



# COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

## 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 Zoning Administrator is 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.

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*PLEASE TYPE OR PRINT CLEARLY*

### LEGAL OWNER/APPLICANT/REPRESENTATIVE

Printed Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Daytime Telephone: (\_\_\_\_\_) \_\_\_\_\_ Facsimile: (\_\_\_\_\_) \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

### PROJECT/PROPERTY INFORMATION

Tract/Parcel Map Number: \_\_\_\_\_

Assessor's Parcel Number(s): \_\_\_\_\_

Address: \_\_\_\_\_

Project Description /Location: \_\_\_\_\_

Size of Subject Property (Square Feet/Acres): \_\_\_\_\_

# MODIFICATION JUSTIFICATION FORM

**MODIFICATION REQUESTED** – State modification(s) requested specifically and in detail. Please attach separate sheets(s) as necessary.

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**REQUIRED FINDINGS** – Answer each of the following questions ‘yes’ or ‘no’ and then explain your answer in detail. Attach written details if insufficient space is provided on this form. 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? Explain in detail.
2. Is the modification necessary for the preservation and enjoyment of a substantial property right of the petitioner? Explain in detail.
3. Will the modification be detrimental to the public health, safety or welfare, or be injurious to other properties in the vicinity. Explain in detail.
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? Explain in detail.
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? Explain in detail.

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[www.riversideca.gov/planning](http://www.riversideca.gov/planning)