



NONCONFORMING SETBACK REGISTRATION, NONCONFORMING SERVICE LINE INSTALLATION REGISTRATION

FEE \$25

NCU# _____

240 Lincoln St., Lander WY 82520, (307)332-2870

The City of Lander recognizes that structures and utility service lines may have been constructed or installed to meet previous versions of our codes or may have been placed prior to the adoption of our codes in 1979. This form allows a landowner to register with the City of Lander Building and Zoning departments when nonconforming building setback(s) or utility service line installation exists on your property. For a list of required structure setbacks see sections 4-12-1 thru 4-12-8 at this [link](#). Accessory structure setbacks are found [here](#) in section 4-11-8 items 8 thru 11.

Front setbacks are measured from the foundation to the lip of the curb (where the concrete gutter meets the asphalt). Side and rear setbacks are measured from the foundation to the lot line for all side and rear yards. Please measure any known lots lines keeping in mind that a fence may not be exactly on the lot line.

Name of Property owner(s) Joe & Danielle Jean Kluberton
(Name on property deed)

Street Address 552 Washakie St.

Email: Kluberton@gmail.com Phone: 907-268-0087

Reason for registration (Circle one):

Building Permit _____ Subdivision Plat _____ Real Estate Transaction _____ Other _____
(type: roofing, electrical, shed, etc.)

Zoning District (Circle one):

R-1 R-2 R-3 R-5 R-MED A C M-I

Click this [link](#) and type your address into the upper right search line to find your zoning district.

Date property acquired: 2016 Current use of structure: _____
(garage, house, storage, home business, etc.)

Describe what building(s) do not meet the setback requirements and date structure was built.

STRUCTURE TYPE	YEAR BUILT OR INSTALLED	EXISTING SETBACK (in feet) FRONT - LEFT - RIGHT - REAR
<input checked="" type="checkbox"/> Residence #1	<u>1886</u>	<u>0-foot Right 0-ft Rear</u>
<input type="checkbox"/> Residence #2	_____	_____
<input type="checkbox"/> Detached Garage	_____	_____
<input type="checkbox"/> Accessory Structure #1	_____	_____
<input type="checkbox"/> Accessory Structure #2	_____	_____



NONCONFORMING SETBACK or UTILITY INSTALLATION REGISTRATION

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Please attach a drawing or sketch of your property labeling all residences, garages, and accessory structures. To provide a sketch you can print a photo copy of your property from

Google Maps or the Fremont County Assessor's map server found at this [link](#).

Restate Street Address: 552 Washakie St

☒ I understand that this program is available pursuant to City Code 4-11-1, which details the requirements to qualify for a nonconforming use. Click [here](#) to read Section 4-11-1.

☒ I further understand if a nonconforming setback permit is issued it will remain in effect as long as the structure is not demolished or destroyed more than 50%. Replacement structures will be required to follow all current setbacks in accordance with the City of Lander Title 4 Zoning Code.

☒ I further understand a nonconforming setback permit will be null and void if the structure(s) experience a change in use or are abandoned for more than one year in accordance with the City of Lander Title 4 Zoning Code.

Signed

(Property Owner)

Dated:

02/07/2025

The Property Owner, Joe Kluberton Subscribed in my
(Print Name)

presence and sworn to before me this 7 day of February, 2025

Witness my hand and official seal:

DANIELLE BOGGIS
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 165643

My commission expires: 7/1/2027

Danielle Boggis
Notary Public

City Staff Only: I certify that the above applicant's information has been verified and does hereby qualify for a nonconforming setback registration.

Approved: City of Lander Building Department

Approved: City of Lander Zoning Representative

Nonconforming Permit Number