



GRADING EXCEPTIONS JUSTIFICATION FORM

INTRODUCTION

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 Development Review Committee 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 impracticality 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.

APPLICATION

Legal Owner/Applicant/Representative

Printed Name: Crossroad Riverside, LLC

Address: 23550 Alessandro Blvd., #100

City: Moreno Valley State: CA ZIP: 92553

Daytime Telephone: (909) 839-3809

Facsimile: ()

Email Address: yoonyun@gmail.com

Project/Property Information

Assessor's Parcel Number(s): 280-260-030

Address: 18806 Van Buren Blvd., Riverside, CA 92508

Project Description/Location: New Express Carwash

Size of Subject Property (Square Feet/Acres): 2.2 acre

Exceptions Requested

Describe the exceptions requested in detail; Attach a separate sheet if necessary:

EXCEPTION REQUESTED FOR WALL HEIGHT ABOVE THE 6.0' HIGH

PER LIMITS SET BY CITY OF RIVERSIDE. ALONG THE WILLY PL
APPROX 230 LF WALL HEIGHT @ MAX 7.5' HIGH, 1.5' ABOVE THE
LIMITS.

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.

YES.

CAR VACUUM STALLS REQUIRES MAX 2% SLOPE ALONG
PARKINGS. EXCESS SLOPES COULD CAUSE CARS TO ROLL IF
LEFT IN NEUTRAL

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.

YES

VACUUM STALLS ALONG ENTIRE WILLY PL FOR
PROPOSED NEW DEVELOPMENT. CREATES AN ALMOST FLAT
SURFACE EXCEPT FOR DRAINAGE ONLY.

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.

NO.

ADJOINING PROPERTIES HAVE SIMILAR SLOPE ISSUES AS
OUR LOT. NATURAL SLOPE TOWARDS NORTH TO NINNY
DIRECTION. NAIL IS REQUIRED TO BRING LOT TO A FLAT SURFACE