



APPLICATION FOR:
**Administrative Re-division
of Land (Re-plat)**

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: AR-_____ (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):			
PROJECT LOCATION (Street Address):		TOTAL PROJECT ACREAGE/SIZE:	
PRESENT ZONING:			
NUMBER OF LOTS CURRENTLY:		ASSESSOR'S PROPERTY ID NUMBER(S):	
NUMBER 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 & provide supporting documentation noting officer's ability to sign the application for the Corporation or Partnership.)

(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):

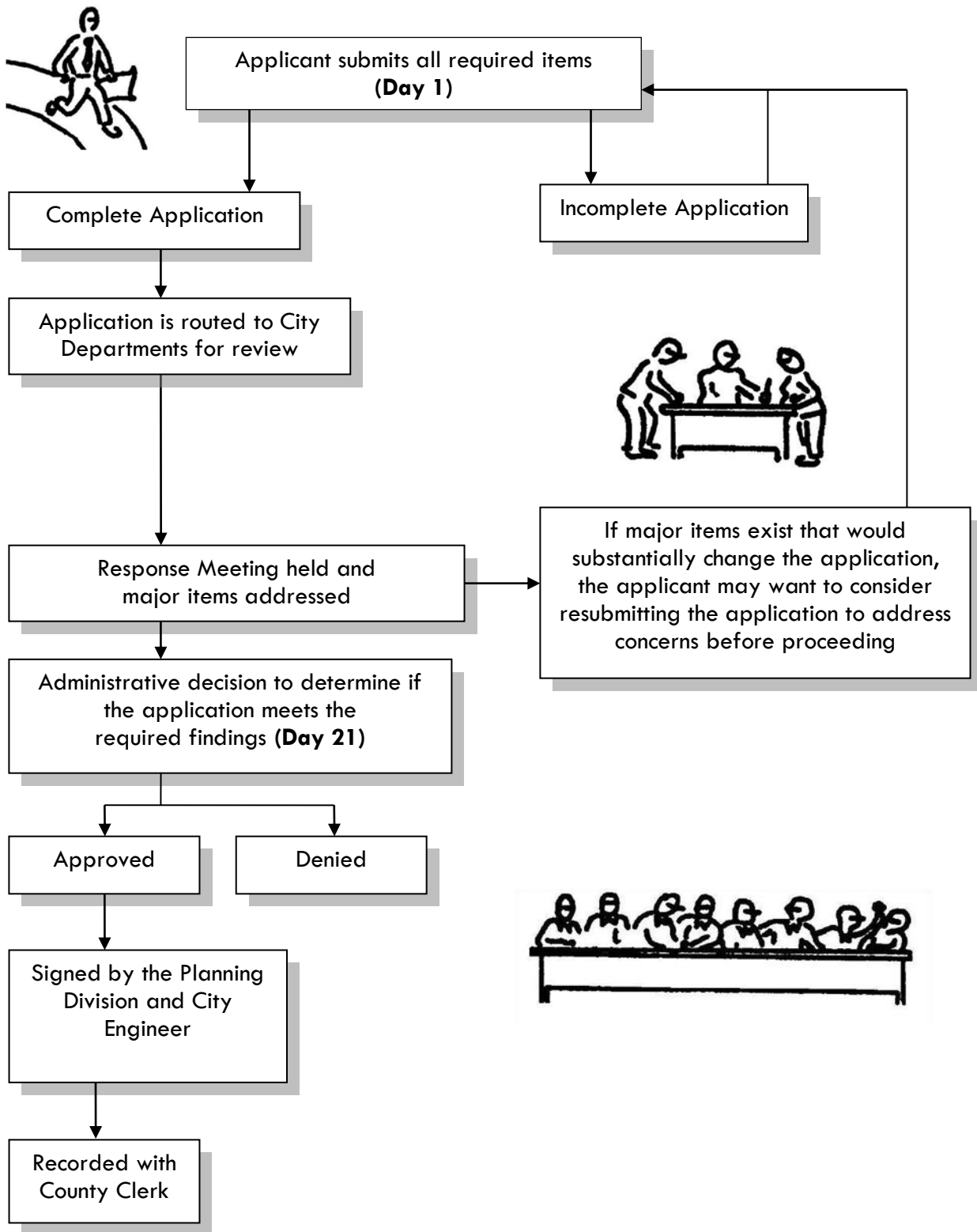
(Print Name)	(Signature)	(Date)
(Print Name)	(Signature)	(Date)

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 Administrative Re-division of Land Process?



Note: All timelines noted above are estimations.

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.
4. **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.
5. **Completed Checklist.** (LMC 15.060.030) A completed application-specific submittal checklist (last page), indicating that the required items are included.
6. **Plat.** (LMC 15.06.060.S) A plat, meeting the specifications outlined herein.
7. **Standard Note and Details** (LMC 15.16.040) (see also "Engineering Design Report" requirements below). The following items shall be provided on one or more sheets of the final plat:
 - i. A certificate for signature by the city engineer certifying that the final plat is technically correct and meets all applicable surveying standards.
 - ii. A certificate for signature by the Planning Division certifying that the final plat complies with the conditions of approval for the subdivision.
 - iii. Any and all public or private easements or rights-of-way being dedicated by the subdivider with the final plat to the city or any other agencies. Easements and rights-of-way shall be dedicated via appropriate standard dedication-language note(s) on the plat, in addition to being identified by properly dimensioned symbolization on the plat drawing(s).
 - iv. Any and all existing public or private easements or rights-of-way that exist within the boundaries of the final plat.
 - v. A signed and notarized acknowledgment by land owner(s) of the land being subdivided by the final plat.

NOTE: The City requires that standard signature blocks and other details be reproduced on the plat, as applicable. Copies will be provided to the applicant upon request.

8. **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 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 of the responsible design professional (engineer, architect, etc.);
- Include the date of preparation, including dates of any subsequent revisions;
- Include at least one 8 1/2" x 11" or 11" x 17" version of each drawing, in addition to any larger-format versions.
- *NOTE:* Mylar version of the plat need not be provided until the plat is ready for final signatures; i.e., all outstanding comments are addressed.

REQUIRED FINDINGS TO APPROVE AN ADMINISTRATIVE REPLAT: The application must address at a minimum the following points (*LMC 15.06.060.S, 15.06.060.Q.2*):

- (i) The property has previously been platted within the city;
- (ii) There is no public right-of-way dedication or new public improvements required (other than service lines and appurtenances thereto);
- (iii) The replat will create only *de minimis* negative impacts on existing facilities, adjacent properties, or local public service providers;
- (iv) There will be no modifications to the subdivision design standards in chapter 15.16, Subdivision or 15.18 Subdivision Improvements;
- (v) The replat is consistent with the comprehensive plan;
- (vi) The replat is consistent with and implements the intent of the specific zoning district in which it is located;
- (vii) As applicable, the replat is consistent with the terms and conditions of any previously approved development plan;
- (viii) The replat complies with all applicable use, development, and design standards set forth in the Unified Development Code;
- (ix) Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools are available to serve the subject property, while maintaining sufficient levels of service to existing development; and

ADMINISTRATIVE RE-DIVISION 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	\$140.00		
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) Engineering Design Report	1 copy		
14) All Application Materials (Digital)	1 copy		
15) Miscellaneous	TBD		

Other items: