



SUBDIVISION CODE MODIFICATION JUSTIFICATION FORM

Modifications from the public improvement requirements of Title 18 of the Riverside Municipal Code (Subdivision Code) may be granted pursuant to the procedures set forth in Chapter 18.230 - Modifications.

An application for the modification of any requirement in Title 18 of the Riverside Municipal Code (Subdivision Code) shall be filed with the Planning Division in conjunction with the proposed tentative map. The application shall contain information that sets forth the nature and extent of the requested modification, the grounds of the application, and the facts relied upon by the applicant for the request for a modification.

PLEASE NOTE: The Community & Economic Development Director has the authority to grant and deny applications for Modifications and to refer cases to the City Planning Commission and City Council. When a Modification request accompanies another development case subject to review by the City Planning Commission, the Planning Commission will also review the Modification.

INFORMATION

LEGAL OWNER/APPLICANT/REPRESENTATIVE

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Daytime Phone: _____ Mobile: _____

Email: _____

PROJECT/PROPERTY INFORMATION

Tract/Parcel Map Number: _____ Assessor's Parcel Number(s): _____

Address: _____ City: _____ State: _____ Zip: _____

Project Description/Location: _____

Size of Subject Property (Square Feet/Acres): _____

APPLICATION

Modifications Requested – State modification(s) requested specifically in detail. Please attach separate sheet(s) as necessary.

City of Riverside – Subdivision Code Modification Justification Form

REQUIRED FINDINGS

Answer each of the following questions 'YES or 'NO' and then explain your answer in detail. Attach written answers to this application. The Zoning Administrator, City Planning Commission, or City Council shall consider the application for a modification and the drawings and documents filed with an application at the same time as the map or permit is considered. The modification may be granted or may be granted subject to prescribed conditions, provided that the Zoning Administrator, City Planning Commission, or City Council make the following findings:

1. Is the property of such size or shape, or affected by such topographic conditions, or are there such special circumstances or conditions affecting the property that it is impossible, impractical, or undesirable for the petitioner to fully conform with the regulations prescribed by this Title, or requested conformance would result in undue hardship?
2. Is the modification necessary for the preservation and enjoyment of a substantial property right of the petitioner?
3. Will the modification be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity?
4. Is the granting of the modification in accordance with the purposes set forth in Title 18 – Subdivision Code (Chapter 18.020 – Purpose and Scope) of the Riverside Municipal Code?
5. Is granting of the modification contrary to the objectives of the Zoning Code set forth in Title 19 – Zoning Code of the Riverside Municipal Code and the General Plan?