



Memorandum

Date: November 16, 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 and initials in blue ink are present next to the names in the 'From' field. There is a signature that appears to be "J. Harper" and another that looks like "P. Klouse". There are also some initials and a checkmark.

Subject: Variance Request to Operate a Public Bathing Place not in Compliance with the Nevada Administrative Code (NAC) 444.118, 444.128, and 444.130; Abode Red Rock Properties, LLC, dba The Abode at Red Rock, located at 9450 West Hacienda Ave., Las Vegas, Nevada 89148; [Assessor's Parcel Number (APN) 163-30-616-002] for Health Permit PR0122736; Don Phillips, for the Owner(s), Abode Red Rock Properties, LLC.

I. BACKGROUND:

Abode Red Rock Properties, LLC, dba The Abode at Red Rock, is petitioning for a variance as requested by David Rayome, representative for the owner, to construct and operate one public bathing facility not in compliance with Nevada Administrative Code (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 163-30-616-002, at 9450 West Hacienda Ave., Las Vegas, Nevada.

II. DISCUSSION:

The petitioner is requesting a variance from the regulations, which would allow them to construct a public bathing place – the north courtyard wading pool at The Abode at Red Rock – with one end of the pool to be a zero depth, beach style entry. The request of the owner is a variance from NAC 444.118.1, that depth markers cannot be vertical on walls as there is no wall on the zero depth end; NAC 444.128.1, that no stairs are necessary as handicap accessible slope is on one end (beach entry); and NAC 444.130.1, that no handrail is provided as a 12:1 slope into a wading pool is not required, per ADA.

The north courtyard wading pool water depth varies from zero (0) inches to twelve (12) inches. In this instance, the edge of the body of water is surrounded by the minimum 4'0" wide deck, fully compliant with the requirements of NAC 444.

The evidence presented by the applicant for granting a variance to permit Adobe Red Rock Properties, LLC. to deviate from NAC 444 by allowing a public bathing place 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:

A unique condition exists at the project with specific regards to a beach entry wading pool. Granting a variance will not affect other persons subject to regulations regarding pool decks, pool stairs, and/or pool ladders. The design of the water body will comply in all respects with the requirements of the Nevada Administrative Code, Chapter 444, other than for the subsections cited.

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 regulation would be unduly burdensome for Abode Red Rock Properties, LLC. A redesign of the wading pool and all subsequent trades' work with respect to said pool would be affected, monetarily for the redesign costs, engineering costs, and permit costs; more so than already incurred.

An extremely costly reconfiguration of the pool and corresponding courtyard would be required, as well as a possible delay to construction schedule and finish dates. The estimated cost and delay to the schedule is TBD.

Without being granted a variance to install the north courtyard wading pool, the project would be deprived of important, high-profile amenities – such as a beach entry wading pool – which there are a few of in Las Vegas with respect to residential properties. As well as being swimmable bodies of water, the pools afford iconic, signature marketing value to the use and operation of this space, in conjunction with residents. Without these, the property will suffer impaired activities, reduced property occupancy and decreased

revenues. That opportunity cost is TBD.

Granting the variance will allow the use of the wading pool for wading and to provide amenities offering high aesthetic value and aquatic ambience, in conjunction with the operation of the complex; a right currently enjoyed by other nearby properties. This wading pool will also allow ADA access without modifying current design and/or adding equipment.

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

Granting the variance will not be detrimental or pose a danger to public health and safety, because the structures will be engineered to incorporate all necessary and code mandated safety provisions.

III. RECOMMENDATION:

Regarding a variance from NAC 444.118, 444.128, and 444.130, to allow the petitioner to construct a public bathing place 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 not be detrimental or pose a 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

ABODE RED ROCK PROPERTIES, LLC

Business Entity Information

Status:	Active	File Date:	8/4/2015
Type:	Foreign Limited-Liability Company	Entity Number:	E0372502015-0
Qualifying State:	DE	List of Officers Due:	8/31/2018
Managed By:	Managers	Expiration Date:	
NV Business ID:	NV20151464402	Business License Exp:	8/31/2018

Additional Information

Central Index Key:	
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Registered Agent Information

Name:	NATIONAL REGISTERED AGENTS, INC. OF NV	Address 1:	701 S CARSON ST STE 200
Address 2:		City:	CARSON CITY
State:	NV	Zip Code:	89701
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Corporation		
Jurisdiction:	NEVADA	Status:	Active

Financial Information

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

Officers

☒ Include Inactive Officers

Manager - LOUIS J CORNA

Address 1:	1603 LBJ FREEWAY, SUITE 800	Address 2:	
City:	DALLAS	State:	TX
Zip Code:	75234	Country:	USA
Status:	Historical	Email:	

Manager - DANIEL J MOOS

Address 1:	1603 LBJ FREEWAY, SUITE 800	Address 2:	
City:	DALLAS	State:	TX
Zip Code:	75234	Country:	USA
Status:	Historical	Email:	

Managing Member - THE ABODE DEVELOPMENT WEST, LLC

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Address 1:	1603 LBJ FREEWAY, SUITE 800	Address 2:	
City:	DALLAS	State:	TX
Zip Code:	75234	Country:	
Status:	Active	Email:	

— Actions\Amendments			
Action Type:	Articles of Organization		
Document Number:	20150352007-55	# of Pages:	2
File Date:	8/4/2015	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	20150352008-66	# of Pages:	1
File Date:	8/4/2015	Effective Date:	
(No notes for this action)			
Action Type:	Amendment		
Document Number:	20150359474-40	# of Pages:	1
File Date:	8/11/2015	Effective Date:	
(No notes for this action)			
Action Type:	Amended List		
Document Number:	20150361758-28	# of Pages:	1
File Date:	8/12/2015	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20160317699-94	# of Pages:	1
File Date:	7/18/2016	Effective Date:	
(No notes for this action)			
Action Type:	Convert In		
Document Number:	20160450185-02	# of Pages:	2
File Date:	10/11/2016	Effective Date:	
(No notes for this action)			
Action Type:	Application for Foreign Registration		
Document Number:	20160450186-13	# of Pages:	3
File Date:	10/11/2016	Effective Date:	
(No notes for this action)			
Action Type:	Amendment		
Document Number:	20170339320-10	# of Pages:	1
File Date:	8/7/2017	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20170343388-09	# of Pages:	1
File Date:	8/10/2017	Effective Date:	
(No notes for this action)			

ATTACHMENT

B



September 20th, 2017

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

Subject: Project: Abode Red Rock Properties, LLC
Owner: The Abode Development West, LLC
Address: 1603 LBJ Frwy. #800
Dallas TX. 75234
Variance Application Letter/Request for Variance

Dear Jacqueline,

Please accept this letter, together with the Variance Candidate worksheet and preliminary plans and sections of the referenced project's north courtyard wading pool, as the request of the Owner for a variance from NAC 444.118.1 that depth markers cannot be vertical on walls as there is no wall on zero (0) depth end, NAC 444.128.1 no stairs necessary as handicap accessible slope is on one end (beach entry), and NAC 444.130.1 no hand rail as 12/1 handicap slope into a wading pool is not required, per ADA.

Specifically, the variance application is to grant condition(s) that the north courtyard wading pool structure can be constructed in lieu of the aforementioned codes.

Please note the current business address of the Owner, The Abode Development West, LLC, is that shown at the foot of this page. The project is located at the Northwest corner of Fort Apache and Hacienda Ave, Las Vegas, NV 89148; the Assessor's Parcel Number is 163-30-616-001 and 163-30-616-002 and the Operator is Abode At Red Rock Properties, LLC. At 9450 West

Hacienda Avenue, Las Vegas NV. 89148. The contact name for the Owner is Donald Phillips and the phone number is (469)522-4540

Per the plans reviewed and discussed at a Variance Meeting at SNHD, the north courtyard wading pool water depth varies from zero (0) inches to twelve (12) inches. In this instance the edge of the water bodies are surrounded by minimum 4'-0" wide decks, fully compliant with the requirements of NAC.

