

Corta Bella Community Association

c/o Community Management Group, Inc.
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July 17, 2009

City of Las Vegas, Planning and Development Department
731 South Fourth Street
Las Vegas, Nevada 89101

Re: Water Feature Exemption – Justification Letter

Dear City of Las Vegas:

At the entrance to the Corta Bella Community Association is an existing water feature that was originally included in the design and development of the neighborhood by Coleman Homes. Its physical address is 1900 Corta Bella Drive, although the County Assessor's records show it as part of the common area parcel at 8803 Lusso Court. The parcel number is 138-20-218-011. It was intended to provide a beautiful and tranquil setting for residents returning from work or play. The water feature consists of an inner ring that is 7' 7" x 2' 8", the second ring is 12' 6" x 2' 8" and the third ring is 17' 8" x 2' 8". The outer edge is various paved dimensions and is surrounded by a boxwood hedge. The water is recycled using a single pump, which when connected, runs several hours per day.

At our most recent Board meeting, questions from homeowners continued regarding the association's ability to run the fountain. They believe that the fountain adds value to the homes and thus, would like it to be functioning. Realtors have also expressed that several potential homebuyers were concerned about the unattractive and unkempt appearance at the front gate because it appears to be dry and gives an odd appearance.

Corta Bella is a relatively high-density development with very small turf areas in the common areas. There are two (2) small common areas with turf that are adjacent to gates leading to the Summerlin trail system and these areas are used frequently by residents and their children and pets. Given the limited options for consumptive use savings, our association has determined that the best solution for our community is to pay the first-year fee based on the surface areas of the fountain and the required annual fee each year thereafter.

The Corta Bella Community Association respectfully requests approval of the attached application/petition. Thank you for your consideration of this request.



Michael Saxe
President
Corta Bella Community Association

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