



# Memorandum

**Date:** October 26, 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

Handwritten signatures in blue ink are present next to the names of Paul Klouse, Jacqueline Reszetar, and Joseph P. Iser.

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**Subject:** Variance Request to Operate a Public Bathing Place not in Compliance with the Nevada Administrative Code (NAC) 444.116, 444.118, 444.128, and 444.130; PN II Inc., dba Pulte Homes of Nevada, located at 11160 Desert Hope Dr., Las Vegas, Nevada 89138; [Assessor's Parcel Number (APN) 137-14-611-156] for Health Permit PR0125036; John Schippert, for the Owner(s), PN II Inc.

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## I. BACKGROUND:

PN II Inc., dba Pulte Homes of Nevada, is petitioning for a variance as requested by John Schippert, representative for the owner, to construct and operate one public bathing facility not in compliance with Nevada Administrative Code (NAC) **444.116.1** and **444.116.3**, which state the following, respectfully: "Every swimming pool must have a minimum depth in the shallow area of the main swimming pool area of not less than 3 feet (0.9 meter) or more than 3 feet 6 inches (1.1 meters) from the normal operating level to the floor," and "The side walls of the pool must be vertical at all points for a depth of not less than 2 feet 6 inches;" NAC **444.118.1**, which states the following: "The depth of the water in a pool must be plainly marked in units of feet at or above the water surface on the vertical pool wall at maximum and minimum points and at the points of break between the deep and shallow portions and at intermediate increments of depth, spaced at not more than 25-foot (7.6-meter) intervals;" NAC **444.128.1**, which states the following: "Stairs or ladders must be provided at the shallow portion of a pool if the vertical distance from the bottom of the pool to the deck or walk is over 2 feet (0.6 meter). Stairs or ladders must be provided at the deep portion of the pool. If the pool is over 30 feet (9.1 meters) wide, such stairs or ladders must be provided at each side of the deep portion of the pool.;" and NAC **444.130.1**, which states the following: "Every pool must be provided with a handhold around the entire perimeter of the pool, such as a perimeter overflow system, bull-nosed coping or cantilevered decking, installed not more than 9 inches (22.86 centimeters) above the waterline."

The public bathing place will be located on APN 137-14-611-156, at 11160 Desert Hope Dr., Las Vegas, Nevada.

## II. DISCUSSION:

The petitioner is requesting a variance from the regulations, which would allow them to construct a public swimming pool – the family pool at The Clubhouse at Reverence – with one end of the pool to be a zero depth, beach style entry. The beach entry will be tile and not a sand type beach entry. The beach entry will be 21’ wide and have a 12:1 slope down to a depth of 3’6”.

The evidence presented by the applicant for granting a variance to permit PN II Inc. to deviate from NAC 444 by allowing a public swimming pool to be constructed with a beach style entry, 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:

The property is of a contemporary design and is located at the foothill of Lone Mountain in the west edge of the valley in Summerlin, and borders Red Rock National Conservation Area. The property enjoys direct views of the mountain, Conservation Area, and the greater Vegas Valley. In order to provide a design consistent with the architecture, the beach style entry at the family pool provides a consistency with the architectural theme and design of the community. The beach style entry will provide additional enjoyment for various age groups targeted for this community.

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:

To attract the targeted market demographic of higher end consumers, the clubhouse and amenities programmed for this master planned community play an important role in meeting these goals. Of which the family pool plays an equal role in attracting the consumers targeted for this market. Without the beach entry at the family pool, it would make it unable to fulfill meeting the pricing structure and sales demand of the targeted consumer group needed for this master planned community.

The facility is programmed to be an activity pool for all ages. The current codes do not allow for a water depth of less than 3’. Granting this variance for a zero depth entry will provide a bathing space that will be enjoyed by any individuals and increase levels of access.

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

Granting a variance for a beach style entry will increase the ease of access for all age

groups to enter into the pool. With the beach style entry, the family pool will have an area where all age groups can find a water depth equal to their ability and comfort level and have an increased level of swimming safety. The beach entry will not propose any additional safety risks or create any sanitary concerns in its operation.

### **III. RECOMMENDATION:**

Regarding a variance from NAC 444.116, 444.118, 444.128, and 444.130, to allow the petitioner to construct a public swimming pool with a beach style entry, staff is of the opinion that circumstances exist which satisfies the requirements for a variance. Staff believes 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 adhere to all other applicable requirements of the Public Bathing Places Public Spas Regulations, NAC 444;
2. 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;
3. 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.

