

**Venue on Washington
Planned Unit Development**

THE VENUE ON WASHINGTON Planned Unit Development

Case Number: Z-68-24-8

1st Submittal: April 30, 2024
2nd Submittal: December 18, 2024
3rd Submittal: June 16, 2025

A Planned Unit Development (PUD) is intended to be a stand-alone document of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the Zoning Ordinance. A PUD may include substantial background information to articulate the intent of the development. The purpose and intent statements are not requirements that will be enforced by the City the PUD only modifies Zoning Ordinance regulations and does not modify other City Codes or requirements.

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TABLE OF CONTENTS

A.	PURPOSE & INTENT	4
B.	LAND USE PLAN	7
C.	LIST OF USES.....	8
D.	DEVELOPMENT STANDARDS.....	9
E.	DESIGN GUIDELINES.....	11
F.	SIGNS.....	13
G.	SUSTAINABILITY.....	13
H.	INFRASTRUCTURE	13
I.	COMPARATIVE ZONING STANDARDS TABLE	15
J.	LEGAL DESCRIPTION.....	16

EXHIBITS

A.	SITE PLAN	17
B.	ELEVATIONS	18

A. PURPOSE & INTENT

The purpose of this application is to rezone an approximate 0.76-acre site located west of the northwest corner of North 16th Street and East Washington Street (the “Site”) from General Commercial Interim Transit-Oriented Zoning Overlay District One (“C-3 TOD-1”) to Planned Unit Development (“PUD”) to allow the Site to continue to operate as a small event center with an outdoor assembly use. The Site has a City of Phoenix 2015 General Plan (the “General Plan”) land use map designation of Commercial, which is consistent with use of the Site. The Site is comprised of two parcels, identified as Maricopa County Assessor parcel numbers 116-46-115 and 116-46-116A, as depicted on the aerial below.



The Site is occupied by a small structure and is proposed to be used as a small event center known as the Venue on Washington. The Venue on Washington is proposed to host group events such as weddings, corporate events, and banquets. In December of 2016, Klondyke Studio, LLC (“Owner”), purchased the Site and took it on as an adaptive reuse project. The Owner made a number of significant improvements to enhance the aesthetic of the building and the Site overall. The Site was previously used as a car dealership and a warehouse with significant outdoor storage. Taking into account the City’s Transit Oriented Development (“TOD”) policies and sensing the ever-evolving character of Washington Street in the Eastlake-Garfield area, the Owner was proactive in cleaning up and adaptively reusing the Site. The Site will be used by Bianco Group, founded by James Beard award-winner, Chris Bianco, to host events. No kitchen is located onsite, rather food and drinks will be catered from offsite locations. The Site consists of an existing 3,556 square foot building to be used for the events, and an approximate 2,669 square foot building to be used for office and other accessory uses that support the event space.

Venue on Washington Planned Unit Development

The previously mentioned improvements, shown in the graphics below, have transformed the former warehouse with intense outdoor storage uses into a tidy, elegant space that enhances the character of the community.



Frontage in 2016



Current Street Frontage

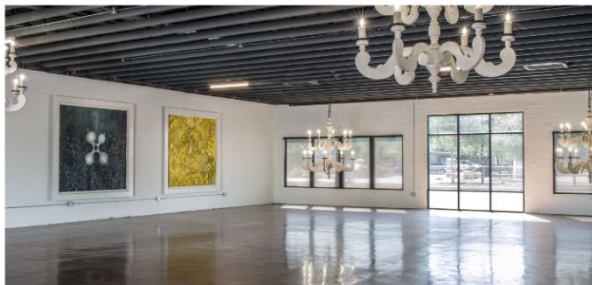


Venue on Washington Planned Unit Development

The Owner has made interior and exterior improvements including removing the chain link fencing and adding a secure and aesthetically pleasing front gate, garden area, and a significant amount of landscaping in the rear of the Site. For example, the Owner has added nine raised planter boxes, eight trees, six Bougainvillea, cacti and succulents throughout the Site, and a twelve-foot-long garden box along the rear property line, as shown below.



The interior and exterior of the building also received significant upgrades and treatments. As seen in the images above, the aging and inconsistent paint colors were sandblasted, recovering a brick-laid stone, landscape planters were added up against the building, and upgraded metal signage and light fixtures were installed on the building's facade. The interior of the building was also improved and is proposed to function as a small event space, as shown below. These modifications to the Site represent a significant improvement to the Site that is more in line with the City's TOD policy plans.



The proposed PUD development standards will be based on the Walkable Urban (“WU”) Code Transect T5:5 zoning district standards. The Site is located in the Central City Village and City Council District 8 (Councilmember Kesha Hodge Washington).

To the north of the Site, across an alley, is the Booker T. Washington Child Development Center, zoned Multifamily Residence District Residential Infill (“R-5 R-I”). The Site is bounded on the east by Lighting Unlimited, a lighting supplies and design store, zoned C-3. To the south, across Washington Street and the Valley Metro light rail, is an unleased building that previously held an auto-retailer and equipment sales and supply company, zoned C-3. The Site is bounded on the west by an automobile repair shop, zoned C-3.

Given the nature of the surrounding context is commercial in nature and the close proximity to public transportation infrastructure, the Site is an ideal location for the proposed small event center. Further, given that the proposed use will operate after the adjacent businesses’ hours of operation, the Site will provide a use that is complementary to the surrounding context.

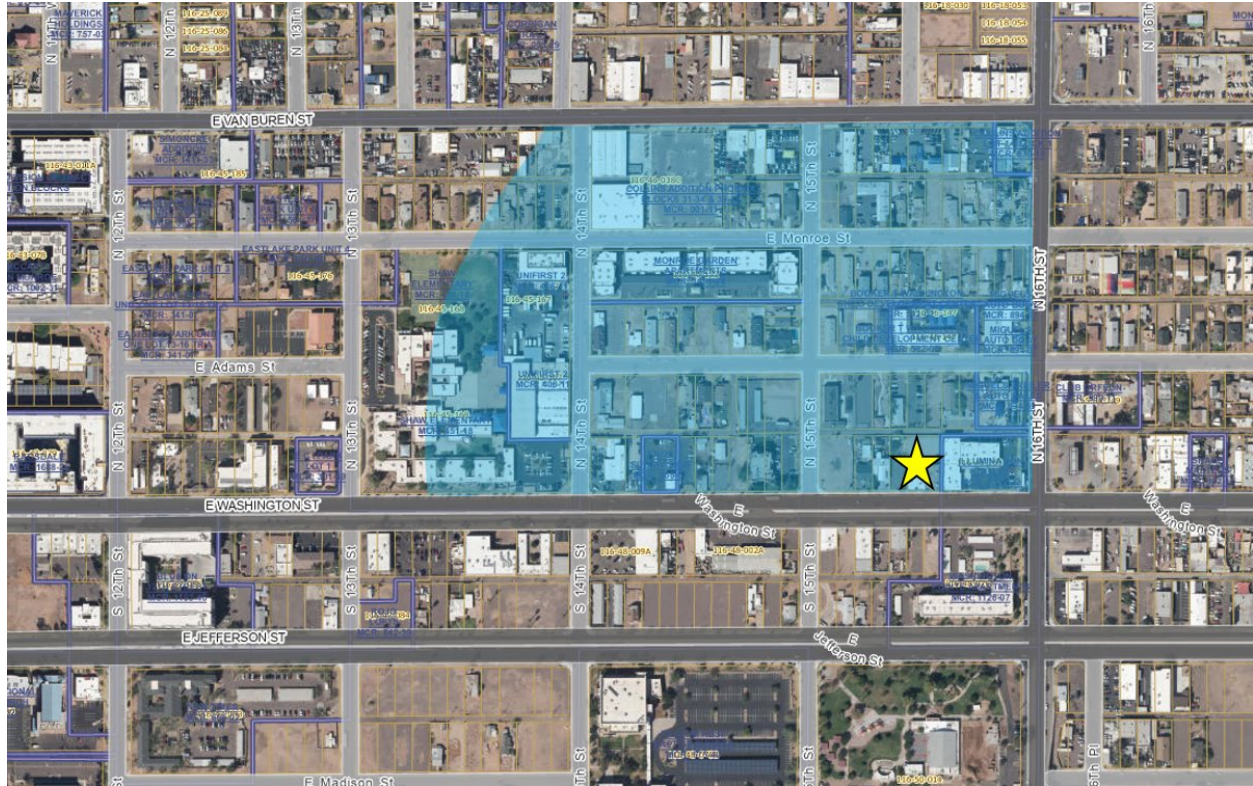
B. LAND USE PLAN

As mentioned, the proposed PUD development standards will be based on the Walkable Urban (“WU”) Code Transect T5:5 zoning district standards. The proposed PUD request will not change the layout or elements of the existing design on the Site. The proposed PUD will allow the Site to operate as an event center with on and off-site parking and provide development standards for landscaping.

Although there is some parking on the Site, due to its proximity to downtown Phoenix, guests are encouraged and often utilize public transportation and ride sharing services. The light rail runs just south of the Site, along Washington and Jefferson streets. The nearest light rail station is located approximately 2,276 feet from the Site, at 12th Street and Washington. Additionally, a bus stop is located approximately 60 feet from the Site.

