

SIMPLE SUBDIVISION

Planning Office – 800 9th Street – Wheatland, Wyoming 82201
(307)322-1330
planner@plattecountywyoming.com



All applications must include the following:

- ☐ Application: Fill out the application form completely. *Incomplete applications will be returned.*
- ☐ Fees: All applicable fees. Check or Cash only, the planning office cannot process credit cards.
- ☐ Preliminary Plat: Preliminary Plat; see requirements on page 2 (PDF preferred)
- ☐ Proof of Ownership: Book and page number of the deed, copy of the deed, lease, or contract for purchase.
- ☐ Letter of Justification: Statement of purpose and/or need for the division.
- ☐ Perimeter Fence: Information and evidence of the construction or plans to construct any perimeter fence in accordance with W.S. 18-5-306(a)(xiii); see requirements on page 2.
- ☐ Wheatland Irrigation District Approval: If located within the WID, you must have their approval first.

Applicant Name: _____ Phone No.: _____

Mailing Address: _____

E-mail Address: _____

If the applicant is other than the owner of the property for which this Simple Subdivision is being sought, the applicant must provide separate written approval from the owner, or the owner may indicate approval by signing below.

Owner Name: _____ Signature: _____

Mailing Address: _____

E-mail Address: _____ Phone No.: _____

Proof of Ownership: Deed Book _____ Page _____, ☐ Deed, Lease, Purchase Contract Attached

Legal description of property for which this Simple Subdivision is being requested:

Quarter Section: _____ Of Section: _____ Township _____ North, Range _____ West

Located within the Wheatland Irrigation District Boundaries: ☐ Yes ☐ No

If yes, attach the corresponding approved Wheatland Irrigation District Water Plan for Subdividers.

Current Land Use: _____ Current Zoning Class: _____

SS-____-____

SIMPLE SUBDIVISION PRELIMINARY PLAT REQUIREMENTS

- ❖ Drawn to a scale adequate to illustrate the required information and show necessary features.
- ❖ Name of the simple subdivision, which shall be different from that of any existing subdivision.
- ❖ General legal description including approximate acreage and an approximate survey tied to an accepted survey monument.
- ❖ Name and address of the person, firm, or organization preparing the preliminary plat.
- ❖ Name and address of the subdivider.
- ❖ Names of adjacent subdivisions, property owners, and the respective existing zoning.
- ❖ A vicinity map to locate the simple subdivision.
- ❖ Boundary lines of the proposed simple subdivision showing approximate length of boundaries.
- ❖ The location, width, and names of streets and other public ways, easements, irrigation, railroad and utility rights-of-way, section lines and any municipal, county and/or district boundaries.
- ❖ Approximate length of street center lines and radii of curves.
- ❖ The approximate location of major watercourses, existing water bodies, and other natural and historical features.
- ❖ The approximate location of all existing structures that will remain on the property after the final plat is recorded.
- ❖ The approximate location of land if any intended to be conveyed or reserved for public use or reserved in deeds for the use of all existing or proposed utilities, bridges and culverts and intersections.
- ❖ The approximate layout, approximate dimensions of each lot, and approximate acreages of the lots.
- ❖ Notes stating the disposition and maintenance responsibility of common areas and parks.
- ❖ If the proposed simple subdivision is within the boundaries of the Wheatland Irrigation District and the subdivider is not detaching the district's water rights, the preliminary plat must show the location of all water rights, how the water is delivered from the source to the proposed simple subdivision, and how much each water right is to remain appurtenant to each parcel.

SIMPLE SUBDIVISION FENCING REQUIREMENTS

Each subdivider seeking to create or divide a subdivision that is adjacent to lands upon which livestock can be legally run at large shall comply with the following:

- ❖ The subdivider shall construct or cause to be constructed a perimeter fence on any part of the subdivision that is adjacent to lands upon which livestock can be legally run at large unless a legal perimeter fence already exists at the location.
- ❖ The perimeter fence shall be constructed in one of the following manners:
 1. A fence made of steel, concrete or sound wooden posts and three spans of barbed wire not more than fifteen inches or less than ten inches apart, or two spans of barbed wire with a wooden rail on top. Wooden posts shall be at least four inches in diameter. Posts shall be set firmly in the ground at least twenty inches deep, at no greater distance apart than twenty-two feet between the posts or thirty-

three feet with at least two iron or wooden stays between the posts. Stays shall be placed equal distance apart from themselves and the post on either side.

2. A post and board fence made of sound posts not less than four inches in diameter set substantially in the ground not more than ten feet apart, with three boards sold as one inch lumber eight inches wide, and not more than ten inches apart, or four boards sold as one inch lumber six inches wide, not more than eight inches apart, securely fastened with nails or otherwise.
 3. A four-pole fence with round poles not less than two inches in diameter at the small end, with either upright or leaning posts not more than sixteen feet apart, and securely fastened with nails, wires or otherwise.
 4. Any other fence made and constructed of boards, rails, poles, stones, hedge plants or other material that is sufficiently strong to protect enclosures, and to effectively prevent livestock from breaching the fence.
- ❖ The subdivider shall be responsible for all costs of construction for the perimeter fence.
 - ❖ Upon completion of the construction of a perimeter fence required, the subsequent landowner or, if the subdivided parcel has not been sold, the subdivider shall:
 1. Be responsible for the costs of maintaining the perimeter fence.
 2. Not be liable for any damage caused by or arising from livestock pastured on adjoining land that may breach the perimeter fence and wander on the subdivided land, provided that the perimeter fence is maintained in accordance with these requirements.
 - ❖ The adjoining landowner shall not be liable for any damages caused by, or arising from, livestock pastured on the adjoining land that may wander onto the subdivided land.

APPLICATION SIGNATURE(S) AND ACCESS PERMISSION

Right to ingress property for assessment, evaluation, and inspections.

I, the undersigned, hereby grant authorized Platte County Personnel the right to enter onto this said land/property for all inspection, assessment, and/or evaluation purposes necessary to process this Simple Subdivision application. I certify, to the best of my knowledge, that all the information in this application is true and correct, and that I am the owner of the above-described property or have been authorized by the owner to make this application as his/her agent. I shall comply with all regulations with Wyoming State Statute 18-5-306(a)(xiii) and 18-5-319.

Signature of Applicant(s)

Date

PLANNING OFFICE USE ONLY

Date completed application received: _____ Application Fee Total: _____

Planning & Zoning Commission Public Hearing Date: _____ Approved ☐ Disapproval ☐

Board of County Commissioners Public Hearing Date: _____ Approved ☐ Disapproval ☐

This Simple Subdivision request is granted ☐ with/☐ without conditions; this ____ day of _____, 20__.

County Commissioner Chairman

Simple Subdivision Conditions: _____

