



City of Gridley
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Fees Apply

Application No. _____

Variance

Planning Department

Application for

Applicant		Property	
Name		APN	
Company		Parcel Size	
Address		Existing Land Use	
City	State	Owner	
Zip		Address	
Phone 1		City	State Zip
Phone 2		Phone 1	
E-mail		E-mail	

Project Information
Request (Applicant must also provide information to support findings necessary to grant variance by completing attached Findings of Fact form.)
Days & Hours of Operation
No. of Employees
No. of Off-Street Parking Spaces Proposed
Notes

Applicant Signature
I hereby certify that this application and all other documents submitted are true and correct to the best of my knowledge and belief. I also certify that I am the owner of the above property or have attached the owners written consent to file this application. I understand that verification of property ownership or interests in the property or application may be required. (Before signing, see the information on page 2.)
Signature _____ Date _____

Office Use Only		
Received By	Butte County Filing Fee \$25 (Check Payable to Butte County)	Receipt No.
Date		Application Fee \$
Assigned Planner		Envtl Review Fee \$
Tentative Hearing Date		Total Fees \$
	Applies <input type="checkbox"/>	
	Does Not Apply <input type="checkbox"/>	

Requirements**Requirements**

- Completed and Signed Application Form
- Completed Environmental Questionnaire Form
- Written Authorization from the Property Owner (if Applicant is not the owner)
- 8 1/2' X 11" Site Plan of Proposed Development
- Application and Environmental Review Fees

As a result of the environmental review process, additional information may be required to determine if significant adverse environmental impacts could result from the project.

Time Limits

Pursuant to California Government Code Section 65943 and 65950, the City has thirty (30) days from the date of submittal to determine if an application is complete and six months from the date of acceptance of a complete application to take final action when a negative declaration is prepared.

If an Environmental Impact Report is required, the City must take action within ninety (90) days after certification of the Report.

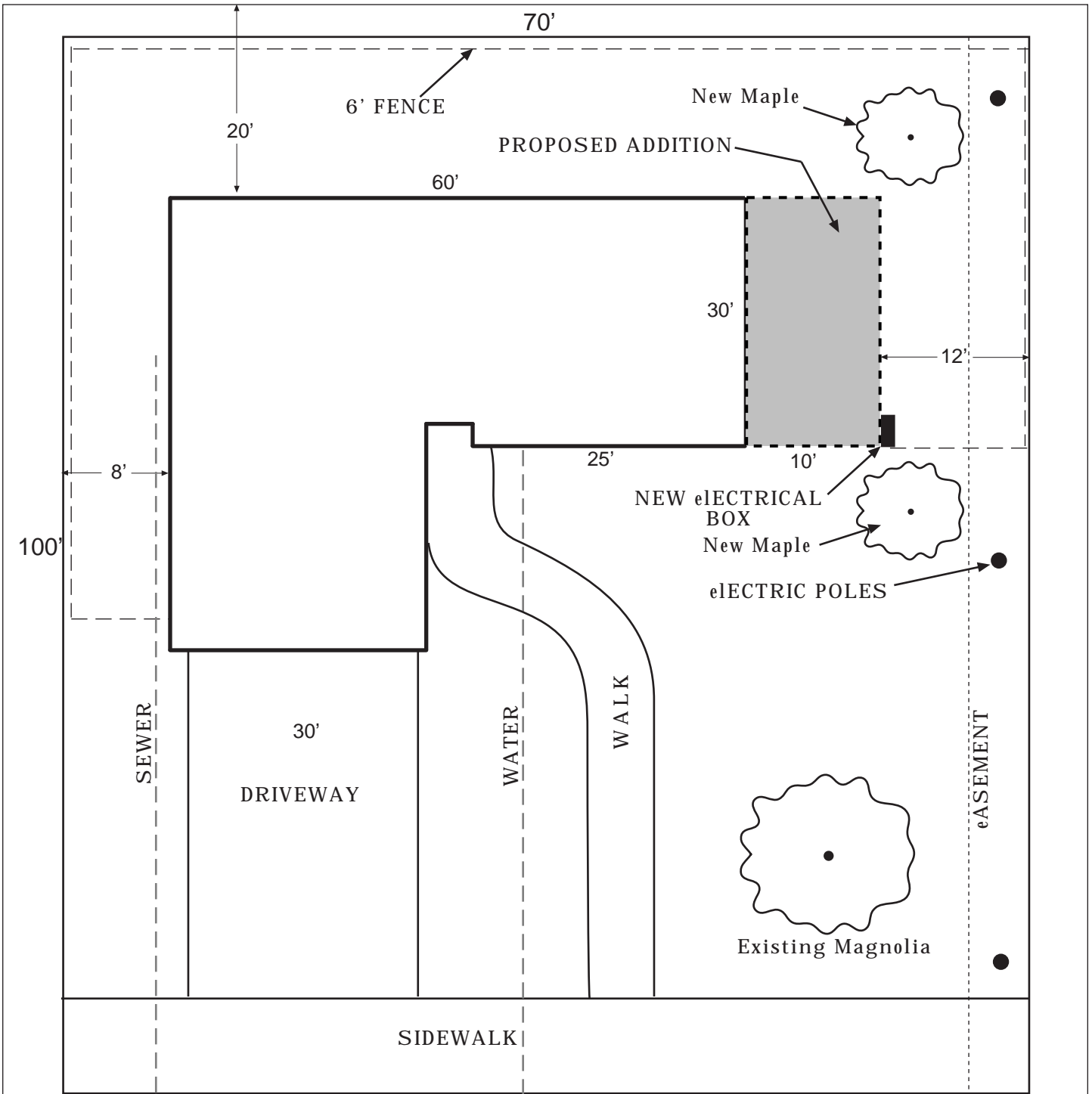
Any required public hearing must be held at least 60 days prior to the expiration of the time limit.

