

AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 3, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: DIR-18171 - APPLICANT/OWNER: RITZ COVE
HOMEOWNERS ASSOCIATION

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. The applicant shall pay a fee to the City through the Planning and Development Department of \$330.00 to operate the water feature through January 3, 2008. For subsequent years in which Drought Watch or Drought Alert is declared, an annual fee of \$250.00 shall be paid.
2. The applicant shall post a sign at the water feature to indicate an exemption has been received allowing its operation.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request to allow the operation of a 57 square foot water feature at the entrance to an existing single family residential development at 2501 Monarch Bay Drive.

EXECUTIVE SUMMARY

The request from the applicant would allow the operation of an existing 57 square foot water feature, which is located at the entrance to an existing single family residential development. The 57 square foot calculation is derived from the surface area of the water feature.

ANALYSIS

The applicant is proposing to re-activate an existing 57 square foot water feature, which is located at 2501 Monarch Bay Drive. Title 14.11.190 states: that a water reduction plan is required for exemption eligibility. The applicant is converting approximately 1,213 square feet of turf to xeriscape in conjunction with the re-activation of the water feature. The removal of turf is credited as a savings of a 50-to-1 ratio. The conversion allows 50 square feet of turf removal to count as one square foot of the proposed water feature. The applicant is converting 1,213 square feet of turf, which equals a savings of 24 square feet. Therefore, a fee of \$330.00 will be required to re-activate the fountain if the exemption is approved. The applicant has been advised of the fees associated with the re-activation, and has agreed to pay the fees if approved. Additionally, the applicant will be required to pay an additional yearly fee of \$250.00 when either the Drought Watch or Drought Alert is declared.

Pursuant to Title 14.11.190, the City Council may approve exemptions to allow the operation of water features during Drought Watch and Drought Alert as defined by the Southern Nevada Water Authority (SNWA). On sites where turf exists at the time of the exemption request, 50 square feet of turf shall be converted to drought tolerant landscaping (such as desert landscaping) to allow for each square foot of water feature area. In cases where there is not enough turf at the time of the request to meet this ratio, a fee of \$10 per square foot of surface area shall be paid for the remaining portion of the water feature area not covered by the turf conversion. In cases where there is no turf on the subject site, the \$10 per square foot of water area shall be applied.

The SNWA notes that there are no outstanding violations regarding this water feature.

In order to inform the public that an exemption has been received for the subject water feature, the applicant shall post a sign adjacent to the subject water feature indicating such. This is in conformance to Title 14.11.

FINDINGS

The re-activation of the 57 square foot water feature is minor in nature and does not impose an undue hardship on the Southern Nevada Water Authority. The applicant is also removing 1,213 square feet of turf to mitigate the activation of the fountain. Therefore, staff can support the proposed water feature exemption as conditioned.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0