

City of Star

P.O. Box 130  
Star, Idaho 83669  
208-286-7247  
Fax 208-286-7569

[www.staridaho.org](http://www.staridaho.org)



Mayor:  
Trevor A. Chadwick

Council:  
Kevin Nielsen  
Jennifer Salmonsens  
Kevan Wheelock  
David Hershey

February 21, 2023

**CITY OF STAR  
NOTICE OF PUBLIC HEARING**

Dear Agency Representative:

You have been identified as an agency having jurisdiction on the following matter, which will come before the Star City Council at a future date.

**Application:** Falcon Storage  
Files #'s CU-23-01 Conditional Use Permit

**Applicant/Representative:** Chris Todd, Green Mountain Resources & Planning

**Owner:** M3 Companies

**Action:** The Applicant is seeking approval of a Conditional Use Permit for a storage facility to include traditional private storage options and storage condominiums. The property is located at 8323 W. Moon Valley Road in Star, Idaho.

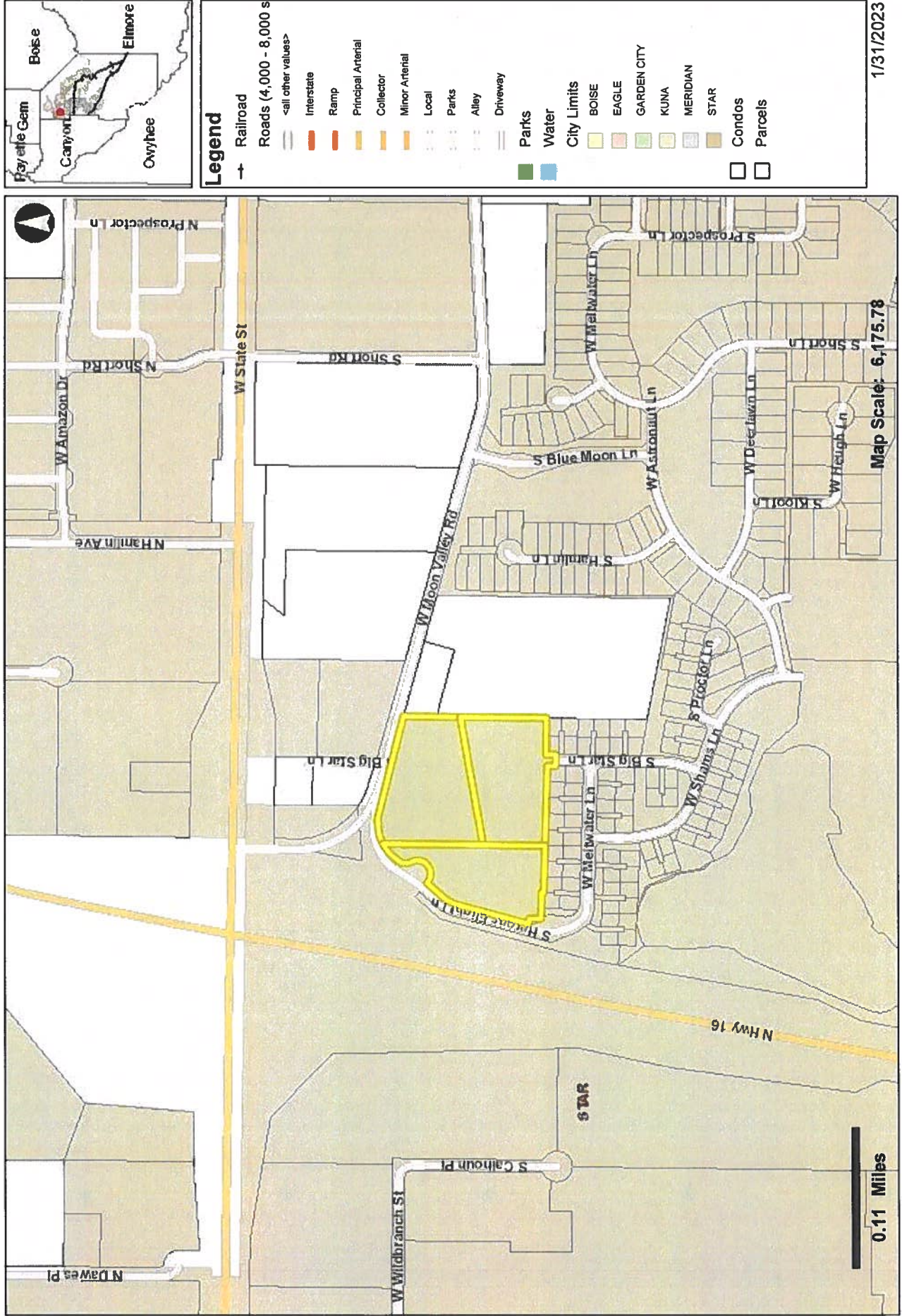
**Property Location:** The subject property is generally located on the south side of W. Moon Valley Road at the southeast corner of Moon Valley Road and S. Herons Flight Lane and adjacent to Hwy 16. Ada County Parcel No's. S0416110105, S0416121100 & S0416110400.

**Information/Comments:** Additional materials are available for review at Star City Hall. Please submit any comments on agency letterhead to Star City Hall, P.O. Box 130, Star, Idaho 83669 or at [snickel@staridaho.org](mailto:snickel@staridaho.org) **within 30 days of the date of this transmittal**, or your agency's response will be documented as "No Comment". For further information, please call 208-286-7247.

Shawn L. Nickel  
Planning Director and Zoning Administrator

# Ada County Assessor

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.





