



Memorandum

Date: August 24, 2017

To: SOUTHERN NEVADA DISTRICT BOARD OF HEALTH

From: Jeremy Harper, REHS, Environmental Health Supervisor

Paul Klouse, REHS, Environmental Health Manager

Jacqueline Reszetar, REHS, Director of Environmental Health

Joseph P. Iser, MD, DrPH, MSc, Chief Health Officer

Subject: Variance Request to Operate 12 Public Bathing Places not in Compliance with the Nevada Administrative Code (NAC) 444.114, 444.116, 444.118, 444.120, 444.128, 444.130, 444.134, 444.442, and 444.454; FP Holdings LP, dba Palms Casino Resort, located at 4321 West Flamingo Road, Las Vegas, Nevada 89103; [Assessor's Parcel Number (APN) 162-19-501-004] for Health Permits PR0124011, PR0124109, PR0124110, PR0124111, PR0124112, PR0124113, PR0124114, PR0124115, PR0124116, PR0124117, PR0124118, and PR0124119; Desmond Stevens, for the Owner(s), FP Holdings LP.

I. BACKGROUND:

FP Holdings LP, dba Palms Casino Resort is petitioning for a variance as requested by Desmond Stevens of STO Design Group, representative for the owner, to construct and operate one public swimming pool not in compliance with the following: Nevada Administrative Code (NAC) **444.114.2**, which states that "all side walls and bottom surfaces must... have slip resistant surfaces which are smooth and easily cleanable;" **444.116.1** & **444.116.3**, which state that "every swimming pool must have a minimum depth in the shallow area of the main swimming pool area of not less than 3 feet," and "the side walls of the pool must be vertical at all points for a depth of not less than 2 feet 6 inches;" **444.118.1**, which states that "the depth of the water in the pool must be plainly marked... on the vertical pool wall... spaced at not more than 25 foot intervals;" **444.120**, which states that "the floor slope must not be steeper than one in 12 in the shallow end... the slope must be uniform, and the bottom surface must be smooth... all portions of the pool bottom must have a definite slope towards the pool drains..." and "the depth at the slope break must be 5 feet;" **444.128.2**, which states that "a minimum of one ladder must be provided for each 75 feet of perimeter;" **444.130.1**, which states that "every pool must be provided with a handhold around the entire perimeter of the pool;" **444.134.1** & **444.134.4**, which state that "a clear, unobstructed deck must be provided around the entire perimeter of the pool," and "the deck must have a slip-resistant surface that can be cleaned by hosing."

In addition, Palms Casino Resort is petitioning for a variance to construct and operate 11 public spas not in compliance with NAC 444.442.2, which states that "A spa must be equipped with at least one handrail (or ladder equivalent) for each 50 feet of perimeter or portion thereof, to designate the point or points of entry and exit;" and 444.454.1, which states that "A continuous, unobstructed deck at least 4 feet wide, including the coping, must be provided around at least half of the perimeter of the spa."

The public bathing places are located on APN 162-19-501-004, at 4321 West Flamingo Road, Las Vegas, Nevada.

II. DISCUSSION:

For the public swimming pool, the petitioner is requesting a variance from the regulations mentioned, which would allow them to construct a "Beach Pool" containing a sand beach around a portion of the perimeter at the north end, which will be the starting point for a walk-in (zero depth) entry. The partially submerged, sandy, walk-in ramp at a 6H:1V slope will afford bathers a beach type swimming experience, together with greater ease of entry and the ability to enjoy the water element over a wider range of depth, up to 4 ft., in the relatively short pool, (configured mostly overlaying the confines of an existing structural depression). This walk-in ramp provides a 10H:1V beach sand entry which extends to the 1' water depth, transitioning to a 6H:1V sloped, mosaic tile bottom to a maximum water depth of 4'. Recessed step tread ladders are provided from the deep water end of the pool to the surrounding deck.

For the public spas, the petitioner is requesting a variance from NAC 444.442 and 444.454, which would allow them to construct 11 identical spas. The 11 spas, all identical and elevated one story above the main pool deck, serve individual cabanas. The spas, as proposed, have an acrylic front wall and are slender - specifically to avoid intrusion into the limited adjacent deck area. The perimeter wall adjacent the deck is raised 18", to maintain acceptable headroom at the lower level. The raised edge has code-compliant stairs for entry/exit to the narrow water body. The spas are rectangular, approximately 25' long, and only 7' 6" wide with two corners chamfered to accommodate skimmers. The water surface of each is 165 ft². While steps are required every 50' per NAC, the total perimeter is 60' 3", and a single set of stairs is proposed, centered along the accessible (25' long) side of the spa - 41% of the raised spa's perimeter - and adjacent the unobstructed, 4' minimum width deck.

The evidence presented by the applicant for granting a variance to permit FP Holdings LP to deviate from NAC 444 by allowing a beach entry pool and a greater percentage of deck obstruction for the 11 spas, is listed below.

The petitioner states the following in regard to this requirement:

1. There must be circumstances or conditions which are unique to the applicant, and do not generally affect other persons subject to the regulation:

Beach Pool:

The pool is located partially within and partially beyond a structural depression. The portion outside the depression precludes achieving a minimum 3 ft. water depth, but to

meet needed size, the enlarged pool's design includes an area with shallower water and a beach element.

The sand beach walk-in ramp and slope allows for the pool's placement beyond the confines of the structural depression.

The unique configuration of the existing structure is a project specific condition. The pool will in all respects, other than minimum depth, comply with the requirements for decks, stairs, markings, recirculation, etc.

Granting a variance will not affect other persons subject to regulations for minimum depth since this relates to existing structures and circumstances at Palms Casino Resort. The design of the water body will comply in all respects with the requirements of Nevada Administrative Code, Chapter 444.

Public Spas:

The spas are located on a second, elevated floor, and have a water depth of 3.5 ft. and 6" of freeboard. Without raising the spa wall adjacent the deck by 18", the floor of the basins would project into the headroom at the lower level. The raised wall does provide ADA-compliant access to the spa for a bather, by sitting on the wall cap and rotation of the body [*Note added by staff: SNHD does not determine or enforce ADA compliance*].

The deck width is necessarily narrow to accommodate the cabanas, the 4 ft. minimum width deck and the spa itself.

The percentage of adjacent perimeter deck is 41%, slightly less than 50%, but by its slender configuration, a bather can never be further than 7 ft. from the deck.

The stairs location, centered on the long run of wall adjacent the deck, ensures a bather is never further than 9 ft. away.

In all respects, other than the raised edge, the required configuration decks, stairs, markings, recirculation, etc. will be code compliant.

Granting a variance will not affect other persons subject to regulations for spa decks since the circumstances of both limited headroom beneath and confined horizontal space are a project specific condition at Palms Casino Resort. The design of the water body will comply in all respects other than those cited in the variance application with the requirements of Nevada Administrative Code, Chapter 444.

2. There must be circumstances or conditions which make compliance with the regulation unduly burdensome and cause a hardship to and abridge a substantial property right of the applicant, and the variance is necessary to render substantial justice to and preserve the property rights of the applicant:

Compliance with the current regulations would be unduly burdensome, cause hardship, and is necessary for Palms Casino Resort for the following reasons:

Beach Pool:

- a. Design of the pool area is not far advanced and absence of the sand beach with a walk-in ramp will necessarily entail substantial redesign of the pool shell and structural depression. Additional design and construction costs for structural modifications are estimated at \$750,000.
- b. In the increasingly competitive Las Vegas market, the Beach Pool's sand component significantly enhances the aesthetic and functional value of the water body and plays an important element. The hardships incurred by compliance with the regulation would be lessened project visibility, reduced property occupancy, and decreased revenues, estimated at \$7.5 million per annum.
- c. Additional re-design, resubmittal, and permitting time to Clark County Building Department would be an estimated four months.

Public Spas:

- a. Design of the pool area is not far advanced and without the inclusion of raised edge, elevated spas, a substantial redesign will be necessary. Additional design and construction costs for the upper level structural modifications are estimated at \$1,275,000.
- b. In the increasingly competitive Las Vegas market, the acrylic fronted spas significantly enhance the Pool Area aesthetics, its functionality also serve an important role in marketing. This will be significantly impaired without these crucial identity elements. The hardships incurred by compliance with the regulation would be lessened project visibility, reduced property occupancy, and decreased revenues, estimated at \$7.5 million per annum.
- c. Additional re-design, resubmittal, and permitting time to Clark County Building Department would be an estimated four months.

3. Granting the variance will not be detrimental or pose a danger to the public health and safety:

Beach Pool:

The variance will not be detrimental or pose a danger to public health and safety; walk-in ramps being a common feature in resort pools, with existing local precedents. The pool will be designed incorporating all necessary and NAC intended safety provisions.

Bathers can access the pool water by the walk-in ramp or step treads; the separation of these compliant with the provisions in NAC 444. Granting the variance for a sand beach type entry will not affect other persons subjected to the regulations regarding pool finishes. Further, the pool has been engineered to circulate newly filtered and chlorinated water through the beach sand, continuously upwelling from a dense distribution of returns, so ensuring rapid and thorough water exchange. Valves are

provided on dedicated piping (with flow gauges), to control the rate of flow between the sand beach and remainder of the pool.

The beach sand itself will be a pristinely clean, natural silicone material, crushed, scrubber washed, dried and screened with minimal fines content, ensuring that unimpaired water clarity is maintained even as the submerged material is moved by bathers traversing or bathing in the beach element zone, because the pool subscribes in all respects to the requirements of Nevada Administrative Code, Chapter 444.

Public Spas:

The variance will not be detrimental or pose a danger to public health and safety, since a minimum 4ft. width deck is provided no further than 7 ft. from any bather; the raised edge meeting ADA Code and providing a means of access for all bathers and a set of stairs is provided a maximum of 9 ft. from any location within the water body. The configuration is also consistent with other existing local precedents.

All aspects pertaining to ease of access, high visibility, and safety of bathers are addressed in the design.

III. RECOMMENDATION:

1. With regard to a variance from various sections in NAC 444 covering the walk-in entry for the Beach Pool, staff is of the opinion that circumstances exist which satisfy the requirements for a variance, and that granting a variance from these regulations will likely not be detrimental or pose an unreasonable danger to public health and safety.
2. With regard to a variance from NAC 444 for deck obstructions for the 11 public spas, staff is of the opinion that circumstances exist which satisfy the requirements for a variance, and that granting a variance from these regulations will likely not be detrimental or pose an unreasonable danger to public health and safety.

Staff recommends approval of a variance with the conditions outlined below.

