

ORDINANCE NO. 384-2023  
(RED BARN INN REZONE)

AN ORDINANCE REZONING CERTAIN REAL PROPERTY LOCATED IN THE CITY OF STAR, ADA COUNTY, IDAHO; MORE SPECIFICALLY LOCATED AT 309 S. MAIN STREET IN STAR, IDAHO (ADA COUNTY PARCEL R1842701715); THE PROPERTY IS OWNED BY LEI FAMILY LIVING TRUST 08/16/2005; ESTABLISHING THE ZONING CLASSIFICATION OF THE REZONED PROPERTY AS CENTRAL BUSINESS DISTRICT WITH A DEVELOPMENT AGREEMENT (CBD-DA) ON APPROXIMATELY .70 ACRES; DIRECTING THAT CERTIFIED COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; PROVIDING FOR RELATED MATTERS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Star, Ada and Canyon County, Idaho (the “City”), is a municipal corporation organized and operating under the laws of the State of Idaho and is authorized and required by the Constitution and laws of the State of Idaho to adopt land use regulations and classifications; and

WHEREAS, pursuant to Section 67-6524, Idaho Code, the City of Star has adopted the Unified Development Code Ordinance, the same being Ordinance No. 370-2022, adopted on July 19, 2022 and subsequently amended; and

WHEREAS, the real property described in Section 2 of this Ordinance is classified as a Neighborhood Business District (R-4) under the Unified Development Code of the City, and the owners have requested that the zoning classification be changed to a Central Business District with a Development Agreement (CBD-DA); and

WHEREAS, the Mayor and Council, held a public hearing on May 2, 2023, and determined that the requested change in zoning classification should be granted.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF STAR, IDAHO, as follows:

Section 1: The Mayor and Council of the City of Star, Idaho, hereby find and declare that the real property described in Section 2 of this Ordinance is within the boundaries of the City, that the owner(s) of said property have requested, in writing, rezone of said property by the City, and that the requirements of Section 67-6511, Idaho Code, and the Star Unified Development Code for rezone of said property, have been satisfied.

Section 2: The real property, described in the attached “Exhibit A” (the “Property”), is hereby rezoned as Central Business District with a Development Agreement (CBD-DA), and the Zoning Map of the City is hereby amended to reflect the change in the land use classification.

Section 3: The City Clerk is hereby directed to file, within ten (10) days of passage and approval of this Ordinance, a certified copy of this Ordinance with the offices of the Assessor of Ada County, Idaho, with regard to the preparation and filing of a map and legal description of the real property rezoned by this Ordinance.

Section 4: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law. In lieu of publication of the entire Ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code maybe be published.

DATED this \_\_\_\_ day of \_\_\_\_\_, 2023.

CITY OF STAR  
Ada and Canyon County, Idaho

ATTEST:

\_\_\_\_\_  
Jacob M. Qualls, City Clerk

BY: \_\_\_\_\_  
Trevor A. Chadwick, Mayor

# EXHIBIT A



## Skinner Land Survey

17842 Sand Hollow Road.

Caldwell, Idaho 83607

(208)454-0933

WWW.SKINNERLANDSURVEY.COM

surveys@skinnerlandsurvey.com

Thomas J. Wellard, PLS

Rodney Clark, PE

December 19, 2022

Legal Description for  
Jonathan & Diann Lei  
Job No. NV0422

### Parcel 1

### Rezone Legal Description from R-4 to CBD-DA

This parcel is a portion of Lot 48 of Dickson's Subdivision as recorded in Book 3 of Plats at Page 133 in the Office of the Recorder for Ada County, Idaho, lying in the NW  $\frac{1}{4}$  NW  $\frac{1}{4}$  of Section 17 in Township 4 North, Range 1 West of the Boise Meridian, Ada County, Idaho and is more particularly described as follows:

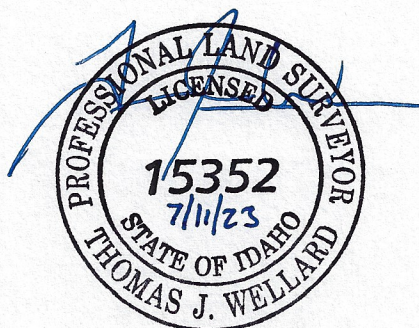
**BEGINNING** at the Northeast corner of Lot 48, a found  $\frac{1}{2}$  inch diameter rebar;

thence South  $00^{\circ}37'26''$  West along the East boundary of Lot 48 a distance of 112.01 feet to the Southeast corner of Lot 48, a  $\frac{1}{2}$  x 24 inch rebar set with plastic cap stamped P.L.S. 15352;

thence North  $89^{\circ}00'35''$  West along the South boundary of Lot 48 a distance of 275.79 feet to a  $\frac{1}{2}$  x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North  $00^{\circ}37'15''$  East, parallel with the West boundary of Lot 48 a distance of 112.01 feet to a point on the North boundary of Lot 48, a  $\frac{1}{2}$  x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South  $89^{\circ}00'29''$  East along said North boundary a distance of 275.79 feet to the **POINT OF BEGINNING**, said parcel being 0.709 acres/30,844 sqft more or less, and being subject to any and all easements and rights of way of record or implied.





APPROVAL OF CITY ENGINEER  
I THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, ON THIS DAY\_\_\_\_\_ HEREBY APPROVE THIS SURVEY.

CITY ENGINEER STAR, IDAHO

RECORD OF SURVEY

LOTS 47 AND 48, BLOCK 1 OF DICKSON'S SUBDIVISION,  
LYING IN THE NW 1/4 NW 1/4 OF SECTION 17,  
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN,  
ADA COUNTY, IDAHO

CERTIFICATE OF OWNER

I, THE UNDERSIGNED, CERTIFY THAT I AM THE OWNER OF THE SUBJECT PROPERTY, HEREBY APPROVE OF THIS LOT SPLIT.

