







Memorandum

Date: April 23, 2020

To: SOUTHERN NEVADA DISTRICT BOARD OF HEALTH

From: Jeremy Harper, REHS, Environmental Health Supervisor 
Jacquelyn Raiche-Curl, REHS, Environmental Health Supervisor 
Karla Shoup, REHS, Environmental Health Manager 
Christopher Saxton, REHS, Director of Environmental Health 
Fermin Leguen, MD, MPH, Interim Chief Health Officer

Subject: Variance Request to Operate 14 Aquatic Venues not in Compliance with the Southern Nevada Health District Aquatic Facility Regulations Section 4-302; Las Vegas Racquet Ball Club, Inc. dba Las Vegas Athletic Clubs, located at: 2655 S Maryland Pkwy, Las Vegas, Nevada 89109; [Assessor's Parcel Number (APN) 162-10-502-010] for Health Permits PR0005690, PR0005691; 1195 Wellness Place, Henderson, Nevada 89011; [APN 161-34-310-007] for Health Permits PR0129670, PR0129671; 9065 S Eastern Ave, Las Vegas, Nevada 89123; [APN 177-23-514-003] for Health Permits PR0013334, PR0013335; 6050 N Decatur Blvd, N Las Vegas, Nevada 89031; [APN 124-30-204-008] for Health Permits PR0114134, PR0114135; 1725 N Rainbow Blvd, Las Vegas, Nevada 89108; [APN 138-22-812-001] for Health Permits PR0013329, PR0013330; 9615 W Flamingo Rd, Las Vegas, Nevada 89147; [APN 163-19-511-011] for Health Permits PR0005686, PR0005687; 5200 W Sahara Ave, Las Vegas, Nevada 89146; [APN 163-01-802-010] for Health Permits PR0005682, PR0005683; Daniel H. Stewart, for the Owner(s), Las Vegas Racquetball Club, Inc.

I. BACKGROUND:

Las Vegas Racquet Ball Club, Inc., DBA Las Vegas Athletic Clubs is petitioning for a variance as requested by Daniel H. Stewart, representative for the owner, to operate 14 existing aquatic venues not in compliance with Southern Nevada Health District (SNHD) Aquatic Facility Regulations section **4-302**, which states that "All AQUATIC VENUES with standing water and any of the following conditions listed in this Section shall be required to have a LIFEGUARD(s) conducting BATHER surveillance at all times the AQUATIC VENUE is open. (A) A LIFEGUARD shall be required for any of the following conditions: ... (9) Any POOL that charges an admission fee including a fee charged for the use of poolside amenities includes the use of the POOL; or (10) Any POOL not associated with multiple living or lodging units."

The aquatic venues are located on APN 162-10-502-010, at 2655 S Maryland Pkwy, Las Vegas, Nevada; APN 161-34-310-007, at 1195 Wellness Place, Henderson, Nevada; APN 177-23-514-003, at 9065 S Eastern Ave, Las Vegas, Nevada; APN 124-30-204-008, at 6050 N Decatur Blvd, N Las Vegas, Nevada; APN 138-22-812-001, at 1725 N Rainbow Blvd, Las Vegas, Nevada; APN 163-19-511-011, at 9615 W Flamingo Rd, Las Vegas, Nevada; and APN 163-01-802-010, at 5200 W Sahara Ave, Las Vegas, Nevada.

II. DISCUSSION:

The petitioner, Las Vegas Athletic Clubs (LVAC), requests a variance from the requirements of SNHD Aquatic Facility Regulations Section 4-302, Aquatic Facilities Requiring Lifeguards, at all LVAC pools while the pools are open. The variance is requested for seven different facilities.

The petitioner states that although LVAC has been operating multiple pools at multiple facilities without lifeguards for at least 42 years, the SNHD has recently reinterpreted governing lifeguard regulations to apply to LVAC. SNHD is requiring LVAC to have lifeguards at all of LVAC's pools, which are open to members 24 hours a day, seven days a week.

The evidence presented for granting a variance to permit Las Vegas Racquet Ball Club, Inc. to deviate from SNHD Aquatic Facility Regulations 4-302, 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:

LVAC is exempt from the lifeguard regulations pursuant to NRS 444.065(2)(e) because LVAC is a "private club" and these are "privately-owned pools." SNHD staff disagrees, as it interprets 444.065(2)(e) to apply only to non-profit private clubs qualified under 501(c)(7) of the United States Tax Code. There is no statutory definition of "private club" that either party can rely on conclusively.

For the purposes of the lifeguard regulations at issue, LVAC is unique for all of the following reasons:

- A. LVAC is a private club with limited use for paying members. Only club members may use the facilities, including the pools.
- B. No one under the age of 14 is allowed anywhere on LVAC property, including the pools.
- C. LVAC's pools are open and used 24 hours a day, seven days a week. However, the swimmer count in these pools remains low. Members use the pools for exercise, not recreation. Excluding water fitness classes taught by CPR-trained professionals, there are only 2-7 swimmers in the pool at a time.
- D. During the water fitness classes, the pools may see an additional 5-8 people, but these classes are supervised by individuals with lifesaving training.
- E. The pools themselves are only four feet deep, surrounded by closed doors or fences, and physically separated from the other parts of the club.
- F. In the 42 years at seven locations, LVAC has never had any issues with safety and/or public health with its pools. At no time, during these four decades, did LVAC have any lifeguards monitoring the pools.

- G. Additionally, LVAC is willing to impose a new restriction prohibiting day members from using any of the pools.
- H. LVAC's contractual relationship with its members is also unique: LVAC commits that it will never raise a membership fee during the lifetime of a person's membership. As such, LVAC cannot pass new costs into its members.

LVAC's facilities bear little resemblance to a public pool. If anything, LVAC's pools are more like pools operated by Homeowners Associations (HOA) than pools open to the public. HOA pools are exempt from the lifeguard requirements [see recommendations]. That said, LVAC's pools also differ substantially from the non-lifeguard-staffed HOA pools in ways that make LVAC's pools even safer. First, fewer swimmers use the LVAC pools than HOA pools, and no one uses LVAC's pools for recreation. Second, no one under 14 is allowed to use LVAC's facilities or pools. Finally, whereas HOA pools usually do not have a person on site making sure only residents are using the pools, every member must check in at the front desk of an LVAC facility before he or she can use the pools.

LVAC is also very different from other health club facilities in that LVAC does not allow children under 14 into the club or pools [SNHD note: each permitted LVAC facility operates an active childcare permit through SNHD].

There are very few, if any, facilities with pools in Clark County that resemble LVAC.