## CONDITIONAL USE PERMIT APPLICATION

\*\*\*All applicable information must be filled out to be processed.

|  |
|--|
| FILE NO.: _____<br>Date Application Received: _____ Fee Paid: _____<br>Processed by: City: _____ |
|--|

### Applicant Information:

**PRIMARY CONTACT IS:** Applicant \_\_\_ Owner \_\_\_ Representative X

Applicant Name: \_\_\_\_\_

Applicant Address: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Owner Name: \_\_\_\_\_

Owner Address: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Representative (e.g., architect, engineer, developer):

Contact: Chris Todd Firm Name: Green Mountain Resources & Planning

Address: 12537 W. Goldcrest St Star, ID Zip: 83669

Phone: 899 0451 Email: chris@firstservicegroup.com

### Property Information:

Site Address: 8323 W. Moon Valley Rd <sup>East</sup> ID ~~83669~~ Parcel Number: Multiple (See Attached)

Requested Condition(s) for Conditional Use: \_\_\_\_\_

Storage Facility; Please refer to narrative attached

|               | Zoning Designation | Comp Plan Designation |
|---------------|--------------------|-----------------------|
| Existing      | Mixed Use          | Commercial            |
| Proposed      | Mixed Use          | Commercial            |
| North of site | C1                 | Commercial            |
| South of site | Mixed Use          | Mixed Use             |
| East of site  | Mixed Use          | Mixed Use             |
| West of site  | C-1-DA             | Commercial            |

**Site Data:**

Total Acreage of Site: 11  
Proposed Percentage of Site Devoted to Bldg Coverage: 35%  
Proposed Percentage of Site Devoted to Landscaping: 11%  
Number of Parking spaces: Proposed 8 Required 4  
Requested Front Setback: 10 Requested Rear Setback: 10  
Requested Side Setback: 0 Requested Side Setback: 0  
Requested Side Setback: 0  
Existing Site Characteristics: Graded Pond

Number and Uses of Proposed Buildings: (2) Clubhouse / offices, 272 (Treditioneal), 139 (own)  
Location of Buildings: See Site Plan  
Gross Floor Area of Proposed Buildings: 192,070 sq. ft  
Describe Proposed On and Off-Site Traffic Circulation: Private gated access with turnaround. Internal drive aisle.  
Proposed Signs – number, type, location: 3 (west, NW, NE)  
(include draft drawing)

Public Services (state what services are available and what agency is providing the service):

Potable Water - SSWD  
Irrigation Water - SSWD  
Sanitary Sewer - SSWD  
Schools - West Ada  
Fire Protection - Star Middleton  
Roads - ACTD, Private

**Flood Zone Data (This Info Must Be Filled Out Completely Prior to Acceptance):**

Subdivision/Project Name: Riverstone Phase: \_\_\_\_\_  
Special Flood Hazard Area: total acreage \_\_\_\_\_ number of homes/structures \_\_\_\_\_

- a. A note must be provided on the site plan documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plan in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxC, 160xxxxxE, etc.: \_\_\_\_\_  
FIRM effective date(s): mm/dd/year \_\_\_\_\_  
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: \_\_\_\_\_  
Base Flood Elevation(s): AE\_\_\_\_.0 ft., etc.: \_\_\_\_\_
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

**Application Requirements:**

*(Applications are required to contain one copy of the following unless otherwise noted.)*

| Applicant<br>(√) | Description   | Staff<br>(√) |
|------------------|---|--------------|
|                  | Pre-application meeting with Planning Department required prior to neighborhood meeting.  |              |
|                  | Copy of neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. <b>(Please contact the City for addresses &amp; labels)</b><br>(Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application.)  |              |
|                  | Completed and signed Conditional Use Application  |              |
|                  | Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.  |              |
|                  | Narrative fully describing the existing use, and the proposed project. (must be signed by applicant)  |              |
|                  | Legal description of the property (word.doc and electronic version with engineer's seal):   |              |
|                  | Copy of recorded warranty deed.   |              |
|                  | If the signature on this application is not the owner of the property, an <b>original</b> notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.  |              |
|                  | One (1) copy of names and addresses printed on address labels, of property owners within three hundred feet (300') of the external boundaries of the property being considered as shown on record in the County Assessor's office. Please contact the City to request addresses and labels.   |              |
|                  | List of names(s) and address(es) of all canal or irrigation ditches within or contiguous to the proposed development.   |              |
|                  | Vicinity map showing the location of the subject property   |              |
|                  | One (1) full-size copy and One (1) 11"x 17" reduction of the Site Plan  |              |
|                  | One (1) full-size copy and One (1) 11"x 17" reduction of the landscape plan (if applicable)   |              |
|                  | Building elevations showing construction materials  |              |
|                  | Two (2) copies electronic versions of submitted application including signed application, narrative, legal description, warranty deed, vicinity map, site plan, landscape plan, building elevations, <u>shall be submitted in original pdf format (no scans) on a thumb drive only (no discs)</u> with the files named with project name and plan type. We encourage you to also submit at least one (1) color version for presentation purposes. |              |
|                  | Signed Certification of Posting with pictures. (see attached posting requirements and certification form) – To be completed by application after acceptance of application. Staff will notify applicant of hearing and posting date.  |              |

**Site Plan (If applicable):**

| The following items must be included on the site plan:  |  |
|---|--|
| • Date, scale, north arrow, and project name  |  |
| • Names, addresses, and phone number of owner(s), applicant, and engineer, surveyor or planner who prepared the site plan |  |
| • Existing boundaries, property lines, and dimensions of the lot  |  |
| • Relationship to adjacent properties, streets, and private lanes   |  |
| • Easements and right-of-way lines on or adjacent to the lot  |  |
| • Existing and proposed zoning of the lot, and the zoning and land use of all adjacent properties                         |  |
| • Building locations(s) (including dimensions to property lines)  |  |
| • Parking and loading areas (dimensioned)   |  |
| • Traffic access drives and traffic circulation (dimensioned)   |  |

|  |   |  |
|--|---|--|
|  | <ul style="list-style-type: none"> <li>• Open/common spaces</li> </ul>  |  |
|  | <ul style="list-style-type: none"> <li>• Refuse and service areas</li> </ul>  |  |
|  | <ul style="list-style-type: none"> <li>• Utilities plan, including the following:<br/>Sewer, water, irrigation, and storm drainage (existing &amp; proposed)</li> </ul> |  |
|  | <ul style="list-style-type: none"> <li>• All on-site lighting proposed – Must Meet City “Dark Sky” Ordinances</li> </ul>  |  |