JH

**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 Plan
- G. Public Notice

# ATTACHMENT

A

# PN II, INC.

<b>Business Entity Information</b>			
<b>Status:</b>	Active	<b>File Date:</b>	8/4/1997
<b>Type:</b>	Domestic Corporation	<b>Entity Number:</b>	C16747-1997
<b>Qualifying State:</b>	NV	<b>List of Officers Due:</b>	8/31/2018
<b>Managed By:</b>		<b>Expiration Date:</b>	
<b>NV Business ID:</b>	NV19971236545	<b>Business License Exp:</b>	8/31/2018

<b>Additional Information</b>	
<b>Central Index Key:</b>	

<b>Registered Agent Information</b>			
<b>Name:</b>	CSC SERVICES OF NEVADA, INC.	<b>Address 1:</b>	2215-B RENAISSANCE DR
<b>Address 2:</b>		<b>City:</b>	LAS VEGAS
<b>State:</b>	NV	<b>Zip Code:</b>	89119
<b>Phone:</b>		<b>Fax:</b>	
<b>Mailing Address 1:</b>		<b>Mailing Address 2:</b>	
<b>Mailing City:</b>		<b>Mailing State:</b>	NV
<b>Mailing Zip Code:</b>			
<b>Agent Type:</b>	Commercial Registered Agent - Corporation		
<b>Jurisdiction:</b>	NEVADA	<b>Status:</b>	Active

<b>Financial Information</b>			
<b>No Par Share Count:</b>	60,000.00	<b>Capital Amount:</b>	\$ 0
<b>No stock records found for this company</b>			

<b><input type="checkbox"/> Officers</b>		<input checked="" type="checkbox"/> Include Inactive Officers	
<b>President - RYAN BREEN</b>			
<b>Address 1:</b>	8345 W. SUNSET	<b>Address 2:</b>	
<b>City:</b>	LAS VEGAS	<b>State:</b>	NV
<b>Zip Code:</b>	89113	<b>Country:</b>	USA
<b>Status:</b>	Historical	<b>Email:</b>	
<b>President - RYAN BREEN</b>			
<b>Address 1:</b>	8345 W. SUNSET	<b>Address 2:</b>	
<b>City:</b>	LAS VEGAS	<b>State:</b>	NV
<b>Zip Code:</b>	89113	<b>Country:</b>	
<b>Status:</b>	Active	<b>Email:</b>	
<b>Secretary - STEVEN M COOK</b>			
<b>Address 1:</b>	3350 PEACHTREE ROAD NORTHEAST, SUITE 150	<b>Address 2:</b>	

City:	ATLANTA	State:	GA
Zip Code:	30326	Country:	USA
Status:	Historical	Email:	
<b>Director - STEVEN M COOK</b>			
Address 1:	3350 PEACHTREE ROAD NORTHEAST, SUITE 150	Address 2:	
City:	ATLANTA	State:	GA
Zip Code:	30326	Country:	USA
Status:	Historical	Email:	
<b>Director - RICHARD J DUGAS, JR.</b>			
Address 1:	3350 PEACHTREE ROAD NORTHEAST, SUITE 150	Address 2:	
City:	ATLANTA	State:	GA
Zip Code:	30326	Country:	USA
Status:	Historical	Email:	
<b>Director - KIMBERLY M HILL</b>			
Address 1:	3350 PEACHTREE ROAD NORTHEAST, SUITE 150	Address 2:	
City:	ATLANTA	State:	GA
Zip Code:	30326	Country:	
Status:	Active	Email:	
<b>Treasurer - D. BRYCE LANGEN</b>			
Address 1:	3350 PEACHTREE ROAD NORTHEAST, SUITE 150	Address 2:	
City:	ATLANTA	State:	GA
Zip Code:	30326	Country:	
Status:	Active	Email:	
<b>Secretary - ELLEN P MATUREN</b>			
Address 1:	3350 PEACHTREE ROAD NORTHEAST, SUITE 150	Address 2:	
City:	ATLANTA	State:	GA
Zip Code:	30326	Country:	
Status:	Active	Email:	
<b>Treasurer - BRUCE E ROBINSON</b>			
Address 1:	3350 PEACHTREE ROAD NORTHEAST, SUITE 150	Address 2:	
City:	ATLANTA	State:	GA
Zip Code:	30326	Country:	USA
Status:	Historical	Email:	

<b>- Actions\Amendments</b>			
Action Type:	Articles of Incorporation		
Document Number:	C16747-1997-001	# of Pages:	2

