

DEPARTMENT OF COMMUNITY DEVELOPMENT

Application/Petition Form & Statement of Financial Interest



Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Extension of Time
Project Address (Location) West of the Intersection of Sky Pointe Dr. and N. Tenaya Way
Project Name Mini-Storage at Sky Pointe and Tenaya **Proposed Use** Mini-Storage
Assessor's Parcel #(s) 125-27-410-008 **Ward #** 1 - Knudsen
General Plan: Existing _____ Proposed No Change **Zoning:** Existing T-C Proposed No Change
Additional Information Extension of Time Application, prior approval from 9/13/2022, 22-0414-SUP1, 22-0414-SDR1

Property Owner Bismi Series Holdings **Contact** Farus Farmanali
Address 13861 Adare Manor Lane **City** Frisco **State** TX **Zip** 75035
E-mail Farus@qafinvestments.com **Phone** 702.373.2993

Applicant Bismi Series Holdings **Contact** Farus Farmanali
Address 13861 Adare Manor Lane **City** Frisco **State** TX **Zip** 75035
E-mail Farus@qafinvestments.com **Phone** 702.373.2993

Representative Carroll Design Collaborative **Contact** Andrea Carroll
Address 1980 Festival Plaza Drive, Suite 450 **City** Las Vegas **State** NV **Zip** 89135
E-mail andrea@carroll.design **Phone** 720.227.1216

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.

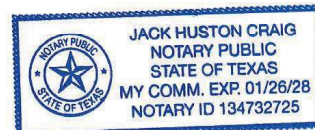
City Official _____ **Partner(s)** _____
Partner(s) _____

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

Print Name FARUS FARMANALI

Subscribed and sworn before me
This 23rd day of August, 2024
Collin County, Texas
Notary Public in and for said County and State



24-0496
09/19/2024

SITE DATA

APPROXIMATE: CITY OF LAS VEGAS
PARCEL # 1525110000
COUNTY CLARK
CLASSIFICATION: T-3 TOWN CENTER DISTRICT
SITE AREA: +/- 1.0 ACRES

SITE PLAN KEYNOTES

- 1. PROPERTY LINE
- 2. EXISTING BUILDING
- 3. EXISTING DRIVEWAY
- 4. EXISTING DRIVEWAY
- 5. VAN ACCESSIBLE PARKING SPACE WITH APPROVED
- 6. PARALLEL PARKING
- 7. PARALLEL PARKING
- 8. TRUCK TRUCK PARKING
- 9. TRUCK TRUCK PARKING
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- 30. TRUCK TRUCK PARKING

