



**PLANNING & DEVELOPMENT DEPARTMENT**

**STATEMENT OF FINANCIAL INTEREST**

Case Number: **SUP-24214** APN: 139-32-513-015

Name of Property Owner: Scott Selco

Name of Applicant: Scott Selco, Veronica Selco

Name of Representative: Stephen Jackson

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

Yes

No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: \_\_\_\_\_

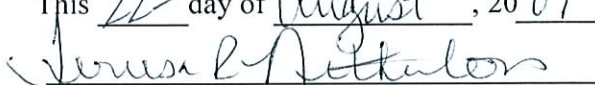
Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

Signature of Property Owner: 

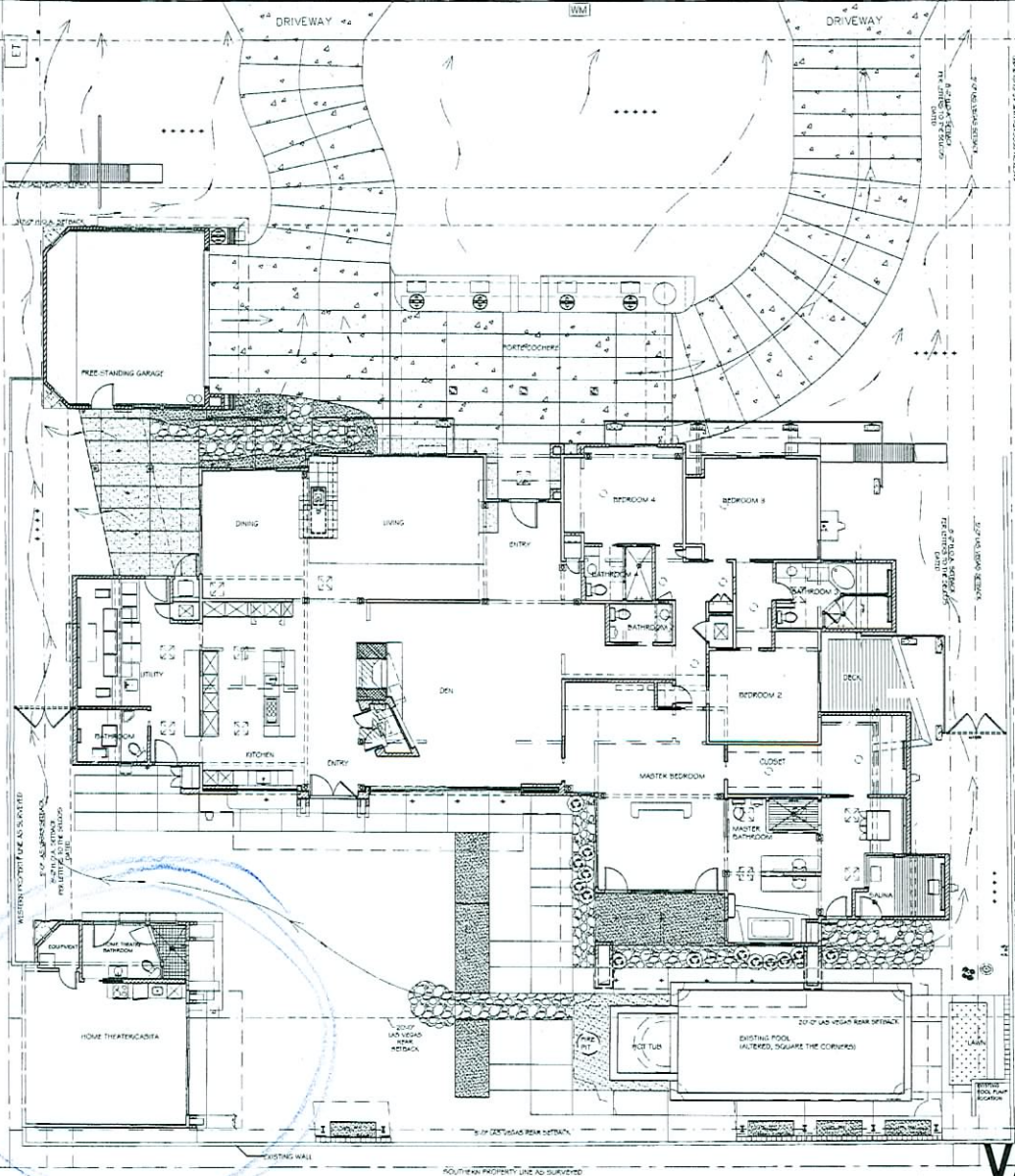
Print Name: Scott Selco

Subscribed and sworn before me

This 22<sup>nd</sup> day of August, 2007  
  
Notary Public in and for said County and State



2401 DRIFTWOOD DRIVE - RANCHO BEL AIR



**FLOOR AREA CALCULATIONS: HEATING, VENTILATING, AND AIR-CONDITIONING**

Existing House / HVAC Space = 4,083 SF ... Total HVAC = 4,083 SF  
 Remodeled Floor Area / HVAC Space = 4,859 SF  
 Existing Rear Garage / "Future Home Theater / Casita" = 490 SF ... Presently No HVAC / Remodel and Addition with HVAC = 561 SF  
 New Free-Standing Garage / No HVAC = 517 SF

**ROOF DRIPLINE COVERAGE CALCULATION**

Lot Size: Assessor's map indicates 133.4' x 155.25' (+20.3' to CL of street) = 20,010 SF  
 Remodeled Main House with Addition, Porte-Cochere = 6939 SF  
 Garage Conversion to Home Theater / Casita = 837 SF (Possible Loss if Wall Moved East @ Hometheater / Casita = -36 SF)  
 New Garage, Connecting Roof = 898 SF  
 Total Roof Area = 8674 SF  
 Coverage / Drip line @ all roof area: 43.35%



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 AUG 27 2007

**VAR-24216  
 SUP-24214  
 10/11/07 PC**

H. STEPHEN JACKSON / ARCHITECT

THE ARTS FACTORY  
 101 E. CHARLESTON BLVD. #203  
 LAS VEGAS, NEVADA 89104  
 TEL: (702) 702-3872 / FAX: (702) 616-8914

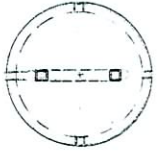
SITE PLAN

SELCO  
 RESIDENCE-ADDITION  
 AND REMODELING

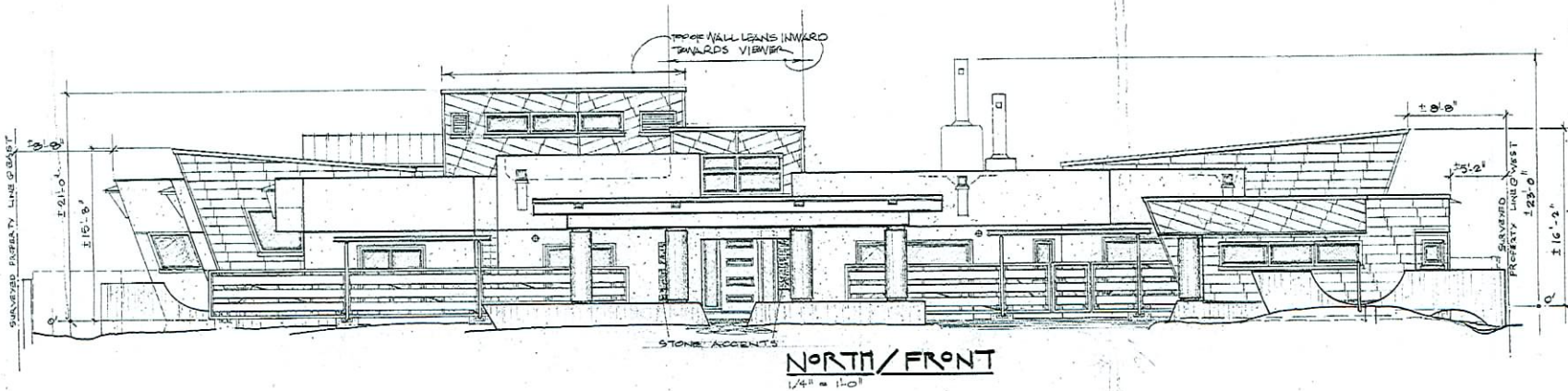
SHEET: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 PROJECT NO: \_\_\_\_\_  
 SCALE: \_\_\_\_\_  
 SHEET NO: \_\_\_\_\_

A1

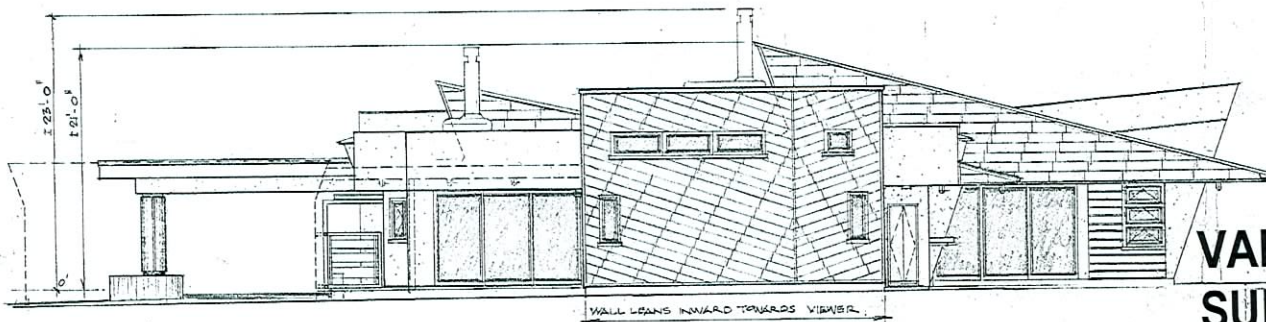




METAL COLUMN  
COVER - 24" DIAM.



**NORTH / FRONT**  
1/4" = 1'-0"



**WEST / RIGHT**  
1/4" = 1'-0"

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**SUP-24214**  
**10/11/07 PC**

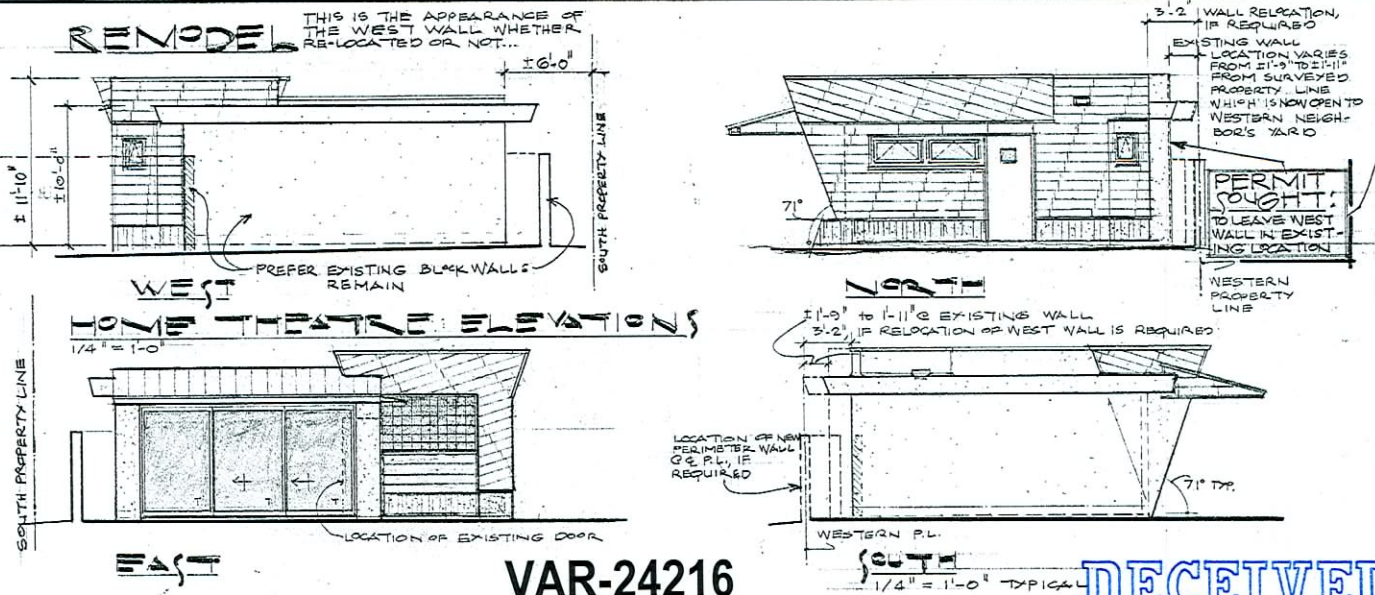
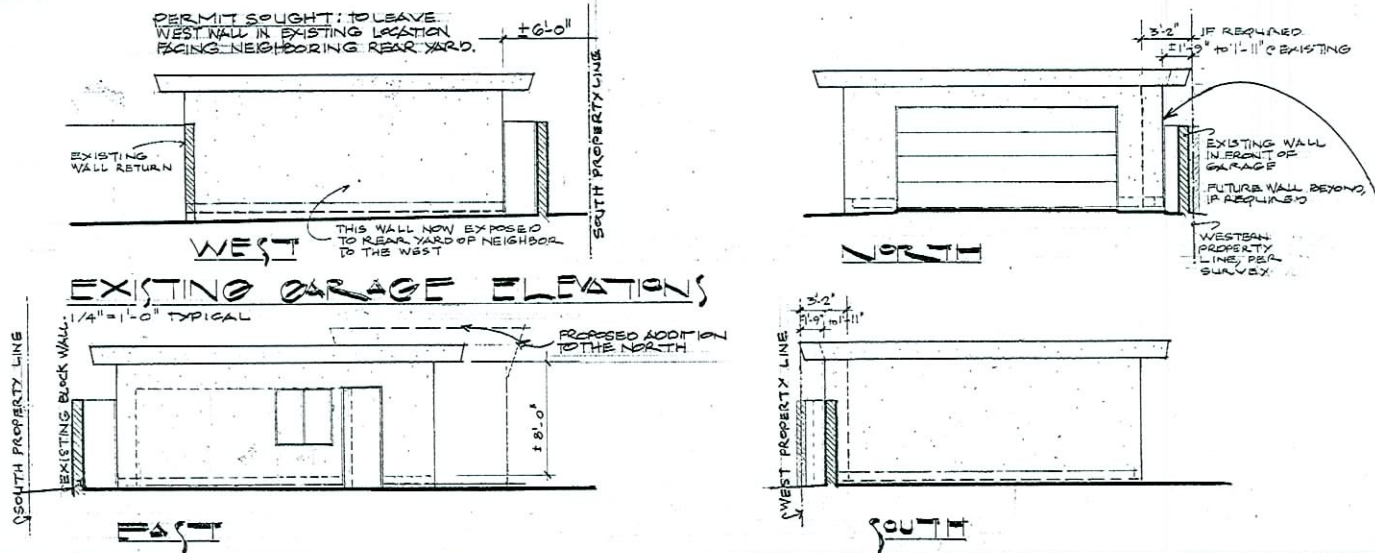
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DATE:	10/11/07
DRAWN BY:	DATE:
CHECKED BY:	DATE:
PROJECT NO.:	SCALE:
SHEET NO.:	A5

H. Stephen Jackson  
Architect  
101 E. CHARLESTON BLVD #203  
LAS VEGAS, NEVADA 89104  
TEL: (702) 332-2400



# CASITA : BEFORE & AFTER



VAR-24216  
 SUP-24214  
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 A8

H. Stephen Jackson  
 Architect  
 1111 1/2 W. 10th St.  
 Seattle, WA 98104  
 TEL: 206.461.1111  
 FAX: 206.461.1112

**SELCO RESIDENCE REMODEL/ADDITION**  
2401 DRIFTWOOD AVENUE, RANCHO BEL-AIR, LAS VEGAS, NEVADA

APPEARANCE of the METAL ROOFING STYLE: "Standing Seam"

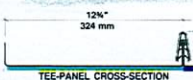
PRIVACY FENCE METAL FRAMING and ARBOR SUPPORT: Dunn-Edwards  
Paints DE6370 "Charcoal Smudge"

SIDING: BERRIDGE MANUFACTURING CO. Metal "Fluted Fascia Panel"  
Finish: "Pre-weathered Galvalume"

**Berridge Tee-Panel  
Metal Standing Seam**

With exclusive patented vinyl weatherseal as an integral part of Snap-On Seam™. Prefinished or bare metal for residential or commercial construction with solid sheathing.

- Hidden fasteners
- Extruded vinyl weatherseal as integral part of Snap-On Seam™ to prevent wobbling or flooding over seams
- Narrow seams
- U.L. 90 & U.L. fire resistance
- ASTM air & water resistance tested
- ASTM E-1592 tested



TEE-PANEL CROSS-SECTION  
Note: Special seam spacing available upon inquiry to factory.

LOW SLOPE ROOFING: BERRIDGE MANUFACTURING CO.  
"Tee-Panel" Clip Seam Metal, Finish: "Zinc-Cote"

• ZINC-COTE™

• PREWEATHERED GALVALUME™

STUCCO PAINT COLOR: Dunn-Edwards Paints DE6109 "Kraft Paper"

**Berridge Fluted Fascia Panel**  
Wall & Facade Panel

Clean, crisp fluted vee-groove texture for large expanses of vertical fascia, eaves or steep mansard.

- 34-1/2" x 10" Exposure
- Panel interlock for wind resistance
- Multi-use Panel



Berridge Fluted Fascia Panel provides a clean, fluted, uniform surface for large vertical expanses.



**SPECIFICATIONS**  
(Require complete specifications from factory)  
Panel and metal Berridge Fluted Fascia Panel are manufactured by Berridge Manufacturing Co., San Antonio, Texas.  
Panel shall have a minimum, fluted design with 10" (nominal) by 34 1/2" (nominal) exposure for the weather.  
**MATERIAL AND FINISH:**  
See "Finish Manual" on page 30  
**CONSTRUCTION DETAILS**  
(See Page 32 and web site: www.berridge.com)

**H. Stephen Jackson / Architect**  
*Design Consultant / Plans / Permit*  
*Professional Architect*

The Arts Partner  
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Las Vegas, Nevada 89106  
702.382.9200  
702.636.8914 (Home)  
E-mail: [stephen@hja-architect.com](mailto:stephen@hja-architect.com)  
Website: [www.hja-architect.com](http://www.hja-architect.com)

ARBOR FRAMING: "Anodized Aluminum"

METAL WINDOWS Finish: Anodized Aluminum  
GLASS: High-Performance E-glass, very light tint/reflectivity  
ALL GLASS DOORS: Anodized Aluminum  
OTHER DOORS: Metallic Silver Paint to match Berridge "Zinc-Cote"  
GARAGE DOOR: Metallic Silver Paint to match Berridge "Zinc-Cote"

PRIVACY FENCING MATERIAL: Western Red Cedar treated with "Clear Preservative Varnish"

VERTICAL CONCRETE: Board-formwork with natural color mix concrete  
CONCRETE HARDSCAPE: Striated natural mix with "salt finish"...existing driveway to be refinished/coated to match new...resulting porous surface texture on each is "non-slip"

LIGHT FIXTURES: DAC Lighting, Finish: "Brushed Aluminum"  
ALL HARDWARE: "Chrome"

**MATERIAL and FINISHES BOARD**  
RANCHO BEL-AIR DESIGN REVIEW PACKAGE submitted by...

**FLEETWOOD**  
WINDOWS & DOORS

**H. Stephen Jackson**  
ARCHITECT  
Phone: 702-382-9200  
email: [stephen@hja-architect.com](mailto:stephen@hja-architect.com)  
website: [www.hja-architect.com](http://www.hja-architect.com)

FRONT and REAR YARD PATHWAYS/PATIO: Natural "Flagstone"