After a final decision is made on the application there is a ten day appeal period during which the decision may be contested. The conditional use permit shall not be valid until after the appeal period.

Notice of Pending Amendments

Pursuant to California Government Code Section 65945, et seq., an applicant can make a written request to receive notice of any pending amendments to the General Plan, Specific Plans, land use regulations, ordinances affecting building permits, or to regulation pertaining to developing permits, if the amendment is reasonably related to the applicant's project.

Note: By signing the front page of this application form, the applicant is indicating that project site is not included on any state or local list of hazardous waste sites compiled pursuant to California Government Code Section 65962.5, as amended in January, 1996.



OAK STREET

Site Plan Checklist

- North Arrow
- Workable Scale
- Property Lines
- Dimensions of property lines, setbacks, easements
- Calculations: lot size, floor area, coverage, etc.
- Existing Features: structures, utility lines, streetlights, etc.
- Footprint and location of new structures
- Walkways, Parking Areas, Driveways
- New landscaping
- Fence locations and height
- Trash areas with screening
- Utility locations
- Delineation of phasing when applicable

PROJECT	<i>Jones' Addition</i>
APN	<i>007-310-021</i>
ADDRESS	<i>123 Oak St</i>
OWNER	<i>Jones, Bob</i>
NOTES	<i>300 square foot addition to existing 2000 sq ft home</i>



Findings of Fact

Background

Each zoning classification and land use has an associated set of development standards which are specified in the Gridlley Municipal Code. The Code also established a procedure to grant variances from these standards where unique circumstances exist to warrant relief from the strict application of these standards.

A variance can be granted only if specific findings are made to indicate that unique circumstances do, in fact, exist. These special circumstances may include factors such as the size, shape, topography, location and surroundings of a piece of property.

The courts have clearly indicated that variances are not intended to rewrite the City Code and can only be granted if all the findings listed below are made. Further, the courts have indicated the actual factual basis for these findings must be stated.

Note to Applicant

Please DO NOT apply for a variance unless you can provide the necessary factual basis to the requested variance. All necessary application fees are non-refundable.

Finding

A. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to lands, structures or buildings in the same district.

B. That literal application of the provisions of this title would deprive the applicant of rights commonly enjoyed by other properties on the same district under the terms of this title.

Findings of Fact

Finding	Statement of Fact
C. That the granting of such application will not, under the circumstances of the particular case materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant, and will not under the circumstances of the particular case, be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood. (Ord. 491 (part), 1986.)	
D. The variance will be on general harmony with the Purpose and Intent of Title 10 "Land Use Regulations."	
E. Where a specific plan is applicable to the site, the proposed use and variance is consistent with the specific plan.	
F. The granting of the variance will not be inconsistent with the provisions of the General Plan.	

All of the above findings must be made, including the statement of specific facts, to grant a variance.