

Thinking about rebuilding?
Meet with Planning Staff before designing your new home to discuss the rebuilding process. Staff will also help you identify if your proposed home will require a Public Review meeting due to the proposed size.
Public Review Required?

YES

NO

Submit *Architectural Plans to Planning Division**
Staff will review for consistency with the Residential Design Guidelines, which help blend new homes into the neighborhood.

Your application will be scheduled for an *Architectural Review Committee* meeting
Typically scheduled within 3 - 4 weeks

***Architectural Review Committee* meeting**
The Architectural Review Committee will consider the application for approval.

Submit *Approved Architectural Plans and *Structural Plans** to Building Division**
for plan check and review.

Building, Engineering, Fire and other City Departments will review the plans to ensure they meet all current state and local requirements.

Submit *Architectural and *Structural** Plans to Building Division**

Planning Staff will review for consistency with the Residential Design Guidelines, which help blend new homes into the neighborhood.

Concurrently, Building, Engineering, Fire and other City Departments will review the plans to ensure they meet all current state and local requirements.

Plans Approved!

Pre-Construction Meeting with applicant, contractor & City staff prior to permit issuance.

Building Permit Issued and Construction can begin.

***Architectural Plans** show how your home will appear from the exterior on all sides and the layout of the proposed home on your property.
***Structural Plans** show how your home will be built and the construction details necessary to ensure your new home is built to meet all state and local requirements.