



# **ORDINANCE No. \_\_\_\_\_**

## **OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA**

**AN ORDINANCE AMENDING 1) ZONING DISTRICT MAP 040a, TO REZONE ASSESSOR'S PARCEL NUMBER 008-070-034 LOCATED AT 13115 RIDGE ROAD, GRASS VALLEY, CALIFORNIA FROM NEIGHBORHOOD COMMERCIAL (C1) TO SINGLE FAMILY RESIDENTIAL (R1) (IAN GRAY, APPLICANT)**

THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA, STATE OF CALIFORNIA, ORDAINS AS FOLLOWS:

### SECTION I:

That Assessor's Parcel Number 008-070-034, which is located at 13115 Ridge Road, Grass Valley California be rezoned from the Neighborhood Commercial (C1) to Single Family Residential (R1) based on the following findings A-E:

- A. That the proposed amendment is consistent with and furthers the goals, objectives, policies, programs and implementation measures of the General Plan and the provisions of the Land Use and Development Code Chapter II Zoning Regulations, including Land Use and Development Code Section L-II 2.2, to provide for the redevelopment of the site potential residential use;
- B. That the project site is physically suitable for the requested R1 Zoning for the anticipated use of the site for residential use with the approval of the Petition for Exceptions to the Driveway Standards as the project site has access to publicly maintained road and available infrastructure such as water and sewage disposal;
- C. That the proposed amendment for the project site will not conflict with uses and zoning that surround the subject parcels as the proposed zoning is consistent with those established uses;
- D. That the proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the County; and
- E. That the Nevada County Planning Commission, after taking public testimony and deliberating on the project, recommended that the Board of Supervisors adopt this

Ordinance by a 3-1, 1 absent vote as required by Nevada County Land Use and Development Code Section L-II 5.9.E.

SECTION II:

Pursuant to Section L-II 1.3.D of Article 1 of Chapter II of the Land Use and Development Code of the County of Nevada, Zoning District Map No. 040a is hereby amended as follows:

Zoning District Map No. 040a is hereby amended as shown on Exhibit "A" attached hereto and made a part of this Ordinance. Said property comprises approximately 0.23-acres and is located at 13115 Ridge Road, Grass Valley, California; and

All that certain property described on Exhibit "A" is hereby rezoned as follows: From the Neighborhood Commercial (C1) District to the Single Family Residential (R1) District, as defined in Chapter II of the Land Use and Development Code of the County of Nevada, and is hereby subject to the restrictions and allowable uses set forth therein.

SECTION III:

If any section, sentence, clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and adopted this ordinance and each, section, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

SECTION IV:

This Ordinance shall take effect and be in full force thirty (30) days from and after introduction and adoption, and it shall become operative on the \_\_\_th day of January, \_\_\_ 2021, and before the expiration of fifteen (15) days after its passage it shall be published once, with the names of the Supervisors voting for and against same in the Union, a newspaper of general circulation printed and published in the County of Nevada.

**Exhibit A: RZN20-0003**  
**APN 008-070-034**