**Landscape Plan (If applicable):**

|  |  |  |
|--|--|--|
|  | <b>The following items must be included on the landscape plan:</b>   |  |
|  | <ul style="list-style-type: none"> <li>• Date, scale, north arrow, and project name</li> </ul>   |  |
|  | <ul style="list-style-type: none"> <li>• Names, addresses, and phone numbers of the developer and the person and/or firm preparing the plan</li> </ul>   |  |
|  | <ul style="list-style-type: none"> <li>• Existing natural features such as canals, creeks, drains, ponds, wetlands, floodplains, high groundwater areas, and rock outcroppings</li> </ul>  |  |
|  | <ul style="list-style-type: none"> <li>• Location, size, and species of all existing trees on site with trunks 4 inches or greater in diameter, measured 6 inches above the ground. Indicate whether the tree will be retained or removed.</li> </ul>  |  |
|  | <ul style="list-style-type: none"> <li>• Existing buildings, structures, planting areas, light poles, power poles, walls, fences, berms, parking and loading areas, vehicular drives, trash areas, sidewalks, pathways, storm water detention areas, signs, street furniture, and other man-made elements</li> </ul>   |  |
|  | <ul style="list-style-type: none"> <li>• Existing and proposed contours for all areas steeper than 20% slope. Berms shall be shown with one-foot contours</li> </ul>   |  |
|  | <ul style="list-style-type: none"> <li>• Sight Triangles as defined in 8-4 A-7 of this Ordinance</li> </ul>  |  |
|  | <ul style="list-style-type: none"> <li>• Location and labels for all proposed plants, including trees, shrubs, and groundcovers (trees must not be planted in City water or sewer easements). Scale shown for plant materials shall reflect approximate mature size</li> </ul>   |  |
|  | <ul style="list-style-type: none"> <li>• Proposed screening structures</li> </ul>  |  |
|  | <ul style="list-style-type: none"> <li>• Design drawings(s) of all fencing proposed</li> </ul>   |  |
|  | <ul style="list-style-type: none"> <li>• Calculations of project components to demonstrate compliance with requirements of this ordinance, including: <ul style="list-style-type: none"> <li>➢ Number of street trees and lineal feet of street frontage</li> <li>➢ Width of street buffers (exclusive of right-of-way)</li> <li>➢ Width of parking lot perimeter landscape strip</li> <li>➢ Buffer width between different land uses</li> <li>➢ Number of parking stalls and percent of parking area with internal landscaping</li> <li>➢ Total number of trees and tree species mix</li> <li>➢ Mitigation for removal of existing trees, including number of caliper inches being removed</li> </ul> </li> </ul> |  |

**SIGNS (If applicable):**

All signs will require separate submittal of a sign application.

**FEE REQUIREMENT:**

**\*\* I have read and understand the above requirements. I further understand fees will be collected at the time of filing an application. I understand that there may be other fees associated with this application incurred by the City in obtaining reviews or referrals by architect, engineering, or other professionals necessary to enable the City to expedite this application. I understand that I, as the applicant, am responsible for all payments to the City of Star.**

Applicant/Representative Signature

Date

**AFFIDAVIT OF LEGAL INTEREST**

STATE OF \_\_\_\_\_ )  
 ) ss  
COUNTY OF \_\_\_\_\_ )

I \_\_\_\_\_, \_\_\_\_\_  
 (Name) (Address)  
\_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_  
 (City) (State) (Zip)

being first duly sworn upon oath, depose and say: That I am the record owner of the property described on the attached, and I grant my permission to \_\_\_\_\_,  
 (Name)  
\_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_  
 (Address) (State) (Zip)

to submit the accompanying application pertaining to that property.

Address or location of property: \_\_\_\_\_

I agree to indemnify, defend and hold the City of Star and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

I understand there may be direct costs incurred by the City in obtaining a review of the application by architects, engineers, or other professionals necessary to enable the City to approve or disapprove the application. I understand that I will be billed on a monthly basis and will remit payment within 30 days.

I hereby grant permission to the City of Star staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Type of application: \_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
(Signature)

SUBSCRIBED AND SWORN to before me the day and year first above written.

\_\_\_\_\_  
Notary Public for Idaho  
Residing at: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

NEIGHBORHOOD MEETING  
ATTENDANCE ROSTER

PROJECT NAME: Falcon Storage

Meeting Date: 1/18/23 Meeting Time: 6 PM

Meeting Location: 12537 W. Goldcrest St Star ID 83689

ATTENDEES:

208-954-9466

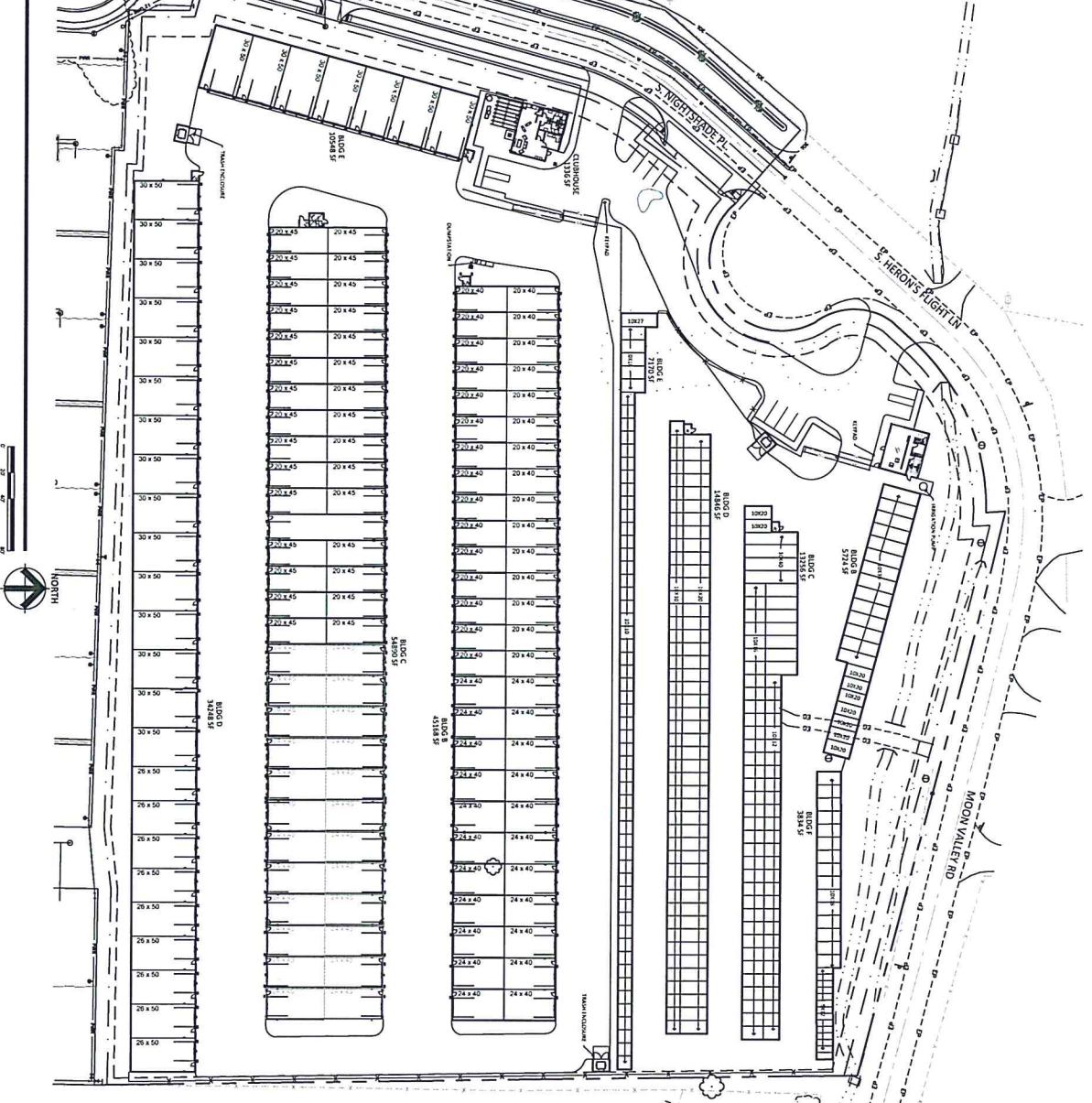
| NAME                  | ADDRESS              | TELEPHONE    |
|-----------------------|----------------------|--------------|
| Kendall B Carter      | 393 S. Hamlin Ln.    | 208-905-1127 |
| Kamala Rawlins        | 7817 W. Deerfawn Ln. | 419-240-8348 |
| JACK + REBEKAH YATES  | 470 S Big Star Ln    | 208-899-1597 |
| Stephen + Maxine Manz | 581 S Proctor Ln     | 949 842 4306 |
| Tim + Sarah Allwardt  | 7919 W Meltwater Ln  | 818 312-7386 |

