit for additional information regarding the project.

Please direct project questions to:

Project Representative:
John E. Baker
Nevada City Engineering, Inc
505 Coyote Street, Suite B
Nevada City, CA 95959
(530) 265-6911
john@nevadacityengineering.com

Property Owner:
Ernie Olsen
204 Catherine Lane
Grass Valley, CA 95945
(530) 277-7089
ernieolsen@sbcglobal.net



DRAFT CONDITIONS OF APPROVAL

Application Number: 25PLN-0036
Prepared by: Vanessa Franken, Associate Planner
Applicant: Ernie Olsen, 204 Catherine Lane (Owner)
 John E. Baker, Nevada City Engineering (Representative).
Location/APNs: 204 Catherine Lane , Grass Valley, CA 95945 (APN: 035-370-023)

STANDARD CONDITIONS

1. The approval date for City review of the proposed project is 2/17/2026, with an effective date of, 3/5/2026, pursuant to [Section 17.74.020 – Effective Date of Permit](#). This project is approved for a period of twelve-months and shall expire on 2/17/2027, unless the project has been effectuated or the applicant requests a time extension that is approved by the Development Review Committee pursuant to the Development Code.
2. The final design shall be consistent with the project application plans provided by the applicant, and as approved by the City. The project is approved subject to plans on file with the Community Development Department. The Community Development Director may approve minor changes as determined appropriate.
3. The applicant agrees to defend, indemnify, and hold harmless the City of Grass Valley in any action or proceeding brought against the City of Grass Valley to void or annul this discretionary land use approval.

BUILDING DIVISION

1. Building permits shall be obtained from the Community Development Department, for applicable construction. All new construction requires building permits and shall conform to the most current Building Code requirements at time of building permit submittal.

ENGINEERING DIVISION

1. No fencing or greenery shall exceed a height of 36-inches in the front 10-foot setback from the property line that is adjacent to the proposed garage; to include around the curve for an additional 40-feet from the center of the driveway, as sight distance is based on an eye height of 3.5-feet.

Major Variance for Front Yard Setback (25PLN-0036)

2. The new driveway to the garage shall be concrete/asphalt.