CARROLL DESIGN
COLLABORATIVE

1500 WEST 10TH AVENUE, SUITE 100, LAS VEGAS, NV 89155
TEL: 702.735.1234
WWW.CARROLLDESIGN.COM

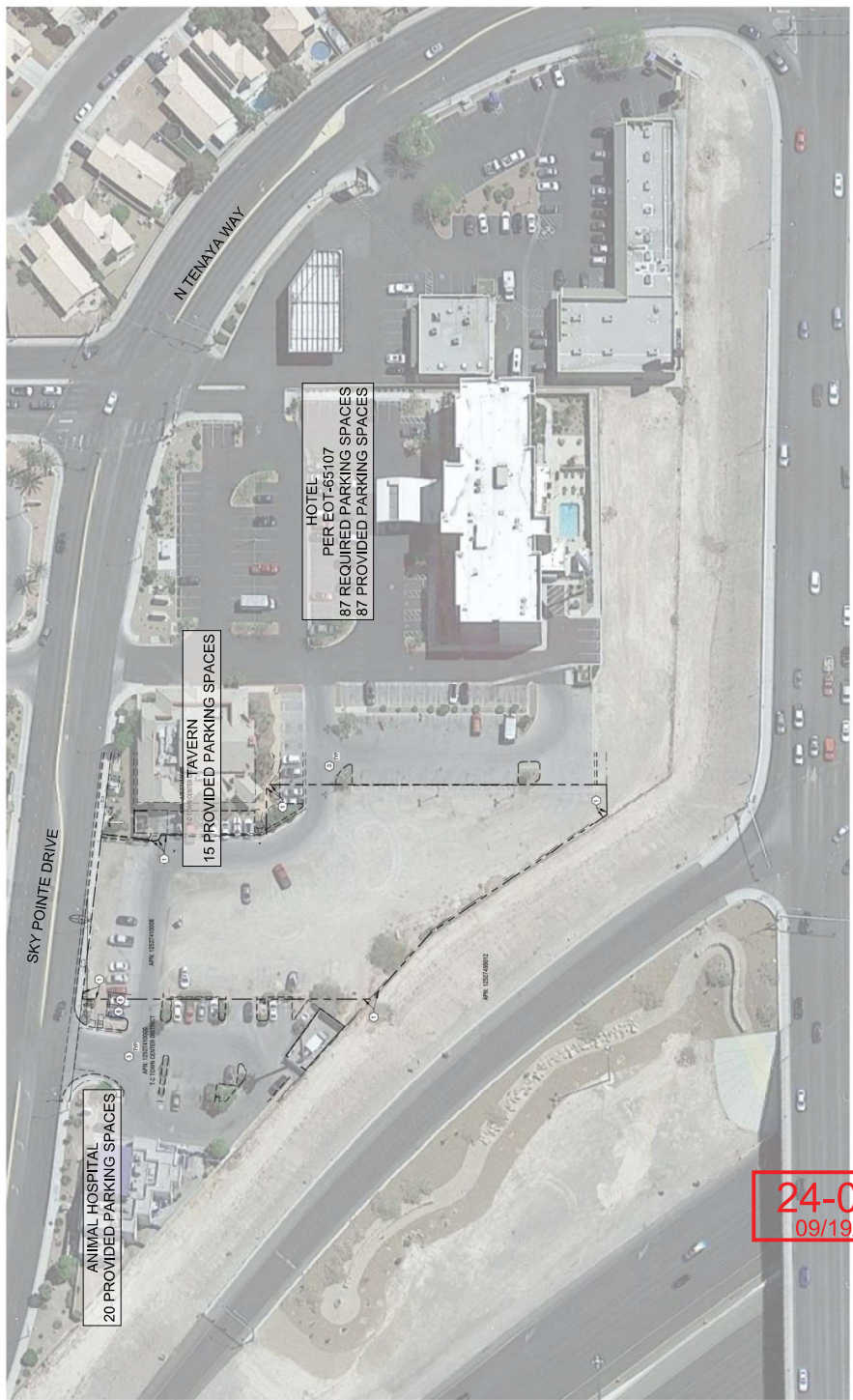
SKY POINTE STORAGE

No.	Date	Description
28	JUL 2022	ENTITLEMENT PACKAGE

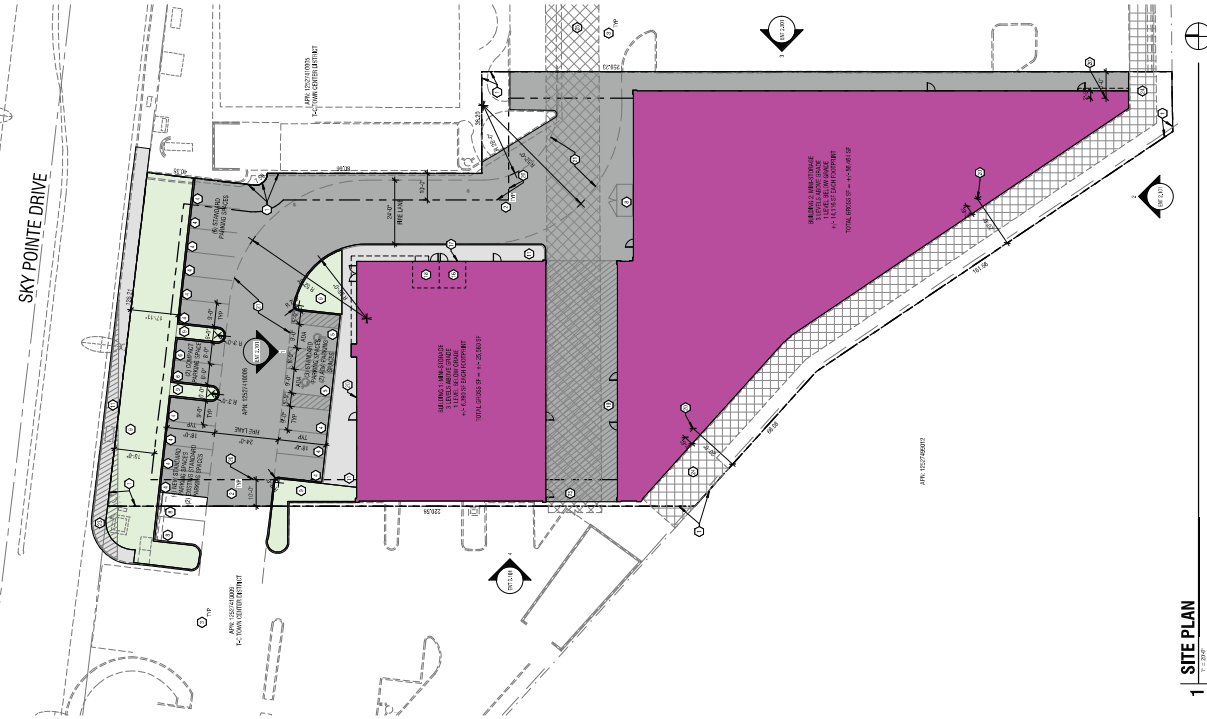


EXISTING SITE PLAN
22-014
Physical File No.

ENT 1.001



24-0496
09/19/2024



1 SITE PLAN

SITE DATA	
PROJECT NAME	SKY POINTE STORAGE
PARCEL #	1023170000
RESURVEY NUMBER	1023170000
OWNER/CLIENT	SKY POINTE STORAGE
DESIGNED BY	SKY POINTE STORAGE
DATE	09/19/2024
TOTAL BUILDING AREA	102,317 SQ. FT.
TOTAL SITE AREA	102,317 SQ. FT.
TOTAL SITE PERCENTAGE	100.00%

PARKING ANALYSIS	
BUILDING 1 & BUILDING 2	
PARKING AREA	102,317 SQ. FT.
PARKING SPACES	102,317 SPACES
TOTAL SITE PARKING	102,317 SPACES
TOTAL SITE PERCENTAGE	100.00%

SITE PLAN KEYNOTES	
1	EXISTING SITE
2	EXISTING BUILDING
3	EXISTING PARKING
4	EXISTING DRIVEWAY
5	EXISTING ACCESSORY BUILDING
6	EXISTING DRIVEWAY
7	EXISTING DRIVEWAY
8	EXISTING DRIVEWAY
9	EXISTING DRIVEWAY
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12	EXISTING DRIVEWAY
13	EXISTING DRIVEWAY
14	EXISTING DRIVEWAY
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16	EXISTING DRIVEWAY
17	EXISTING DRIVEWAY
18	EXISTING DRIVEWAY
19	EXISTING DRIVEWAY
20	EXISTING DRIVEWAY
21	EXISTING DRIVEWAY
22	EXISTING DRIVEWAY
23	EXISTING DRIVEWAY
24	EXISTING DRIVEWAY
25	EXISTING DRIVEWAY

SKY POINTE STORAGE	
PROJECT NAME	SKY POINTE STORAGE
PARCEL #	1023170000
RESURVEY NUMBER	1023170000
OWNER/CLIENT	SKY POINTE STORAGE
DESIGNED BY	SKY POINTE STORAGE
DATE	09/19/2024
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TOTAL SITE AREA	102,317 SQ. FT.
TOTAL SITE PERCENTAGE	100.00%



SKY POINTE STORAGE

ENTITLEMENT PACKAGE







24-0496
09/19/2024

ENTITLEMENTS
ENT 1.002

Project Name	Consultant
...	...

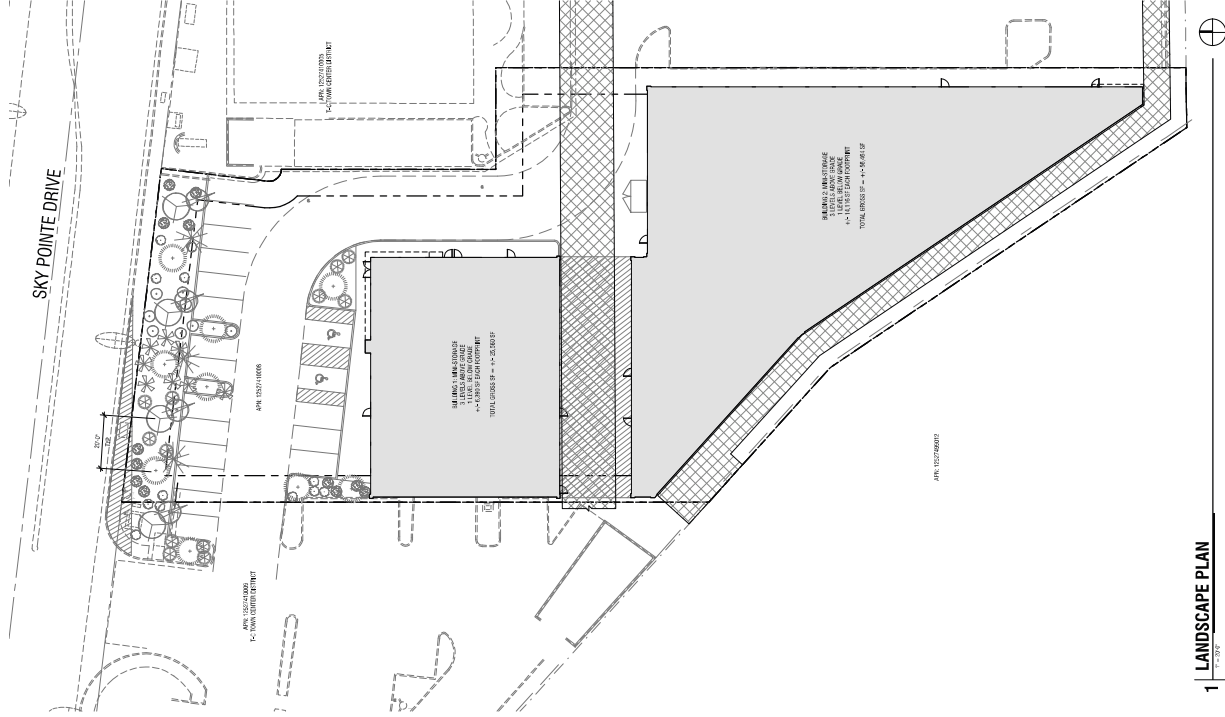
**CARROLL DESIGN
COLLABORATIVE**

1900 FESTIVAL, INDIANAPOLIS, 2011
PHOTOGRAPH BY JEFFREY M. HARRIS

LANDSCAPE LEGEND (SHRUBS)			
SYMBOL	SIZE	CURRENT NAME	FINAL NAME
	4-6 FEET 2-3' TALL	BALL GONDS	MALE FERNBUSH
	5-6 FEET 2-3' TALL	GOBBLEB	GOBBLEBUSH
	5-6 FEET 2-3' TALL	SHRIMP	SHRIMP TREE
	2-3' TALL	SHRIMP	SHRIMP TREE
	2-3' TALL	SHRIMP	SHRIMP TREE
	5-6 FEET 2-3' TALL	STAR	STAR TREE

APPLY A 2" DEEP LAYER OF 3" SEE SCREENED PAVING TO ROCK MULCH. ALL PAVING AREAS. THE CONTRACTOR SHALL SUBMIT A SAMPLE OF THE ROCK MULCH TO THE LANDSCAPE ARCHITECT. ARCHITECT OR OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION. THERE MUST BE NO BARE AREAS WITHOUT ROCK MULCH. TOP OF ROCK MULCH SHALL BE 1" BELOW FINISH SURFACE OF ADJACENT PAVING.

ALL SLOPES 1:12.1 OF GRAVITY SHALL HAVE 2" TO 4" ROCK TO MATCH THE PAVED ROADWAY. ALL ROCK SOURCES.



SKY POINTE STORAGE

Product Name

[illegible]