APPLICANT SIGNATURE Ch Todd DATE 1/18/23



**SITE PLAN**

SCALE: 1"=40'-0"



**FALCON STORAGE - STAR**

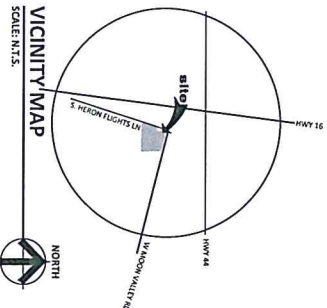
SEC MOON VALLEY RD & HWY 16

STAR IDAHO

DATE: 01-25-2023 (PRELIMINARY)

SP-1

RKA&A# 22317.50



**VICINITY MAP**

SCALE: 1"=1/2"

**UNIT MIXES**

| TRADITIONAL STORAGE UNIT MIX   | CONDO UNIT MIX   |
|--|--|
| BLDG A<br>(7) 10X20<br>5725 S.F.   | BLDG A<br>(30) 20X40<br>45,168 S.F.  |
| BLDG B<br>(14) 10X20<br>13265 S.F.   | BLDG B<br>(22) 24X40<br>54,880 S.F.  |
| BLDG C<br>(28) 10X12<br>(34) 10X16<br>(5) 10X23<br>(1) 10X25<br>14865 S.F.                           | BLDG C<br>(24) 24X45<br>(15) 20X50<br>(1) 20X50<br>34,248 S.F.                         |
| BLDG D<br>(44) 10X20<br>(52) 10X10<br>(5) 10X18<br>(1) 10X27<br>(4) 10X12<br>(13) 10X18<br>3834 S.F. | BLDG D<br>(49) 10X10<br>(44) 10X20<br>(5) 10X10<br>(5) 10X18<br>(1) 10X27<br>7170 S.F. |
| <b>TOTAL UNIT COUNT</b>  | <b>TOTAL LEASABLE SF = 144,854 S.F.</b>  |
| 10X10 = 99   | <b>OVERALL SF (+CLUBHOUSE) = 146,190 S.F.</b>  |
| 10X12 = 28   | <b>SITE = +/- 7.2 ACRES (317,161 S.F.)</b>   |
| 10X18 = 34   |  |
| 10X20 = 53   |  |
| 10X23 = 5  |  |
| 10X25 = 1  |  |
| 10X40 = 4  |  |
| <b>TOTAL LEASABLE SF = 44,839 S.F.</b>   |  |
| <b>OVERALL SF (+CLUBHOUSE) = 45,189 S.F.</b>   |  |
| <b>SITE = 3.3 ACRES (153,495 SF)</b>   |  |

**PROJECT DIRECTORY**

**ARCHITECT**  
RKA&A ARCHITECTS, INC.  
2011 E. THORNS ROAD  
STAR, IDAHO 83406  
PHONE: (202) 555-3000  
FAX: (202) 555-3000  
WWW.RKA&A.COM

**AGENCY**  
PROJECTS, INC.  
2011 E. THORNS ROAD  
STAR, IDAHO 83406  
PHONE: (202) 555-3000  
FAX: (202) 555-3000  
WWW.PROJECTS.COM

**PROJECT DESCRIPTION**

THIS SITE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE IDAHO ARCHITECTURE ACT AND RULES. THE ARCHITECT HAS CONDUCTED VISUAL SURVEYS AND PHOTOGRAPHS OF THE SITE AND SURROUNDING AREAS. THE ARCHITECT HAS CONDUCTED VISUAL SURVEYS AND PHOTOGRAPHS OF THE SITE AND SURROUNDING AREAS. THE ARCHITECT HAS CONDUCTED VISUAL SURVEYS AND PHOTOGRAPHS OF THE SITE AND SURROUNDING AREAS.

