

VISTA STAR OFFICES

NARRATIVE

442 W. CHANDLER BLVD., CHANDLER, AZ 85225

The use permit is to provide general office space for Vista Star Company, LLC and Matthew A. Marner, Attorney at Law.

The 9,370 square foot lot is zoned as a single family residence with a 1,457 square foot, two bedroom house. The residence was built in 1952. The one car garage was converted by previous owners to living space approximately in the 1960's or 1970's. Site dimensions are 65 feet fronting Chandler Boulevard by 144 feet. There are carports to the rear of the site.

Vista Star Company, LLC, is the operating company of wholly owned entities that own various rental properties. Vista Star Company, LLC owns Vista Star Properties XVII, LLC which owns the property at 442 W. Chandler Boulevard. James Barrett is manager of both companies. Vista Star Company's primary business is owning and operating apartments. The company does not act as an agent for other persons or businesses.

Vista Star Company has business hours of 9:00 a.m. to 5:00 p.m., Monday through Friday. Someone is not always present during business hours. Most meetings are by appointment with tenants who are told to call ahead to ensure someone will be present. Tenant meetings average less than 10 a month. There may be a few meetings with vendors and others during the month. There is a drop box located by the single front parking space that is designated for drop off only. Over a period of about one week, near the first of the month, approximately 50 tenants leave their rent payments in the drop box. Other tenants mail in their payments or place them in drop boxes located at their apartment buildings.

Vista Star Company has a total of four employees. One employee is responsible for meeting tenants, bookkeeping and other general office work. The company manager is at the office 10 to 15 hours a week. Two employees work off-site maintaining and repairing rental properties. Office space is provided to the Law Office of Matthew A. Marner. The law office has no employees. Mr. Marner's use of the office is to meet clients several times a month by appointment. Mr. Marner does not maintain regular hours at the office.

The site is bordered on the east side with a driveway going from Chandler Boulevard to gated parking at the rear of the property. The driveway is shared with the neighbor at 420 W. Chandler Boulevard giving the driveway a width of 17 feet 2 inches. On the east side of the site past the parking gate, the property is bordered by a masonry fence that runs to the alley. The west side of the site is bordered by a chain link fence screened with slats. The site is bordered on the north side by an alley. The north side property line has a block fence and a screened gate that opens from the carports to the alley.

Supplies such as for cleaning, light bulbs, and air filters are kept on the property as well as is small equipment, such as a floor buffer, vacuum cleaners, and small tools used to clean, maintain and repair apartments. There are no trailers or heavy equipment.

The carports to the rear of the property have parking sufficient for four vehicles for company use. There is open parking for visitors adjacent to the carports for three vehicles, including one handicap, van accessible parking space. There is one parking space at the front on the building. In total, there are eight parking spaces available.