



Land Use Table / Project Data	
LOT SIZE: 2.35 ACRES OR 103,543 SF. GROSS	ZONING MR-43
2.19 ACRES OR 95,518 SF. NET	DENSITY ALLOWED 43 UNITS PER ACRE
TOTAL SF. OF ALL AREA'S UNDER ROOF: 25,531	DENSITY PROVIDED: 19.5 D.U. / NET ACRE
LOT COVERAGE: 25,531 / 95,518 = 26.1%	LANDSCAPE SPACE REQUIRED: 15% OR 14,328 SF.
DISTURBED AREA: 13% OR 6,913 SF. **	LANDSCAPE SPACE PROVIDED: 53% OR 56,000 SF. **
UNDISTURBED AREA PROVIDED: 26.1% OR 25,505 SF. **	

WATER SURFACE SF.	POOL	SPA	TOTAL WATER SURFACE SF
565	51		622

CONDOMINIUM UNITS	QUANTITY	TYPE	CONST. TYPE	GROSS SF.	REAR PATIO BALC. G.S.F.	GARAGE SF.	TOTAL SF.	SPRINK.
MODEL 1	2	R-2	V-A	2,367	359	439	6,330	13R
MODEL 2	2	R-2	V-A	2,296	150	410	5,112	13R
C1	8	R-2	V-A	1,221	125	202	12,432	13R
C2	8	R-2	V-A	1,164	125	241	17,088	13R
TOTALS	20						41,962	

PARKING REQUIRED:	QUANTITY / SF	MULTIPLIER	TOTAL
EXISTING	4		
NEW CONDOS	16		
TOTAL	20	x2	40 SPACES

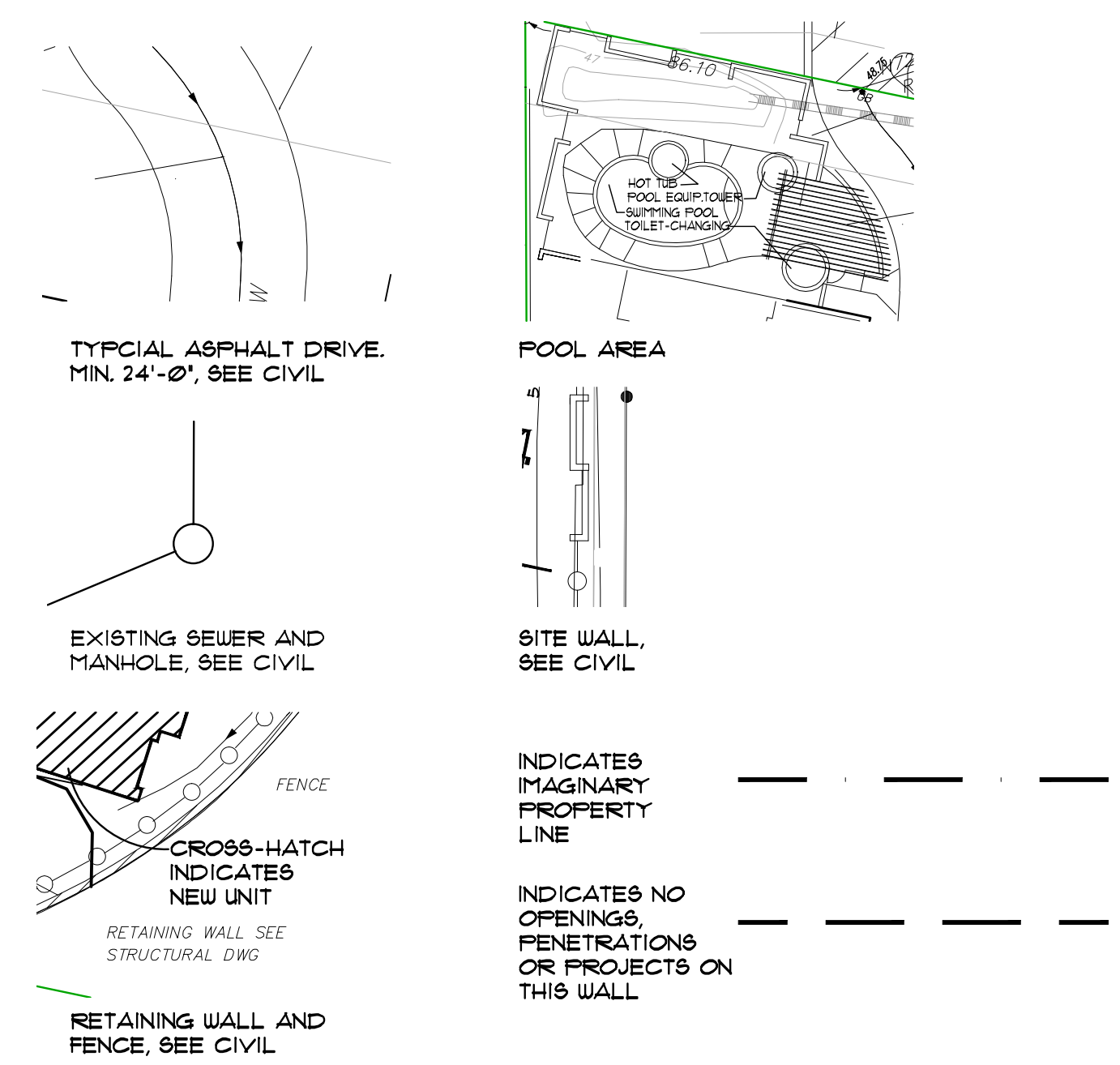
PARKING PROVIDED	PARKING TYPE	QUANTITY	PARKING TYPE	QUANTITY
	APRON	22		
	1 CAR GARAGE	16		
	2 CAR GARAGE	4		
	(OPT. 2 CAR TANDEM GARAGE)	(12)		
	ACCESSIBLE	0		
	SURFACE PARKING	0		
TOTAL PROVIDED:		44 (44 W/ OPT. TANDEM GARAGE INCLUDED IN LOT COVERAGE)		