Lei Family Living Trust, By Jonathan Lei, Trustee

DATE

ACKNOWLEDGMENT

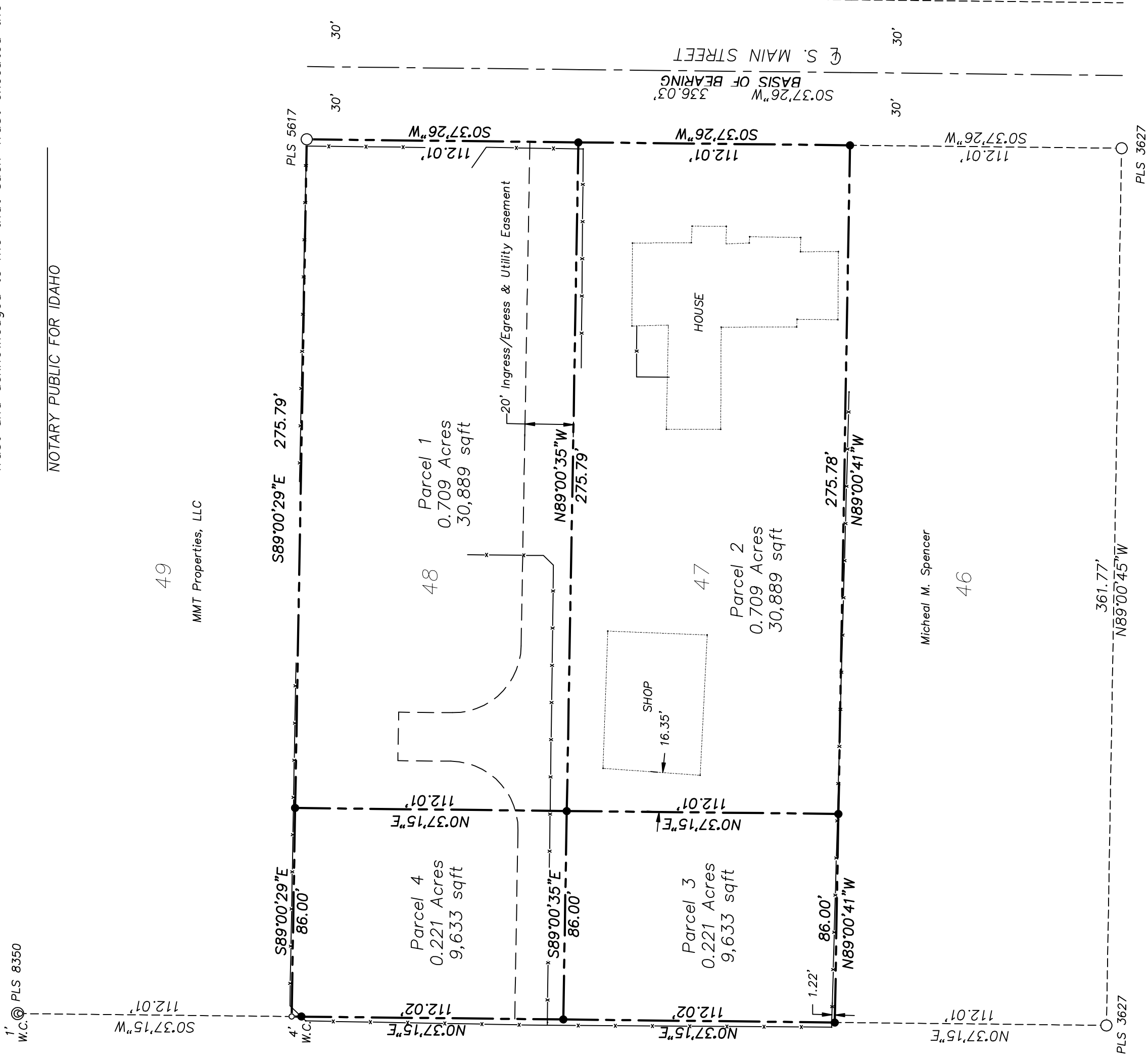
STATE OF IDAHO)SS  
COUNTY OF ADA)

On this \_\_\_\_\_ day of \_\_\_\_\_, in the year of 20\_\_\_\_\_, before me, the undersigned, a notary public, personally appeared Jonathan Lei, known or identified to me to be the Trustee of the Lei Family Living Trust that executed the instrument or the person who executed the instrument on behalf of said Trust and acknowledged to me that such Trust executed the same.

NOTARY PUBLIC FOR IDAHO

Reference Surveys:  
Inst. No. 100029433, ROS No. 4952  
Inst. No. 2020151392, ROS No. 12584  
Inst. No. 99057785, ROS No. 4649  
Inst. No. 2021170284, ROS No. 13163  
Inst. No. 97096367, ROS No. 4066  
Inst. No. 94026291, ROS No. 2807  
Inst. No. 95024491, ROS No. 3174  
Inst. No. 113098241, ROS No. 9532  
Inst. No. 108038809, ROS No. 8258  
Dickson's Subdivision  
Book 3, Page 133  
Reference Deed:  
Inst. No. 2021168333  
Inst. No. 2021110106

49  
MMT Properties, LLC



RECORD OF SURVEY NO. \_\_\_\_\_  
COUNTY RECORDER'S CERTIFICATE  
INSTRUMENT NUMBER: \_\_\_\_\_ FEE \_\_\_\_\_  
STATE OF IDAHO } S.S.  
COUNTY OF ADA }  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS  
FILED AT THE REQUEST OF SKINNER LAND SURVEY  
AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. THIS  
\_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.  
EX-OFFICIO RECORDER \_\_\_\_\_ DEPUTY \_\_\_\_\_



Scale: 1" = 40'