Further, the Assembly user will obtain a valid off-site parking agreement(s) with nearby properties and shall provide the off-site parking within 1,320 feet of the Site and reachable without crossing collector or arterial roads, as shown by the radius in the below aerial. An off-site Parking Agreement must be in effect before the Site may operate with the Assembly uses permitted under The Venue on Washington PUD. If the Parking Agreement is terminated, all Assembly uses must cease until a new agreement is put in place. Further, the Assembly user must notify the City of Phoenix of the termination within 10 days.

Venue on Washington Planned Unit Development



C. LIST OF USES

PERMITTED PRIMARY USES

The Zoning Administrator may issue interpretations for land uses that are analogous to those listed in Section 1306 and in this section, as authorized by Zoning Ordinance Section 307.A.3. Permitted uses in The Venue on Washington PUD shall be limited to the T5:5 provisions of Section 1306, the Walkable Urban Code section of the Phoenix Zoning Ordinance, unless otherwise noted below.

The following uses shall be permitted by right and not require a Use Permit:

1. Assembly Entertainment
 - a. Amplified music or loudspeakers may be used outside until 8:00pm on Monday through Thursday, until 11:00pm on Fridays and Saturdays, and until 10:00pm on Sunday.
2. Assembly General
 - a. Any assembly hall or banquet hall of less than 25,000 sf in gross area shall be permitted.
 - b. Outdoor uses shall be permitted.

PERMITTED ACCESSORY USES

The following uses shall be permitted by right and not require a Use Permit:

Venue on Washington Planned Unit Development

- A. Liquor Service as an accessory to Assembly, Restaurant, and Bar uses
- B. Outdoor Liquor Service as an accessory to Assembly, Restaurant, and Bar uses
- C. Outdoor Cooking
- D. Outdoor Recreational Uses
- E. Patron Dancing
- F. Live music, indoor or outdoor, shall be subject to the following:
 - a. Live music shall occur during ordinary hours of operation.

PERMITTED TEMPORARY/INTERIM USES

- A. Temporary Uses shall be subject to Sections 708 & 1306 of the City of Phoenix Zoning Ordinance.

D. DEVELOPMENT STANDARDS

The proposed development standards are based upon the Walkable Urban Code, T5:5 Transect District with some modifications where appropriate for this context. Development standards not modified by The Venue on Washington PUD shall comply with the WU Code section of the Phoenix Zoning Ordinance.

LOT DEVELOPMENT STANDARDS

	PUD STANDARD
Maximum Density	No maximum
Maximum Height	56 feet
Maximum Lot Coverage	80%
Minimum Open Space	Minimum of 5% of gross site area
Minimum Lot Width and Depth	N/A
Building Setbacks	
Primary Frontage (Washington Street)	12 feet maximum
Side and Rear Lot Line	0 feet minimum
Vehicular and Bicycle Parking	
On-Site Vehicle Parking	All uses will comply with Section 1307 generally, except for Assembly uses which will comply with the parking requirements as noted below: 6 parking spaces and 1 ADA space
Off-Site Vehicle Parking	A minimum of 75 off-site vehicle parking spaces shall be located within a 1,320-foot radius of the Site (must be accessible without crossing collector or arterial roads). An Agreement for off-site parking must be in place before the first Assembly use/event may be held

**Venue on Washington
Planned Unit Development**

	on the Site. If the Parking Agreement is terminated, all Assembly uses must cease until a new agreement is put in place and the City of Phoenix must be notified of the termination within 10 days.
Bicycle Parking	4 bicycle racks (8 bicycle parking spaces)
Vehicular Access	
Vehicular Access to Off-Street Parking	Sections 1307.E.3.b and 1307.E.3.c shall not apply
Landscape Standards	
Front Lot Line (Washington Street)	0-foot setback
Sides (East and West)	0-foot setback
Parking Lot	Minimum of 25% shade cover
Frontage Standards	
Frontage Types	Storefront, Gallery, Arcade, Forecourt, or alternative frontages as per Section 1305.B.1.c.
Primary Building Frontage	60%
Streetscape Standards	
Washington Street	<p>Landscape strip located between back of curb and sidewalk: 8-feet minimum</p> <p>Landscape strip planting standards: Per Section 1309 of the Zoning Ordinance</p> <p>Sidewalk width: 5-feet</p> <p>Sidewalk tree shade coverage: 75%</p>

LANDSCAPING AND STREETScape STANDARDS

The primary goal of the conceptual landscape plan is to create an elegant and inviting street frontage and internal open spaces. A strong sense of place is defined along the

Venue on Washington Planned Unit Development

street frontages using a combination of plantings and hardscape material finishes that complement the architecture of the building.