File Date:	8/4/1997	Effective Date:	
<b>(No notes for this action)</b>			
Action Type:	Miscellaneous		
Document Number:	20070778414-30	# of Pages:	1
File Date:	8/4/1997	Effective Date:	
<b>(No notes for this action)</b>			
Action Type:	Initial List		
Document Number:	20070778423-40	# of Pages:	2
File Date:	9/18/1997	Effective Date:	
<b>(No notes for this action)</b>			
Action Type:	Amendment		
Document Number:	C16747-1997-003	# of Pages:	1
File Date:	3/25/1998	Effective Date:	
<b>(1)PG. MMR</b>			
<b>PULTE NEVADA II, INC. MMRB - 00001</b>			
Action Type:	Miscellaneous		
Document Number:	20070778348-26	# of Pages:	1
File Date:	3/26/1998	Effective Date:	
<b>(No notes for this action)</b>			
Action Type:	Annual List		
Document Number:	C16747-1997-007	# of Pages:	2
File Date:	9/10/1998	Effective Date:	
<b>(No notes for this action)</b>			
Action Type:	Annual List		
Document Number:	C16747-1997-006	# of Pages:	2
File Date:	9/4/1999	Effective Date:	
<b>(No notes for this action)</b>			
Action Type:	Registered Agent Address Change		
Document Number:	C16747-1997-004	# of Pages:	299
File Date:	10/29/1999	Effective Date:	
<b>CORPORATION TRUST COMPANY OF NEVAD KFA</b>			
<b>ONE EAST FIRST STREET RENO NV 89501 KFA</b>			
Action Type:	Annual List		
Document Number:	C16747-1997-008	# of Pages:	3
File Date:	8/1/2000	Effective Date:	
<b>(No notes for this action)</b>			
Action Type:	Annual List		
Document Number:	20070778391-54	# of Pages:	3
File Date:	9/1/2001	Effective Date:	
<b>(No notes for this action)</b>			
Action Type:	Annual List		
Document Number:	20070778361-91	# of Pages:	3



<b>File Date:</b>	8/22/2002	<b>Effective Date:</b>	
<b>(No notes for this action)</b>			
<b>Action Type:</b>	Annual List		
<b>Document Number:</b>	C16747-1997-005	<b># of Pages:</b>	1
<b>File Date:</b>	8/18/2003	<b>Effective Date:</b>	
<b>(No notes for this action)</b>			
<b>Action Type:</b>	Annual List		
<b>Document Number:</b>	C16747-1997-002	<b># of Pages:</b>	3
<b>File Date:</b>	9/13/2004	<b>Effective Date:</b>	
<b>List of Officers for 2004 to 2005</b>			
<b>Action Type:</b>	Merge In		
<b>Document Number:</b>	20050013282-93	<b># of Pages:</b>	6
<b>File Date:</b>	2/9/2005	<b>Effective Date:</b>	
<b>(No notes for this action)</b>			
<b>Action Type:</b>	Annual List		
<b>Document Number:</b>	20050359955-53	<b># of Pages:</b>	4
<b>File Date:</b>	8/8/2005	<b>Effective Date:</b>	
<b>(No notes for this action)</b>			
<b>Action Type:</b>	Annual List		
<b>Document Number:</b>	20060439112-88	<b># of Pages:</b>	4
<b>File Date:</b>	7/10/2006	<b>Effective Date:</b>	
<b>(No notes for this action)</b>			
<b>Action Type:</b>	Annual List		
<b>Document Number:</b>	20070478097-24	<b># of Pages:</b>	2
<b>File Date:</b>	7/12/2007	<b>Effective Date:</b>	
<b>(No notes for this action)</b>			
<b>Action Type:</b>	Registered Agent Change		
<b>Document Number:</b>	20070600484-21	<b># of Pages:</b>	1
<b>File Date:</b>	8/30/2007	<b>Effective Date:</b>	
<b>(No notes for this action)</b>			
<b>Action Type:</b>	Annual List		
<b>Document Number:</b>	20080477001-89	<b># of Pages:</b>	2
<b>File Date:</b>	7/17/2008	<b>Effective Date:</b>	
<b>(No notes for this action)</b>			
<b>Action Type:</b>	Annual List		
<b>Document Number:</b>	20090522758-10	<b># of Pages:</b>	2
<b>File Date:</b>	7/1/2009	<b>Effective Date:</b>	
<b>(No notes for this action)</b>			
<b>Action Type:</b>	Annual List		
<b>Document Number:</b>	20100597053-92	<b># of Pages:</b>	2
<b>File Date:</b>	8/10/2010	<b>Effective Date:</b>	
<b>(No notes for this action)</b>			

