

### Memorandum

Date:

February 28, 2019

To:

SOUTHERN NEVADA DISTRICT BOARD OF HEALTH

From:

Jeremy Harper, REHS, Environmental Health Supervisor Karla Shoup, REHS, Environmental Health Manager

Christopher Saxton, REHS, Director of Environmental Health Joseph P. Iser, MD, DrPH, MSc, Chief Health Officer

Subject:

Variance Request to Operate three Public Bathing Places not in Compliance with the Nevada Administrative Code (NAC) 444.134, NAC 444.454; Resorts World Las Vegas, LLC, dba Resorts World Las Vegas, located at 3000 Las Vegas Boulevard South, Las Vegas, Nevada 89109; [Assessor's Parcel Numbers (APN) 162-09-310-002, 162-09-303-004, 162-09-702-001, 162-09-311-005, 162-09-411-005, and 162-09-402-001] for Health Permits PR0129258, PR129259, PR0129428, Gerald Gardner, for the Owner(s), Resorts World Las Vegas, LLC.

#### I. BACKGROUND:

Resorts World Las Vegas, LLC, DBA Resorts World Las Vegas is petitioning for a variance as requested by Gerald Gardner, representative for the owner, to construct and operate three public bathing places not in compliance with the following: Nevada Administrative Code (NAC) 444.134.1, which states that "a clear, unobstructed deck must be provided around the entire perimeter of a pool. In no case may the width of the deck be less than 4 feet (1.2 meters)," and NAC 444.454.1, which states that "A continuous unobstructed deck at least 4 feet (1.22 m) wide, including the coping, must be provided around at least half of the perimeter of the spa."

The public bathing place is located on APN 162-09-310-002, 162-09-303-004, 162-09-702-001, 162-09-311-005, 162-09-411-005, and 162-09-402-001, at 3000 Las Vegas Boulevard South, Las Vegas, Nevada.

#### II. DISCUSSION:

The petitioner is requesting a variance from NAC 444.134, and NAC 444.454, which would allow them to construct a Lanai Suite pool and spa and the VIP Infinity Pool area with obstructed decks. The Lanai Suite pool and spa are small aquatic venues in a confined exterior space, while the VIP Infinity Pool available area is also limited. The pool and spa in the Lanai Suite are both relatively

Variance Request Resorts World Las Vegas Page 2 February 28, 2019

small and narrow, and decking will be provided around 54% of the perimeters. The spa has 18" raised walls to provide ADA compliant access, and has deck adjacent 36% of the perimeter. The VIP Infinity pool is curvilinear and slender with a maximum width of 22 feet, with deck adjacent along 52% of the perimeter.

The evidence presented for granting a variance to permit Resorts World Las Vegas, LLC to deviate from NAC 444.116, and 444.454, 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 Lanai Suite's limited pool/spa exterior area precludes providing a full complement of perimeter deck without significantly encroaching into usable deck space. The pool is narrow; 12'2" at the widest point, which is the maximum distance between a bather and the nearest section of deck.

The furthest point within the small spa is only 5'9" from the adjacent deck; access to which can be negotiated either by the stairs traversing the wall, or by using the transfer wall itself, which comprises 36% of the spa perimeter.

The VIP Infinity Pool area is also limited in providing adequate deck space and accommodating pool furniture for hotel guests. The pool is curvilinear and slender; its maximum width 22 feet, which is the furthest horizontal distance between a bather and adjacent deck.

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:

Design of the Lanai and VIP Infinity Pool is far advanced and without accommodation of the deck obstructions, substantial redesign of the entire spaces will be necessary. Additional design and increased construction costs are estimated at \$260,000.

Compliance with the current regulation would be burdensome and cause hardship on Resorts World in the increasingly competitive Las Vegas resort marked. The value of the increased usable deck space is an improved functionality and enhancement of marketing value. The hardships incurred by compliance with the regulations would be lessened project visibility, reduced property occupancy, and decreased revenues, estimated at \$1.85 million per annum.

Additional redesign, resubmittal, and permitting time to Clark County Building Department would be an estimated four to five months.

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

The variance will not be detrimental or pose a danger to public health and safety because

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the Lanai pool and spa are small and the maximum distances to adjacent decks minimal - (approximately 12 feet and 6 feet, respectively).

In the VIP Infinity Pool, the maximum horizontal distance between a bather and adjacent deck is 22 feet, significantly less than many large resort pools which do have 100% perimeter deck.

#### III. <u>RECOMMENDATION</u>:

1. With regard to a variance from NAC 444.134, and 444.454 for the aquatic venues, staff is of the opinion that circumstances exist which satisfy the requirements for a variance, and 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 maintain the existing walkway area around the aquatic venues accessible and free from obstructions;
- 2. The petitioner agrees to adhere to all other applicable requirements of the Public Bathing Places Public Spas Regulations, NAC 444 and Aquatic Facility Regulations;
- 3. 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;
- 4. This variance is non-transferable upon closing of any sale transaction involving the subject property. New owners must apply in writing for continuation of any variance conditions

