



COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

GRADING EXCEPTIONS JUSTIFICATION FORM

Conditional exceptions to the regulations contained in Title 17 of the Riverside Municipal Code (Grading) shall be permitted, subject to Chapter 17.32, upon a determination by the Zoning Administrator that exceptional or special circumstances apply to the property. Such exceptional or special circumstances shall include such characteristics as unusual lot size, shape, or topography, drainage problems, or the impracticability of employing a conforming grading plan, by reason or prior existing recorded subdivisions or other characteristics of contiguous properties.

An application for the waiver of any requirement of Title 17 of the Riverside Municipal Code (Grading) shall be filed with the Planning Division prior to the approval of a grading plan. The application shall contain information which demonstrates that there are exceptional or special circumstances that apply to the property that would prevent full compliance with this title. The application shall demonstrate the existence of exceptional or special circumstances by making the findings listed on the second page of this form.

PLEASE NOTE: If at any time the Zoning Administrator believes that sufficient controversy or public interest may exist regarding an application, the application may be referred to the City Planning Commission for consideration. The City Planning Commission may set the action for review at a public hearing if they so determine that it would be appropriate.

PLEASE TYPE OR PRINT CLEARLY

LEGAL OWNER/APPLICANT/REPRESENTATIVE

Printed Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Daytime Telephone: (_____) _____ Facsimile: (_____) _____

E-Mail Address: _____

PROJECT/PROPERTY INFORMATION

Assessor's Parcel Number(s): _____

Address: _____

Project Description/Location: _____

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

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EXCEPTIONS REQUESTED

Describe the exceptions requested in detail; attach a separate sheet if necessary.

REQUIRED FINDINGS

Answer each of the following questions "yes" or "no" and then explain your answer in detail. Questions 1 and 2 must be answered "yes" and question 3 "no" to justify granting an exception. Attach written details if insufficient space is provided on this form. Economic hardship is not an allowable justification for an exception from Title 17 of the Riverside Municipal Code (Grading).

1. Will the strict application of the provisions of this title result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of Title 17 of the Riverside Municipal Code (Grading)? Explain in detail.

2. Are there exceptional circumstances or conditions applicable to the property involved or the intended use or development of the property that do not apply generally to other properties in the same zone or neighborhood? Explain in detail.

3. Will the granting of a waiver be materially detrimental to the public welfare or injurious to the property or improvements in the some of neighborhood in which the property is located? Explain in detail.

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