



The information in this document is provided as a guideline for the completion of initial plan review turnaround times. **Goal** indicates the target number of calendar days to complete an initial plan review. **Average (AVG)** indicates the typical number of calendars days from the previous month to complete the initial plan review. Turnaround times can fluctuate as they are based on the monthly workload and complexity of the project. Plan review timeframes for the first and second correction cycles are typically slightly reduced if the corrections are not significant. For planning purposes please assume that staff will meet the longer of the two dates.

To check the status of a project please visit us online at <http://phoenix.gov/DEVSERV/services.html> and click on Status Searches, or call (602) 262-7855.

COMMERCIAL BUILDING PLANS	DESCRIPTION	GOAL	AVG.
Major	Over 50,000 square feet and more than \$5 million	60	35
Medium	5,000-50,000 square feet and \$350,000-\$5 million	45	38
Minor	Under 5,000 square feet and less than \$350,000	30	21
Note: Includes commercial structures as well as multi-family projects (triplex and above) such as apartment complexes and condominiums.			

RESIDENTIAL BUILDING PLANS	DESCRIPTION	GOAL	AVG.
Custom & Standard Plans	A custom home is a one-of-a-kind new home that has a full set of plans with all disciplines. A standard home is for repetitive production.	30	50
Major Remodels & Additions	A major remodel and/or addition is more than 2,000 square feet and/or more than one level.	30	44
Minor Remodels & Additions	A remodel is work done to improve an existing single family home or duplex. An addition is construction which provides additional square footage. A minor remodel and/or addition is 2,000 square feet or less and one level.	14	18
Plot Plans	Site plans for placement of new single family houses, duplexes and residential swimming pools.	5	5

CIVIL PLANS	DESCRIPTION	GOAL	AVG.
Major	Six sheets or more	45	14
Minor	Five sheets or fewer	30	11
Note: Above categories include such plans as water, sewer, paving, grading and drainage, stormwater management, firelines, and fire hydrants.			
Landscape	Review of planting, inventory, salvage, hillside, irrigation and detail sheets	30	24

SITE PLANS	DESCRIPTION	GOAL	AVG.
Pre-application	Initial meeting to discuss basic development review requirements for a proposed site plan or subdivision to establish general guidelines.	35	23
Preliminary	Formal meeting to discuss requirements for the proposed site plan or subdivision to establish specific stipulations.	30	30
Minor Commercial	Review process for projects considered minor in scope with minimal neighborhood impact, including amendments.	30	25
Note: Counter staff can assist you in determining the need for a pre-application meeting as well as if your project is considered major or minor in scope.			

This publication can be made available in alternate formats (Braille, large print, computer diskette, or audiotape) upon request. Contact the Development Services Department at (602) 262-7811 voice or (602) 534-5500 TTY.