

Permit # L2023-157



GALLATIN COUNTY
Land Use Permit Application

Gallatin County Planning Dept.
APPROVED
Land Use Permit

1. **Property Owner:** Kodiak Construction Levi Beavon

2. **Site Address:** 197 Lion Peak Drive

Section: 17 Township: 02 S Range: 05 E

Subdivision/COS #/ Deed Reference: woodland park sub ph 4 c

Block: 30 Lot/Tract/Parcel: 2

DOR/Geocode #: 06 0798 17 2 22 41 0000
(4) (2) (1) (2) (2) (4)

Lot Area: .19 acres, or _____ sq. ft.

3. **Zoning District:** DO **Sub-District:** RX - MD

4. **Is this Application in Response to a Letter from the Compliance Department?:** Yes No

5. **Estimated Market Value of Construction (not including land cost):** 400,000

6. **Existing Structure(s) on Property?** YES (Describe Below) NO

Describe all other Structures on the parcel and provide proof of permits or documentation of year built:

Structure	Use of Structure	Date Built	Office Use Only – Existing LUP/CUP/Variance?	App. #

7. **Structure Proposed:** (If more than one structure, please attach additional sheets in order to complete Sections #7-11)

a. **Single-Family**

1. Number of Bedrooms: 4

2. Square Feet of Floor Area: 2712

3. Total Impervious Surface: 1172 Maximum Allowed % Lot Coverage: 40%

4. Height: 27' 11-7/8" Maximum Height Allowed by Zoning Regulation: 32'

5. Pitch of Main Roof: 8/12

6. Foundation Type: concrete
7. Use of Structure: Permanent / Temporary Date of Removal (if temporary): ___/___/___
8. Condominium Exemption Required?: Yes No

b. **Multi-Family**

1. Number of Structures: _____
2. Number of Units: _____ Are they being rented?: Yes No
3. Number of Bedrooms per Unit: _____
4. Square Feet of Living Space per Unit: _____
5. Total Impervious Surface: _____ Maximum Allowed % Lot Coverage: _____
6. Height: _____ Maximum Height Allowed by Zoning Regulation: _____
7. Pitch of Main Roof: _____
8. Foundation Type: _____
9. Condominium Exemption Required/Proposed?: Yes No

c. **Commercial/Industrial**

1. Number of Structures: _____
2. Number of Units: _____ Are they being rented?: Yes No
3. Square Feet per Unit: _____
4. Total Impervious Surface: _____ Maximum Allowed % Lot Coverage: _____
5. Height: _____ Maximum Height Allowed by Zoning Regulation: _____
6. Pitch of Main Roof: _____
7. Foundation Type: _____
8. Use of Structure: _____

Permanent / Temporary Date of Removal (if temporary): ___/___/___

9. Condominium Exemption Required/Proposed?: Yes No

d. **Addition onto Existing Structure**

1. The Existing Structure is: Single Family Residence Multi-Family
 Commercial/Industrial Other (please describe): _____
2. Height: _____ Maximum Height Allowed by Zoning Regulation: _____
(as defined in the specific zoning regulation & ensure building dimension are clearly labeled on elevation drawings)
3. Pitch of Main Roof: _____
4. Foundation Type: _____

5. Square Feet of Proposed Addition: _____
6. New Total Impervious Surface: _____ Maximum Allowed % Lot Coverage: _____
7. Use of Addition (sauna, bedroom, kitchen expansion, bathroom addition, deck enlargement, etc.): _____
8. Please attach current pictures of existing Structure.

e. **Other** (*Accessory Dwelling Unit, Accessory Structure, Fireworks Stand, Home Occupation, etc.*)

1. Use of Structure:

Permanent / Temporary _____ Date of Removal (if temporary): ____/____/____

2. Number of Bedrooms: _____
3. Square Feet of Living Space: _____
4. Total Square Footage: _____
5. Height: _____ Maximum Height Allowed by Zoning Regulation: _____
6. Pitch of Main Roof: _____
7. Foundation Type: _____
8. Short Term Rental: Yes No (*short-term rentals will be considered anything less than 30 days, or as described in zoning regulations*)

8. **Zoning Setbacks** (*one Table per proposed Structure; Actual measurements always required*):