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:

If LVAC has to change decades of prior practice and hire and staff lifeguards at its pools 24 hours a day, seven days a week, the financial burden would be fatal to its business operations. LVAC operates on a very narrow margin, and it is contractually prohibited from raising member's fees to account for new costs. LVAC has over \$40,000,000.00 in bank loans that have covenants for cash-flow coverage ratios. Adding the additional payroll for the new lifeguards would put LVAC in default of its bank loans. Of course, LVAC would not default on its loans, so, without the variance, LVAC would be forced to close all of its pools and spa facilities.

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

As mentioned, LVAC has been operating without lifeguards at its pools for 42 years without any issues with safety and/or public health with its pools. Experience shows that permitting LVAC to continue with current practices poses no threat to public health or safety. In addition, LVAC is willing to consent to the following new conditions to increase awareness and safety:

- A) Day members will no longer be permitted to use the pool
- B) LVAC will post clear and conspicuous signs at the front, check-in desk stating that the pools have no lifeguards
- C) All pool fences will have self-closing mechanisms
- D) New membership applications will include a disclaimer that the pools do not have

lifeguards

- E) All water fitness instructors will continue to be trained and certified with the requisite lifesaving skills

Additionally, LVAC will keep working with staff and consider any other reasonable conditions that may ease concerns.

III. RECOMMENDATION:

With regard to a variance from Aquatic Facility Regulations section 4-302 for LVAC's aquatic venues, staff is of the opinion that conditions exist at all aquatic venues which could pose a danger to public health or safety, and that facilities open to the general population are more at risk due to the increased usage of the venue. Absence of documented safety incidents at an aquatic facility does not make the facility inherently safer.

The petitioner has provided daily attendance estimates for the aquatic venues but does not provide a means for facility staff to monitor, track, or restrict aquatic venue usage for the more than 200,000 active club members. In addition, the petition for a variance restricts the use of club amenities to persons above 14 years of age, but drowning events are not limited to children in general. According to the CDC, there are an average of ten fatal unintentional drownings per day. Of these, two are children aged 14 or younger.¹ The remaining 80% of drownings involve individuals older than 14 years old. Excluding children under 14 does not eliminate the risk for the majority of drownings reported.

The petitioner also states that the LVAC pools "are more like pools operated by Homeowners Associations (HOA) than pools open to the public. HOA pools are exempt from the lifeguard requirements." This statement is incorrect. A provision in section 4-302.1(4) of the Aquatic Facility Regulations (carried over from NAC 444.270.2) allows aquatic venues in HOAs to submit a written procedure detailing the supervision of bathers to ensure that capacity is monitored at all times of operation. If bather capacity exceeds 80% of theoretical peak occupancy, a lifeguard must be provided, or the aquatic venue must be closed for lack of appropriate supervision.

The petitioner also implies that lower numbers of swimmers reduces drowning risk. There is no documentation provided demonstrating a clear association between the level of usage and the likelihood of drowning in public pools. In addition, SNHD regulations require each unstaffed aquatic facility to post signage stating "No Solo Bathing" within the pool enclosure, warning users of the dangers of swimming alone.

Staff does not recommend approval of a variance, however, if approved, the conditions below will apply.

IV. CONDITIONS

1. The petitioner agrees to adhere to all other applicable requirements of the Southern Nevada Health District Aquatic Facility Regulations as well as the new conditions proposed by LVAC in the Discussion.;
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 and suspension of all affected permits until they are either compliant with the Regulations or alternate risk mitigation strategies are approved by SNHD;

3. This variance is non-transferable upon closing of any sale transaction involving the subject properties. New owners must apply in writing for continuation of any variance conditions

JH, JRC

1. Centers for Disease Control and Prevention. Unintentional Drowning: Get the Facts; 2016. Available from: <https://www.cdc.gov/homeandrecreationalafety/water-safety/waterinjuries-factsheet.html>

Attachments:

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

ATTACHMENT

A

ENTITY INFORMATION

ENTITY INFORMATION

Entity Name:

LAS VEGAS RACQUET BALL CLUB, INC.

Entity Number:

C2532-1977

Entity Type:

Domestic Corporation (78)

Entity Status:

Active

Formation Date:

06/10/1977

NV Business ID:

NV19771003765

Termination Date:

Perpetual

Annual Report Due Date:

6/30/2020

REGISTERED AGENT INFORMATION

Name of Individual or Legal Entity:

BRENT PALLUCK

Status:

Active

CRA Agent Entity Type:**Registered Agent Type:**

Non-Commercial Registered Agent

NV Business ID:

Office or Position:

Jurisdiction:

Street Address:

2655 S MARYLAND PKWY STE 201, LAS VEGAS, NV, 89109, USA

Email Address:

Mailing Address:

Individual with Authority to Act:

Contact Phone Number:

Fictitious Website or Domain Name:

PRINCIPAL OFFICE ADDRESS

Address:

Mailing Address:

OFFICER INFORMATION

☐ **VIEW HISTORICAL DATA**

Title	Name	Address	Last Updated	Status
President	CHAD SMITH	2655 S MARYLAND PKWY STE 201, LAS VEGAS, NV, 89109, USA	06/19/2019	Active
Secretary	TODD O SMITH	2655 S MARYLAND PKWY STE 201, LAS VEGAS, NV, 89109, USA	06/19/2019	Active
Treasurer	BRENT PALLUCK	2655 S MARYLAND PKWY STE 201, LAS VEGAS, NV, 89109, USA	06/19/2019	Active
Director	BRYAN O PALLUCK	2655 S MARYLAND PKWY STE 201, LAS VEGAS, NV, 89109, USA	06/19/2019	Active

Page 1 of 1, records 1 to 4 of 4

CURRENT SHARES

Class/Series	Type	Share Number	Value
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No records to view.

Number of No Par Value Shares:

3750

Total Authorized Capital:

3,750

[Filing History](#)

[Name History](#)

[Mergers/Conversions](#)

[Return to Search](#)

[Return to Results](#)

ATTACHMENT

B



PECCOLE PROFESSIONAL PARK
10080 WEST ALTA DRIVE, SUITE 200
LAS VEGAS, NEVADA 89145
702.385.2500
FAX 702.385.2086
HUTCHLEGAL.COM

MARK HUTCHISON
PARTNER
MHUTCHISON@HUTCHLEGAL.COM
OUR FILE NO. 8604-001

December 16, 2019

Via Hand Delivery

Southern Nevada Health District
333 N. Rancho Drive, Suite 450
Las Vegas, NV 89107

To Whom It May Concern:

Pursuant to NAC 439.240, Las Vegas Athletic Clubs ("LVAC") hereby submits the following Variance Application Letter. LVAC operates seven different facilities, and it is seeking the same variance for all seven. The issues and arguments for each property are identical, but we do provide property-specific information in each application.