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 Abode Red Rock Properties, LLC to deviate from NAC regulation 444.118.1 regarding depth markers, NAC regulation 444.128.1 regarding ADA accessibility, and NAC regulation 444.130.1 regarding handrails, is as follows

(a) There are circumstances or conditions which -

(1) Are unique to the applicant:

A unique condition exists at the project with specific regards to a beach entry wading pool.

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

Granting a variance will not affect other persons subject to regulations regarding pool decks, pool stairs, and/or pool ladders. The design of the water body will comply in all respects with the requirements of Nevada Administrative Code, Chapter 444 other than for the subsections cited.

(3) Make compliance with the regulation unduly burdensome:

Compliance with the current regulation would be unduly burdensome for Abode Red Rock Properties, LLC. A re-design of the wading pool and all subsequent trades' work with respect to said pool would be affected, monetarily for re-design costs, engineering costs, and permit costs; more so than already incurred.

(4) Hardships caused and substantial property right abridged by complying with the regulation include:

- (i) An extremely costly reconfiguration of the pool and corresponding courtyard would be required, as well as a possible delay to construction schedule and finish dates. The

estimated cost and delay to schedule is TBD.

- (ii) Without being granted a variance to install the north courtyard wading pool, the project would be deprived of important, high profile amenities – such as a beach entry wading pool – which there are few of in Las Vegas with respect residential properties. As well as being swimmable bodies of water, the pools afford iconic, signature marketing value to the use and operation of this space, in conjunction with residents. Without these, the property will suffer impaired activities, reduced property occupancy and decreased revenues. That opportunity cost is TBD.

(b) Granting the Variance -

1. It is necessary to render substantial justice to the applicant and enable their preserving and enjoying a property right:

Granting the variance will allow the use of the wading pool for wading and to provide amenities offering high aesthetic value and aquatic ambience, in conjunction with the operation of the complex; a right currently enjoyed by other nearby properties. This wading pool will also allow ADA access without modifying current design and/or adding equipment.

2. Will not be detrimental or pose a danger to public health and safety:

Granting the variance will not be detrimental or pose a danger to public health and safety, because the structures will be engineered to incorporate all necessary and code mandated safety provisions, as well as additional warning tiles and markings to delineate the raised pool edge condition.

Enclosed are:

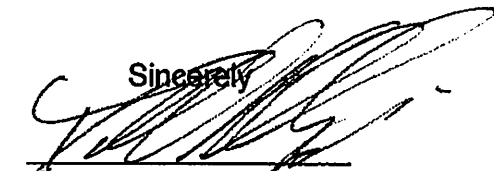
1. Two (2) sets of site plans, plans of the north courtyard wading pool plans and associated sections through the proposed pools, plus pertinent supplemental information.
2. Variance candidate worksheet
3. Fees TBD.

It is our understanding that submittal of this letter and the listed attachments to SNHD will ensure that this variance application will be included on the next available agenda for the Southern Nevada Board of Health meeting.

Please contact me if you require any further information for your consideration of

this variance request.

Sincerely,



Owners Representative
Donald Phillips
Vice President Construction

ATTACHMENT

C

**PUBLIC SWIMMING FACILITY OR FOOD ESTABLISHMENT
VARIANCECANDIDATE WORKSHEET**
(Follow Variance Procedure Worksheet Steps on Page 4)



PART I

Name of Facility/Establishment: The Abode at Red Rock

Health Permit No.: PR0122736

Date of Inquiry: 9/20/17

Name of Operator/Agent: Abode Red Rock Properties, LLC

Address of Operator/Agent: 9450 West Hacienda Avenue, Las Vegas NV 89148

Phone Nos. of Operator/Agent:

Office: Sunridge Management

Cell: 972-243-7648

Fax: 972-243-2494

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

Name: Don Phillips

Title: Vice President Construction

Name of Property Owner: The Abode Development West, LLC

Address of Property Owner: 1603 LBJ Frwy #800, Dallas TX. 75234

Phone Nos. of Property Owner: 469-522-4200

Office: 469-522-4200

Cell:

Fax:

Property Address: 1603 LBJ Frwy #800, Dallas TX. 75234

Assessor's Parcel Number (APN): 163-30-616-001 and 163-30-616-002

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

(Attach labeled map/site/floor plan with north arrow and engineering or architectural scale) - See Exhibit "A"

Describe Variance issue(s):

The sections of the Nevada Administration Code that apply to the request for a variance are: 444.118.1, 444.128.1, and 444.130.1

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 specific regulation:

Please see attached letter.

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):

Please see attached letter.

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:

Please see attached letter.

NAC 439.240 Approved by board.

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 of 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 him to preserve and enjoy his 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 suffers or will suffer economic hardships by complying with the regulations, he must submit evidence demonstrating the costs of his compliance with the regulation. The board will consider the evidence and determine whether those costs are unreasonable. [Bd. Of Health, Variance 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 Jacqueline Reszetar, R.E.H.S. Environmental Health Division (EHD) Director no later than six (6) weeks before the monthly Board of Health Meeting on the 4th Thursday except in November and December which is on the 3rd Thursday. 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 SOUTHERNNEVADAHEALTH DISTRICT (SNHD).

Next closing date: For: Board of Health Meeting

COPY TO: Permit File
Division Director
Department Manager

VARIANCE PROCEDURE

WORKSHEET STEPS:

1. If the Assigned Plan Reviewer (APR) or District Environmental Health Specialist (DEHS), after reviewing a Plan Review Application or learning about an operational situation that is in apparent conflict with existing regulation(s), respectively, finds in the process of pursuing compliance that the owner/operator/agent claims circumstances or conditions described in NAC 439.240 that may support approval by the Board of Health for a Variance from said regulation(s), then the APR or DEHS first discusses the possible Variance with his Supervisor.
2. If the Supervisor, after exploring any other feasible possibilities to achieve compliance, fails to persuade the owner/operator/agent that at least one (1) of the possibilities is feasible due to the circumstances and conditions noted in Step 1, then the Supervisor completes all applicable information on the "... VARIANCE CANDIDATE WORKSHEET" from existing file(s) and conference call(s) or meeting(s) with the Variance candidate's representative(s), and forwards the completed WORKSHEET to the Department Manager. A Variance Candidate Worksheet Meeting fee will be required prior to completing the VARIANCE CANDIDATE WORKSHEET.
3. If after the Manager reviews the WORKSHEET and researches any possible questions of policy and law with the Division Director and District Legal Counsel, respectively, he then signs and dates the WORKSHEET and either faxes it with confirmation or arranges to have in person owner/operator/agent sign and date for receipt of WORKSHEET.
4. After the WORKSHEET fax confirmation is received or is signed received in person, one (1) copy of each is sent to Permit File, Division Director, and Department Manager.
5. The Department's Administrative Secretary establishes a new Variance Candidate File as the repository for ALL documents generated by EHD staff and received from the Variance candidate's representative(s) during the Variance process.

VARIANCE APPLICATION STEPS:

1. When the Application for Variance as described at the bottom of the "... VARIANCE CANDIDATE WORKSHEET" is received by the Division Director and is date stamped received and the Variance Application Fee receipted, it should be forwarded as soon as possible to the appropriate Division Manager for determination of completeness.
2. If the Application is determined by the Manager to be incomplete, then the Manager must document communication of necessary additions and/or corrections to the Variance applicant's representative(s) in a timely enough manner to allow for the possibility of a second submittal prior to the published "Closing Date" for the earliest available Board of Health Meeting date.
3. Once the Application for Variance is determined by the Department Manager to be complete, the Department's Administrative Secretary prepares, on a blank sheet of paper, the letter petitioning the District Board of Health of Clark County, as drafted by the Manager for signature by the property owner/corporate officer or authorized operator/agent. (Operator/agent may sign this document only if written authorization on letterhead signed by property owner/corporate officer has been received.)