22-014
Project Number

ENT 1.101

UNIT TABULATIONS

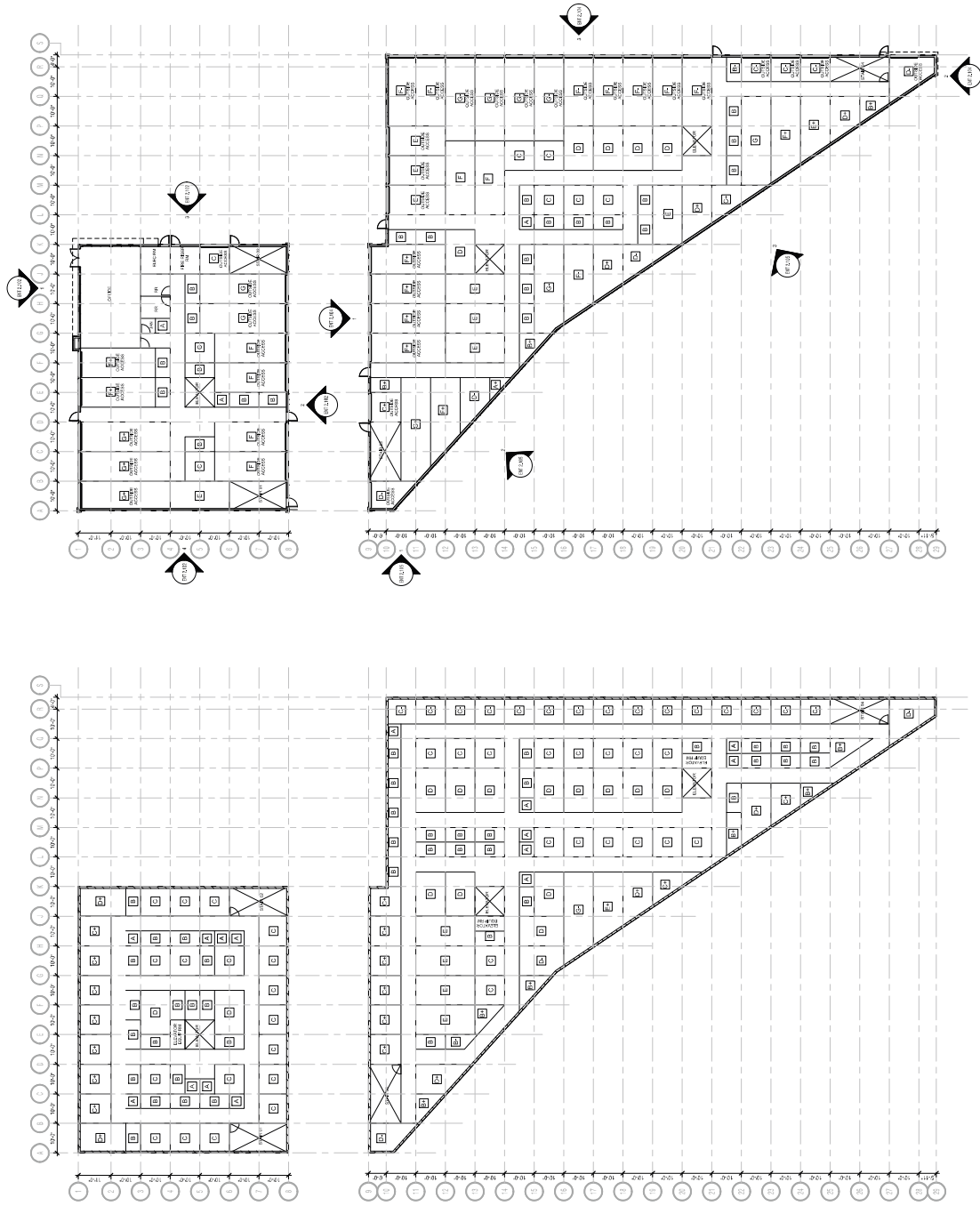
UNIT	SIZE	EMPT %	NUMBER OF TOTAL	% OF TOTAL		
1	200'	12	3	17	32	100%
2	200'	12	3	17	32	100%
3	200'	12	3	17	32	100%
4	200'	12	3	17	32	100%
5	200'	12	3	17	32	100%
6	200'	12	3	17	32	100%
7	200'	12	3	17	32	100%
8	200'	12	3	17	32	100%
9	200'	12	3	17	32	100%
10	200'	12	3	17	32	100%
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93	200'	12	3	17	32	100%
94	200'	12	3	17	32	100%
95	200'	12	3	17	32	100%
96	200'	12	3	17	32	100%
97	200'	12	3	17	32	100%
98	200'	12	3	17	32	100%
99	200'	12	3	17	32	100%
100	200'	12	3	17	32	100%
TOTAL		198	864	156	864	100%

