

**PROJECT DATA**

<b>SITE AREA:</b>	6.356 ACRES NET	277,022 SF
<b>SQUARE FOOTAGE:</b>		
PROPOSED COVERAGE (CONDITIONED SPACE)	55,690 SF =	20.10%
PROPOSED COVERAGE (PORCHES, LOGGIA, PATIOS)	13,348 SF =	4.82%
TOTAL PROPOSED LOT COVERAGE (MAX. LOT COVERAGE PER SUP GUIDELINES: 25.00%)	69,038 SF =	24.92%
<b>TOTAL PROPOSED PARKING LOT AREA:</b>	53,425 SF	
<b>DENSITY:</b>		
EXISTING ROOM KEYS:	35 UNITS	
PROPOSED GUEST ROOM KEYS:	49 UNITS	
MAX. DENSITY PER SUP GUIDELINES: 1 UNIT PER 4,000 SF LAND AREA (277,022/4000=69.25)	69 UNITS	

**PARKING:**

SEE TRAFFIC IMPACT STUDY BY TASK ENGINEERING FOR DETAILS.

EXISTING TOTAL PARKING	111 SPACES
REQUIRED OFF SEASON:	107 SPACES
REQUIRED PEAK SEASON:	127 SPACES
PROPOSED SELF PARKING:	142 SPACES
PROPOSED VALET PARKING:	156 SPACES

**BUILDING AREA SUMMARY (CONDITIONED S.F.)**

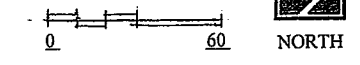
EXISTING USE	EXIST GUEST KEYS	EXISTING SQ.FT.	PROPOSED USE	2007 APPROVED PLAN		2014 AMENDMENT	
				APPR. GUEST KEYS	APPROVED SQ.FT.	AMEND GUEST KEYS	AMENDED SQ.FT.
GUEST ROOMS	35	23,348	GUEST ROOMS	49	43,690	49	34,480
KITCHEN/DINING/BAR		4,854	KITCHEN/DINING/BAR		18,600		14,728
LOBBY/SALES		1,336	ADMIN/SALES		1,336		1,550
STORAGE		713	STORAGE		2,302		3,252
			RECEPTION		2,300		1,360
			SPA		3,750		1,840
			FITNESS		535		1,020
					41,363		55,910

**SUMMARY TABLE**

EXISTING USE	EXIST GUEST KEYS	PROPOSED USE	2007 APPROVED PLAN	THIS 2014 AMENDED PLAN
			PROPOSED GUEST KEYS	TOTAL GUEST KEYS
1 GUEST ROOM	2	GUEST ROOM	2	2
2 GUEST ROOM	2	GUEST ROOM	2	2
3 GUEST ROOM	2	GUEST ROOM	2	2
4 GUEST ROOM	2	GUEST ROOM	2	2
5 GUEST ROOM		GUEST ROOM	3	4
6		LOBBY and ADMINISTRATION	4	
7 GUEST ROOM	10	GUEST ROOM	8	8
8 GUEST ROOM	3	GUEST ROOM	3	3
9 GUEST ROOM	3	GUEST ROOM	3	3
10 GUEST ROOM	3	GUEST ROOM	3	3
11 GUEST ROOM	4	GUEST ROOM	2	4
12		POOL and EXTERIOR EVENTS		
13 GUEST ROOM	4	GUEST ROOM	4	3
14		GUEST ROOM	2	3
15		GUEST ROOM	4	2
16		GUEST ROOM	4	2
17		GUEST ROOM	1	1
18		GUEST ROOM		5
19		FITNESS		
20		SPA		
21		STORAGE		
22		TRASH		
23		BACK OF HOUSE		
24		NEW BACK OF HOUSE		
25		PUBLIC RESTROOMS		
26		MEETINGS and EVENTS		
27		EXISTING EXTERIOR PATIO		
28		EXISTING RESTAURANT		
28a		BAR EXPAN/EXIST COVERED PORCH		
28b		LOBBY/EXIST COVERED PORCH		
28c		BANQUET ROOM EXPANSION		
28d		MEETING and EVENTS EXPANSION		
29		EXISTING OPEN GARDEN PATIO		
30		VALET CANOPY		
31		DINING LOGGIA w/ FIREPLACE		
32		DINING LOGGIA w/ FIREPLACE		
33		AUTO COURT		
34		PARKING		
35		AUTO COURT GATE		
36		SLIDING PARKING LOT GATE		
<b>TOTAL</b>	<b>35</b>		<b>49</b>	<b>49</b>

2014 Site Plan

SITE and USE PLAN SCALE 1"=30'



**HERMOSA INN**  
 5532 NORTH PALO CRISTI ROAD  
 PARADISE VALLEY, ARIZONA 85253

**MANAGERIAL AMENDMENT  
 TO SPECIAL USE PERMIT**  
 TOWN OF PARADISE VALLEY ARIZONA  
 ORDINANCE NUMBER 595 SUP-07-1

ARCHITECT FOR THIS AMENDMENT  
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 25 JULY 2014  
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