

LUXE LOCKER

Luxury RV and Boat Storage

PROJECT OVERVIEW
Spanish Springs - Reno, NV

PROJECT OVERVIEW



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

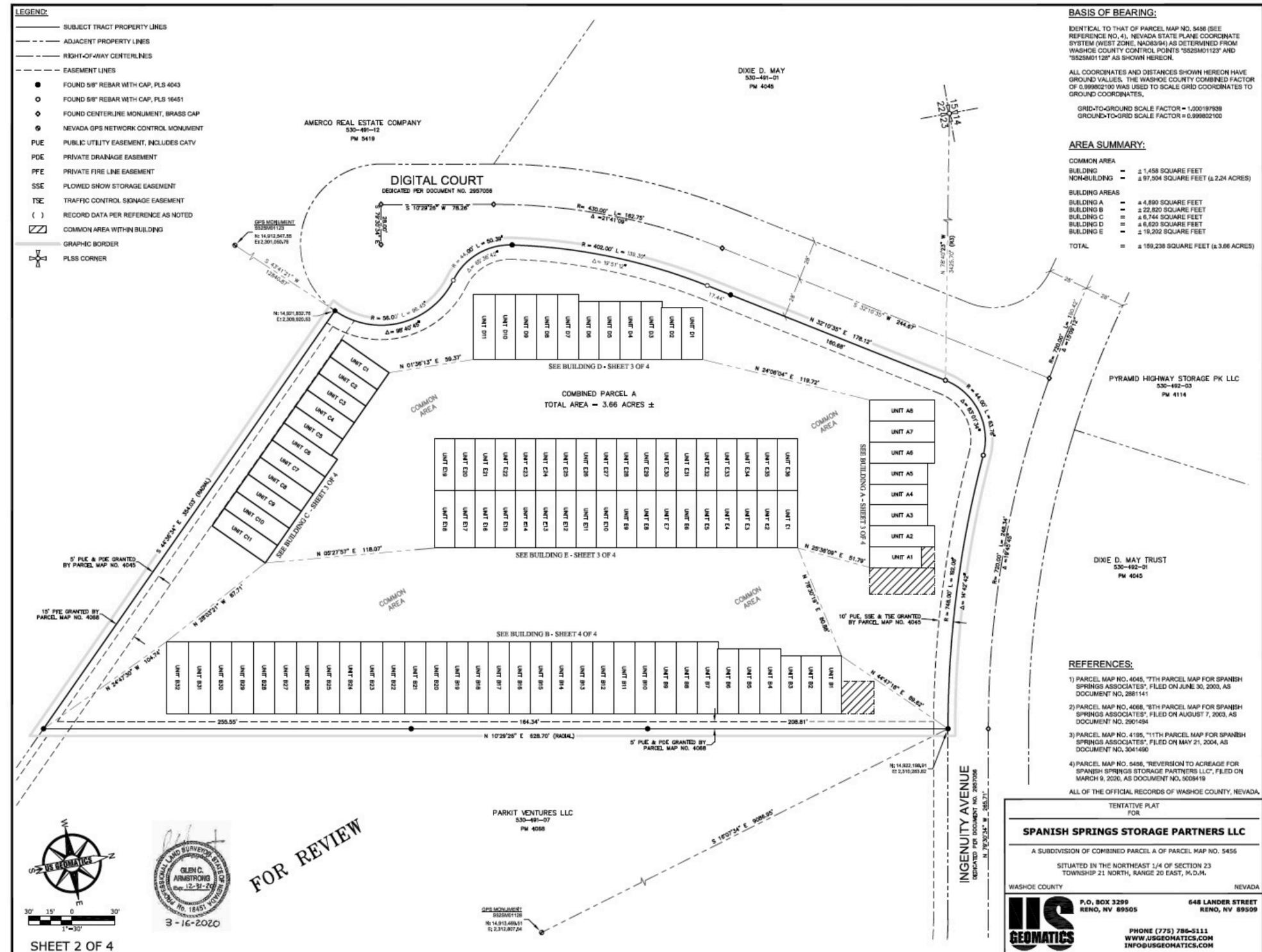


PROJECT OVERVIEW



TENTATIVE MAP:

- NON-RESIDENTIAL CONDOMINIUM DEVELOPMENT
- BUILDING PERMIT ISSUED
- (WBLD19-102229)
- 3.66 ACRE SITE
- 98 UNITS
- 2.24 ACRES OPEN SPACE



PROJECT INTRODUCTION

PROJECT INTRODUCTION

LUXELOCKER

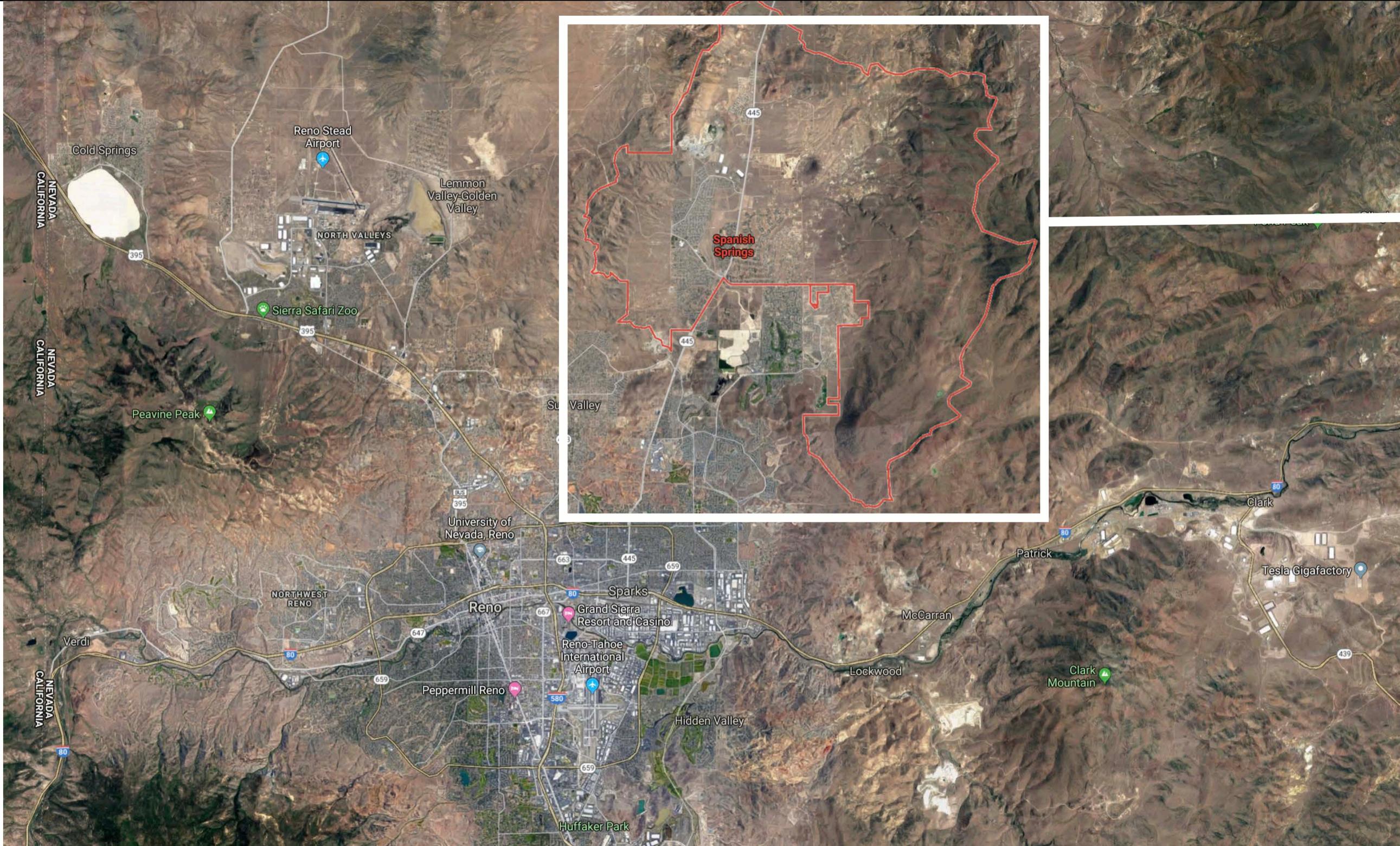
Luxelocker Spanish Springs Luxury Boat & RV Storage will be built for the storage of boats, RV's, vehicles and general storage needs. Our research shows that there is limited boat & rv storage units in the market area. Fully enclosed units in the market area are either sold, or fully occupied, and most 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.

FEATURES

- 14' to 15'+ Wide Units
- 36' to 50'+ Deep Units
- 76' Deep Pull Through Units
- Automatic Sectional Garage Doors w/ Remote Openers
- Concrete Drives w/ 60'+ Wide Drive Lanes
- Men's & Women's Bathrooms w/ Showers
- RV/Boat Wash Area w/ Clean Outs
- Automatic Exterior Gates w/ Openers
- Secure Facility w/ Cameras & Security System
- LED Exterior Lighting
- Desert Landscaping
- Options and Upgrades Available

PROJECT LOCATION

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

PROJECT SITE PLAN



UNIT MIX

UNIT SIZE	NUMBER OF UNITS
14'-0" x 36'	19
14'-0" x 40'	26
14'-6" x 45'	34
14'-6" x 50'	6
15'-0" x 50'	12
TOTAL UNITS	97



SITE PLAN
Scale: 1" = 50'-0"

PROPOSED SITE PLAN
PROJECT NO. 0445 02/14/2019



LUXE LOCKER-SPANISH SPRINGS



Corporate Headquarters:
4300 N Richmond St.
Appleton, WI 54913

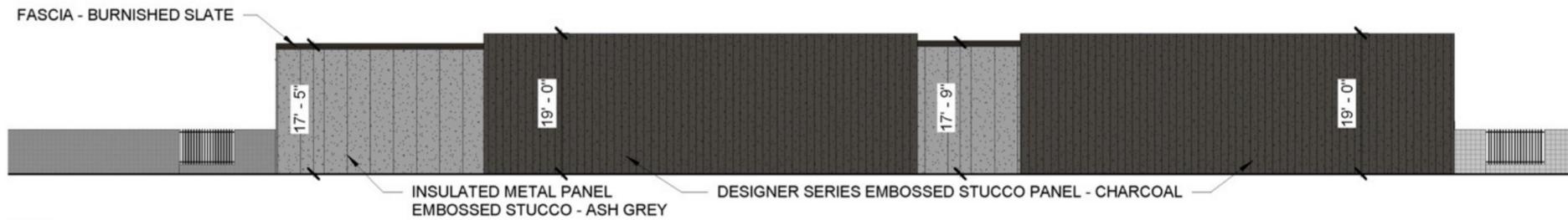
Bismarck Office:
1355 Airport Rd.
Bismarck, ND 58504

Rapid City, SD Office
919 Main Street
Rapid City, SD 57701

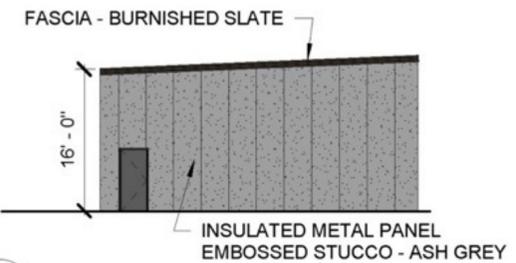
1call2build.com

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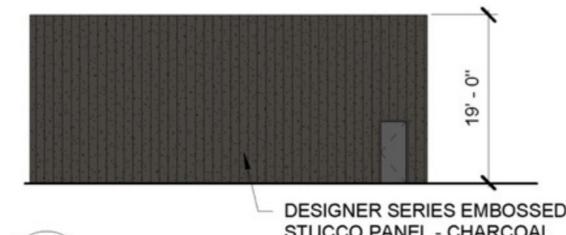
PROJECT ELEVATIONS



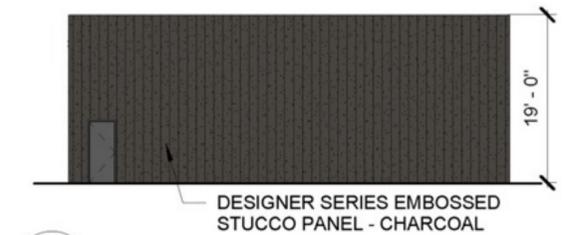
1 BLDG 1 WEST ELEVATION (DIGITAL COURT)
z2 1/16" = 1'-0"



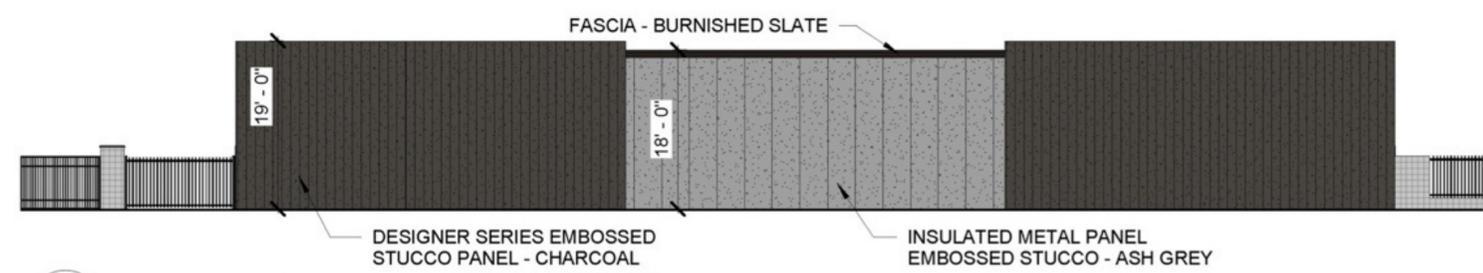
2 BLDG 1 NORTH ELEVATION
z2 1/16" = 1'-0"



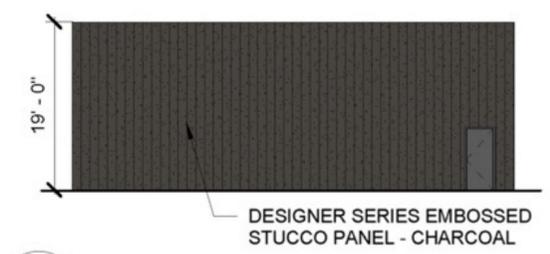
3 BLDG 1 SOUTH ELEVATION
z2 1/16" = 1'-0"



4 BLDG 2 EAST ELEVATION
z2 1/16" = 1'-0"



5 BLDG 2 NORTH ELEVATION (INGENUITY AVE)
z2 1/16" = 1'-0"



6 BLDG 2 WEST ELEVATION
z2 1/16" = 1'-0"



PROPOSED ELEVATIONS
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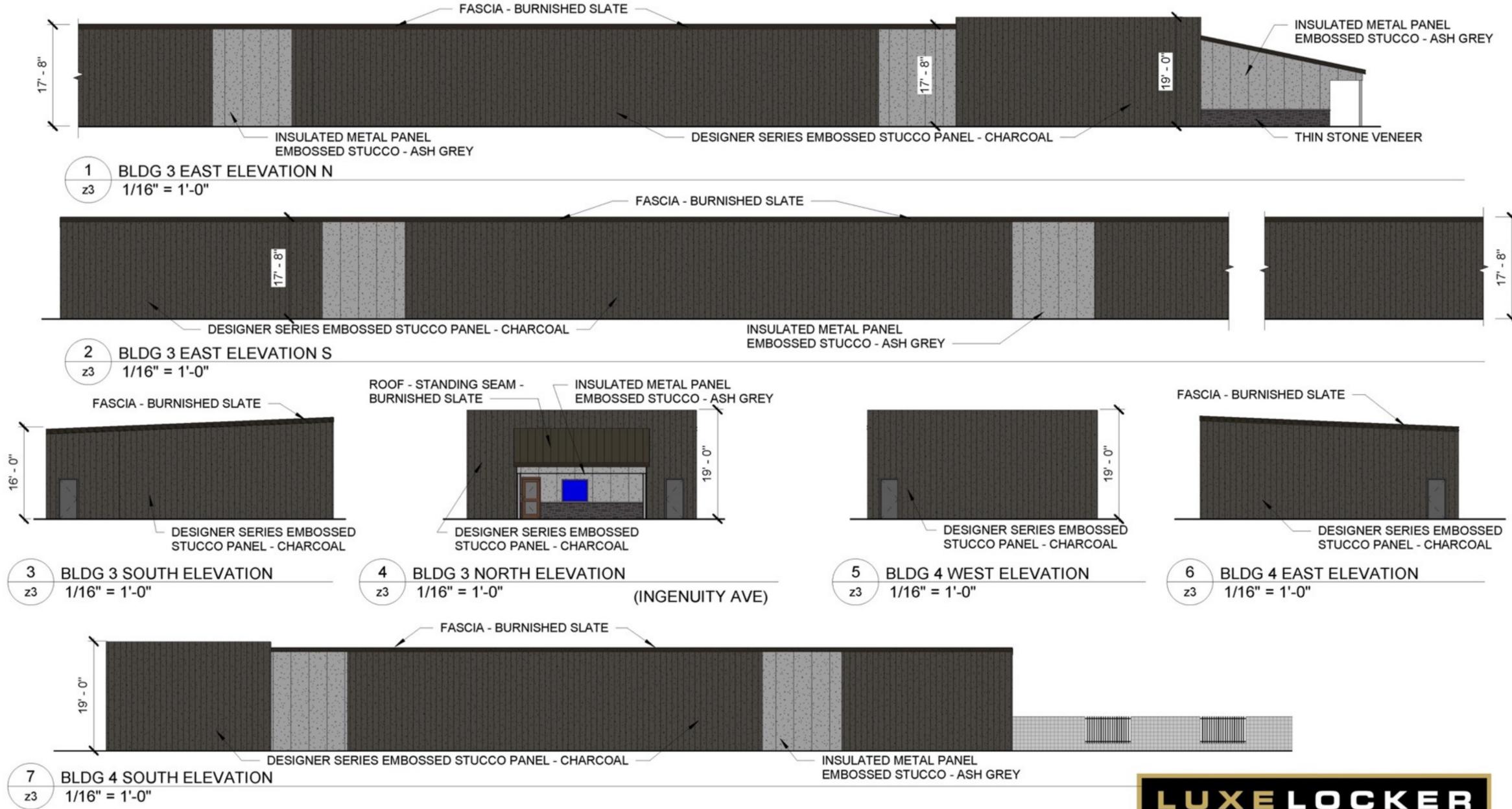
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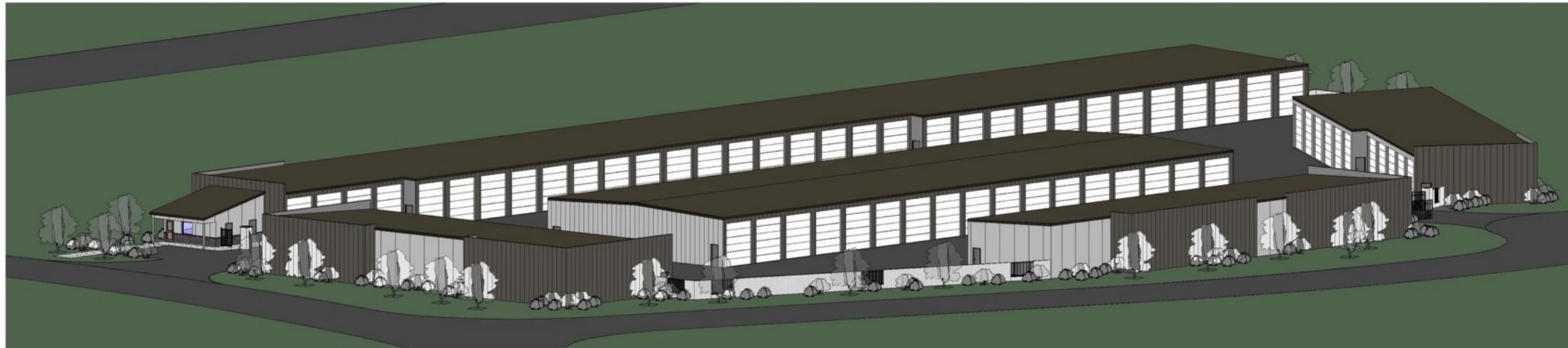
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PROJECT PERSPECTIVE



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THANK YOU

LUXE LOCKER

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Contact us at 833.333.LUXE

luxelocker.com