JΗ

#### 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. Area Plans and Renderings
- G. Public Notice

## ATTACHMENT A

### **RESORTS WORLD LAS VEGAS LLC**

Business Entity	Information				
State		File D	)ato:	3/25/2013	
Туј	Foreign Limited-Liability	Entity Number:		E0152172013-1	
Qualifying Sta		List of Officers I	Due:	3/31/2019	
Managed E	By:	Expiration D	Date:		
NV Business	D: NV20131185063	Business License I	Exp:	3/31/2019	
<b>Additional Inform</b>	nation				
	Central Index Key:				
		<u> </u>			
Registered Ager	t Information				
Nam	FENNEMORE CRAIG, P.C. (LAS VEGAS)	Addres	ss 1:	300 S FOURTH ST STE 1400	
Address	2:		City:	LAS VEGAS	
Sta	te: NV	Zip Co	ode:	89101	
Phor	e:		Fax:		
Mailing Address	1:	Mailing Addres	ss 2:		
Mailing Ci	ty:	Mailing St	tate:	NV	
Mailing Zip Cod	le:				
Agent Typ	e: Commercial Registered Agent - C	orporation			
Jurisdictio	n: NEVADA	Sta	itus:	Active	
Financial Inform	ation				
No Par Share Cou	nt: 0	Capital Amo	ount:	\$ 0	
No stock records found for this company					
_ Officers □ Include Inactive Officers					
Manager - GERALD J	GARDNER				
Address 1: 3	000 S. LAS VEGAS BLVD.	Address 2:			
City: L	AS VEGAS	State:	NV		
Zip Code: 8	Zip Code: 89109				
Status: A	ctive	Email:			
l .					
_   Actions\Am	endments				

Action Type: | Application for Foreign Registration

Document Number:	20130202236-11	# of Pages:	1		
File Date:	3/25/2013	Effective Date:			
(No notes for this action)			L		
Action Type:	Initial List				
Document Number:	20130207531-94	# of Pages:	1		
File Date:	3/28/2013	Effective Date:			
(No notes for this action)					
Action Type:	Annual List				
Document Number:	20140093137-00	# of Pages:	1		
File Date:	2/6/2014	Effective Date:			
(No notes for this action)					
Action Type:	Annual List				
Document Number:	20150138327-82	# of Pages:	1		
File Date:	3/27/2015	Effective Date:			
(No notes for this action)					
Action Type:	Annual List				
Document Number:	20160080254-98	# of Pages:	1		
File Date:	2/23/2016	Effective Date:			
(No notes for this action)					
Action Type:	Amendment				
Document Number:	20170001214-78	# of Pages:	1		
File Date:	1/3/2017	Effective Date:			
(No notes for this action)					
Action Type:	Annual List				
Document Number:	20170012670-26	# of Pages:	1		
File Date:	1/11/2017	Effective Date:			
(No notes for this action)					
Action Type:	Annual List				
Document Number:	20180096425-37	# of Pages:	1		
File Date:	3/1/2018	Effective Date:			
(No notes for this action)	<u> </u>				

### ATTACHMENT B



#### AQUATECTURE . ENGINEERING

#### TRANSMITTAL

January 18, 2019

Hand

Southern Nevada Health District To:

From: Desmond Stevens

333 N. Rancho Dr. Ste 450 Las Vegas, NV 89106

Attn:

Jeremy Harper, REHS

Subject:

Resorts World - Las Vegas, NV Pool Deck Variance Application

Please find enclosed, for the Variance Application on the referenced project, as discussed during our January 2nd, 2019 meeting:

- 1. One (1) Variance Candidate Worksheet
- 2. Variance Application Letter, (signed by a company officer of Resorts World)

3. Two (2) copies of eleven (11) Exhibits, WP-1 through WP 11, (scaled), 11 x 17 size paper

4. Variance Application Fee, check payable to SNHD in the amount of \$1,181.00 + 160 or contact me if you have any questions.

Please contact me if you have any questions.

cc:

(Transmittal only) Rebeca Golden, Resorts World Las Vegas Alfredo Alcantar, Steelman Partners Peter Fu, STO Design Group



January 15, 2019

Mr. Christopher Saxton, Director of Environmental Health Southern Nevada Health District Environmental Health Division - Pool Plan Desk 330 S. Valley View Blvd. Las Vegas, NV 89152

Subject:

Resorts World Las Vegas

3600 Las Vegas Boulevard South,

Las Vegas, NV 89109

Lanai Suites #1 and #2 Pools and Spas & VIP Infinity Pool - Variance

Application

Dear Mr. Christopher Saxton,

Please accept this letter and Variance Candidate worksheet, together with plans of the referenced project's two identical Lanai Suites and the VIP Infinity Pool area, as a request to grant a variance to deviate from NAC sections 444.134.1- "Decks" and section 444.454.1 - "Decks: Dimensional design". The Lanai Suites' pools and spas are small water bodies in a confined exterior space, while the VIP Infinity Pool available area is also limited. The Lanai water bodies are for the sole use of occupants in each of those exclusive suites while the VIP Infinity Pool is open to hotel guests with VIP status.

The pool and spa (mirrored, otherwise identical) in each Lanai Suite are both relatively small and narrow - (326 and 80 sq. ft. water surface areas respectively; their maximum widths approximately 12 ft. and 6 ft.) Decking is provided around 54% of the pool perimeters. The spas, which have 18" raised walls to provide ADA compliant access, have deck adjacent 36% of the water body perimeter, plus a set of stairs traversing the wall to facilitate water access and egress. The VIP Infinity Pool is curvilinear and slender; its maximum width 22 ft., with deck adjacent along 52% of the perimeter.

While the residual portion of the described pools and spas are technically obstructed, the Code required minimum 4 ft. wide, unobstructed and uninterrupted deck is provided adjacent a significant percentage of their perimeters, readily accessible and usable at all times. Further, the horizontal distances of bathers in the water bodies to adjacent decks are short.