LEGEND

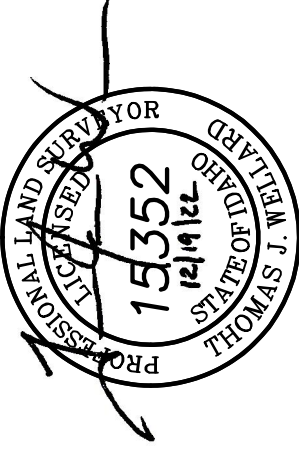
- 5/8" REBAR – FOUND
- 1/2" REBAR – FOUND
- 1/2" x 24" REBAR – SET
- CALCULATED POINT
- PROPERTY BOUNDARY LINE
- ORIGINAL PLATTED LOT LINE
- ROAD CENTERLINE
- FENCE LINE
- W.C. WITNESS CORNER

Surveyor's Narrative:

This survey was performed at the request of the Lei Family Living Trust to the divide the lots described in the reference deeds. The property is currently zoned R-1 by the City of Star. Existing lot corners were located and held as shown. Platted distances were proportioned with shot distances. This resulted in lots that closely matched original sizes. The lots were then divided at the clients direction. The basis of bearing for this survey was established by GNSS observations, projected to the Idaho State Plane Coordinate system, West Zone, NAD83 datum. All bearings shown are on grid azimuth and all distances are ground at project elevation.

CERTIFICATION

I, Thomas J. Wellard, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this map has been prepared from an actual survey made on the ground under my direct supervision, that this map is an accurate representation of said survey, and that it is in conformity with the Corner Perpetuation Act, Idaho Code 55-1601 through 55-1612.



INDEX No. 414-17-4-4-0-03-133

SURVEY FOR:

JONATHAN & DIANN LEI

Skinner

Land Survey

17842 Sand Hollow Road  
Caldwell, Idaho 83607  
(208)-454-0933

WWW.SKINNERLANDSURVEY.COM  
surveys@skinnerlandsurvey.com

Drawn By: ZCL

Date: Jan. 31, 2023

Surveyed By: ZCL

Job No. JA0323



## **DEVELOPMENT AGREEMENT RED BARN INN REZONE**

This Development Agreement ("Agreement") is entered into by and between the City of Star, a municipal corporation in the State of Idaho, hereinafter referred to as "City", and Lei Family Living Trust 08/16/2005, hereinafter referred to as "Owner".

WHEREAS, Owner owns a parcel of land of approximately .70 acres in size, currently located within Ada County, zoned CBD, and more particularly described in **Exhibit A** of Ordinance 384-2023, which is attached hereto and incorporated by reference herein (the "Property");

WHEREAS, Owner requested that the Property be rezoned and be developed in accordance with the applicable ordinances and regulations of the City and this Agreement;

WHEREAS, the City, pursuant to Section 67-6511A, Idaho Code, and Star City Code at Title 8, Chapter 1, has the authority to enter into a development agreement for the purpose of allowing, by agreement, a specific development to proceed in a specific area and for a specific purpose or use which is appropriate in the area, but for which all allowed uses for the requested zoning may not be appropriate;

WHEREAS, the City has authority to enter into development agreements to condition annexations and re-zones;

WHEREAS, Owner desires to be assured that it may proceed with allowing its Property to be zoned and developed in accordance with this Agreement;

WHEREAS, the parties agree to the zoning designations for the Property as provided in Exhibit A;

WHEREAS, a Request for Rezone of the Property to CBD-DA, Development Agreement and Conditional Use Permit was made as File No. RZ-23-02/DA-23-03/CU-23-04, so that the City can review all the applications affecting the use and development of the Property in an integrated manner consistent with the City's Comprehensive Plan and land use ordinances, which applications were approved;

WHEREAS, the intent of this Agreement is to protect the rights of Owners use and enjoyment of the Property while at the same time mitigating any adverse impacts of the development upon neighboring properties and the existing community and ensuring the Property is developed in a manner consistent with City Ordinances;

THEREFORE, the City and Owner, for and in consideration of the mutual covenants, duties and obligations herein set forth, hereby agree as follows:

**Section 1. Legal Authority.** This Agreement is made pursuant to and in accordance with the provisions of Idaho Code Section 67-6511A and Star City Code, Title 8, Chapter 1.

**Section 2. Development/Uses/Standards.**

**2.1 Development Acreage and Uses Permitted.** As to the Property described on **Exhibit A**, Owner is allowed to develop the approximate .70 acres as follows:

- Zoning Classification: The zoning classification of the Property shall be CBD-DA.
- The Owner shall comply with all city ordinances relating to the Property except as otherwise provided herein.

**2.2 Site Design.** The Property shall be developed in substantial conformance with the approved site plan, dated 3/29/23, a copy of which is attached hereto and incorporated by reference herein as **Exhibit B**.

**2.3 Uses.** The Property is hereby approved for a hotel/motel facility.

**2.4 Setbacks.** The development shall comply with the standard setbacks for the R-1 zone as follows:

Central Business District Setbacks:

Max. Height	Min. Front Yard Setback	Min. Rear Yard Setback	Min. Interior Side Setback	Min. Street Side Setback
35'	0'	0'	0'	0'

**2.5 Additional Requirements:**

- Streetlights/Parking Lot lights shall comply with the Star City Code. Design shall follow Code with requirements for light trespass and “Dark Skies” lighting. Applicant/Owner shall work with staff and submit a streetlight design that meets city standards prior to Building Permit being issued.
- A Certificate of Zoning Compliance will be required prior to the start of construction.
- The Applicant shall receive approval from the Flood Plain Administrator and complete the necessary paperwork for building in a special flood hazard area prior to issuing the building permit.

- The Applicant shall comply with all requirements of File CU-23-04.

**2.6 Changes and Modifications.** No change in the use or restrictions specified in this Agreement shall be allowed or changed without modification of this Agreement pursuant to the requirements of the Star City Ordinances. In the event Owner changes or expands the use permitted by this Agreement or fails to comply with the restrictions without formal modification of this Agreement as allowed by the Star City Ordinances, Owners shall be in default of this Agreement.