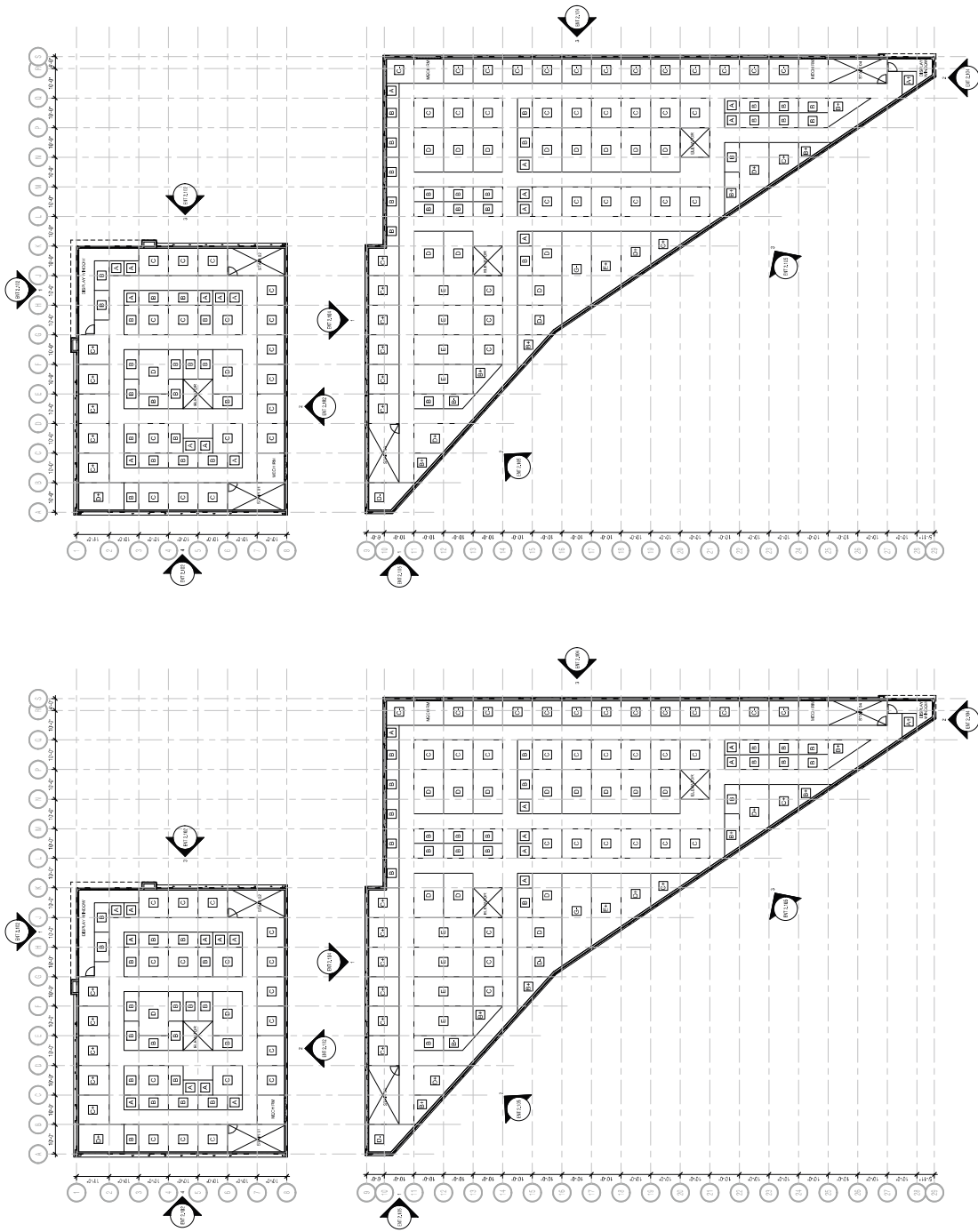
GRASS S.F.	82,024 S.F.		
GRAND TOTALS			
LEASABLE INCREMENT FL.	13,092 S.F.		24.81%
LEASABLE 1ST FL.	15,543 S.F.		27.56%
LEASABLE 2ND FL.	13,429 S.F.		23.61%
LEASABLE 3RD FL.	13,429 S.F.		23.61%
TOTAL LEASABLE S.F.	55,393 S.F.		100.00%
TOTAL GROSS S.F.	82,024 S.F.		68.75%

WALL THICKNESSES NOT INCLUDED IN FIGURES ABOVE.

WALL THICKNESSES NOT INCLUDED IN FIGURES ABOVE


24-0496
09/19/2024





EXTERIOR
ELEVATIONS -
BUILDING 1 - COLOR
Project Number
22-014

24-0496
09/19/2024

[illegible]

CARROLL DESIGN
COLLABORATIVE

[illegible][illegible]

Architectural floor plan of the first floor of the 'Korpus 1' building. The plan shows a large rectangular hall with a central staircase and several smaller rooms. Dimensions are provided for various sections and rooms. The plan is oriented with North at the top. The building is situated on a plot with a green area on the left and a parking area on the right. The plan is labeled 'Korpus 1' and 'Korpus 2'.

Architectural elevation drawing of the rear facade of a building. The facade features a large multi-paned window on the left, a central entrance with a small porch, and a series of vertical panels on the right. Dimensions are provided for various elements, including window heights, panel widths, and overall building dimensions. A scale bar at the bottom indicates 0 to 10 meters.

