



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-70086** APN: 163 03 201 010

Name of Property Owner: DIAZ GOMABLE SERIES 5

Name of Applicant: MARIA DIAZ

Name of Representative: RICHARD THREFAU ARCHITECT INC.

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: Maria Diaz

Print Name: Maria Diaz

Subscribed and sworn before me
STATE OF NEVADA - COUNTY OF CLARK

This 13th day of APRIL, 2017 by MARIA DIAZ

Pamela Spanish
Notary Public in and for said County and State



PRJ-68197
04/19/17



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _____
 Project Address (Location) 1721 South TIOGA WAY
 Project Name DIAZ RESIDENCE Proposed Use _____
 Assessor's Parcel #(s) 163 03 201 010 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres .46 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER DIAZ GOMABLE SERIES 5 Contact MARIA DIAZ
 Address 2173 S. LISA LN. Phone: (702) 460-8245 Fax: _____
 City LAS VEGAS, State NEVADA Zip 89117
 E-mail Address lexieanleslie@embargmail.com

APPLICANT MARIA DIAZ Contact MARIA DIAZ
 Address 2173 S. LISA LN. Phone: (702) 400-8245 Fax: _____
 City LAS VEGAS, State NEVADA Zip 89117
 E-mail Address lexieanleslie@embargmail.com

REPRESENTATIVE RICHARD THRELFALL Contact RICHARD.
 Address 6512 W. DIABLO DR. Phone: 702 388 0716 Fax: _____
 City LAS VEGAS State NV Zip 89118
 E-mail Address RPTARCH@COX.NET

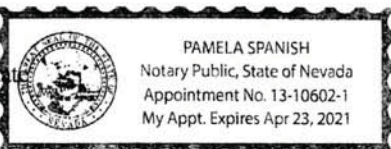
I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Maria Diaz

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name Maria Diaz

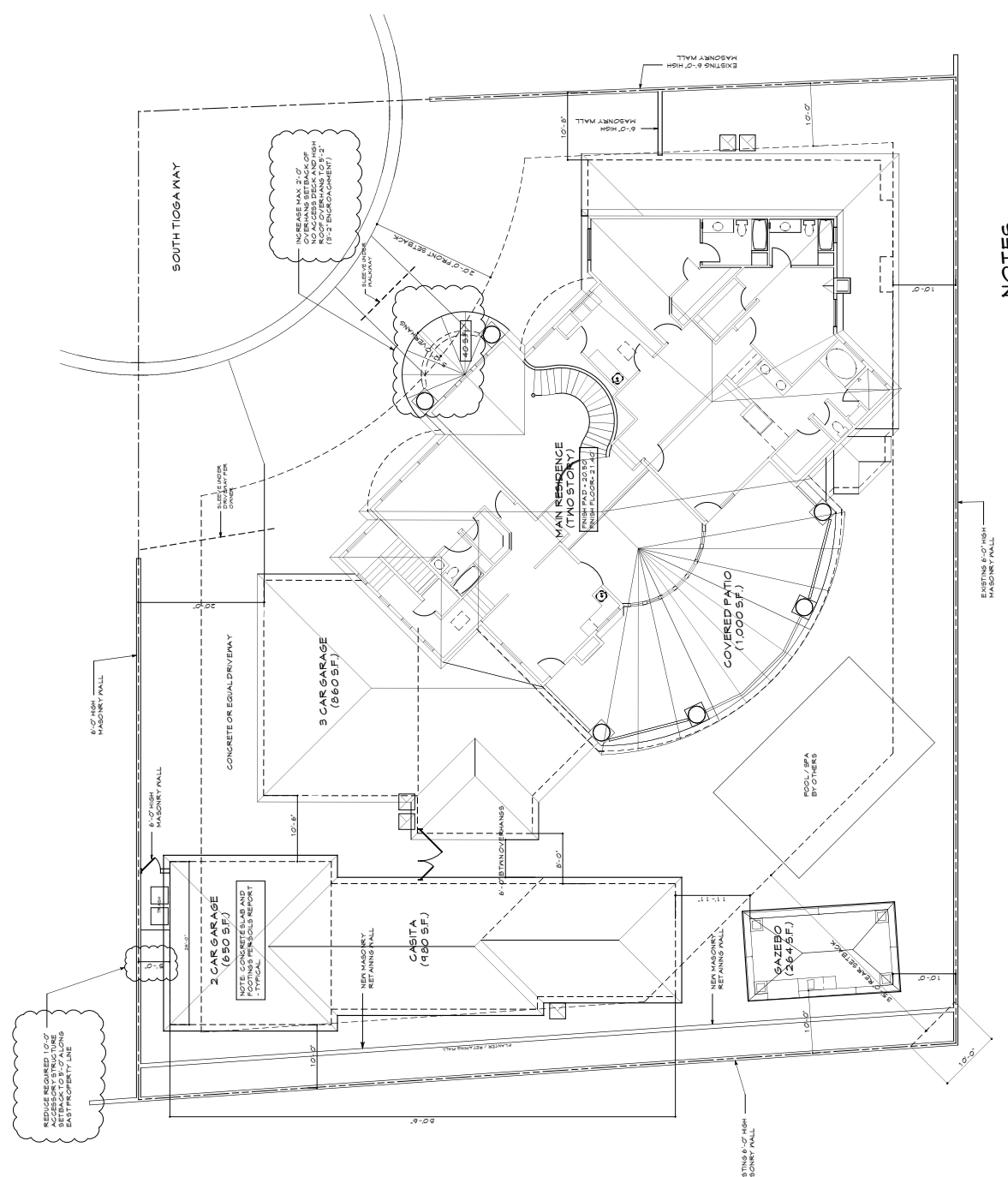
Subscribed and sworn before me
 STATE OF NEVADA - COUNTY OF CLARK
 This 13th day of APRIL, 2017

By MARIA DIAZ
Pamela Spanish
 Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY
 Case # **VAR-70086**
 Meeting Date: _____
 Total Fee: _____
 Date Received: * _____
 Received By: _____

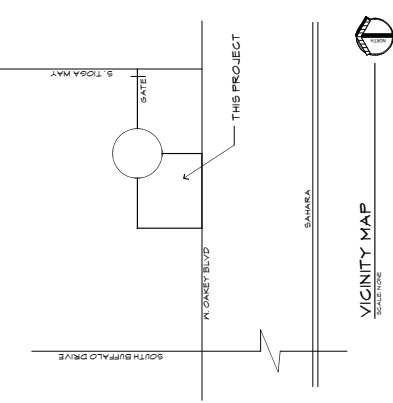
*The application will not be deemed complete until the submitted materials are reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.
68197
04/18/17



- ### NOTES
1. CONTRACTOR TO VERIFY EXACT LOCATION OF POWER/SEWER ETC. PRIOR TO TRENCHING.
 2. VERIFY ALL UTILITIES FOR FINAL CONNECTION OF EXISTING UTILITIES FOR FINAL CONNECTION.
 3. VERIFY ALL OWNER LOCATIONS OF MASONRY YARD WALLS PRIOR TO CONSTRUCTION.
 4. VERIFY ALL HARDSCAPE BY OWNER PRIOR TO INSTALLATION.
 5. SPRINKLERS OR OTHER EXPOSED WATER TO BE INSTALLED AT THE EDGE OF SLUG SLUG (TYP). SEE SOILS REPORT.



SITE PLAN
1/8" SCALE



VICINITY MAP

SAHARA

SHEET INDEX

MAIN RESIDENCE CASITA & GAZEBO	
A-1	SITE PLAN / VICINITY MAP / CODE
A-2	1st FLOOR PLAN
A-3	2nd FLOOR PLAN
A-4	LOW ROOF PLAN
A-5	HIGH ROOF PLAN
A-6	EXTERIOR ELEVATIONS
A-7	BUILDING SECTIONS
A-8	CASITA - FLOOR PLAN
A-9	CASITA - FLOOR PLAN
A-10	DOOR AND WINDOW SCHEDULES
A-11	CEILING PLANS - RESIDENCE & CASITA
A-12	ARCHITECTURAL DETAILS
A-13	RES CODE 2009
A-14	GAZEBO - ARCHITECTURE PLAN
A-15	FOUNDATION PLAN
B-1	GEN NOTES / SIGNATURE SCHEDULE
B-2	ELECTRICAL LOAD CALCULATION
B-3	FLOOR FINISHES PLAN
B-4	STRUCTURAL DETAILS
B-5	STRUCTURAL DETAILS
B-6	CASITA - FOUNDATION PLAN
B-7	CASITA - FOUNDATION PLAN
B-8	CASITA - STRUCTURAL DETAILS
B-9	CASITA - STRUCTURAL DETAILS
B-10	GAZEBO - STRUCTURAL
B-11	1st FLOOR LAYOUT PLAN
B-12	2nd FLOOR LAYOUT PLAN
B-13	Mechanical Calculations
B-14	1st FLOOR MECHANICAL PLAN
B-15	2nd FLOOR MECHANICAL PLAN
B-16	CASITA MECHANICAL PLAN
B-17	PLUMBING DETAILS
B-18	1st FLOOR PLUMBING PLAN
B-19	2nd FLOOR PLUMBING PLAN
B-20	CASITA PLUMBING PLAN
B-21	ELECTRICAL LOAD CALCULATION