On the interior of the development, raised planter boxes, trees, hedges, and various shrubs, cacti and succulents are placed throughout the Site to increase guest comfort while they utilize the event spaces. To provide noise mitigation and increase the aesthetic appeal of the alleyway to the north, a Ficus hedge is proposed.

Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized, as approved or modified by the Planning and Development Department.

Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas located on properties for uses such as parks, schools, and residential common areas, as approved by the Planning and Development Department.

Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.

A minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low-Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.

Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Business Water Efficiency Program for a minimum of 10 years, or as approved by the Planning and Development Department.

E. DESIGN GUIDELINES

The design guidelines of The Venue on Washington PUD take into consideration the Site's existing condition and design along the light rail transit corridor on Washington Street. These design guidelines are intended to capture the design aesthetic of the existing structures to preserve their historic qualities.

Section 507. Tab A of the Zoning Ordinance applies to the Site. The PUD document shall prevail in the event of a conflict.

ARCHITECTURE

- All sides of a structure should exhibit design continuity and contain materials that exhibit quality and durability.
- Building accents should be expressed through differing materials or architectural detailing such as paint, graphics, or forms of plastic or metal panels.

Venue on Washington Planned Unit Development

- Multiple buildings on the same site should borrow and incorporate (not duplicate) architectural styles, materials, forms, features, colors, and compatible elements from the same site.
- A minimum of one common entry door shall be located along the primary frontage.
- A minimum of 25% of the primary frontage shall be windows.
- If a fence is installed along the primary frontage, it shall be an open view fence, unless screening above grade utilities or trash enclosures.
- Landscaping along the primary frontage shall be either in planters or a landscape strip.
- Refuse bins shall be fully screened from view by a 6-foot-tall masonry block wall and metal gate, or other high-quality materials.

LIGHTING/SHADE

- Service areas and other screen areas should have proper security lighting.
- Site lighting should be provided to ensure personal safety at building entrance/exits, and in public assembly and parking areas.
- Human comfort shall be encouraged through the use of landscape and shade trees within the front setback and throughout the interior of the design.

COMPLETE STREETS

The City of Phoenix Complete Streets Design Document was adopted in October of 2018 and is applied throughout Phoenix. As such, Complete Streets vary in their design, function and appearance throughout Phoenix. Consideration of their application shall be done in a context-sensitive way in relation to surrounding land uses, street type, available right-of-way, and adopted General and specific plans with other City codes and ordinances.

Providing safe and comfortable streets is extremely important for pedestrian comfort and neighborhood character. The Site has been designed in such a way that takes the following principles from the Complete Streets Design Guidelines into consideration:

i. Design for Comfort and Convenience

Washington Street serves as the primary frontage for The Venue on Washington PUD. The thoughtful placement of landscape planters along the primary entrance draws pedestrians into the design while increasing comfort through shade. Four bicycle racks will provide 8 bicycle parking spots on the Site.

ii. Design for Connectivity

To mitigate vehicular traffic, The Venue on Washington PUD shall have one primary access point on Washington Street. Secondary vehicular access will be located in the rear of the development via an alleyway. Off-site parking, the close proximity to the light

Venue on Washington Planned Unit Development

rail, and the addition of bicycle parking will reduce vehicular traffic to the Site and further urban walkability.

iii. Design for Sustainability

The Venue on Washington PUD implements permeable pavement and a stormwater harvesting basin. To mitigate heat, trees adjacent to pedestrian walkways should have a minimum canopy clearance of 6-feet 8 inches.

iv. Design for Green Infrastructure

A minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented in The Venue on Washington PUD:

- Utilize permeable pavement to allow stormwater to drain through an aggregate reservoir.
- Utilize stormwater harvesting basins to collect stormwater and clean it prior to it percolating into the subsurface.

F. SIGNS

All signage shall comply with Section 1308 of the City of Phoenix Zoning Ordinance.

G. SUSTAINABILITY

At a minimum, consideration and implementation of at least three (3) of the following enforceable Design Review Standards or other sustainability principles as approved by the Planning and Development Department shall be incorporated into the development:

- Utilize low water plumbing fixtures to reduce water consumption.
- Provide bicycle racks to promote use of alternative transportation.
- Provide three (3) shade trees in existing right-of-way landscape strips along Washington Street to encourage walkability.
- Utilize a drip irrigation system to minimize water waste.
- Utilize energy efficient lighting to reduce energy consumption.
- Use of drought tolerant plants to reduce water consumption.

H. INFRASTRUCTURE

GRADING & DRAINAGE

Any new vertical development shall conform to the rules and regulations of the City of Phoenix.

WATER & WASTEWATER

This Site is located within the City of Phoenix water service area and has been designated as having an assured water supply.