[illegible]

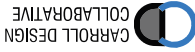
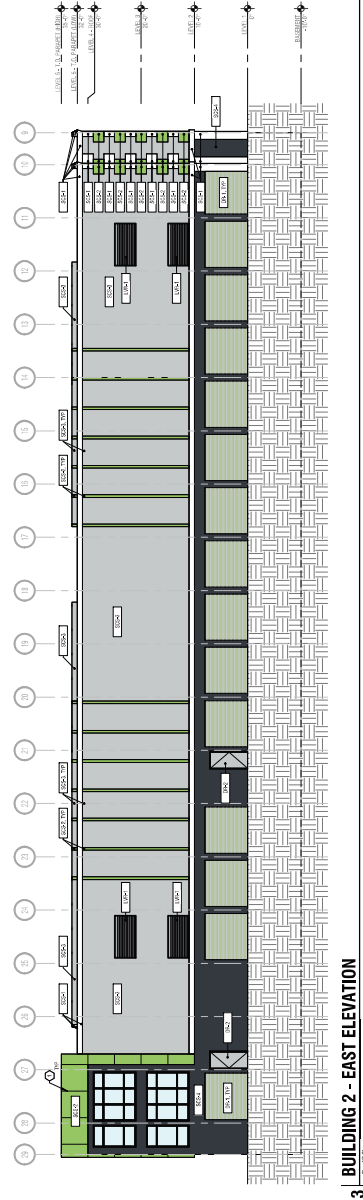
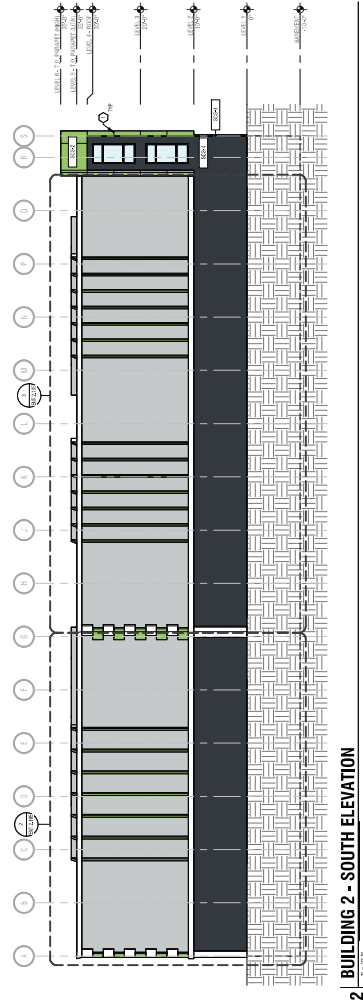
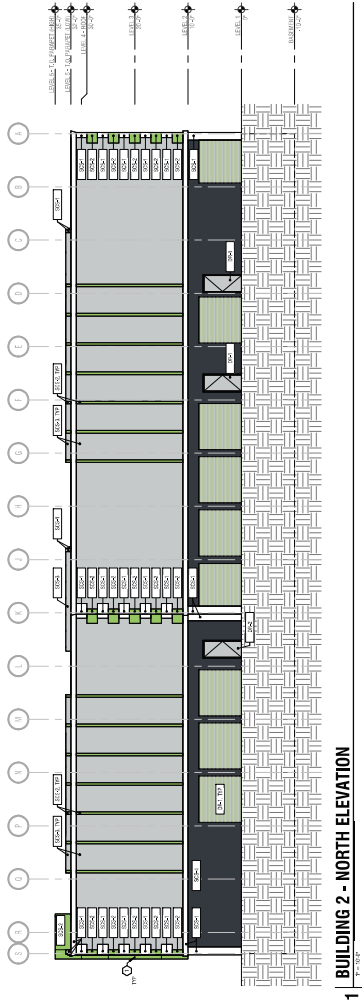
24-0496
09/19/2024

