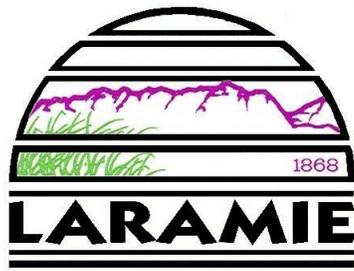


COMMUNITY DEVELOPMENT DEPARTMENT



PLANNING DIVISION

APPLICATION FOR:

**Addition by Plat**

ALL REQUIRED MATERIALS SHALL BE SUBMITTED TO THE CITY OF LARAMIE COMMUNITY DEVELOPMENT DEPARTMENT, 405 GRAND AVENUE, LARAMIE, WYOMING. ALL SUBMITTED MATERIALS WILL REMAIN THE PROPERTY OF THE CITY OF LARAMIE COMMUNITY DEVELOPMENT DEPARTMENT. APPLICATIONS, PLANS, AND/OR SUPPORTING DOCUMENTATION THAT ARE INCOMPLETE OR ILLEGIBLE WILL NOT BE ACCEPTED. PLEASE REVIEW THE ENTIRE APPLICATION AND PRINT CLEARLY. STAFF PREFERS THE APPLICATION BE SIGNED IN BLUE INK.

<b>Date Submitted:</b> _____ (Assigned by Staff)		<b>File Number: APLAT-</b> _____ (Assigned by Staff)	
<b>APPLICANT:</b>			<b>PRIMARY CONTACT?</b> <input type="checkbox"/>
<b>ADDRESS:</b>		<b>E-MAIL:</b>	
<b>CITY:</b>	<b>STATE:</b>	<b>ZIP CODE:</b>	
<b>PHONE :</b>	<b>MOBILE:</b>	<b>FAX:</b>	
<b>OWNER (If different than Applicant):</b>			<b>PRIMARY CONTACT?</b> <input type="checkbox"/>
<b>ADDRESS:</b>		<b>E-MAIL:</b>	
<b>CITY:</b>	<b>STATE:</b>	<b>ZIP CODE:</b>	
<b>PHONE :</b>	<b>MOBILE:</b>	<b>FAX:</b>	
<b>REPRESENTATIVE (If different than Applicant):</b>			<b>PRIMARY CONTACT?</b> <input type="checkbox"/>
<b>ADDRESS:</b>		<b>E-MAIL:</b>	
<b>CITY:</b>	<b>STATE:</b>	<b>ZIP CODE:</b>	
<b>PHONE :</b>	<b>MOBILE:</b>	<b>FAX:</b>	
<b>PROJECT NAME</b> (Assigned by Staff):			
<b>PROJECT LOCATION</b> (Street Address or General Location):			
<b>COMPREHENSIVE PLAN LAND USE DESIGNATION:</b>			
<b>PRESENT ZONING:</b>	<b>PROPOSED ZONING:</b>		
<b>TOTAL PROJECT ACREAGE/SIZE:</b>	<b>ASSESSOR'S PROPERTY ID NUMBER(S):</b>		
<b>NUMBER OF LOTS/PARCELS CURRENTLY WITHIN APPLICATION AREA:</b>	<b>PROPOSED USE:</b>		

APPLICANT:

\_\_\_\_\_  
(PRINT NAME)

\_\_\_\_\_  
(SIGNATURE)

\_\_\_\_\_  
(DATE)

## LETTER OF AUTHORIZATION

This letter shall serve to notify and verify that I am/we are the legal owner(s) of the property being considered under this application, and do hereby authorize the below applicant(s) and representative(s) to file and represent my/our interest in this application.

I am/we are the legal owner(s) of said property; have read this "Letter of Authorization" and know the contents thereof; and so hereby certify (or declare) under penalty of perjury under the laws of the State of Wyoming that the information contained in this application is true and correct.

**OWNER(S) OF RECORD:** (All owners of record *must* sign; provide extra sheets if necessary.)

(Print Name)	(Signature)	(Date)

I certify under penalty of perjury that I am the applicant and that the foregoing statements and answers contained herein and the information herein submitted, are in all respects true and correct. I grant permission to City staff and officials to enter the property to conduct inspections or site visits necessary for review of the project.