Daniel Stewart at Hutchison & Steffen, PLLC, and Key Reid at The Reid Firm are available to answer any follow up questions, or provide any additional information. Their contact information is provided below.

PART I:

Name of Facility/Establishment: Las Vegas Athletic Clubs.

Please see attached list for the seven properties.

Date of Inquiry: 12/3/2019

Name of Operator/Agent: Daniel Stewart for Chad Smith

Contact Information of Operator/Agent:

Office Phone: 702-385-2500 Cell Phone: 775-622-6583

Fax Number: 702-385-2086 Email address: dstewart@hutchlegal.com

Name and title of individual with authority to sign for Variance document:

Chad Smith

President

OWNER INFORMATION

Name of Property Owner: Karen INC

Address of Property Owner: (Hutchison & Steffen, PLLC) 10080 W. Alta Dr. Ste. 200,
Las Vegas, NV 89145

Contact Information of Property Owner: Daniel Stewart with Hutchison & Steffen

Office Phone: 702-385-2500 Cell Phone: 775-622-6583

Fax Number: 702-385-2086 Email address: dstewart@hutchlegal.com

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PROPERTY INFORMATION

Property Address: 2655 S Maryland Pkwy, Las Vegas, NV 89109

Assessor's Parcel Number (APN): 162-10-502-010

Describe location within larger facility: Each facility is a separate building.

BACKGROUND INFORMATION ON LVACC

Las Vegas Athletic Clubs ("LVAC") was established in 1977 by Tom Wiesner and Rob Barruck. Tom Wiesner was a local business and a Clark County Commissioner for many years. In 1991, the Smith-Palluck team purchased the company. That team is now known throughout the industry as one of the premier health clubs operators in the nation. Rudy Smith was inducted into the Club Industry Hall of Fame a couple of decades ago. Since Smith and his partner Andrew Palluck took over the operations, LVAC has grown from a membership of 4,000 to more than 200,000 active members today. Their philosophy has always been to provide the best possible product and make it affordable to everyone; not just the most wealthy. And LVAC continues that legacy today, having been voted the "Best of LV" over 25 times.

Since its inception, LVAC has always offered pool and spa areas in their clubs. Whether it's for the avid swimmer or the casual "water walker/exerciser". LVAC prides itself as clean, safe, affordable private club available to all demographics. In all 42 years of its existence, LVAC has never had an issue with safety and/or public health with its pools.

VARIANCE REQUEST

LVAC seeks a variance from the requirements in NRS 444.065, NAC 444.270, NAC 444.272, and 4-302 of the Southern Nevada Health District "SNHD" Aquatic Facility Regulations requiring lifeguards at all LVAC pools while the pools are open. LVAC seeks this same variance for seven different facilities included on the attached list.

Although, LVAC has been operating multiple pools at multiple facilities without lifeguards for at least 42 years, the SNHD has recently reinterpreted governing lifeguard regulations to apply to LVAC. SNHD is requiring LVAC to have lifeguards at all of LVAC's pools, which are open to its members 24 hours a day, seven days a week.

LVAC is exempt from the lifeguard regulations pursuant to NRS 444.065(2)(e) because LVAC is a "private club" and these are "privately-owned pools." SNHD staff disagrees, as it interprets 444.065(2)(e) to apply only to non-profit private clubs qualified under 501(c)(7) of the United States Tax Code. There is no statutory definition of "private club" that either party can rely on conclusively.

Nevertheless, despite differing legal opinions, LVAC desires to work with staff and the SNHD as collaboratively as possible to ensure public safety and legal

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consistency. Therefore, rather than push for a statutory exemption, LVAC is willing to apply for a variance instead.

PART II:

1. For the purposes of the lifeguard regulations at issue, LVAC is unique for all of the following reasons:
 - A. LVAC is a private club with limited use for paying members. Only club members may use the facilities, including the pools.
 - B. No one under the age of 14 is allowed anywhere on LVAC property, including the pools.
 - C. LVAC's pools are open and used 24 hours a day, seven days a week. However, the swimmer count in these pools remains low. Members use the pools for exercise, not recreation. Excluding water fitness classes taught by CPR-trained professionals, there are only 2-7 swimmers in the pool at a time.
 - D. During the water fitness classes, the pools may see an addition 5-8 people, but these classes are supervised by individuals with lifesaving training.
 - E. The pools themselves are only four feet deep, surrounded by closed doors or fences, and physically separated from the other parts of the club.
 - F. In the 42 years at seven locations, LVAC has never had any issues with safety and/or public health with its pools. At no time, during these four decades, did LVAC have any lifeguards monitoring the pools.
 - G. Additionally, LVAC is willing to impose a new restriction prohibiting day members from using any of the pools.
 - H. LVAC contractual relationship with its members is also unique: LVAC commits that it will never raise a membership fee during the lifetime of a person's membership. As such, LVAC cannot pass new costs onto its members.

LVAC's facilities bear little resemblance to a public pool. If anything, LVAC's pools are more like pools operated by Homeowners Associations ("HOA") than pools open to the public. HOA pools are exempt from the lifeguard requirements. That said, LVAC's pools also differ substantially from the non-lifeguard-staffed HOA pools in ways that make LVAC's pools even safer. First, fewer swimmers use the LVAC pools than HOA pools, and no one uses LVAC's pools for recreation. Second, no one under 14 is allowed to use LVAC's facilities or pools. Finally, whereas HOA pools usually do not

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have a person on site making sure only residents are using the pools, every member must check in at the front desk of an LVAC facility before he or she can use the pools.

LVAC is also very different from other health club facilities in that LVAC does not allow children under 14 into the club or pools.

There are very few, if any, facilities with pools in Clark County that resemble LVAC.

2. If LVAC has to change decades of prior practice and hire and staff lifeguards at its pools 24 hours a day, seven days a week, the financial burden would be fatal to its business operations. LVAC operates on a very narrow margin, and it is contractually prohibited from raising member's fees to account for new costs. LVAC has over \$40,000,000.00 in bank loans that have covenants for cash-flow coverage ratios. As the attached spreadsheet shows, adding the additional payroll for the new lifeguards would put LVAC in default of its bank loans. Of course, LVAC would not default on its loans, so, without the variance, LVAC would be forced to close all of its pools a spa facilities.