<b>Action Type:</b>	<b>Annual List</b>		
<b>Document Number:</b>	<b>20110629283-84</b>	<b># of Pages:</b>	<b>2</b>
<b>File Date:</b>	<b>8/29/2011</b>	<b>Effective Date:</b>	
<b>(No notes for this action)</b>			
<b>Action Type:</b>	<b>Annual List</b>		
<b>Document Number:</b>	<b>20120535246-60</b>	<b># of Pages:</b>	<b>2</b>
<b>File Date:</b>	<b>8/1/2012</b>	<b>Effective Date:</b>	
<b>(No notes for this action)</b>			
<b>Action Type:</b>	<b>Annual List</b>		
<b>Document Number:</b>	<b>20130425603-86</b>	<b># of Pages:</b>	<b>2</b>
<b>File Date:</b>	<b>6/27/2013</b>	<b>Effective Date:</b>	
<b>(No notes for this action)</b>			
<b>Action Type:</b>	<b>Annual List</b>		
<b>Document Number:</b>	<b>20140677510-13</b>	<b># of Pages:</b>	<b>2</b>
<b>File Date:</b>	<b>9/22/2014</b>	<b>Effective Date:</b>	
<b>(No notes for this action)</b>			
<b>Action Type:</b>	<b>Annual List</b>		
<b>Document Number:</b>	<b>20150397918-15</b>	<b># of Pages:</b>	<b>1</b>
<b>File Date:</b>	<b>9/4/2015</b>	<b>Effective Date:</b>	
<b>(No notes for this action)</b>			
<b>Action Type:</b>	<b>Annual List</b>		
<b>Document Number:</b>	<b>20160360001-89</b>	<b># of Pages:</b>	<b>2</b>
<b>File Date:</b>	<b>8/14/2016</b>	<b>Effective Date:</b>	
<b>(No notes for this action)</b>			
<b>Action Type:</b>	<b>Annual List</b>		
<b>Document Number:</b>	<b>20170301918-42</b>	<b># of Pages:</b>	<b>1</b>
<b>File Date:</b>	<b>7/14/2017</b>	<b>Effective Date:</b>	
<b>(No notes for this action)</b>			

# ATTACHMENT

B



September 14, 2017

Jacqueline Reszetar  
Director of Environmental Health  
South Nevada Health District  
Environmental Health Division – Aquatic Health Program  
280 S Decatur Blvd.  
Las Vegas, Nevada 89107

**Subject: Variance Application Letter/Request for Variance from Nevada  
Administrative Code section 444.116.1, 444.116.3, 444.118.1, 444.128.1, 444.130.1**

**Facility Name: The Clubhouse at Reverence  
11160 Desert Hope Dr. Las Vegas, NV 89138  
Permit #: PRO125036**

**Owner Information: PN II Inc. dba Pulte Homes of Nevada  
7255 S. Tenaya way ste. 200  
Las Vegas NV 89113**

Dear Ms. Reszetar:

Please accept this letter, together with the Variance Candidate worksheet and preliminary plans and sections of the referenced project as the request of the Owner for a variance from the following NAC codes for the family pool of the above mentioned property:

- NAC 444.116.1 – Every swimming pool must have a minimum depth in the shallow area of the main swimming pool area of not less than 3 feet (0.9 meter) or more than 3 feet 6 inches (1.1 meters) from the normal operating level to the floor. Exceptions may be made for special purpose pools, or in a recessed area of the main swimming pool where the pool is of an irregular shape such as the leg of a T, L or Z, separated from the main pool by a lifeline.
- NAC 444.116.3 – The side walls of the pool must be vertical at all points for a depth of not less than 2 feet 6 inches (0.8 meter).
- NAC 444.118.1 – The depth of the water in a pool must be plainly marked in units of feet at or above the water surface on the vertical pool wall at maximum and minimum points and at the points of break between the deep and shallow portions and at intermediate increments of depth, spaced at not more than 25-foot (7.6-meter) intervals.

- NAC 444.128.1 – Stairs or ladders must be provided at the shallow portion of a pool if the vertical distance from the bottom of the pool to the deck or walk is over 2 feet (0.6 meter). Stairs or ladders must be provided at the deep portion of the pool. If the pool is over 30 feet (9.1 meters) wide, such stairs or ladders must be provided at each side of the deep portion of the pool.
- NAC 444.130.1 – Every pool must be provided with a handhold around the entire perimeter of the pool, such as a perimeter overflow system, bull-nosed coping or cantilevered decking, installed not more than 9 inches (22.86 centimeters) above the waterline.

Specifically, the variance application is to grant one end of the family pool to be a zero depth beach style entry. The beach style entry will be of tile and not a sand type beach entry. The beach entry will be 21' wide and have a 12:1 slope down to a depth of 3'6".

Please note the current business address of the Owner, Pulte Homes of Nevada, is that shown in the subject of this page. The project is located at 11160 Desert Hope Dr., Las Vegas, NV 89138; the Assessor's Parcel Number is 137-14-611-156 and the Operator is Reverence Home Owners Association, 11160, Las Vegas, NV 89138. The contact name for the Owner is John Schippert and the contact information is Office (702) 345-3984, Cell (702)-357-6596 email: john.schippert@pultegroup.com.