	Zoning Required Setback to Structure	Zoning Permitted Encroachments (Eaves/Other Overhang(s))	OFFICE USE ONLY	Actual Measurement to Outer Wall of Structure	Actual Measurement to Encroachments (Eaves/Other Overhang(s))	OFFICE USE ONLY	
Front Property Line	25	2 20'	JMO	28	26	JMO	
Rear Property Line	20	2 15'	↓	22	20		
Side (East) Property Line	8	2 3'		9	7		
Side (West) Property Line	8	2 3'		17	15		
Watercourse	35'	30'		-	-		
Irrigation Ditch	35'	30'		-	-		
Manmade Water Feature	-	-		↓	-	-	↓

9. **Septic/Sewer System** (complete one):

- No Septic/Sewer Connection Needed (because structure is unplumbed).
- Porta-potty. (must be approved by Gallatin City-County Health Department; include correspondence if applicable)
Approved For: _____ Employees Date of Removal (if applicable): ___/___/___
- Septic System. (must be approved by Gallatin City-County Health Department before submitting this application. A copy must be provided).
Permit Number: _____ Approved For: _____ Bedrooms
- Proposed Structure Will be Connected to a Community Sewer System:
(attach written approval to connect to community sewer system, if applicable.)
-

10. **Floodplain** – Is a Portion of the Property is Located in a Mapped Floodplain? YES NO
(If Yes, you may be required to submit: a copy of the appropriate floodplain map; documentation from a licensed professional engineer or land surveyor showing the development activity is out of the floodplain; or a copy of the approved floodplain development permit. Please contact the Planning Department prior to submitting a Land Use Permit.)

11. **Required Attachments as Described on Page One of the Application Cover Letter.**

- Elevations (please make sure Height is clearly labeled on all sides as defined by the specific zoning regulations).
- Floor Plans.
- Site Plan.
- Other Attachments (as required by specific zoning regulation).

12. **Preparation For Inspection** (must be completed prior to submittal of application):

- All Corners of Proposed Structure Are Clearly Marked.
Date Structure will be/is Staked: 04 / 18 / 2023
- All Property Corners Are Clearly Marked.
- The Lot is labeled by: Lot Number Address
and is visible from lion peak road, as of 4 / 8 / 2023
- Gate Code: _____
- Other relevant information Planner needs to know prior to Site Visits (dogs, accessibility, etc.):
-
-

PLEASE INCLUDE ALL CONTACT INFORMATION & SIGNATURE ON FINAL PAGE

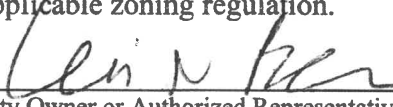
13. **Contact Information** (please check the box below to identify the primary contact for questions).
Approval documents will be emailed to the property owner and representative, if noted.

Property Owner Name: Kodiak Construction
Address: 5350 Debour Lane
City: Bozeman State: MT Zip: 59718
Phone: 509-844-3196 Email: lbeavon@gmail.com

Representative: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Email: _____

AGREEMENT

By signing below, the above named property owner or their authorized agent hereby certifies that the information submitted in this application is true and correct; and that the proposed work shall be done in accordance with the approved plans and in compliance with the requirements of the applicable zoning regulation.

 _____ Date 4-13-2023
Property Owner or Authorized Representative Signature

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197 LION PEAK DRIVE

GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB SITE CONDITIONS BEFORE COMMENCING WORK AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT.
- GENERAL CONTRACTOR TO COORDINATE ARCHITECTURAL DRAWINGS WITH MECHANICAL, ELECTRICAL, AND PLUMBING.

