REQUEST:

To approve a tentative map to allow the subdivision of 3.66 acres into 98 lots, for personal storage units, with 2.24 acres of common open space for the Luxelocker LLC.

PROJECT INFO:

**APN:** 530 - 491 - 13
**PARCEL SIZE:** 3.66 ACRES
**MASTER PLAN:** INDUSTRIAL (I)
**REGULATORY ZONE:** INDUSTRIAL (I)
**AREA PLAN:** SPANISH SPRINGS
PROJECT OVERVIEW

TENTATIVE MAP:

- NON-RESIDENTIAL CONDOMINIUM DEVELOPMENT
- BUILDING PERMIT ISSUED
  - (WBLD19-102229)
- 3.66 ACRE SITE
- 98 UNITS
- 2.24 ACRES OPEN SPACE
PROJECT INTRODUCTION
Luxelocker Spanish Springs Luxury Boat & RV Storage will be built for the storage of boats, RV's, vehicles and general storage needs. Our research shows that there is limited boat & rv storage units in the market area. Fully enclosed units in the market area are either sold, or fully occupied, and most boat & rv storage is contained in outdoor open lot storage facilities or, at best, outdoors under a shade canopy. The proposed facility will provide an all-inclusive storage solution consisting of large individual storage units within a secure gated complex. The storage units will be individually sold as storage condos and will have an average size of 14’x45’. The units include automatic overhead garage doors and openers, security cameras, a fully gated and secure complex, a commercial owners association to maintain the complex and additional features listed herein. Summerlin Desert has put together a team of professionals with extensive experience in storage projects for the design, construction and sales of the project. Additional project details and development team introductions are summarized within this prospectus.
PROJECT LOCATION
Spanish Springs, Reno, NV

Spanish Springs, NV. The Project Site is located on Ingenuity Ave and Digital Court just off of Highway 445 in Spanish Springs in the northern portion of the greater Reno, NV market. The project is part of the Spanish Springs Industrial Park and close to thousands of roof tops that are continuing to expand in the northern reaches of the Reno market.
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PROPOSED PROJECT
THANK YOU

LUXE LOCKER

Luxury RV and Boat Storage

Contact us at 833.333.LUXE
luxelocker.com