



APPLICATION FOR:

Major Subdivision Plat: Preliminary

ALL REQUIRED MATERIALS SHALL BE SUBMITTED TO THE CITY OF LARAMIE PLANNING DIVISION, 405 GRAND AVENUE, LARAMIE, WYOMING. ALL SUBMITTED MATERIALS WILL REMAIN THE PROPERTY OF THE CITY OF LARAMIE PLANNING DIVISION APPLICATIONS, PLANS, AND/OR SUPPORTING DOCUMENTATION THAT ARE INCOMPLETE OR ILLEGIBLE WILL NOT BE ACCEPTED. PLEASE REVIEW THE ENTIRE APPLICATION AND PRINT CLEARLY.

Date Submitted: _____ (Assigned by Staff)		File Number: PP-_____ (Assigned by Staff)	
APPLICANT:			PRIMARY CONTACT? <input type="checkbox"/>
ADDRESS:		E-MAIL:	
CITY:	STATE:	ZIP CODE:	
PHONE :	MOBILE:	FAX:	
OWNER (If different than Applicant):			PRIMARY CONTACT? <input type="checkbox"/>
ADDRESS:		E-MAIL:	
CITY:	STATE:	ZIP CODE:	
PHONE :	MOBILE:	FAX:	
REPRESENTATIVE (If different than Applicant):			PRIMARY CONTACT? <input type="checkbox"/>
ADDRESS:		E-MAIL:	
CITY:	STATE:	ZIP CODE:	
PHONE :	MOBILE:	FAX:	
PROJECT NAME (Assigned by Staff):		PRE-APPLICATION MEETING:	
PROJECT LOCATION (Street Address or General Location):			
ASSESSOR'S PROPERTY ID NUMBER(S):	PRESENT ZONING:	COMPREHENSIVE PLAN LAND USE DESIGNATION:	
TOTAL PROJECT ACREAGE/SIZE:		NO. OF LOTS PROPOSED:	

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)
(Print Name)	(Signature)	(Date)
(Print Name)	(Signature)	(Date)
(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/site visits necessary for the review of the project.

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

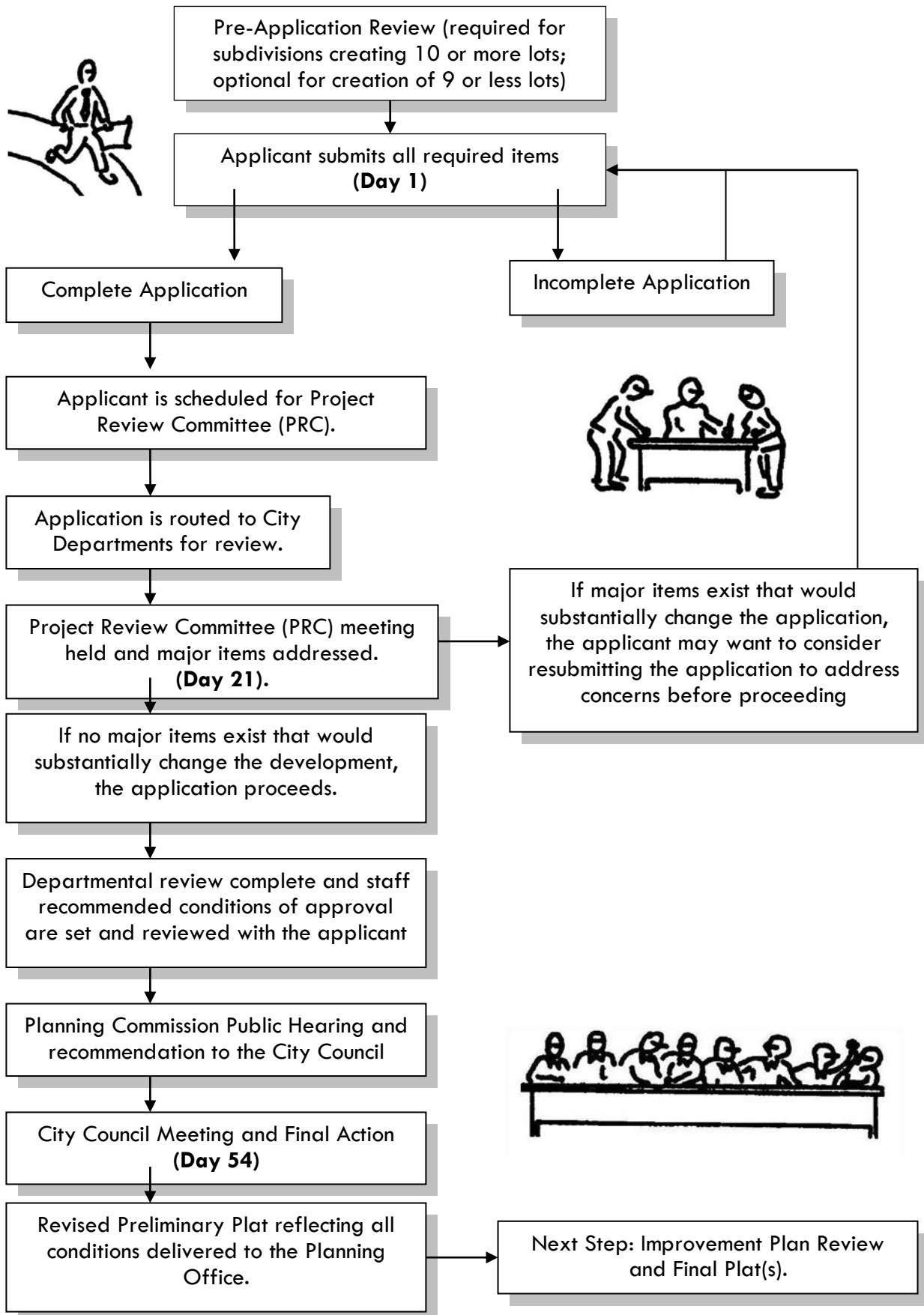
(Print Name)	(Signature)	(Date)
(Print Name)	(Signature)	(Date)

