City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

PLAN REVIEWS: TURNAROUND TIMES FOR MAY 2026

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 visit us online at phoenix.gov/pdd/about/reports and click on Plan Review Time Frames, or call (602) 262-7855.

COMMERCIAL BUILDING PLANS	DESCRIPTION	GOAL	AVG.
Major	Over 50,000 square feet and more than $5 million	45	35
Medium	5,000-50,000 square feet and $350,000-$5 million	35	32
Minor	Under 5,000 square feet or less than $350,000	25	27

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.	30	30
Major Remodels & Additions	A **major** remodel and/or addition is more than 2,000 square feet and/or more than one level.	30	30
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.	20	21
Plot Plans	Plot plan review for new homes built from standard plans, and residential swimming pools.	5	2

CIVIL PLANS	DESCRIPTION	GOAL	AVG.
Major	Sixteen (16) sheets or more/ Greater than 20 acres or 50 lots	30	23
Medium	Seven (7) to fifteen (15) sheets/ 3-20 acres/ 15-50 lots	25	25
Minor	Six (6) sheets or fewer/ less than 15 lots	20	29
Landscape	Review of planting, inventory, salvage, hillside, irrigation and detail sheets	30	18

SITE PLANS	DESCRIPTION	GOAL	AVG.
Major Pre-application	**Initial** meeting to discuss basic development review requirements for a proposed site plan or subdivision to establish **general** guidelines.	28	34
Major Preliminary	**Formal** meeting to discuss requirements for the proposed site plan or subdivision to establish **specific** stipulations.	30	8
Major Site Plans	Final Site plan review for all residential subdivisions, commercial and industrial projects.	30	39
Minor Site Plans	Final Site Plan review for all projects not processed as major. The scope of work may include projects with minimal neighborhood impact, building additions exterior remodels, adaptive reuse, site improvements, parking lot expansions and wireless communication facilities.	20	24
Note: Counter staff can assist you in determining the need for a pre-application meeting as well as whether your project is considered major or minor in scope.			

This publication can be made available in alternate formats (Braille, large print or digital media) upon request. Contact Planning & Development at (602) 262-7811 Voice or TTY Use 7-1-1.