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

(1) Are unique to the applicant:

This property is of a contemporary design and is located at the foothill of lone mountain in the west edge of the valley in Summerlin and borders Red Rock conservation area. The property enjoys direct views of the mountain, Conservation area and the greater Vegas Valley. In order to provide a design consistent with the architecture the beach style entry at the family pool provides a consistency with the architectural theme and design of the community. The beach style entry will provide additional enjoyment for various age groups targeted for this community.

(2) Compliance with regulation and hardship

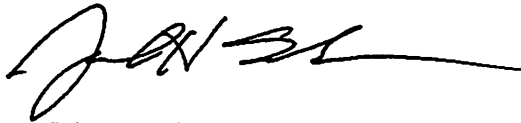
To attract the targeted market demographic of higher end consumers the clubhouse and amenities programmed for this master plan community play an important role in meeting these goals. Of which the family pool plays an equal role in attracting the consumers targeted for this market. Without the beach entry at the family pool it would make it unable to fulfill meeting the pricing structure and sales demand of the targeted consumer group needed for this master planned community.

(3) Adverse effects on the Safe and Sanitary operation

Granting a variance for a beach style entry will increase the ease of access for all age groups to enter into the pool. With the beach style entry the family pool will have an area where all age groups can find a water depth equal to their ability and comfort level and have an increased level of swimming safety. The beach entry will not propose any additional safety risks or create any sanitary concerns in its operation.

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 'J. Schippert', with a long horizontal flourish extending to the right.

John H. Schippert

Pulte Homes of Nevada  
Project Manager

# ATTACHMENT

C



VARIANCE CANDIDATE WORKSHEET

PART I:

ESTABLISHMENT INFORMATION

Name of Facility/Establishment: The Clubhouse at Reverence REVERENCE REC CENTER

Health Permit Number: \_\_\_\_\_ Date of Inquiry: 9-8-2017

Name of Operator/Agent: PN II Inc.

Address of Operator/Agent: 7255 S. Tenaya Way Las Vegas NV 89113

Contact Information of Operator/Agent:

Office Phone: 702-345-3984 Cell Phone: 702-357-6596

Fax Number: \_\_\_\_\_ Email Address: john.schippert@pultegroup.com

If corporation, the name/title of individual to sign for Variance document:

Name: John Schippert

Title: Project Manager

OWNER INFORMATION

Name of Property Owner: PN II Inc.

Address of Property Owner: 7255 S. Tenaya Way, Las Vegas NV 89113

Contact Information of Property Owner: John Schippert

Office Phone: 702-345-3984 Cell Phone: 702-357-6596

Fax Number: \_\_\_\_\_ Email Address: john.schippert@pultegroup.com

PROPERTY INFORMATION

Property Address: 11160 DESERT HOPE DR, LAS VEGAS NV 89138

Assessor's Parcel Number (APN): 137-14-611-156

Describe location within larger facility (i.e. hotel/casino/resort, etc.):

Activity pool located at the Reverence Community Clubhouse on the north side of the building.

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

Variance is requested for an at grade zero depth sloped entry for the activity pool aka as a beach entry.

A pool with a zero depth entry does not meet the requirements for shallow area depth of 3 - 3.5 feet (NAC 444.166.1),

vertical pool wall to a depth of 2.5 feet (NAC 444.166.3),

depth markers placed on a vertical pool wall (NAC 444.118),

continuous handholds around the entire pool perimeter (NAC 444.130)





**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 zero entry provides activity programming that provides for a wider range of use for the facility.  
The zero depth entry will provide a place of for underage bathers to enjoy while older family members are able to use other parts of the pool.  
The zero depth entry is planned to have water bubblers as an added feature, a zero depth entry will be necessary to achieve the design.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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):**

This facility is programmed to be an activity pool for all ages.  
The current codes do not allow for a water depth of less than 3'. Granting this variance for a zero depth entry will provide a bathing space that will be enjoyed by any individuals and increase level of access.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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:**

Granting a variance for the zero entry will enhance the function of the pool and not create any sanitary or unsafe conditions.  
The zero depth entry will provide an area for underage bathers to utilize at a water depth they are comfortable with therefore providing a greater level of safety.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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: 9/15/17 for the 10/26/17 BOH Meeting.