CIRCULATION SYSTEMS

Primary access to the Site is provided via East Washington Street. One secondary access point is provided at the rear of the proposed development, off an existing alleyway. The Site is also located approximately .4 miles from the Valley Metro Light Rail station.

I. COMPARATIVE ZONING STANDARDS TABLE

	WU Code T5:5 Standards	Proposed PUD Standards
Minimum Lot Width/Depth		
	No maximum	N/A
Building Height		
	Max. 56'	Max. 56'
Density		
	N/A	N/A
Lot Coverage		
	Max. 80%	Max. 80%
Building Setbacks		
Primary Frontage (Washington Street)	Max. 12'	Max. 12'
All Other	Min. 0'	Min. 0'
Parking Standards		
Onsite Vehicle Parking	Public Assembly General: 1 per 30sf Office: 1 per 300sf	All uses will comply with Section 1307 generally, except for Assembly uses which will comply with the parking requirements as noted below: 6 parking spaces and 1 ADA space
Bicycle Parking	One space per 25 vehicle parking spaces	4 bicycle racks (8 bicycle parking spaces)

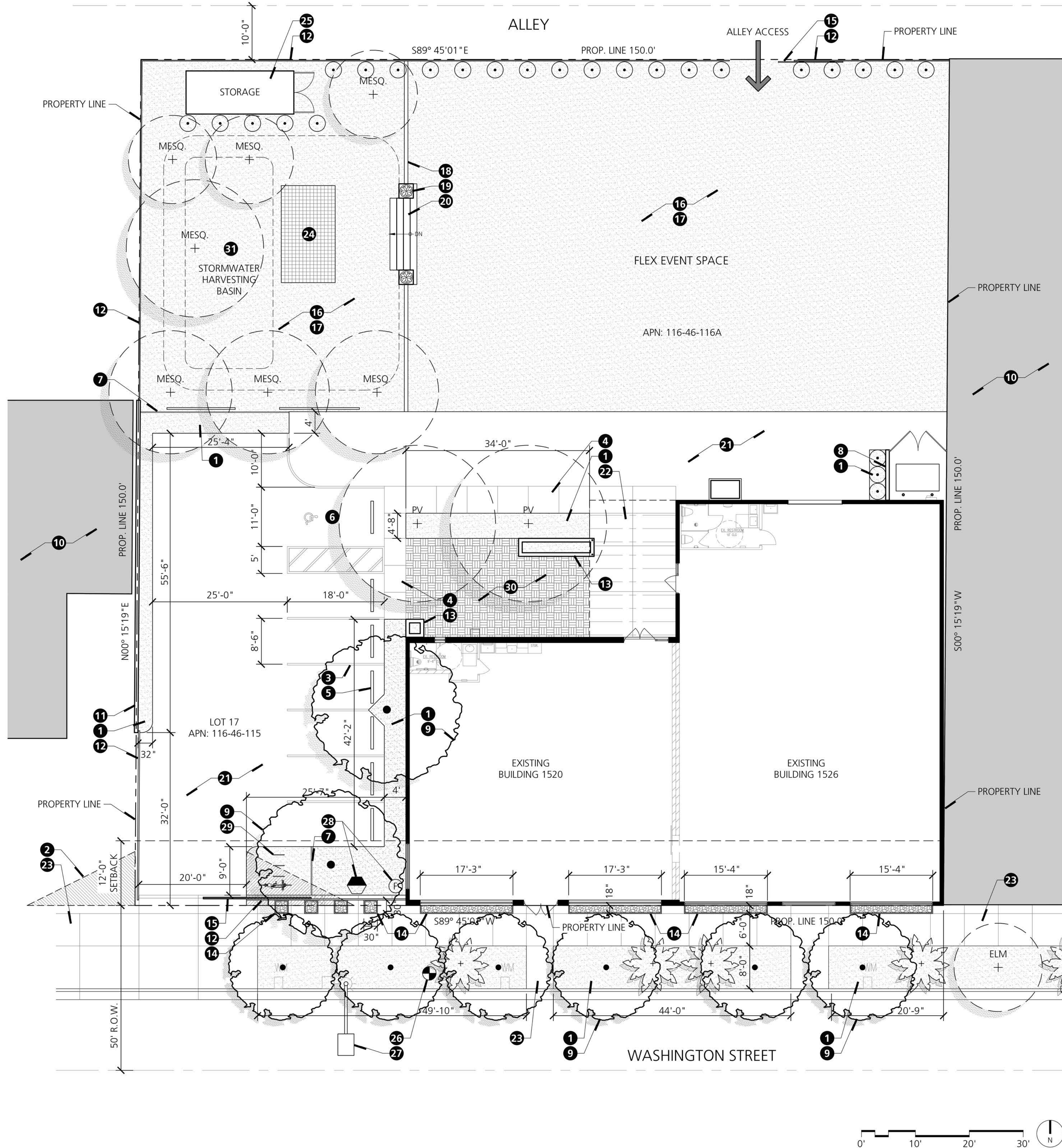
J. LEGAL DESCRIPTION

Property Legal Description:

Lots 17, 18, and 19, Block 9, Collins Addition to the City of Phoenix, according to Book 1 of Maps, page 11, records of Maricopa County, Arizona.