Please note the following project information:

#### **Business Address of Owner:**

Resorts World Las Vegas, LLC 3000 Las Vegas Blvd. South Las Vegas, NV 89109

#### **Project Location:**

3000 Las Vegas Blvd. South Las Vegas, NV 89109

#### Assessor's Parcel Number:

162-09-310-002, 162-09-303-004, 162-09-702-001, 162-09-311-005, 162-09-411-005, 162-09-402-001

#### Operator:

Edward Farrell 3000 Las Vegas Blvd. South Las Vegas, NV 89109 (702) 802-6460

Email: edward.farrell@rwlasvegas.com

#### Contact name for the Owner:

Name: Gerald Gardner (Company Officer)

Title: General Counsel & SVP of Government Affairs

Cell phone: (702) 802-6460

Email: gerald.gardner@rwlasvegas.com

Per the enclosed plans and as discussed with SNHD pool department staff on January 2, 2019 in a Variance Candidate meeting:

A. The two identical (except mirrored) Lanais I & 2 pools deviate from NAC 444 as follows:

Section 444.134.1 requires that "......a clear and unobstructed deck must be provided around the entire perimeter of a pool".

In this instance, such a deck is provided around 54% of the pool perimeter.

B. The two identical (except mirrored) Lanais I & 2 spas deviate from NAC 444 as follows:

Section 444.454.1 requires "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."

36% of these spas' perimeters are adjacent Code compliant deck, beyond an 18" raised transfer wall - (fitted with grab bars to meet ADA compliance). The spas also each have a set of stairs, traversing the raised wall perimeter.

C. The VIP Infinity Pool deviates from NAC 444 as follows:

Section 444.134.1 requires that ".....a clear and unobstructed deck must be provided around the entire perimeter of a pool".

In this instance, such a deck is provided around 52% of the pool perimeter.

This curvilinear, slender pool (max. width 22 ft.) has Code compliant deck along 52% of its perimeter.

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 Resorts World Las Vegas to deviate from NAC regulations 444.134.1 and 444.454.1 is as follows:

- (I) There are circumstances or conditions which are unique to the applicant, thus:
  - a. If the cited water bodies were provided a full complement of perimeter deck, with a pronounced limitation of available exterior area, there would necessarily be required significant encroachment into usable deck space in both the Lanai Suites and VIP Infinity Pool.
  - b. In all instances, a significant portion of each of these small, slender water bodies does have surrounding deck, directly accessible from all the pools and by a transfer wall or stairs in the spas.
  - c. Because of the size and configuration of the water bodies, bathers cannot be any further distant from decks than 12 ft. and 6 ft. respectively in the Lanai pools and spas, and 22 ft. in the VIP Infinity Pool.
- (2) Do not generally affect other persons subject to regulations:

Granting a variance will not affect other persons subject to regulations since the circumstances of limited exterior space and required functionality are a project specific condition at Resorts World. 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 Resorts World Las Vegas for the following reasons -

a. Design of the pools & spas is now far advanced and without accommodation of the deck obstructions, substantial redesign of the entire spaces will be necessary. Additional design and increased construction costs are estimated at \$260,000.

- Ь. In the increasingly competitive Las Vegas market, appropriately proportioned amounts of deck space are crucial for functionality and enhancing the market value of the exclusive Lanai suites and VIP Infinity pool. The hardships incurred by compliance with the regulation would be lessened project visibility, reduced property occupancy and decreased revenues, estimated at \$1.85 million per annum.
- Additional re-design, resubmittal and permitting time to Clark County Bldg. Dept. would be an c. estimated four to five 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 the Lanai pools and spas are small and the maximum distances to adjacent decks are very short. Similarly, in the VIP Infinity Pool, the maximum horizontal distance between a bather and nearest adjacent section of code compliant deck is a minimal 22 ft. width; greatly less than comparable distances in many existing large resort pools with 100% perimeter decks.

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

#### Enclosed herein are:

- 1. Scaled plans of subject pools and spas
- 2. Variance Candidate Worksheet
- 3. Variance Application Letter
- Variance Application Fee of \$1,181.00 4.

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

Gerald Gardner, Company Officer - Authorized Signatory, Resorts World Las Vegas, LLC