**SITE DATA**

|                 |                             |
|-----------------|-----------------------------|
| PROJECT NAME    | FALCON STORAGE - STAR       |
| PROJECT ADDRESS | SEC MOON VALLEY RD & HWY 16 |
| PROJECT PHONE   | (202) 555-3000              |
| PROJECT FAX     | (202) 555-3000              |
| PROJECT EMAIL   | PROJECTS@PROJECTS.COM       |
| PROJECT WEBSITE | WWW.PROJECTS.COM            |

DATE: 01-25-2023  
SCALE: 1"=40'-0"  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
APPROVED BY: [Name]

THIS SITE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE IDAHO ARCHITECTURE ACT AND RULES. THE ARCHITECT HAS CONDUCTED VISUAL SURVEYS AND PHOTOGRAPHS OF THE SITE AND SURROUNDING AREAS. THE ARCHITECT HAS CONDUCTED VISUAL SURVEYS AND PHOTOGRAPHS OF THE SITE AND SURROUNDING AREAS.

City of Star Planning  
c/o Shawn Nickel  
10769 West State Street  
Star, Idaho 83669

November 25 2021

**Subject Property- 8323 Moon Valley Rd. Eagle ID 83616**

Dear Mr. Nickel

On behalf of Falcon Storage and Wright Brothers we are excited to bring forth an application to the City of Star for Falcon Storage's Future Star Location! Falcon Storage is a successful self storage business with locations in multiple states serving 1000's of customers with a variety of storage options. We are asking the City for approval of a conditional use permit to allow commercial storage within the mixed use zone.

The site is located at 832 Moon Valley Rd near the SE intersection of State Highway 16 and State Highway 44. The property comprises 3 parcels currently annexed and zoned mixed use within the City of Star. The property has been developed to suit a commercial/light industrial use. Construction improvements will be completed on the south side of Moon Valley Rd/Herons Flight Rd and Nightshade PI that borders the subject properties. The road improvements will include detached sidewalks and landscaping along the property. The main access road serving the site is Moon Valley Rd. Utilities and services are on site or within reasonable distance including Star Sewer and Water District.

Per the site plan we have requested approval to have two types of storage: traditional for lease storage options and individually owned storage condos. The two types of facilities will be separated and each will have its own private secured gate entrance. Each facility will have a clubhouse/office near the entrance with parking and turnaround space. The internal entrances and drive aisles will be private, built to fire department specifications. An association will be formed for the owned storage units. This association will collect dues in order to maintain and operate the facility. The traditional storage complex will have a part time manager, secured access and customer parking.

Each facility will have a variety of spaces one can lease or own. Renderings have been provided to illustrate the design and construction that will be used to have a variety of building facades that blend in with nearby development in a harmonious way. The project will include hardy siding, stucco or panels, along with metal and wood

accents. Other architectural elements will include a mix of natural colors(grey/brown/white/white), metal awnings on the clubhouse facilities and fencing with integrated landscaping to blend in with the area. The landscaping and signage will match the streetscapes currently installed or approved at the Riverstone subdivision. It is the team's goal to have a product that has a neighborhood feel by incorporating these different components creating a more appealing storage facility.

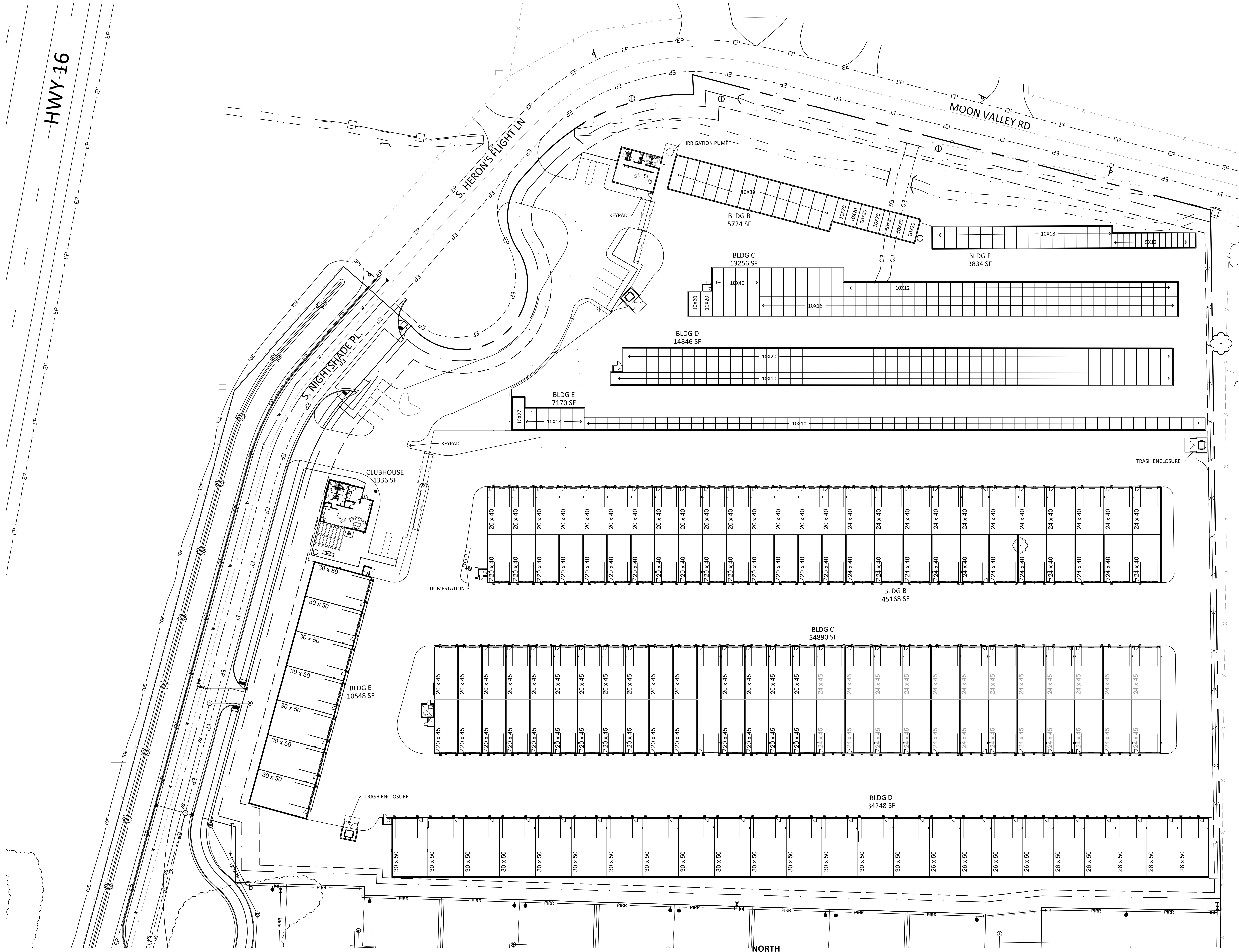
Currently and historically there is a high demand for both product types in our area. Falcon Storage currently has a waiting list for their products at other facilities in the Treasure Valley they own. Star currently does not offer storage/warehouse space for sale and current facilities in our area are full. This demand along with product offerings of Falcon Storage will bring a variety of well used and better built product to the Star market. Star is known for citizens with a variety of toys, recreational pursuits and outdoor hobbies. Almost all HOA's in the area do not allow trailer or vehicle/toy parking on the driveway or the side of the home. During our neighborhood meeting we spoke with multiple neighbors within Riverstone excited to own one of the storage condos within the future site. Falcon Storage will offer the community everything from a small space for household storage on a month-to-month basis to a 24 x 50 RV and hobby garage that is finished and insulated. Each unit is equipped with 14' electric rollup doors, 18' ceilings, climate controlled, and separate electric meters with 30 AMP RV circuits. Air station and RV dump station on site. A central clubhouse offers an owner amenity with showers, bathrooms, kitchenette and a sitting/media area.

