

## **ARTICLE 45. LOT SPLITS**

**Section 1. General:** The intent of this section is to provide for the issuance of building permits on platted lots divided into not more than two tracts without having to replat said lot. Lots zoned for industrial purposes may be split into more than two tracts. The Building Inspector may issue building permits for such lots in accordance with the following regulations.

**Section 5. Application Procedure:** Requests for lot split approval shall be made to the Enforcement Officer by the owner of the land. The application shall include:

1. Two (2) copies of a scale drawing;
2. Legal description of the lots and a subplot designation with the existing lot number or letter followed by a letter or number that clearly separates such sublots;
3. The location of any structure's) on the lot or lots thereon together with the precise nature, location and dimensions; and
4. Name, signature, and seal of the licensed engineer or the registered land surveyor who prepared the drawing;
5. Signature of all owners of record; and
6. Certification or deed of record of ownership of property being split.

**Section 10. Requirements For Lot Split:** No lot split shall be approved if:

1. A new street or alley or other public improvement is needed or proposed.
2. A vacation of streets, alleys, setback lines, access control or easements is required or proposed.
3. Such action will result in significant increases in service requirements (e.g. utilities, schools, traffic control, streets, etc.); or will interfere with maintaining existing service levels (e.g. additional curb cuts, repaving, etc.).
4. There is less street right-of-way than required by these regulations or the Comprehensive Plan.
5. All easement requirements have not been satisfied.
6. Such split will result in a tract without direct access to a street.

7. A substandard-sized lot or parcel will be created or any minimum requirement of any other code, ordinance or regulation, including the zoning ordinance, cannot be met.
8. The lot, other than industrially zoned lots, has been previously split in accordance with these regulations.

### **Section 15. Certifications on Lot Split:**

The Planning Commission shall, within thirty (30) days of application, in writing, either ratify or not ratify or continue for cause those applications which in the opinion of the Planning Commission do not comply with these regulations. The acknowledged endorsement by the Planning Commission must appear in the following form:

#### Planning Commission Ratification

This lot split, as described and shown above, has been submitted to and ratified by the Ulysses-Grant County Joint Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary

#### SURVEYOR'S CERTIFICATE

I hereby certify, to the best of my knowledge, this to be a true and correct copy of a survey of \_\_\_\_\_ (lot description) \_\_\_\_\_, in the City of Ulysses, Grant County, Kansas.

\_\_\_\_\_  
Surveyor or Engineer

Date

#### OWNER'S CERTIFICATE

This is to certify that the undersigned are the owners of the property described in the Lot Split and that they have caused the same to be surveyed as indicated

herein, for the uses and purposes herein set forth,  
and do hereby acknowledge and approve the Lot Split  
as shown.

\_\_\_\_\_  
Owner of Record                      Date

\_\_\_\_\_  
\_\_\_\_\_  
Owner of Record                      Date

STATE OF KANSAS )  
)ss:  
COUNTY OF GRANT )

Be it remembered that on this \_\_\_\_\_ day of  
\_\_\_\_\_, 20\_\_\_\_\_, before me, a notary public  
in and for said County and State, came  
\_\_\_\_\_, to me personally  
known to be the same person who executed the  
foregoing instrument of writing, and duly  
acknowledged the execution of same. In testimony  
whereof, I have hereunto set my hand and affixed my  
notarial seal the day and year above-written.

(SEAL) \_\_\_\_\_ Notary  
Public

My Commission Expires:\_\_\_\_\_

**Section 20. Filing Fee:** The filing fee set forth by separate ordinance shall  
accompany the application for lot splits.

**Section 25. Building Permit:** No building permit shall be issued for any site  
which contains a division of a platted lot of record, unless such division has been  
ratified in the manner provided by these regulations.