

1 **BILL NO. 2008-55**

2 **ORDINANCE NO. _____**

3 AN ORDINANCE TO AMEND THE LONE MOUNTAIN WEST MASTER DEVELOPMENT
4 PLAN AND DESIGN STANDARDS TO UPDATE CERTAIN INFORMATION REGARDING
5 AREA ACREAGE, UNIT COUNTS AND DENSITY; TO ESTABLISH A MAXIMUM OVERALL
RESIDENTIAL DENSITY OF SEVEN DWELLING UNITS PER GROSS ACRE; AND TO
PROVIDE FOR OTHER RELATED MATTERS.

6 Sponsored by: Councilman Larry Brown

Summary: Amends the Lone Mountain West
Master Development Plan and Design Standards
to update certain information regarding area
acreage, unit counts and density, and to establish
a maximum overall residential density of seven
dwelling units per gross acre.

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10 THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN
11 AS FOLLOWS:

12 SECTION 1: Section 2.2 of the Lone Mountain West Master Development Plan and
13 Design Standards, entitled "Development Parcels," is hereby amended by deleting the introductory
14 paragraph thereof and replacing it with the following:

15 Tables 1 and 2 refer specifically to the initial Lone Mountain West Master Plan project
16 area. See Table 3 for a breakdown of planned land uses for the 297-acre area
17 surrounding the initial Lone Mountain West Master Plan project area. Table 4 shows
18 the Lone Mountain West Master Development Plan area as a whole and reflects the
19 various parcel additions and designation changes as of November 6, 2008.

20 SECTION 2: Section 2.2 of the Lone Mountain West Master Development Plan and
21 Design Standards, entitled "Development Parcels," is hereby amended by deleting Table 4 that
22 appears therein and replacing it with the following Table 4:

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Table 4 – LAND USE DESIGNATION TOTALS FOR ALL PARCELS

COMMERCIAL LAND USES		APPROX. GROSS ACRES	
	NEIGHBORHOOD COMMERCIAL	0	
	VILLAGE COMMERCIAL	11.1	
	TOTAL COMMERCIAL	11.1	
RESIDENTIAL LAND USES		APPROX. GROSS ACRES	MAX. TOTAL UNITS
	LOW DENSITY RESIDENTIAL	208.9	1066
	MEDIUM-LOW DENSITY RESIDENTIAL	196.5	1782
	MULTI-FAMILY MEDIUM RESIDENTIAL	47.0	828
	TOTAL RESIDENTIAL	452.4	
	TOTAL DWELLING UNITS		3676 ¹
PUBLIC FACILITIES/OPEN SPACE		APPROX. GROSS ACRES	
	TOTAL PUBLIC FACILITY/OPEN SPACE	92.75	
	TOTAL INITIAL LONE MOUNTAIN WEST PROJECT AREA (includes 44.39 acres for schools, trail system, Park I and 6.14 acres for open space and pocket parks)	222.11	
	TOTAL ACRES IN PCD (area outside the initial Project Area, including BLM parcels, since included within the Development Plan Area)	333.77	
	TOTAL ACREAGE IN PLANNING AREA	555.88	
	GROSS RESIDENTIAL DENSITY FOR ENTIRE PLAN AREA		6.88^{2,3}

NOTES:

¹ Total units built, under construction, and entitled equals 3,328 units at a density of 5.99 dwelling units per gross acre of the Lone Mountain West Development Plan Area as of November 2008.

² Total gross residential density possible at maximum build-out of remaining undeveloped parcels within the Lone Mountain West Development Plan Area as of November 2008.

³ Maximum residential density for the 555.88 acres represented in the Lone Mountain West Development Plan Area shall not exceed 7.0 dwelling units per gross acre.

SECTION 3: Section 2.3 of the Lone Mountain West Master Development Plan and

1 Design Standards, entitled "Land Use Designations," is hereby deleted and replaced with the
2 following Section 2.3:

3 **2.3 Land Use Designations**

4 The Lone Mountain West Master Development Plan Area shall be comprised of the eight land
5 use designations listed below.

- 6 (1) Neighborhood Commercial
- 7 (2) Village Commercial
- 8 (3) Low Density Residential (up to 6 du/ac)
- 9 (4) Medium-Low Density Residential (up to 12 du/ac)
- 10 (5) Multi-Family Medium Residential (up to 25 du/ac)
- 11 (6) Public Facilities
- 12 (7) Open Space and Recreation

13 See **Table 1 – Development Parcels** for initial project area data.

14 See **Table 2 – Proposed Land Use Designations Summary**.

15 See **Table 4 – Land Use Designation Totals for All Parcels** for area acreage, unit counts and
16 density information current as of November 2008.

17 Notwithstanding the density limitations identified for each of the three residential
18 designations, the maximum overall residential density permitted within the Lone Mountain
19 West Master Development Plan Area shall not exceed 7.0 dwelling units per gross acre.

20 SECTION 4: The Planning and Development Department is authorized and directed
21 to make the amendments described in Sections 1 to 3, inclusive, of this Ordinance and to republish
22 the document so amended as deemed appropriate.

23 SECTION 5: If any section, subsection, subdivision, paragraph, sentence, clause or
24 phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or
25 ineffective by any court of competent jurisdiction, such decision shall not affect the validity or
26 effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the
27 City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision,
28 paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections,

1 subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional,
2 invalid or ineffective.

3 SECTION 6: All ordinances or parts of ordinances or sections, subsections, phrases,
4 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada,
5 1983 Edition, in conflict herewith are hereby repealed.

6 PASSED, ADOPTED and APPROVED this _____ day of _____, 2009.

7 APPROVED:

8
9 By _____
OSCAR B. GOODMAN, Mayor

10 ATTEST:
11 _____
12 BEVERLY K. BRIDGES, CMC
City Clerk

13 APPROVED AS TO FORM:
14 Val Steep 11-19-08
Date

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1 The above and foregoing ordinance was first proposed and read by title to the City Council on the
2 ____ day of _____, 2008, and referred to the following committee composed of
3 _____ and _____ for recommendation;
4 thereafter the said committee reported favorably on said ordinance on the ____ day of
5 _____, 2009, which was a _____ meeting of said Council; that at said
6 _____ meeting, the proposed ordinance was read by title to the City Council
7 as first introduced and adopted by the following vote:

8 VOTING "AYE": _____

9 VOTING "NAY": _____

10 ABSENT: _____

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APPROVED:

By _____
OSCAR B. GOODMAN, Mayor

ATTEST:

BEVERLY K. BRIDGES, CMC
City Clerk