ATTACHMENT

D

GENERAL INFORMATION	
PARCEL NO.	163-30-616-002
OWNER AND MAILING ADDRESS	ABODE RED ROCK PROPERTIES L L C %D MOOS 1603 LBJ FREEWAY #800 DALLAS TX 75234
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	9450 W HACIENDA AVE SPRING VALLEY
ASSESSOR DESCRIPTION	ABODE REDROCK PLAT BOOK 153 PAGE 4 LOT 2 &VAC RD
RECORDED DOCUMENT NO.	* 20170321:01970
RECORDED DATE	Mar 21 2017
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	417
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	952875
IMPROVEMENTS	0	0
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	0	952875
TAXABLE LAND+IMP (SUBTOTAL)	0	2722500
COMMON ELEMENT ALLOCATION ASSD	0	0
TOTAL ASSESSED VALUE	0	952875
TOTAL TAXABLE VALUE	0	2722500

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	6.25 Acres
ORIGINAL CONST. YEAR	0
LAST SALE PRICE MONTH/YEAR SALE TYPE	5900000 1/2017 R - Recorded Value
LAND USE	16.000 - Vacant - Mixed Zoning
DWELLING UNITS	0

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	0	CASITA SQ. FT.	0	ADDN/CONV	
2ND FLOOR SQ. FT.	0	CARPORT SQ. FT.	0	POOL	NO

3RD FLOOR SQ. FT.	0	STYLE		SPA	NO
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

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

MAP LEGEND

- PARCEL BOUNDARY
- CONDOMINIUM UNIT
- SUB BOUNDARY
- ROAD EASEMENT
- ROAD/LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC SECTION LINE

ASSASSOR'S PARCELS - CLARK CO., NV

Michèle W. Shafer - Assessor

001 ROAD PARCEL NUMBER

001 AIR SPACE PCL

1.00 ACREAGE

202 PARCEL SUB/SEQ NUMBER

5 BLOCK NUMBER

GLS GOV LOT NUMBER

BOOK

T21S R60E

36 137 138 139

65 164 163 162

74 175

Scale: 1" = 200'

Rev: 1/24/2017

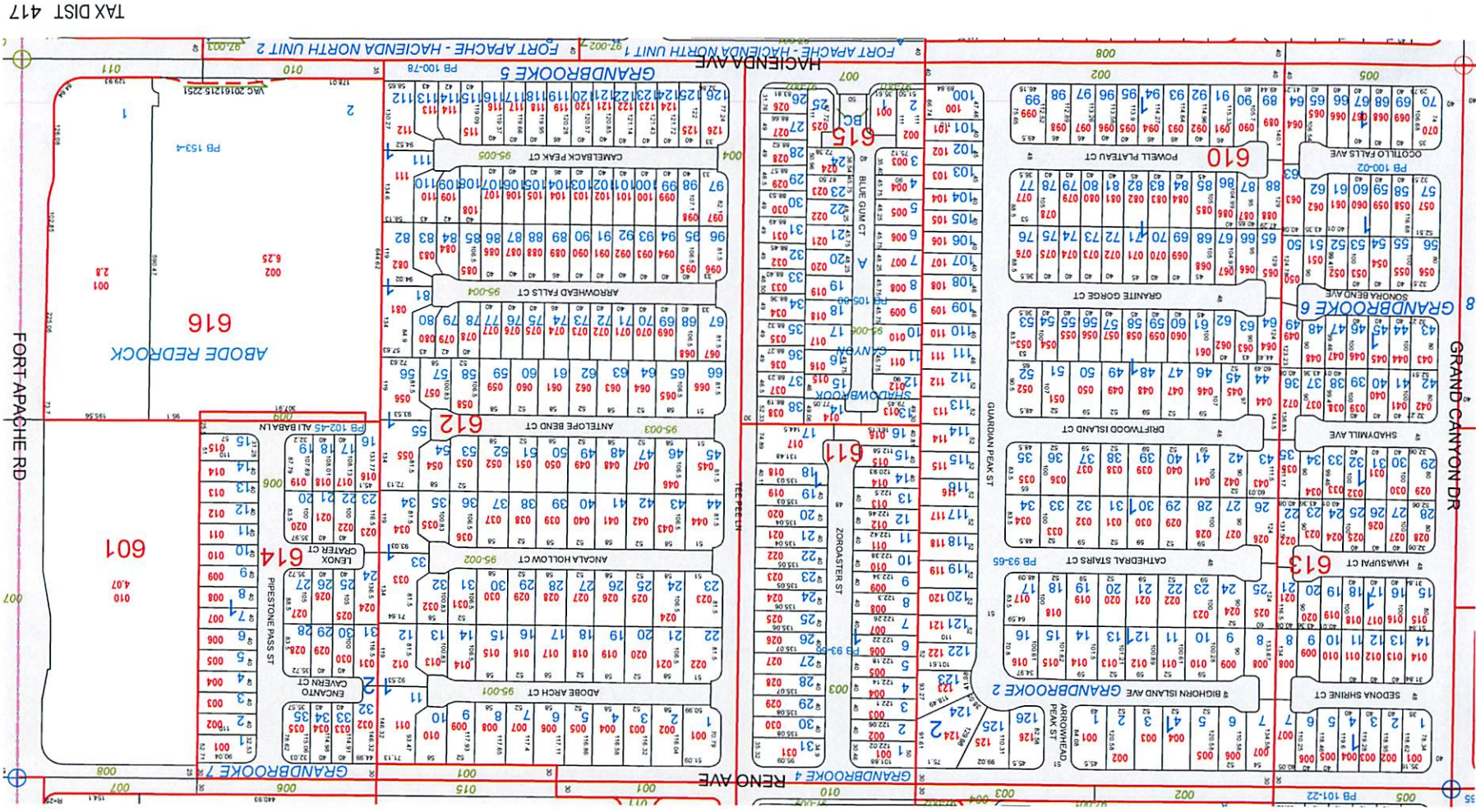
SEC

30

MAP

S 2 NE 4

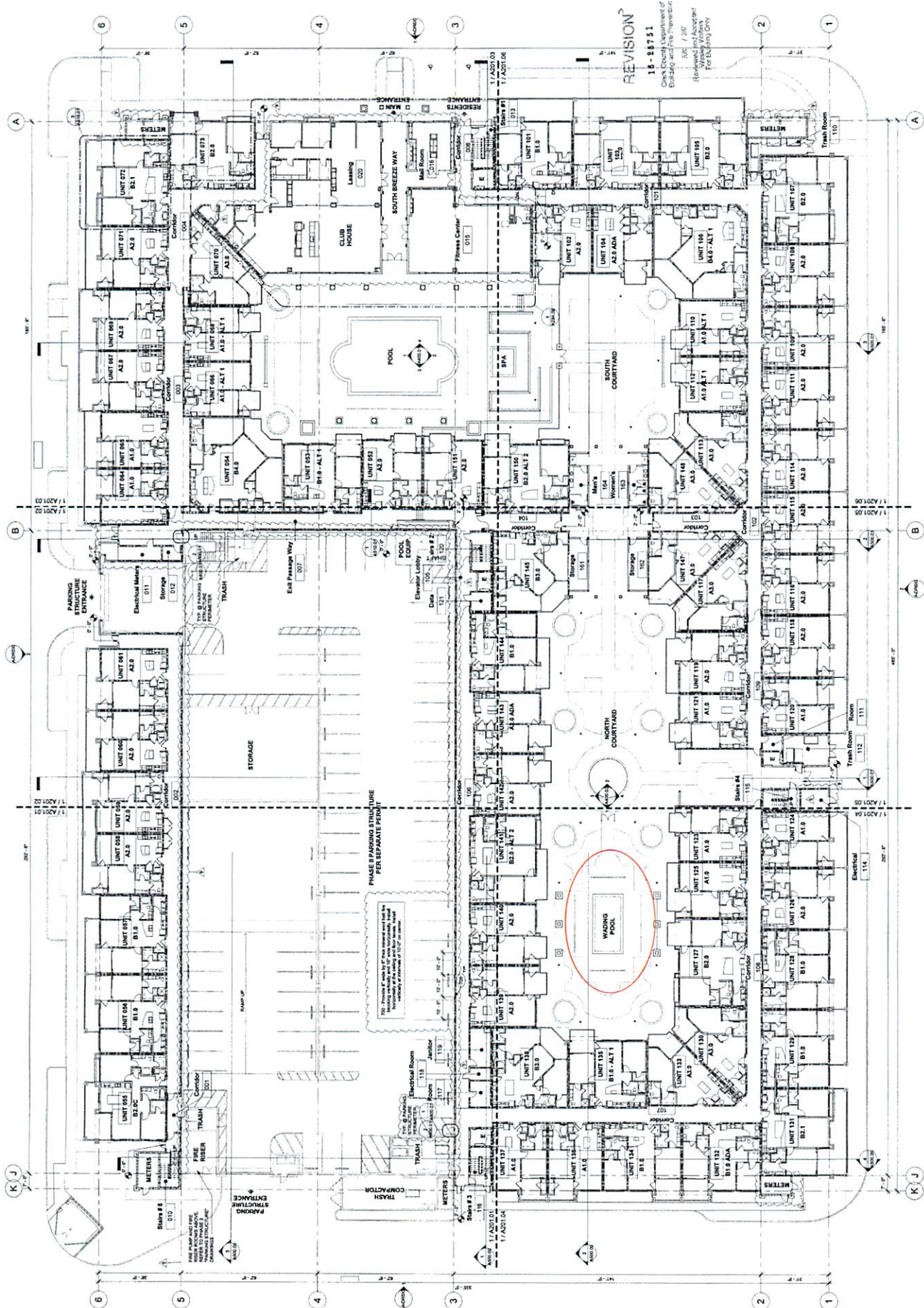
163-30-6



TAX DIST 417

ATTACHMENT

F



1 Ground Level
1/8" = 1'-0"

GMRA
George M. Rogers, Architect
6325 South Jones Blvd., Suite 100
Las Vegas, NV 89118
(702) 885-5027 • (702) 885-5028 FAX
www.gmraarchitect.com

CONSTRUCTION DOCUMENTS

Overall Ground Level Floor Plan

Abode Red Rock
Fort Apache & Hacienda
Las Vegas, NV

18 - 887 51
City & County Department of
Building and Fire Protection
SAC / 387
(Reviewed and Accepted
For Building Only)

1 2 3
4 5 6

A201.00

SECTION THROUGH POOL
3/4" = 1'-0"

ATTACHMENT

G



PUBLIC NOTICE

The Southern Nevada Health District Board of Health will conduct a PUBLIC HEARING on November 16, 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 Abode Red Rock Properties, LLC, DBA The Abode at Red Rock, located at 9450 West Hacienda Ave., APN 163-30-616-001 and APN 163-30-616-002. Note, if this application is not presented at the November 16, 2017 meeting, it will be presented at the January 25, 2018 meeting.

The variance request is made to allow the Petitioner to operate a public wading pool not in accordance with the Nevada Administrative Code (NAC) 444 Public Bathing Places and Public Spas: NAC 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 November 9, 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

10/19/2017

Date