




# City of Nevada City

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TO: Planning Commission

FROM: Cindy Siegfried, City Planner 

DATE: August 3, 2011

RE: 106 Gold Tunnel Drive -- Extension of Time Request for Variance Approval of August, 2008 for proposed remodel and addition to existing residence, **Gary Lind, Owner**

The Planning Commission, on August 14, 2008 approved a variance and architectural review application of Mr. and Mrs. Bernard, for a remodel and addition project to the existing home at 106 Gold Tunnel Drive.

Zoning Ordinance Section 17.88.060(C) allows for extensions of time to be granted by the Planning Commission for "one year at a time, but not to exceed five years total from the original approval date." The original approval was valid for two years, or until August 14, 2010. The Commission has granted granted one, one-year extension, or until August 14, 2011. The current owners are requesting another, one-year extension, or until August 14, 2012. No further extensions could be granted after August 14, 2013.

Attached are the extension request and the Commission's August 2008 approval letter.

Enc.

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AUG 04 2011

City of Nevada City

Lynn and Gary Lind

106 Gold Tunnel

Nevada City, CA.

530 470-3313

Hello,

We are the new owners of 106 Gold Tunnel as of Aug 2nd. We would like to extend the approval for the existing plans/variance submitted by Bruce Boyd on behalf of the Bernard's. We need more time because of our very recent close date before we are ready to begin building.

Thank you,

Lynn and Gary Lind

August 18, 2008

David and Julie Bernard  
591 Spruce Street  
San Francisco, CA 94118

**RE: 106 Gold Tunnel Drive – Variance application and Architectural Review application of David and Julie Bernard for a proposed remodel and addition to an existing residence. Assessor's Parcel Number 05-110-11.  
Bruce Boyd, Architect and Representative.**

Dear David and Julie:

The Nevada City Planning Commission considered the above referenced application at its August 14, 2008 meeting. **At that meeting, the Commission voted to approve the project as presented with the conditions of the City Planner and Fire Department stated in the staff report, and a roof pitch of 8:12 if the client so chooses.**

There is a 15-day appeal period, during which time any person may appeal the Commission's decision (appeal deadline: August 29 2008 at 5:00 p.m.).

**You were also reminded that there must be strict compliance with any and all conditions of approval. If you must make any modification to the approval as conditioned, please submit your request to City staff for further review.**

Failure to comply with all conditions of your approval may subject you to applicable enforcement measures, including abatement, penalties, removal of unlawful construction or citation, or a combination of these. Also, if construction approved by this planning approval is not substantially completed within two years of the approval date, an application for extension must be submitted before that date to avoid expiration of this approval.

Nevada City contracts with the Nevada County Building Department for issuance of permits. The County will not issue permits unless the plans have been stamped and approved by Nevada City. Therefore, prior to issuance of a building permit, please submit three sets of plans to Nevada City Planning Department, along with a filing fee of \$80 (made payable to the City of Nevada City). The plans will be reviewed by the City Planner and City Engineer for consistency with the approval and will require their signatures. In some instances an additional signature from the Nevada City Fire Department will be required, and if so, the City Planner will direct you to the City Fire Department. After the City's review you may

obtain issuance of the permit from the Building Department located at the Government Center, 950 Maidu Avenue, Nevada City.

Nevada City Planning Commission

Cindy Siegfried, City Planner

CC: Bruce Boyd

Bruce Boyd  
17894 Tyler Foote Road  
Nevada City CA 95959