



**PLANNING & DEVELOPMENT DEPARTMENT**

**STATEMENT OF FINANCIAL INTEREST**

Case Number: **VAR-31691** APN: 140-29-612-016

Name of Property Owner: MICHELLE SHAPPIE

Name of Applicant: \_\_\_\_\_

Name of Representative: MICHELLE SHAPPIE

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: *Michelle Shappie*

Print Name: MICHELLE SHAPPIE

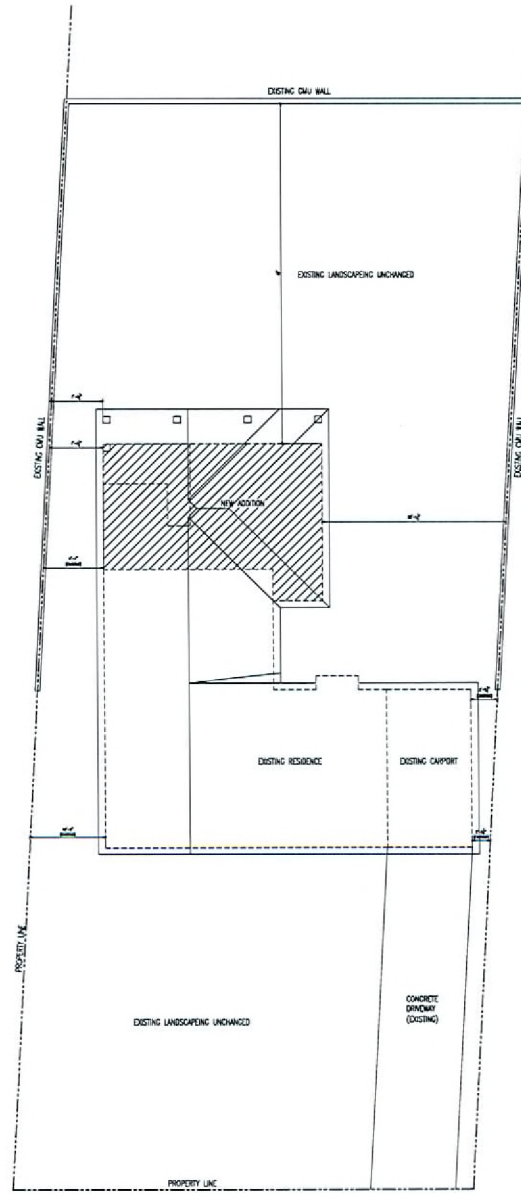
Subscribed and sworn before me

This 30 day of October, 2008  
Barbara A Bron

Notary Public in and for said County and State



**RECEIVED**  
 NOV 03 2008



SITE PLAN  
 SCALE 1/8" = 1'

**CODE ANALYSIS**

JURISDICTION: LAS VEGAS, NEVADA  
 CURRENT ZONING: SINGLE FAMILY  
 OCCUPANCY CLASSIFICATION: R-3 / U-1  
 TYPE OF CONSTRUCTION: TYPE V - NON RATED

ALLOWABLE AREA: SITE S.F. 19,802 S.F.  
 TOTAL COVERAGE - 2,424 S.F.  
 COVERAGE - 12%

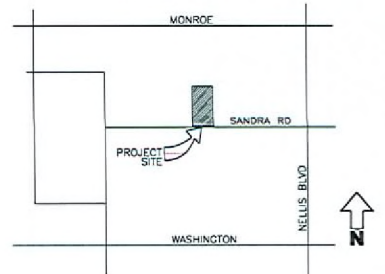
ALLOWABLE HEIGHT: 35'-0" (2 STORIES)  
 UNAFFECTED BY THIS REMODEL

SETBACKS:  
 UNAFFECTED BY THIS REMODEL

FRONT: 50' MINIMUM  
 SIDES: 5' MINIMUM  
 REAR: 50' MINIMUM

CODES USED: 2006 IRC, 2006 UMC, UPC, 2005 NEC  
 2006 IBC (STRUCTURAL ONLY)  
 2006 IECC  
 AND THE SOUTHERN NEVADA  
 CODE AMENDMENTS.