In conclusion the Falcon Storage project is located near the intersection of two state highways and served by a backage road for easy access. The project will be benefit to the neighboring subdivisions and the Star/Eagle region. The product will be built with high integrity and serve a population that desires warehouse, storage and hobby space. Our team will continue to work with the neighbors and city if approved and look forward to presenting the project a t a future date.

*Thank you for your time, look forward to presenting and please contact me with any questions.*

*Chris Todd  
Owner  
Green Mountain Resources and Planning LLC  
53 N. Plummer Rd.  
Star, ID 83669*





**PROJECT DIRECTORY**

APPLICANT: WRIGHT BROTHERS  
 779 E STATE STREET  
 EAGLE, ID 83616  
 CONTACT: CHASE COOPER  
 PHONE: (208) 938-6000  
 E-MAIL: CCOOPER@WBTBC.COM

ARCHITECT: RKAA ARCHITECTS, INC.  
 2233 E. THOMAS ROAD  
 PHOENIX, AZ 85016  
 CONTACT: PAM VICKERS  
 PHONE: (602) 955-3900  
 FAX: (602) 955-0496  
 E-MAIL: PVICKERS@RKAA.COM

**PROJECT DESCRIPTION**

NEW GROUND UP BUILDINGS FOR STORAGE AND RV CONDOS WITH OFFICE AND CLUBHOUSE. WORK INCLUDES MAJOR UTILITIES INCLUDING ELECTRICAL, MECHANICAL, AND PLUMBING. SITE WORK INCLUDES NEW GRADING AND DRAINAGE, NEW PARKING STALLS, HARDSCAPE, AND LANDSCAPE AREAS.

**SITE DATA**

|                       |                              |
|-----------------------|------------------------------|
| ASSESSOR PARCEL NO:   | 7145-017-029                 |
| GROSS SITE AREA:      | 11.0949 ACRES (479,160 S.F.) |
| NET SITE AREA:        | 9.833 ACRES (428,330 S.F.)   |
| EXISTING ZONING:      | C1                           |
| PROPOSED ZONING:      | (UNCHANGED)                  |
| PROPOSED FLOOR RATIO: | 170,728 / 479,160 = 35.6%    |

**UNIT MIXES**

| TRADITIONAL STORAGE UNIT MIX | CONDO UNIT MIX                                    |  |
|------------------------------|---|--|
| BLDG B 5724 S.F.             | BLDG B 45,168 S.F.                                |  |
| (7) 10X20                    | (30) 20X40  |  |
| (14) 10X30                   | (22) 24X40  |  |
| BLDG C 13256 S.F.            | BLDG C 54,890 S.F.                                |  |
| (28) 10X12                   | (32) 20X45  |  |
| (34) 10X16                   | (24) 24X45  |  |
| (2) 10X20                    | BLDG D 34,248 S.F.                                |  |
| (5) 10X25                    | (15) 30X50  |  |
| (4) 10X40                    | (9) 26X50   |  |
| BLDG D 14846 S.F.            | BLDG E 10,548 S.F.                                |  |
| (47) 10X10                   |   |  |
| (44) 10X20                   |   |  |
| BLDG E 7170 S.F.             |   |  |
| (52) 10X10                   | TOTAL LEASEABLE SF = 144,854 S.F.                 |  |
| (5) 10X18                    | OVERALL SF (+CLUBHOUSE(1336 S.F.)) = 146,190 S.F. |  |
| (1) 10X27                    | SITE = +/-7.2 ACRES (317,161 S.F.)                |  |
| BLDG F 3834 S.F.             |   |  |
| (14) 5X12                    |   |  |
| (15) 10X18                   |   |  |