EXHIBIT A

Site Plan



GENERAL NOTES

- DEVELOPMENT OF THIS SITE WILL CONFORM W/ ANY APPLICABLE CODES & ORDINANCES.
- THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- ALL NEW & RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- ALL SIGNAGE REQUIRES SEPARATE APPROVALS & PERMITS.
- ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS & WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EMITTED BY USES OUTSIDE OF THE SITE.
- OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT OF WAYS WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY IN ACCORDANCE TO APPROVED PLANS.
- LANDSCAPING SHALL BE MAINTAINED BY A PERMANENT & AUTOMATIC IRRIGATION SYSTEM TO MINIMIZE MAINTENANCE & WATER CONSUMPTION.
- EXISTING BUILDING MUST COMPLY W/ THE CHANGE OF OCCUPANCY PROVISIONS IN THE PHOENIX BUILDING CONSTRUCTION CODE PRIOR TO USE.
- ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMER, BACKFLOW PREVENTERS & OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO AN PUBLIC STREETS.
- ALL ON SITE ACCESSIBLE SIDEWALKS SHALL BE A MINIMUM OF 3 FEET WIDE & HAVE A MAXIMUM SLOPE OF 1:20 W/ THE MAXIMUM CROSS SLOPE OF 1:50. ALL CURBS MUST PROVIDE ACCESSIBLE RAMPS PURSUANT TO THE AMERICANS W/ DISABILITIES ACT (ADA) STANDARDS.
- TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MINIMUM CANOPY CLEARANCE OF 6 FEET 8 INCHES.
- ALL NEW SANITARY SEWER LINES ON THE SITE SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX PLUMBING CODE OR THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) AQUIFER PROTECTION PROGRAM (APP) GENERAL PERMIT 4.01 IN ACCORDANCE W/ ARIZONA ADMINISTRATIVE CODE TITLE 18, CHAPTER 9, SECTION E301 (AAC R18-9-E301) WHICHEVER IS APPLICABLE.
- ALL ON SITE WATER LINES, INCLUDING THOSE REQUIRED FOR FIRE PROTECTION SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX PLUMBING CODE.
- STRUCTURES & LANDSCAPING AT THE INTERSECTION OF PUBLIC STREETS & LOCAL STREETS WITHIN A TRIANGLE MEASURING 33' ALONG THE PUBLIC STREET & 15' ALONG THE LOCAL STREET RIGHT OF WAY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- STRUCTURES & LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE & 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY ENTRANCE WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.

KEYNOTES

- LANDSCAPE AREA.
- 10' x 20' VISION TRIANGLE.
- NEW PARKING STRIPING (TYP.).
- NEW CONCRETE WALKWAY.
- WHEEL STOP (TYP.).
- ADA PARKING.
- 3/8" THICK x 6" DEEP METAL HEADER.
- 6'-0" TALL CMU TRASH ENCLOSURE W/ SOLID METAL GATE. CMU TO MATCH EXISTING BUILDING.
- PROPOSED TREE (TYP.).
- EXISTING ADJACENT OFF-PROPERTY BUILDING.
- EXISTING CMU WALL.
- EXISTING METAL FENCE.
- EXISTING RAISED CMU PLANTER.
- EXISTING RAISED METAL PLANTER.
- EXISTING ROLLING GATE.
- EXISTING MULTI-USE OUTDOOR EVENT SPACE.
- EXISTING 1/4" MINUS DECOMPOSED GRANITE TOPDRESS.
- EXISTING CMU HEADER.
- EXISTING PLINTH W/ POT.
- EXISTING STEPS.
- EXISTING ASPHALT PAVING.
- EXISTING CONCRETE PAVING.
- EXISTING CONCRETE SIDEWALK IN R.O.W.
- EXISTING DECORATIVE PAVING.
- EXISTING STORAGE CONTAINER.
- EXISTING FIRE HYDRANT.
- EXISTING STREET LIGHT.
- EXISTING FIRE RISER & BACKFLOW PREVENTER.
- NEW BICYCLE PARKING FOR EIGHT BICYCLES.
- PERMEABLE PAVERS. REUSE EXISTING CONCRETE PAVERS. SEE LID-01.
- STORMWATER HARVESTING BASIN. SEE LID-05.