3. As mentioned, LVAC has been operating without lifeguards at its pools for 42 years any issues with safety and/or public health with its pools. Experience shows that permitting LVAC to continue with current practices poses no threat to public health or safety. In addition, LVAC is willing to consent to the following new conditions to increase awareness and safety:

- A. Day members will no longer be permitted to use the pool.
- B. LVAC will post clear and conspicuous signs at the front, check-in desk stating that the pools have no lifeguards.
- C. All pool fences will have self-closing mechanisms.
- D. New membership applications will include a disclaimer that the pools do not have lifeguards.
- E. All water fitness instructors will continue to be trained and certified with the requisite lifesaving skills.

Additionally, LVAC will keep working with staff and consider any other reasonable conditions that may ease concerns.

In sum, LVAC has been a proud member of the Southern Nevada community for over four decades. The health and safety of its members is paramount. LVAC appreciates all of the time and effort that SNHD staff has dedicated to making safer the public pools

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in Clark County. LVAC is committed to working collaboratively to address concerns of the SNHD.

To the extent that anyone has any additional questions or concerns they make contact:

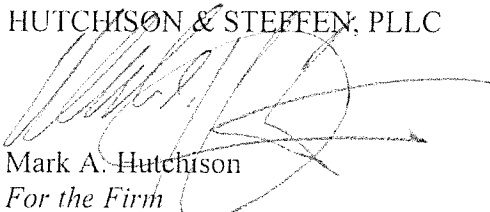
Daniel Stewart
Hutchison & Steffen, PLLC
10080 W. Alta Dr. Ste. 200
Las Vegas, NV 89145
Phone: (702) 385-2500
Cell: (775)-622-6583
dstewart@hutchlegal.com

Key Reid
The Reid Firm
3333 E. Serene Avenue, Suite 200
Henderson, NV 89074
Phone: (702) 990-2166
Cell: (702) 303-4132
key@reidfirmlv.com

Thank you for your time and consideration.

Sincere regards,

HUTCHISON & STEFFEN, PLLC



Mark A. Hutchison
For the Firm

copy to: Chad Smith
Karla Shoup
Jeremy Harper

ATTACHMENT C



VARIANCE CANDIDATE WORKSHEET

PART I:

ESTABLISHMENT INFORMATION

Name of Facility/Establishment: Las Vegas Athletic Clubs
Health Permit Number: See Attached List Date of Inquiry: 12/3/2019
Name of Operator/Agent: Daniel Stewart for Chad Smith
Address of Operator/Agent: (Hutchison & Steffen, PLLC) 10080 W. Alta Dr. Ste. 200, Las Vegas, NV 89145
Contact Information of Operator/Agent:
Office Phone: 702-385-2500 Cell Phone: 775-622-6583
Fax Number: 702-385-2086 Email Address: dstewart@hutchlegal.com
If corporation, the name/title of individual to sign for Variance document:
Name: Chad Smith
Title: President

OWNER INFORMATION

Name of Property Owner: Karen INC
Address of Property Owner: See Attached List
Contact Information of Property Owner:
Office Phone: _____ Cell Phone: _____
Fax Number: _____ Email Address: _____

PROPERTY INFORMATION

Property Address: 2655 S Maryland Pkwy, Las Vegas, NV 89109
Assessor's Parcel Number (APN): 162-10-502-010
Describe location within larger facility (i.e. hotel/casino/resort, etc.):
Each facility is a separate building.

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

LVAC seeks a variance from the requirements in NRS 444.065, NAC 444.270, NAC 444.272, and 4-302
of the Southern Nevada Health District "SNHD" Aquatic Facility Regulations requiring lifeguards at all LVAC pools while the pools are open.
LVAC seeks this same variance for seven different facilities included on the attached list.



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:

A. LVAC is a private club with limited use for paying members. Only club members may use the facilities, including the pools.

B. No one under the age of 14 is allowed anywhere on LVAC property, including the pools.

C. Swimmer Counts are consistently low within LVAC's pools.

D. During the water fitness classes, the pools may see an addition 5-8 people, but these classes are supervised by individuals with lifesaving training.

E. The pools themselves are only four feet deep, surrounded by self closing doors or fences, and physically separated from the other parts of the club.

F. LVAC has never had any issues with safety and/or public health with its pools in its over four decades of operations. At no point did LVAC have any lifeguards monitoring the pools.

G. Additionally, LVAC is willing to impose a new restriction prohibiting day members from using any of the pools.

H. LVAC contractual relationship with its members do not allow it to pass new costs onto them.

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):

If LVAC has to change decades of prior practice and hire and staff lifeguards at its pools 24 hours a day, seven days a week, the financial burden would be fatal to its business operations. LVAC operates on a very narrow margin, and it is contractually prohibited from raising member's fees to account for new costs. LVAC has over \$40,000,000.00 in bank loans that have covenants for cash-flow coverage ratios. Adding the additional payroll for the new lifeguards would put LVAC in default of its bank loans. Of course, LVAC would not default on its loans, so, without the variance, LVAC would be forced to close all of its pools a spa facilities.

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:

LVAC has been operating without lifeguards at its pools for 42 years without incident. Experience shows that permitting LVAC to continue with current practices poses no threat to public health or safety. In addition, LVAC is willing to consent to the following new conditions to increase awareness and safety

A. Day members will no longer be permitted to use the pool.

B. LVAC will post clear and conspicuous signs at the front, check-in desk stating that the pools have no lifeguards.

C. All pools will have self-closing door mechanisms.

D. New membership applications will include a disclaimer that the pools do not have lifeguards.

E. All water fitness instructors will continue to be trained and certified with the requisite lifesaving skills.

Additionally, LVAC will keep working with staff and consider any other reasonable conditions that may ease concerns.

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: 1/10/20 for the 2/20/20 BOH Meeting.

Referred by: Jeremy Harper
(Print Name of REHS)

Completed by: [Signature] Date: 1/28/20
(Print Name of REHS if not by supervisor)

Received by: _____ Date: _____
(Owner/Operator/Agent)

Reviewed by: [Signature] Date: 2/2/2020
(Signature of SNHD Manager)

ATTACHMENT

D

LIST OF LVAC PROPERTIES SEEKING VARIANCE

1. LVAC – Central:

Name of Facility/Establishment: Las Vegas Athletic Clubs-Central.

PERMIT INFORMATION

Health permit Number: Living Unit Swimming Pool 1,000-2,999 SF Permit #PR0005691

Living Unit Swimming Pool 1,000-2,999 SF Permit # PR0005690

Spa < 1,000 SF Permit # PR0005693

OWNER INFORMATION

Name of Property Owner: Karen INC

PROPERTY INFORMATION

Property Address: 2655 S Maryland Pkwy, Las Vegas, NV 89109

Assessor's Parcel Number (APN): 162-10-502-010

2. LVAC – East:

Name of Facility/Establishment: Las Vegas Athletic Clubs-East.

