

Laveen Veterinary Hospital & Clinic

CITY OF PHOENIX

SEP 08 2025

**Planning & Development
Department**



**SWC of 43rd Avenue
and Baseline Road**

Planned Unit Development Narrative

Rezoning Case Number: Z-25-22-8

First Submittal: March 2022

Second Submittal: May 11, 2022

Hearing Draft: June 16, 2022

City Council Adopted: September 7, 2022

Principals and Development Team

Business Owner:

Laveen Veterinary Center

Evan Ware

Phone 602-559-9600

waredvm@icloud.com

Attorney/Applicant:

Adam Baugh

Withey Morris P.L.C.

2525 E. Arizona Biltmore Circle, A-212

Phoenix, Arizona 85016

Phone: (602) 230-0600

E-mail: adam@witheymorris.com

E-mail: hayes@witheymorris.com

Architect:

Brian Johns

Associated Architects Inc.

1356 E. McKellips Rd., #101

Mesa, AZ 85203

Phone: (480) 964-8451

Email: brian@associatedarchitects.com

Email: gtorres@associatedarchitects.com

Table of Contents

	Planned Unit Development Statement.....	4
A.	Purpose & Intent.....	4
	Project Overview and Goals.....	4
	General Plan Amendment.....	5
	Overall Concept	5
	Development Plan Administration.....	6
B.	Land Use Plan.....	6
C.	List of Uses	6
D.	Development Standards Table.....	8
E.	Design Guidelines.....	9
	Architectural Design.....	9
	Walls and Fences	10
	Site Design / Development	10
	Landscaping Enhancements.....	11
F.	Signs	11
G.	Shade.....	11
H.	Sustainability.....	11
I.	Infrastructure	12
	Grading and Drainage	12
	Water & Wastewater	12
	Circulation Systems.....	13
J.	Phasing.....	13
K.	Complete Streets.....	13
J.	Exhibits.....	13

Planned Unit Development Statement

The Planned Unit Development (“PUD”) zoning district is authorized by Chapter 6, Section 671 of the Zoning Ordinance of the City of Phoenix (“Phoenix Zoning Ordinance”). A PUD is intended to be a standalone document that sets forth the regulatory framework, including permitted uses, development standards and design guidelines, for a particular project (“PUD Regulations”). The PUD may only modify provisions within the Phoenix Zoning Ordinance and does not modify other City of Phoenix codes, regulations or requirements.

A PUD may include background information and narrative discussion, including purpose and intent statements which are intended to illustrate the overall character and vision for the development. Such statements are not regulatory and are not requirements to be enforced by the City of Phoenix.

The PUD regulations apply to all property within the PUD project boundary. The PUD regulations supersede and replace all applicable Phoenix Zoning Ordinance requirements. If there is a conflict between PUD regulations and the Phoenix Zoning Ordinance, including the design guidelines within the Phoenix Zoning Ordinance, the terms of this PUD shall apply. If a provision is not addressed by the PUD, then the Phoenix Zoning Ordinance controls.

A. Purpose & Intent

Project Overview and Goals

The Laveen Vet Hospital PUD (the “PUD”) rezones approximately 4.99 acres of vacant land located at the southwest corner of Baseline Road and 43rd Avenue in the Laveen area of Phoenix. See **Exhibit 1: Vicinity Map and Aerial Map**. The Property is zoned Ranch or Farm Residence (S-1). See **Exhibit 2: Existing Zoning Map**.

Laveen Veterinary Center (“LVC”) is an American Animal Hospital Association accredited companion animal general practice that offers the highest level of veterinary medical services. LVC offers wellness and preventative care, medical and surgical services to canine and feline patients for clients from the local community.

The site is currently undeveloped. See **Exhibit 3: Context Plan and Photos**. To the north is a residential neighborhood zoned R1-8. To the east is a charter school zoned S-1. To the south is a residential neighborhood zoned R1-6. To the west is a church (with approved zoning for C-2 and C-2 SP) and a charter school zoned S-1 (with approved zoning for R1-8). In alignment with the City’s General Plan land use designations for the subject property, as amended through a concurrent minor General Plan land use amendment, this application proposes a Planned Unit

Development to permit the development of the Laveen Veterinary Hospital and other commercial uses. **See Exhibit 4: Proposed Zoning Map.**

The primary goal of this PUD is to allow for the development of the Laveen Veterinary Hospital and other C-2 commercial uses. The added benefit of the PUD is the ability to restrict certain commercial uses that might not be deemed compatible with the surrounding area or which may have a traffic pattern that conflicts with the nearby schools.

This PUD will incorporate land uses and design principles that establish an entitlement framework for a commercial development, with the following goals and objectives:

- Establish allowed commercial uses and prohibit other specific uses;
- Establish design expectations that are reflective of Laveen's heritage;
- Encourage future development that is conscious of the surrounding land pattern and compatible with existing traffic patterns;
- Establish development and performance standards to ensure a high quality of design and land use compatibility.

General Plan Amendment

The Property has a General Plan designation of Traditional Lot – 2 to 3.5 du/ac. **See Exhibit 5: Existing General Plan Map.** However, the Property is better suited for commercial uses given its location at a major arterial street intersection and its narrow shape. This PUD request is accompanied by a Minor General Plan Amendment request to amend the land use designation to Commercial as shown in **Exhibit 6: Proposed General Plan Land Use.**

Overall Concept

The purpose of the Laveen Vet Hospital Planned Unit Development is to create a regulatory framework for the development of an animal veterinary hospital and commercial development. While the site plan and design for the animal hospital is shown with this submittal, the remnant commercial corner does not yet have a specific site plan or users. However, given its location at a major arterial intersection, commercial uses make perfect sense. The key is to provide a future commercial layout that does not conflict with the traffic created by the two nearby charter schools. This PUD establishes land use entitlement flexibility and design expectations to encourage and attract future users while ensuring that compatible uses exist without a negative impact on traffic.

This PUD provides for a variety of commercial land use types. The flexibility in design enabled by the PUD offers a desirable improvement over conventional zoning standards and directly promotes the appropriate and efficient use of land and infrastructure. The PUD establishes the foundation for a superior development that will provide future end users with a cohesive

environment comprised of a variety of related and compatible uses. See **Exhibit 7: Conceptual Plan**

Development Plan Administration

Recognizing that the north part of the site does not yet have specific users and site plan, this PUD sets up a framework for evaluating future uses and development within the PUD boundaries. Uses permitted by right include uses typically found in the C-2 Intermediate Commercial Zoning District, unless otherwise listed as prohibited herein. Development of the site is subject to the City of Phoenix Site Plan Review Process.

B. Land Use Plan

The site is designed for C-2 Commercial uses. The south side of the site is planned for a veterinary hospital. The north side does not yet have a specific site plan or users. However, given its location at a major arterial intersection, C-2 commercial uses makes sense. The PUD will promote flexibility in uses and design while providing consistent development regulations to guide development of the individual parcels.

Specific users, building locations, building design, and overall layout for the north portion will be refined as future users materialize. However, the land use plan establishes a general circulation plan and potential development parcels. The development will be accessed from Baseline Road and 43rd Avenue. Development parcels may be modified, subdivided, combined or reconfigured during the platting and minor land division process.

C. List of Uses

The Zoning Administrator may administratively approve a use analogous to those listed in the lists below.

Permitted:

- C-2 uses as permitted by Section 623 of the Phoenix Zoning Ordinance.
- Veterinary hospital
- Pet Care Facility
 - Shall be constructed so that direct unaccompanied access by animals to outside areas of the buildings is not allowed.
 - Animals must be accompanied by a facility employee or pet owner at all times when outside the building. All walks and exercise periods must take place on facility grounds.

- A solid masonry wall or fence seven feet in height shall be constructed along the perimeter of all outdoor runs unless otherwise restricted in this Development Narrative.
- Solid waste shall be removed from outdoor exercise areas every five hours at a minimum during time periods when these areas are in use.
- The average noise level, measured at the property line, shall not exceed fifty-five dB (one LDN) when measured on an "A weighted" sound level meter and according to the procedures of the Environmental Protection Agency.
- Pet Day Care facility:
 - Shall be constructed so that direct unaccompanied access by animals to outside areas of the buildings is not allowed.
 - Animals must be accompanied by a facility employee or pet owner at all times when outside the building. All walks and exercise periods must take place on facility grounds.
 - A solid masonry wall or fence seven feet in height shall be constructed along the perimeter of all outdoor runs unless otherwise restricted in this Ordinance.
 - Solid waste shall be removed from outdoor exercise areas every five hours at a minimum during time periods when these areas are in use.
 - The average noise level, measured at the property line, shall not exceed fifty-five dB (one LDN) when measured on an "A weighted" sound level meter and according to the procedures of the Environmental Protection Agency.
 - Operation shall be limited to the hours between 6:00 a.m. and 10:00 p.m.

Not Permitted:

- Residential uses
- Drive-through facilities as an accessory use to a restaurant
- Car Wash
- Adult bookstore, adult novelty store, adult theatre, adult live entertainment establishment, erotic dance or performance studio
- Chemicals and Drugs, Storage and Distribution
- Marijuana dispensary facility (Medical non-profit and for-profit recreational)
- Auto seat covers and trim shop
- Automobile rental
- Guns, retail sales and/or repairs
- Tobacco oriented retailers

Temporary:

All temporary uses shall comply with Section 708 of the Phoenix Zoning Ordinance.

Accessory:

All accessory uses permitted per Section 623 of the Phoenix Zoning Ordinance.

D. Development Standards Table

Development within the Laveen Vet Hospital PUD is subject to development standards generally based on the C-2 Intermediate Commercial District per Section 623 of the Phoenix Zoning Ordinance, except as modified in the Development Standards Table below.