Rebeca Golden, Resorts World cc: Desmond Stevens, STO Design Group

# ATTACHMENT C



### VARIANCE CANDIDATE WORKSHEET

#### PART I:

#### ESTBLISHMENT INFORMATION

Name of Facility/Establishment: Resorts World Las Vegas
Health Permit Number: Date of Inquiry: January 2, 2019
Name of Operator/Agent: Edward Farrell
Address of Operator/Agent: 3000 Las Vegas Blvd. South, Las Vegas, NV 89109
Contact Information of Operator/Agent:
Office Phone: Cell Phone:
Office Phone: (702) 802-6460 Cell Phone: Fax Number: Email Address: edward.farrell@rwlasvegas.com
If corporation, the name/title of individual to sign for Variance document:
Name: Gerald Gardner (Company Officer)
Title: General Counsel & SVP of Government Affairs
OWNER INFORMATION
Name of Property Owner: Resorts World Las Vegas, LLC
Address of Property Owner: 3000 Las Vegas Blvd. South, Las Vegas, NV 89109
Contact Information of Property Owner: Gerald Gardner (Company Officer)
Office Phone: (702) 802-8460 Cell Phone:
Fax Number: Email Address: gerald.gardner@rwlasvegas.com
PROPERTY INFORMATION
Property Address: 3000, Las Vegas Blvd. South, Las Vegas, NV 89109
Assessor's Parcel Number (APN): 162-09-310-002, 162-09-303-004, 162-09-702-001, 162-09-311-005, 162-09-411-005, 162-09-402-001
Describe location within larger facility (i.e. hotel/casino/resort, etc.):
The specific location within the casino resort property is the Podium level, on the south side of the two main towers.
The subject water bodies are listed as follows:
a. Two Lanai suites on the 5th floor of the project - (referred to as Lanais 1 & 2), each with a 326 sq.ft. pool and an 80 sq.ft. spa
b. An 1,818 sq.ft. "VIP Infinity Pool" on the south edge of the resort's main pool deck, which is also at Level 5
The pool and spa in each Lanai will be for the sole use of the occupants in each of those suites.
The VIP Pool will be open to all hotel guests with VIP status.
Describe Variance Issue (s): (Include sections of the Regulation or Nevada Administrative Code
that applies to the request for a variance)
Lanai Suites #1 and #2, (mirrored, otherwise identical), each have a pool and a spa. These water bodies have sections of obstructed
perimeter deck; in the case of the pool 46% - (40.7 ft. of the 89 ft. total perimeter). The spas have an 18" high raised perimeter edge, of which 36% -
12.8 ft. of the 36 ft. total perimeter is deck accessible - and also serves as an ADA transfer wall. (The spas also have stairs to traverse the transfer wall).
The VIP Infinity Pool has a 48% partial deck obstruction; (i.e. the 101 ft. negative edge length of the 209 ft. total perimeter).
The Lanai pools and VIP Infinity Pool are non-compliant with NAC 444.134.1 which requires unobstructed deck around the entire perimeter of a pool.
The Lanai spas are non-compliant with NAC 444.454.1 which requires unobstructed deck at least half of the perimeter of a spa.

#### 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 Lanai Suites' limited pool/spa exterior area precludes providing a full complement of perimeter deck without significantly encroaching into usable deck space. The pools are narrow (12\*-2" at the widest point), which is the maximum distance between a bather and nearest section of deck.

The furthest point within the small spas is only 5'-9" from adjacent deck; access to which can be negotiated either by the stairs traversing the wall, or by using the transfer wall itself, which comprises 36% of the spa perimeter.

The VIP Infinity Pool area is also limited in providing adequate deck space and accommodating pool furniture for hotel guests. The pool is curvilinear and slender; its maximum width 22 ft., which is the furthest horizontal distance between a bather and adjacent deck.

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 incurred by compliance):

Design of the Lanais and VIP Infinity Pool is far advanced and without accommodation of the deck obstructions, substantial re-design of the entire spaces will be necessary. Additional design and increased construction costs are estimated at \$260,000.

Compliance with the current regulation would be burdensome and cause hardship on Resorts World in the increasingly competitive
Las Vegas resort market. The value of the increased usable deck space is in improved functionality and enhancement of marketing value.
The hardships incurred by compliance with the regulation would be lessened project visibility, reduced property occupancy and decreased revenues, estimated at \$1.85 million per annum.

Additional re-design, resubmittal and permitting time to Clark County Bldg. Dept. would be an estimated four to five 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 because the Lanai pools and spas are small and the maximum distances to adjacent decks minimal - (approximately 12 ft. and 6 ft. respectively).

In the VIP Infinity pool, the maximum horizontal distance between a bather and adjacent deck is 22 ft., significantly less than many large resort pools which do have 100% perimeter deck.

# ATTACHMENT D

GENERAL INFORMATION	
PARCEL NO.	162-09-303-004
OWNER AND MAILING ADDRESS	RESORTS WORLD LAS VEGAS L L C %GENERAL COUNSEL 3000 LAS VEGAS BLVD S LAS VEGAS NV 89109
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	3000 S LAS VEGAS BLVD WINCHESTER
ASSESSOR DESCRIPTION	PT N2 S2 SEC 09 21 61
RECORDED DOCUMENT NO.	* 20130301:02356
RECORDED DATE	Mar 1 2013
VESTING	NS
COMMENTS	CA-5/15/13;Z,SF 202-20

<sup>\*</sup>Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT			
TAX DISTRICT	410		
APPRAISAL YEAR	2018		
FISCAL YEAR	2019-20		
SUPPLEMENTAL IMPROVEMENT VALUE	0		
INCREMENTAL LAND	0		
INCREMENTAL IMPROVEMENTS	0		

REAL PROPERTY ASSESSED VALUE				
FISCAL YEAR	2018-19	2019-20		
LAND	12558677	13700375		
IMPROVEMENTS	0	0		
PERSONAL PROPERTY	0	0		
EXEMPT	0	0		
GROSS ASSESSED (SUBTOTAL)	12558677	13700375		
TAXABLE LAND+IMP (SUBTOTAL)	35881934	39143929		
COMMON ELEMENT ALLOCATION ASSD	0	0		
TOTAL ASSESSED VALUE	12558677	13700375		
TOTAL TAXABLE VALUE	35881934	39143929		

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION		
ESTIMATED SIZE	8.81 Acres	
ORIGINAL CONST. YEAR	0	
LAST SALE PRICE MONTH/YEAR SALE TYPE	85000000 10/2006 R - Recorded Value	