**VICINITY MAP**



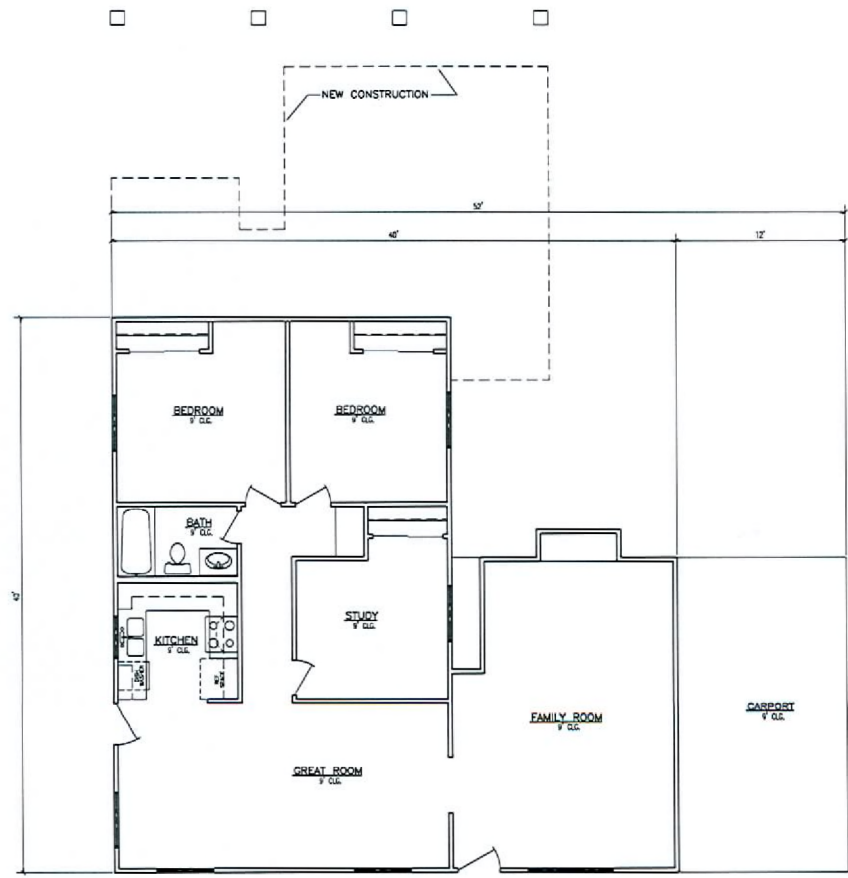
**SQUARE FOOTAGE**  
 EXISTING LIVING: - 1305 S.F.  
 NEW LIVING: - 466 S.F.  
 TOTAL LIVING: - 1771 S.F.

THE SHAPPIE RESIDENCE REMODEL  
 4998 SANDRA ROAD  
 LAS VEGAS, NEVADA 89110

**VAR-31691**  
**12/18/08 PC**

S-1  
 SITE PLAN  
 6-20-08

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NOV 03 2008



SQUARE FOOTAGE  
EXISTING LIVING: - 1305 S.F.  
NEW LIVING: - 466 S.F.  
TOTAL LIVING: - 1771 S.F.

EXISTING FLOOR PLAN  
SCALE 1/4" = 1'-0"