Development Standards

Building Setback	• Adjacent to Streets: ○ For structures not exceeding two stories or 30': Avg. 25'; Minimum 20' permitted for up to 50% of structure including projections. • Interior (west): 30' minimum
Maximum Building Height	• Two (2) stories not to exceed thirty (30) feet
Lot Coverage	• 50% Maximum
Parking Standards	• Per Section 702 of the Phoenix Zoning Ordinance.
Bicycle Parking Standards	Bike racks shall be provided at a rate of one bicycle space per 50 vehicular parking spaces, up to a maximum of 10 bicycle parking spaces per building. A bicycle rack should be a minimum of 30 inches from a wall or other obstruction. The minimum length for a bicycle parking should be 72 inches. Bicycle parking should comply with ADA requirements and not impede on-site pedestrian access. A clearance of at least four feet in width must be provided for pedestrian access. Bicycle parking required may be placed in the setback and may be allowed in the right-of-way subject to review by the Planning and Development Department Traffic Engineer. Bike racks should be located within 50 feet from building entry points.

Fences and Walls	Fences and walls shall comply with the standards in Section 703 of the Phoenix Zoning Ordinance.
Lighting	All lighting standards per Section 507 Tab A.II.A.8 and Section 704 of the Phoenix Zoning Ordinance.
Landscape Standards	Landscaping for the site is subject to the C-2 development standards per Section 623 and 507.Tab A of the Phoenix Zoning Ordinance.
Shade	• Minimum 75% for pedestrian pathways. • Minimum 20% for uncovered surface parking lot areas.

E. Design Guidelines

Planned Unit Developments (PUD) within the City of Phoenix are required to define key design guidelines that will guide development across the project and ensure a high level of consistent design vernacular throughout the site as it develops. Below is a discussion of how this PUD will establish design guidelines that contribute to a cohesive, high-quality project.

Phase 1 of the project consists of a modern barn with a rustic undertone. Materials include composite wood, and board and batten to enhance the rustic elements throughout the structure. The façade utilizes natural red and brown hues with a contrasting trim to complement the materiality of nearby neighborhoods yet uphold the traditional barn appearance.

Architectural Design

Objective – Visual interest with unified elements to establish sense of place. See Exhibit 8: Architecture.

- All structural elements such as buildings, walls, fences, accessory structures, and signs shall exhibit a cohesive architectural theme and style throughout the development.
- All buildings within the overall development shall incorporate a minimum of two (2) of the following historically appropriate building materials in a cohesive manner:
 - River run stone masonry;
 - Field stone masonry;
 - Common brick;
 - Corrugated galvanized panels;
 - Painted steel;
 - Heavy lumber such as creosote wood salvaged from telephone poles.
- Primary entrances along major facades shall be clearly defined with facade variations, porticos, roof variations, recesses or projections, or other integral building forms.

- Building Articulation – Vertical and horizontal design features shall be added to create changes in plane and give the structure a more appealing look and a more inviting and comfortable feel. Materials will be used to add texture and color to the building, complimentary to the community and modernizing
- Building facades facing Baseline Road shall have enhanced architecture by incorporating a minimum of three (3) different building materials.
- Public building entries shall be clearly identifiable by design and shall incorporate functional shade elements such as awnings and canopies to create a comfortable entry experience while addressing pedestrian scale.
- Projected coping details, window trim, and door casing create additional definition and visual interest.
- Vary building height, by providing at least two (2) changes in height or roof forms that are varied over different portions of the building through changes in pitch, plane, and orientation. Flat roofs or facades with a horizontal eave, fascia, or parapet, in excess of 100 feet in length, must provide vertical modulation.
- Parapets shall conceal flat roofs and mechanical rooftop equipment, such as HVAC units, from public view.

Walls and Fences

- The colors, materials, and appearance of walls and fences should be compatible with the overall design, character, and style of the development and shall include:
 - 6' high perimeter walls and trash enclosure walls will be 8"x8"x16" stack bond CMU up to 2'-8" with 8"x8"x16" single-score CMU above, painted light grey.
 - Low site walls and parking screen walls will be 8"x8"x16" stack bond CMU, painted light grey.
 - Where visible from right-of-way walls and fences should include materials other than CMU with additional textural differences, such as but not limited to, stone veneer, stamped concrete, etc.

Site Design / Development

Objective – Innovative design of access, circulation, privacy, security, shelter, and other factors to create a unique location that complements the surrounding context.

- Site screen walls shall be designed to complement and emphasize the overall commerce architectural theme.
- Convenient public access and short-term visitor parking should be at the front of the building to produce the shortest route of travel from a building entrance.
- Where pedestrian pathways cross drive aisles, they shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast with the adjacent parking and drive aisle surfaces, as approved by the Planning and Development Department.

Landscaping Enhancements

Objective – Provide shade and soften the look of the development to create a more natural environment

- Tree lined streets and shaded walkways shall be provided with trees evenly spaced (25-foot on center) to provide visual corridors to businesses while also shading the pedestrian walkway.
- Detached sidewalks with landscape between the curb and sidewalk will create an aesthetic and physical buffer for pedestrians.
- Turf shall not exceed 10% of total landscape areas for each individual parcel. Areas where turf is not used shall have a minimum of 50% plantings with live groundcovers.
- The landscaping palette shall be desert, low water use plants along 43rd Avenue and Baseline Road.

F. Signs

Signage for the site will comply with Section 705 of the Phoenix Zoning Ordinance except that monument signs up to 78-inches in height shall be permitted within the street front setback. Signs shall conform to the following guidelines:

- Materials to consist of stone veneer, tube steel post and beam, and signage over Corten steel plate. Paint colors to match building.
- Signage to be backlit to emphasize identifying features.
- Signage to maintain rustic elements as presented in building.

See Exhibit 9: Monument Sign

G. Shade

- Shading, which may be architectural, vegetative or any combination thereof, shall be provided at a minimum of 75% for all pedestrian pathways, including public sidewalks.
- All uncovered surface parking lot areas shall be landscaped and shaded at a minimum of 20%.
- All shade calculations shall be based on the summer solstice at noon.
- Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

H. Sustainability

The following are sustainability practices that are encouraged for development throughout the PUD and divided into those that are city-enforced and those that are the developer goals.

City-Enforced Standards:

- Reduce heat island effect with a minimum shade requirement for sidewalks, paths, open space, and parking areas.
- Encourage water conservation through the selection of drought tolerant plants and trees and drip irrigation system.
- Encourage the use of recycling collection.
- Landscape to be utilized around buildings to shade the structures and entries as well as seating/ gathering areas.
- Utilize low flow plumbing fixtures.
- Provide locations for secure bike parking such as visible public bike racks and/or bike lockers.

Developer Goals:

- The use of irrigation sensors may be implemented into the design of the irrigation system for the regulation and reduction of water consumption.
- Utilize “Smart” irrigation control systems.
- Incorporate LED and energy efficient lighting technology into all lighting constructed on the site, including parking lots and streets.
- Use roofing materials that specify a high Solar Reflectance Index for a minimum of 75% of the roof surface area.
- Utilize efficient drip irrigation technology.
- Select building materials and colors to reduce overall heat gain.
- Provide high performance windows, insulation, and HVAC systems.
- Provide slope stabilizing plant material where appropriate to limit erosion.
- Support enhanced indoor air quality and fresh airflow.
- Utilize low VOC paints, carpet and flooring materials.
- Recycled local materials may be used in the landscape and the hardscape designs.

I. Infrastructure

Grading and Drainage

Development shall conform to the City of Phoenix regulations and design guidelines.

Water & Wastewater

Public sewer and water connections will be requested from the City of Phoenix to serve this development. The property is immediately bounded by public rights-of-way with existing public facilities. Development will be connected to public water and sewer within either Baseline Road or 43rd Avenue since there are existing lines identified below:

- 12-inch DIP main within S 43rd Av
- 12-inch ACP main within W Baseline Rd
- 12-inch ACP main along the west side of parcel
- 12-inch DIP and 15-inch VCP within 43rd Ave

Circulation Systems

Access to the Property is provided from Baseline Road and 43rd Avenue, and internally within the parcel.

J. Phasing

The Property will be developed in two phases. Phase 1 will include the veterinary hospital on the southern end of the parcel. Phase 2 will feature a future commercial user on the north end at the hard corner. Off-site improvements will be completed commensurate with this phasing and corresponding development.

K. Complete Streets

The City of Phoenix Complete Streets Design Guidelines, adopted October 17, 2018, include a number of suggestions for new development, some of which are applicable to this project:

Comfort and Convenience: The project provides a detached sidewalk and landscaping along the streetscape and throughout the project that will provide thermal comfort for pedestrians and cyclists alike. In addition, there are direct pathways from our project to the sidewalk.

Sustainability: Bicycle facilities are proposed for employees and customers in order to encourage bicycling and alternative transportation options to and from the project.

Connectivity: As noted above, there are direct pathways from our project to the sidewalk for convenience and connectivity.

Green Infrastructure: The proposed project will provide shade trees throughout the parking lot area, streetscape, and pedestrian pathways. This will enhance the sustainability of the project and help to reduce the urban heat island effect.