APPLICABLE CODES:
 2021 INTERNATIONAL RESIDENTIAL CODE
 2021 UNIFORM PLUMBING CODE
 2021 INTERNATIONAL MECHANICAL CODE
 2020 NATIONAL ELECTRIC CODE
 2021 INTERNATIONAL FUEL GAS CODE
 2021 INTERNATIONAL ENERGY CONSERVATION CODE

DESIGN CRITERIA
 SEISMIC ZONE D0
 115 MPH WIND

FLOOR AREAS

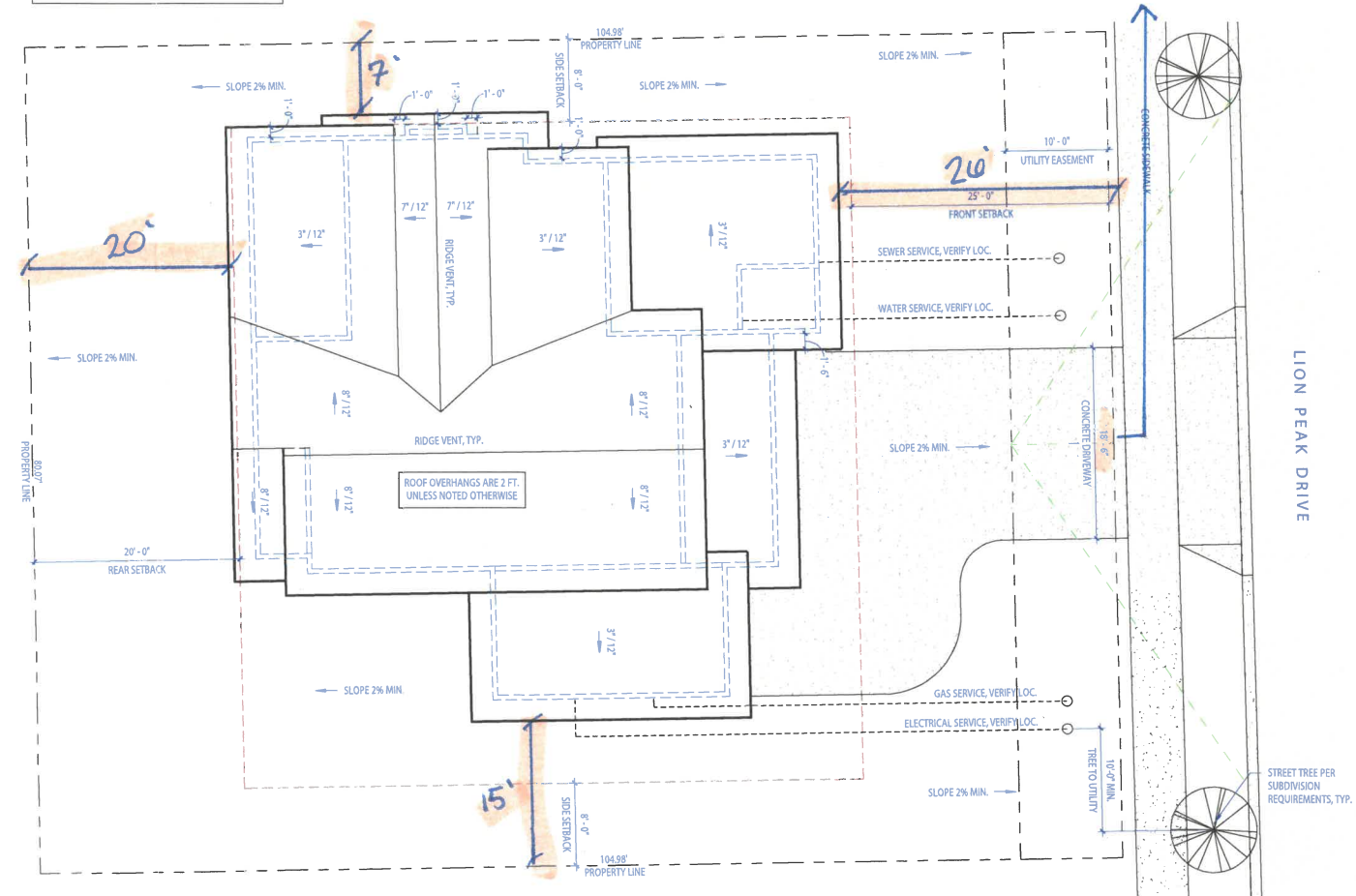
1ST FLOOR:	1,370	SF GROSS
2ND FLOOR:	1,342	SF GROSS
TOTAL AREA:	2,712	SF GROSS
GARAGE:	854	SF GROSS