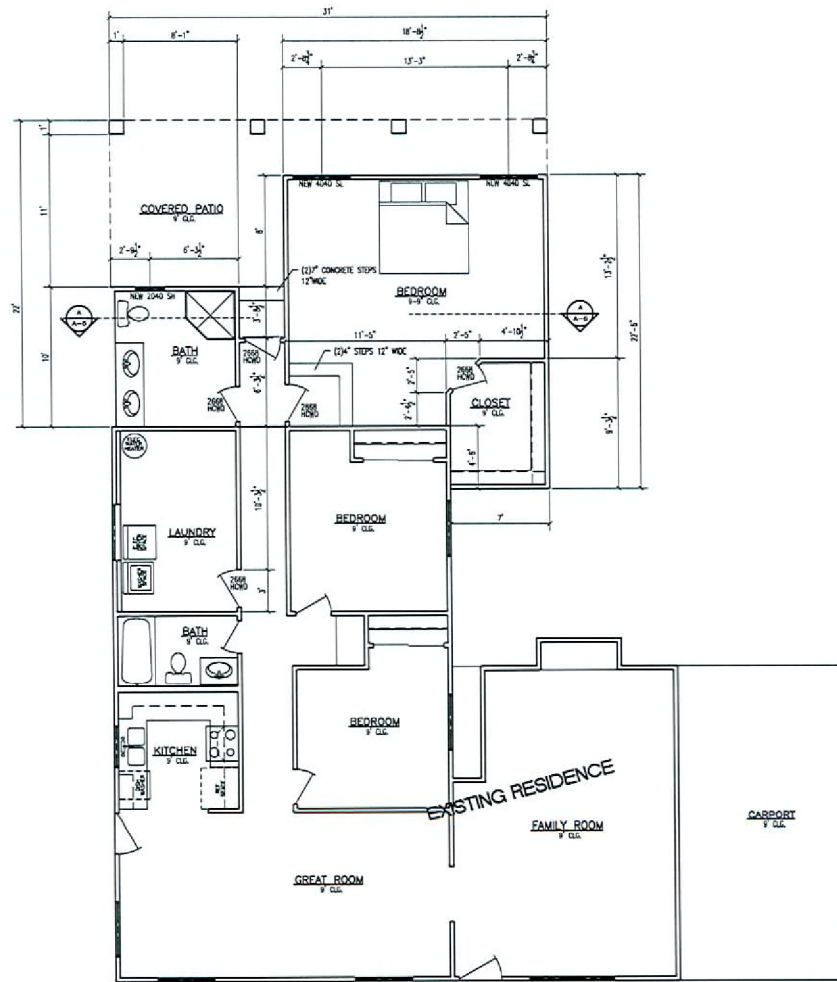
THE SHAPPIE RESIDENCE REMODEL  
4998 SANDRA ROAD  
LAS VEGAS, NEVADA 89110

VAR-31691

A-1  
EXISTING FLOOR PLAN  
6-20-08

12/18/08 PC

RECEIVED  
 NOV 03 2008



FLOOR PLAN  
 SCALE 1/4" = 1'

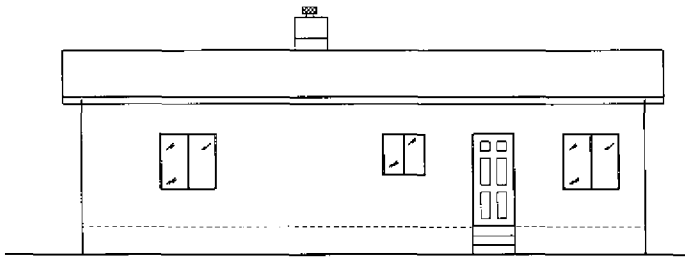


SQUARE FOOTAGE  
 EXISTING LIVING: - 1306 S.F.  
 NEW LIVING: - 466 S.F.  
 TOTAL LIVING: - 1771 S.F.

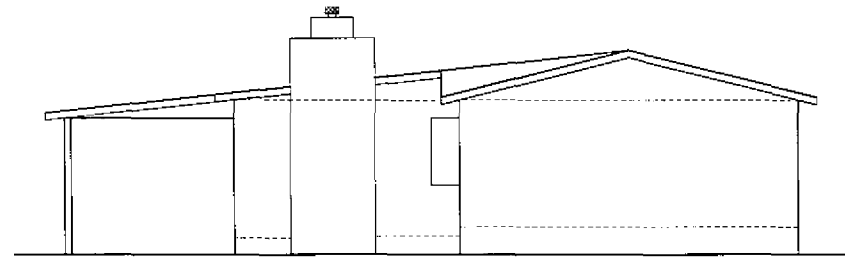
THE SHAPPIE RESIDENCE REMODEL  
 4998 SANDRA ROAD

VAR-31691  
 12/18/08 PC

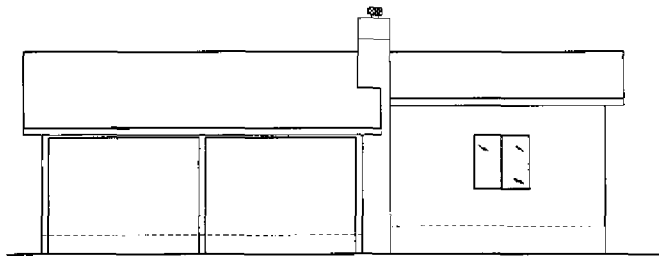
A-2  
 NEW FLOOR PLAN  
 6-20-08



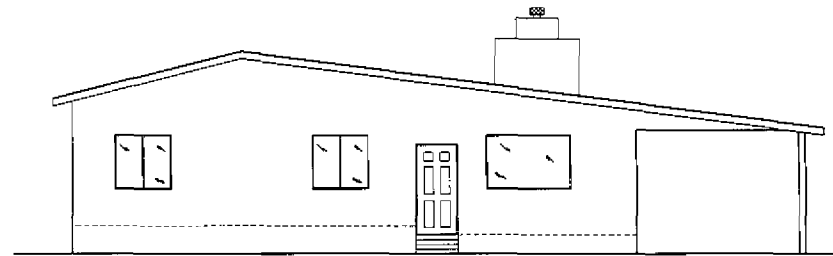
EXISTING RIGHT SIDE ELEVATION  
SCALE 1/8" = 1'-0"



EXISTING REAR ELEVATION  
SCALE 1/8" = 1'-0"



EXISTING LEFT SIDE ELEVATION  
SCALE 1/8" = 1'-0"



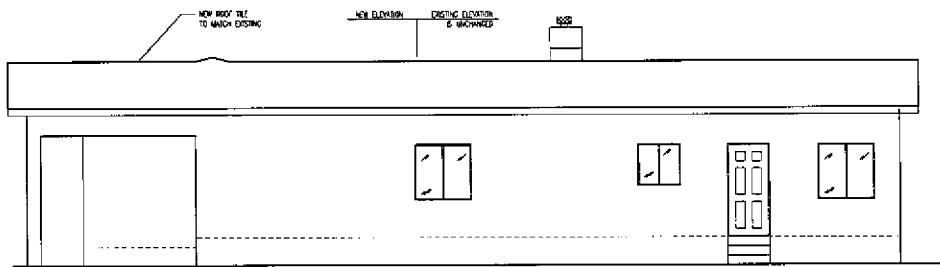
EXISTING FRONT ELEVATION  
SCALE 1/8" = 1'-0"

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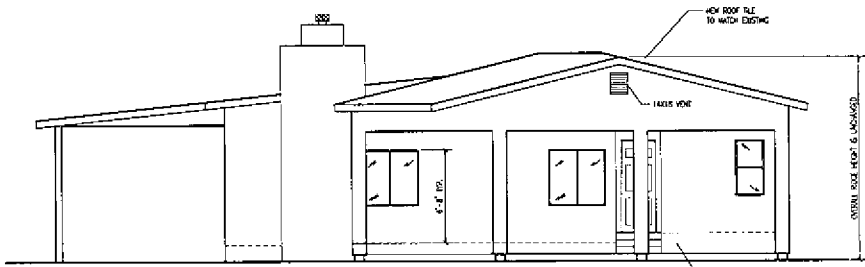
**VAR-31691**

A-3  
EXISTING ELEVATIONS  
6-20-08

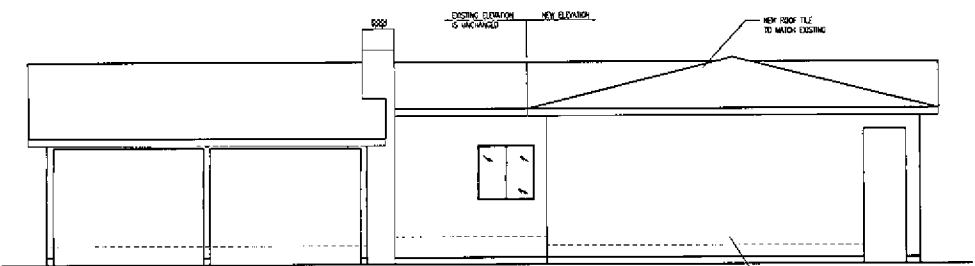
**12/18/08 PC**



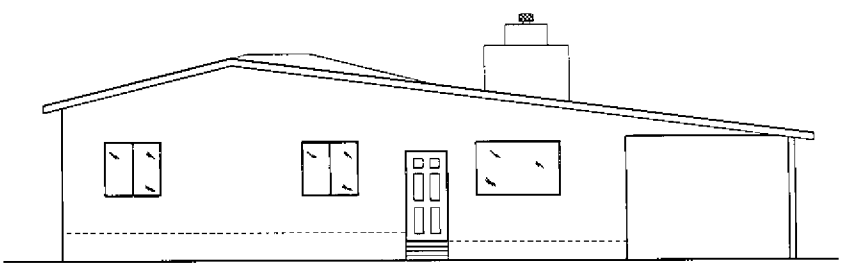
NEW RIGHT SIDE ELEVATION  
SCALE 1/4" = 1'



NEW REAR ELEVATION  
SCALE 1/4" = 1'



NEW LEFT SIDE ELEVATION  
SCALE 1/4" = 1'

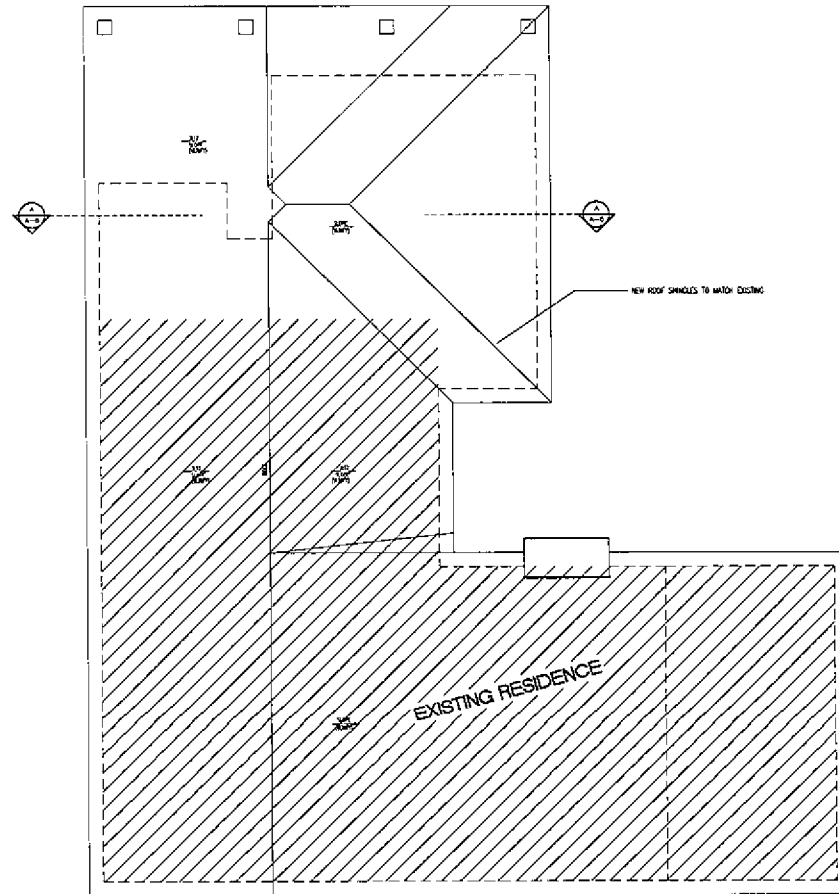


NEW FRONT ELEVATION  
SCALE 1/4" = 1'

THE SHAPPIE RESIDENCE REMODEL  
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A-4  
NEW ELEVATIONS  
6-20-08



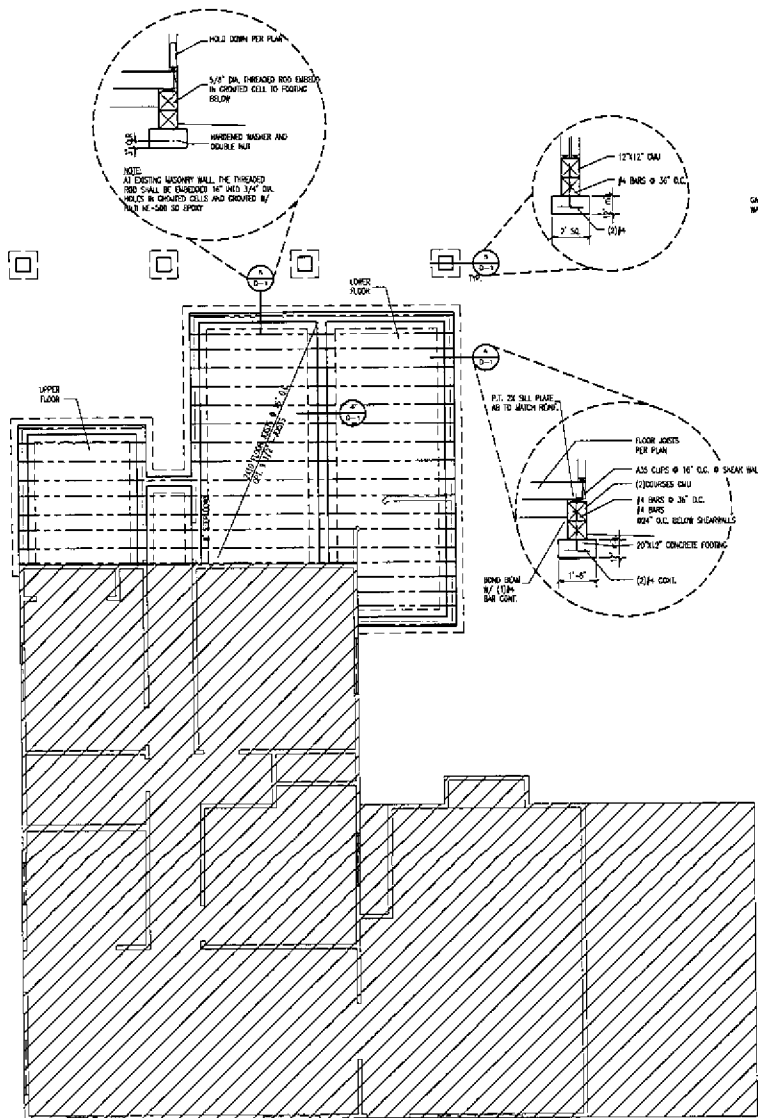
**NEW ROOF PLAN**  
SCALE: 1/4" = 1'-0"

THE SHAPPIE RESIDENCE REMODEL  
 4998 SANDRA ROAD

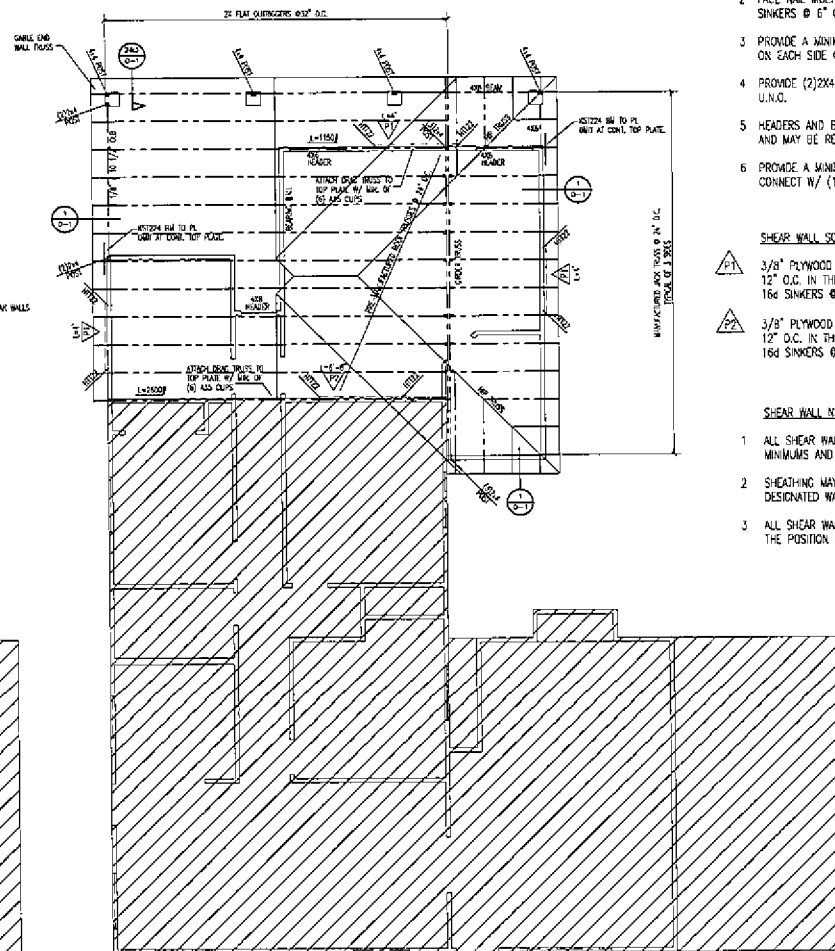
**VAR-31691**  
**12/18/08 PC**

**A-5**  
ROOF PLAN  
6-20-08





NEW FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"



NEW ROOF FRAMING PLAN  
SCALE: 1/4" = 1'-0"

**NOTES**

- 1 ALL EXTERIOR WALLS SHALL BE 2X4 OR 2X6 AT 16" O.C. DEF. STUD GRADE U.N.O.
- 2 FACE NAIL MULTIPLE 2X'S TOGETHER WITH 16d SINKERS @ 6" O.C. STAGGERED
- 3 PROVIDE A MINIMUM OF (1) TRIMMER AND (1) KING STUD ON EACH SIDE OF EXTERIOR OPENINGS. U.N.O.
- 4 PROVIDE (2) 2X4 POST BELOW BEAMS AND GIRDERS U.N.O.
- 5 HEADERS AND BEAMS INDICATED ON PLANS ARE MINIMUMS AND MAY BE REPLACED WITH LARGER MEMBERS WITHOUT REVIEW.
- 6 PROVIDE A MINIMUM 4'-0" LAP AT TOP PLATE SPLICES AND CONNECT W/ (12) 16d SINKERS EACH SIDE OF SPLICE.

**SHEAR WALL SCHEDULE**

- 3/8" PLYWOOD OR OSB W/ 8d NAILS @ 6" O.C. EDGE AND 12" O.C. IN THE FIELD. ATTACH SILL PLATE TO RM BELOW W/ 16d SINKERS @ 4" O.C.
- 3/8" PLYWOOD OR OSB W/ 8d NAILS @ 4" O.C. EDGE AND 12" O.C. IN THE FIELD. ATTACH SILL PLATE TO RM BELOW W/ 16d SINKERS @ 4" O.C.

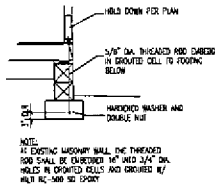
**SHEAR WALL NOTES**

- 1 ALL SHEAR WALL LENGTHS NOTED ON THE PLANS ARE MINIMUMS AND MAY BE INCREASED WITHOUT REVIEW.
- 2 SHEATHING MAY BE PLACED ON EITHER SIDE OF DESIGNATED WALL.
- 3 ALL SHEAR WALLS MAY BE MOVED UP TO 24" FROM THE POSITION SHOWN ON THE DESIGNATED WALL.

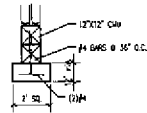
THE SHAPPIE RESIDENCE REMODEL  
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**VAR-31691**  
**12/18/08 PC**

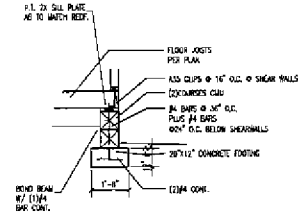
A-7  
FRAMING PLANS  
6-20-08



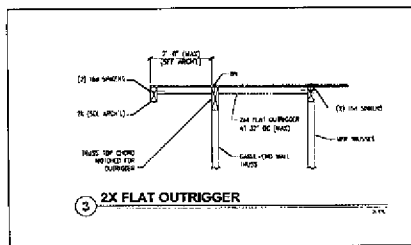
**6 HOLD DOWN DETAIL**  
SCALE: 1/2\"/>



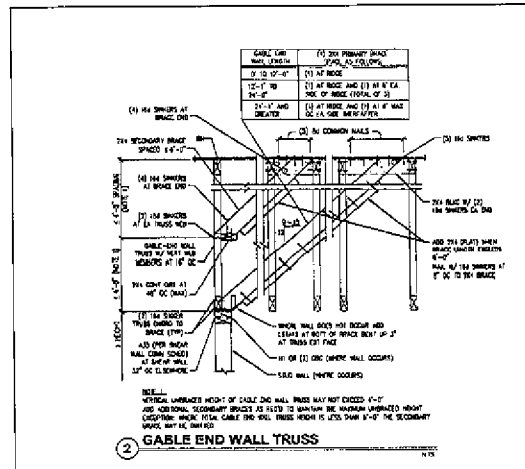
**5 STANDARD POST FOOTING**  
SCALE: 1/2\"/>



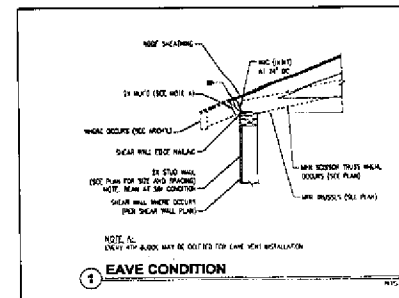
**4 FOOTING DETAIL**  
SCALE: 1/2\"/>



**3 2X FLAT OUTRIGGER**  
SCALE: 1/2\"/>



**2 GABLE END WALL TRUSS**  
SCALE: 1/2\"/>



**1 EAVE CONDITION**  
SCALE: 1/2\"/>

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**VAR-31691**  
**12/18/08 PC**

D-1  
STRUCTURAL DETAILS  
6-20-08



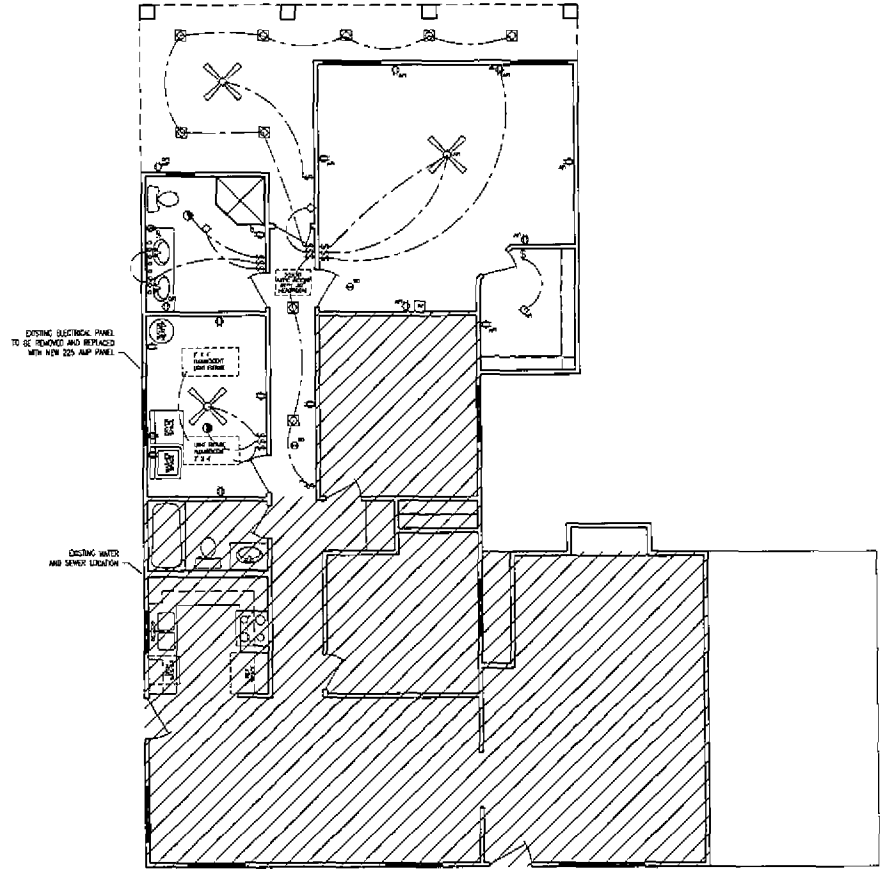




**ELECTRICAL NOTES:**

- \* ELECTRICAL CONTRACTOR TO PROVIDE ALL NECESSARY ELECTRICAL CONNECTIONS PER ALL CONDITIONS SHOWN OR AS SHOWN ON SITE.
- \* PROVIDE A WALL MOUNTED GROUND-Fault INTERRUPTER (GFI) IN THE KITCHEN AT THE POINT OF THE CHAIRS AND IN THE BATH AT THE POINT OF THE TUB.
- \* ALL OF THE SWITCHES SHALL BE LOCATED AT THE POINT OF ENTRY TO THE KITCHEN.
- \* ALL OF THE SWITCHES SHALL BE CONNECTED TO THE MAIN SERVICE CONNECTION.
- \* ALL OF THE GROUND-Fault INTERRUPTER (GFI) SHALL BE INSTALLED IN THE KITCHEN AND IN THE BATH AT THE POINT OF THE CHAIRS AND IN THE BATH AT THE POINT OF THE TUB.
- \* PROVIDE A SECONDARY VENTILATION SYSTEM (EXHAUST FAN) FOR THE KITCHEN AND BATH AND PROVIDE ALL NECESSARY ELECTRICAL CONNECTIONS FOR THE SAME.
- \* ALL EXHAUST FANS SHALL BE INSTALLED IN THE FOLLOWING MANNER:
  - (1) EXHAUST FAN SHALL BE INSTALLED IN THE KITCHEN AND BATH AT THE POINT OF THE CHAIRS AND IN THE BATH AT THE POINT OF THE TUB.
  - (2) EXHAUST FAN SHALL BE INSTALLED IN THE KITCHEN AND BATH AT THE POINT OF THE CHAIRS AND IN THE BATH AT THE POINT OF THE TUB.
  - (3) EXHAUST FAN SHALL BE INSTALLED IN THE KITCHEN AND BATH AT THE POINT OF THE CHAIRS AND IN THE BATH AT THE POINT OF THE TUB.
- \* ALL EXHAUST FANS SHALL BE INSTALLED IN THE KITCHEN AND BATH AT THE POINT OF THE CHAIRS AND IN THE BATH AT THE POINT OF THE TUB.
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- \* ALL EXHAUST FANS SHALL BE INSTALLED IN THE KITCHEN AND BATH AT THE POINT OF THE CHAIRS AND IN THE BATH AT THE POINT OF THE TUB.

⊕	110 VOLT DUPLEX OUTLET
⊕	110 VOLT SPLIT WIRE DUPLEX OUTLET
⊕	220 VOLT OUTLET
⊕	110 VOLT GROUND FAULT INTERRUPT OUT.
⊕	110 VOLT WEATHER PROOF OUTLET
⊕	DISHWASHER OUTLET
⊕	CARWASH DISPOSAL OUTLET
⊕	CEILING LIGHT
⊕	RECESSED CEILING 'CAN' LIGHT
⊕	RECESSED CEILING 'MAN-CAN' LIGHT
⊕	4 LIGHT BAR
⊕	8 LIGHT BAR
⊕	8 LIGHT BAR
⊕	CEILING FAN WITH LIGHT
⊕	CEILING EXHAUST FAN
⊕	SWITCH
⊕	3-WAY SWITCH
⊕	4-WAY SWITCH
⊕	DIMMER SWITCH
⊕	SMOKE DETECTOR
⊕	TELEPHONE JACK
⊕	TELEVISION JACK (CABLE READY)
⊕	THERMISTAT
⊕	GAS VALVE
⊕	BUTTON



**ELECTRICAL PLAN**  
SCALE 1/4" = 1'-0"

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**12/18/08 PC**

**E-1**  
ELECTRICAL PLAN  
6-20-08