Health permit Number: Living Unit Swimming Pool 1,000-2,999 SF Permit #PR0129671

Living Unit Swimming Pool 1,000-2,999 SF Permit # PR0129670

Spa < 1,000 SF Permit # PR0129672

OWNER INFORMATION

Name of Property Owner: East LLC

PROPERTY INFORMATION

Property Address: 1195 Wellness Place, Henderson, NV 89011

Assessor's Parcel Number (APN): 161-34-310-007

3. LVAC – GREEN VALLEY:

Name of Facility/Establishment: Las Vegas Athletic Clubs-Green Valley.

Health permit Number: Living Unit Swimming Pool 1,000-2,999 SF Permit #PR0013335

Living Unit Swimming Pool 1,000-2,999 SF Permit # PR0013334

Spa < 1,000 SF Permit # PR0013336

OWNER INFORMATION

Name of Property Owner: AVG Green Valley LLC

PROPERTY INFORMATION

Property Address: 9065 S Eastern Ave, Las Vegas, NV 89123

Assessor's Parcel Number (APN): 177-23-514-003

4. LVAC - North:

Name of Facility/Establishment: Las Vegas Athletic Clubs-North.

Health permit Number: Municipal/ School Pool 1,000-2,999 SF Permit # PR0114134

Municipal/ School Pool 1,000-2,999 SF Permit # PR0114135

Spa < 1,000 SF Permit # PR0114136

OWNER INFORMATION

Name of Property Owner: North LLC

PROPERTY INFORMATION

Property Address: 6050 N Decatur Blvd, Las Vegas, NV 89031

Assessor's Parcel Number (APN): 124-30-204-008

5. LVAC - Northwest

Name of Facility/Establishment: Las Vegas Athletic Clubs-Northwest.

Health permit Number: Special Purpose Pool 1,000-2,999 SF Permit # PR0013329

Special Purpose Pool 1,000-2,999 SF Permit # PR0013330

Spa < 1,000 SF Permit # PR0013331

OWNER INFORMATION

Name of Property Owner: JERMAC

PROPERTY INFORMATION

Property Address: 1725 N. Rainbow, Las Vegas, NV 89108

Assessor's Parcel Number (APN): 138-22-812-001

6. LVAC – Southwest:

Name of Facility/Establishment: Las Vegas Athletic Clubs-Southwest.

Health permit Number: Living Unit Swimming Pool 1,000-2,999 SF Permit #PR0005687

Living Unit Swimming Pool 1,000-2,999 SF Permit # PR0005686

Spa < 1,000 SF Permit # PR0005688

OWNER INFORMATION

Name of Property Owner: Southwest LLC

PROPERTY INFORMATION

Property Address: 9615 W Flamingo Rd, Las Vegas, NV 89147

Assessor's Parcel Number (APN): 163-19-511-011

7. LVAC – West:

Name of Facility/Establishment: Las Vegas Athletic Clubs-West.

Health permit Number: Living Unit Swimming Pool 1,000-2,999 SF Permit #PR0005682

Living Unit Swimming Pool 1,000-2,999 SF Permit # PR0005683

Spa < 1,000 SF Permit # PR0005684

OWNER INFORMATION

Name of Property Owner: Builders Associates #2

Address of Property Owner: (Hutchison & Steffen, PLLC) 10080 W. Alta Dr. Ste. 200, Las

PROPERTY INFORMATION

Property Address: 5200 W Sahara, Las Vegas, NV 89146

Assessor's Parcel Number (APN): 163-01-802-010

Adjusted Cash Flow Coverage Ratio

Definition: EBITDAR+Chg in Def Rev-Tax Pd-Mnt Capex-Divs-Sub Dbt Pmts/MDR+Cash Rent+Int

Adj. Cash Flow Equal to or greater than 1.25
Current Period Testing: Twelve months ended 12/31/16

	1 lifeguard		2 lifeguards	
	6/30/19	6/30/19	6/30/19	6/30/19
EBT				
DPN/AM	1,774	784		(206)
RENT*	4,486	4,486		4,486
INTEREST**	9,199	9,199		9,199
DIVIDENDS	171	171		171
DEF'D REV CHG	(319)	(319)		(319)
LESS MAINT CAPEX	313	313		313
LESS TAXES PAID	(2,243)	(2,243)		(2,243)
EBITDAR	(650)	(650)		(650)
	<u>12,731</u>	<u>11,741</u>		<u>10,751</u>

\$	-	\$	-	\$	-
	9,199		9,199		9,199
	<u>171</u>		<u>171</u>		<u>171</u>
	<u>9,370</u>		<u>9,370</u>		<u>9,370</u>

COVERAGE RATIO

* Net of deferred rent effect

** Interest includes int capitalized for CIP

	<u>1.36</u>		<u>1.25</u>
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ATTACHMENT E

GENERAL INFORMATION	
PARCEL NO.	162-10-502-010
OWNER AND MAILING ADDRESS	KAREN INC C/O LV ATHLETIC CLUBS 2655 S MARYLAND PKWY # 201 LAS VEGAS NV 89109-1646
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	2655 S MARYLAND PKWY WINCHESTER
ASSESSOR DESCRIPTION	PT NE4 NE4 SEC 10 21 61
RECORDED DOCUMENT NO.	* 00000289:248739
RECORDED DATE	Dec 27 1972
VESTING	NS
COMMENTS	818:657102;.02A RD 920624:403;+.05C;SF 79-100

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT	
TAX DISTRICT	411
APPRAISAL YEAR	2019
FISCAL YEAR	2020-21
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2019-20	2020-21
LAND	770684	770684
IMPROVEMENTS	905625	932704
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	1676309	1703388
TAXABLE LAND+IMP (SUBTOTAL)	4789454	4866823
COMMON ELEMENT ALLOCATION ASSD	0	0
TOTAL ASSESSED VALUE	1676309	1703388
TOTAL TAXABLE VALUE	4789454	4866823

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	6.74 Acres
ORIGINAL CONST. YEAR	1967
LAST SALE PRICE MONTH/YEAR SALE TYPE	0
LAND USE	40.358 - General Commercial. Retail Stores and Shops
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	Fitness Center	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.	161-34-310-007
OWNER AND MAILING ADDRESS	EAST L L C C/O B PALLUCK 2655 S MARYLAND PKWY # 201 LAS VEGAS NV 89108
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	1195 WELLNESS PL HENDERSON
ASSESSOR DESCRIPTION	US 95 AND GALLERIA PLAT BOOK 144 PAGE 66 PT LOT 1
RECORDED DOCUMENT NO.	* 20170517:01524
RECORDED DATE	May 17 2017
VESTING	NS
COMMENTS	SF203-64;-02A COR;-08A RD 20170505:2723;Z,SF 215-4