\*\* PER CIVIL ENGINEER / FINAL PLAT

### LEGAL DESCRIPTION

THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CAVE CREEK, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT 50 FEET NORTH OF THE SOUTHEAST CORNER OF TRACT "C", HIDDEN VALLEY, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 63 OF MAPS, PAGE 42, SAID POINT BEING MONUMENTED WITH A 1/2 INCH REBAR WITH CAP #11062; THENCE N. 0°10' 18" W. ALONG THE EAST LINE OF SAID HIDDEN VALLEY, A DISTANCE OF 281.42 FEET; THENCE S. 78°10' 23" E. A DISTANCE OF 347.55 FEET TO A POINT ON THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 28; THENCE S. 0°13' 29" W. ALONG SAID EAST LINE A DISTANCE OF 281.73 FEET TO A POINT 585.90 FEET SOUTH OF THE OLD CAVE CREEK ROAD MONUMENT LINE, LAST SAID POINT BEING MONUMENTED WITH A 1/2 INCH REBAR WITH CAP #11062; THENCE N. 78°03' 24" W. A DISTANCE OF 345.70 FEET TO THE TRUE POINT OF BEGINNING.

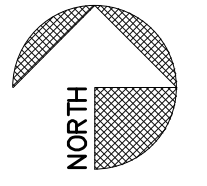
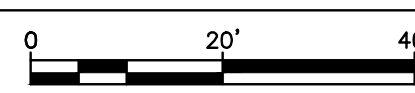


### 2 SITE LEGENDS

N.T.S.

**OWNER / APPLICANT**  
 DAVE KIPPER  
 1081 S. CHAPPARAL CIRCLE WEST  
 CENTENNIAL, CO. 80016 (303)  
 810-5341 - PHONE (303)  
 766-6981 - FAX

### 1 SITE PLAN



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**Rancho Verde Del Rio**  
 Condominiums at 6145 E Cave Creek Rd  
 Cave Creek AZ. 85331

**Site Plan**  
 Scale: 1" = 20'-0"

DRAWN BY  
 CHECKED BY  
 PROJECT NO.  
 DATE  
 SHEET NO.

**AS1**

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