**2.7 Conditions, Bonding for Completion.** All of the conditions set forth herein shall be complied with or shall be bonded for completion by Owner before an Occupancy permit will be granted. Failure to comply with the Star City Ordinances or the terms of this Agreement shall result in a default of this Agreement by Owner. Owner may be allowed to bond for certain conditions at one hundred and fifty percent (150%) of the estimated cost of completion pursuant to Star City Ordinances.

**Section 3. Affidavit of Property Owner.** Owner shall provide an affidavit agreeing to submit the Property to this Development Agreement and to the provisions set forth in Idaho Code section 67-6511A and Star Zoning Ordinance and such affidavit is incorporated herein by reference.

**Section 4. Default.** The failure of Owner, its heirs or assigns or subsequent owners of the Property or any other person acquiring an interest in the Property, to faithfully comply with any of the terms and conditions of this Agreement shall be deemed a default herein. This Agreement may be modified or terminated by the Star City Council as set forth in the Star City Ordinances. In the event this Agreement is modified, Owner shall comply with the amended terms. Failure to comply with the amended terms shall result in default. In the event the City Council, after compliance with the requirements of the Star City Ordinances, determines that this Agreement shall be terminated, the zoning of the Property or portion thereof that has not been developed in accordance with this Agreement shall revert to its prior zoning designation. All uses of such property, which are not consistent with the prior zoning designation, shall cease unless such uses were consistent with this Agreement when commenced. A waiver by the City of Star for any default by Owner of any one or more of the covenants or conditions hereof shall apply solely to the breach and breaches waived and shall not bar any other rights or remedies of the City or apply to any subsequent breach of any such or other covenants and conditions. Owner, by entering into this Agreement, do hereby consent to a reversion of the subject property to its prior zoning designation the event there is a default in the terms and/or conditions of this Agreement.

**Section 5. Unenforceable Provisions.** If any term, provision, commitment or restriction of this Agreement or the application thereof to any party or circumstances shall,



to any extent, be held invalid or unenforceable, the remainder of the instrument shall remain in full force and effect.

**Section 6. Assignment and Transfer.** After its execution, this Agreement shall be recorded in the office of the County Recorder at the expense of Owner. Each commitment and restriction on the development subject to this Agreement, shall be a burden on the Property, shall be appurtenant to and for the benefit of the Property and shall run with the land. This Agreement shall be binding on the City and Owner, and their respective heirs, administrators, executors, agents, legal representatives, successors and assigns: provided, however, that if all or any portion of the Property is divided, each owner of a legal lot shall only be responsible for duties and obligations associated with an owner's parcel and shall not be responsible for duties and obligations or defaults as to other parcels of lots within the Property. The new owners of the Property or any portion thereof (including, without limitation, any owner who acquires its interest by foreclosure, trustee's sale or otherwise) shall be liable for all commitments and other obligations arising under this Agreement with respect only to such owner's lot or parcel.

**Section 7. General Matters.**

**7.1 Amendments.** Any alteration or change to this Agreement shall be made only after complying with the notice and hearing provisions of Idaho Code Section 67-6509, as required by Star City Code.

**7.2 Paragraph Headings.** This Agreement shall be construed according to its fair meaning and as if prepared by both parties hereto. Titles and captions are for convenience only and shall not constitute a portion of this Agreement. As used in this Agreement, masculine, feminine or neuter gender and the singular or plural number shall each be deemed to include the others wherever and whenever the context so dictates.

**7.3 Choice of Law.** This Agreement shall be construed in accordance with the laws of the State of Idaho in effect at the time of the execution of this Agreement. Any action brought in connection with this Agreement shall be brought in a court of competent jurisdiction located in Ada County, Idaho.

**7.4 Notices.** Any notice which a party may desire to give to another party must be in writing and may be given by personal delivery, by mailing the same by registered or certified mail, return receipt requested postage prepaid, or by Federal Express or other reputable overnight delivery service, to the party to whom the notice is directed at the address of such party set forth below.

Star: City of Star  
Attn: City Clerk  
P.O. Box 130  
Star, ID 83669



OWNER:

\_\_\_\_\_  
Lei Family Living Trust  
Jonathan Lei, Trustee

STATE OF IDAHO   )  
                                  ) ss.  
County of Ada)

On this \_\_\_\_\_ day of \_\_\_\_\_, 2023, before me the undersigned, a Notary Public in and for said state, personally appeared Jonathan Lei, known to me to be the Trustee for the Lei Family Living Trust, who subscribed his name to the foregoing instrument, and acknowledged to me that he executed the same in said name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

\_\_\_\_\_  
Notary Public for Idaho  
Residing at \_\_\_\_\_  
My Commission expires \_\_\_\_\_



[illegible]

# SITE PLAN

**Red Barn Inn**  
309 S. Main Street  
Lot 48, BLK 1 Dickson's Subdivision  
Star • Idaho • 83669

drawn by:

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checked by:

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date: Mar. 29, 2023

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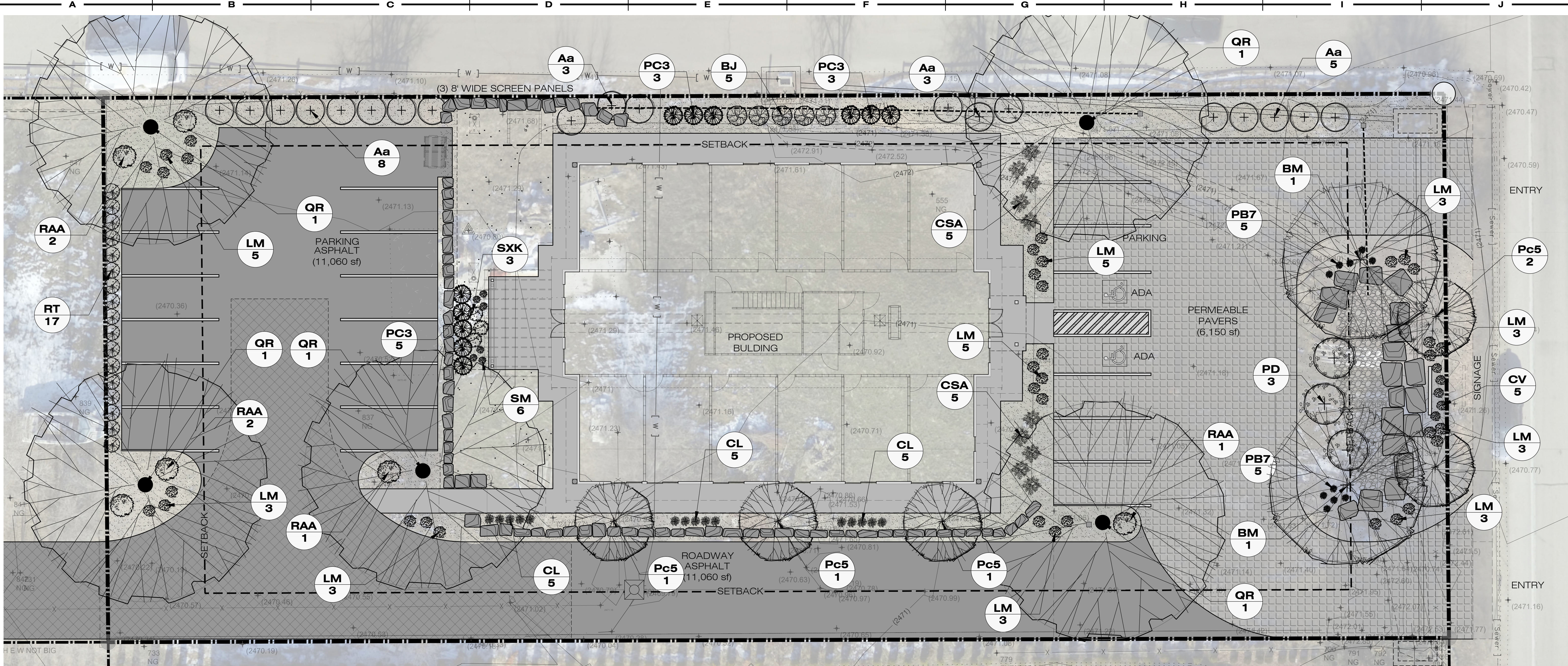
revisions:

**L-1.0**

**SHEET**

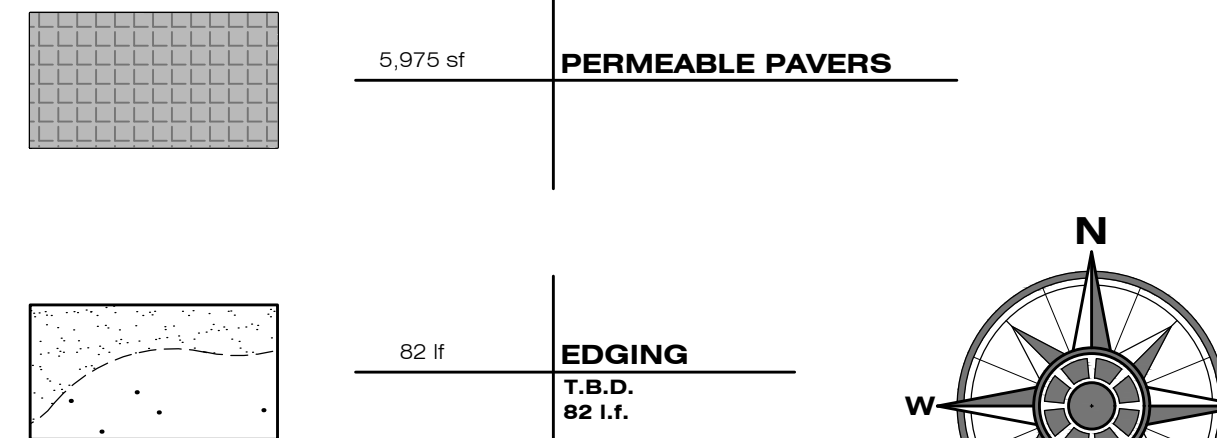
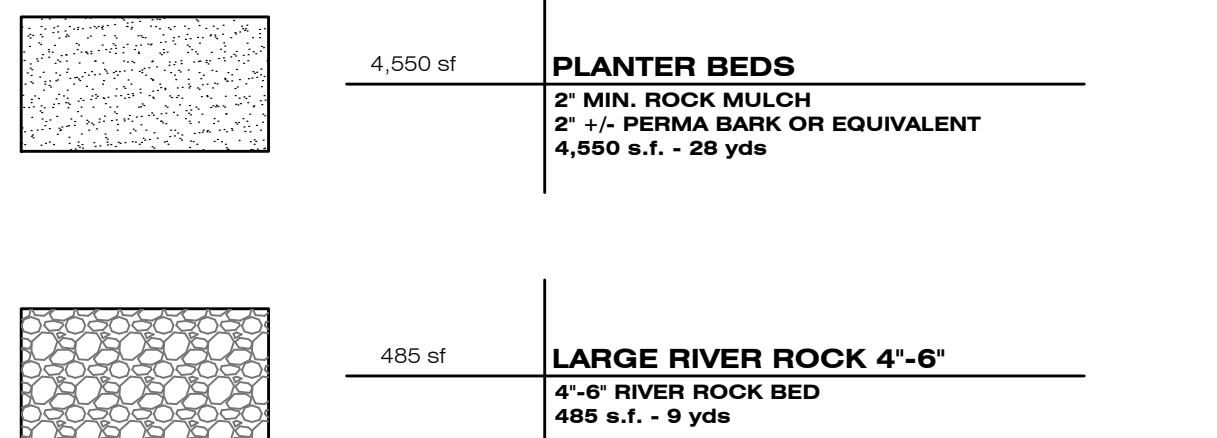
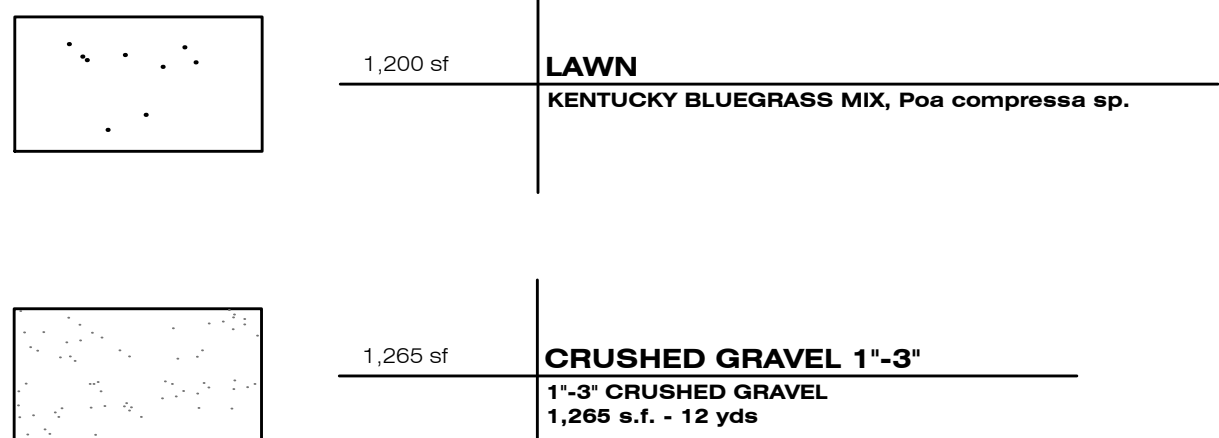
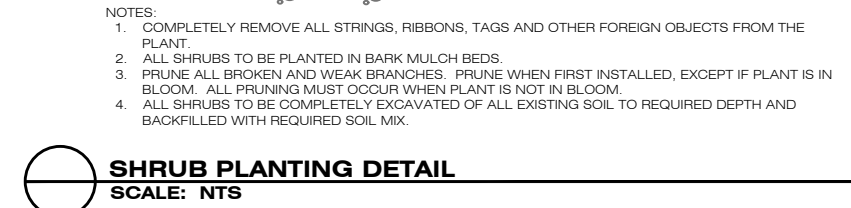
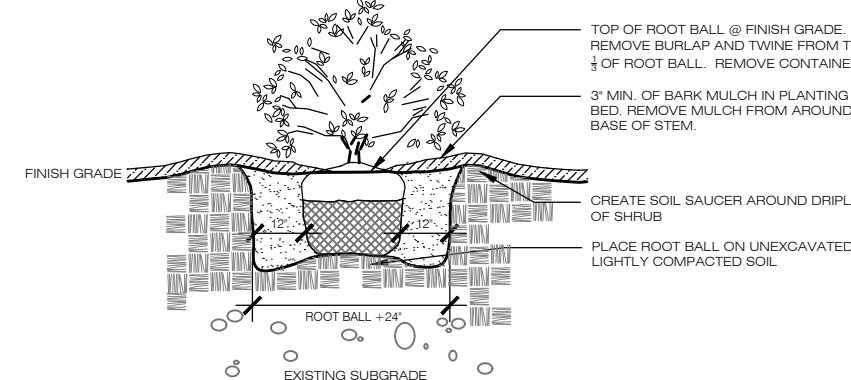
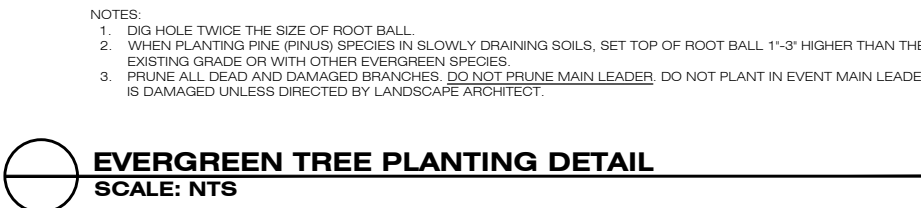
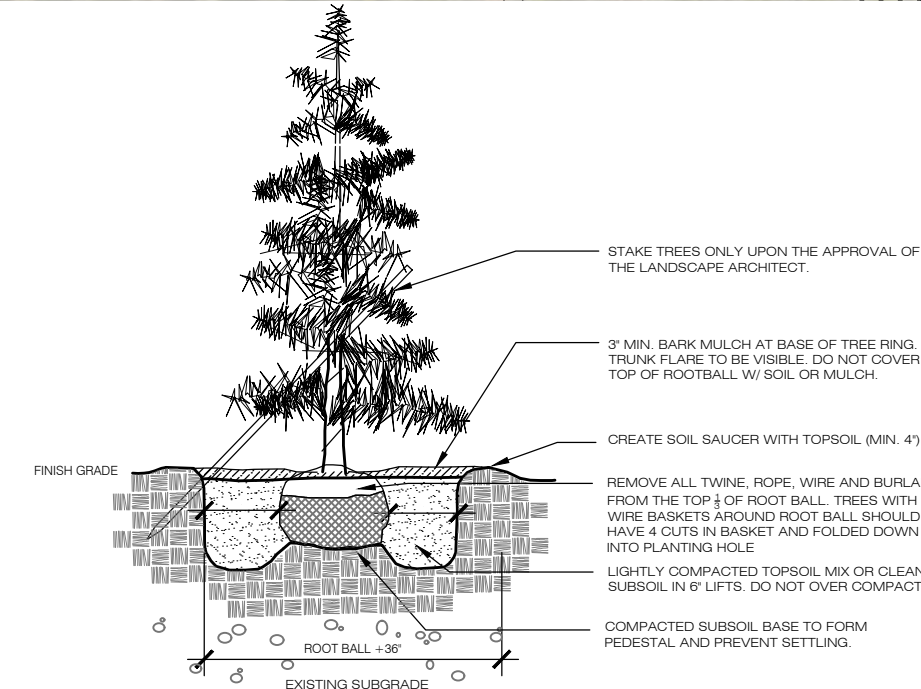
THIS DOCUMENT (INCLUDING THE ELECTRONIC FILE ASSOCIATED WITH IT) AND THE CONTENTS CONTAINED THEREON (I.E. DESIGNS, CONCEPTS, AND GRAPHIC SYMBOLS) OWNERSHIP OF DOCUMENTS, ARE THE PROPERTY OF TIKLA P.LLC, AND SHALL NOT BE USED IN WHOLE OR IN PART, BY ANY OTHER PERSON OR PERSONS WITH OR WITHOUT THE WRITTEN AUTHORIZATION OF TIKLA P.LLC. COPYRIGHT © 2023.