LAND USE	42.310 - Casino or Hotel Casino. Hotels - Class 1 Resort	
DWELLING UNITS	0	

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	0	CASITA SQ. FT.	О	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				

GENERAL INFORMATION			
PARCEL NO.	162-09-310-002		
OWNER AND MAILING ADDRESS	RESORTS WORLD LAS VEGAS L L C %GENERAL COUNSEL 3000 LAS VEGAS BLVD S LAS VEGAS NV 89109		
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	WINCHESTER		
ASSESSOR DESCRIPTION	WESTWARD HO PLAT BOOK 137 PAGE 43 PT LOT 1 & VAC RD		
RECORDED DOCUMENT NO.	* 20130301:02356		
RECORDED DATE	Mar 1 2013		
VESTING	NS		
COMMENTS	CA-5/15/13;Z,SF 202-20		

<sup>\*</sup>Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT			
TAX DISTRICT	410		
APPRAISAL YEAR	2018		
FISCAL YEAR	2019-20		
SUPPLEMENTAL IMPROVEMENT VALUE	0		
INCREMENTAL LAND	0		
INCREMENTAL IMPROVEMENTS	0		

REAL PROPERTY ASSESSED VALUE				
FISCAL YEAR	2018-19	2019-20		
LAND	19900007	21709099		
IMPROVEMENTS	0	0		
PERSONAL PROPERTY	0	0		
EXEMPT	0	0		
GROSS ASSESSED (SUBTOTAL)	19900007	21709099		
TAXABLE LAND+IMP (SUBTOTAL)	56857163	62025997		
COMMON ELEMENT ALLOCATION ASSD	0	0		
TOTAL ASSESSED VALUE	19900007	21709099		
TOTAL TAXABLE VALUE	56857163	62025997		

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION		
ESTIMATED SIZE	13.96 Acres	
ORIGINAL CONST. YEAR	0	
LAST SALE PRICE MONTH/YEAR SALE TYPE	0	

LAND USE	14.000 - Vacant - Commercial
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				

GENERAL INFORMATION	
PARCEL NO.	162-09-702-001
OWNER AND MAILING ADDRESS	RESORTS WORLD LAS VEGAS L L C %GENERAL COUNSEL 3000 LAS VEGAS BLVD S LAS VEGAS NV 89109
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	2946 S LAS VEGAS BLVD WINCHESTER
ASSESSOR DESCRIPTION	PT S2 SEC 09 21 61
RECORDED DOCUMENT NO.	* 20130301:02356
RECORDED DATE	Mar 1 2013
VESTING	NS
COMMENTS	CA-5/15/13;Z,SF 202-20

<sup>\*</sup>Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT		
TAX DISTRICT	410	
APPRAISAL YEAR	2018	
FISCAL YEAR	2019-20	
SUPPLEMENTAL IMPROVEMENT VALUE	0	
INCREMENTAL LAND	0	
INCREMENTAL IMPROVEMENTS	0	

REAL PROPERTY ASSESSED VALUE			
FISCAL YEAR	2018-19	2019-20	
LAND	1525280	1663941	
IMPROVEMENTS	0	0	
PERSONAL PROPERTY	0	0	
EXEMPT	0	0	
GROSS ASSESSED (SUBTOTAL)	1525280	1663941	
TAXABLE LAND+IMP (SUBTOTAL)	4357943	4754117	
COMMON ELEMENT ALLOCATION ASSD	0	0	
TOTAL ASSESSED VALUE	1525280	1663941	
TOTAL TAXABLE VALUE	4357943	4754117	

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION		
ESTIMATED SIZE	1.07 Acres	
ORIGINAL CONST. YEAR	0	
LAST SALE PRICE MONTH/YEAR SALE TYPE	15060000 8/2007 R - Recorded Value	

LAND USE	14.000 - Vacant - Commercial
DWELLING UNITS	0

PRIMARY RESIDENTIAL STRUCT	TURE				
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				

GENERAL INFORMATION	
PARCEL NO.	162-09-311-005
OWNER AND MAILING ADDRESS	RESORTS WORLD LAS VEGAS L L C %GENERAL COUNSEL 3000 LAS VEGAS BLVD S LAS VEGAS NV 89109
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	3000 S LAS VEGAS BLVD WINCHESTER
ASSESSOR DESCRIPTION	ECHELON PLACE PLAT BOOK 137 PAGE 48 PT LOT 1 & VAC RD
RECORDED DOCUMENT NO.	* 20130301:02355
RECORDED DATE	Mar 1 2013
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	410	
APPRAISAL YEAR	2018	
FISCAL YEAR	2019-20	
SUPPLEMENTAL IMPROVEMENT VALUE	0	
INCREMENTAL LAND	0	
INCREMENTAL IMPROVEMENTS	0	

REAL PROPERTY ASSESSED VALUE				
FISCAL YEAR	2018-19	2019-20		
LAND	85644107	93429935		
IMPROVEMENTS	35623472	36141689		
PERSONAL PROPERTY	0	0		
EXEMPT	0	0		
GROSS ASSESSED (SUBTOTAL)	121267579	129571623		
TAXABLE LAND+IMP (SUBTOTAL)	346478797	370204637		
COMMON ELEMENT ALLOCATION ASSD	0	0		
TOTAL ASSESSED VALUE	121267579	129571623		
TOTAL TAXABLE VALUE	346478797	370204637		

