

Meetings with Star City Assistant Planner, Civil Engineer and Planning Director to discuss the city of Stars “Future Land Use Map” & likely uses for this property given variables of 1) access 2) road frontage 3) proximity to sewer 4) adjacent future development 5) likelihood of annexation (see attached City of Star Zoning Map).....were productive.

It was disclosed that the city envisions a collector road running parallel to Hwy 44 between Kingbury Rd and CanAda Rd.....along the South boundary of the subject property. Similar to W Norterra Ln & W Bounty Ln paralleling Hwy 44 between CanAda Rd & the Albertsons. The City was clear that they did not envision approving a storage concept on any property with direct Hwy 44 frontage. Given the variables of 1) property offset from Hwy 44 2) Narrow road frontage along CanAda Rd 3) Lack of two “current” access points 4) questionable timing regarding likely & affordable sewer.....that a development concept with “no-tenants” / storage would be permissible, provided the fire chief was ok with a single point of access.

A meeting with Deputy Chief Victor Islas to discuss the single point of access issue relative to a storage development concept was positive. He did not see any reason why they wouldn’t support a storage facility in this location provided:

**1) Developer installed 20’ wide Fire Access Gate adjacent to the patron access gate.**

**The fact that storage has no tenants negated the requirement for a second access point.**

**2) Adequate turn arounds designed into the plat**

**3) Hydrant spacing of 400’**

A Water line runs along and in front of the properties access point off of CanAda. Chief Islas and Ryan Morgan / City Engineer, confirmed that there is adequate water pressure.

Given the above information, we envision the likely highest and best use of this property “currently” is a “storage concept” run via kiosk or with a manager operating out of the existing home. If approved.....access to sewer is not required.

I look forward to answering questions and assisting in your discovery as part of a buyers Due Diligence.

**Joe Grubiak, REALTOR®**

*\*\*All information provided as a courtesy for prospective buyers. Buyer or Buyers Agent to verify all information.\*\**