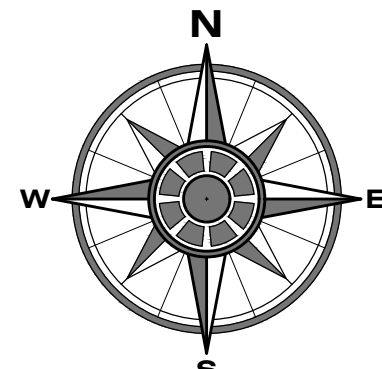
PLANT SCHEDULE MAIN

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE	SUN EXPOSURE
	BM	2	Betula nigra / River Birch	2' cal.	40'-70' tall x 40'-60' wide	Part shade
	BJ	5	Betula platyphylla Jelpark / Parkland Pillar Birch	2.5' cal.	30'-40' tall x 6'-7' wide	Part shade, Full sun
	Pc5	5	Pyrus calleryana 'Cleveland Select' / Chanticleer Callery Pear	2' cal.	40'-50' tall x 15'-20' wide	Part shade, Full sun
	QR	5	Quercus rubra / Red Oak	3' cal.	50'-75' tall and wide	Part shade, Full sun
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE	SUN EXPOSURE
	PC3	11	Picea abies 'Cupressina' / Spruce 'Cupressina'	8'	20' tall x 5'-6' wide	Part shade, Full sun
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE	SUN EXPOSURE
	Aa	19	Aronia arbutifolia 'Brilliantissima' / Brilliant Red Chokeberry	5 gal.	6'-8' tall and wide	Part shade, Full sun
	CSA	10	Cornus stolonifera 'Arctic Fire' / Arctic Fire Dogwood	5 gal.	36'-60' tall and wide	Part shade
	PD	3	Physocarpus opulifolius 'Diablo' / Diablo Ninebark	5 gal.	8'-10' tall and wide	Part shade
	RT	17	Rhamnus frangula 'Tallhedge' / Buckthorn - Tallhedge	5 gal.	10'-12' tall x 4' wide	
	RAA	6	Rhus trilobata 'Autumn Amber' / Autumn Amber Sumac	5 gal.	12' tall x 5'-6' wide	Part shade, Full sun
	SXK	3	Symphoricarpos x 'Kolcham' / Charming Fantasy Snowberry	5 gal.	4' tall and wide	
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE	SUN EXPOSURE
	CL	15	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 gal.	5'-6' tall x 1.5'-2' wide	Part shade, Full sun
	CV	5	Coreopsis verticillata 'Moonbeam' / Moonbeam Coreopsis	1 gal.	18"-24" tall and wide	Full sun
	LM	36	Lavandula angustifolia 'Munstead' / Munstead English Lavender	1 gal.	18"-24" tall and wide	Part shade, Full sun
	PB7	10	Pennisetum alopecuroides 'Burgundy Bunny' / Burgundy Bunny Dwarf Fountain Grass	5 gal.	12"-18" tall and wide	Part shade, Full sun
	SM	6	Salvia x sylvestris 'May Night' / May Night Salvia	1 gal.	18"-24" tall and wide	Part shade, Full sun

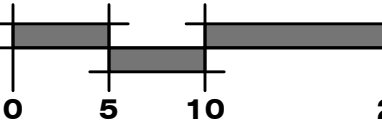


LANDSCAPE & PLANTING NOTES:

1. LOCATIONS OF PROPOSED PLANT MATERIALS ARE APPROXIMATE AND MUST BE FIELD VERIFIED PRIOR TO INSTALLATION. LOCATIONS SHOWN ON THE PLAN MAY VARY BASED ON EXISTING FIELD CONDITIONS, CONSULT LANDSCAPE ARCHITECT PRIOR TO INSTALL.
2. ANY UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE LOCATED AND VERIFIED IN THE FIELD PRIOR TO ANY EXCAVATION WORK INCLUDING INSTALLATION OF PLANT MATERIALS.
3. ALL PLANTING AREAS TO BE AERATED AFTER CONSTRUCTION AND PRIOR TO INSTALLATION OF PLANT MATERIALS.
4. ALL PLANT MATERIALS TO COMPLY WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
5. ALL PLANT MATERIAL SUBJECT TO AVAILABILITY.
6. REFER TO ADDITIONAL MATERIALS AND SPECS INCLUDING IRRIGATION PLAN AND PERFORMANCE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
7. ALL LANDSCAPING TO BE IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM.



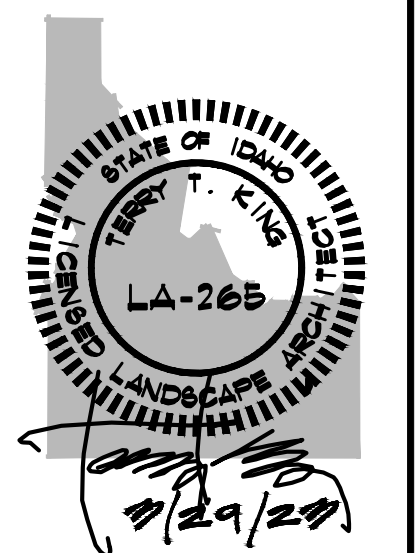
SCALE: 1" = 10'-0"



**TTKLA**  
PLLC

**Terry T. King**  
Landscape Architecture

6122 S. Moonfire Way  
Boise ID 83709  
(208) 869-3820 Boise  
(208) 720-3730 Ketchum  
terry@ttkla.com  
www.ttkla.com



LANDSCAPE PLAN

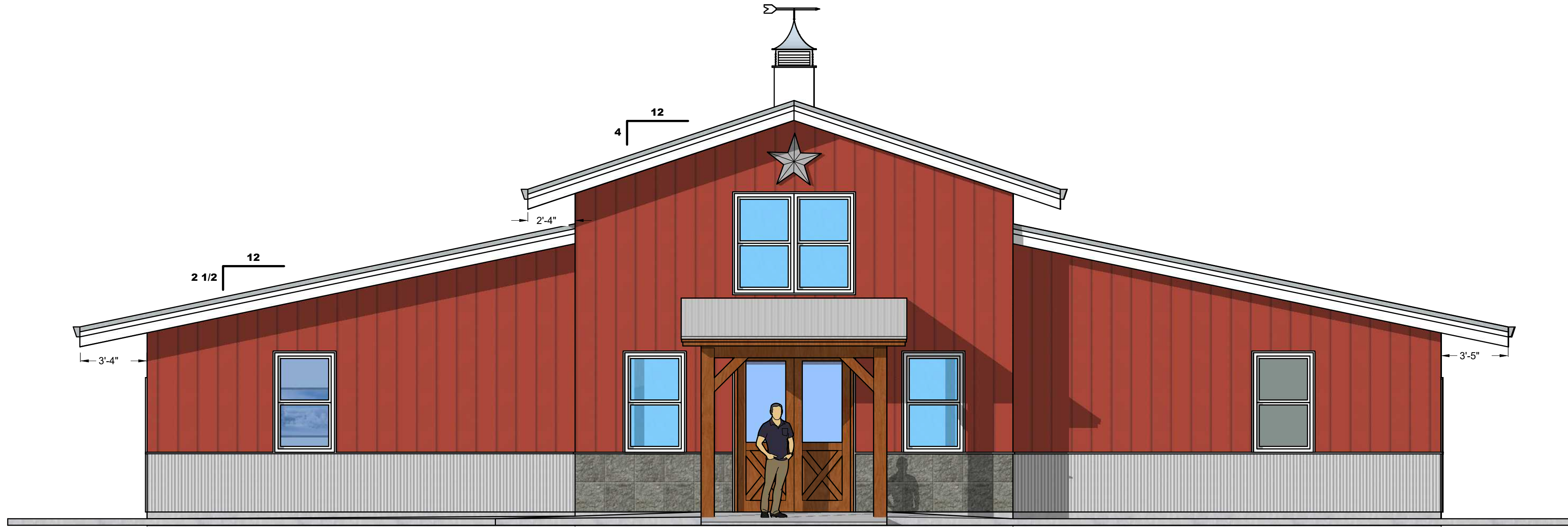
Red Barn Inn

309 S. Main Street  
Lot 48, BLK 1 Dickson's Subdivision  
Star • Idaho • 83669

drawn by: mo  
checked by: tk  
date: Mar. 29, 2023  
revisions:

L-1.2  
SHEET





**Red Barn**  
341 South Main Street  
Star ID 83669

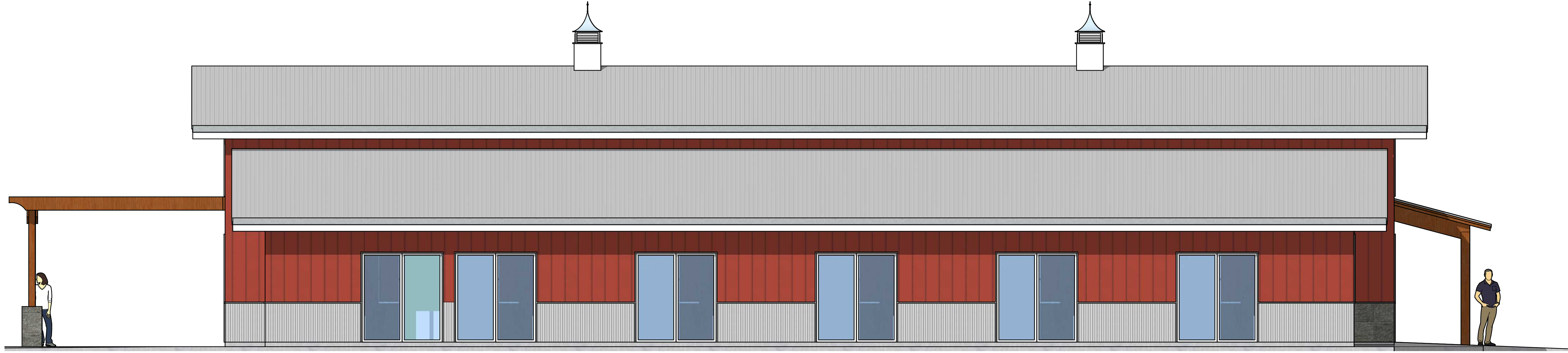
**CLIENT**  
D/Ann Lei  
341 South Main Street  
Star ID 83669

**PROJECT**  
Red Barn  
**PROJECT NO.**  
245,170

**ISSUE**  
MM.DD.YY  
**DRAWN BY**  
JL

CRUINI & NEAN  
ELEVATION





**Red Barn**  
341 South Main Street  
Star ID 83669

**CLIENT**  
D/Ann Lei  
341 South Main Street  
Star ID 83669

**PROJECT**  
Red Barn  
**PROJECT NO.**  
245,170

**ISSUE**  
MM.DD.YY  
**DRAWN BY**  
JL

LEI & NIGITI  
ELEVATION