**APPLICANT** (LLCs, Corporations and Partnerships shall identify an officer as the primary contact):

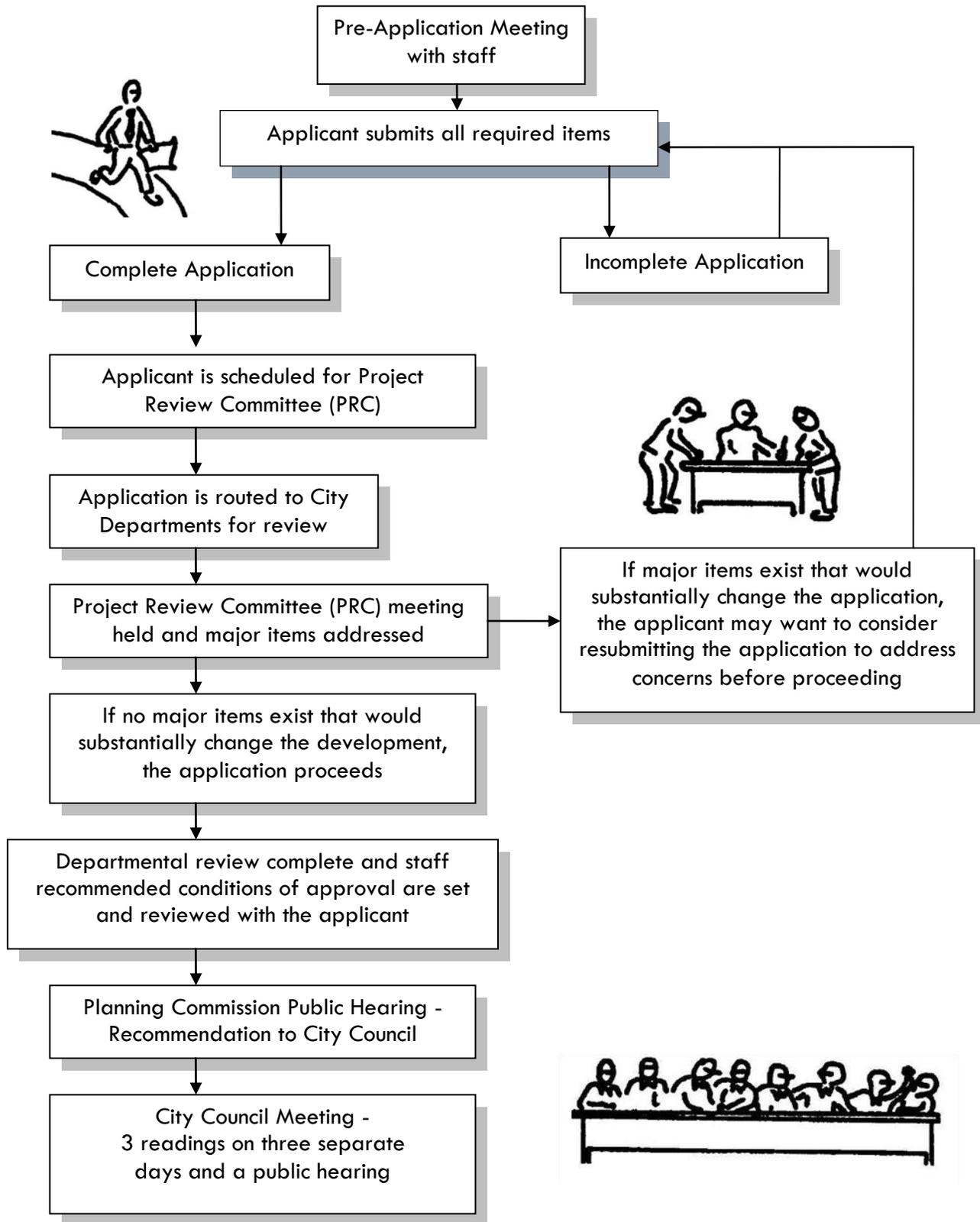
(Print Name)	(Signature)	(Date)
(Print Name)	(Signature)	(Date)

**APPLICANT'S REPRESENTATIVE:**

(Print Name)	(Signature)	(Date)
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*The Community Development Director or his designee shall provisionally determine the completeness of an application at the time of submittal to the Community Development Department. A formal determination of completeness will be made no later than 21 calendar days after the submittal deadline (please see separate Application Submittal Schedule for deadlines). A determination of completeness shall not constitute a determination of compliance with substantive requirements of this development code.*

# What is the Addition by Plat Process?



## HOW TO SUBMIT AN APPLICATION

1. The owner, or agent authorized in writing by the owner, is required to file an application in the Community Development Department, 405 East Grand Avenue, Laramie, WY 82070.
2. **An appointment is required for filing of all applications.** An appointment may be set up by calling 307-721-5207. It is recommended that application appointments be made at least one day prior to the close of the applicable review period. Please allow 30 minutes for the application filing appointment.
3. What will happen during the Application Filing appointment:
  - a. The applicant will pay the applicable sign fee.
  - b. The applicant will pay the applicable application fee.
  - c. Staff will review the application to verify it is complete. Staff has 21 calendar days from the day the City accepts the application to determine the completeness of the application. If deemed incomplete a new review and referral period shall be required.