HARDSCAPE AREA:		
COVERED FRONT PATIO:	52	SF
COVERED REAR PATIO:	195	SF
DRIVEWAY:	925	SF
TOTAL HARDSCAPE AREA:	1,172	SF



LOT 2, BLOCK 30, PHASE 4C
 WOODLAND PARK SUBDIVISION
 LOT AREA = 8,406 SF
 BUILDING FOOTPRINT = 2,224 SF
 HARDSCAPE FOOTPRINT = 1,172 SF
 LOT COVERAGE = 40%

DRIVEWAY MEETS SECTION
 15.08.1-2 OF
 REGULATIONS. ✓



① SITE PLAN
 1/8" = 1'-0"

PROVIDE & INSTALL RAIN GUTTERS & DOWNSPOUTS PER OWNER OR BUILDER DISCRETION

NOTE: CONTRACTOR RESPONSIBLE FOR VERIFYING UTILITY SERVICE LOCATIONS

ALL LANDSCAPING SHALL BE INSTALLED PER SUBDIVISION REQUIREMENTS, TYPICAL

LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET PER IRC R401.3

BLACK MOUNTAIN
 ARCHITECTURE
 (406) 552-4498 www.blackmountainmt.com

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DESIGN REVIEW - REVISED

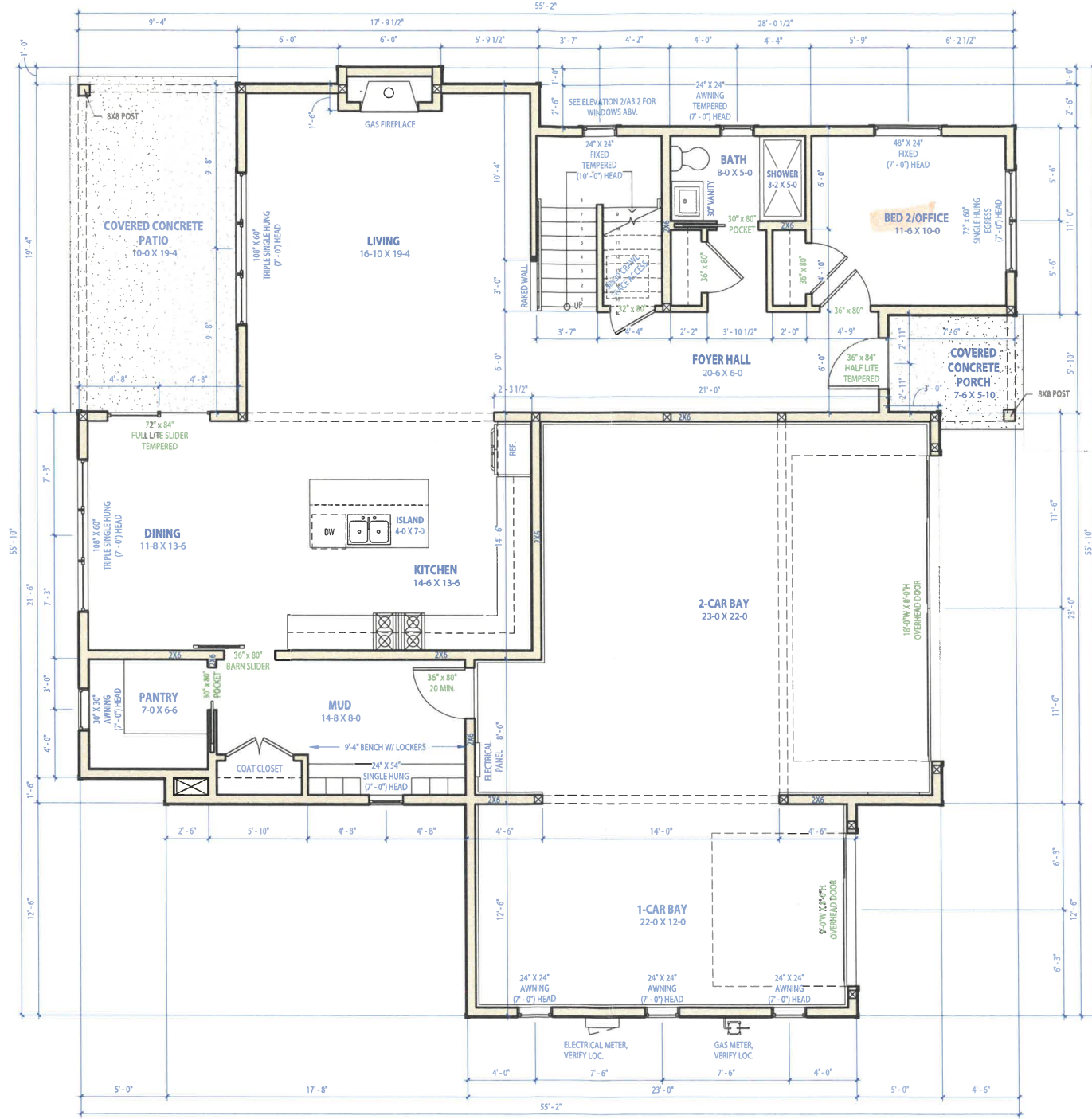
SITE PLAN

A1.1

APRIL 7, 2023

KELSEY COMER
 197 LION PEAK DR.
 LOT 2, BLOCK 30, PHASE 4C, WOODLAND PARK
 BOZEMAN, MT

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1 1ST FLOOR PLAN
 1/4" = 1'-0"

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ENERGY REQUIREMENTS

2021 INTERNATIONAL ENERGY CONSERVATION CODE
 MONTANA CLIMATE ZONE 6B

INSULATION & FENESTRATION REQUIREMENTS BY COMPONENT

CEILING FLAT:	FLAT	R-60
	VAULTED	R-60
WALLS:	ABOVE GRADE	R-21
	BASEMENTS	R-19 CAVITY/ R-15 CONT.
	CRAWL SPACE	R-19 CAVITY/ R-15 CONT.
FLOORS:	OVER UNHEATED SPACES	R-30
	PERIMETER SLAB FOR 4 FT.	R-10
EXTERIOR DOORS:		U-0.30
WINDOWS:	NFRC UNIT RATING	U-0.30
WATER HEATER:	ENERGY FACTOR RATING	0.58
HEATING SYSTEM:	ENERGY EFFICIENCY RATING	78%
	(AFUE FOR GAS; HSPF HEAT PUMP)	

PLAN NOTES

- FIRE RESISTANT CONSTRUCTION REQUIREMENTS**
- DOORS BETWEEN GARAGE & HOUSE SHALL BE 20-MINUTE & EQUIPPED WITH A SELF-CLOSING DEVICE.
 - INSTALL 1/2" GWB @ WALLS & UNDER-STAIR SURFACE IN ENCLOSED ACCESSIBLE SPACE UNDER STAIRS.