Referred by: Candice Konold  
(Print Name of REHS)

Completed by: Jeremy Harper Date: 10/9/2017  
(Print Name of REHS if not by supervisor)

Received by: \_\_\_\_\_ Date: \_\_\_\_\_  
(Owner/Operator/Agent)

Reviewed by: [Signature] Date: 10/9/2017  
(Signature of SNHD Manager)

# ATTACHMENT

D

GENERAL INFORMATION	
PARCEL NO.	137-14-611-156
OWNER AND MAILING ADDRESS	P N II INC %PULTE HOMES OF NEVADA %R BREEN 7255 S TENAYA WAY #200 LAS VEGAS NV 89113
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	11160 DESERT HOPE DR LAS VEGAS
ASSESSOR DESCRIPTION	SUMMERLIN VILLAGE 26-REVERENCE PHASE 1 PLAT BOOK 153 PAGE 19 COMMON ELEMENT MMM
RECORDED DOCUMENT NO.	* 20061201:02030
RECORDED DATE	Dec 1 2006
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	206
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	0	0
IMPROVEMENTS	0	0
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	0	0
TAXABLE LAND+IMP (SUBTOTAL)	0	0
COMMON ELEMENT ALLOCATION ASSD	0	0
TOTAL ASSESSED VALUE	0	0
TOTAL TAXABLE VALUE	0	0

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	7.60 Acres
ORIGINAL CONST. YEAR	0
LAST SALE PRICE MONTH/YEAR SALE TYPE	0
LAND USE	27.100 - SFR - Common Area
DWELLING UNITS	0

PRIMARY RESIDENTIAL STRUCTURE			
1ST FLOOR SQ. FT.	0	CASITA SQ. FT.	0
		ADDN/CONV	

<b>2ND FLOOR SQ. FT.</b>	0	<b>CARPORT SQ. FT.</b>	0	<b>POOL</b>	NO
<b>3RD FLOOR SQ. FT.</b>	0	<b>STYLE</b>		<b>SPA</b>	NO
<b>UNFINISHED BASEMENT SQ. FT.</b>	0	<b>BEDROOMS</b>	0	<b>TYPE OF CONSTRUCTION</b>	
<b>FINISHED BASEMENT SQ. FT.</b>	0	<b>BATHROOMS</b>	0	<b>ROOF TYPE</b>	
<b>BASEMENT GARAGE SQ. FT.</b>	0	<b>FIREPLACE</b>	0		
<b>TOTAL GARAGE SQ. FT.</b>	0				