PROJECT DATA

PROJECT:
THE VENUE ON WASHINGTON

PROJECT OWNER:
KLONDYKE STUDIO LLC.
4247 EAST PATRICIA JANE DRIVE
PHOENIX, ARIZONA 85018

PROJECT ADDRESS:
1520 EAST WASHINGTON STREET,
PHOENIX, ARIZONA 85034

ASSESSOR'S PARCEL NUMBER:
116-46-115 & 116-46-116A

EXISTING ZONING: C-3

PROPOSED ZONING: PUD

Q.S.: Q10-30

SITE AREA:
• 116-46-115: 7,944 SF (0.18 AC)
• 116-46-116A: 15,700 SF (0.36 AC)

BUILDING AREA: 6,225 SF

FAR: 0.26

SITE AREA NET: 23,644 SF (0.54 AC)
SITE AREA GROSS: 33,106 SF (0.76 AC)

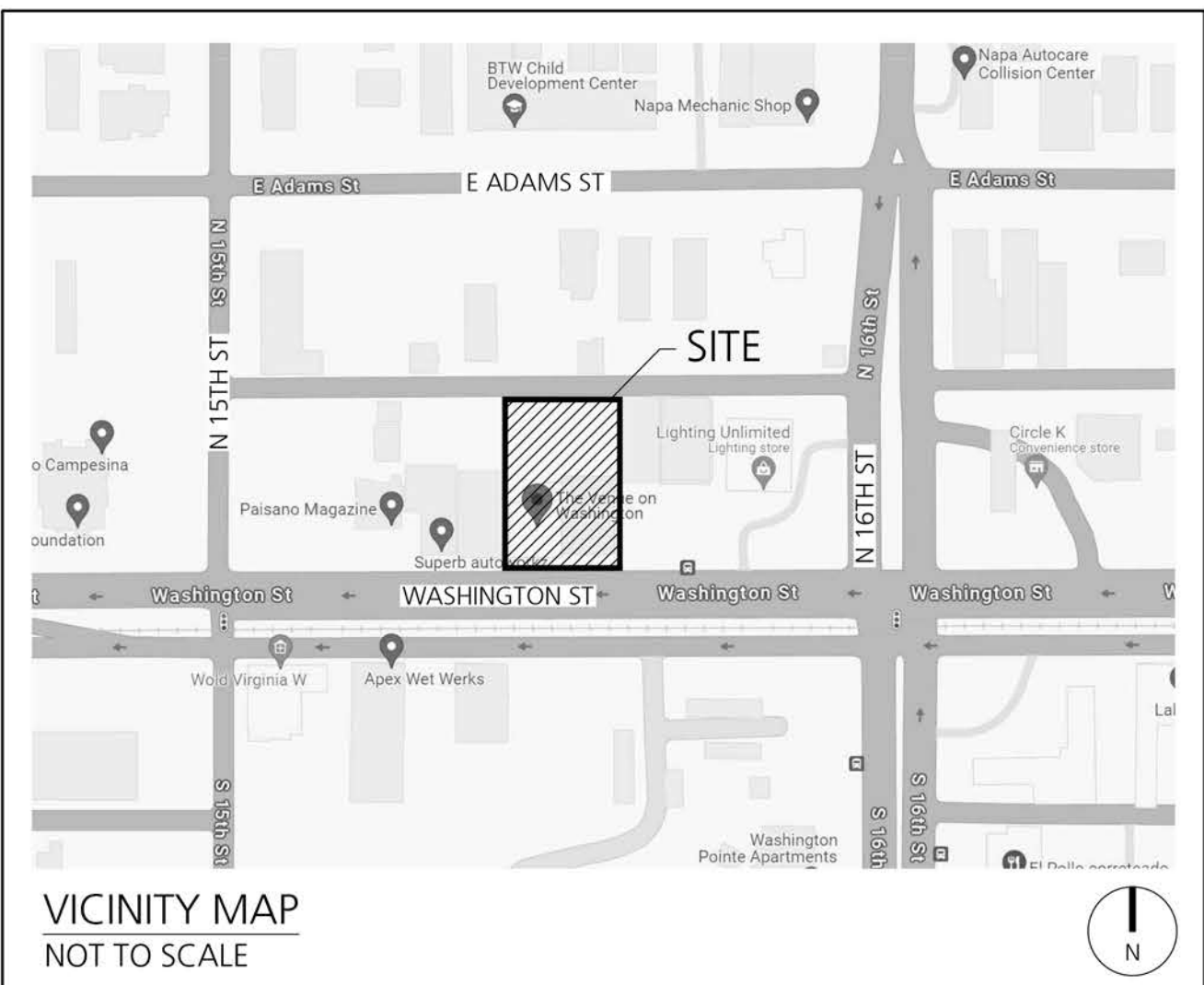
LOT COVERAGE: 28.7%

EXISTING BUILDING HEIGHT:
±15'-6" & ±19'-6" (1 LEVEL)

PARKING PROVIDED: 7 SPACES

LEGEND

- PROPOSED TREE.
- PROPOSED FICUS HEDGE.
- EXISTING PALM TREE.
- EXISTING TREE.