L. Exhibits

1. Vicinity and Aerial Maps
2. Existing Zoning Maps
3. Context Plan & Photos
4. Proposed Zoning Maps

5. Existing General Plan Land Use Map
6. Proposed General Plan Land Use Map
7. Conceptual Site Plan – Phase 1
8. Architecture
9. Proposed Monument Sign
10. Legal Description

EXHIBIT 1

Aerial Map



SWC 43rd Ave & Baseline Road – Phoenix, AZ



Vicinity Map



SWC 43rd Ave & Baseline Road – Phoenix, AZ



EXHIBIT 2

Zoning Map

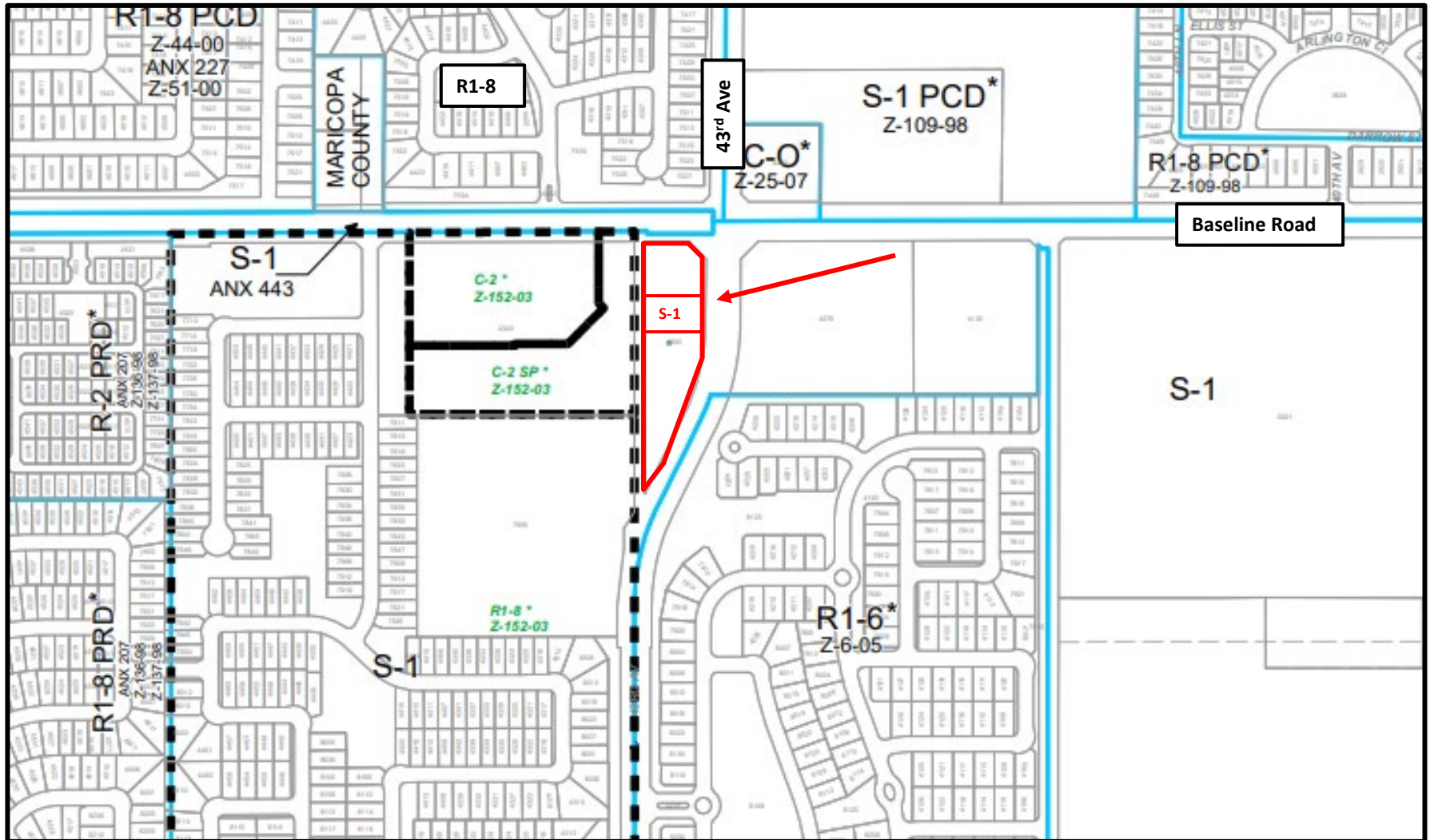


EXHIBIT 3



14



13



9



10



15



16



1



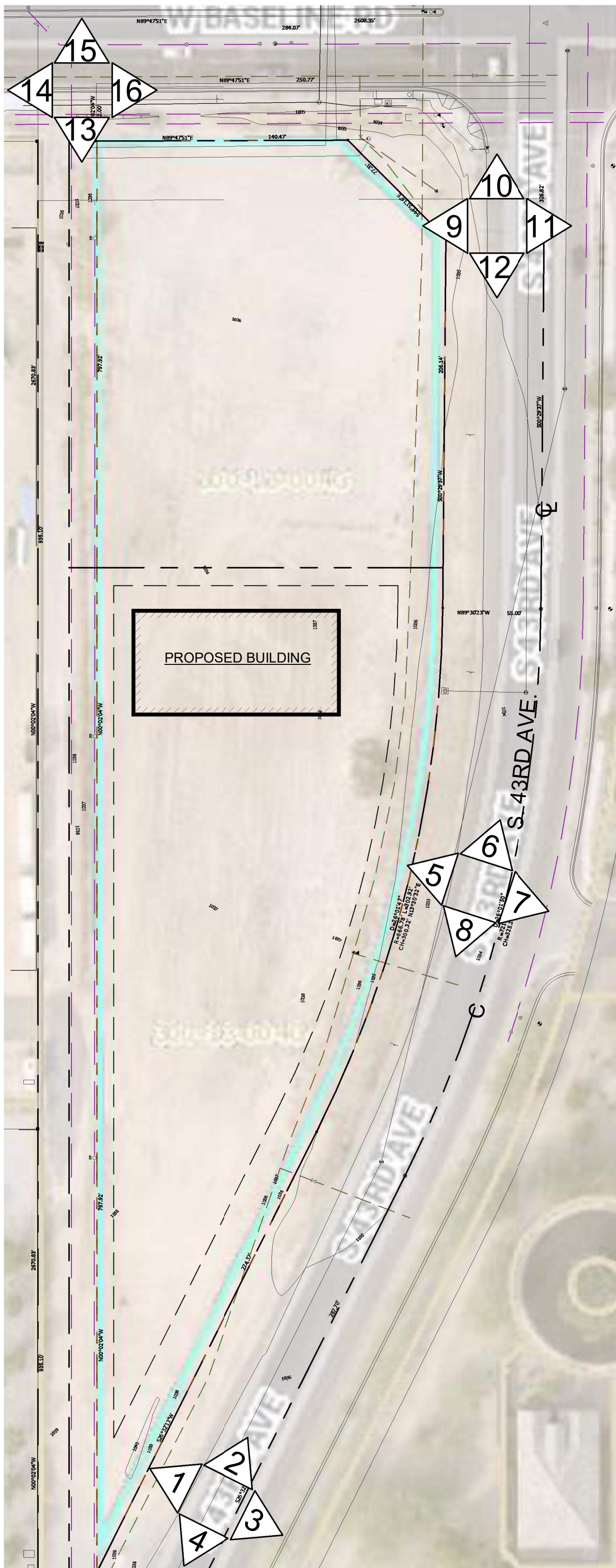
2



3



4



EXISTING / CONTEXT PLAN

1" = 50'-0" NORTH



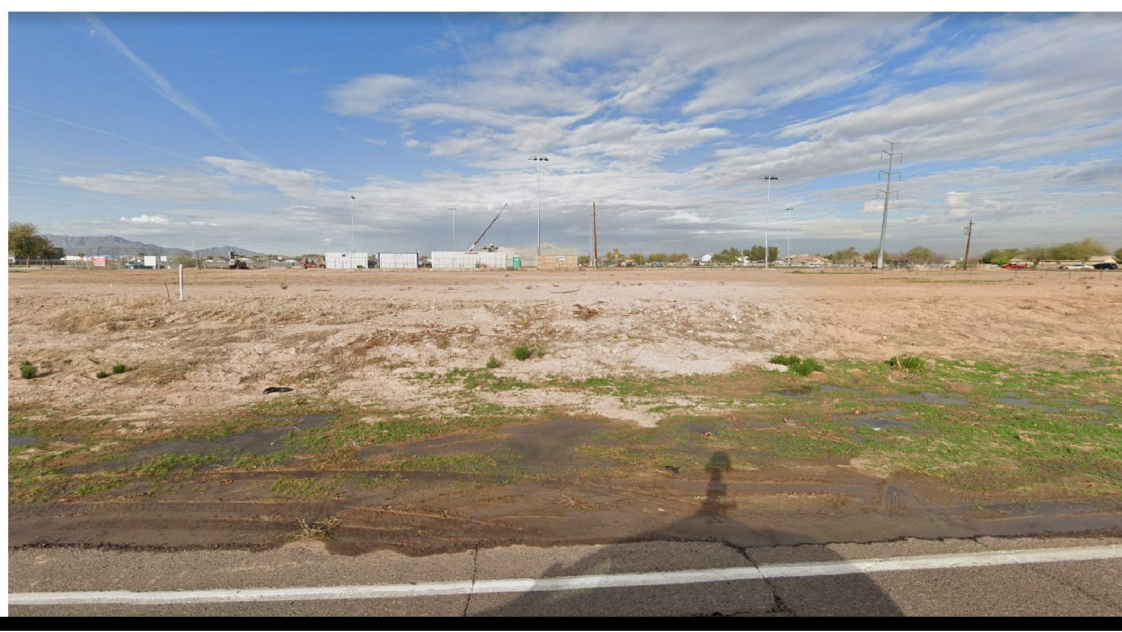
