



City of Laramie
Planning Division
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April 27, 2021

University of Wyoming
Attn: Matt Newman
1000 E University Avenue, Dept 3227
Laramie, WY 82071

RE: CUP-21-03 1010 Ivinson Avenue – UW Parking Garage and UW Police Department

Matt Newman,

This letter serves as confirmation that at their April 26, 2021 meeting, the City of Laramie Planning Commission **denied** your Conditional Use Permit, for construction and operation of a Parking Garage (non-exempt College or University use/commercial parking lot) and UW Police Station (non-exempt College or University use) at 1010 Ivinson Avenue within a R3 Zoning District subject to the following conditions of denial:

1. Nuisance concerns- increased noise, dust, glare, pollution, and traffic.
2. Context to the neighborhood- the parking garage is high density and inconsistent with the low-density parking of the Ivinson corridor plan.
3. General welfare- the parking garage is a public sector project which is financially imprudent, which will cause economic injury to the student members of the community, the University, and the State.

Because this item was denied, pursuant to LMC § 15.06.030.F.3, this decision can be appealed if submitted within 7 days of the Planning Commission decision. An appeal will be considered by the City Council in accordance with Laramie Municipal Code. If you choose to appeal the application can be found here: <https://cityoflaramie.org/DocumentCenter/View/18975/Appeal-Application-2020?bidId=>

Please contact me or any Planning Staff member with questions about the Conditional Use Permit denial, appeal or any other questions related to this project. Please note that this denial letter is for the Conditional Use Permit only.

Regards,

Derek T. Teini, AICP
Planning Manager

File: CUP-21-03