

EXISTING CURB CUT and GATE, PROVIDES ACCESS FOR EMERGENCY VEHICLES and MAINTENANCE. WHEN BUILDING "S" IS CONSTRUCTED THIS GATE SHALL BE MOVED 208 NORTH OF THE PROPERTY LINE WITH SIDE WALLS BEING ADDED. AN ELECTRIC OPERATOR WILL BE INSTALLED TO PROVIDE ACCESS TO THE ADDITIONAL 4 PARKING SPACES

THE EXISTING SIDEWALK WAS CONSTRUCTED FROM STANFORD DRIVE TO THE NEW RESORT DRIVEWAY AS A PART OF THE RECENT IMPROVEMENTS TO STANFORD DRIVE. IT WAS ORIGINALLY DESIGNED TO EXTEND NORTH ONLY AS FAR AS NEEDED TO TIE INTO THE CROSSWALK, CROSS THE STREET, AND THEN TURN TO THE EXISTING WALK ON THE EAST SIDE OF PALO CRISTI. THERE IS NO INTENT TO CHANGE THE CURRENT CONFIGURATION.

PROJECT DATA

SITE AREA:	6.356 ACRES NET	277,022 SF
SQUARE FOOTAGE:		
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%
TOTAL PROPOSED PARKING LOT AREA:	53,425 SF	
DENSITY:		
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		140 SPACES
PROPOSED WITH VALET PARKING		156 SPACES

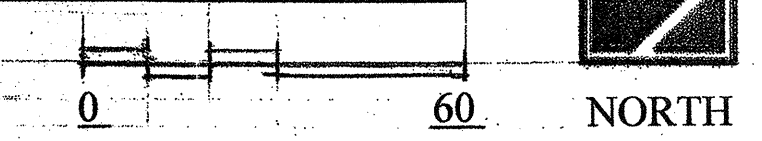
BUILDING AREA SUMMARY (CONDITIONED S.F.)

	2014 AMENDMENT	2015 AMENDMENT
PROPOSED USE	GUEST KEYS	SQ.FT.
GUEST ROOMS	49	34,480
KITCHEN/DINING/BAR	14,728	14,728
ADMIN/SALES	1,550	1,740
STORAGE	522	522
RECEPTION	1,250	1,250
SPA	1,240	1,050
MEETING	1,920	1,920
TOTALS	55,690	55,690

SUMMARY TABLE

BLDG #	EXISTING USE	PROPOSED USE	2014 APPROVED PLAN	THIS 2015 AMENDED PLAN
1	GUEST ROOM	GUEST ROOM	2	5
2	GUEST ROOM	GUEST ROOM	2	2
3	GUEST ROOM	GUEST ROOM	2	2
4	GUEST ROOM	GUEST ROOM	2	2
5		GUEST ROOM	4	1
6		LOBBY and ADMINISTRATION		
7	GUEST ROOM	GUEST ROOM	8	6
8	GUEST ROOM	GUEST ROOM	3	3
9	GUEST ROOM	GUEST ROOM	3	3
10	GUEST ROOM	GUEST ROOM	3	3
11	GUEST ROOM	GUEST ROOM	4	4
12		POOL and EXTERIOR EVENTS		
13	GUEST ROOM	GUEST ROOM	3	4
14		GUEST ROOM	3	4
15		GUEST ROOM	2	4
16		GUEST ROOM	2	2
17		GUEST ROOM	1	2
18		GUEST ROOM	5	2
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 EXPANSION		
28b		EXIST COVERED PORCH		
28c		BANQUET ROOM EXPANSION		
29		EXISTING OPEN GARDEN PATIO		
30		VALET CANOPY		
31		DINING LOGGIA w/ FIREPLACE		
32		BAR LOGGIA w/ FIREPLACE		
33		AUTO COURT		
34		EXISTING FIREPLACE		
35		EXISTING FOUNTAIN		
36		SLIDING PARKING LOT GATE		
37		EXTERIOR GAS FIREPLACE		
38		EXTERIOR COOKING FIREPLACE		
39		MASONRY WALL AT 6'-0" AFF		
40		FOUNTAIN		
41		POOL/SPA		
42		ALL HOTEL ROOMS & DINING AREAS SHALL HAVE FIREPLACES		
TOTAL GUEST ROOMS			49	49

SITE and USE PLAN SCALE 1"=30'



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

JANUARY 2016
MINOR AMENDMENT
TO SPECIAL USE PERMIT
TOWN OF PARADISE VALLEY ARIZONA
ORDINANCE NUMBER 595 SUP-07-1

ARCHITECT FOR THIS AMENDMENT
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3 JANUARY 2016