 - 1/2" GWB SHALL BE INSTALLED ON ALL WALLS SEPARATING THE GARAGE FROM THE DWELLING.
 - WHERE HABITABLE ROOMS ARE ABOVE A GARAGE, APPLY 5/8" TYPE "X" GWB ON GARAGE CEILING & 1/2" GWB ON WALLS SUPPORTING FLOOR ABOVE.
 - FOAM INSULATION SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY AN APPROVED THERMAL BARRIER OF MINIMUM 1/2 INCH GWB OR A MATERIAL THAT IS TESTED IN ACCORDANCE NFPA 275.
 - PROVIDE FIRE BLOCKING VERTICALLY AT THE CEILING AND FLOOR LEVELS & HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FT.
 - FLAME SPREAD FOR WALLS AND CEILINGS FINISHED TO BE NOT GREATER THAN 200. PER (R302.92).
 - THE SMOKE-DEVELOPED INDEX FOR WALLS AND CEILINGS SHALL NOT HAVE AN INDEX GREATER THAN 450. PER (R302.92)
- EMERGENCY ESCAPE AND RESCUE OPENINGS (EEROs)**
- ALL SLEEPING ROOMS SHALL HAVE AN EMERGENCY ESCAPE AND RESCUE OPENING (EERO) OPENING DIRECTLY TO THE OUTSIDE VIA A DOOR OR WINDOW. EGRESS WINDOWS SHALL MEET THE REQUIREMENTS OF IRC 2021 SECTION R310.
- MECHANICAL**
- CONTRACTOR TO CONFIRM SIZE & TYPE OF WATER HEATER, SET HEATER IN 1 1/2" DEEP 24 GA. GALVANIZED STEEL PAN DRAINED w/ 3/4" INDIRECT WASTE PIPE. WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO PREVENT HORIZONTAL MOVEMENT.
 - ELEVATE WATER HEATER 18" MINIMUM ABOVE GARAGE SLAB TO ANY ELEMENT OR SWITCH THAT MAY SPARK.
 - A PERMANENT CRAWL SPACE LADDER OR ATTIC SPACE PULL DOWN LADDER IS TO BE INSTALLED TO ACCESS THE HEATING UNIT OR BOILER.
 - THE MAXIMUM CLEAR TRAVEL PATH FROM THE CRAWL SPACE OR ATTIC ACCESS OPENING TO THE HEATING UNIT OR BOILER IS 20 FEET.
 - PROVIDE LIGHT FIXTURE CONTROLLED BY A SWITCH LOCATED AT THE CRAWL SPACE ACCESS HATCH & RECEPTACLE OUTLET SHALL BE INSTALLED AT OR NEAR THE FURNACE.
- SAFETY GLAZING REQUIREMENTS**
- TEMPER GLAZING AT LOCATIONS SPECIFIED IN IRC 2021 R308.4

