

version 2

ORDINANCE NO. G 1175

AN ORDINANCE RELATING TO BUILDING PERMIT APPLICATIONS REPLACING THE EXISTING SECTION 500.450 WITH THE FOLLOWING NEW SECTION 500.450 TO DECEMBER 7, 2010 EDITION OF TITLE V "BUILDING AND CONSTRUCTION", CHAPTER 500 "ADMINISTRATION" OF THE CODE OF ORDINANCES OF THE CITY OF JUNCTION CITY, KANSAS.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF JUNCTION CITY, KANSAS:

Section 1. Existing Section 500.450 of Title V, Chapter 500, of the Code of Ordinances of the City of Junction City, Kansas, is deleted in its entirety and replaced with the following:

Section 500.450 PERMITS, FORMS, ENFORCEMENT

- A. The Code Administrator shall prepare and supply all application forms relating to the granting of permits required under this Title relating to buildings, plumbing, gas fitting, mechanical, electrical wiring or any other related construction. Such forms shall give the adopted Code applicable to such application and permit, stating that the permit is made in accordance with the provisions of said Code requiring such permit and that the proposed construction or work will be done in accordance with terms of said Code. All such applicable Codes shall be made available to the applicant as provided in this Title.
- B. Permits for the erection, alteration or enlargement of any building or improvement to be located on any parcel (the "parcel") of real estate within the City may be issued by the Code Administrator or his/her representative. In addition to the application form there shall be filed by or on behalf of the applicant therefore (defined below) sufficient drawings, prepared and signed by a registered Kansas design professional, including a site survey and site plan, drawn to scale and in such form as may be prescribed by the Code Administrator. The submittals required shall include:
1. Location and actual dimensions of the lot to be occupied.
 2. Location and dimensions of any existing easements.
 3. The dimensions and location on the lot of the building or improvement to be erected, altered or enlarged.
 4. Rear lot elevations (not required for fencing plans).
 5. Front elevations at property line extended to curblines.
 6. Landscaping and/or screening, if required.

7. Proposed drainage patterns.
8. All finished floor elevations.
9. Proposed fence locations.
10. Proposed erosion control features.
11. Locations of proposed water and sanitary sewer.
12. Proposed sidewalk location, if required.
13. A true statement in writing, signed by the applicant, must be submitted showing the use for which such building is arranged, intended or designed and furnishing such other information as the Code Administrator may require for the enforcement of the provisions of this Title. Any failure to comply with the provisions of this Title or any other ordinance shall be good cause for the revocation of any such building permit by the Code Administrator. A record of such applications and submittals shall be kept in the office of the Code Administrator.
14. Additional information may be required as necessary by the Code Administrator for any permit application or as required in these regulations, such as:
 - a. Existing contours;
 - b. Proposed contours;
 - c. Drainage plan.

C. In addition to the requirements of Subsection (B) above, as a condition to the initial issuance of a building permit, the applicant must provide evidence to the City, in the form of a receipt from the county treasurer, that all real property taxes and installments of special assessments against all properties within the corporate limits of the City which are owned by the Applicant, and taxes and installments are due and owing on the date the permit is issued, have been paid.

It shall be unlawful for an applicant to transfer title to real property for the purpose of avoiding compliance with this Section.

D. The term "applicant" includes:

1. Any person or legal entity (defined below) that has an ownership interest in the parcel, and
2. Any person or legal entity that will perform the work for which a building permit is issued.

If the application is signed by a person on behalf of a legal entity, "applicant" shall include that person and the legal entity. The term "legal entity" means any entity other than a natural person and shall include sole proprietorships, corporations, partnerships, limited liability companies, joint ventures, trusts and, as applicable, all owners, shareholders, partners, members, joint venturers, grantors or settlers and trustees of such entities. The term "legal entity" shall not include the shareholders, partners or members in the case of any legal entity which is a publicly traded company.

- E. If the applicant fails to satisfy the requirements of Subsection (C) above, no permit shall be issued or, if issued and outstanding, the permit shall be immediately revoked and a stop work order shall be issued until the requirements are satisfied, including the payment in full of any deficient property taxes and/or deficient installments of special assessments. Such revocation and stop work order shall be in addition to any criminal or civil penalty authorized by State law or municipal ordinance.

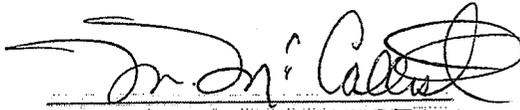
Section 2. All ordinances and parts thereof that are inconsistent with any provision of this Ordinance are hereby repealed.

Section 3. This Ordinance shall be in full force and effect from and after its passage, approval, and publication as provided by law.

**PASSED BY THE GOVERNING BODY OF THE CITY OF JUNCTION CITY, KANSAS,
October 20, 2015.**



CITY OF JUNCTION CITY:


Mick McCallister, MAYOR

ATTEST:


Tyler Flicken, City Clerk