8



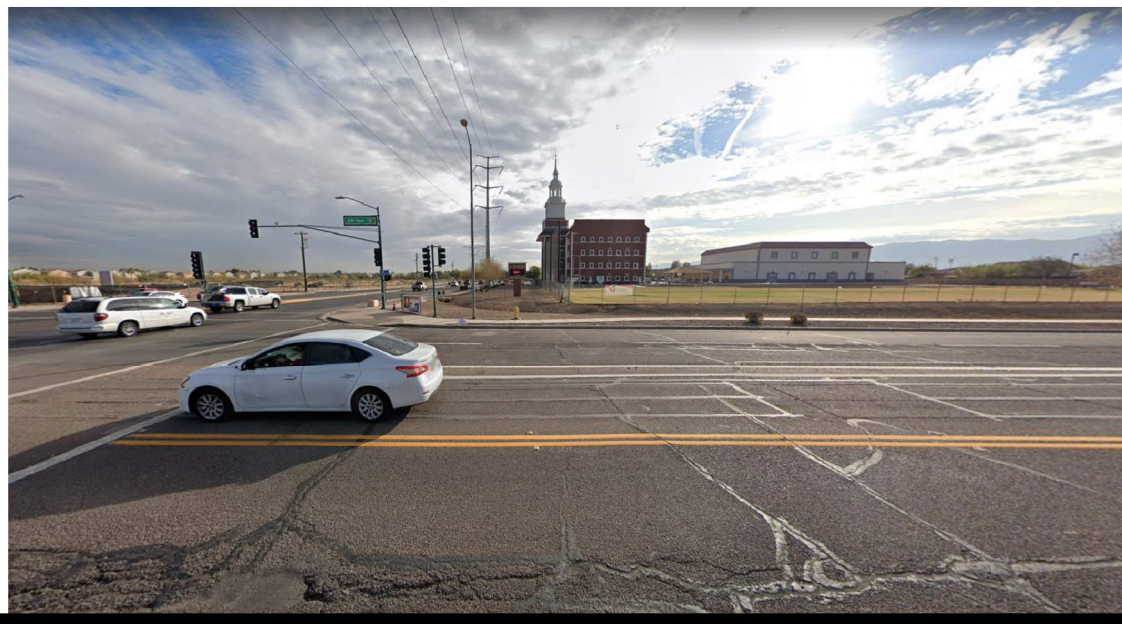
6



7



5



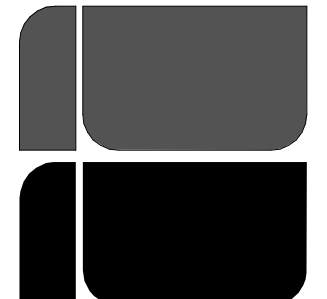
11



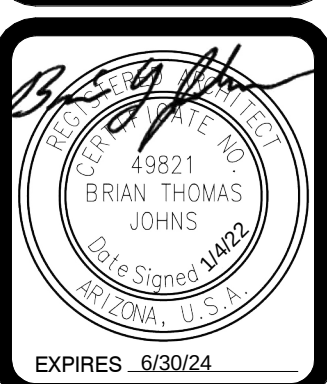
12

A NEW BUILDING
FOR
VETERINARY CARE CENTER
4305 W. BASELINE RD. LAVEEN, ARIZONA 85339

associatedarchitects, INC.
architecture · construction management · planning
p. 480.964.8451
www.associated-architects.com
1356 East McKellips Road, Suite 101 · Mesa · Arizona · 85203



REVISION	DATE	DESCRIPTION
DRAWN BY: GJT		
CHECKED BY: BTJ		
JOB NO: 2149		
PRINTED: 01/04/22		
CONTEXT PLAN		



SHEET 2
A-2
OF

EXHIBIT 4

Proposed Zoning Map

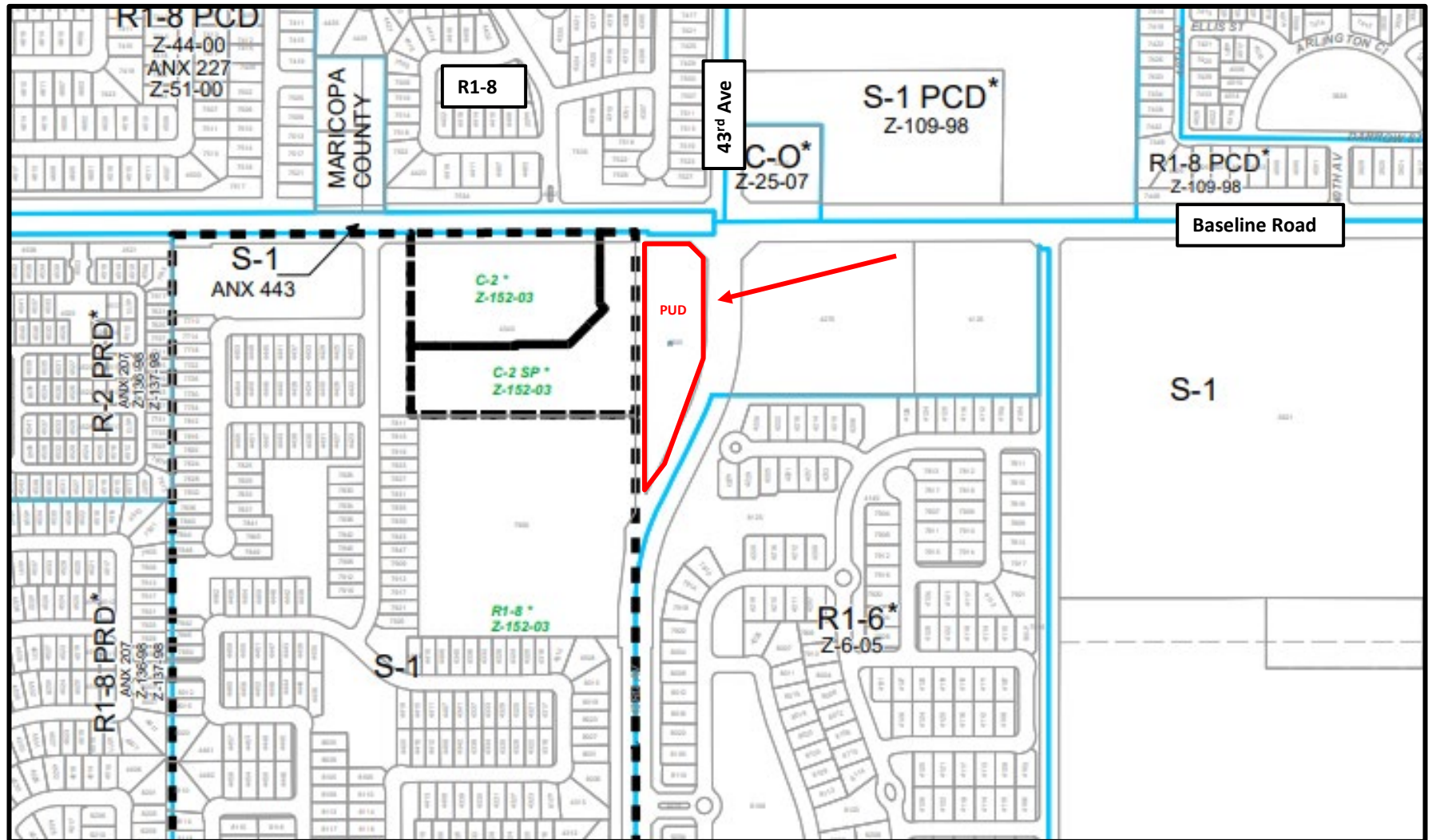
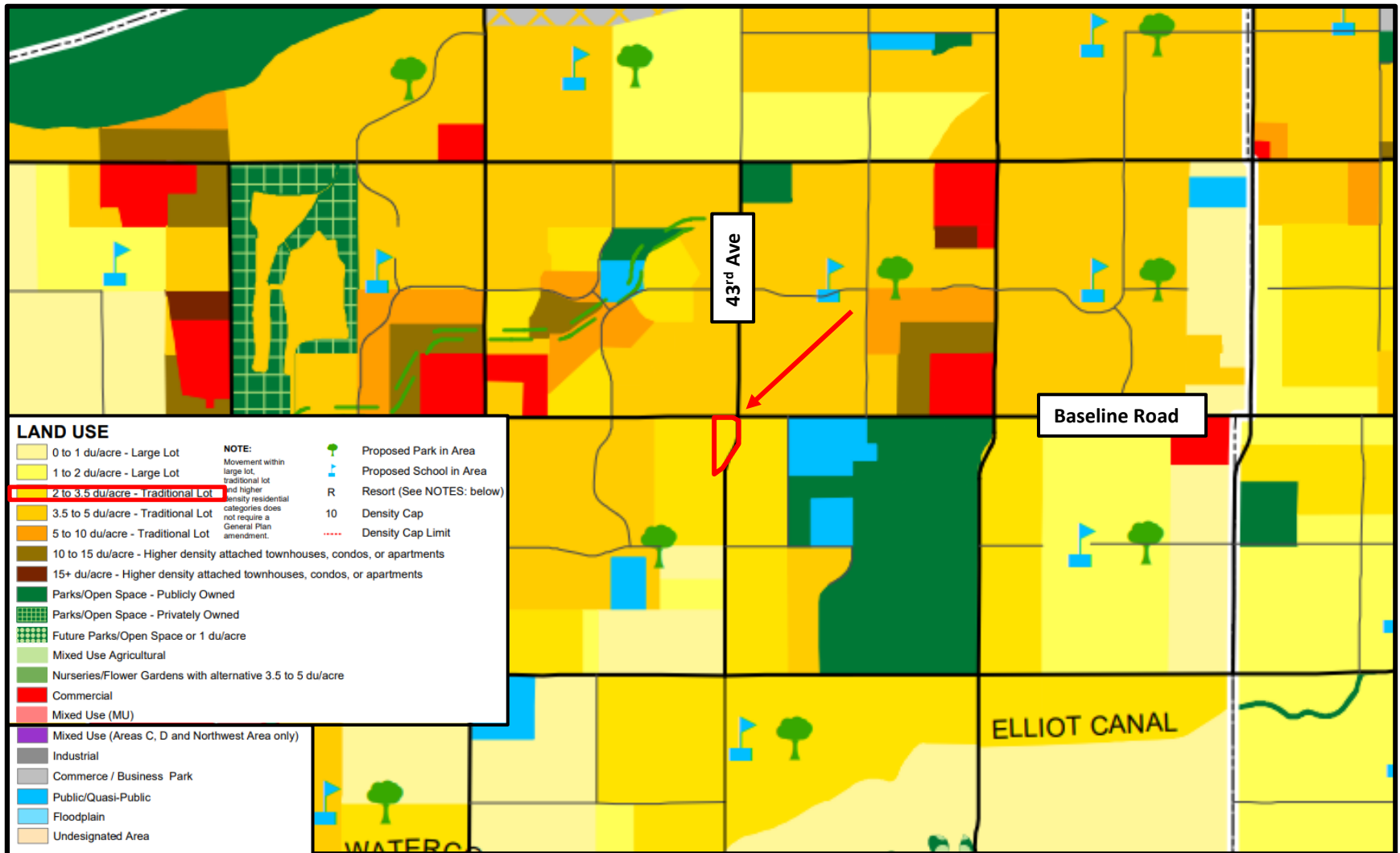