ATTACHMENT

E

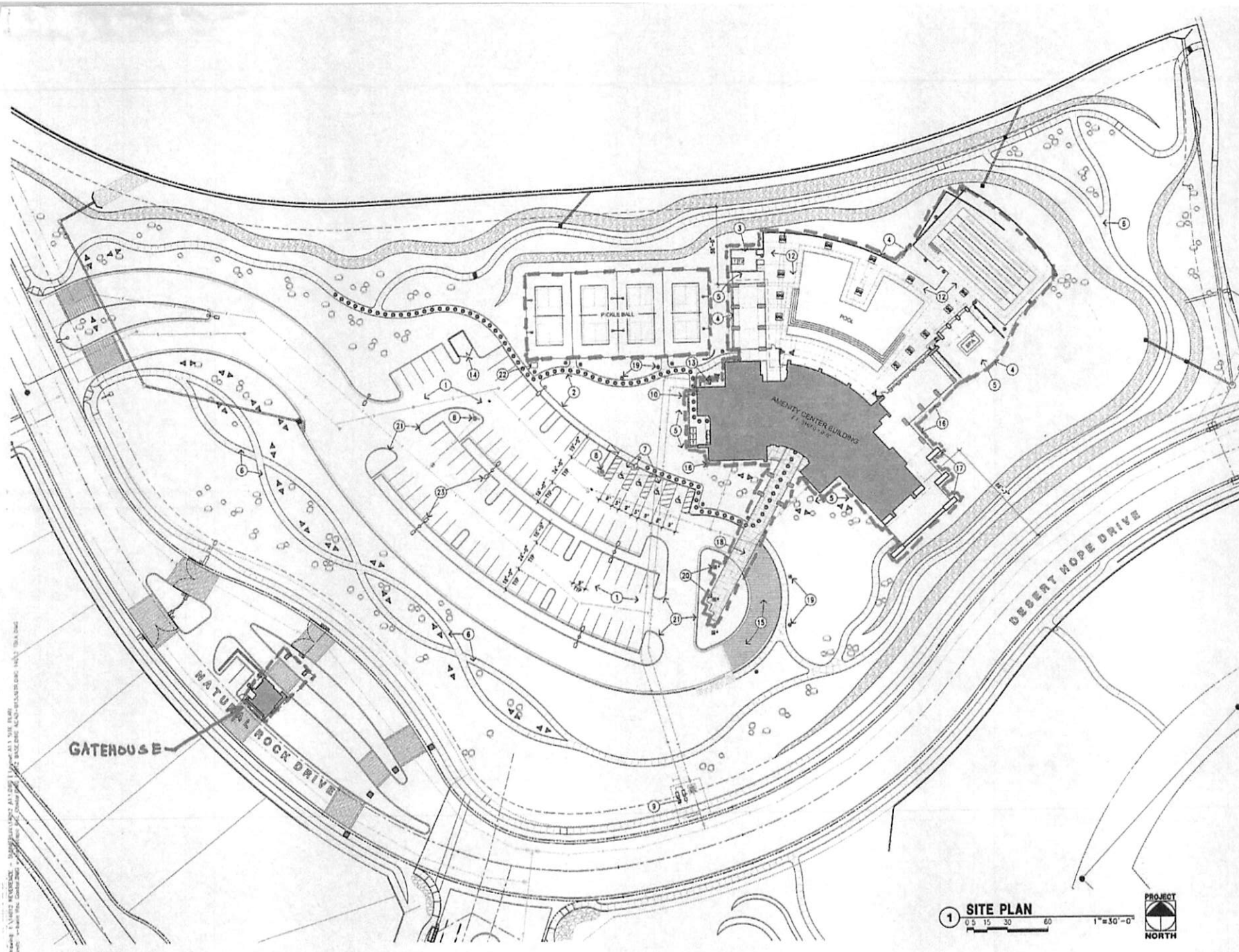




# ATTACHMENT

F





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**KEYED NOTES**

1. ASPHALT PAVING - SEE CIVIL
2. CONCRETE WALK / PAVING - SEE LANDSCAPE
3. POOL EQUIPMENT ENCLOSURE - SEE LANDSCAPE
4. POOL BARRIER FENCE - SEE LANDSCAPE
5. LANDSCAPE AREA - SEE LANDSCAPE
6. PEDESTRIAN TRAIL - SEE LANDSCAPE
7. ACCESSIBLE PARKING SPACE - SEE CIVIL
8. FIRE HYDRANT - SEE CIVIL
9. WATER METER - SEE CIVIL
10. FGD - SEE CIVIL
11. PROPERTY BOUNDARY - SEE CIVIL
12. POOL DECK - SEE LANDSCAPE
13. GAS METER - SEE PLUMB
14. REFUSE ENCLOSURE - SEE LANDSCAPE
15. PAVERS - SEE LANDSCAPE
16. LINE OF ROOF
17. PLATE STEEL PLANTER
18. DECORATIVE ENTRY TILE - SEE LANDSCAPE
19. BOLLARD PATHWAY LIGHT - SEE LANDSCAPE
20. FLAG POLE LIGHT - SEE LANDSCAPE
21. CONCRETE CURB - SEE CIVIL
22. UTILITY COMPANY TRANSFORMER - COORDINATE ACTUAL LOCATION WITH UTILITY CO.
23. PARKING LOT LIGHT - SEE ELECT

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SEP 12 2018  
SHJ ENVIRONMENTAL

**LEGEND**

○ ○ ○ ○ LINE OF ADA-ACCESSIBLE ROUTE TO PUBLIC WAY

**GENERAL NOTES**

- A. SEE LANDSCAPE DRAWINGS FOR POOL/SPA AND SPORT COURT INFO.
- B. SEE CIVIL DRAWINGS FOR ADDITIONAL PARKING INFO.

**NOT FOR CONSTRUCTION**

DESIGN DEVELOPMENT

**REVERENCE AT SUMMERLIN GATEHOUSE**

**SHJ STUDIO** 1110 E. Missouri Ave #380  
Phoenix, Arizona 85014  
phone 602-248-4912  
facsimile 602-248-4967  
email info@shjstudio.com

**ARCHITECTURAL SITE PLAN**

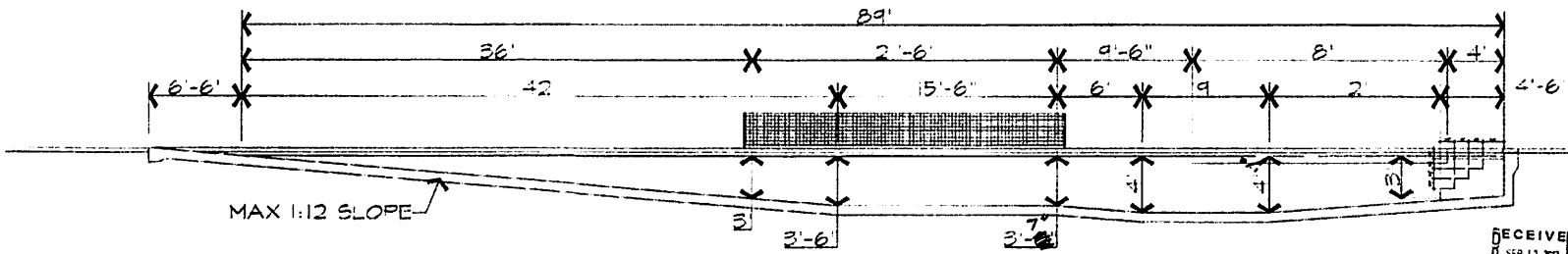
**1 SITE PLAN**  
0 5 15 30 60 1"=30'-0"



