



Appeal

City of Indian Wells
Community Development Department
44-950 Eldorado Drive
Indian Wells, CA 92210
760.776.0229 (V) 760.346.0407 (F)
www.CityofIndianWells.org

APPEAL

APPEAL. The purpose of this application is to provide a means by which an applicant may appeal a decision of the Community Development Director or Planning Commission. Each project action is based upon a set of findings and conditions related to the goals and policies of the City. As the applicant disagrees with the action determined by the Community Development Director or Planning Commission, the appeal should be focused toward changing the findings, conditions, and/or interpretation of City policies as they relate to the subject project. The applicable code section dealing with Appeals is 21.06.110 and should be consulted for complete information.

The applicant or the Planning Commission may within 15 days of the date of the decision, appeal any decision of the Community Development Director to the Planning Commission. The applicant or any member of the City Council may within 15 days of the date of the decision of the Planning Commission appeal any decision of the Planning Commission to the City Council.

Any appeal to the Planning Commission shall be filed with the Planning Department. Any appeal to the City Council shall be filed with the City Clerk. All appeals shall be heard by the appellate body within 60 days of the written receipt of the appeal. All appeals shall be accompanied by a letter from the appellant stating the reasons for the appeal. The Planning Commission and City Council shall not be required to hold a public hearing on any appeal it receives, but shall permit the appellant to address the matter to the body, except that the City Council shall hold a public hearing on any appeal which was subject to a public hearing by the Planning Commission.



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Date Received: _____
Case Number(s): _____

1. Property Location

Address of Subject Property: _____
 Zone District: _____ Assessors Parcel Number: _____

2. Project Description

Project Description: _____

3. Applicant

Name: _____ E-mail: _____
 Address: _____ Phone: _____
 City: _____ State: _____ Zip: _____ Fax: _____

4. Property Owner

Name: _____ E-mail: _____
 Address: _____ Phone: _____
 City: _____ State: _____ Zip: _____ Fax: _____

I hereby certify that I am the owner of record of the property described in Box #1 above and that I approve of the requested action herein and that the foregoing statements and answers herein contained and the information herein submitted are in all respects true and correct to the best of my knowledge and belief.

Signature of Owner: _____ Date: _____

City Staff will complete all items below in boxes #5 and #6.

5. Application Type

- | | |
|---|---|
| <input type="checkbox"/> Staff ALC Review | <input type="checkbox"/> Parcel Map |
| <input type="checkbox"/> Full ALC Review | <input type="checkbox"/> Planned Sign Program/Sign Permit |
| <input type="checkbox"/> Administrative Relief | <input type="checkbox"/> Tentative Tract Map |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Temporary Use Permit – No Public Hearing |
| <input type="checkbox"/> Environmental Assessment | <input type="checkbox"/> Temporary Use Permit – Public Hearing |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Use Determination |
| <input type="checkbox"/> Municipal/Zoning Amendment | <input type="checkbox"/> Variance |
| | <input type="checkbox"/> Other _____ |

Application Fee

Fee(s): \$ _____

Receipt #: _____

6. Needed Action

	Date of Action	Action Taken
ALC		
Planning Commission		
City Council		
Comm. Development Director		
Other		

The project must comply with the requirements of ALL applicable City Codes and Ordinances.

Please contact Staff with any questions regarding your application.

Information and fees are subject to change.

APPEAL

SUBMITTAL REQUIREMENTS CHECKLIST

- Application form with owner's and applicant's signature.
- Application fee as per the current fee schedule.
- Letter of justification outlining reasons for appeal.
- Information as required for a public hearing contained in Section 21.06.100(a) of the Municipal Code as applicable.
- Other information as required per the request of the Community Development Director.