EXHIBIT 5

Phoenix General Plan Map

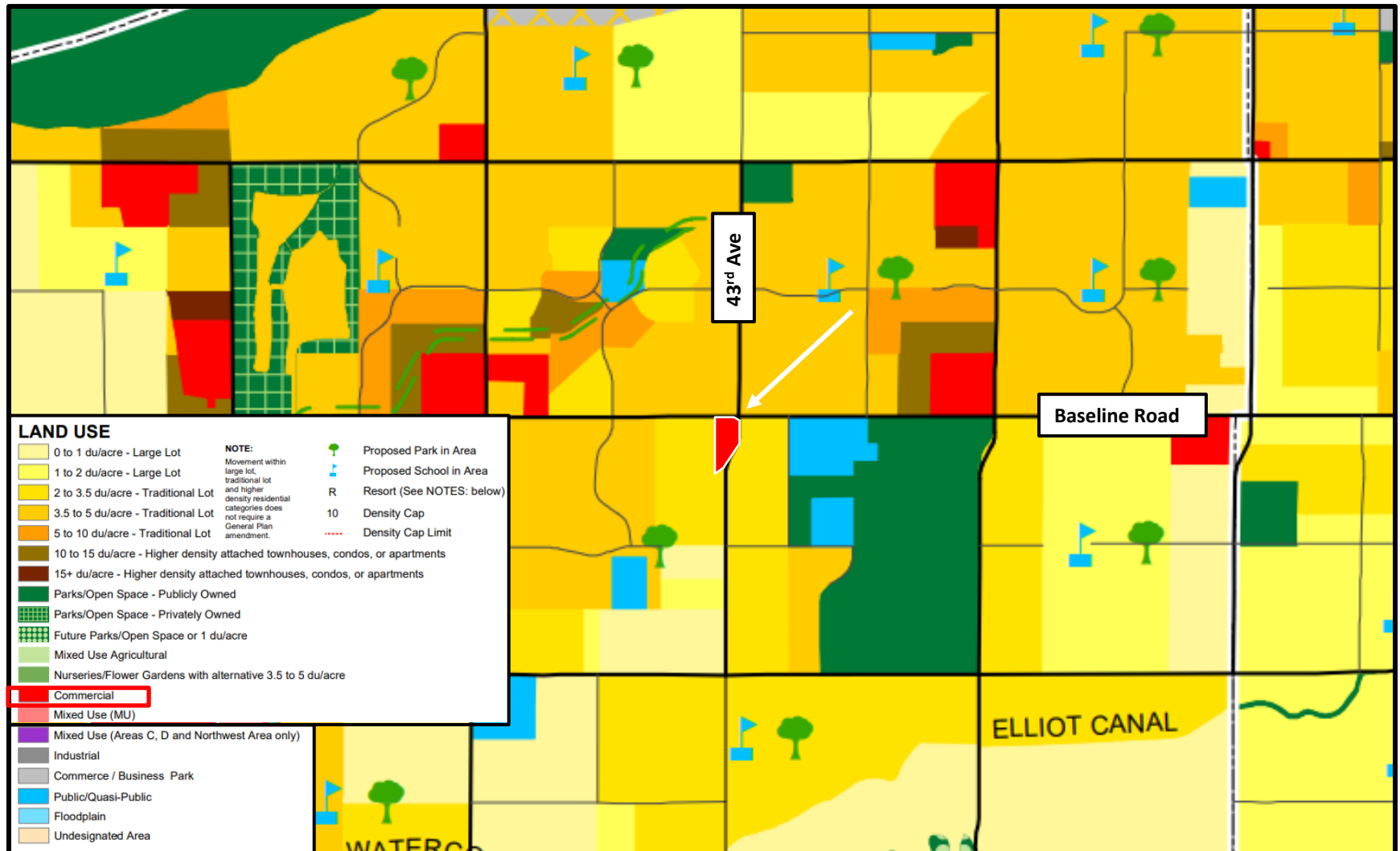


SWC 43rd Ave & Baseline Road – Phoenix, AZ



EXHIBIT 6

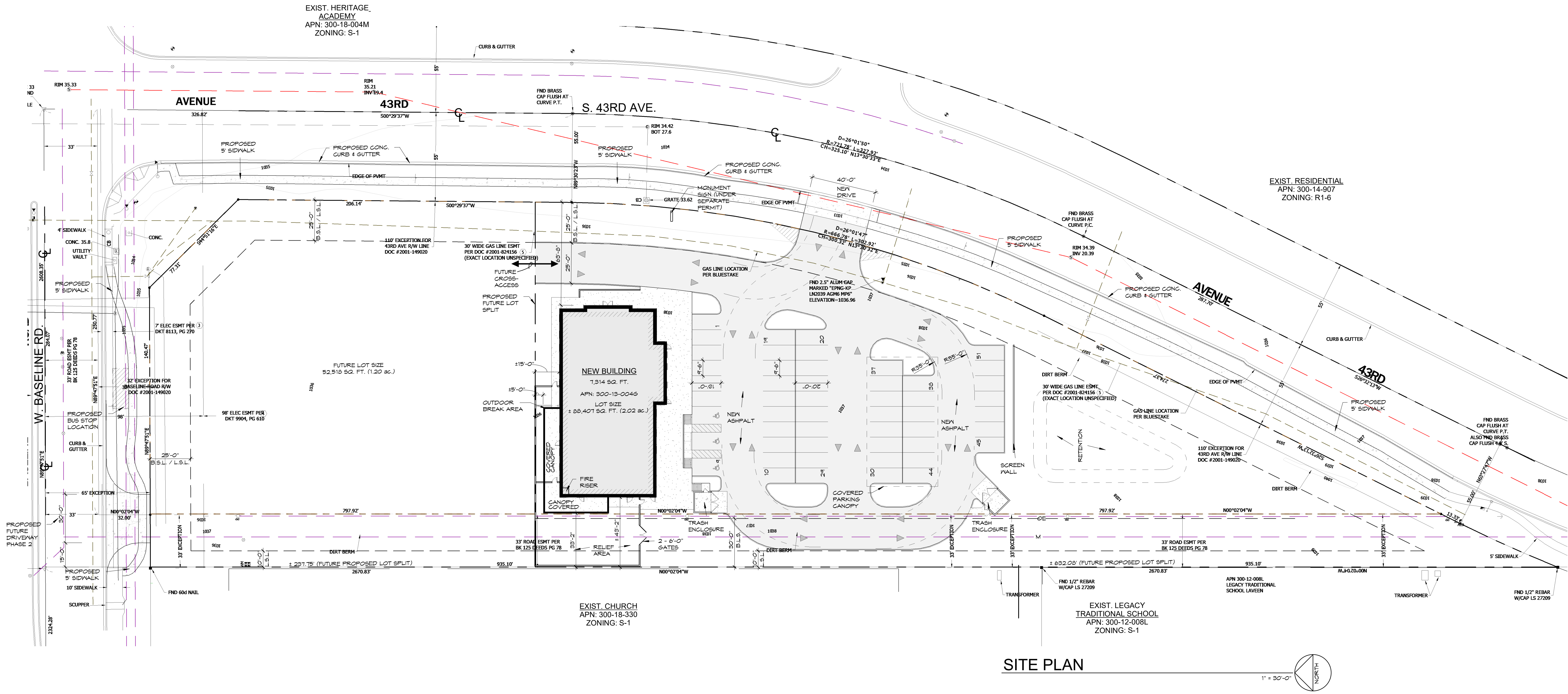
Proposed Phoenix General Plan Map



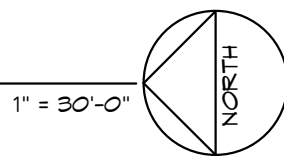
SWC 43rd Ave & Baseline Road – Phoenix, AZ