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT	
TAX DISTRICT	521
APPRAISAL YEAR	2019
FISCAL YEAR	2020-21
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2019-20	2020-21
LAND	1094969	1251393
IMPROVEMENTS	2825987	2633972
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	3920956	3885365
TAXABLE LAND+IMP (SUBTOTAL)	11202731	11101043
COMMON ELEMENT ALLOCATION ASSD	0	0
TOTAL ASSESSED VALUE	3920956	3885365
TOTAL TAXABLE VALUE	11202731	11101043

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	10.26 Acres
ORIGINAL CONST. YEAR	2018
LAST SALE PRICE MONTH/YEAR SALE TYPE	0
LAND USE	40.345 - General Commercial. Recreational
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	Fitness Center	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.	177-23-514-003
OWNER AND MAILING ADDRESS	A V G GREEN VALLEY L L C C/O M LEE 9595 WILSHIRE BLVD # 710 BEVERLY HILLS CA 90212-2507
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	9065 S EASTERN AVE PARADISE
ASSESSOR DESCRIPTION	EASTERN PEBBLE PLAT BOOK 106 PAGE 42 PT LOT 1 BLOCK 1
RECORDED DOCUMENT NO.	* 20030623:01983
RECORDED DATE	Jun 23 2003
VESTING	NS

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT	
TAX DISTRICT	470
APPRAISAL YEAR	2019
FISCAL YEAR	2020-21
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2019-20	2020-21
LAND	598864	598864
IMPROVEMENTS	1926606	1946750
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	2525470	2545614
TAXABLE LAND+IMP (SUBTOTAL)	7215629	7273183
COMMON ELEMENT ALLOCATION ASSD	0	0
TOTAL ASSESSED VALUE	2525470	2545614
TOTAL TAXABLE VALUE	7215629	7273183

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	4.91 Acres
ORIGINAL CONST. YEAR	2004
LAST SALE PRICE MONTH/YEAR SALE TYPE	1818000 11/2002 R - Recorded Value
LAND USE	40.345 - General Commercial. Recreational
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	Fitness Center	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				
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GENERAL INFORMATION	
PARCEL NO.	124-30-204-008
OWNER AND MAILING ADDRESS	NORTH L L C C/O T WHITE 2655 S MARYLAND PKWY # 201 LAS VEGAS NV 89109
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	6050 N DECATUR BLVD NORTH LAS VEGAS
ASSESSOR DESCRIPTION	PARCEL MAP FILE 118 PAGE 3 LOT B
RECORDED DOCUMENT NO.	* 20130521:01949
RECORDED DATE	May 21 2013
VESTING	NS
COMMENTS	A-20140325:960

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT	
TAX DISTRICT	250
APPRAISAL YEAR	2019
FISCAL YEAR	2020-21
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2019-20	2020-21
LAND	1840499	2216267
IMPROVEMENTS	4300597	4358803
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	6141095	6575070
TAXABLE LAND+IMP (SUBTOTAL)	17545986	18785914
COMMON ELEMENT ALLOCATION ASSD	0	0
TOTAL ASSESSED VALUE	6141095	6575070
TOTAL TAXABLE VALUE	17545986	18785914

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	10.06 Acres
ORIGINAL CONST. YEAR	2014
LAST SALE PRICE MONTH/YEAR SALE TYPE	2750000 5/2013 R - Recorded Value
LAND USE	40.330 - General Commercial. General Services
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	YES
3RD FLOOR SQ. FT.	0	STYLE	Fitness Center	SPA	YES
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	0	TYPE OF CONSTRUCTION	
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	0	ROOF TYPE	

BASEMENT GARAGE SQ. FT.	0	FIREPLACE	0		
TOTAL GARAGE SQ. FT.	0				

GENERAL INFORMATION	
PARCEL NO.	138-22-812-001
OWNER AND MAILING ADDRESS	JERMAC 2470 ST ROSE PKWY # 310 HENDERSON NV 89074
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	1701 N RAINBOW BLVD LAS VEGAS
ASSESSOR DESCRIPTION	ATHLETIC CLUB PLAZA PLAT BOOK 137 PAGE 77 LOT 1
RECORDED DOCUMENT NO.	* 19980318:02151
RECORDED DATE	Mar 18 1998
VESTING	NS
COMMENTS	SF 169-56

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT	
TAX DISTRICT	200
APPRAISAL YEAR	2019
FISCAL YEAR	2020-21
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2019-20	2020-21
LAND	1933344	2255568
IMPROVEMENTS	4471259	4516506
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	6404603	6772074
TAXABLE LAND+IMP (SUBTOTAL)	18298866	19348783
COMMON ELEMENT ALLOCATION ASSD	0	0
TOTAL ASSESSED VALUE	6404603	6772074
TOTAL TAXABLE VALUE	18298866	19348783

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	14.09 Acres
ORIGINAL CONST. YEAR	2005
LAST SALE PRICE MONTH/YEAR SALE TYPE	0
LAND USE	40.345 - General Commercial. Recreational
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	Fitness Center	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.	163-19-511-011
OWNER AND MAILING ADDRESS	SOUTHWEST L L C C/O LAS VEGAS ATHLETIC CLUBS 2655 S MARYLAND PKWY # 201 LAS VEGAS NV 89109-1646
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	9615 W FLAMINGO RD SPRING VALLEY
ASSESSOR DESCRIPTION	GRAND FLAMINGO CENTRE PLAT BOOK 117 PAGE 84 PT LOT 1
RECORDED DOCUMENT NO.	* 20050526:04364
RECORDED DATE	May 26 2005
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	2019
FISCAL YEAR	2020-21
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2019-20	2020-21
LAND	1189188	1372140
IMPROVEMENTS	2711135	2741947
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	3900323	4114087
TAXABLE LAND+IMP (SUBTOTAL)	11143780	11754534
COMMON ELEMENT ALLOCATION ASSD	0	0
TOTAL ASSESSED VALUE	3900323	4114087
TOTAL TAXABLE VALUE	11143780	11754534

