

**City of New Meadows Design Review  
For  
309 South Heigho**

1. Name: William and Donna Brown, Address: 3454 South End Road, New Meadows, ID., 83654
2. Name: Same as above
3. Legal description of the Property:  
Lots 13, 14, 15, 16 in Block 32 of the Townsite of New Meadows, Adams County, Idaho, as said lots and block are numbered and designated on the official plat of said Townsite of file in the Adams County Recorder's Office.
4. Description of existing use: The home that was on these lots burned down. The lots have a two car garage and a storage shed still sitting on them.
5. Zone District, R-2
6. Description of proposed variance or conditional use. We purchased a small Mobile Home, we call it our Tiny Home, thinking to put it on our lots in town. The Conditional Use Permit is required because of the Zone the lots are in.
7. Site Plan. Attached.
8. Objective narrative stating the reasoning for a variance or conditional use and the justification of the request: Zone R-2 does not allow homes under 800 sq. ft. When we bought the mobile home, we didn't think about the zone our lots are in. Bill talked to Julie and she mentioned that he could put more than one little home on that large of space and use them for rentals. Well, that

didn't pan out! So, now we just want to do our original plan and put the home we already have on our lots so we will have somewhere to live.

9. Certificate of Ownership: Attached.
10. A list of property owners: Turned in.
11. Fees:

# **Park Model RV**

## **Installation Manual**

# INSTALLATION INSTRUCTIONS

**1. Is the lot well drained?**

Water must not accumulate around or under your Park Model. Providing proper grading and drainage so that all water is minimized in the surrounding area within 10 feet from the structure is important.

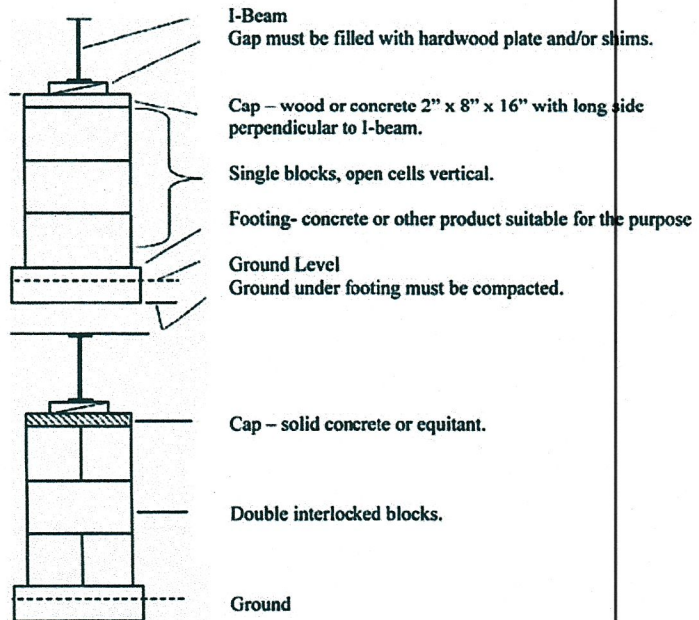
**2. Is the site properly prepared?**

Besides drainage, you need a firm ground to support your Park Model. All organic matter such as grass and topsoil must be removed and any needed fill must be properly compacted.

**3. What supports my Park Model?**

You have choices: metal jack stands, cement blocks, or there are other aftermarket devices that use a cement pedestal with a jack stand type head. Any of the above are fine as long as you do not exceed the working load that they are certified to hold. Loose stacked cement blocks can hold 8,000 lbs. on a single stack and 16,000 lbs. on a double stack (Refer to Picture 1). Manufactured piers usually have their ratings stamped on them and the tops should be of the type that clamp to the beam under the park model. All these are types of piers and their height should be kept to a minimum, but must be high enough to keep the wood floor framing at least 18 inches from the soil under the Park Model so it won't be damaged by ground moisture.

**Picture 1**



4. **What holds up the piers?** Every pier, cement block or otherwise, needs a footing to transfer the weight to the ground. The minimum size footing for your Park Model is 16" X 16" and thick enough not to crack under the load. Usually 2, 4" solid concrete blocks are good enough, (see picture 1 again) But ABS pads are alright too.

5. **How far apart do I place the footings?** Park Model RV can weigh up to approximately 675 pounds per running foot under each I-beam, 99% of the time you want to space the piers about 6 feet apart and start no more than 2 feet from the ends of each beam with not less than 16" X 16" footings under them. In the very unlikely event you have settling, you could use bigger footings or put more of them in closer together. This only occurs on very soft ground, but more footings on the ground will fix the problem. Of course a concrete slab is the biggest footing you can get. It is a great option, but very rarely needed strictly for support. Any footing with water around it will settle and that is one of the reasons to grade the lot, as shown in step 1.

**Note:** At 675 pounds per foot, the piers will be holding 4,050 lbs. at six feet, if your piers are not rated for this load, then use larger piers, or place the piers closer together.

**Note:** If your Park Model is in a very cold part of the country, where the ground might freeze under the footings, then the bottom of footings needs to be below the frost line, to prevent shifting of the Park Model in the winter.

6. **OK, all this holds my park model up, what holds it down?** Our Park Models have 3 anchor straps installed per side and we strongly recommend that you use them in conjunction with an extra strap from each anchor to the top of the nearest frame (See picture 2). You need to use the largest class anchor suitable for the type of soil you have. The anchor manufacturer will have the requirements and specifications. We also recommend that this work be done by an experienced crew.

Picture 2