EXHIBIT 7



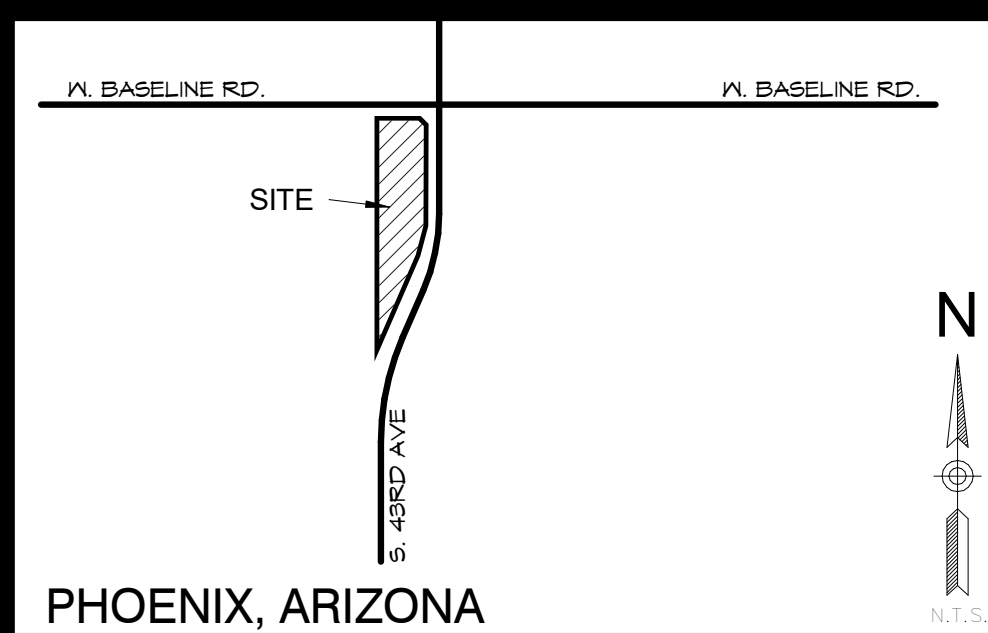
SITE PLAN



BLDG. DATA

OWNER:	EVAN WARE
BUILDING ADDRESS:	4305 W. BASELINE RD. LAVEEN, ARIZONA 85339
TELEPHONE:	(602) 559-9600
BUILDING CODES:	2018 I.B.C. 2018 I.F.G.C. 2018 I.R.C. 2018 I.E.B.C. 2018 I.M.C. 2018 I.E.C.C. 2018 I.P.C. 2017 N.E.C. 2018 U.P.C. 2018 I.F.C. 2010 ADAAG
OCCUPANCY GROUP:	B
CONST. TYPE:	V-B, A.F.E.S.
ZONING:	PROPOSED REZONE FROM S-1 TO C-2
PARCEL:	300-13-004G
USE:	PROPOSED VETERINARY CLINIC
NET SITE AREA:	113,561 SQ. FT. (2.6 ac.)
BUILDING AREA:	7,314 SQ. FT. COVERED PATIOS — — 900 SQ. FT.
LANDSCAPE AREA:	
PARKING CALCULATIONS:	REQUIRED: (1 STALL PER 200 SQ. FT.) 7,314 SQ. FT. / 200 = 37 STALLS
PROVIDED:	51 STALLS

VICINITY MAP



SCOPE OF WORK

THIS PROJECT WILL INVOLVE A REZONE PROCESS FROM THE EXISTING SUBURBAN S-1 ZONING DISTRICT TO THE COMMERCIAL C-2 DISTRICT. THIS WILL ALLOW THE PROPOSAL FOR A NEW 7,314 SQ. FT. BUILDING FOR A NEW VETERINARY CARE CENTER. THE INTERIOR WILL CONSIST OF A LOBBY AREA, RECEPTION AREA, EXAM ROOMS, OFFICES, PHARMACY AREA, LAB AREA, TREATMENT AREAS, DENTAL AREAS, SURGERY ROOMS, PACK/PREP AREA, X-RAY ROOM, ISOLATION ROOM, UTILITY ROOM, INDOOR KENNELS ROOM, STORAGE ROOM, A BREAK ROOM, ULTRASOUND ROOM, PRE-POST OP AREAS, HANDICAP ACCESSIBLE RESTROOMS, A FIRE RISER ROOM, AND A SECOND FLOOR FOR ADDITIONAL OFFICES. THERE WILL BE OUTDOOR AREAS WITH CHU PERMETER WALLS AND GATES FOR AN ANIMAL RELIEF AREA, AND SEPARATE OUTDOOR BREAK AREA FOR THE STAFF.

THE SITE WORK WILL INCLUDE NEW ASPHALT PAVING/PARKING, CONCRETE CURBS AND SIDEWALKS, A DUMPSTER ENCLOSURE, A NEW DRIVEWAY THAT CONNECTS TO S. 43RD AVE, A COVERED PARKING CANOPY, AND MONUMENT SIGNS (NOTED TO BE UNDER SEPARATE PERMIT).

THE OWNER WILL PROPOSE TO SPLIT THE PARCEL AFTER THE RE-ZONE PROCESS, AS THE FUTURE PROPERTY LINE IS SHOWN ON THE SITE PLAN, AND WILL PROPOSE A FUTURE CROSS-ACCESS DRIVEWAY THAT WILL CONNECT THE TWO PARCELS. THIS DEVELOPMENT WILL BE APPROX. 1.6 ACRES, AND THE NORTHERN LOT WILL BE APPROX. 1 ACRE.

A NEW BUILDING FOR VETERINARY CARE CENTER 4305 W. BASELINE RD. LAVEEN, ARIZONA 85339

associatedarchitects, inc.
architecture • construction management • planning

p. 480-964-8451
www.associated-architects.com
1356 East McKellips Road, Suite 101 • Mesa • Arizona • 85203

REVISION	DATE
DRAWN BY: GJT	
CHECKED BY: BTJ	
JOB NO. 2149	
PRINTED: 03/29/22	

SITE PLAN

EXPIRES

SHEET
A-1
OF

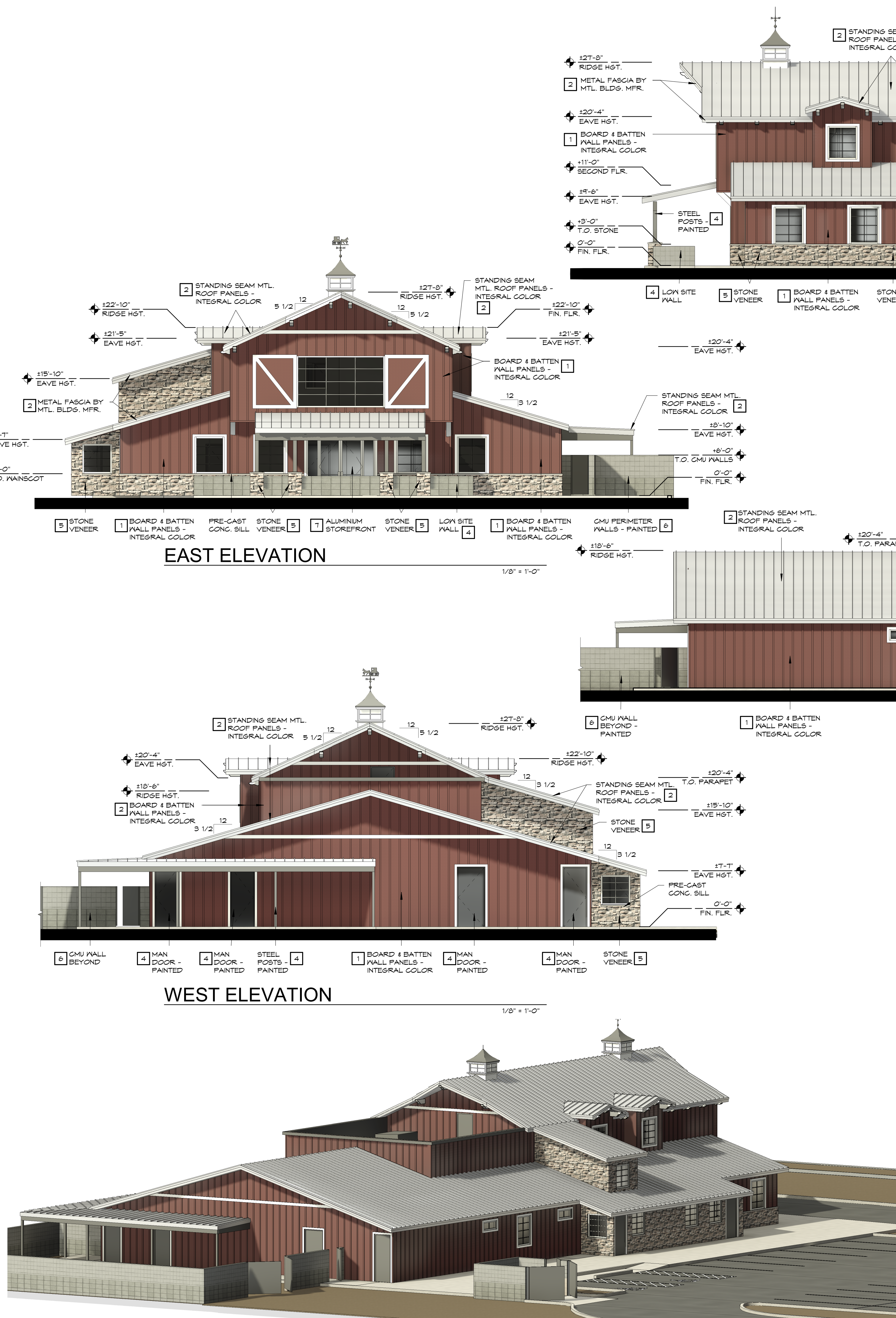
A NEW BUILDING
FOR

VETERINARY CARE CENTER

4305 W. BASELINE RD. LAVEEN, ARIZONA 85339

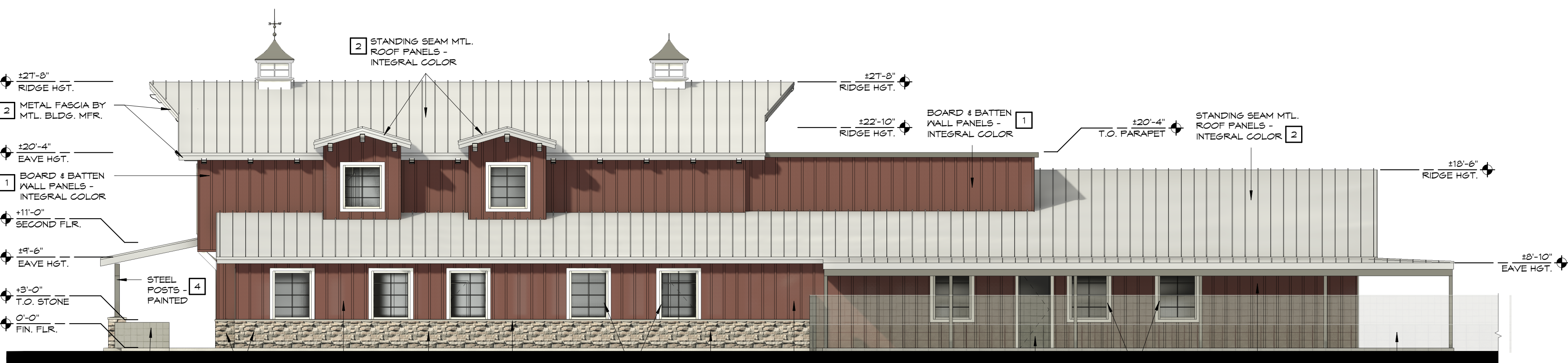
CONSTRUCTION DOCUMENTS

EXHIBIT 8



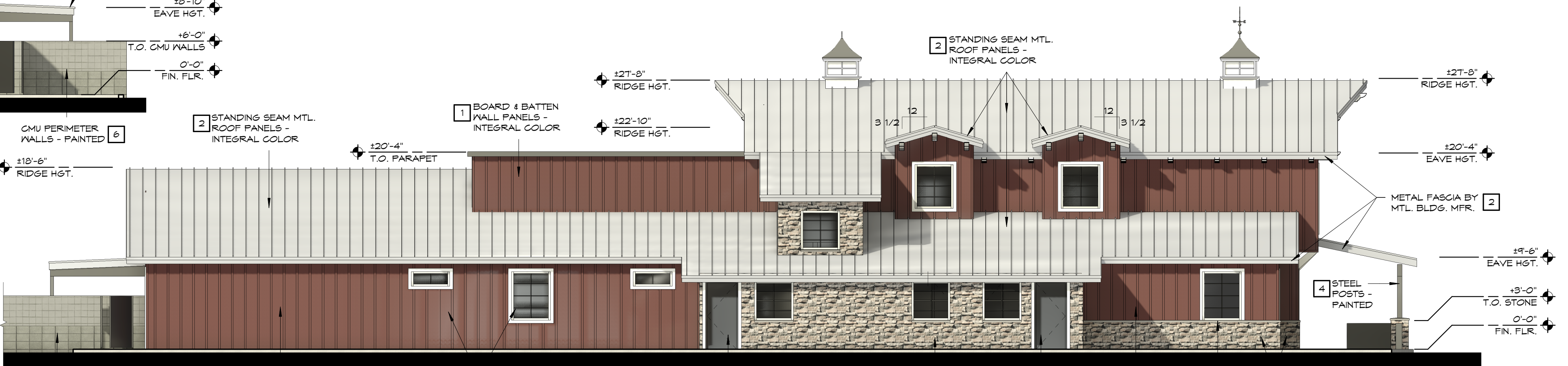
3D ISO

N.T.S.



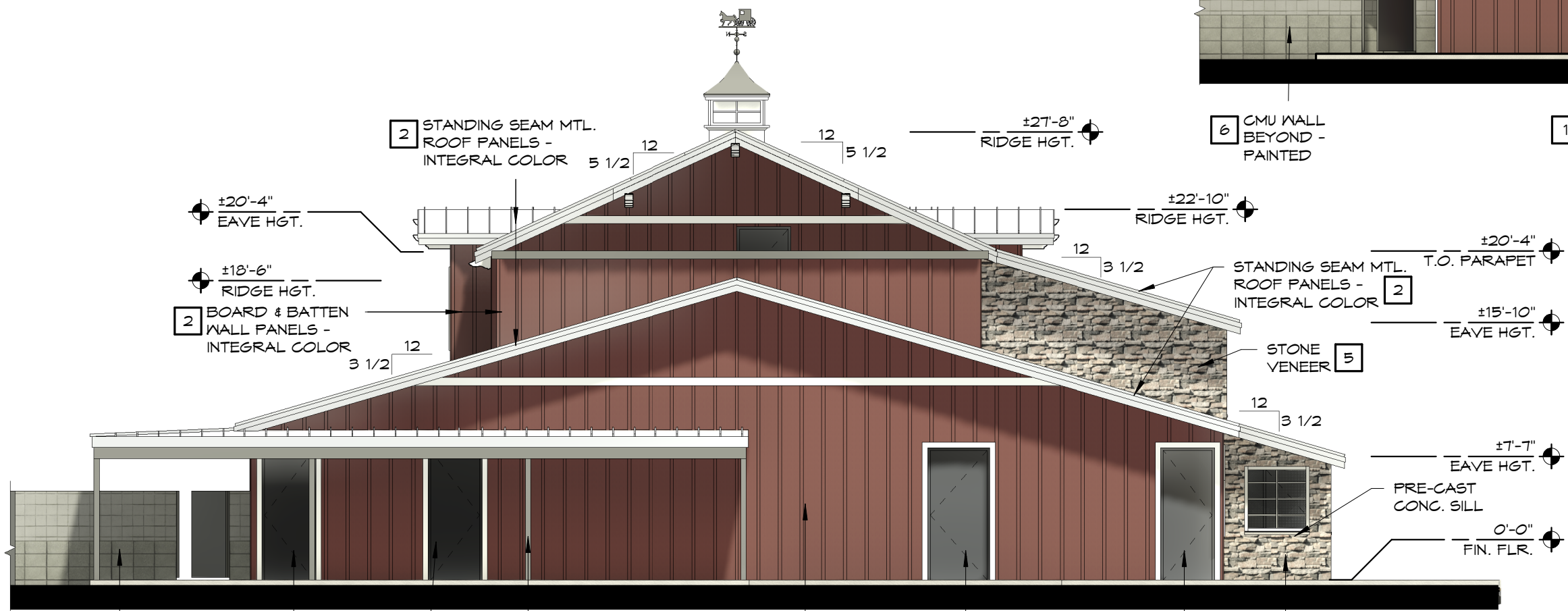
NORTH ELEVATION

1/8" = 1'-0"



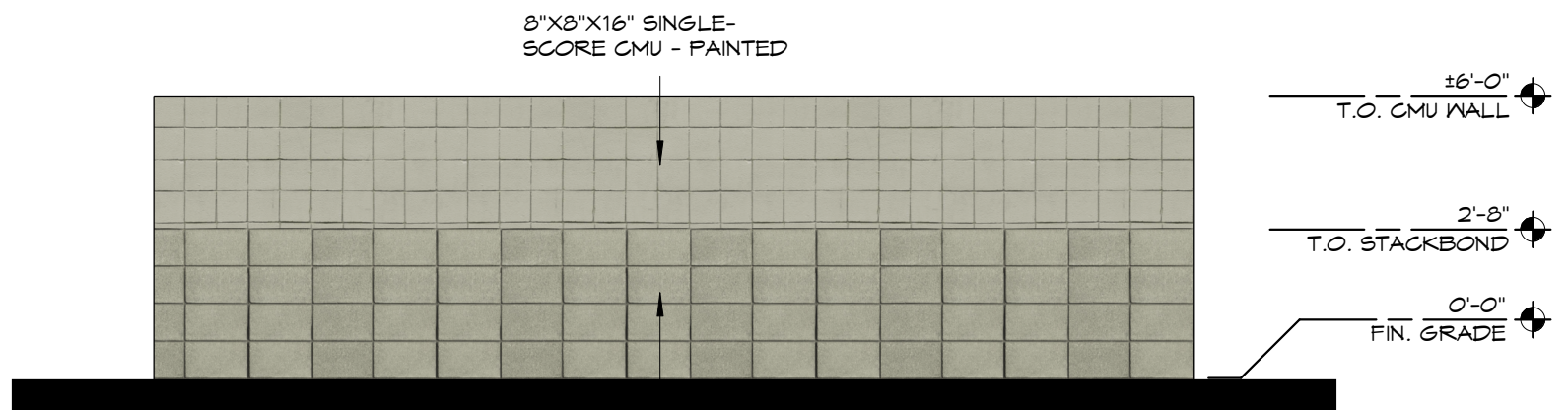
SOUTH ELEVATION

1/8" = 1'-0"