IV. CONDITIONS

1. The petitioner agrees to maintain the walkway area around the spas accessible and free from obstructions;
2. The petitioner agrees to keep the sand beach entry and surrounding deck area clean and free from debris;
3. The petitioner agrees to adhere to all other applicable requirements of the Public Bathing Places Public Spas Regulations, NAC 444;
4. Failure of the petitioner to prevent public health and safety issues, as determined by the health authority, will result in the voiding of this variance;
5. This variance is automatically terminated without further notice upon the closing of any sale transaction involving the subject property, or upon petitioner leasing or assigning operation of these public bathing pools and spas to any other person or entity.

Attachments:

- A. Nevada Secretary of State Corporate Information
- B. Variance Application Letter
- C. Variance Candidate Worksheet
- D. Assessor's Parcel Information
- E. Assessor's Map
- F. Site Plans
- G. Public Notice

ATTACHMENT

A

FP HOLDINGS, L.P.

Business Entity Information

Status:	Active	File Date:	5/16/2011
Type:	Limited Partnership (ULPA)	Entity Number:	E0280362011-7
Qualifying State:	NV	List of Officers Due:	5/31/2018
Managed By:		Expiration Date:	
NV Business ID:	NV20111330639	Business License Exp:	5/31/2018

Additional Information

Central Index Key:	
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Registered Agent Information

Name:	STATION CASINOS LLC	Address 1:	1505 S PAVILION CENTER DR
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89135
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent		
Status:	Active		

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

Officers

Include Inactive Officers

General Partner - FIESTA PARENTCO, L.L.C.

Address 1:	301 COMMERCE STREET, SUITE 3300	Address 2:	
City:	FORT WORTH	State:	TX
Zip Code:	76102	Country:	USA
Status:	Historical	Email:	

General Partner - FIESTA PARENTCO, L.L.C.

Address 1:	1505 S PAVILION CENTER DRIVE	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89135	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Certificate of Limited Partnership
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Document Number:	20110364170-05	# of Pages:	1
File Date:	5/16/2011	Effective Date:	
(No notes for this action)			
Action Type:	Miscellaneous		
Document Number:	20110364174-49	# of Pages:	2
File Date:	5/16/2011	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	20110404118-22	# of Pages:	1
File Date:	5/31/2011	Effective Date:	
(No notes for this action)			
Action Type:	Amendment		
Document Number:	20110580191-38	# of Pages:	2
File Date:	8/4/2011	Effective Date:	
(No notes for this action)			
Action Type:	Merge In		
Document Number:	20110842453-60	# of Pages:	6
File Date:	11/30/2011	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20120327245-48	# of Pages:	1
File Date:	5/8/2012	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20130231957-43	# of Pages:	1
File Date:	4/8/2013	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20140324767-36	# of Pages:	1
File Date:	5/1/2014	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20150248609-27	# of Pages:	1
File Date:	6/1/2015	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20160210436-65	# of Pages:	1
File Date:	5/9/2016	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Change		
Document Number:	20170234626-83	# of Pages:	1
File Date:	4/25/2017	Effective Date:	

(No notes for this action)

Action Type:	Annual List		
Document Number:	20170237488-62	# of Pages:	1
File Date:	5/31/2017	Effective Date:	
(No notes for this action)			

ATTACHMENT

B



June 16, 2017

Ms. Jacqueline Reszetar, Environmental Health Division Dir.
Southern Nevada Health District
Environmental Health Division - Pool Plan Desk
330 S. Valley View Blvd.
Las Vegas, NV 89152

**Subject: Palms Casino Resort
4321 W. Flamingo Road, Las Vegas, NV 89103
BEACH POOL - Variance Application**

Dear Ms. Reszetar:

Please accept this letter together with the Variance Candidate worksheet and plans plus sections of the referenced project's "Beach Pool". The proposed pool's sand beach, at its north end, is the starting point of a walk-in entry.

This request is to grant a variance from sections of NAC Chapter 444, to accommodate water that tapers to zero depth on a steeper than 12:1 walk-in entry, the presence of sand over a portion of the pool bottom and waiving the need in the beach area for depth markers, a set of stairs or a ladder, a continuous handhold and a hard deck.

Palms Casino Resort is completely remodeling the existing pool area as an overall upgrade which will also remedy certain structural and leakage issues with the existing pools. The proposed "Beach Pool" is located within and partially beyond an existing structural depression. A minimum 3 ft. water depth cannot be attained in the area outside the depression without major structural modifications, but that is resolved by inclusion of the shallow water and sand beach element.

The Beach Pool differs from the norm, being a high aesthetics statement that will provide significant marketing value for the property. It will be an important component, appealing for functions and to party atmosphere visitors in an increasingly competitive Las Vegas entertainment market. This pool also affords bathers a beach type swimming experience, together with ease of entry and the ability to enjoy the water element over a wider range of depth, up to 4 ft., in its relatively short length.

The proposed pool has a sand beach around a portion of its perimeter, with a 6H:1V entry ramp feature, extending to the maximum water depth of 4'-0". Wall step treads are provided for exiting from the deep water end of the pool.

Please note the following project information:

Business Address of Owner:

FP Holdings, L.P.
1505 S. Pavilion Center Dr.
Las Vegas, NV 89135

Project Location:

4321 W. Flamingo Road
Las Vegas, NV 89103

Assessor's Parcel Number:

162-19-501-004

Operator:

Samuel Tiano
4321 W. Flamingo Road
Las Vegas, NV 89103
(702) 942-7777

Contact name for the Owner:

Name: Scott Zucker, Sr. Project Director
Cell phone: (702) 286-3826

Per the concept plan presented and discussed with SNHD pool review staff on April 11, 2017, the proposed walk-in ramp, with sand to the 1 ft. water depth, deviates from NAC 444 in the following respects:

Section 444.114.2 requiring“All side walls and bottom surfaces must.....have a slip resistant finish which is smooth and easily cleanable.”

Section 444.116.1 & 3 requirements that “Every swimming pool must have a minimum depth in the shallow area of the main swimming pool area of not less than 3 ft” and “The side walls of the pool must be vertical at all points for a depth of not less than 2 ft. 6 inches”.

Section 444.118.1 requiring that “The depth of the water in the pool must be plainly marked.... on the vertical pool wall...spaced at not more than 25-foot intervals.”

Section 444.120 requiring that “the floor slope must not be steeper than one in 12 in the shallow end”; “The slope must be uniform, and the bottom surface must be smooth”; “All portions of the pool bottom must have a definite slope towards pool drains and “...the depth at the slope break must be 5 feet.”

Section 444.128.2 & 7 requiring that “A minimum of one ladder must be provided for each 75 feet of perimeter”.

Section 444.130.1 requiring that “Every pool must be provided with a handhold around the entire perimeter of the pool”.

Section 444.134.1 & 4 requiring that “.....a clear unobstructed deck must be provided around the entire perimeter of a pool” and “The deck must have a slip-resistant surface that can be cleaned by hosing.....”

The 2,845 sq.ft. water surface area pool, in plan view, approximates an asymmetrical ellipse, 47 ft. long from the waterline on the beach to the wall at the deep end and 67 ft. width at the widest point. The walk-in ramp provides a 10H:1V beach sand entry to the 1 ft. water depth, transitioning to a 6H:1V

sloped, mosaic tile bottom to a maximum water depth of 4'-0". Recessed step tread ladders are provided from the deep water end of the pool to the surrounding deck.

The following lists the conditions, circumstances and issues that support granting a variance to the project, thus:

EVIDENCE SUBMITTED FOR GRANTING A VARIANCE:

The evidence presented for granting a variance to permit Palms Casino Resort to deviate from NAC regulations is as follows:

(1) There are circumstances or conditions which are unique to the applicant, thus:

- a. The pool is located partially within and partially beyond a structural depression. The portion outside the depression precludes achieving a minimum 3 ft. water depth, but to meet needed size, the enlarged pool's design includes an area with shallower water and a beach element.
- b. The sand beach walk-in ramp and slope allows for the pool's placement beyond the confines of the structural depression
- c. The unique configuration of the existing structure is a project specific condition. The pool will in all respects, other than minimum depth, comply with the requirements for decks, stairs, markings, recirculation, etc.

(2) Do not generally affect other persons subject to regulations:

Granting a variance will not affect other persons subject to regulations for minimum depth since this relates to existing structures and circumstances at Palms Casino Resort. The design of the water body will comply in all respects with the requirements of Nevada Administrative Code, Chapter 444.

(3) Make compliance with the regulation unduly burdensome, cause hardship and granting the variance is necessary to render substantial justice to the applicant and enable their preserving and enjoying a property right:

Compliance with the current regulations would be unduly burdensome, cause hardship and is necessary for Palms Casino Resort for the following reasons -

- a. Design of the pool area is now far advanced and absence of the sand beach with a walk-in ramp will necessarily entail substantial redesign of the pool shell and structural depression. Additional design and construction costs for structural modifications are estimated at \$750,000.
- b. In the increasingly competitive Las Vegas market, the Beach Pool's sand component significantly enhances the aesthetic and functional value of the water body and plays an important marketing role which will be significantly impaired without this crucial identity element. The hardships incurred by compliance with the regulation would be lessened project visibility, reduced property occupancy and decreased revenues, estimated at \$7.5 million per annum.
- c. Additional re-design, resubmittal and permitting time to Clark County Bldg. Dept. would be an

estimated four months.

(4) Granting the Variance will not be detrimental or pose a danger to public health and safety:

The variance will not be detrimental or pose a danger to public health and safety; walk-in ramps being a common feature in resort pools, with existing local precedents. The pool will be designed incorporating all necessary and NAC intended safety provisions.

Bathers can access the pool water by the walk-in ramp or step treads; the separation of these compliant with the provisions NAC Ch. 444. Granting the variance for a sand beach type entry will not affect other persons subjected to the regulations regarding pool finishes. Further, the pool has been engineered to circulate newly filtered and chlorinated water through the beach sand, continuously upwelling from a dense distribution of returns, so ensuring rapid and thorough water exchange. Valves are provided on dedicated piping (with flow gages), to control the rate of flow between the sand beach and remainder of the pool.

The beach sand itself will be a pristinely clean, natural silicone material, crushed, scrubber washed, dried and screened with minimal fines content, ensuring that unimpaired water clarity is maintained even as the submerged material is moved by bathers traversing or bathing in the beach element zone., because the pool subscribes in all respects to the requirements of Nevada Administrative Code, Chapter 444.

Enclosed herein are:

1. Plans and sections of the pool
2. Variance Candidate Worksheet
3. Variance Application Letter
4. Variance Application Fee of \$1,181.00

Please contact me if you require any further information for your consideration of this variance request.

Sincerely,



Matthew Heinhold – Authorized Signatory – FP Holdings, L.P.

cc: Desmond Stevens, STO Design Group

1505 S. Pavilion Center Dr. Las Vegas, Nevada 89135 Phone 495-3000



June 16, 2017

Ms. Jacqueline Reszetar, Environmental Health Division Dir.
Southern Nevada Health District
Environmental Health Division - Pool Plan Desk
330 S. Valley View Blvd.
Las Vegas, NV 89152

**Subject: Palms Casino Resort
4321 W. Flamingo Road, Las Vegas, NV 89103
ELEVATED SPAS (11-Total, Identical) - Variance Application**

Dear Ms. Reszetar:

Please accept this letter together with the Variance Candidate worksheet and plans, plus sections of the eleven (11) identical spas in the referenced project. These spas serve individual cabanas and are raised 18" above the surrounding deck to maintain headroom beneath at the main Pool Area level, by averting intrusion of the spa shell into that space, which would otherwise be unusable.

While the raised condition obstructs the spas' perimeter, there is a minimum 4 ft. wide, unobstructed and uninterrupted deck for 41% of their perimeter, immediately adjacent the obstruction. Further, while three of the four sides of the spas are inaccessible, at any location within the water body, a bather's max. distance from the (41%) perimeter length of deck cannot exceed 8 feet 6 inches.

The spas are slender; a constraint imposed by the limited width of the second level deck area. The long front wall of the spas, facing the main pool area, is acrylic while the opposite side runs alongside the deck. A set of code compliant stairs bisects the run of that long side, for entry/exit transitions between the spa and the deck. The 18" high, 14" wide wall meets all requirements as a "transfer wall" for ADA Code compliance, and can be readily used by any guest for water body access or egress.

Raising the edge of the spas resolves the usability of the space in the floor. To fit within the available area; where the pool area's second level is very narrow, the spas' width is also necessarily reduced.

Please note the following project information:

Business Address of Owner:
FP Holdings, L.P.
1505 S. Pavilion Center Dr.
Las Vegas, NV 89135

Project Location:
4321 W. Flamingo Road
Las Vegas, NV 89103

Assessor's Parcel Number:
162-19-501-004

Operator:
Samuel Tiano
4321 W. Flamingo Road
Las Vegas, NV 89103
(702) 942-7777

Contact name for the Owner:
Name: Scott Zucker, Sr. Project Director
Cell phone: (702) 286-3826

Per the concept plan presented and discussed with SNHD pool review staff on April 11, 2017, the eleven identical spas deviate from NAC 444 as follows:

Section 444.442.2 requirement that "A spa must be equipped with at least one handrail (or ladder equivalent) for each 50 ft. of perimeter or portion thereof, to designate the point or points of entry and exit."

Section 444.454.1 requiring "A continuous unobstructed deck at least 4 feet wide, including the coping, must be provided around at least half of the perimeter of the spa."

The spas are rectangular, approx. 25' long and only 7'-6" wide; with two corners chamfered to accommodate skimmers. The water surface of each is 165 sq.ft. While steps are required every 50 ft. of perimeter by code, the total perimeter is 60'-3" ft. and a single set of stairs is proposed, centered along the accessible (25' long) side - (41% of the raised spa's perimeter) - and adjacent the unobstructed, 4 ft. min. width deck.

The following lists the conditions, circumstances and issues that support granting a variance to the project, thus:

EVIDENCE SUBMITTED FOR GRANTING A VARIANCE:

The evidence presented for granting a variance to permit Palms Casino Resort to deviate from NAC regulations 444.442.2 and 444.454.1 is as follows:

- (1) There are circumstances or conditions which are unique to the applicant, thus:
- a. The spas are located on a second, elevated floor and have a water depth of 3.5 ft. and 6" of freeboard. Without raising the spa wall adjacent the deck by 18", the floor of the basins would project into the headroom at the lower level. (The raised wall does provide ADA compliant access to the spa for a bather, by sitting on the wall cap and rotation of the body).
 - b. The deck width is necessarily narrow to accommodate the cabanas, the 4 ft. minimum width deck and the spa itself.
 - c. The percentage of adjacent perimeter deck is 41%, slightly less than 50%, but by its slender configuration, a bather can never be further than 7 ft. from the deck.

- d. The stairs location, centered on the long run of wall adjacent the deck, ensures a bather is never further than 9 ft. away.
- e. In all respects, other than the raised edge, the required configuration decks, stairs, markings, recirculation, etc. will be code compliant

(2) Do not generally affect other persons subject to regulations:

Granting a variance will not affect other persons subject to regulations for spa decks since the circumstances of both limited headroom beneath and confined horizontal space are a project specific condition at Palms Casino Resort. The design of the water body will comply in all respects other than those cited in the variance application with the requirements of Nevada Administrative Code, Chapter 444.

(3) Make compliance with the regulation unduly burdensome, cause hardship and granting the variance is necessary to render substantial justice to the applicant and enable their preserving and enjoying a property right:

Compliance with the current regulations would be unduly burdensome, cause hardship and is necessary for Palms Casino Resort for the following reasons -

- a. Design of the pool area is now far advanced and without the inclusion of raised edge, elevated spas, a substantial redesign of the entire will be necessary. Additional design and increased construction costs for the upper level structural modifications are estimated at \$1,275,000.
- b. In the increasingly competitive Las Vegas market, the acrylic fronted spas significantly enhance the Pool Area aesthetics, its functionality and also serve an important role in marketing. This will be significantly impaired without these crucial identity elements. The hardships incurred by compliance with the regulation would be lessened project visibility, reduced property occupancy and decreased revenues, estimated at \$7.5 million per annum.
- c. Additional re-design, resubmittal and permitting time to Clark County Bldg. Dept. would be an estimated four months.

(4) Granting the Variance will not be detrimental or pose a danger to public health and safety:

The variance will not be detrimental or pose a danger to public health and safety, since a minimum 4 ft. width deck is provided no further than 7 ft. from any bather; the raised edge meeting ADA Code and providing a means of access for all bathers and a set of stairs is provided a maximum of 9 ft. from any location within the water body. The configuration is also consistent with other existing local precedents.

All aspects pertaining to ease of access, high visibility and safety of bathers are addressed in the design.

Enclosed herein are:

- 1. Plans and sections of a typical spa
- 2. Variance Candidate Worksheet
- 3. Variance Application Letter
- 4. Variance Application Fee of \$1,181.00

Please contact me if you require any further information for your consideration of this variance request.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew Heinhold", written over a horizontal line.

Matthew Heinhold – Authorized Signatory – FP Holdings, L.P.

cc: Desmond Stevens, STO Design Group

1505 S. Pavilion Center Dr. Las Vegas, Nevada 89135 Phone 495-3000

ATTACHMENT

C



VARIANCE CANDIDATE WORKSHEET

PART I:

ESTABLISHMENT INFORMATION

Name of Facility/Establishment: Palms Casino Resort
Health Permit Number: _____ Date of Inquiry: April 11, 2017
Name of Operator/Agent: Samuel Tiano - Nightlife/pool Manager
Address of Operator/Agent: 4321 W. Flamingo Rd., Las Vegas, NV 89103
Contact Information of Operator/Agent:
Office Phone: (702) 942-7777 Cell Phone: _____
Fax Number: _____ Email Address: samuel.tiano@stationcasinos.com
If corporation, the name/title of individual to sign for Variance document:
Name: Matthew Heinhold
Title: Authorized Signatory

OWNER INFORMATION

Name of Property Owner: FP Holdings LP
Address of Property Owner: 1501 S. Pavilion Center Drive, Las Vegas, NV 89135
Contact Information of Property Owner: Scott Zucker
Office Phone: (702) 495-3000 Cell Phone: (702) 286-3826
Fax Number: _____ Email Address: Scott.Zucker@stationcasinos.com

PROPERTY INFORMATION

Property Address: 4321 W. Flamingo Road, Las Vegas, NV 89103
Assessor's Parcel Number (APN): 162-19-501-004
Describe location within larger facility (i.e. hotel/casino/resort, etc.):
Main Pool Deck within Palms Casino Resort.
Eleven spas, all identical and elevated one story above the main pool deck, serving individual cabanas. The spas, as proposed, have an acrylic front front wall and are slender - specifically to avoid intrusion into the limited adjacent deck area. The perimeter wall adjacent the deck is raised 18", to maintain acceptable headroom at the lower level.
The raised edge has code compliant stairs for entry/exit to the narrow water body. The raised edge also meets all requirements as a "transfer wall" for ADA Code compliance, for entering the water.

Describe Variance Issue (s): (Include sections of the Regulation or Nevada Administrative Code that applies to the request for a variance)

NAC 444.454.1 - The spas' raised edge condition obstructs a continuous deck for 50% of the perimeter, with an 18" high, 14" wide wall. A 4' min. width deck is however provided along 25 ft. (41%) of each spa's perimeter; immediately adjacent the raised edge obstruction. Because of the narrow width of the spas, a bather's distance from the deck cannot exceed 7 ft. Access and egress to /from the water is by a set of stairs. (The 18" raised wall complies with ADA requirements for handicapped bather access to the spas).
NAC 444.442.2 requires a set of steps for each 50 ft. of perimeter, The total perimeter of each spa is 60'-3", while a single set of stairs is proposed, centered on the side adjacent the deck. A spa user cannot be more than 9 ft. distant from the stairs.

PART II:

Nevada Administrative Code 439.240 states in general that certain conditions or circumstances must be shown to exist in order for a Board of Health to approve a request for a Variance from adopted public health regulations. A variance application letter (as noted below in PART III) MUST specifically address each of the following issues:

1. There must be circumstances or conditions which are unique to the applicant, and do not generally affect other persons subject to the regulation. Please indicate how your request is unique to your situation and is, therefore, not likely to affect other persons subject to the regulations:

The spas are located on a second (elevated) level and have a water depth of 3.5 ft. and 6" of freeboard.

Without raising the spa wall adjacent the deck 18", the floor of the basins would project into the headspace at the lower level.

The deck width is necessarily narrow to accommodate the cabanas, a code compliant minimum 4 ft. width deck and the spa water body itself. At 41% of perimeter, the length of deck is slightly less than 50%, but by its slender configuration, a bather is - at a maximum - only 8'-6" from the run of deck. The raised edge provides ADA compliant access - (for use as well by any bather) - to be able to enter the water by sitting on the cap of the wall and rotating their body. Centered stairs, on one side, are close to a bather at any location in the spa.

A variance resolves the unique configuration of limited headroom at the lower level of the Pool Deck and confined horizontal space - and is therefore not likely to affect other persons subject to the regulations.

2. There must be circumstances or conditions which make compliance with the regulation unduly burdensome and cause a hardship to and abridge a substantial property right of the applicant, and the variance is necessary to render substantial justice to and preserve the property rights of the applicant. Please indicate in what manner compliance with the regulation would be burdensome or cause a hardship on your business or how the free use of your property may be affected (if economic factors are an issue, please include estimates regarding the costs that would be incurred by compliance):

Design of the Pool Area is far advanced and variance denial of raised edge spas with slightly less than 50% perimeter will necessarily entail substantial re-design of the entire upper Pool Deck level. Additional design and construction costs are estimated at \$80,000.