APPLICANT'S REPRESENTATIVE:

(Print Name)	(Signature)	(Date)
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The Planning Division designee shall provisionally determine the completeness of an application at the time of submittal to the Planning Division. 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 Preliminary Plat Review Process?



HOW TO SUBMIT AN APPLICATION (LMC 15.06.030)

1. The owner, or agent authorized in writing by the owner, is required to file an application with the City of Laramie Planning Division, 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. (*Council Resolution 2016-41*)
 - 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.** (LMC 15.06.030) Pages 1 and 2 of this form, including all requested information and signatures.
2. **Cover Letter.** (LMC 15.06.030) 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 findings (see "Required Findings" section below).
3. **Vicinity Map.** (LMC 15.06.030) A vicinity map, showing the subject property(s) and relationship to the nearby area. Vicinity Map may be included on the Preliminary Plat.
4. **Legal Description.** The applicant shall submit as part of the application a recent survey certified by a Wyoming registered land surveyor. A Lot and Block legal description is acceptable for platted lots.
5. **Proof of Ownership.** (LMC 15.06.030.B.3) A copy of Title Certificate, Title Guarantee, or Warranty Deed. The owner(s) of record (as identified by the County Assessor) shall sign the application.
6. **Completed Checklist.** (LMC 15.06.030.B.2) A completed application-specific submittal checklist (last page), indicating that the required items are included.
7. **Preliminary Subdivision Plat.** A preliminary subdivision plat, meeting the specifications outlined herein.
8. **Traffic Impact Analysis.** (LMC 15.14.060.C) 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
9. **Franchise Utility and USPS Approvals.** (LMC 15.06.030.B.6.a) Approvals from Franchise Utilities and USPS (see Checklist for list of franchise utilities)
10. **Environmental Audit.** An environmental audit may be required based on general history, or location of the property (*Council Resolution 93-09*). Please contact staff prior to application filing to determine if an environmental audit will be required.
11. **Engineer Design Report (Standards for Design and Construction).** *Submittal and approval of Full Conceptual Design drawings is required at the Preliminary Plat stage.* The Design Report shall include review of basic concepts for the final plat phase, prepared according to the City Engineer's specifications, including:
 - a. Water and sanitary distribution and collection system and the existing capacity to serve the development with adequate flows, valve location, domestic flows, fire flows, fire hydrants and spacing (LMC §13.04-13.16 and LMC §15.24.040);
 - b. Proposed location of mains and service lines, main size(s) and location, manhole spacing, service lines and locations at property lines, sewer services lines, storm water management plan, tributary area defined, historic and developed flows, flow velocities and quantities, storage volumes, inundation areas (streets, inlets, etc.);
 - c. Road plans and profiles;
 - d. Analysis of environmental conditions, soil reports; and
 - e. Estimated cost for City contribution, if any and if City funds are available (LMC §13.32.060). An addendum shall be prepared for the preliminary plat's Preliminary Engineering Design Report in the event that aspects of the preliminary design report have changed as a result of this phase.
12. **Existing Plats.** Copies of all recorded plats, lot line adjustments, consolidations, minor land divisions or other land encumbrances within all or part of the subject property.