REZONING CASE #: Z-68-24-8
KIVA#: 15-757
Q-S: 10-30
PAPP#: 2304772

**BERGHOFF DESIGN GROUP**

**LANDSCAPE +
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**THE VENUE ON
WASHINGTON**

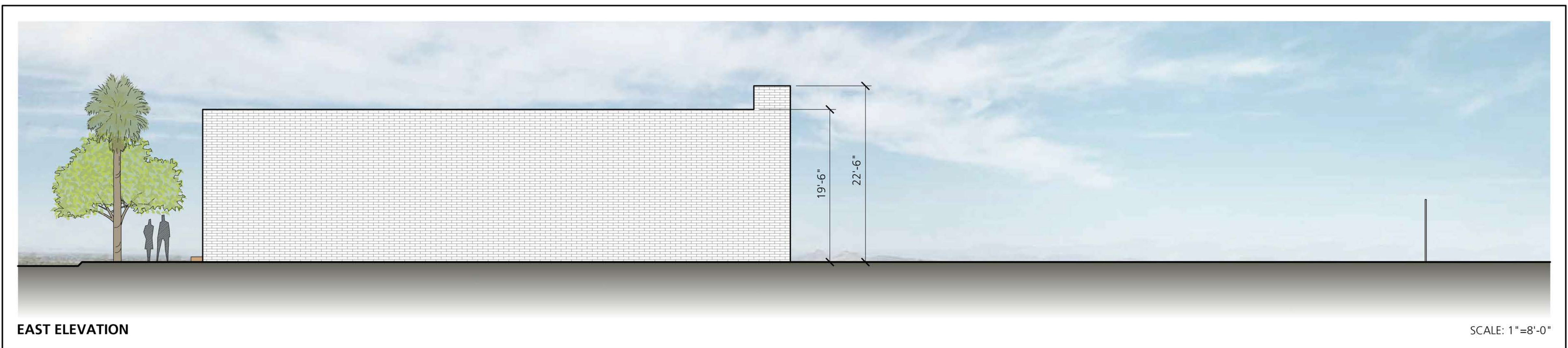
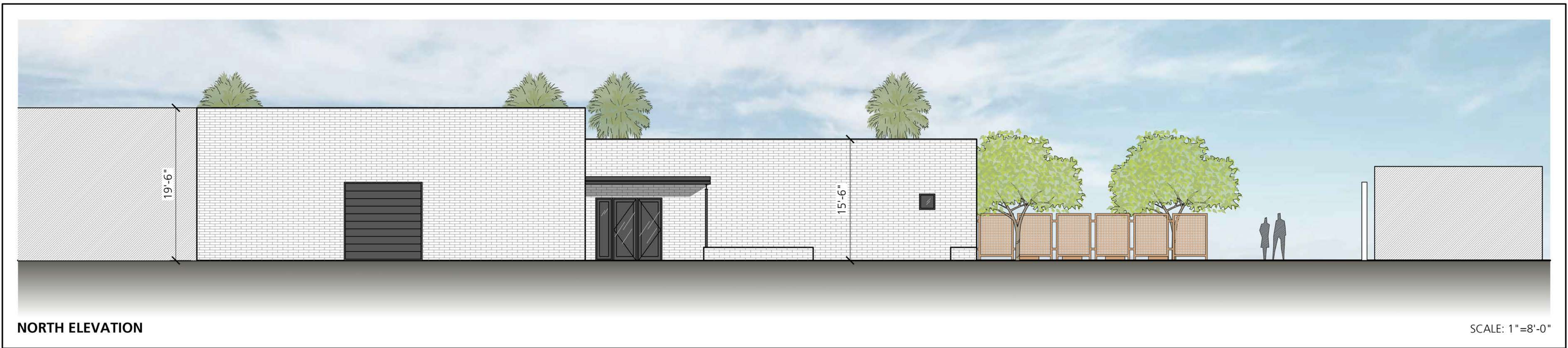
1520 EAST WASHINGTON STREET
PHOENIX, ARIZONA 85034

EXHIBIT C
SITE PLAN

SEPTEMBER 26 . 2024

EXHIBIT B

Elevations



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EXHIBIT E ELEVATIONS

SEPTEMBER 26 . 2024