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	6.00 Acres
ORIGINAL CONST. YEAR	2007
LAST SALE PRICE MONTH/YEAR SALE TYPE	2613600 5/2005 R - Recorded Value
LAND USE	40.345 - General Commercial, Recreational
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	Fitness Center	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			
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GENERAL INFORMATION	
PARCEL NO.	163-01-802-010
OWNER AND MAILING ADDRESS	BUILDERS ASSOCIATES #2 C/O LV ATHLETIC CLUBS 2655 S MARYLAND PKWY # 201 LAS VEGAS NV 89109-1646
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	5200 W SAHARA AVE LAS VEGAS
ASSESSOR DESCRIPTION	PT SW4 SE4 SEC 01 21 60
RECORDED DOCUMENT NO.	* 19880819:00061
RECORDED DATE	Aug 19 1988
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	200
APPRAISAL YEAR	2019
FISCAL YEAR	2020-21
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2019-20	2020-21
LAND	670426	766201
IMPROVEMENTS	639438	636976
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	1309863	1403177
TAXABLE LAND+IMP (SUBTOTAL)	3742466	4009077
COMMON ELEMENT ALLOCATION ASSD	0	0
TOTAL ASSESSED VALUE	1309863	1403177
TOTAL TAXABLE VALUE	3742466	4009077

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	3.49 Acres
ORIGINAL CONST. YEAR	1981
LAST SALE PRICE MONTH/YEAR SALE TYPE	0
LAND USE	40.345 - General Commercial. Recreational
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	Fitness Center	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			
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ATTACHMENT

F

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 SCALED MAP WHEN MAP REDUCED FROM 1:10,000 ORIGINAL

NOTES

MAP LEGEND

- ☐ PARCEL BOUNDARY
- ☐ SUB BOUNDARY
- ☐ PMAD BOUNDARY
- ☐ ROAD EASEMENT
- ☐ MATCH/LEADER LINE
- ☐ HISTORIC LOT LINE
- ☐ HISTORIC SUB BOUNDARY
- ☐ SECTION LINE
- ☐ CONDOMINIUM UNIT
- ☐ AIR SPACE PCL
- ☐ RIGHT OF WAY PCL
- ☐ SUB-SURFACE PCL
- ☐ SUB-LOT LINE
- ☐ HISTORIC PMAD BOUNDARY

ASSESSOR'S PARCELS - CLARK COUNTY, NV.
Briana Johnson - Assessor

T20S R60E

22

S 2 SE 4

138-22-8

1	2	3	4	5	6	7	8	9	10	11	12
13	14	15	16	17	18	19	20	21	22	23	24
25	26	27	28	29	30	31	32	33	34	35	36
37	38	39	40	41	42	43	44	45	46	47	48
49	50	51	52	53	54	55	56	57	58	59	60

1	2	3	4	5	6	7	8	9	10	11	12
13	14	15	16	17	18	19	20	21	22	23	24
25	26	27	28	29	30	31	32	33	34	35	36
37	38	39	40	41	42	43	44	45	46	47	48
49	50	51	52	53	54	55	56	57	58	59	60

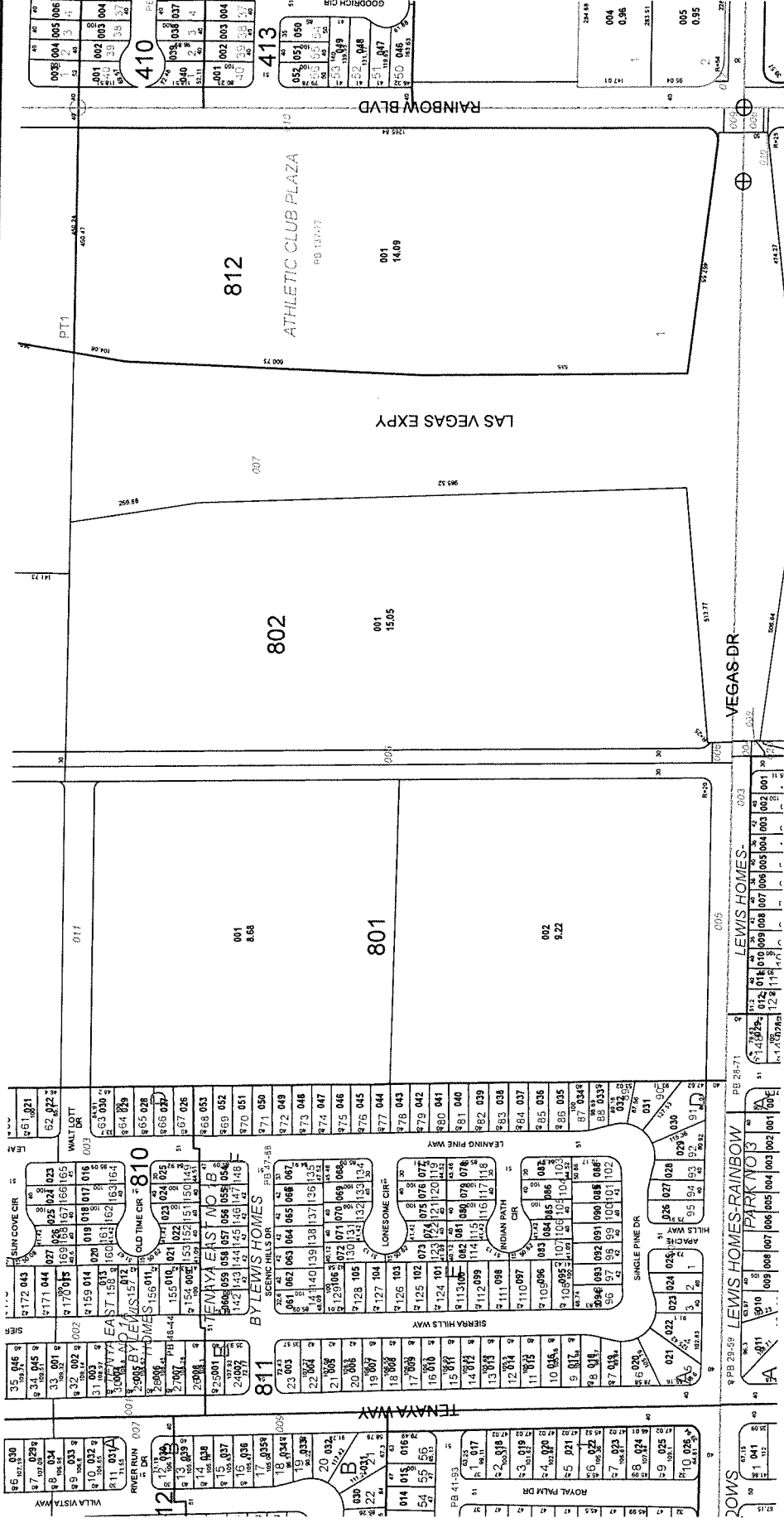
126	125	124
137	138	139
164	163	162

Scale: 1" = 200'