13. **Digital Copies.** As a part of a complete application, digital copies of all materials are required. Digital submission should be in PDF format on any digital media device (CD, USB drive, etc.) or sent to the Planning Division via email **prior to or at the same time** as the submittal appointment.
- a. **Auto Cad / ArcMap Digital Drawings.** AutoCAD and ArcMap files are not required at filing. AutoCAD compatible digital file and an ArcMap GIS 9.0 or greater compatible digital file shall be provided prior to final approval of the final plat. Digital submittals of maps must be accurately located within the Wyoming State Plane, NAD 83, FIPS 4901. The City of Laramie's base mapping is in GIRD coordinates; if GROUND coordinates used, the multiplier must be stated on the media label.

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 (stamp) 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.

REQUIRED FINDINGS OF APPROVAL

All applications shall be reviewed for compliance with the following criteria; full descriptions of criteria can be found in LMC 15.06.030.E.7:

- **Consistent with Prior Approvals**
 - Shall be consistent with terms and conditions of any prior plan or plat approval.
- **Consistent with Comprehensive Plan and Other Applicable Plans**
 - Shall be consistent with the comprehensive plan and any applicable sub-area, neighborhood, sector, or district plan.
- **Compliance with Use and Development Standards**
 - Shall comply with all applicable use standards, site development standards, design standards, subdivision standards, public improvement standards, floodplain management standards, and all other applicable substantive standards stated in the Unified Development Code.
- **Compliance with Other Applicable Regulations**
 - As applicable, prior to final approval, the proposed development shall comply with all other city regulations and with all applicable regulations, standards, requirements, or plans of City, State, and Federal governments, and other relevant jurisdictions.
- **Consistent with Intergovernmental Agreements**
 - As applicable, the proposed development shall be consistent with any adopted intergovernmental agreements (IGA).
- **Minimizes Adverse Environmental Impacts**
 - Shall meet or exceed all environmental protection standards of 15.14.
- **Minimizes Adverse Impacts on Surrounding Property**
 - Shall meet or exceed all neighborhood protection standards in chapter 15.14 and all other site development standards to protect the existing character of neighboring properties and uses.
- **Minimizes Adverse Fiscal Impacts**
 - Shall not have result in significant adverse fiscal impacts on the city.

- **Compliance with Utility, Service, and Improvement Standards**
 - Shall comply with federal, state, county, and/ or service district standards and design/ construction specifications for roads, access, drainage, water, sewer, schools, and emergency/ fire protection.
- **Provides Adequate Road Systems**
 - Adequate road capacity shall be available to serve the proposed use, shall be designed to ensure safe ingress and egress onto the site, safe road conditions around the site, including adequate access for fire, public safety, and EMS services.
- **Provides Adequate Public Services and Facilities**
 - Shall be capacity to provide adequate public services and facilities to accommodate uses under the proposed development at the time such needs or demands arise.
- **Rational Phasing Plan**
 - As applicable, proposed phasing plan for development shall be determined rational.

PRELIMINARY PLAT SUBMITTAL CHECKLIST: (see "Required for Submittal" section for detailed information)		Staff Use Only	
		Provided and acceptable	Does Not Apply
Submittal Requirements	Quantity/Cost		
1) Complete Application	1 copy		
2) Application Fee	\$500 + \$100 per lot (\$2,500 max)		
3) Sign Fee (One sign for each street frontage)	\$10.00 (per sign)		
4) Cover Letter	1 copy		
5) Proof of Ownership	1 copy		
6) Full Size Drawings	1 copy		
7) Reduced-size Drawings (11" x 17")	1 copy		
8) Franchise Utility Approval – Cable Television	1 copy		
9) Franchise Utility Approval – Electric Power	1 copy		
10) Franchise Utility Approval – Telephone Service	1 copy		
11) Franchise Utility Approval – Natural Gas Utility	1 copy		
12) USPS (Post Office) Approval	1 copy		
13) Title Certificate / Guarantee	1 copy		
14) Engineer Design Report	1 copy		
15) Environmental Audit	1 copy		
16) Traffic Impact Analysis	1 copy		
17) All Application Materials (Digital)	1 copy		
18) Miscellaneous	TBD		

Other items: