



## Planning Information

## Responsibilities

The Planning and Development Department is responsible for the implementation of the city's zoning ordinance, subdivision ordinance, and other ordinances as they pertain to the city's growth and development. The function of the Planning and Development Department includes review and approval of development and/or site plans and ensuring compliance with city ordinances, regulations, and codes. The department's responsibilities include providing public information to applicants and the evaluation of applications for land subdivision, site development, variances, easements, zoning, and more. The division also makes recommendations regarding applications to the appropriate board or commission, and/or City Council.

## Mission

We are committed to providing all current and future citizens quality service related to development through the use of modern practices in engineering, architecture, public health, and quality assurance management with a team of people dedicated to professional excellence and customer satisfaction. We strive to accomplish these tasks efficiently, effectively, and with accountability to the community we serve.



## Support of Commissions & Boards

Planning and Development staff also serve as the support for the Planning and Zoning Commission and the Zoning Board of Adjustment.



## *DEVELOPMENT SERVICES*

*PERMITTING & INSPECTIONS*

*PLANNING & ZONING*

*105 SOUTH MAIN STREET*

*JOSHUA, TX*

*817-558-7447*

## When is a Permit Required

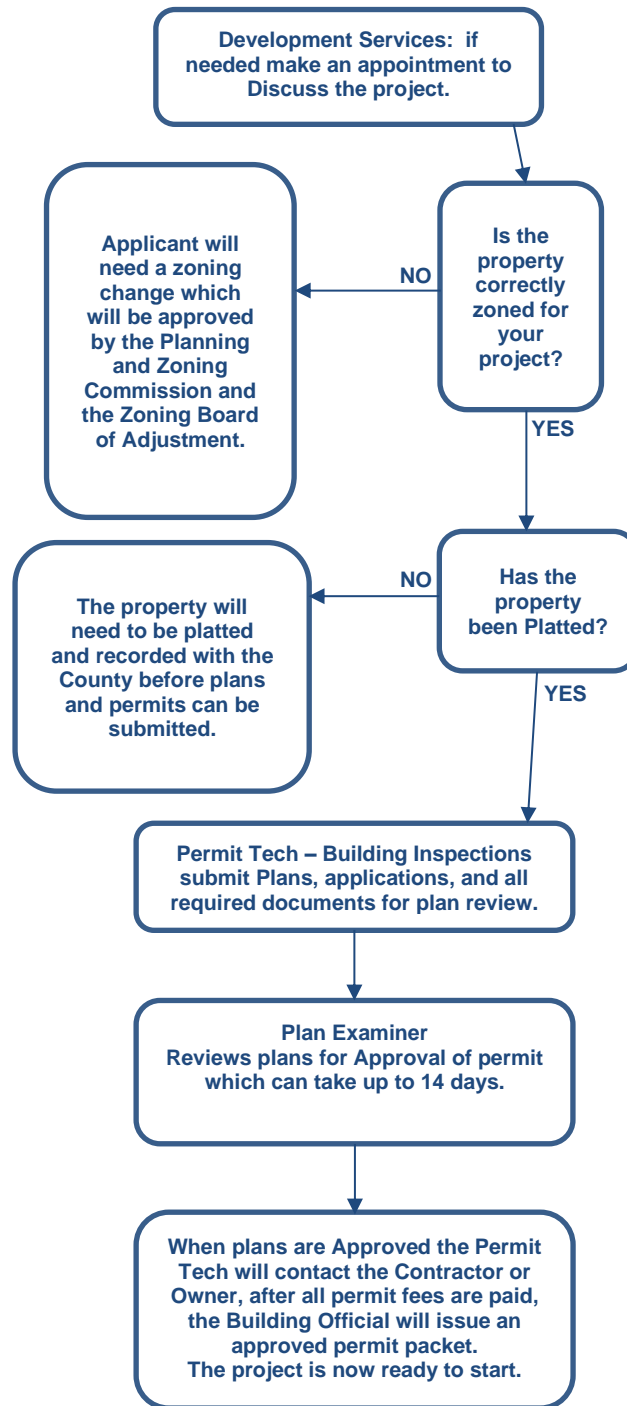
The best way to find out if you need a permit is to contact a Development Services representative. Discussing your plans with a representative, before beginning construction or making a modification, will determine whether you need a permit. Even if a permit is not needed, a representative will answer code questions and may provide valuable advice.

## Requesting Building Inspections

All inspections must be requested no later than 4:00 PM Monday – Thursday for the next business day inspection, cut off on Friday is 11:30 AM for a Monday inspection. Please call 817-558-3999

## The City of Joshua has adopted the following Codes:

- 2015 International Energy Code
- 2015 International Fuel Gas Code
- 2015 International Mechanical Code
- 2015 International Plumbing Code
- 2015 International Building Code
- 2015 International Residential Code
- 2020 National Electric Code
- 2015 International Fire Code
- 2015 Property Maintenance Code
- 2018 Pool and Spa Code



## Working without Permits

Any proposed construction on your property requires a permit. This violation may include fees, citations or removal of unpermitted work. Call the Development Services before beginning any work