APNH: 163-03-201-010

PROJECT DATA

A CUSTOM RESIDENCE FOR MR. & MRS. DAZ
 CODE USED: 2012 IRC
 SINGLE FAMILY RESIDENCE
 GAS FIREPLACE: 3
 FIRE SPRINKLER: NO MAX UNDER ROOF
 GAS FIREPLACE: NO
 SAL / MIN AT 20 FPM PER UTILITY PLAN SHEET
 C-5 IN CITY RECORDS - RESIDENCE UNDER ROOF - 1,600 SF.
 BUILDING INFO:
 1st FLOOR (LIVE) - 4,940 SQ. FT.
 2nd FLOOR (LIVE) - 3,511 SQ. FT.
 TOTAL (LIVE) - 8,451 SQ. FT.
 2nd FLOOR (MECH) - 1,000 SQ. FT.
 REAR COVERED PATIO - 1,000 SQ. FT.
 COVERED FRONT ENTRY - 40 SQ. FT.
 TOTAL: 10,419 SQ. FT.

CASITA (ACCESSORY) STRUCTURE WITH POOL ROOM BEDROOMS AND 2 CAR GARAGE	
CODE USED: 2012 IRC	
SINGLE FAMILY RESIDENCE	
GAS FIREPLACE: NO	
FIRE SPRINKLER: NO	
BUILDING INFO:	
RESIDENCE (LIVE) - 1,600 SQ. FT.	
GARAGE (2 CAR) - 860 SQ. FT.	
TOTAL: 2,460 SQ. FT.	

CODES USED: 2012 IRC, UPC 2012, IMC 2012
 RES CHECK 2009, 2011 NEC ALL WITH SOUTH NEVADA AMENDMENTS - 2012 INTERNATIONAL FIRE CODE AS AMENDED



RICHARD P. THRELFALL ARCHITECT, INC.
 6512 WEST DIABLO DRIVE
 LAS VEGAS, NEVADA 89118
 (702) 388-0716 VOICE
 RPTARCH@COMcast.net

A-1
 4/12/17

DAZ CUSTOM RESIDENCE
 1721 SOUTH TIGGA WAY
 LAS VEGAS, NEVADA 89117
 CITY & P-9-2017





RICHARD P. THRELFALL ARCHITECT, INC.
 6512 WEST DIABLO DRIVE
 LAS VEGAS NEVADA 89118
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A-3

4/19/17

SECOND FLOOR PLAN
 DIAZ CUSTOM RESIDENCE
 1721 SOUTH TIOGA WAY
 LAS VEGAS NEVADA 89117
 CITY # P-59-00731

REVISIONS

NOTE: 1) PROVIDE CARBON MONOXIDE DETECTOR ADJACENT TO BEDROOMS
 2) PROVIDE ADEQUATE ATTIC ACCESS AND CATALYK FOR ALL FAN
 RAISED FLOOR SURFACES LOCATED MORE THAN 30 IN
 ABOVE FINISHED FLOOR SURFACE. DETECTOR SHALL BE
 APPLICABLE PER IFC 903.1.1.1. (SEE SHEET E.L.)

NOTE: GUARDRAILS SHALL BE
 42" HIGH AND SHALL BE
 1 1/2" DIA. ROUNDS
 SECTION B TO 9.5' AND SECTION
 C TO 11.4' AS INDICATED

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NOTE: GUARDRAILS REQUIRED FORCHES, BALCONIES OR
 RAISED FLOOR SURFACES LOCATED MORE THAN 30 IN
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 NOT LESS THAN 4.2 IN HEIGHT. WITH MAX 3 1/8" BTWN
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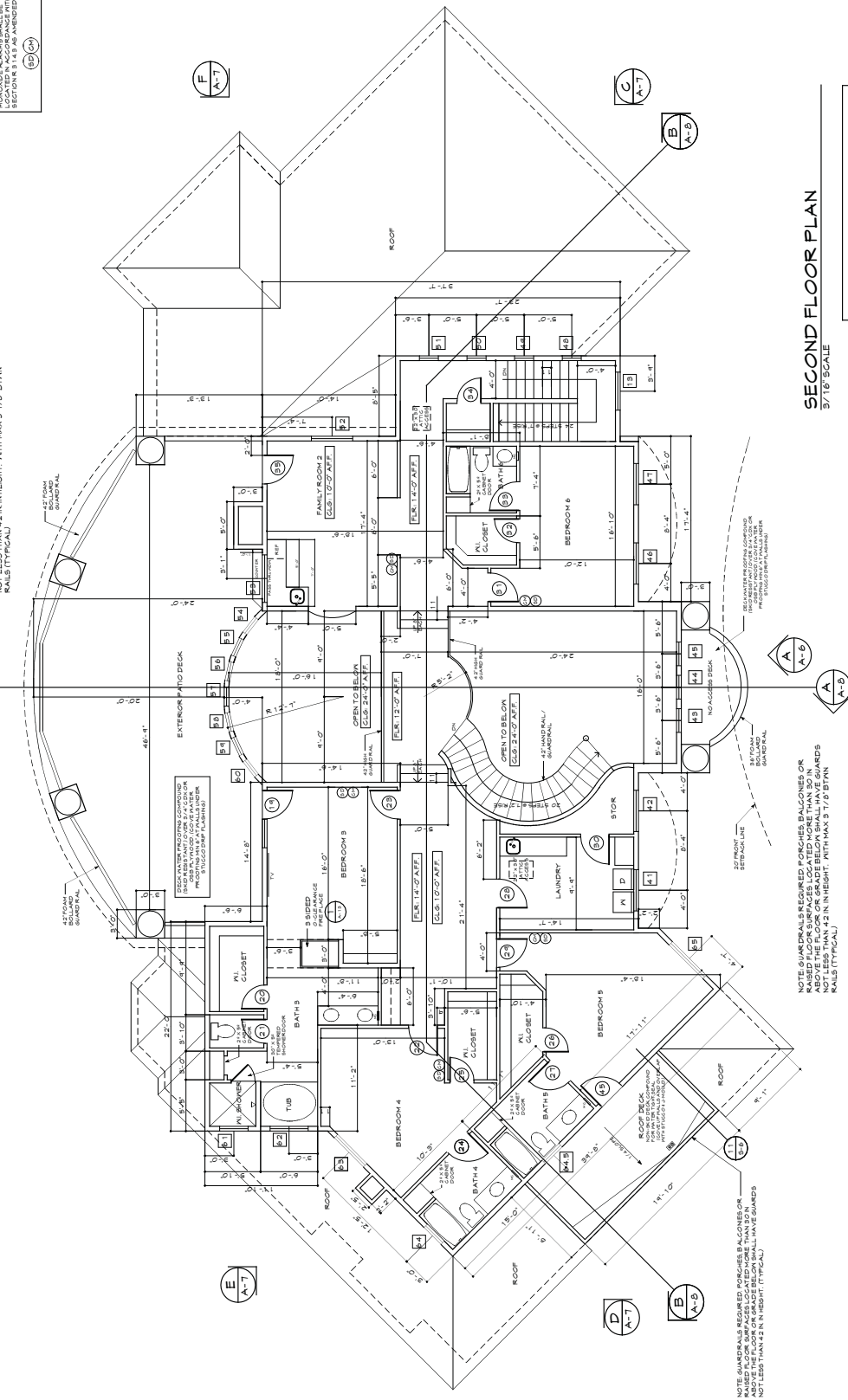
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SECOND FLOOR PLAN
 3/16" SCALE

NOTE: REO: 1. 2 DRAFTTOPS, CONCEALED
 SPACES (FLOOR SPACES) SHALL BE
 PLYND DRAFTTOPS DIVIDING THE FLOOR
 AREAS INTO APPROX EQUAL AREAS

NOTE: SEE STRUCTURAL
 SHEETS, FOUNDATION
 ETC.