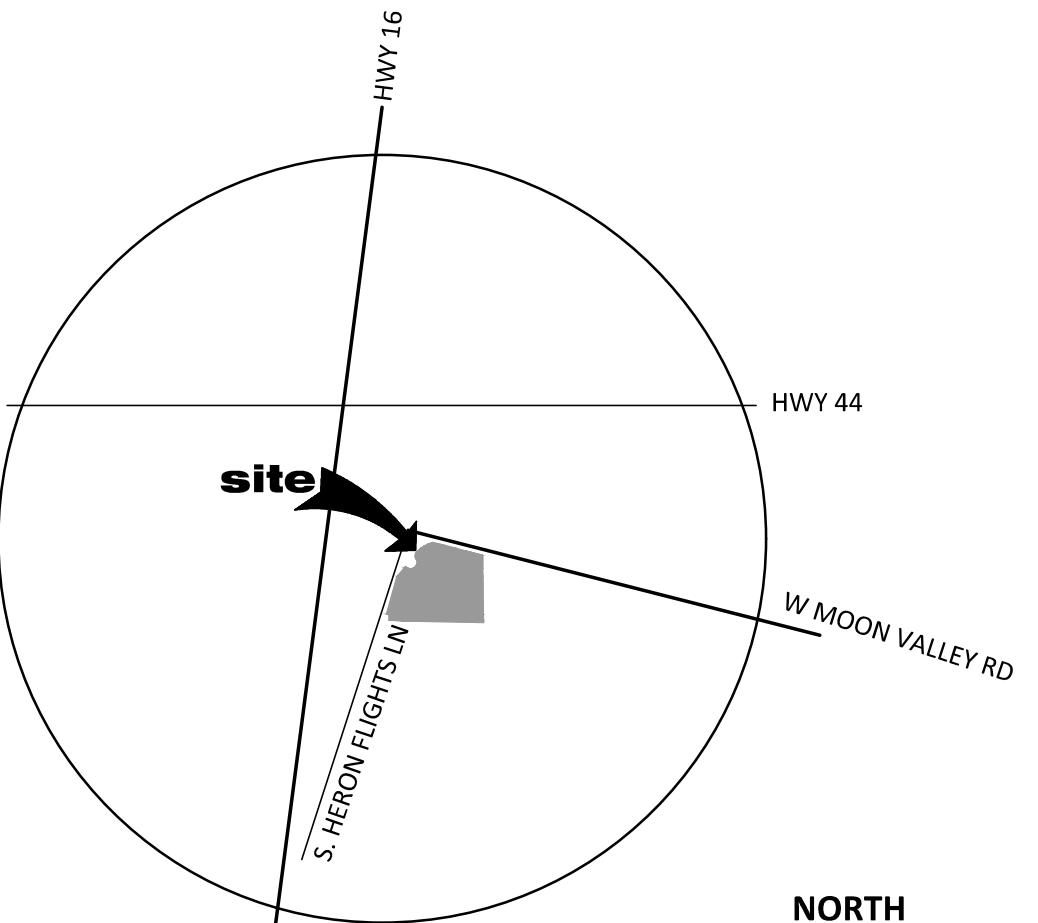
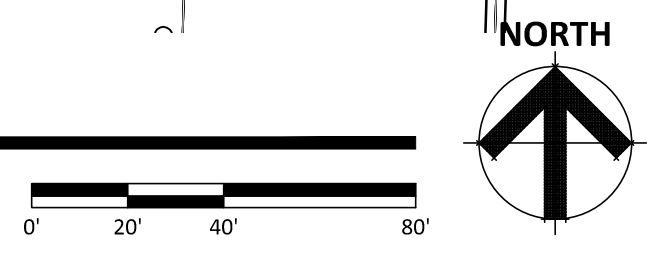
**TOTAL UNIT COUNT**

- 5X12 = 14
- 10X10 = 99
- 10X12 = 28
- 10X16 = 34
- 10X18 = 20
- 10X20 = 53
- 10X25 = 5
- 10X27 = 1
- 10X30 = 14
- 10X40 = 4

TOTAL LEASEABLE SF = 44,830 SF  
 OVERALL SF (+OFFICE(1050 S.F.)) = 45,880 SF  
 SITE = 3.5 ACRES (153,496 SF)

**SITE PLAN**

SCALE: 1" = 40'-0"



**VICINITY MAP**

SCALE: N.T.S.



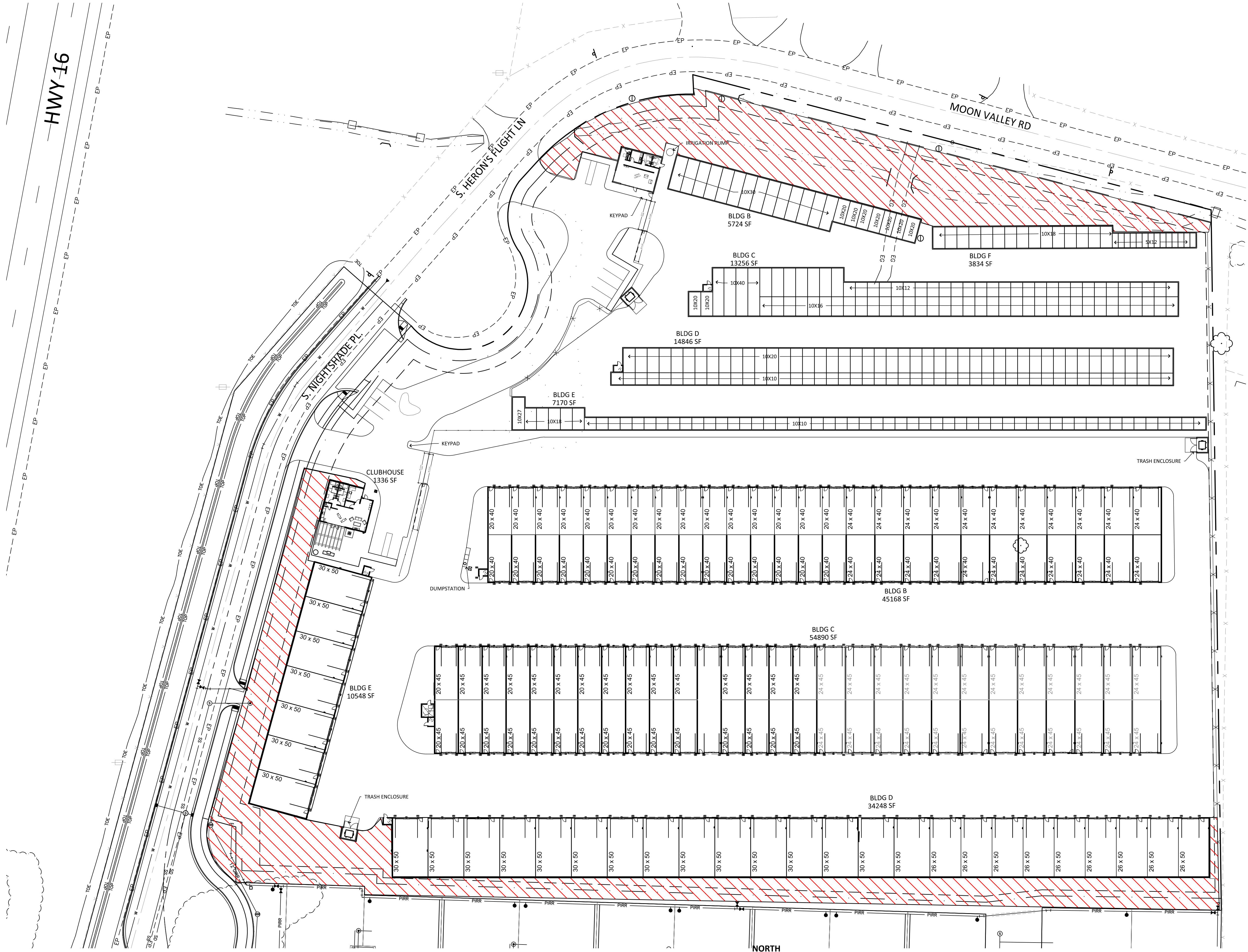
**FALCON STORAGE - STAR**  
 SEC MOON VALLEY RD & HWY 16  
 STAR IDAHO  
 DATE: 01-25-2023 (PRELIMINARY)