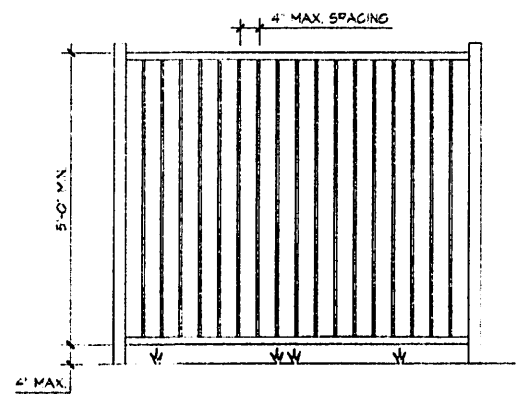
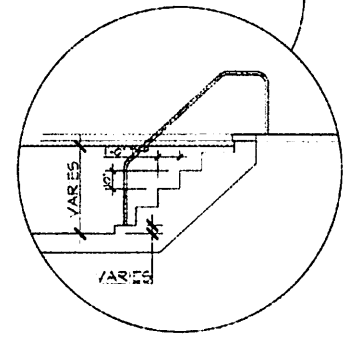
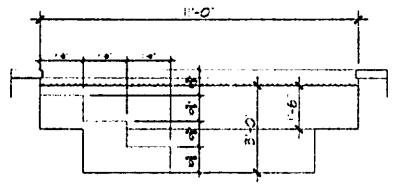
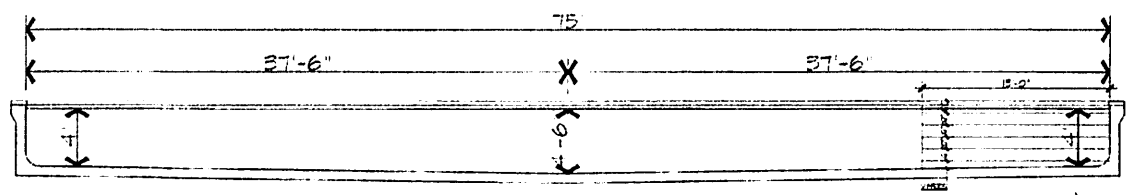
DATE: 08/01/2018  
PROJ. NO.: M012.2  
DRAWN: CJ **A1.1**

DRAWING: 1.0012 REVERENCE - 20180801 SITE PLAN - 1.0012 REVERENCE - 20180801 SITE PLAN - 1.0012 REVERENCE - 20180801 SITE PLAN  
 DATE: 08/01/2018  
 PROJECT: REVERENCE AT SUMMERLIN GATEHOUSE  
 DRAWN: CJ  
 CHECKED: [blank]  
 APPROVED: [blank]





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SEP 12 2017  
PRO/DY/HEATH/PM



REVERENCE RECREATION CENTER  
11902 DESERT HOPE DR.  
LAS VEGAS, NV

No.	Revisions	Date

PARAGON POOLS  
7473 W. LAKE MEAD BLVD  
LAS VEGAS, NV 89128  
Phone: 702.251.0500  
Fax: 702.251.0501

THESE DRAWINGS ARE THE PROPERTY OF PARAGON POOLS. THE DRAWINGS MAY NOT BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION OF PARAGON POOLS.

Drawn By: MGF  
Title: AS SHOWN  
Scale: AS SHOWN  
Date: 2/2/17

SECTION / DETAILS  
Sheet: AQ-3.0

# ATTACHMENT

G





PUBLIC NOTICE

The Southern Nevada Health District Board of Health will conduct a PUBLIC HEARING on October 26, 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 PN II Inc., DBA Pulte Homes of Nevada – Reverence Homeowner’s Association, located at 11160 Desert Hope Dr., APN 137-14-611-156. Note, if this application is not presented at the October 26, 2017 meeting, it will be presented at the November 16, 2017 meeting.

The variance request is made to allow the Petitioner to operate a public swimming pool not in accordance with the Nevada Administrative Code (NAC) 444 Public Bathing Places and Public Spas: NAC 444.116, 444.118, 444.128, and 444.130; for a zero-depth, beach-style entry.

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 October 19, 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) 759-0572 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

10/9/2017

Date