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION		
ESTIMATED SIZE	60.08 Acres	
ORIGINAL CONST. YEAR	2008	
LAST SALE PRICE MONTH/YEAR SALE TYPE	0	
LAND USE	42.310 - Casino or Hotel Casino. Hotels - Class 1 Resort	

DWELLING UNITS

||1

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	Parking Structure	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				

GENERAL INFORMATION	
PARCEL NO.	162-09-411-005
OWNER AND MAILING ADDRESS	RESORTS WORLD LAS VEGAS L L C %GENERAL COUNSEL 3000 LAS VEGAS BLVD S LAS VEGAS NV 89109
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	WINCHESTER
ASSESSOR DESCRIPTION	ECHELON PLACE PLAT BOOK 137 PAGE 48 PT LOT 1
RECORDED DOCUMENT NO.	* 20130301:02355
RECORDED DATE	Mar 1 2013
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	410	
APPRAISAL YEAR	2018	
FISCAL YEAR	2019-20	
SUPPLEMENTAL IMPROVEMENT VALUE	0	
INCREMENTAL LAND	0	
INCREMENTAL IMPROVEMENTS	0	

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2018-19	2019-20
LAND	1354226	1477337
IMPROVEMENTS	0	0
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	1354226	1477337
TAXABLE LAND+IMP (SUBTOTAL)	3869217	4220963
COMMON ELEMENT ALLOCATION ASSD	0	0
TOTAL ASSESSED VALUE	1354226	1477337
TOTAL TAXABLE VALUE	3869217	4220963

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.95 Acres
ORIGINAL CONST. YEAR	0
LAST SALE PRICE MONTH/YEAR SALE TYPE	0
LAND USE	14.000 - Vacant - Commercial

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				

GENERAL INFORMATION	
PARCEL NO.	162-09-402-001
OWNER AND MAILING ADDRESS	RESORTS WORLD LAS VEGAS L L C %GENERAL COUNSEL 3000 LAS VEGAS BLVD S LAS VEGAS NV 89109
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	3100 SAMMY DAVIS JR DR WINCHESTER
ASSESSOR DESCRIPTION	PARCEL MAP FILE 60 PAGE 36 LOT 1
RECORDED DOCUMENT NO.	* 20130301:02355
RECORDED DATE	Mar 1 2013
VESTING	NS
COMMENTS	Z,SF 202-20

<sup>\*</sup>Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT		
TAX DISTRICT	410	
APPRAISAL YEAR	2018	
FISCAL YEAR	2019-20	
SUPPLEMENTAL IMPROVEMENT VALUE	0	
INCREMENTAL LAND	0	
INCREMENTAL IMPROVEMENTS	0	

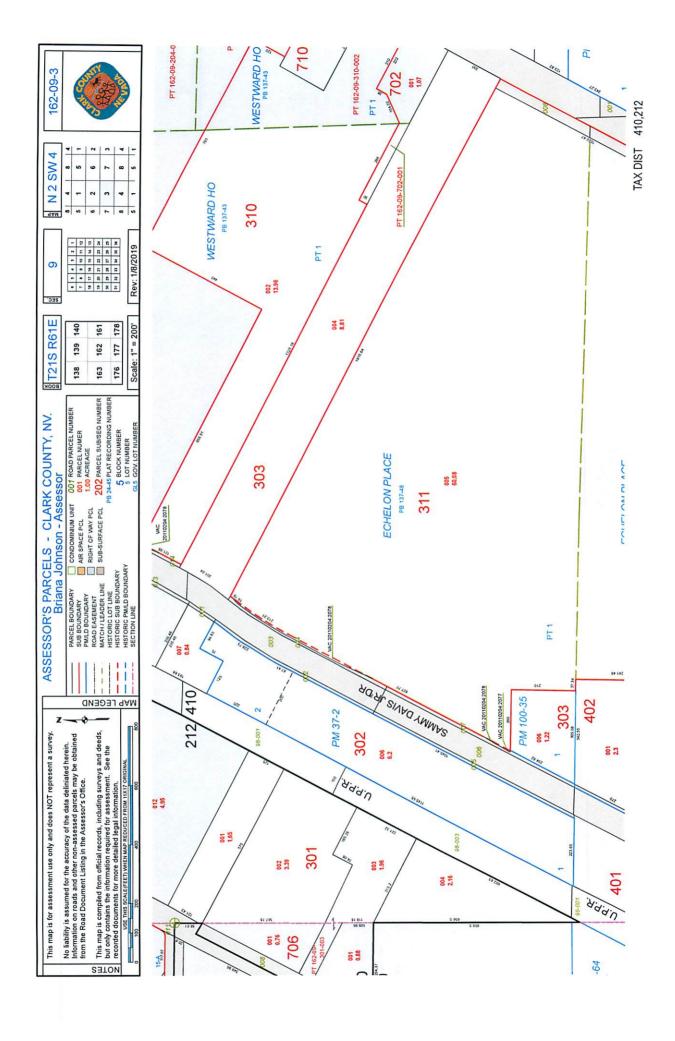
REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2018-19	2019-20
LAND	3278652	3576712
IMPROVEMENTS	0	0
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	3278652	3576712
TAXABLE LAND+IMP (SUBTOTAL)	9367577	10219177
COMMON ELEMENT ALLOCATION ASSD	0	0
TOTAL ASSESSED VALUE	3278652	3576712
TOTAL TAXABLE VALUE	9367577	10219177

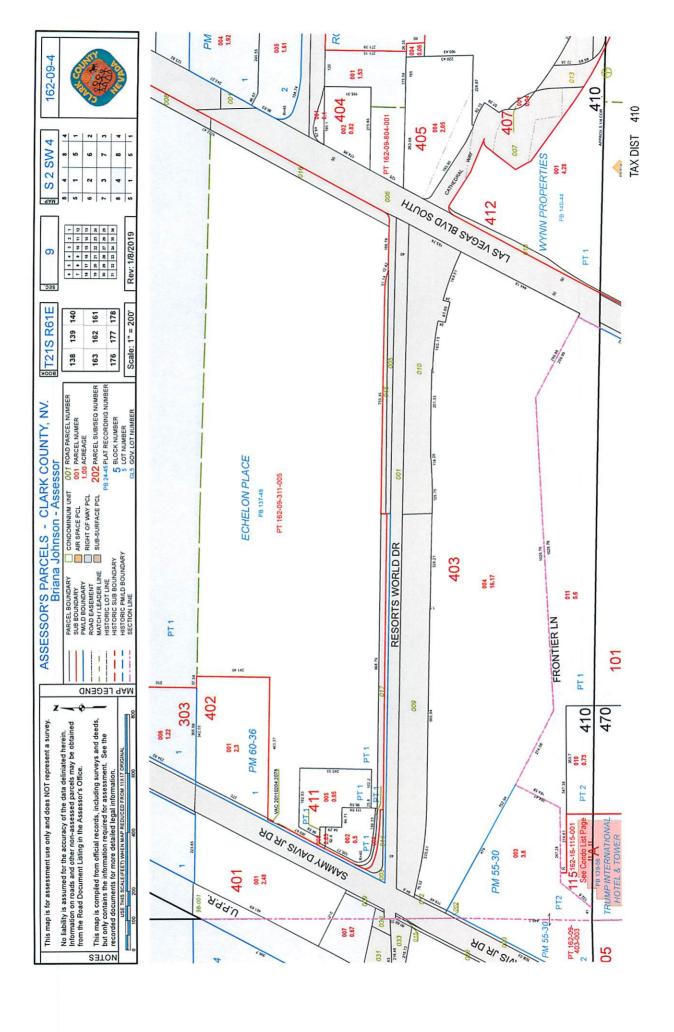
ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	2.30 Acres
ORIGINAL CONST. YEAR	0
LAST SALE PRICE MONTH/YEAR SALE TYPE	2300000 9/2011 R - Recorded Value

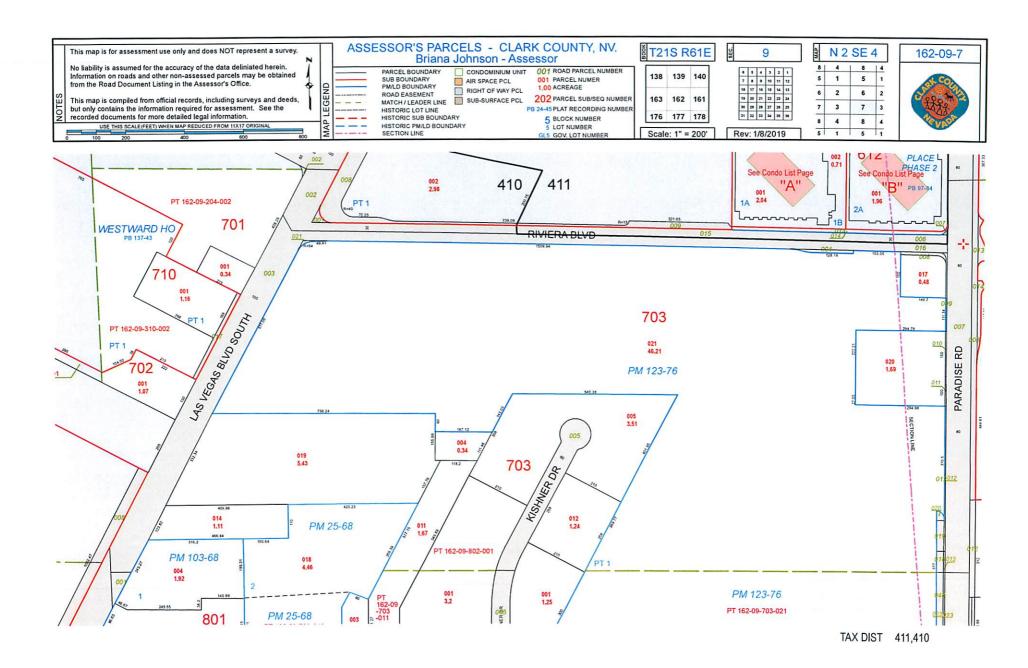
LAND USE	14.000 - Vacant - Commercial
DWELLING UNITS	0

PRIMARY RESIDENTIAL STRUCT	TURE				
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				