PRJ-68197
 04/19/17

Single and multiple-station smoke alarms shall be installed in the following locations, R317.1:
 1. Outside of each separate sleeping area in the immediate vicinity of the bedrooms.
 2. In the immediate vicinity of the bedrooms, including basements and cellars but not including crawl spaces and uninhabitable attics, in dwellings or dwelling units with split levels and without an intervening door between the adjacent sleeping areas and the sleeping area.
 3. In the immediate vicinity of the sleeping area in the immediate vicinity of the adjacent lower level provided that the lower level is less than one full story below the upper level.

Power source. In new construction, the required smoke alarms shall receive their power from a single or multiple-station smoke alarm system. In existing construction, commercial sources, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and with a disconnection switch other than the alarm system. The alarm system shall be installed in accordance with the manufacturer's instructions. The alarm system shall be installed in buildings without commercial power or in buildings that undergo alterations, repairs or additions regulated by R317.1.1, R317.2.

GENERAL RESIDENTIAL REQUIREMENTS
 glazing in the following locations should be shown on the plans as self-closing material in accordance with section 903.2.1 (see exceptions).
 a) Floor or operable panels adjacent to a door, where the nearest exposed edge of the panel is within 18 inches of the door, where the panel is not self-closing at the edge of the glazing, it shall be 60 inches above the standing surface.
 b) Doors and windows for patios and showers and in any portion of a building where the glazing is less than 60 inches above the standing surface.
 c) Windows in the immediate vicinity of the sleeping area.
 d) Windows in the immediate vicinity of the sleeping area.
 e) Windows in the immediate vicinity of the sleeping area.
 f) Windows in the immediate vicinity of the sleeping area.
 g) Windows in the immediate vicinity of the sleeping area.
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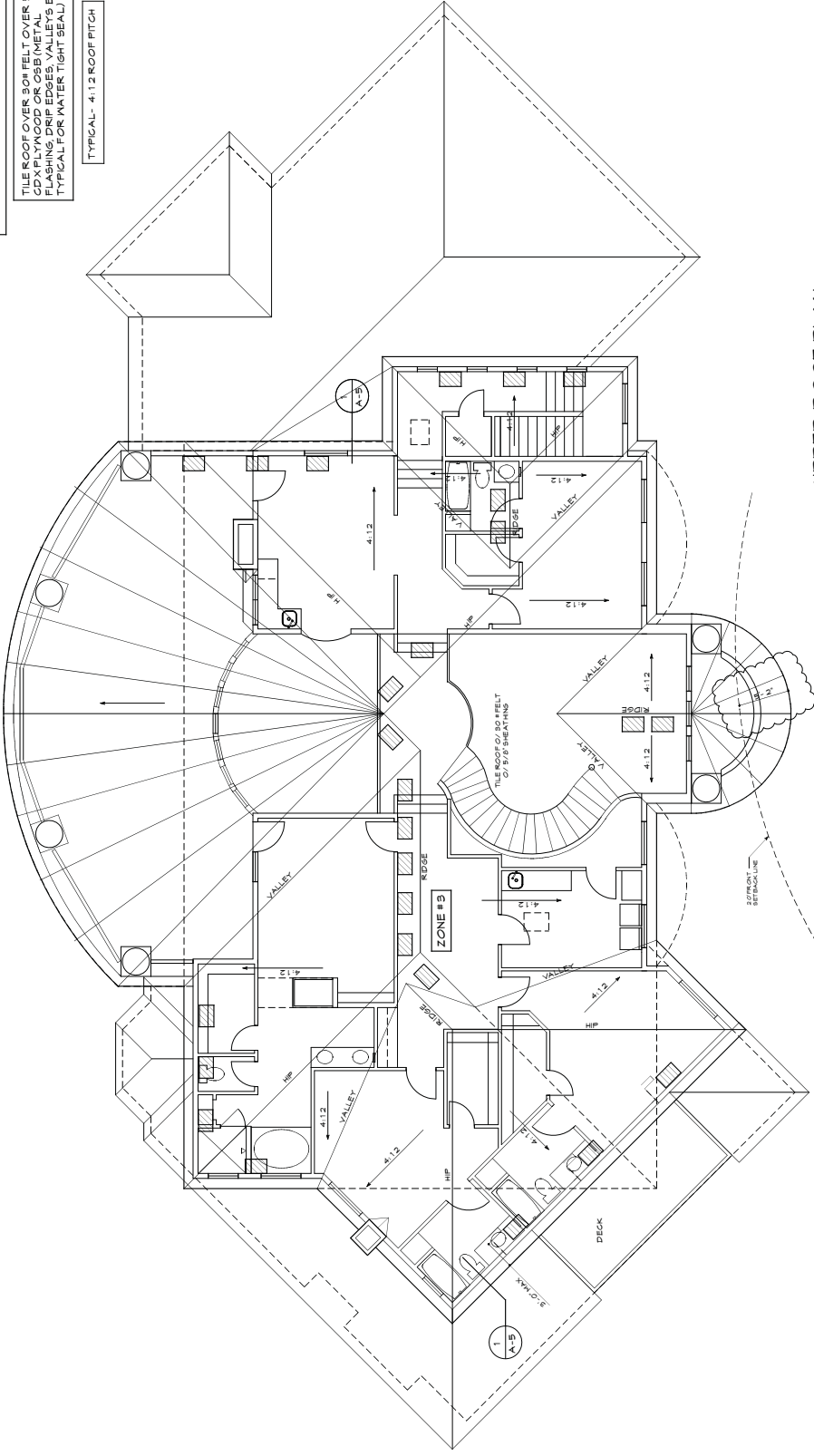
- NOTES:
1. USE 1/2" DIA. ROUNDS IN ALL NET AREAS (IE BATH, SHOWER, ETC)
 2. PROVIDE SEPARATE SHEET 4 SEAL ALL CRACKS IN CONC. PRIOR TO INSTALLATION OF TILE
 3. CONTRACTOR TO VERIFY LOCATIONS OF FUTURE STUBS FOR WATER/SEWER/ELECTRICAL AS REQUIRED
 4. ALL WAREHOUSE DETECTORS SHALL BE 1/2" DIA. ROUNDS DETECTORS TO BE INTERCONNECTED, HANDWIRED, HAVE BATTERY BACKUPS, AND BE INSTALLED IN ACCORDANCE WITH FRAMING PRIOR TO MECHANICAL EQUIPMENT ORDER
 5. THE DISTANCE FROM THE ATTIC ACCESS TO THE FINISH SHALL NOT EXCEED 30 FEET (IF ME SECTION 3013) ALSO PROVIDE A LEVEL WORK SURFACE FOR THE DETECTOR AND THE DETECTOR SHALL BE INSTALLED WITH SWITCH

VAR-70086

NOTE: MOULDING ACCENT MAKE OFF-FOAM PLASTIC TO COMPLY WITH (IRC) 3.16

TILE ROOF OVER 30" FELT OVER 5/8" CDX PLYWOOD OR OSB (METAL FLASHING DRIVE EDGES, VALLEYS ETC. TYPICAL FOR WATER TIGHT SEAL)

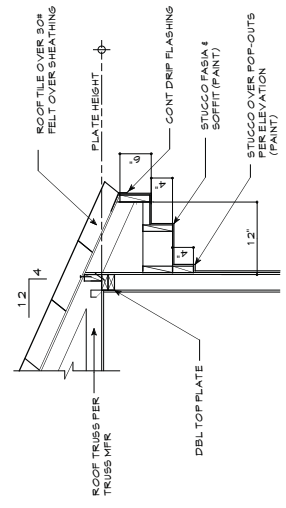
TYPICAL - 4:12 ROOF PITCH



UPPER ROOF PLAN
3/16" SCALE

ATTIC VENTING
ZONE #3 : 5,040 SQ. FT. / 300" - 16.8 SQ. FT / 66" - 26" (1.3 HIGH x 1.3 LOW)

- CHAIN FLAT MODEL VENT # 80043
- SCREENED OPENING - 16.15 SQ. IN. (6.9 sq. FT) RJ-68197



1 TYPICAL OVERHANG
NOT TO SCALE



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REVISIONS

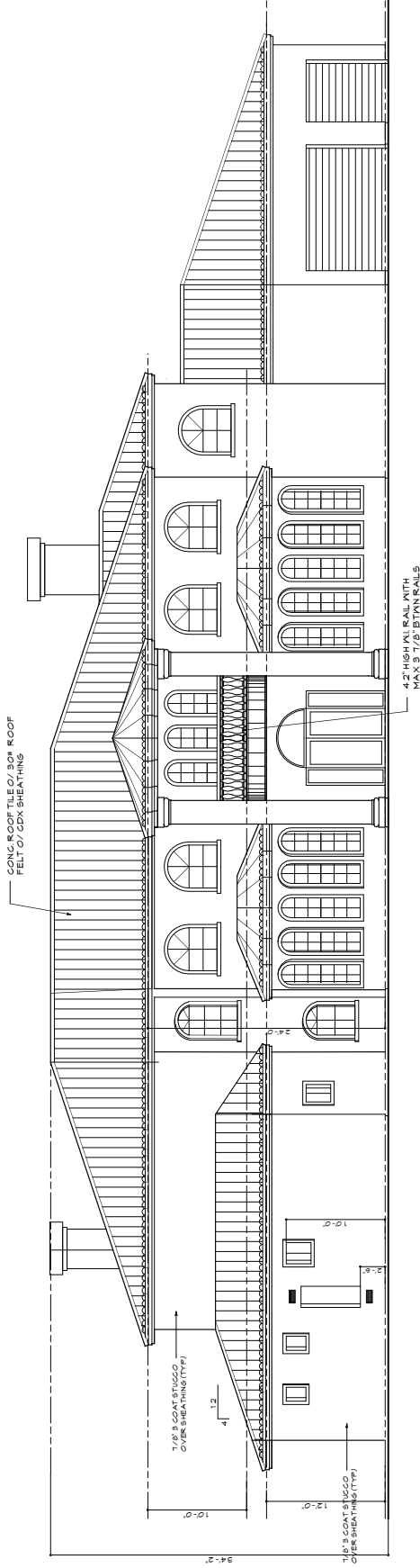
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LAS VEGAS, NEVADA 89117

CITY # P 59-00737

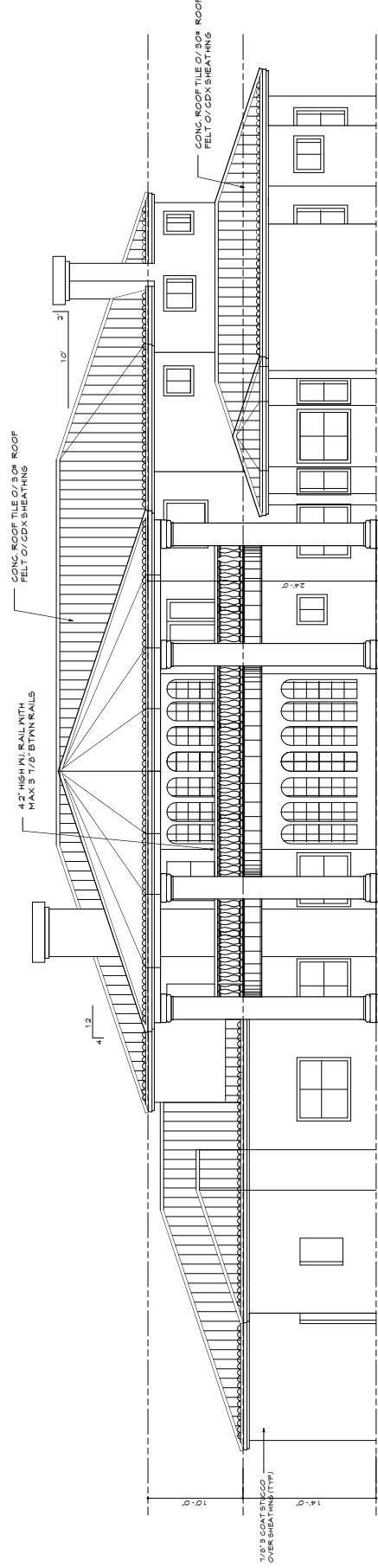
A-5

4/13/17

VAR-70086



FRONT ELEVATION "A"



REAR ELEVATION "B"

PRJ-68197
04/19/17

EXTERIOR ELEVATIONS
3/16" SCALE

A-6

10/26/18



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REVISIONS

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EXTERIOR ELEVATIONS
CITY # P-20-00237

VAR-70086