## REQUIRED FOR SUBMITTAL

The following documents are to be submitted at the time of filing:

1. **Application Form.** Pages 1 and 2 of this form, including all requested information and signatures.
2. **Cover Letter.** A cover letter detailing the proposal and its purpose, and identifying any related applications, either current or previous, filed with the City of Laramie or Albany County. The cover letter shall state how the project meets the required Approval Criteria (see "Approval Criteria for Additions by Plat" below).
3. **Vicinity Map.** A vicinity map, showing the subject property(s) and relationship to the nearby area.
4. **Proof of Ownership.** A Title Certificate or Title Guarantee.
5. **Completed Checklist.** A completed application-specific submittal checklist (last page), indicating that the required items are included.
6. **Legal Description.** The applicant shall submit as part of the application a recent survey certified by a Wyoming registered land surveyor, for unplatted lands. A Lot and Block legal description is acceptable for platted lots.
7. **Traffic Study.** A Traffic Impact Analysis (TIA) may be required. TIAs require a scoping meeting PRIOR to application. Please contact staff prior to application filing to determine if a TIA is required and to determine scope of the study.
8. **Fiscal and Infrastructure Impacts.** A report must accompany the Addition by Plat application, fully addressing the following items:
  - a. **List, Schedule, and Cost of Services.** A list of basic and other services customarily available to residents of the city (e.g., water, wastewater, fire protection, etc.), a timetable when those services will reasonably be available to the area proposed to be added by plat, and a projected annual fee or service cost for each service;
  - b. **Cost of Infrastructure Improvements.** The total estimated cost of infrastructure improvements required for the subdivision being proposed;
  - c. **Mill Levies.** The current and projected property tax mill levies imposed by the city;
  - d. **Offsite Infrastructure Improvements.** The cost of infrastructure improvements required within the existing boundaries of the municipality to accommodate the proposed addition by plat; and
  - e. **Financial Security Authorization.** Authorization to release of financial security to the city for construction and dedication of proposed public improvements within the annexation area in the event the project is not complete prior to the lapse period.

## APPROVAL CRITERIA FOR ADDITIONS BY PLAT

The planning commission shall not recommend approval, and the city council shall not approve any final plat unless the final plat meets all of the following criteria:

1. The addition by plat is in compliance with the comprehensive plan;
2. An addition by plat is for the protection of the health, safety and welfare of the persons residing in the area and in the city or town;
3. The urban development of the addition by plat area would constitute a natural, geographical, economical and social part of the annexing city or town;

4. The addition by plat area is a logical and feasible addition to the city and the extension of basic and other services customarily available to residents of the city shall, within reason, be available to the area;
5. The addition by plat area is contiguous with or adjacent to the annexing city or town;
6. The city governing body is prepared to issue one (1) or more franchises as necessary to serve the addition by plat area;
7. The urban development of the addition by plat area would constitute a natural, geographical, economical and social part of the annexing city or town;
8. The applicant has constructed all the requirement public or private improvements that have been inspected and accepted by the city or that the applicant has filed with the city sufficient financial security for those improvements identified in subsection 15.06.060.N.3.b.(ii) pursuant to chapter 15.18, Subdivision Improvements.
9. The applicant has provided the required authorizations required pursuant to subsection 15.06.060.N.3.b.(vii).

### **COMMON ELEMENTS REQUIRED FOR ALL PLANS AND DRAWINGS**

All plans and drawings submitted (whether required or voluntary) as part of an application must:

- Be drawn to scale, fully dimensioned, easy to read, and meet best-design-practices standards for plans and drawings;
- Identify the proposed project name, the property owner's name, and the name and address of the person responsible for preparing the plan;
- If prepared by a licensed, registered or certified design professional, include the signature and seal of the responsible design professional (engineer, architect, etc.);
- Include the date of preparation, including dates of any subsequent revisions;
- Include at least one 8 ½" x 11" or 11" x 17" version of each drawing, in addition to any larger-format versions.

<b>ADDITION BY PLAT SUBMITTAL CHECKLIST:</b> (see "Required for Submittal" section for detailed information)		Staff Use Only	
<i>Larger copies of the application materials should be folded to approx. 8.5"x14", with the project name clearly visible when folded. Any plans/drawings larger than 8.5"x14" must be folded accordion style in quarter folds.</i>		Provided and acceptable	Does Not Apply
		<b>Submittal Requirements</b>	<b>Quantity/Cost</b>
1)	Complete Application	2 copies	
2)	Application Fee (to be determined at time of application depending on scope of project (Annexation, Zoning, Preliminary Plat or Preliminary PUD)	TBD	
3)	Sign Fee (one sign for each street frontage)	\$10.00 (per sign)	
4)	Cover Letter	2 copies	
5)	Full Size Drawings (Folded to Legal Size)	14 copies	
6)	Reduced-size Drawings (11" x 17")	2 copies	
7)	Proof of Ownership	2 copies	
8)	Traffic Study	4 copies	
5)	Estimated cost of infrastructure improvements within subdivision	2 copies	
6)	List of services provided and associated fees and service cost	2 copies	
7)	Current and projected property tax information	2 copies	
8)	Estimate of off-site infrastructure costs	2 copies	
9)	Authorization to release financial security	2 copies	
10)	Miscellaneous	TBD	

Other items: