



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) EOT

Project Address (Location) _____

Project Name Azure Storage Facility **Proposed Use** Mini-Storage

Assessor's Parcel #(s) 125-27-222-014 **Ward #** _____

General Plan: Existing GC-TC Proposed Same **Zoning:** Existing TC Proposed Same

Additional Information Mini-Storage in Town Square south side of Azure Drive

Property Owner Azure Development LLC **Contact** Xavier Seto, Its CEO

Address PO Box 370246 **City** Las Vegas **State** NV **Zip** 89137

E-mail _____ **Phone** _____

Applicant Same As Owner **Contact** _____

Address _____ **City** _____ **State** _____ **Zip** _____

E-mail _____ **Phone** _____

Representative Same As owner **Contact** _____

Address _____ **City** _____ **State** _____ **Zip** _____

E-mail _____ **Phone** _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official _____ **Partner(s)** _____

Partner(s) _____

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature _____

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name XAVIER SETO, ITS CEO

Subscribed and sworn before me

This 5th day of March, 2024

Notary Public in and for said County and State



UNIT TABULATION

TYPE	LEVEL 1			TOTAL	NET TOTAL (GROSS)
	SIZE (SQ FT)	EXTERIOR	INTERIOR		
BASE	0	0	2	2	50
WALKWAY	0	0	15	15	300
LANDSCAPE	0	0	0	0	0
TOTAL	0	0	17	17	350
NET AVAILABLE	0	0	17	17	350

TYPE	LEVEL 2			TOTAL	NET TOTAL (GROSS)
	SIZE (SQ FT)	EXTERIOR	INTERIOR		
BASE	0	0	16	16	800
WALKWAY	0	0	1	1	20
LANDSCAPE	0	0	1	1	20
TOTAL	0	0	18	18	840
NET AVAILABLE	0	0	18	18	840

TYPE	LEVEL 3			TOTAL	NET TOTAL (GROSS)
	SIZE (SQ FT)	EXTERIOR	INTERIOR		
BASE	0	0	25	25	1250
WALKWAY	0	0	1	1	20
LANDSCAPE	0	0	1	1	20
TOTAL	0	0	27	27	1390
NET AVAILABLE	0	0	27	27	1390

TYPE	UNIT TABULATION (ALL BUILDINGS)			TOTAL	NET TOTAL (GROSS)
	SIZE (SQ FT)	EXTERIOR	INTERIOR		
BASE	0	0	71	71	3550
WALKWAY	0	0	16	16	320
LANDSCAPE	0	0	3	3	60
TOTAL	0	0	90	90	4530
NET AVAILABLE	0	0	90	90	4530

LANDSCAPE LEGEND

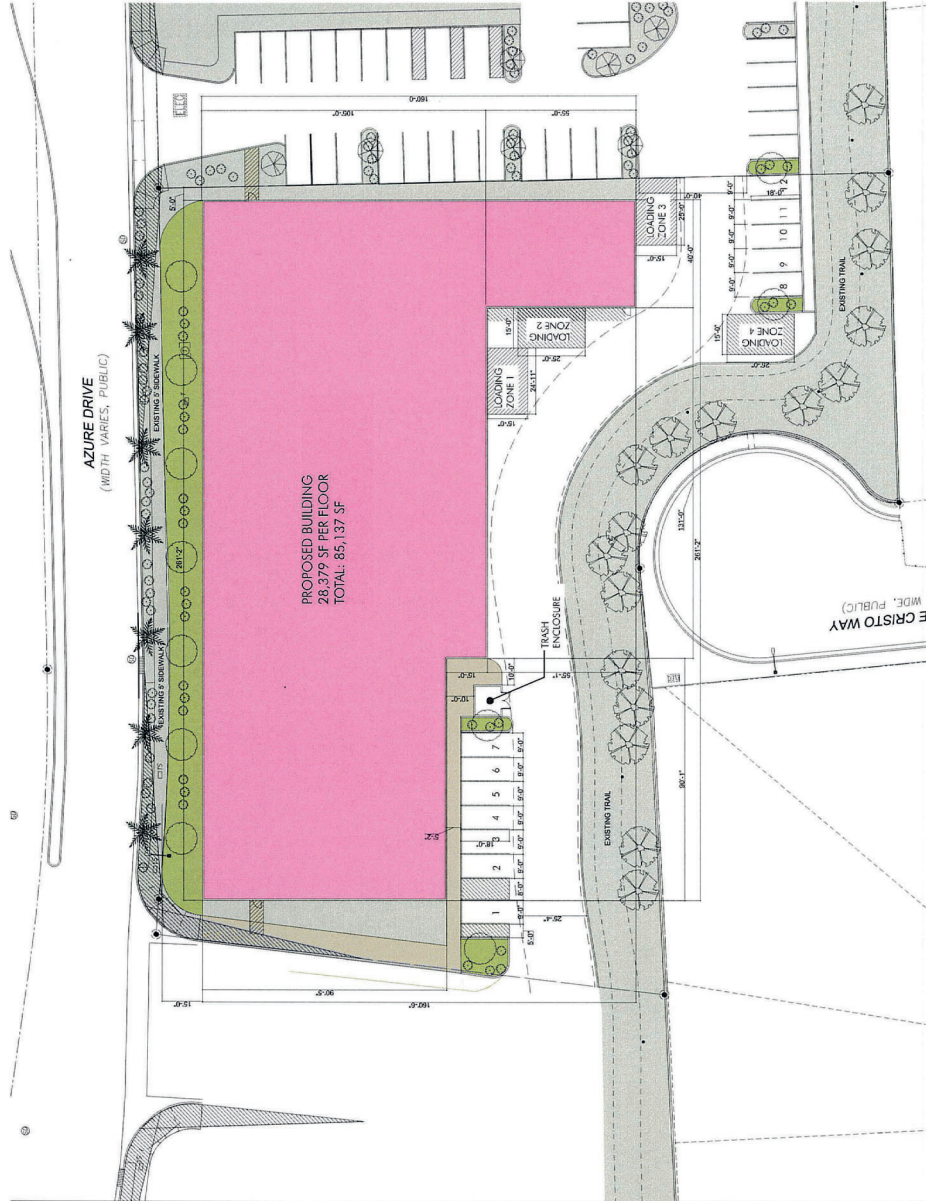
TYPE:	BOTANICAL NAME:
	EXISTING MEXICAN FAN PALM
	EXISTING TREE
	EXISTING MONDALE PINE
	EXISTING/NEW ILANTAO, TEXAS SHADE SHRUB AND MOJAVE GOLD GRANITE
	PURPLE ROBE, 7 QTY, 3.6" BOX, 35' O.C.

	EXISTING LANDSCAPE AND SIDEWALK
	NEW LANDSCAPE
	PROPOSED BUILDING
	NEW SIDEWALK

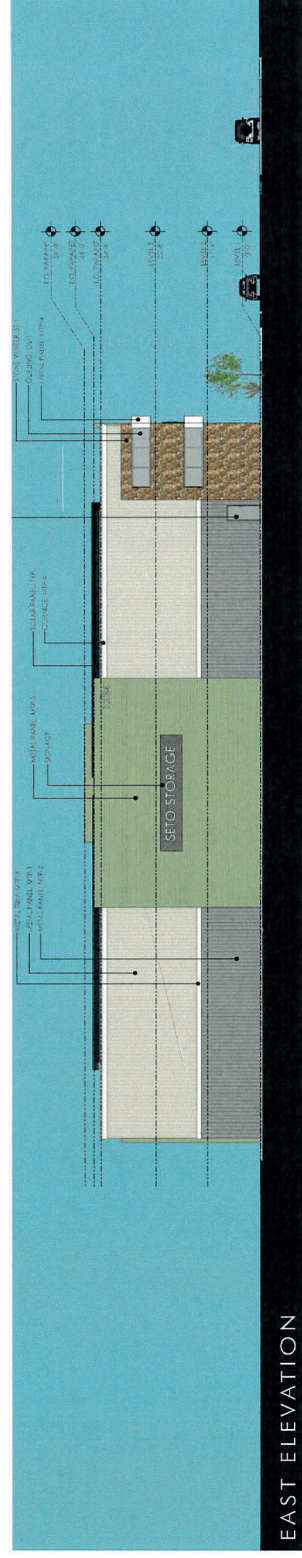
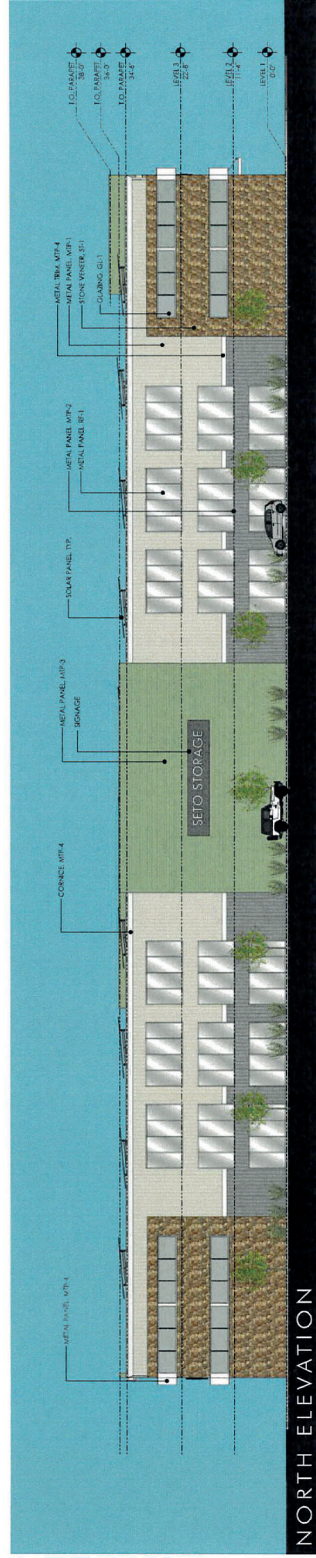
SITE DATA

APN:	125-27-222-014
ADDRESS:	TBD
LOT SIZE:	1.43 ACRES (62,290 SF)
SITE COVERAGE:	46%
BUILDING A (3 STORIES) GROUND FLOOR SECOND FLOOR THIRD FLOOR TOTAL SQUARE FEET	28,379 SF 28,379 SF 28,379 SF 85,137 SF
PARKING: REQUIRED: PROVIDED:	1 PER 50 STORAGE UNITS 556 UNITS/50 = 12 SPACES 4 LOADING ZONE 11 SPACES + 1 ADA = 12 SPACES
ZONING: CURRENT ZONING:	(GT-TC) GENERAL COMMERCIAL
SETBACKS: REQUIRED SETBACKS:	15 FT (FRONT) 15 FT (INTERIOR SIDE) 5 FT (INTERIOR SIDE) 55 FT (REAR)
PROPOSED SETBACKS:	15 FT (FRONT) 15 FT (INTERIOR SIDE) 5 FT (INTERIOR SIDE) 55 FT (REAR)
LANDSCAPE: REQUIRED:	15 FT (FRONT) 0 FT (RESIDENTIAL SIDE) 53 FT (REAR)
PROVIDED:	15 FT (FRONT) 0 FT (INTERIOR SIDE) 53 FT (REAR)
BUILDING HEIGHT: ALLOWED: PROVIDED:	35'-0" FT 35'-0" FT
STORAGE UNITS: TOTAL:	556 UNITS
HOURS OF OPERATION	8 A.M. TO 5 P.M. W/ 24 HOUR ACCESS

24-0127
03/05/2024



SITE PLAN & LANDSCAPE PLAN NORTH



EXTREME LEVATIONS

EXTER 3/32" =



7280 Peak Drive
Suite 216
Las Vegas, NV 8
P 702 363 2222
KnitStudios.com

Seto - Azure Storage
City of Las Vegas

24-0127
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PHASE: ZONING
DATE: 02.28.2022
SHEET: 6 OF 8



EXTER

IEW



2750 Peak Drive
Suite 210
Las Vegas, NV 89102
ext@knit.com

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PLANS & CONCEPTS
SHEET 12 OF 8