Compliance with the current regulation would be burdensome and cause hardship on Palms business in the increasingly competitive Las Vegas resort market. The acrylic fronted spas, serving cabanas, are important aesthetic and functional water elements which contribute to overall project marketing and project signature. This would be adversely impacted without these iconic, project identity elements.

The associated burden and hardships that compliance with the regulation would cause are lessened project visibility, reduced property occupancy and decreased revenues, estimated at \$7.5 million per annum.

Additional re-design, resubmittal and permitting time to Clark County Bldg. Dept. would be an estimated four months.

3. Granting the variance will not be detrimental or pose a danger to the public health and safety. Please provide evidence that the variance request, if approved, will not adversely affect the safe and sanitary operation of the applicant(s) pool, spa, or food establishment:

The variance will not be detrimental or pose a danger to public health and safety, since a min. 4 ft. width deck is provided no further than 7 ft. from any bather; the raised edge meeting ADA code and providing a means of access for all bathers. The configuration is consistent with other existing precedents.

Granting the variance will not affect other persons subject to regulation since every aspect of the design meets the requirements for stairs, benches, vessel finishes, filtration and turnover rate, water quality chemical treatment, signage, etc.

All aspects pertaining to ease of access, high visibility of bathers and bather safety are addressed in the design.

NAC 439.240 Approval by State Board of Health. (NRS 439.150, 439.190, 439.200)

1. The State Board of Health will grant a variance from a regulation only if it finds from the evidence presented at the hearing that:
 - (a) There are circumstances or conditions which:
 - (1) Are unique to the applicant;
 - (2) Do not generally affect other persons subject to the regulation;
 - (3) Make compliance with the regulation unduly burdensome; and
 - (4) Cause a hardship to and abridge a substantial property right of the applicant; and
 - (b) Granting the variance:
 - (1) Is necessary to render substantial justice to the applicant and enable the applicant to preserve and enjoy his or her property right; and
 - (2) Will not be detrimental or pose a danger to public health and safety.
2. Whenever an applicant for a variance alleges that he or she suffers or will suffer economic hardship by complying with the regulation, the applicant must submit evidence demonstrating the costs of compliance with the regulation. The Board will consider the evidence and determine whether those costs are unreasonable.

[Bd. of Health, Variances Reg. §§ 2.7-2.8, eff. 10-16-80; A 2-5-82; 1-19-84]

PART III:

A Variance Application Letter, which includes all information provided by the applicant on his worksheet, must be submitted in writing to the Environmental Health Division (EHD) Director no later than 40 days before the monthly Board of Health Meeting. The Application letter must be on the owner's letterhead signed by the Owner/Corporate Officer specifically listing which part(s) of the Regulation the proposed Variance covers with this completed Worksheet as an attachment. The written Application Letter must take particular care in providing statements and evidence of circumstances or conditions and reasons why the District Board of Health should grant the Variance as listed in NAC 439.240 as shown at the top of this page. *ALL information you have provided in PART I and II of this Worksheet must be included in the body of the letter.* The evidence required may include 8 1/2" x 11" or 11" x 17" detailed drawings and/or photographs.

The Variance process is outlined in Nevada Administrative Code (NAC) 439.200 through 439.260 with the exception that an application fee is payable to SOUTHERN NEVADA HEALTH DISTRICT (SNHD).

This section to be completed by SNHD staff ONLY

Next closing date is: 06/16/17 for the 07/27/17 BOH Meeting.

Referred by: Candice Konold, REHS
(Print Name of REHS)
Completed by: Jeremy Harper, EH Supervisor Date: 06/16/17
(Print Name of REHS if not by supervisor)
Received by: _____ Date: _____
(Owner/Operator/Agent)
Reviewed by: [Signature] Date: 8/10/17
(Signature of SNHD Manager)



VARIANCE CANDIDATE WORKSHEET

PART I:

ESTABLISHMENT INFORMATION

Name of Facility/Establishment: Palms Casino Resort
Health Permit Number: _____ Date of Inquiry: April 11, 2017
Name of Operator/Agent: Samuel Tiano - Nightlife/pool Manager
Address of Operator/Agent: 4321 W. Flamingo Rd., Las Vegas, NV 89103
Contact Information of Operator/Agent:
Office Phone: (702) 942-7777 Cell Phone: _____
Fax Number: _____ Email Address: samuel.tiano@stationcasinos.com
If corporation, the name/title of individual to sign for Variance document:
Name: Matthew Heinhold
Title: Authorized Signatory

OWNER INFORMATION

Name of Property Owner: FP Holdings LP
Address of Property Owner: 1501 S. Pavilion Center Drive, Las Vegas, NV 89135
Contact Information of Property Owner: Scott Zucker
Office Phone: (702) 495-3000 Cell Phone: (702) 286-3826
Fax Number: _____ Email Address: Scott.Zucker@stationcasinos.com

PROPERTY INFORMATION

Property Address: 4321 W. Flamingo Road, Las Vegas, NV 89103
Assessor's Parcel Number (APN): 162-19-501-004
Describe location within larger facility (i.e. hotel/casino/resort, etc.):
Main Pool Deck within Palms Casino Resort.
The water body, subject of this Variance Application, is a proposed Beach Pool, featuring a sand beach around a portion of its perimeter.
A partially submerged, sandy, walk-in ramp at a 6H:1V slope will afford bathers a beach type swimming experience, together with greater ease of entry and the ability to enjoy the water element over a wider range of depth, up to 4 ft., in the relatively short pool, (configured mostly overlaying the confines of an existing structural depression).

Describe Variance Issue (s): (Include sections of the Regulation or Nevada Administrative Code that applies to the request for a variance)

444.114.2 - A portion of the pool floor will be (clean) sand, not a smooth surface. 444.116.1 & 3 The water depth tapers to zero on the walk-in ramp and no vertical side wall in portions less than 2'-6" depth. 444.118.1 - Depth markers cannot be installed on the sand beach edge.
444.120 - The floor slope exceeds one in 12 on the walk-in entry, transitions from 1V:10H to 1H:6V beyond the sand, the sand is not a smooth bottom, the point in the shell's upturn (to contain the sand) does not slope to pool drains and the slope break is in less than 5 feet depth.
444.128.2 & 7 - The sand beach precludes locating (or the need for) a ladder in that location or, by 444.130.1, providing a continuous handhold.
444.134.1 & 4 - In lieu of a hard deck that can be cleaned by hosing, there is an area of sand beach element.

PART II:

Nevada Administrative Code 439.240 states in general that certain conditions or circumstances must be shown to exist in order for a Board of Health to approve a request for a Variance from adopted public health regulations. A variance application letter (as noted below in PART III) MUST specifically address each of the following issues:

1. There must be circumstances or conditions which are unique to the applicant, and do not generally affect other persons subject to the regulation. Please indicate how your request is unique to your situation and is, therefore, not likely to affect other persons subject to the regulations:

The pool is partially located in a structural depression; precluding a minimum 3 ft. water depth in the portion which lies outside that depression. To meet the needed size requirement, the pool's enlargement is achieved with the design of shallower water and a beach element. The sand, extending to the 1' water depth, is not the smooth finish typical of a plastered pool.

The sand beach walk-in ramp feature, at a 6H:1V slope, allows for the pool's placement beyond the confines of the structural depression.

The beach precludes placement or need for depth markers, a continuous handhold, a ladder or deck in that area.

The unique configuration of the structure is a project specific condition and thereby not unlikely to affect other persons subject to the regulations. The pool will in all other respects comply with requirements for decks, stairs, markings, recirculation, etc.

2. There must be circumstances or conditions which make compliance with the regulation unduly burdensome and cause a hardship to and abridge a substantial property right of the applicant, and the variance is necessary to render substantial justice to and preserve the property rights of the applicant. Please indicate in what manner compliance with the regulation would be burdensome or cause a hardship on your business or how the free use of your property may be affected (if economic factors are an issue, please include estimates regarding the costs that would be incurred by compliance):

Design of the Pool Area is far advanced and absence of the sand edged beach with a walk-in ramp will necessarily entail substantial re-design of the pool shell and structural depression. Additional design and construction costs are estimated at \$750,000.

Compliance with the current regulation would be burdensome and cause hardship on The Palms business in the increasingly competitive Las Vegas resort market. The Beach Pool's sand component significantly enhances the aesthetic and functional value of the water body and plays an important marketing role which will be significantly impaired without this critical identity element. The hardships incurred by compliance with the regulation would be lessened project visibility, reduced property occupancy and decreased revenues, estimated at \$7.5 million per annum.

Additional re-design, resubmittal and permitting time to Clark County Bldg. Dept. would be an estimated four months.

3. Granting the variance will not be detrimental or pose a danger to the public health and safety. Please provide evidence that the variance request, if approved, will not adversely affect the safe and sanitary operation of the applicant(s) pool, spa, or food establishment:

The variance will not be detrimental or pose a danger to public health and safety, walk-in ramps being a common feature in resort pools, with existing local precedents. The pool will be designed incorporating all necessary and NAC intended safety provisions.

Granting the variance will not affect other persons subject to regulation regarding pool finishes. The pool has been engineered to circulate newly filtered and chlorinated water through the beach sand, continuously upwelling from a dense distribution of returns, so ensuring rapid and thorough exchange. Valves are provided on dedicated piping (with flow gages), to control the rate of flow between the sand beach and remainder of the pool. The beach sand itself will be a pristinely clean, natural silicone material; crushed, scrubber washed, dried and screened with minimal fines content, ensuring that unimpaired water clarity is maintained even as the submerged material is moved by bathers traversing or bathing in the beach element zone.

NAC 439.240 Approval by State Board of Health. (NRS 439.150, 439.190, 439.200)

1. The State Board of Health will grant a variance from a regulation only if it finds from the evidence presented at the hearing that:
 - (a) There are circumstances or conditions which:
 - (1) Are unique to the applicant;
 - (2) Do not generally affect other persons subject to the regulation;
 - (3) Make compliance with the regulation unduly burdensome; and
 - (4) Cause a hardship to and abridge a substantial property right of the applicant; and
 - (b) Granting the variance:
 - (1) Is necessary to render substantial justice to the applicant and enable the applicant to preserve and enjoy his or her property right; and
 - (2) Will not be detrimental or pose a danger to public health and safety.
2. Whenever an applicant for a variance alleges that he or she suffers or will suffer economic hardship by complying with the regulation, the applicant must submit evidence demonstrating the costs of compliance with the regulation. The Board will consider the evidence and determine whether those costs are unreasonable.
[Bd. of Health, Variances Reg. §§ 2.7-2.8, eff. 10-16-80; A 2-5-82; 1-19-84]

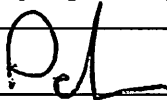
PART III:

A Variance Application Letter, which includes all information provided by the applicant on his worksheet, must be submitted in writing to the Environmental Health Division (EHD) Director no later than 40 days before the monthly Board of Health Meeting. The Application letter must be on the owner's letterhead signed by the Owner/Corporate Officer specifically listing which part(s) of the Regulation the proposed Variance covers with this completed Worksheet as an attachment. The written Application Letter must take particular care in providing statements and evidence of circumstances or conditions and reasons why the District Board of Health should grant the Variance as listed in NAC 439.240 as shown at the top of this page. *ALL information you have provided in PART I and II of this Worksheet must be included in the body of the letter.* The evidence required may include 8 1/2" x 11" or 11" x 17" detailed drawings and/or photographs.

