



CITY OF AMARILLO

DEVELOPMENT SERVICES

TO: Development Service Customers

SUBJECT: **INFORMATIONAL BULLETIN 15-01:**

Issuance of Building Permits Prior to Completion of All Required Public Improvements

City of Amarillo's implementation of the Platting and Development Regulations - Section 4-6-47 "Timing of Public Improvements" Section b which allows the City Engineer to defer the obligation to install public improvements if backed by a surety.

DATE: March 17, 2015

The Development Services group has developed this Informational Bulletin to describe and clarify the requirements for the installation of specific public improvements prior to issuance of a building permit.

The Amarillo Municipal Code states in part:

The City Engineer, upon written request of the Developer, may defer the obligation to install one or more public improvements to serve the subdivision until after Final plat approval. Deferral of the obligation to install public improvement shall be conditioned on execution of sufficient surety to secure the obligations defined in the agreement or sureties as required..

The City will not issue building permits until the following has occurred:

- A final plat has been approved and filed and
- All required public improvements have been installed/constructed and accepted/dedicated and
- Building plans have been received and approved

Or

- A final plat has been approved and filed and
- An all-weather street meeting City specifications and adequate water supply has been provided to the building site to accommodate fire flows and
- Financial surety has been provided and accepted by the City for the completion of all remaining public improvements and
- Building plans have been received and approved

Though the final plat approval and financial surety must be for not less than the entire unit filed, building permits may be issued for less than the unit provided the all-weather street serves the building sites from the nearest completed public street and fire flow serves the building sites though this increment shall not be less than a block face.