

CITY OF GREAT FALLS
PLANNING & COMMUNITY DEVELOPMENT DEPT.
P.O. BOX 5021, GREAT FALLS, MT, 59403-5021
406.455.8430 • WWW.GREATFALLSMT.NET

LAND USE APPLICATION

John Mieyr Duplex

Name of Project (if applicable):

1115 18th Ave. SW

Project Address:

John Mieyr

Applicant/Owner Name:

P.O. Box 1471 Great Falls, MT 59403-1471

Mailing Address:

406 - 231-3569

Phone:

Johnmieyr@gmail.com

Email:

Representative Name:

Phone:

Email:

LEGAL DESCRIPTION:

Lot 10, Block 004 Montana Addition

Lot/Block/Subdivision:

S 15, T 20N, R 03E

Section/Township/Range:

ZONING (ZONING MAP AMENDMENT ONLY):

LAND USE (CONDITIONAL USE ONLY):

Current:

Proposed:

Current:

Proposed:

Vacant

2-Family Residential

I (We), the undersigned, understand that the filing fee accompanying this application is not refundable. I (We) further understand that the fee pays for the cost of processing, and the fee does not constitute a payment for approval of the application. I (We) further understand that public hearing notice requirements and associated costs for land development projects are my (our) responsibility. I (We) further understand that other fees may be applicable per City Ordinances. I (We) also attest that the above information is true and correct to the best of my (our) knowledge.

Applicant/Owner's Signature:

7/17/2020

Date:

Representative's Signature:

Date:

July 17, 2020

RE: CUP Request, 1115 18th Ave. SW, Great Falls, MT

Attention: City of Great Falls Planning Department Staff and other City Staff/Officials:

I am requesting that I be granted a Conditional Use Permit for the aforementioned property.

I am a licensed Construction Contractor operating out of this City and I am also the owner of the property for which the CUP request is being made.

As you will see upon review of the Site Plan and Project Drawings which accompany this request, I would like to construct a high quality, two family dwelling, aka: duplex home, on this currently vacant property.

I feel the upscale project design will further enhance the neighborhood, while serving the useful purpose of providing quality housing in an area of this City that has much to offer. There are schools, shopping, dining and other important services available in this immediate area, making it a very desirable living location.

At this time, if allowed to proceed with this project, I intend to operate as the General Contractor and will self-perform the majority of the construction. Appropriate Licensed Sub-Contractors will be hired to perform aspects of the project as required by applicable Laws and Codes.

If possible, a family member, or myself, will reside in one of the homes.

I would certainly appreciate your consideration in granting this request.

Please contact me with any questions or concerns you may have.

Thank you.

Sincerely,

John Mieyr
John Mieyr Construction.
406 231 3569

Attached:

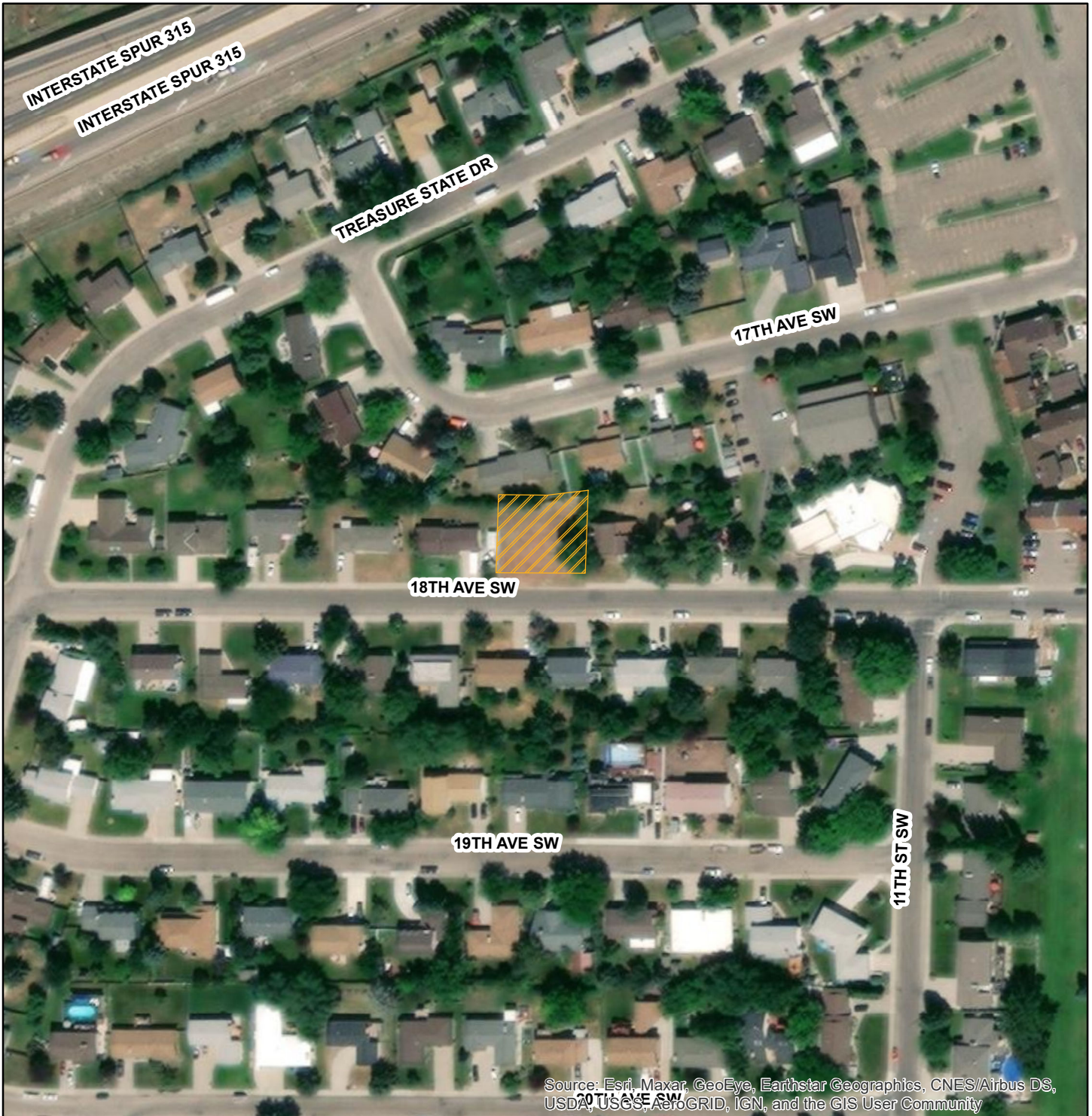
Check # 3661 - \$ 1,500.00

Land Use Application

Site Plan/Project Drawings

Site Plan/ Project Drawings – Thumb Drive

EXHIBIT A



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

 Parcel selection

 City Limits



Label	Title
P-1	TITLE PAGE
P-2	GENERAL NOTES
P-3	SITE PLAN
P-4	MAIN FLOOR
P-5	BASEMENT
P-6	FOUNDATION
P-7	ELEVATIONS
P-8	ELEVATIONS
P-9	SECTIONS
P-10	ROOF PLAN
P-11	FRAMING PLAN
P-12	MECH/ELEC/PLUM PLAN
P-13	SCHEDULES

MIEYR DUPLEX

1115 18TH AVE SW
Great Falls, MT 59404

DESIGN CRITERIA

SEISMIC ZONE	"A"
WIND DESIGN	115 MPH
FOUNDATION DEPTH	42" FROST DEPTH
ROOF SNOW LOAD	63 PSF AFTER ALLOWED REDUCTIONS
EXPOSURE CATEGORY	B
TOPOGRAPHY EFFECTS	NONE
SOIL BEARING CAPACITY	1500 PSF (ASSUMED)
AIR FREEZING INDEX	2500
FLOOR LIVE LOADS	
BALCONIES/DECKS	= 60 PSF
HABITUAL AREAS/ STAIRS	= 40 PSF
BEDROOMS	= 30 PSF

GENERAL NOTES:

- ALL WORK DESCRIBED IN THESE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED ON THESE DRAWINGS OR CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE OWNER OR DESIGNATED REPRESENTATIVE'S ATTENTION IMMEDIATELY BEFORE WORK COMMENCEMENT.
- OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR THE MIS-DESCRIPTION OF THE WORK TO BE PERFORMED WHICH IS NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY PERFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MIS-DESCRIBED WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.
- ALL FINAL RESPONSIBILITY FOR ON-SITE COORDINATION AND FINISHED PRODUCT IS WITH THE GENERAL CONTRACTOR.
- ALL ITEMS NOT SPECIFICALLY CALLED OUT IN THESE DRAWINGS ARE ITEMS INTENTIONALLY LEFT TO BE DESIGNED OR CLARIFIED BY THE OWNER AND OR GENERAL CONTRACTOR.
- ALL WORK TO BE PERFORMED IN ACCORDANCE WITH LOCAL BUILDING CODES.
 - International Building Code, 2012 Edition (IBC), together with the following:
 - As amended by the State of Montana: ARM 24.301.131.
 - National Electrical Code, 2014 Edition (NFPA 70)
 - As amended by the State of Montana: ARM 24.301.401
 - International Energy Conservation Code, 2012 Editions (IECC).
 - The IECC, as modified and amended 3/26/2010 by the following rules: ARM 24.301.161
 - International Existing Building Code, 2012 Edition (IEBC)
 - The IEBC, as modified and amended by the following rules: ARM 24.301.111
 - International Residential Code, 2012 Edition (IRC).
 - The IRC, as modified and amended by the following rules: ARM 24.301.154
 - Uniform Plumbing Code, 2012 Edition (UPC), together with the following:
 - UPC Appendix Chapters
 - Appendix A, Recommended Rules for Sizing the Water Supply System
 - Appendix B, Explanatory Notes on Combination Waste and Vent Systems
 - Appendix D, Sizing Storm Water Drainage System
 - The UPC, as modified and amended by the State of Montana:
 - ARM 24.301.301
 - ARM 24.301.351
 - International Mechanical Code, 2012 Edition (IMC).
 - The IMC, as modified and amended by the following rules: ARM 24.301.172
 - International Fuel Gas Code, 2012 Edition (IFGC).
 - The IFGC, as modified and amended by the following rules: ARM 24.301.173
 - International Fire Code, 2012 Edition
 - ANSI A117.1, 2009 Edition - Accessible and Usable Buildings and Facilities