The Variance process is outlined in Nevada Administrative Code (NAC) 439.200 through 439.260 with the exception that an application fee is payable to SOUTHERN NEVADA HEALTH DISTRICT (SNHD).

This section to be completed by SNHD staff ONLY

Next closing date is: 06/16/17 for the 07/27/17 BOH Meeting.

Referred by: Candice Konold, REHS
(Print Name of REHS)
Completed by: Jeremy Harper, EH Supervisor Date: 06/16/17
(Print Name of REHS if not by supervisor)
Received by: _____ Date: _____
(Owner/Operator/Agent) 
Reviewed by: _____ Date: 8/10/17
(Signature of SNHD Manager)

ATTACHMENT

D

GENERAL INFORMATION	
PARCEL NO.	162-19-501-004
OWNER AND MAILING ADDRESS	F P HOLDINGS L P %VP FIN 4321 W FLAMINGO RD LAS VEGAS NV 89103-3903
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	4321 W FLAMINGO RD PARADISE
ASSESSOR DESCRIPTION	PARCEL MAP FILE 109 PAGE 99 LOT 1
RECORDED DOCUMENT NO.	* 20111130:03441
RECORDED DATE	Nov 30 2011
VESTING	NS

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT	
TAX DISTRICT	470
APPRAISAL YEAR	2016
FISCAL YEAR	2017-18
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2016-17	2017-18
LAND	7936912	8692809
IMPROVEMENTS	16905531	96493055
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	24842443	105185863
TAXABLE LAND+IMP (SUBTOTAL)	70978409	300531037
COMMON ELEMENT ALLOCATION ASSD	0	0
TOTAL ASSESSED VALUE	24842443	105185863
TOTAL TAXABLE VALUE	70978409	300531037

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	24.79 Acres
ORIGINAL CONST. YEAR	2001
LAST SALE PRICE MONTH/YEAR SALE TYPE	0
LAND USE	42.310 - Casino or Hotel Casino. Hotels - Class 1 Resort
DWELLING UNITS	470

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	0	CASITA SQ. FT.	0	ADDN/CONV	
2ND FLOOR SQ. FT.	0	CARPOT SQ. FT.	0	POOL	YES

8/10/2017

Clark County Real Property

3RD FLOOR SQ. FT.	0	STYLE	Casino, Category I	SPA	YES
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	0	TYPE OF CONSTRUCTION	
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	0	ROOF TYPE	
BASEMENT GARAGE SQ. FT.	0	FIREPLACE	0		
TOTAL GARAGE SQ. FT.	0				

ATTACHMENT

E

ASSESSOR'S PARCELS - CLARK CO., NV.
Michèle W. Shafe - Assessor

162-19-5

N 2 NE 4

19

T21S R61E

Scale: 1" = 200' Rev: 02/08/2011

MAP

3	4	5	6	7	8	9
1	2	3	4	5	6	7

001 ROAD PARCEL NUMBER
 002 PARCEL NUMBER
 003 ACRES
 004 PARCEL SUB/SEQ NUMBER
 005 BLOCK NUMBER
 006 LOT NUMBER

007 CONDOMINIUM UNIT
 008 PARCEL NUMBER
 009 AIR SPACE PCL
 010 RIGHT OF WAY PCL
 011 SUB-SURFACE PCL
 012 HISTORIC LOT LINE
 013 HISTORIC SUB BOUNDARY
 014 HISTORIC PMLD BOUNDARY
 015 SECTION LINE

001 ROAD PARCEL NUMBER
 002 PARCEL NUMBER
 003 ACRES
 004 PARCEL SUB/SEQ NUMBER
 005 BLOCK NUMBER
 006 LOT NUMBER

007 CONDOMINIUM UNIT
 008 PARCEL NUMBER
 009 AIR SPACE PCL
 010 RIGHT OF WAY PCL
 011 SUB-SURFACE PCL
 012 HISTORIC LOT LINE
 013 HISTORIC SUB BOUNDARY
 014 HISTORIC PMLD BOUNDARY
 015 SECTION LINE

Scale: 1" = 200' Rev: 02/08/2011

001 ROAD PARCEL NUMBER
 002 PARCEL NUMBER
 003 ACRES
 004 PARCEL SUB/SEQ NUMBER
 005 BLOCK NUMBER
 006 LOT NUMBER

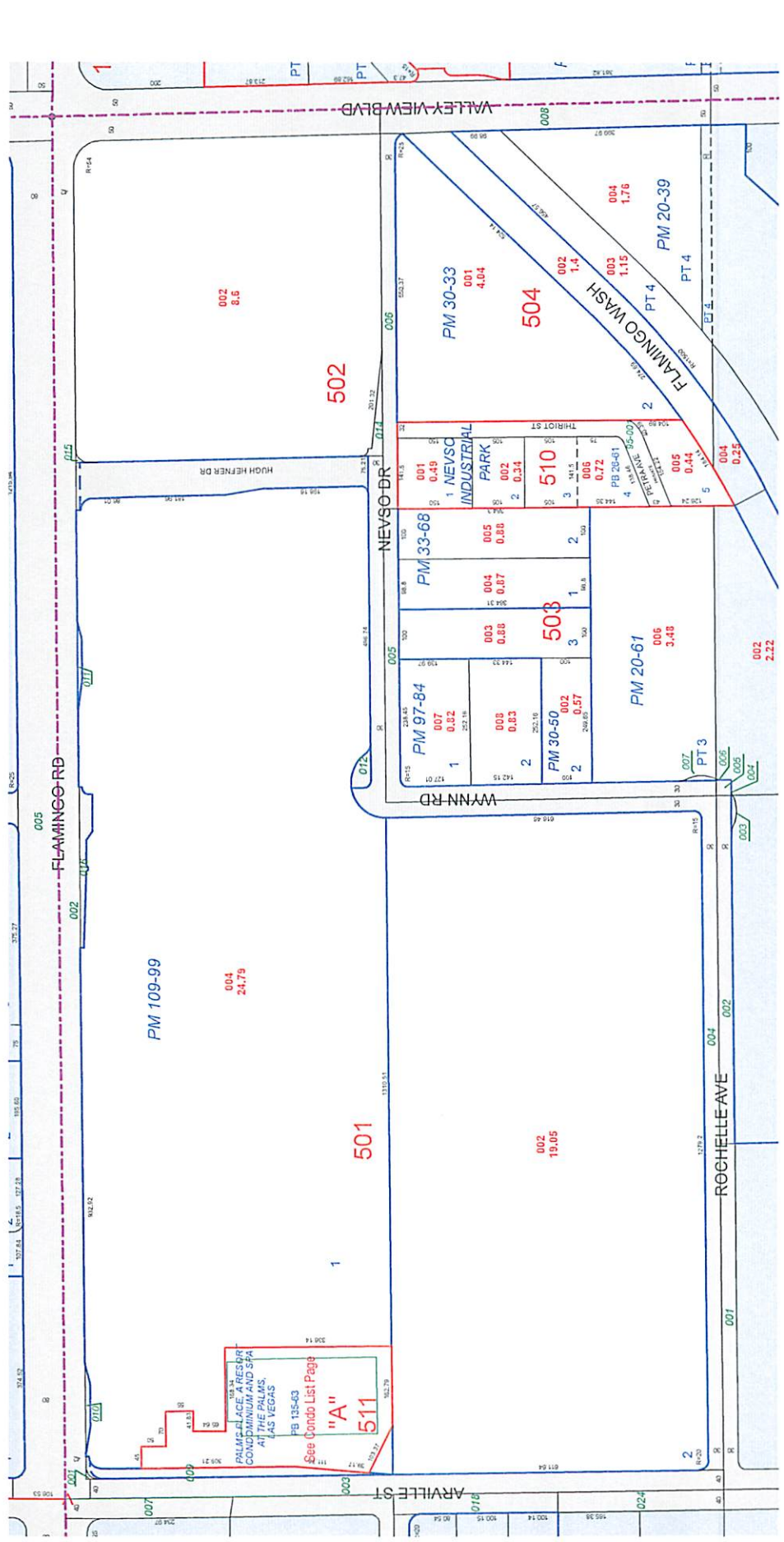
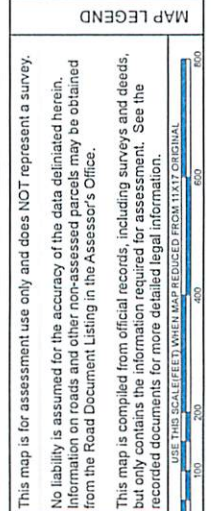
007 CONDOMINIUM UNIT
 008 PARCEL NUMBER
 009 AIR SPACE PCL
 010 RIGHT OF WAY PCL
 011 SUB-SURFACE PCL
 012 HISTORIC LOT LINE
 013 HISTORIC SUB BOUNDARY
 014 HISTORIC PMLD BOUNDARY
 015 SECTION LINE

NOTES

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE(FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL



ATTACHMENT

F



DATE: 06/19/2017
 TIME: 17:00:00
 PLAN: POOL DECK LEVEL 2 AREA
 NO: 03

PALMS CASINO RESORT POOL REMODEL

KCA ARCHITECTURE

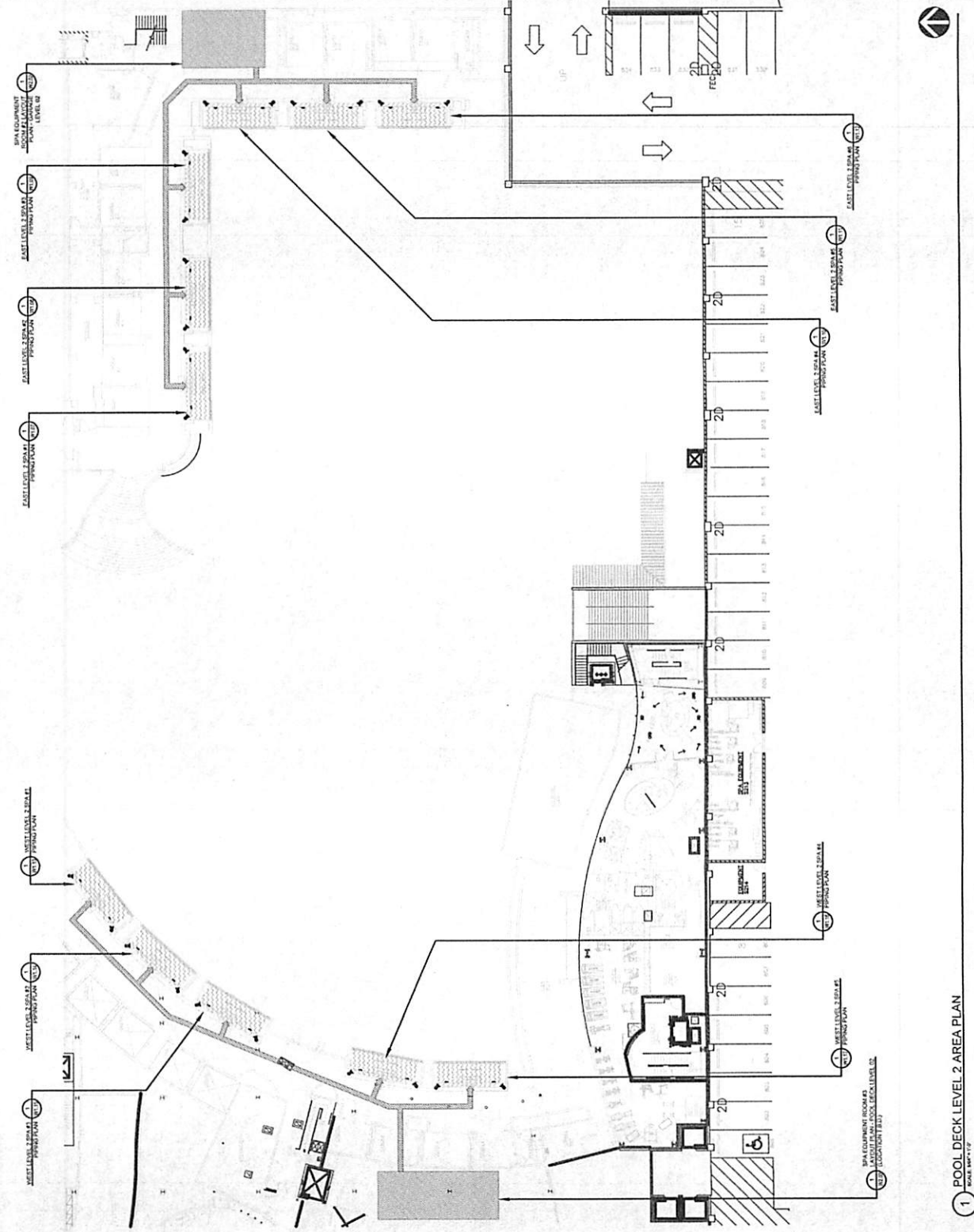
1200 South Broward Blvd, Suite 100
 Fort Lauderdale, FL 33315
 TEL: 954.574.1111
 FAX: 954.574.1112
 WWW.KCAARCHITECTURE.COM

DATE: 06/19/2017
 TIME: 17:00:00
 PLAN: POOL DECK LEVEL 2 AREA
 NO: 03

PALMS CASINO RESORT POOL REMODEL

KCA ARCHITECTURE

1200 South Broward Blvd, Suite 100
 Fort Lauderdale, FL 33315
 TEL: 954.574.1111
 FAX: 954.574.1112
 WWW.KCAARCHITECTURE.COM



1 POOL DECK LEVEL 2 AREA PLAN
 SCALE: 1/8" = 1'-0"

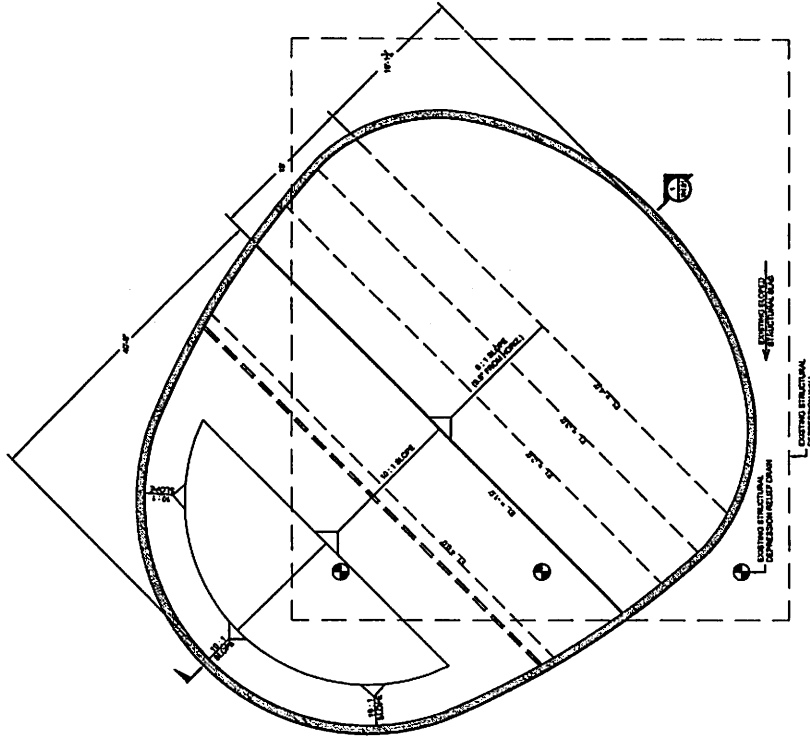


**PALMS CASINO RESORT
POOL REMODEL**

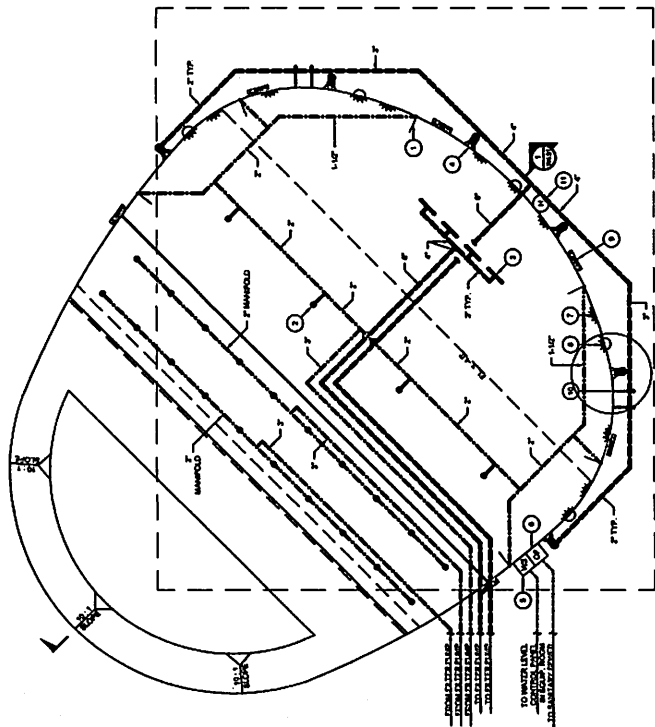
KCA ARCHITECTURE
 1000 N. ...
 ...
 ...

PROJECT NO. ...
DATE ...
SCALE ...
DESIGNED BY ...
CHECKED BY ...
DATE ...
PROJECT NO. ...

**PALMS CASINO
POOL REMODEL**
DATE ...
SCALE ...
DESIGNED BY ...
CHECKED BY ...
DATE ...



SLOPE PLAN



PIPING PLAN

POOL NOTES

- 1- ALL POOL AREAS SHOWN INCLUDE WATER SURFACE PER LANDSCAPE ARCHITECT
- 2- ALL POOL FINISHES INCLUDING TILE, STONE, LEXAN, PLASTER, COLOR, ETC. PER LANDSCAPE ARCHITECT
- 3- POOL AREA SCHED CHANGE PER ARCHITECT UNDER CIVIL ENGINEER
- 4- POOL S-BELL AND FITTING SHALL BE BONDED PER IBC
- 5- POOL S-BELL AND FITTING SHALL BE BONDED PER IBC
- 6- POOL S-BELL AND FITTING SHALL BE BONDED PER IBC
- 7- PROVIDE POOL FINISHES FROM BOUND LETTERING PER ARCHITECT AND/OR SIGNAGE CONSULTANT

POOL FITTINGS

- 1- VALVE WITH 1/2" NPT END, 1/2" NPT OTHER END, 1/2" NPT OTHER END, 1/2" NPT OTHER END
- 2- VALVE WITH 1/2" NPT END, 1/2" NPT OTHER END, 1/2" NPT OTHER END, 1/2" NPT OTHER END
- 3- VALVE WITH 1/2" NPT END, 1/2" NPT OTHER END, 1/2" NPT OTHER END, 1/2" NPT OTHER END
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- 5- VALVE WITH 1/2" NPT END, 1/2" NPT OTHER END, 1/2" NPT OTHER END, 1/2" NPT OTHER END
- 6- VALVE WITH 1/2" NPT END, 1/2" NPT OTHER END, 1/2" NPT OTHER END, 1/2" NPT OTHER END
- 7- VALVE WITH 1/2" NPT END, 1/2" NPT OTHER END, 1/2" NPT OTHER END, 1/2" NPT OTHER END
- 8- VALVE WITH 1/2" NPT END, 1/2" NPT OTHER END, 1/2" NPT OTHER END, 1/2" NPT OTHER END
- 9- VALVE WITH 1/2" NPT END, 1/2" NPT OTHER END, 1/2" NPT OTHER END, 1/2" NPT OTHER END
- 10- VALVE WITH 1/2" NPT END, 1/2" NPT OTHER END, 1/2" NPT OTHER END, 1/2" NPT OTHER END

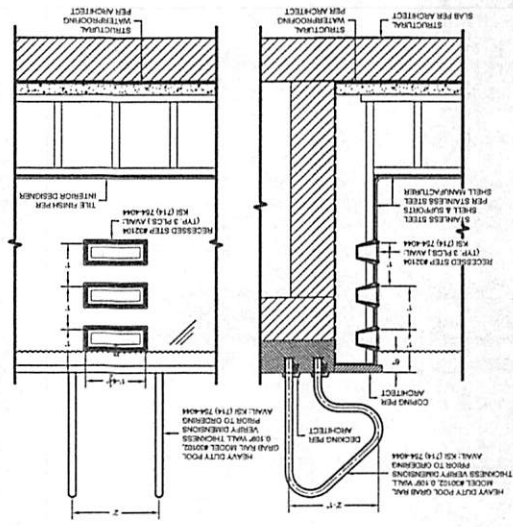
POOL STATISTICS

POOL AREA	1,179.50 SF.
WATER SURFACE AREA	1,179.50 SF.
POOL DEPTH (AVERAGE)	4.5 FT.
POOL DEPTH (MAX)	5.0 FT.
POOL DEPTH (MIN)	4.0 FT.
POOL VOLUME	53,025.00 GAL.
TOTAL CIRCULATION	15.0 GPM
TOTAL FLOW	810.00 GPM

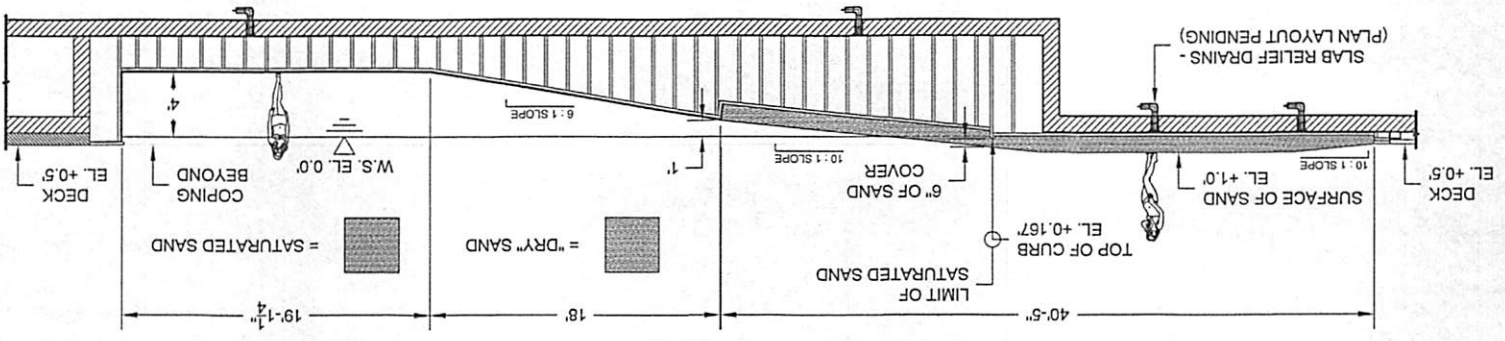
W4.01
 DATE: 17308.00
 DATE: JUNE 19, 2017
 PROJECT: PALMS CASINO RESORT POOL REMODEL
 DRAWING: POOL & SPA CROSS SECTIONS
 ARCHITECT: KCA ARCHITECTURE
 1201 West Palm Beach Blvd., Suite 200
 West Palm Beach, FL 33411
 (561) 833-3333
 www.kcaarchitect.com

PALMS CASINO RESORT POOL REMODEL
 SHEET W4.01
 KCA ARCHITECTURE
 1201 West Palm Beach Blvd., Suite 200
 West Palm Beach, FL 33411
 (561) 833-3333
 www.kcaarchitect.com

2 SAND BEACH RECESS TREAD DETAIL



1 SAND BEACH CROSS SECTION



3/8\"/>



STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 LICENSE NO. 12487
 MECHANICAL ENGINEERING
 EXPIRES 12/15/07

PALMS
 CASINO RESORT
 POOL REMODEL

KCA
 ARCHITECTURE
 2000 W. PALM BLVD.
 SUITE 100
 WEST PALM BEACH, FL 33411
 TEL: 561-833-1100
 FAX: 561-833-1101
 WWW.KCA-ARCH.COM

DATE: 08/15/07
 DRAWING NO.: 100-10000-01
 PROJECT NO.: 100-10000-01
 SHEET NO.: 100-10000-01-10
 SCALE: AS SHOWN
 DESIGNER: [REDACTED]
 CHECKER: [REDACTED]
 APPROVER: [REDACTED]
 CLIENT: PALMS CASINO RESORT
 PROJECT: POOL REMODEL
 SHEET TITLE: EAST LEVEL SPA #4 PIPING PLAN

PALMS CASINO
 POOL REMODEL
 EAST LEVEL SPA #4
 PIPING PLAN

DATE: 08/15/07
 DRAWING NO.: 100-10000-01
 SHEET NO.: 100-10000-01-10

W1.10

SPA STATISTICS

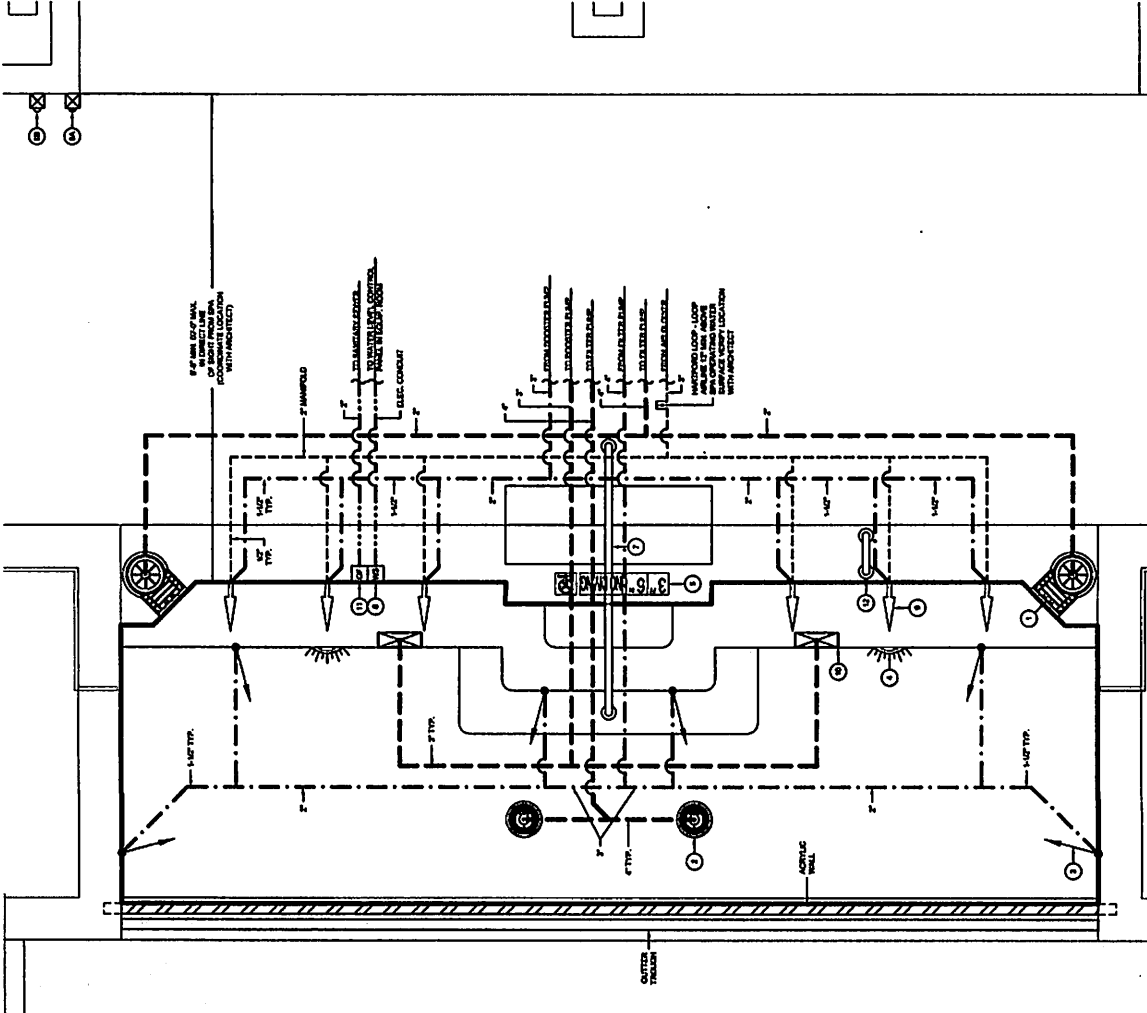
SPA NUMBER: 4
 SPA LENGTH: 14'-0" TYP.
 SPA WIDTH: 14'-0" TYP.
 SPA DEPTH: 4'-0" TYP.
 SPA AREA: 196.00 SQ. FT.
 SPA VOLUME: 1372.00 CU. FT.
 SPA PERIMETER: 56.00 FT.

SPA FITTINGS

- 1- SPA NUMBER (TYPE 1 PLUG)
- 1- SPA NUMBER (TYPE 2 PLUG)
- 1- SPA NUMBER (TYPE 3 PLUG)
- 1- SPA NUMBER (TYPE 4 PLUG)
- 1- SPA NUMBER (TYPE 5 PLUG)
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- 1- SPA NUMBER (TYPE 99 PLUG)
- 1- SPA NUMBER (TYPE 100 PLUG)

SPANDES

- 1- ALL SPA FITTINGS INCLUDING WATER SURFACE FOR
- 2- ALL SPA FITTINGS INCLUDING TILE SETTING, FLOOR COLOR,
- 3- ALL SPA FITTINGS INCLUDING TILE SETTING, FLOOR COLOR,
- 4- SPA AREA ROCK DAMAGE FOR ARCHITECT AND/OR CIVIL ENGINEER
- 5- SPA NUMBER TO ARCHITECT & MEP ENGINEER
- 6- SPA NUMBER TO ARCHITECT & MEP ENGINEER
- 7- SPA NUMBER TO ARCHITECT & MEP ENGINEER
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- 99- SPA NUMBER TO ARCHITECT & MEP ENGINEER
- 100- SPA NUMBER TO ARCHITECT & MEP ENGINEER



1 EAST LEVEL 2 SPA #4 PIPING PLAN
 DATE: 08/15/07



DATE: 08/27/07

PALMS CASINO RESORT POOL REMODEL

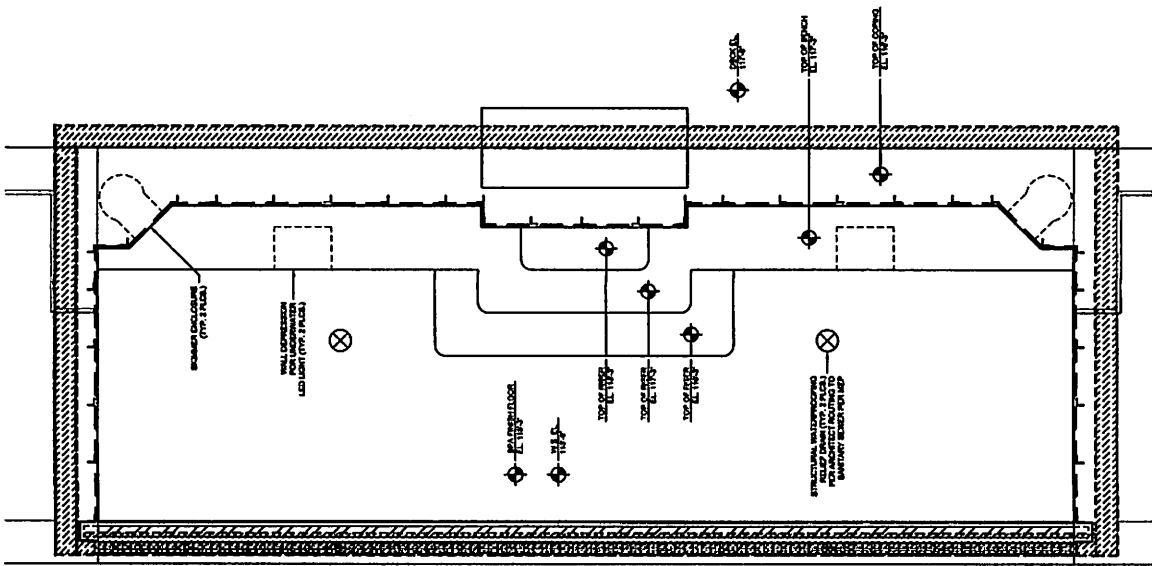
KCA ARCHITECTURE
2000 N. W. 10th St., Suite 100
Fort Lauderdale, FL 33304
Tel: 954.575.1100
Fax: 954.575.1101
www.kcaarch.com

PROJECT NO. 07-001
DATE: 08/27/07
DRAWING NO. 100-01
SCALE: AS SHOWN
SHEET NO. 100-01-01
SHEET TOTALS: 100-01-01
PROJECT: PALMS CASINO RESORT
POOL REMODEL
DESIGNED BY: J. B. BROWN
CHECKED BY: J. B. BROWN
DATE: 08/27/07

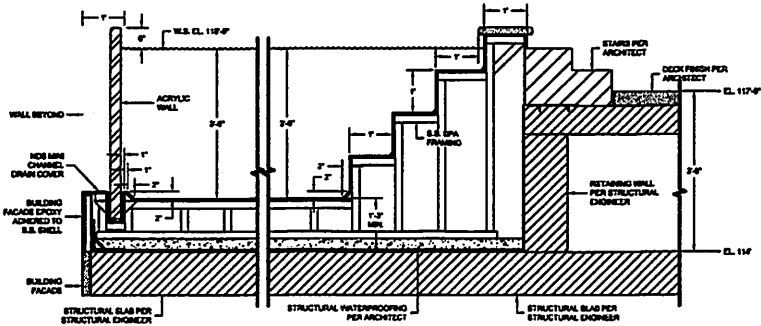
PALMS CASINO RESORT
POOL REMODEL
EAST TOWER SPA #4
EXPRESSION PLAN

DATE: 08/27/07
BY: J. B. BROWN
12/28/00
WI.1.10A

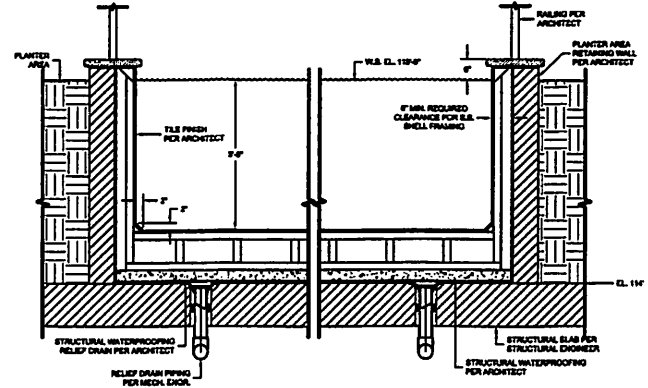
- METAL WALL CLAMP FOR WATERPROOFING INSTALLATION
- METAL WALL CLAMP FOR WATERPROOFING INSTALLATION
- METAL WALL CLAMP FOR WATERPROOFING INSTALLATION
- GUTTER PROTECTION CHANNEL (TYP. 3 PLACES)
- STRUCTURAL WALL CLAMP FOR WATERPROOFING INSTALLATION (TYP. 3 PLACES)



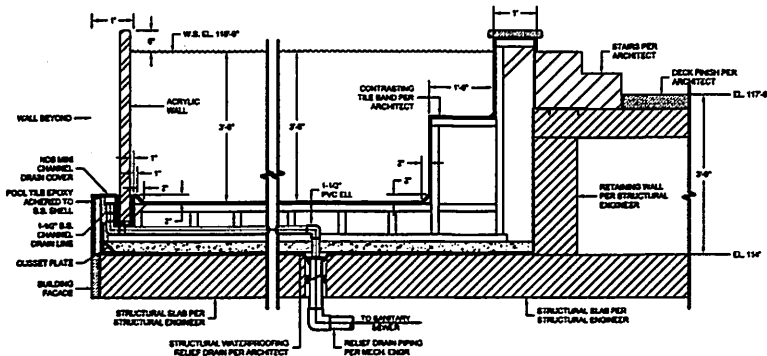
1 EAST LEVEL 2 SPA #4 STRUCTURAL DEPRESSION PLAN
SCALE: 1/4" = 1'-0"



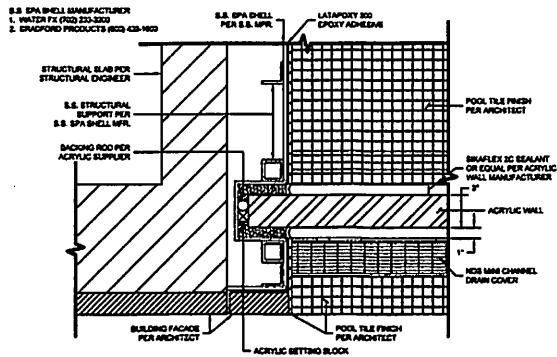
1 EAST & WEST LEVEL 2 SPA CROSS SECTION AT STEPS
SCALE 1/2" = 1'-0"



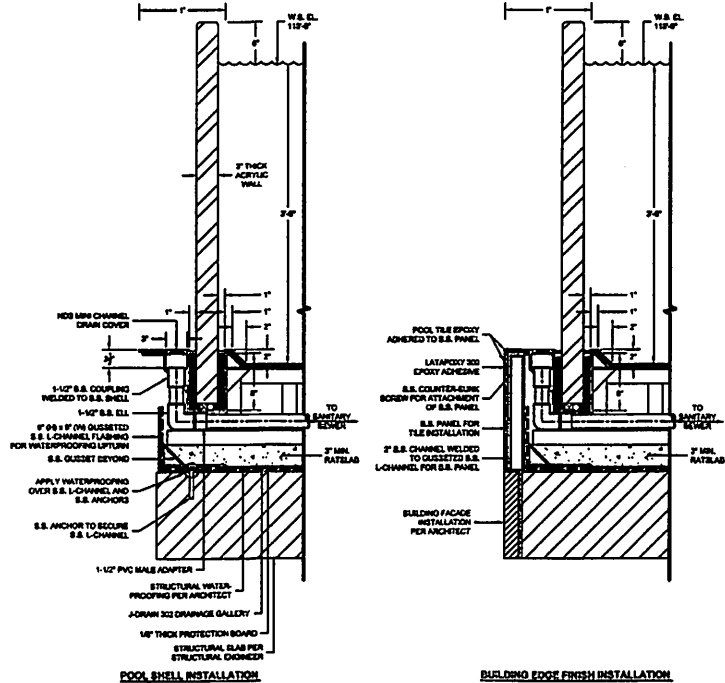
2 EAST & WEST LEVEL 2 SPA LONGITUDINAL CROSS SECTION
SCALE 1/2" = 1'-0"



3 EAST & WEST LEVEL 2 SPA CROSS SECTION AT BENCH
SCALE 1/2" = 1'-0"



4 SPA ACRYLIC WALL ATTACHMENT DETAIL (PLAN VIEW)
SCALE 1/2" = 1'-0"



5 EAST & WEST LEVEL 2 SPA ACRYLIC WALL DETAIL
SCALE 1/2" = 1'-0"



REGISTERED ARCHITECT

STATE OF FLORIDA

NO. 12345

PALMS CASINO RESORT POOL REMODEL

KCA ARCHITECTURE

10000 BAYVIEW BLVD. SUITE 100
DALLAS, TEXAS 75243
TEL: 214.343.1234
FAX: 214.343.1235
WWW.KCAARCHITECTURE.COM
KCA ARCHITECTURE, INC. IS AN EQUAL OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER. MINORITIES AND WOMEN ARE ENCOURAGED TO APPLY.

PALMS CASINO RESORT POOL REMODEL
POOL & SPA CROSS SECTIONS

DATE: 06.16.2017
BY: JRM
17388.DWG

W4.03

ATTACHMENT

G



PUBLIC NOTICE

The Southern Nevada Health District Board of Health will conduct a PUBLIC HEARING on August 24, 2017 at 8:30 a.m. during its monthly meeting held at 280 S Decatur Blvd, Las Vegas, NV 89107, to approve or deny a variance request to operate a public bathing place not in compliance for FP Holdings LP, DBA Palms Casino Resort, located at 4321 West Flamingo Rd, APN 162-19-501-004. Note, if this application is not presented at the August 24, 2017 meeting, it will be presented at the September 28, 2017 meeting.

The variance request is made to allow the Petitioner to operate a public bathing place - a beach entry pool - not in accordance with the Nevada Administrative Code (NAC) 444 Public Bathing Places and Public Spas: NAC 444.114 - sand bottom beach entry; 444.116 - minimum depth requirements; 444.118 depth markings; 444.120 - floor slope requirements; 444.128 - ladder requirements; 444.130 - handhold requirements; and 444.134 - deck obstruction. A variance request is made to operate eleven public spas not in accordance with NAC 444.442 and 444.454; for handrail requirements and unobstructed deck, respectively.

Interested persons may appear at the public hearing and present their views thereon. Written comments will also be considered by the Southern Nevada Health District Board of Health and must be forwarded to Jeremy Harper, Environmental Health Supervisor for the Aquatic Health Program, Southern Nevada Health District, P.O. Box 3902, Las Vegas, Nevada 89127-3902, or via email at harper@snhdmail.org, no later than August 17, 2017. The variance application request is available for review at the Southern Nevada Health District, Environmental Health Division, 333 N Rancho Drive, Las Vegas, NV 89106.

If there are special viewing needs, please contact Bonnie Archie at (702) 759-0571 to schedule an appointment to review the permit application during normal business hours of 8:00 a.m. to 4:00 p.m. Copies of the documents may be requested during that time for \$1.00 per page.

- S -

Jacqueline L Reszetar, Environmental Health Director
Southern Nevada Health District

7 August 17

Date