22-014
Project Number

24-0496
09/19/2024

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est Name

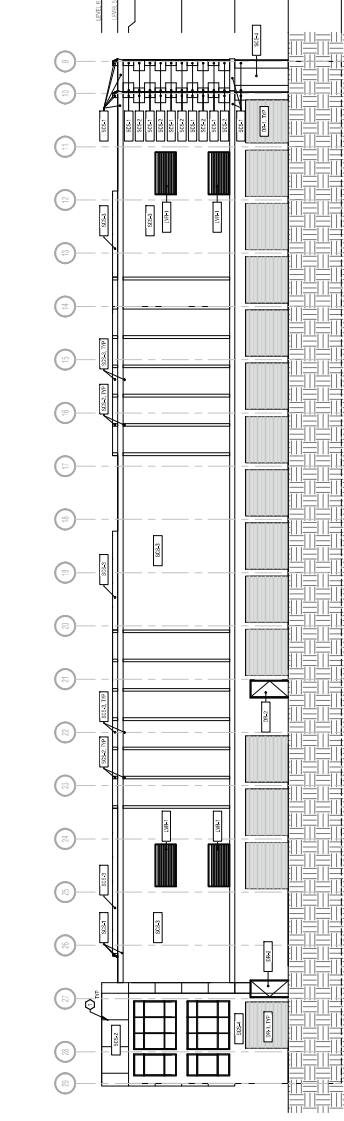
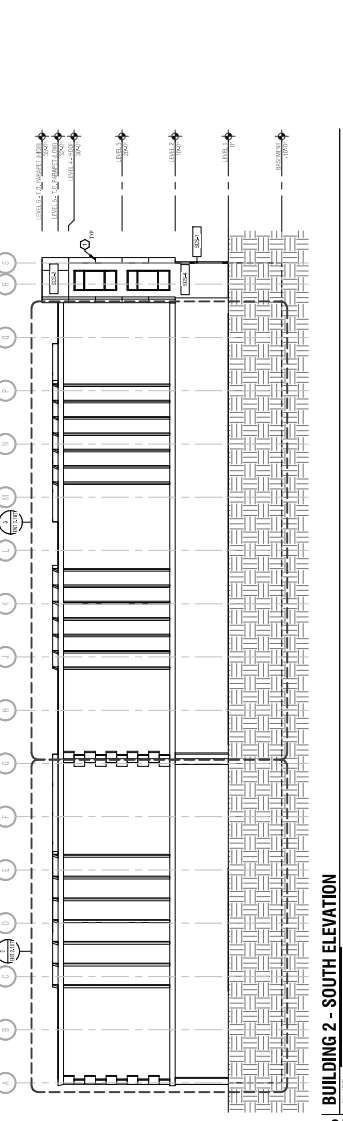
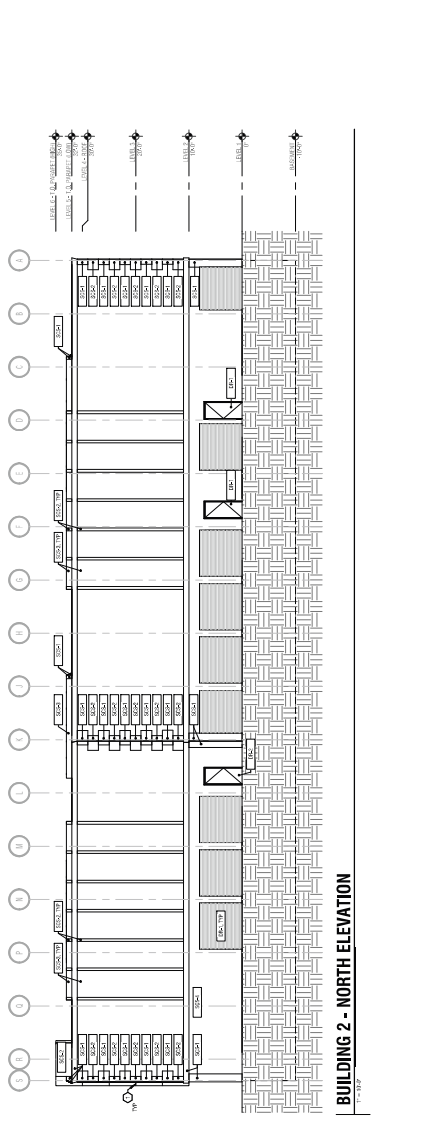
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EXTERIOR FINISH LEGEND

1	CONCRETE
2	BRICK
3	CLAY TILE
4	GLAZED TERRAZZO
5	GLAZED CERAMIC TILE
6	GLAZED PORCELAIN TILE
7	GLAZED CERAMIC TILE
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EXTERIOR ELEVATION KEYNOTES

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100	GLAZED CERAMIC TILE



SKY POINTE STORAGE

No.	Date	Description
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EXTERIOR FINISH LEGEND	
1	ASPH/FLT
2	CONCRETE
3	CMU
4	EIFS
5	GLASS
6	INSULATION
7	MECHANICAL
8	PAINT
9	ROOFING
10	STAINLESS STEEL
11	WOOD
12	ZINC PLATE

EXTERIOR ELEVATION KEYNOTES

1	ASPH/FLT
2	CONCRETE
3	CMU
4	EIFS
5	GLASS
6	INSULATION
7	MECHANICAL
8	PAINT
9	ROOFING
10	STAINLESS STEEL
11	WOOD
12	ZINC PLATE

