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COUNTY OF NEVADA

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APPEAL TO BOARD OF SUPERVISORS
(Per Article 5 of Chapter II of the Land Use and Development Code)

NEVADA COUNTY BOARD OF SUPERVISORS

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Any applicant or interested party may file an appeal with the Board of Supervisors requesting review of any final action taken by Various County Agencies. Such appeal shall be filed with the Clerk of the Board of Supervisors within **ten (10) calendar days** from the date of the decision, except for recommendations on general plan amendments which by State law are subject to a **five (5) calendar day** appeal period. (If the final calendar day falls on a weekend or holiday, then the deadline is extended to the next working day.) Filing shall include all information requested herein and shall be accompanied by the appropriate filing fee. The statements (required below) must contain sufficient explanation of the reasons for and matters being appealed in order to facilitate the Board of Supervisors initial determination as to the propriety and merit of the appeal. Any appeal which fails to provide an adequate statement may be summarily denied. The filing of such an appeal within the above stated time limit shall stay the effective date of the action until the Board of Supervisors has acted upon the appeal.

I. APPEAL: I/We, the undersigned, hereby appeal the decision/recommendation of the

Nevada County Planning Commission

Agency Name

 SP78-017; PA14-009; MSP87-015
 10/26/2017

 Agency File No.
 Date of Decision

PLANNING AGENCY DECISIONS:			
	Environmental Impact Report L-XIII California Environmental Quality Act; County CEQA Guidelines and Procedures, 1.20 Appeals of the Adequacy of the EIR		
	Floodplain Management Regulations (Floodplain Administrator) L-XII Floodplain Management Regulations; 1.4 Administration		
	Historic Preservation Combining District L-II Zoning Regulations; Zoning Districts; 2.7.2 HP Combining District		
\$	Inoperable Vehicles L-II Zoning Regulations; Administration and Enforcement, 5.20 Abatement and Removal of Inoperable Vehicles		
	Land Use Applications L-II Zoning Regulations; 5.12 Administration and Enforcement		
<u> </u>	Negative Declaration L-XIII California Environmental Quality Act; County CEQA Guidelines and Procedures, 1.12 Negative Declaration		
	Rules of Interpretation L-II Zoning Regulations; 1.4 Rules of Interpretation Regarding:		

PUBLIC	C WORKS DECISIONS:
	Roadway Encroachment Permit G-IV General Regulations; 4.A Regulating Roadway Encroachments; 15.1 Appeals
FIRE A	GENCY DECISIONS:
	Fee Assessments (Fire Protection District) L-IX Mitigation and Development Fees; Fire Protection Development Fees; 2.6 Appeal from Fee Assessment
	Fire Safety Regulations; General Requirements (Fire Safety Reg. Hearing Body) L-XVI Fire Safety Regulations; General Requirements; 2.7 Appeals
	Hazardous Vegetation Abatement (Lodal Fire Official) G-IV General Regulations; 7.9 Appeals Process (No Fee to File Appeal
ENVIRO	ONMENTAL HEALTH DECISIONS:
	Sewage Disposal (Sewage Disposal Technical Advisory Group) L-VI Sewage Disposal; 1.18 Appeals
	Water Supply and Resources (Health Officer) L-X Water Supply and Resources; 5.1 Appeal Procedures
II. STA	TEMENT OF THE REASONS FOR THE APPEAL:
Projec	t as applied for meets all applicable County codes, and proffered rationale for
	conflicts with County's General Plan is entirely subjective, and such a denial
	efore an abuse of discretion.

III. STATEMENT OF THE S	PECIFIC PROVISIONS WHICH ARE BEIN	IG APPEALED
n/a		
<u> </u>		
IV. STATEMENT OF THE	CHANGES OR ACTION REQUESTED OF	THE BOARD
OF SUPERVISORS: App	rove DP15-001	
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V SUMMATION OF THE A	RGUMENTS TO BE RAISED BY THE API	PELL ANT(S).
The second secon	which comments are incorporated here by the	
Occ paragraph in above,	which comments are incorporated here by the	iis reference.
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VI. IDENTIFICATION OF T	HE APPELLANT(S):	
Simon CRE Harley V. LLC	6900 E. 2nd Street, Scottsdale, AZ 85251	(480)745-195
(Name)	(Mailing Address)	(Telephone)
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w-		

VII. NOTICE: (Multiple appellants should select one representative for purposes of notice.

All notices to appellant(s) should be mailed to: (Please Print)

Peter Dunn Lemmon, Esq. (Name/Representative)	210 Magnolia Ave., Ste. 2, Auburn, CA (530) 265-6100 (Mailing Address) (Telephone)
	Appellant: (Sign)
Dated: _//- 3-/7	Peter Dunn Lemmon (Print)
	FOR OFFICE USE ONLY

Appeal form to be returned to: Nevada County Board of Supervisors Office, Eric Rood Administrative Center, 950 Maidu Avenue, Nevada City, CA 95959-8617. (530) 265-1480