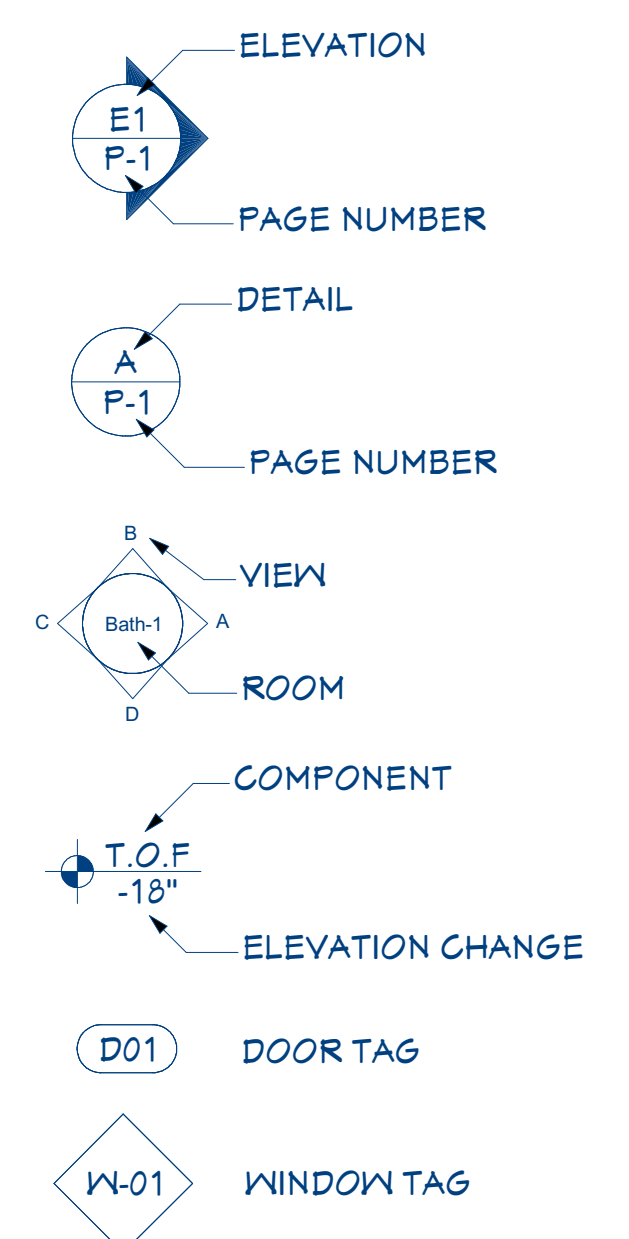


FRONT PERSPECTIVE



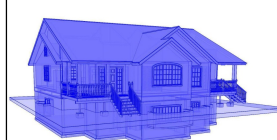
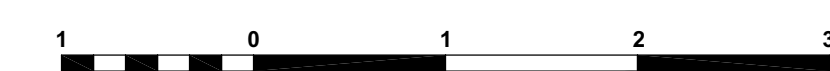
LEFT REAR PERSPECTIVE

SYMBOL KEY



ABBREVIATIONS

T.O.W.	TOP OF WALL
B.O.W.	BOTTOM OF WALL
T.O.F.	TOP OF FOOTING
B.O.F.	BOTTOM OF FOOTING
S.F.E.	SUB FLOOR ELEVATION
F.F.E.	FINISH FLOOR ELEVATION
S.E.	SLAB ELEVATION



REVISION TABLE	NUMBER	DATE	DESCRIPTION

JOHN MIEYR
406-231-3569
johnmieyr@gmail.com

TITLE PAGE

DRAWINGS PROVIDED BY:
Mike Gorecki
Big Sky Custom Home Design, LLC
406-231-6392
admin@bigskycustomhomedesign.com

DATE:

7/8/2020

SCALE:

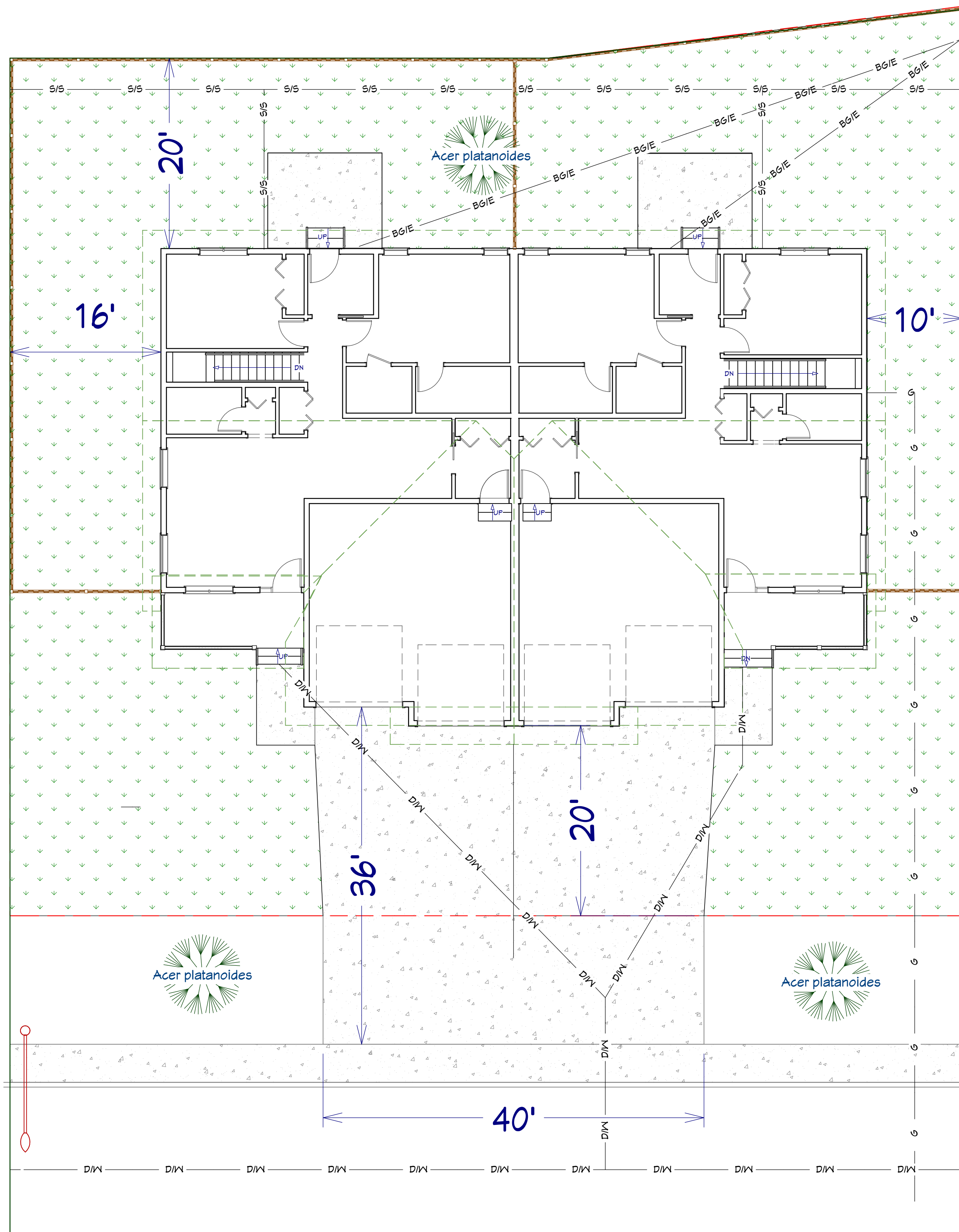
SHEET:

P-1



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SITE PLAN
1 in = 7 1/2 ft

SITE PLAN GENERAL NOTES:
 1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
 2. ALL FINISH GRADES TO BE SMOOTH AND UNIFORM.
 3. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
 4. CONTRACTOR TO CONTROL EROSION AND RUN OFF FROM BUILDING SITE.

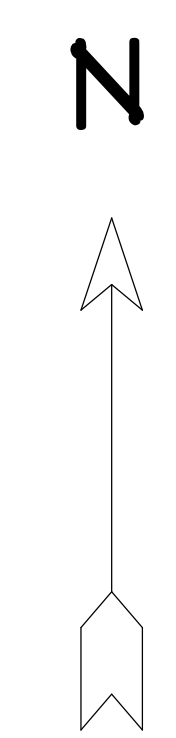
PROJECT NAME: Mieyr Duplex
DEVELOPER/LANDOWNER: John Mieyr
LEGAL DESCRIPTION: MONTANA ADDITION, S15, T20 N, R03 E, BLOCK 004, Lot 010
LOT SIZE: .210 Acres/9115 Sq. Ft.
ZONING: R-2

ALLOWABLE MAX LOT COVERAGE BY PRINCIPAL BUILDING - 35% OR 3190 Sq. Ft.
DESIGNED LOT COVERAGE BY PRINCIPAL BUILDING - 34% OR 3139 Sq. Ft.

REQUIRED TURF GRASS COVERAGE 50% OR 4557 Sq. Ft.
DESIGNED TURF GRASS COVERAGE 50% OR 4607 Sq. Ft.



Camera 3



— G —	GAS LINE
-BG/E-	BELOW GRADE ELECTRIC
— — — —	OVERHEAD ELECTRIC
— — — —	DOMESTIC WATER
-F/W-	FIRE WATER
S/S	SANITARY SEWER
— — — —	STORM SEWER
-D/C-	CABLE TV
-D/P-	TELEPHONE
— — — —	DATA
- - - - -	PROPERTY LINE
- - - - -	EASEMENT
- - - - -	SETBACK



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JOHN MIEYR
 406-231-3569
 johnmieyr@gmail.com

SITE PLAN

DRAWINGS PROVIDED BY:
 Mike Gorecki
 Big Sky Custom Home Design, LLC
 406-231-6392
 admin@bigskycustomhomedesign.com

DATE:

7/8/2020

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SHEET:

P-3