Rev. 1/8/2019

5 1 5 1

5 1 5 1



TAX DIST 200

ASSESSOR'S PARCELS - CLARK COUNTY, NV.
Briana Johnson - Assessor

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 1:12,500 ORIGINAL

0 100 200 400 600

MAP LEGEND

	PARCEL BOUNDARY		CONDOMINIUM UNIT
	SUB BOUNDARY		AIR SPACE PCL
	PMD BOUNDARY		RIGHT OF WAY PCL
	ROAD EASEMENT		SUB-SURFACE PCL
	MATCH / LEADER LINE		202 PARCEL SUB/SEQ NUMBER
	HISTORIC LOT LINE		PB 24-45 PLAT RECORDING NUMBER
	HISTORIC SUB BOUNDARY		5 BLOCK NUMBER
	HISTORIC PMLD BOUNDARY		5 LOT NUMBER
	SECTION LINE		5.5 GOV LOT NUMBER

163-19-5

N 2 NE 4

19

36 137 138 139

65 164 163 162

74 175 176 177

Scale: 1" = 200'

Rev. 1/8/2019

163-19-5

19

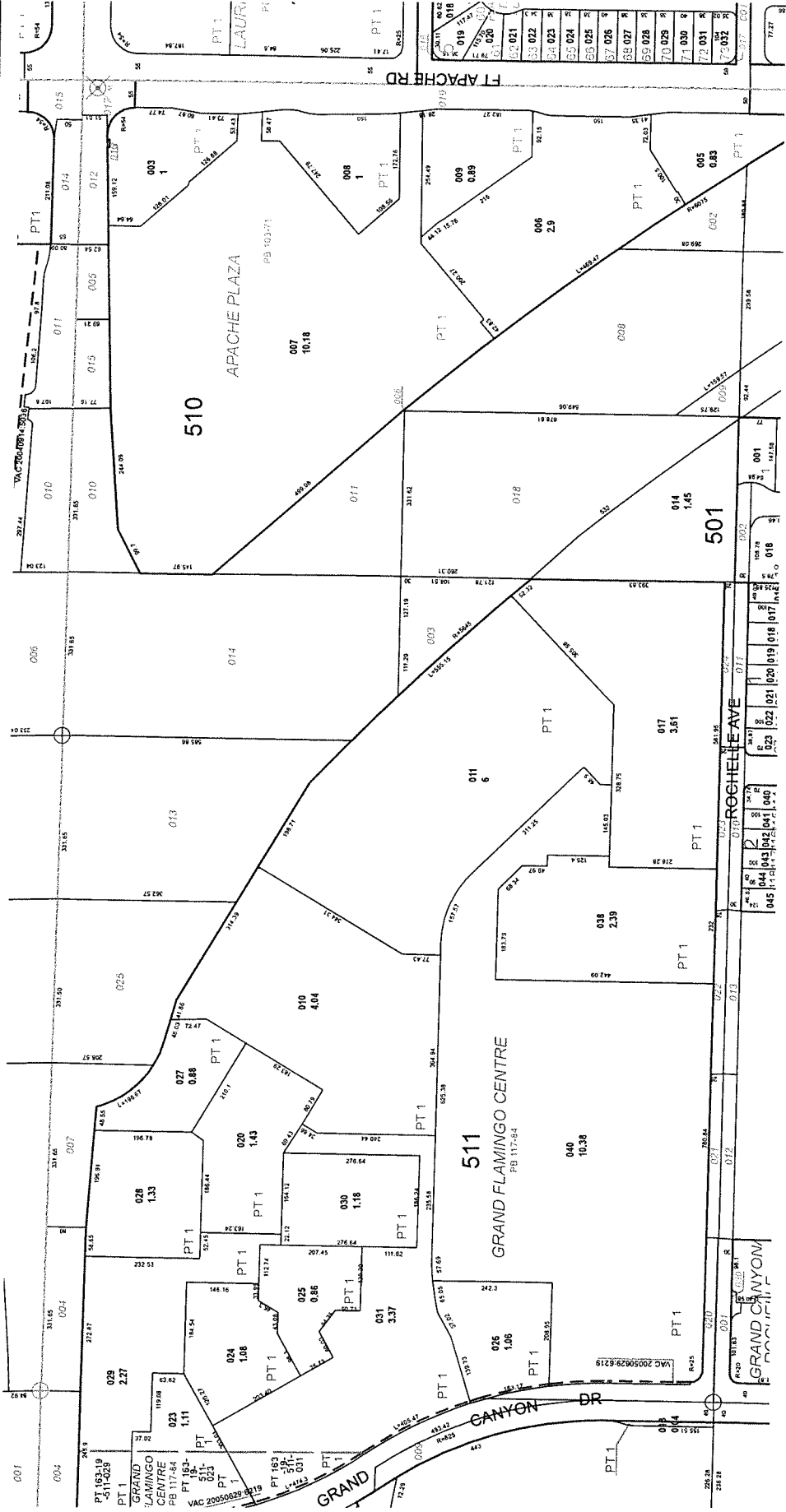
36 137 138 139

65 164 163 162

74 175 176 177

Scale: 1" = 200'

Rev. 1/8/2019



ATTACHMENT

G



PUBLIC NOTICE

The Southern Nevada Health District Board of Health will conduct a PUBLIC HEARING on February 20, at 9:00 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 aquatic venues not in compliance for Las Vegas Racquet Ball Club, INC., DBA Las Vegas Athletic Clubs, located at:

- 2655 S Maryland Parkway, Las Vegas, NV 89109, APN 162-10-502-010;
- 1195 Wellness Place, Henderson, NV 89011, APN 161-34-310-007;
- 9065 S Eastern Ave, Las Vegas, NV 89123, APN 177-23-514-003;
- 6050 N Decatur Blvd, N Las Vegas, NV 89031, APN 124-30-204-008;
- 1725 N Rainbow Blvd, Las Vegas, NV 89108, APN 138-22-812-001;
- 9615 W Flamingo Rd., Las Vegas, NV 89147, APN 163-19-511-011;
- 5200 W Sahara Ave, Las Vegas, NV 89146, APN 163-01-802-010

Note, if this application is not presented at the February 20, 2020 meeting, it will be presented at the March 26, 2020 meeting.

The variance request is made to allow the Petitioner to operate aquatic venues which are not in accordance with the Southern Nevada Health District Aquatic Facility Regulations, Section 4-302 - Aquatic Facilities Requiring Lifeguards.

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 19, 2020. 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.

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Christopher Saxton, Environmental Health Director
Southern Nevada Health District

February 04, 2020

Date