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DESIGN REVIEW - REVISED

1ST FLOOR PLAN

A2.1

APRIL 7, 2023

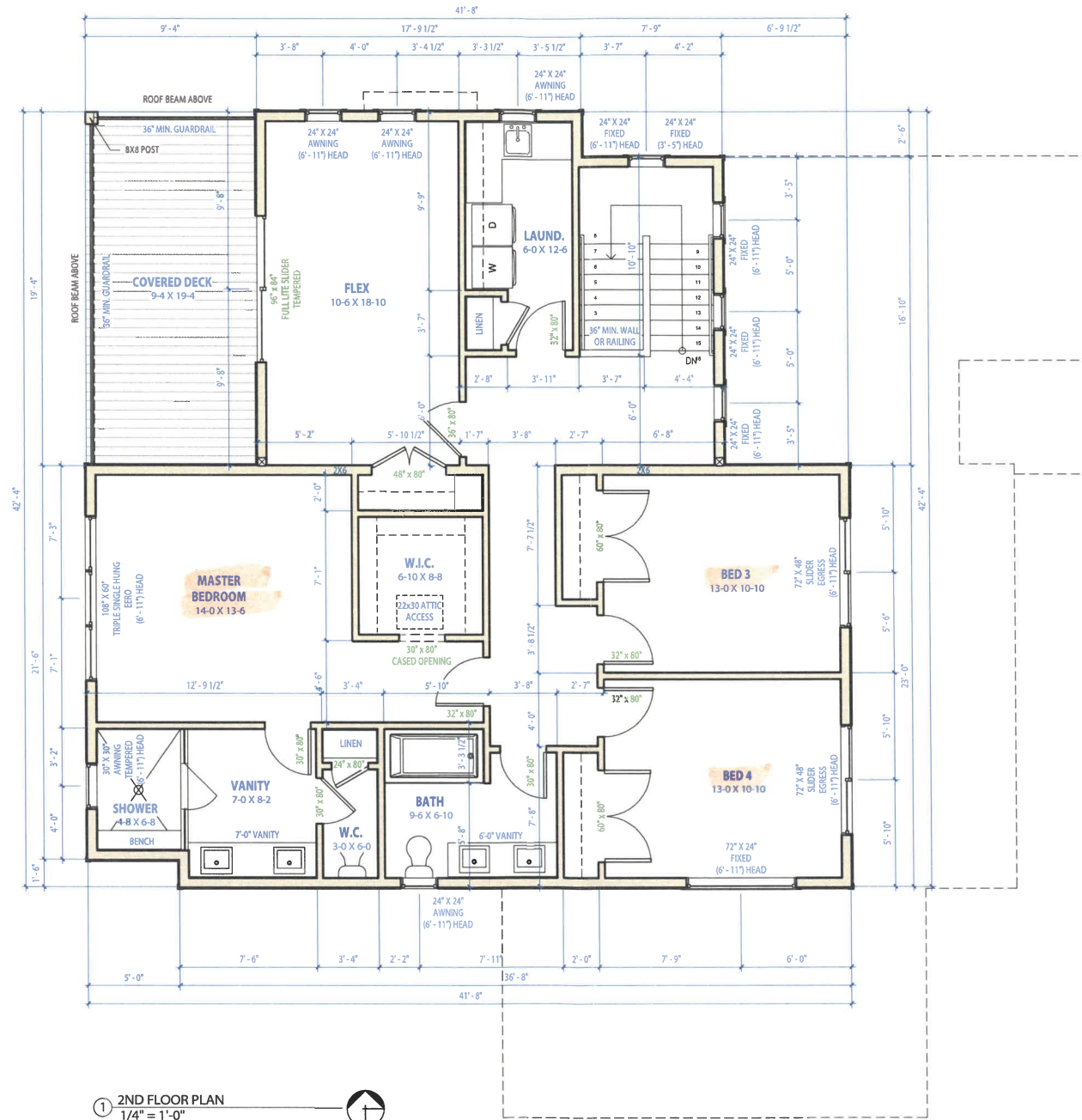
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DESIGN REVIEW - REVISED

2ND FLOOR PLAN

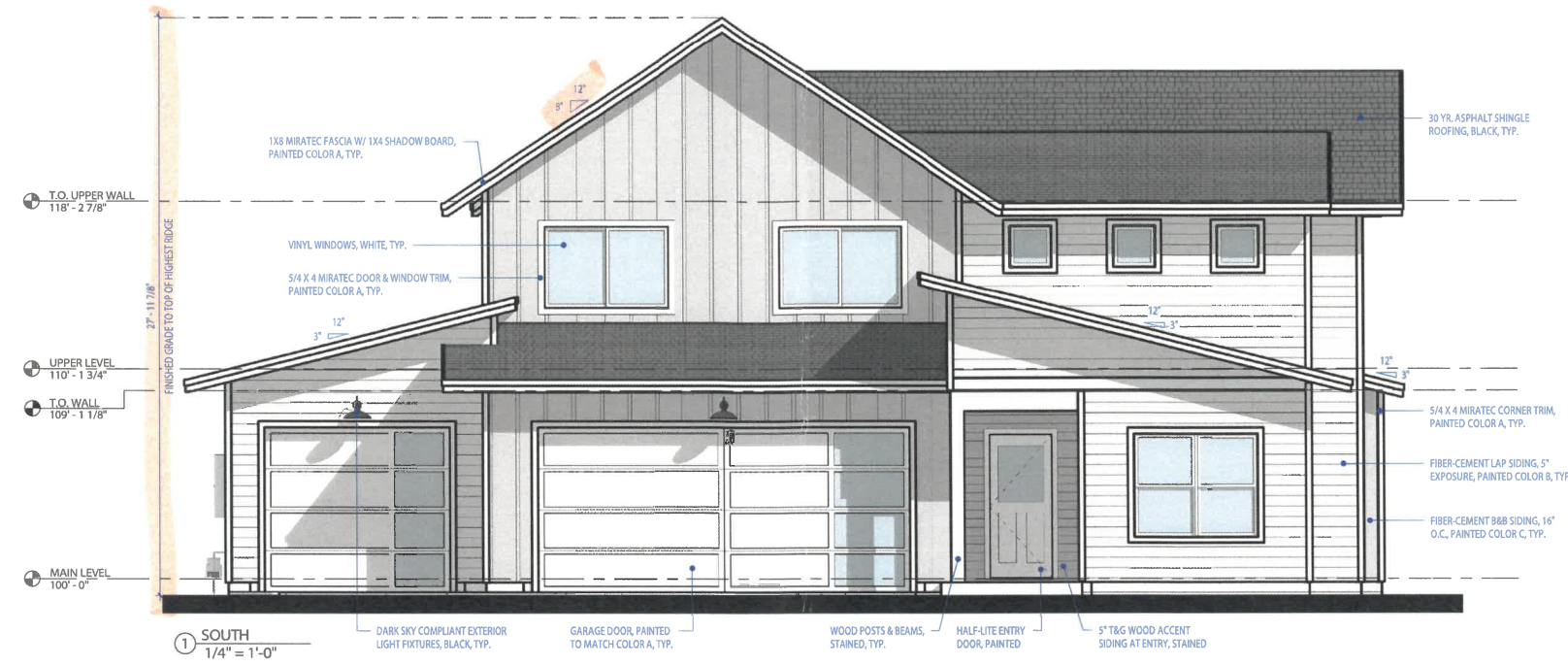
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APRIL 7, 2023

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① SOUTH
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② WEST
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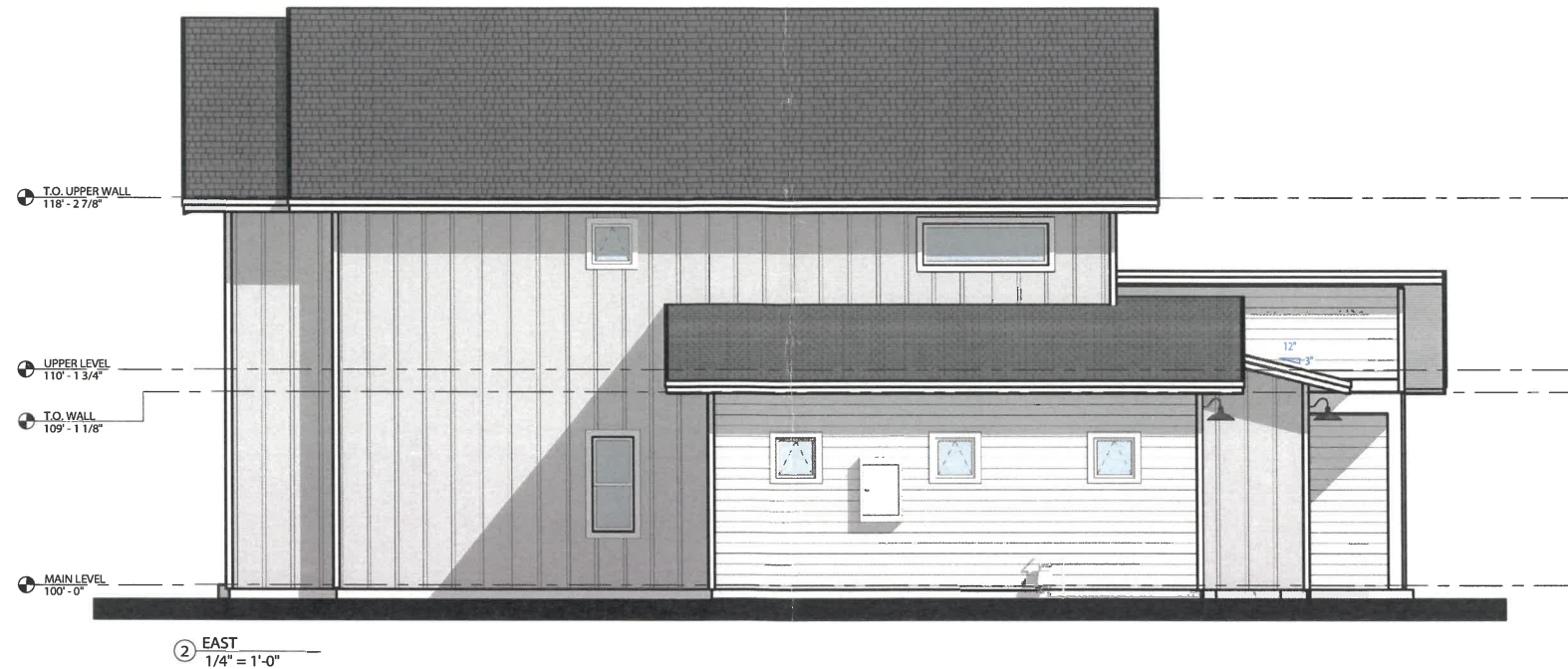
DESIGN REVIEW - REVISED

EXTERIOR ELEVATIONS

A3.2

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DESIGN REVIEW - REVISED

EXTERIOR
ELEVATIONS

A3.3

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