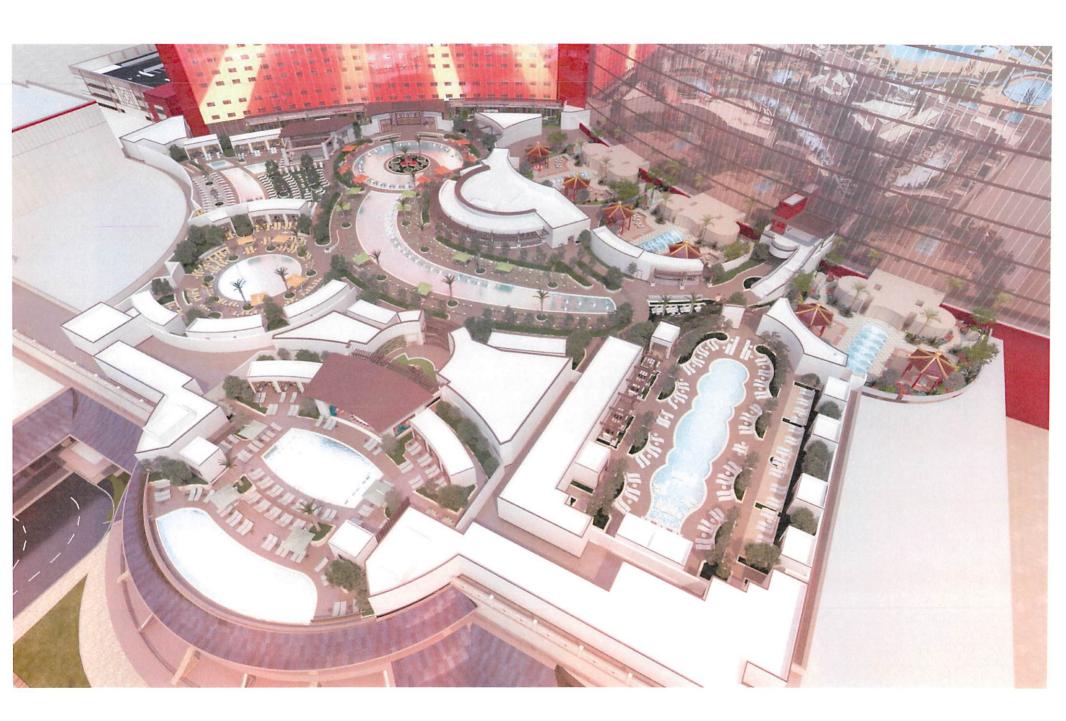
## ATTACHMENT E

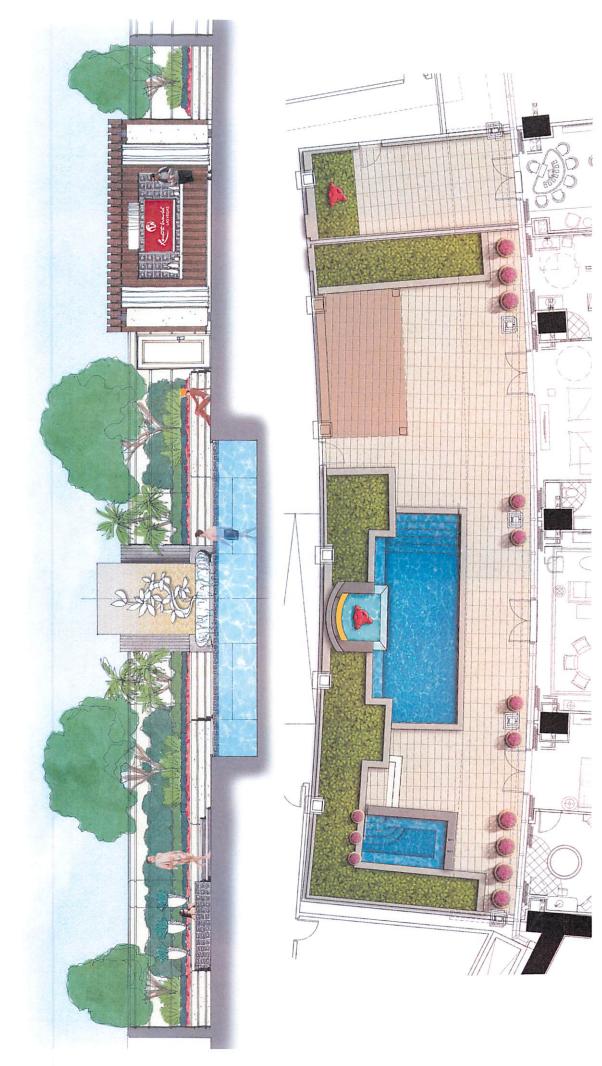






# ATTACHMENT F

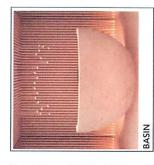






WALLS

















# ATTACHMENT G



#### **PUBLIC NOTICE**

The Southern Nevada Health District Board of Health will conduct a PUBLIC HEARING on February 28, 2019, at 8:30 a.m. during its monthly meeting held at 280 South Decatur Boulevard, Las Vegas, NV 89107, to approve or deny a variance request to operate public bathing places not in compliance for Resorts World Las Vegas LLC, dba Resorts World Las Vegas, located at 3000 Las Vegas Boulevard South, Las Vegas, Nevada 89109, APN: 162-09-310-002, 162-09-303-004, 162-09-702-001, 162-09-311-005, 162-09-411-005, and 162-09-402-001. Note, if this application is not presented at the February 28, 2019 meeting, it will be presented at the March 28, 2019 meeting.

The variance request is made to allow the Petitioner to operate aquatic venues not in accordance with the Nevada Administrative Code (NAC) 444 Public Bathing Places and Public Spas: NAC 444.134 Decks – deck obstruction, and NAC 444.454 Decks: Dimensional Design – deck obstruction.

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@snhd.org, no later than February 27, 2019. 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 or aquatic@snhd.org 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-	2-04-19	
Christopher Saxton, Director of Environmental Health	Date	
Southern Nevada Health District		