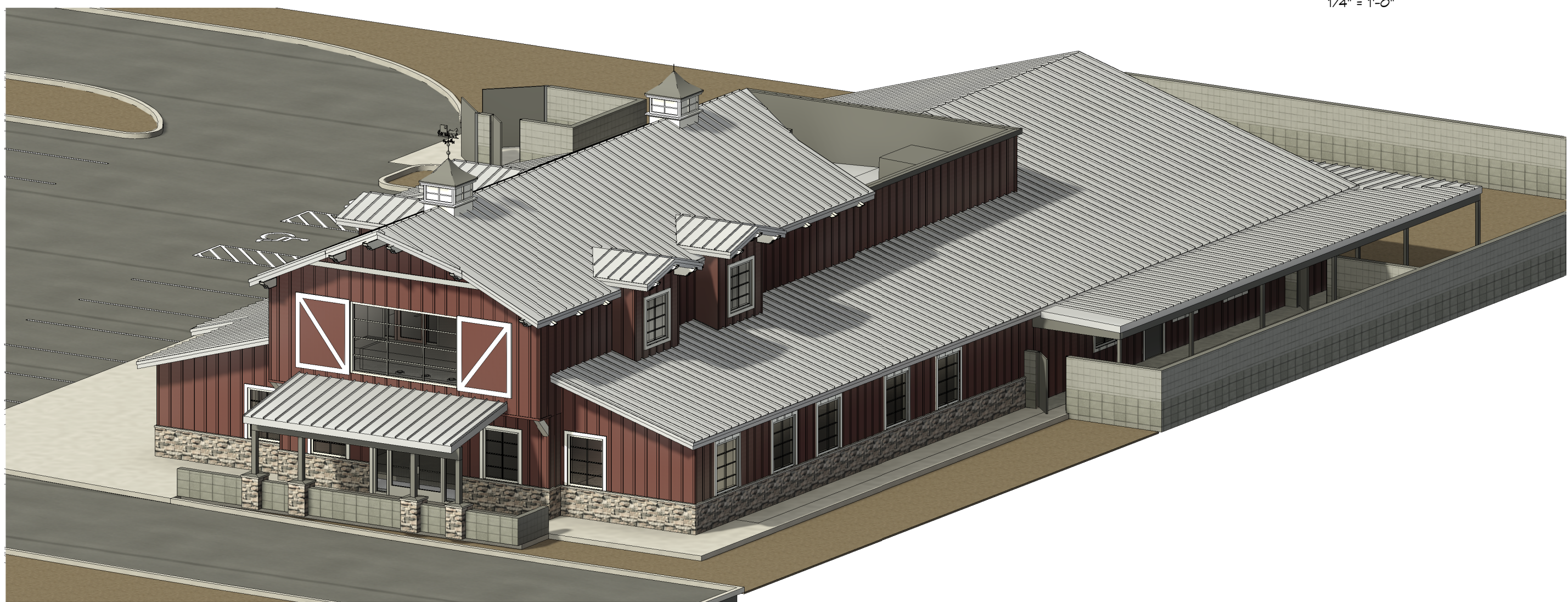
WEST ELEVATION

1/8" = 1'-0"



TYPICAL SITE WALL ELEVATION

1/4" = 1'-0"



3D ISO

N.T.S.

COLOR LEGEND

- 1 MAIN BODY: COMPOSITE SIDING & BATTENS
MFGR: LP BUILDING SOLUTIONS
COLOR: REDWOOD RED
STYLE: LP SMARTSIDE
- 2 MAINSCOT / METAL ROOF PANELS:
MFGR: MCGI
COLOR: SILVER METALLIC
STYLE: SIGNATURE 300 METALLIC
- 3 ACCENT/TRIM:
MFGR: SHERWIN-WILLIAMS
COLOR: SN T18 (244-C5) HIGH REFLECTIVE WHITE
- 4 ACCENT/TRIM:
MFGR: SHERWIN-WILLIAMS
COLOR: SN T018 (244-C5) DOVETAIL
- 5 STONE VENEER:
MFGR: CORONADO STONE
STYLE: ARTISAN LEDGE
COLOR: PALMOUTH
- 6 CMU PERIMETER WALL 1:
8"X8"X16" SMOOTH-FACE
MFGR: SHERWIN-WILLIAMS
COLOR: SN T01T (244-C3) DORIAN GRAY
- 7 ALUM. STOREFRONT DOOR:
MFGR: KAWNEER
PRODUCT: ALUMINUM STOREFRONT
IV TINTED GLAZING
COLOR: CLEAR ANODIZED

A NEW BUILDING FOR

VETERINARY CARE CENTER

4305 W. BASELINE RD. LAVEEN, ARIZONA 85339

associatedarchitects, inc.

architecture • construction management • planning

www.associated-architects.com

p. 480-964-8451

1356 East McKellips Road, Suite 101 • Mesa • Arizona • 85203

REVISION	DATE	DESCRIPTION

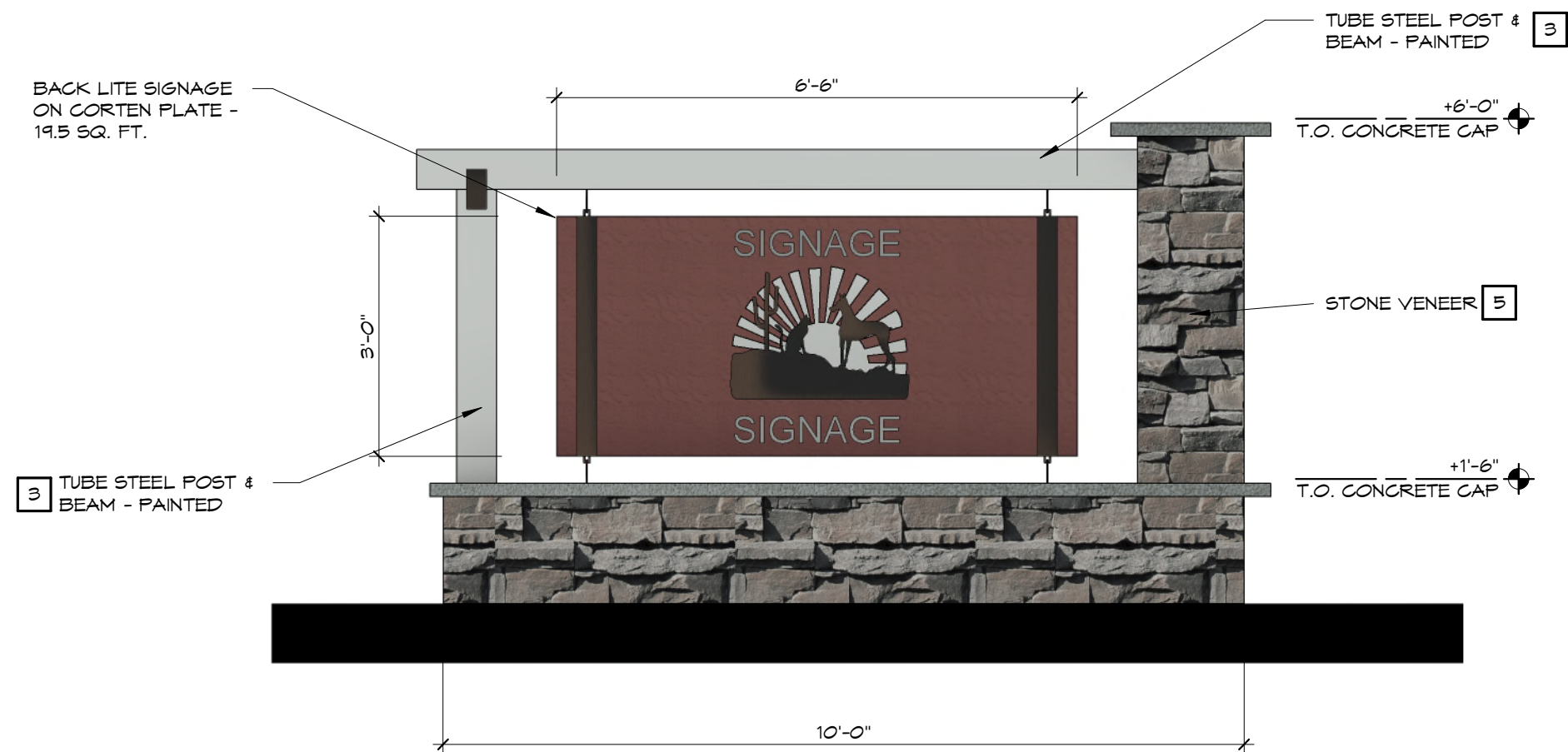
EXPIRES

SHEET

A-7

OF

EXHIBIT 9



PROPOSED MONUMENT SIGN

1/2" = 1'-0"

APPROVED BY:	A NEW BUILDING VETERINARY CARE CENTER 4305 W. BASELINE RD. LAVEEN, ARIZONA 85339	A-12
DATE: 05/05/22		SCALE: 1/2" = 1'-0"

EXHIBIT 10

LEGAL DESCRIPTION

RE-ZONE PARCEL

That portion of the Northwest quarter of Section 3, Township 1 South, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the South quarter corner of Section 33, Township 1 North, Range 2 East;
Thence North 89° 47' 51" East along the South line of said Section 33 a distance of 2324.28 feet to the Northwest corner of Section 3, Township 1 South, Range 2 East and **the POINT OF BEGINNING** from whence a found brass cap in handhole bears North 00° 02' 04" West a distance of 0.65 feet;
Thence continuing North 89° 47' 51" East along said South line a distance of 284.07 feet to the Southeast corner of Section 33, Township 1 North, Range 2 East;
Thence South 00° 29' 37" West along the monument line of 43rd Avenue a distance of 326.82 feet to the beginning of a tangent curve, whose radius bears North 89° 30' 22" West a distance of 721.78 feet;
Thence southerly along said curve through a central angle of 26° 01' 50" a distance of 327.92 feet to a non-tangent line;
Thence South 26° 32' 13" West a distance of 287.70 feet to the beginning of a tangent curve, whose radius bears South 63° 27' 47" East a distance of 721.78 feet;
Thence southerly along said curve through a central angle of 26° 34' 18" a distance of 334.74 feet to a point of tangency on the West line of Section 3;
Thence North 00° 02' 04" West along said West line a distance of 1222.14 feet to the **POINT OF BEGINNING**.

Containing 217,246 sq. ft. or 4.987 acres

See attached Exhibit Drawing by reference made part hereto.



EXHIBIT

