



General Plan Amendment Information and Submittal Requirements Checklist

City of Indian Wells
Community Development Department
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GENERAL PLAN AMENDMENT

GENERAL PLAN AMENDMENT. The purpose of this application is to consider a general plan amendment (GPA) and this process shall be used whenever changes are requested in the City's General Plan. The applicable code section dealing with GPAs is 21.06.015 and should be consulted for complete information.

GPAs can be permitted only if granted by the Planning Commission and City Council in a public hearing and when certain findings in accordance with the Municipal Code and State Law can be made. Such findings include:

- (1) The proposed amendment is internally consistent with the General Plan.
- (2) The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.
- (3) The proposed amendment would maintain the appropriate balance of land uses within the City.
- (4) In case of an amendment to the General Plan land use plan (i.e., map), the subject parcel(s) is physically suitable (including, but not limited to access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested land use designation(s) and the anticipated land use development(s).

GENERAL PLAN AMENDMENT SUBMITTAL REQUIREMENTS CHECKLIST

- Documentation with owner's and applicant's signature.
- Application fee as per the current fiscal year fee schedule.
- Proposed changes to the text of the General Plan with applicable maps and detailed plans as required by the Community Development Department.
- Photographs of the existing property conditions.
- Letter of justification for the proposed general plan amendment with required findings outlined in the letter.
- Approval from any applicable homeowners' association.
- 3-sets of certified mailing labels with a radius map of all properties within 300-feet of the project site (may be extended to 500-feet).
- 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.