SP-1

RKAA# 22317.50

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**PROJECT DESCRIPTION**

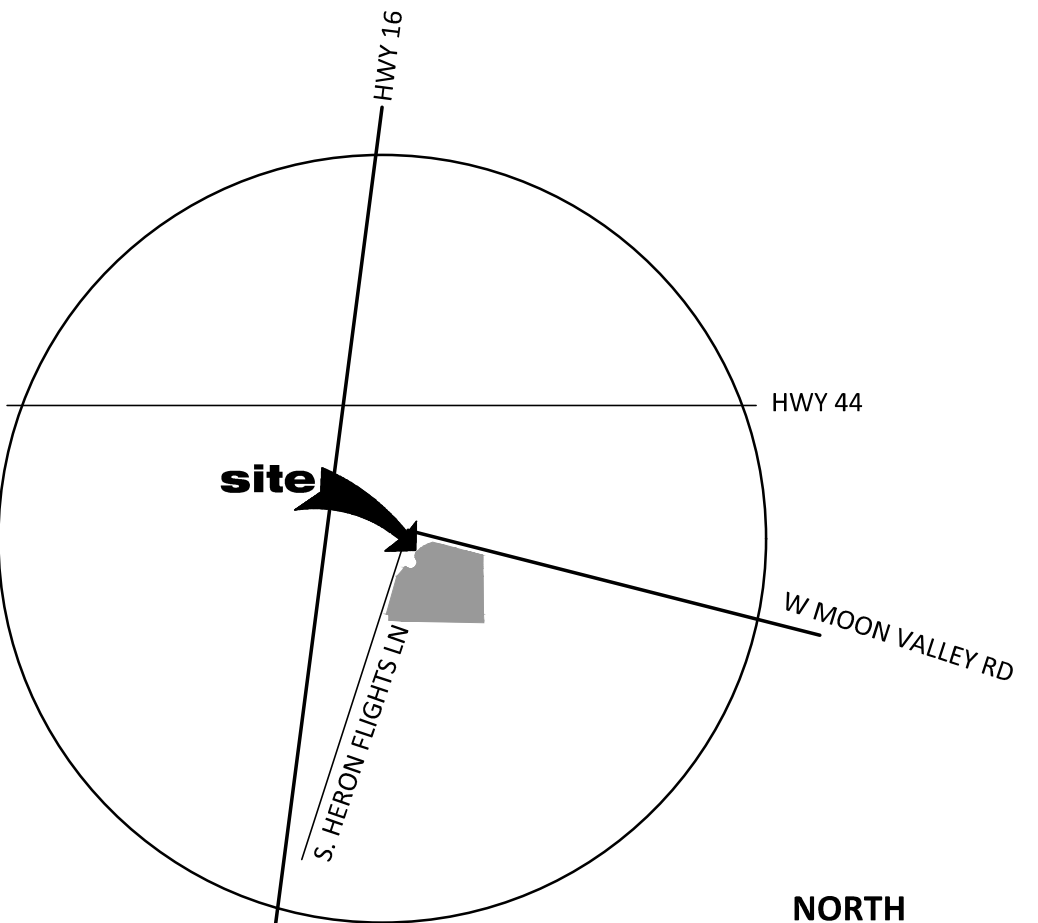
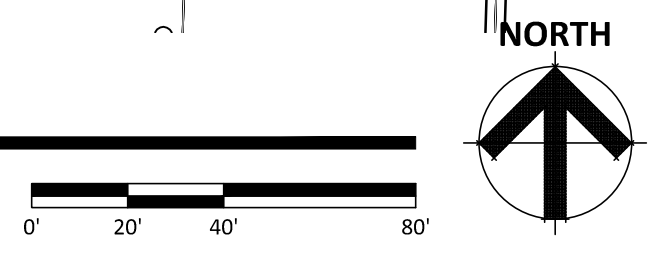
NEW GROUND UP BUILDINGS FOR STORAGE AND RV CONDOS WITH OFFICE AND CLUBHOUSE. WORK INCLUDES MAJOR UTILITIES INCLUDING ELECTRICAL, MECHANICAL, AND PLUMBING. SITE WORK INCLUDES NEW GRADING AND DRAINAGE, NEW PARKING STALLS, HARDSCAPE, AND LANDSCAPE AREAS.

**SITE DATA**

|                       |                              |
|-----------------------|------------------------------|
| ASSESSOR PARCEL NO.:  | 7145-017-029                 |
| GROSS SITE AREA:      | 11.0949 ACRES (479,160 S.F.) |
| NET SITE AREA:        | 9.833 ACRES (428,330 S.F.)   |
| EXISTING ZONING:      | C1                           |
| PROPOSED ZONING:      | (UNCHANGED)                  |
| PROPOSED FLOOR RATIO: | 170,728 / 479,160 = 35.6%    |

LANDSCAPE AREA - DRYLAND GRASS/SOD MIX WITH PLANTINGS AS REQUIRED

SCALE: 1" = 40'-0"



**VICINITY MAP**

SCALE: N.T.S.



**FALCON STORAGE - STAR**  
 SEC MOON VALLEY RD & HWY 16  
 STAR IDAHO  
 DATE: 01-25-2023 (PRELIMINARY)

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**PERSPECTIVE VIEW 1**

SCALE: N.T.S

**BLUE CLOUD STORAGE**  
SEC OF FREIGHT STREET AND BLUE CLOUD LN  
BOISE IDAHO 83716  
DATE: 08-25-2022 (PRELIMINARY)

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FALCON STORAGE CONDOS

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