

CHECKLIST FOR  
UNDEVELOPED PROPERTIES  
WITHIN CITY LIMITS

Prior to obtaining a building permit the following items must be obtained and signed off by the appropriate department head/supervisor:

1. Property has \_\_\_\_\_ feet required street frontage according to zoning code section \_\_\_\_\_ within the \_\_\_\_\_ district.
2. Property is \_\_\_\_\_ square feet, minimum square feet is \_\_\_\_\_ according to zoning code \_\_\_\_\_.
3. A copy of zoning code section \_\_\_\_\_ is attached.
4. Fire Hydrants shall be located within 500 feet of any building structures. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.
5. Commercial structures shall be no more than 400 feet to the farthest point of the structure from where fire apparatus has to park. The distance for residential areas shall be no more than 600 feet.
6. New Constructions requires back flow prevention to be installed.
7. Water and Sewer mains must be installed to the far edge of property.
8. When a DEQ permit to construct is required a copy of the permit and approval must be submitted to City Hall. New water service lines shall conform to DEQ policy 14.14.11.
9. Sanitary sewer shall be utilized if a City main is within 300'. If city sewer is not available the owner will be required to get the appropriate permits and meet the Fremont County requirements for a septic system. Sewer service lines shall conform to DEQ policy 13.9.9 Wastewater Service Connections. A copy of the Fremont County Planner's office septic approval must be submitted to City Hall.
10. Ground water shall be drained into a system other than the sanitary sewer system.
11. Before a building permit will be permitted a plot plan or drawing must be submitted to the City of Lander Building Inspector. The graphic must be a straight-edged drawn plan ( a drawing to scale is preferred but not necessary) delineating the property lines and dimensions, adjacent street(s) and name(s) of that/those street(s), a north arrow, the location of existing/proposed building(s) on the parcel and if applicable off-street parking and/or loading layout.