

CITY OF LANDER

FINAL PLAT CHECKLIST

FEES
FINAL PLAT - \$400.00

FOR OFFICE USE ONLY

CASE # S23.01
Date Received 9-22-23
Planning Commission Hearing Date For Final Plat 10-5-23
Date of Preliminary Plat Approval _____
____ Check here if a minor plat (5 lots or less and no new streets)

This checklist is to be used as a guide for developers to insure that the form of final plats are correct and complete and that all required supporting materials have been included in the plat submittal. ALL FINAL PLAT SUBMITTALS MUST BE ACCOMPANIED BY THE COMPLETED CHECKLIST.

Fill in the blanks and check each item as it is completed. Enter "NA" (not applicable) next to any item which does not apply and explain on a separate sheet.

Incomplete or inaccurate submittals will not be accepted. Final plats and the design standards used in their preparation must comply with all of the applicable provisions of the Subdivision and Land Use Regulations of the City of Lander. Questions regarding this checklist should be directed to the Planning Department at 332-2870.

THIS CHECKLIST IS ONLY A GUIDE. THE SUBDIVISION AND LAND USE REGULATIONS ARE TO BE CONSULTED FOR DETAILS.

Please answer all questions. Answers should be clear, readable and contain all the necessary information. Please fill out completely. Use back or attach a separate sheet if additional space is needed.

Name of Subdivision: JAG HILL SUBDIVISION

Date Submitted: 8/26/2020

Owner(s) Name and Address: JAG HILL LLC 626 FREMONT
PAUL & CHARLIE GUSZCHEWSKY

Name and Address of Person or Firm Preparing Plat: _____

WHS, DAVE FEUHLINGER, 155 N 1ST 458 Lincoln

- 1. Final plat sheet size 24" x 36"
- 2. Plat drawn in black, waterproof India ink on tracing linen, Mylar or similar material

- 3. Scale of 1"=100' or larger (scales noted on the plat) (1"=200' is allowable if minimum lot size is greater than five (5) acres.)
- 4. Name of subdivision on the top center of each sheet and sheets numbered.
- 5. General location of the subdivision by section, township, range, county and state.
- 6. North arrow, date, scale, vicinity sketches.
- 7. Subdivision boundaries in heavy, solid lines and key maps and match lines if needed.
- 8. Legal description within allowable error of closure.
- 9. Location and description of all monuments with survey point of beginning noted on the map.
- 10. Bearings, distances and curb data outside all boundary lines (curve data may be in a table)
- 11. Lots, blocks, tracts, streets, alleys and easements laid out, dimensioned and located
- NA 12. Drainage easements labeled and appropriately dedicated
- NA 13. Street names according to naming system with no duplication of existing street names
- 14. Lots and blocks properly numbered
- NA 15. Any **exceptions** to the subdivision noted
- 16. Total acreage of the subdivision and total number of lots noted
- WITH APPROVAL 17. Certification and dedication statement signed by all owners, or others with an equitable interest with their signatures properly acknowledged.
- WITH APPROVAL 18. Signed certification by a registered land surveyor
- 19. Certificates for review and/or approval by the City Engineer, the City Planning Commission and the City Council as specified in the regulations
- 20. Certificate for recording by the county Clerk and Records
- NA 21. Disclosure statement of hazards if required
- NA 22. Appropriate annexation language if the plat is also an annexation plat

REQUIRED SUPPORTING MATERIAL

- 1. Total amount of final plat fee \$ _____
- 2. Two (2) copies and one PDF of the Plat.

- ✓ 3. A completed final plat checklist.
- NA 4. Supporting material on the final plat checklist, such as street plans and profiles, which may, if revised, create the need to adjust the plat configuration.
- NA 5. A variance request if applicable and within the provisions of Section 5.c of the Subdivision and Land Use Regulations.
- NA 6. Plans for elimination or ameliorating natural hazards.
- NA 7. A subdivision application form (minor plat only)
- NA 8. Warranty deed and title insurance for public lands other than streets, alleys and easements.
- NA 9. Payment of fees in lieu of public land dedication.
- NA 10. Copies of recorded off site utility easement when necessary.
- NA 11. Disclosure statement regarding hazards in a form to be recorded if required.
- NA 12. Appropriate commitment guaranteeing the timely completion of required improvements.

Subdividers are requested to submit a cover letter with all plat submittals.

