

1 **BILL NO. 2024-43**

2 **ORDINANCE NO. 6897**

3 AN ORDINANCE TO AMEND THE LONE MOUNTAIN WEST MASTER DEVELOPMENT PLAN
4 AND DESIGN STANDARDS TO UPDATE CERTAIN INFORMATION REGARDING RESIDENTIAL
5 DENSITY, AND TO PROVIDE FOR OTHER RELATED MATTERS.

6 Proposed by: Seth T. Floyd, Director of
7 Community Development

Summary: Amends the Lone Mountain West
Master Development Plan and Design Standards
to update certain information regarding residential
density.

8 THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN AS
9 FOLLOWS:

10 SECTION 1: Section 2.2 of the Lone Mountain West Master Development Plan and
11 Design Standards, entitled "Development Parcels," is hereby amended by amending Table 4 of that Section
12 to delete Footnote 3 thereunder, including the corresponding footnote indicator.

13 SECTION 2: Section 2.3 of the Lone Mountain West Master Development Plan and
14 Design Standards is hereby amended to read as follows, with bracketing to show deleted material and
15 underlining to indicate new material:

16 **2.3 Land Use Designations**

17 The Lone Mountain West Master Development Plan area shall be comprised of the eight land use
18 designations listed below.

- 19 (1) Neighborhood Commercial
20 (2) Village Commercial
21 (3) Low Density Residential (up to 6 du/ac)
22 (4) Medium-Low Density Residential (up to 12 du/ac)
23 (5) Multi-Family Medium Residential (up to 25 du/ac)
24 (6) Public Facilities
25 (7) Open Space and Recreation

26 See Table [I] 1 – Development Parcels for initial project area data.

1 See Table 2 – Proposed Land Use Designations Summary.

2 See Table 4 – Land Use Designation Totals for All Parcels for area acreage, unit counts and density
3 information current as of December 2008.

4 Notwithstanding the density limitations identified for each of the three residential designations, the maximum
5 overall residential density permitted within the Lone Mountain West Master Development Plan Area shall
6 not exceed [7.0] 8.0 dwelling units per gross acre.

7 SECTION 3: The Department of Community Development is authorized and directed to
8 make the amendments described in Sections 1 and 2 of this Ordinance and to republish the document so
9 amended as deemed appropriate.

10 SECTION 4: If any section, subsection, subdivision, paragraph, sentence, clause or phrase
11 in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by
12 any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the
13 remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby
14 declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase
15 thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs,
16 sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

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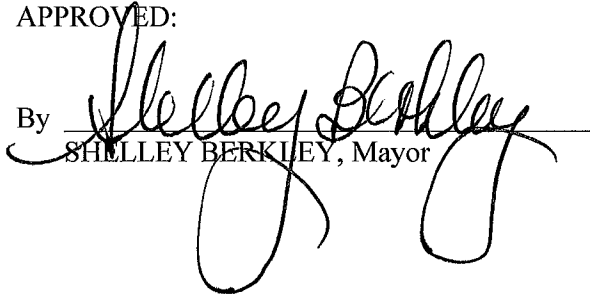
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SECTION 5: All ordinances or parts of ordinances or sections, subsections, phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED and APPROVED this 5th day of February, 2025.


APPROVED:

By 
SHALLEY BERKLEY, Mayor

ATTEST:


DR. LUANN D. HOLMES, MMC
City Clerk

APPROVED AS TO FORM:


Val Steed,
Deputy City Attorney

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The above and foregoing ordinance was first proposed and read by title to the City Council on the 18th day of December, 2024, and referred to a committee for recommendation; hereafter the committee reported favorably on said ordinance on the 5th day of February, 2025, which as a regular meeting of said Council; that at said regular meeting, the proposed ordinance was read by title to the City Council and adopted by the following vote:

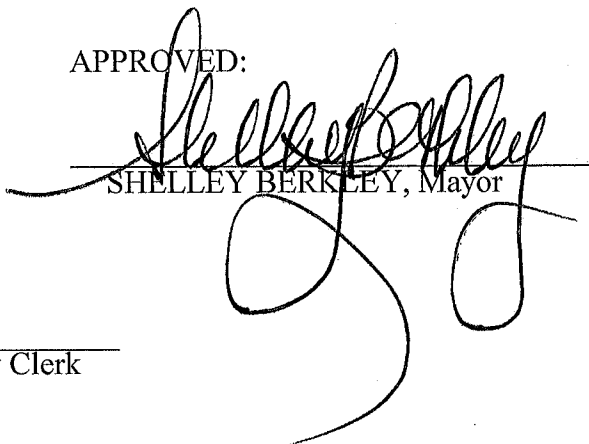
VOTING "AYE": Mayor Berkley and Councilmembers, Knudsen, Seaman, Diaz, Allen-Palenske, Brune and Summers-Armstrong

VOTING "NAY": None

EXCUSED: None


ABSTAINED: None

APPROVED:



SHELLEY BERKLEY, Mayor

ATTEST:



DR. LUANN D. HOLMES, MMC City Clerk

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

LV CITY CLERK
ATTN: ARLENE
495 S MAIN ST
LAS VEGAS NV 89101

Account #
Order ID

104115
328791

Leslie McCormick, being 1st duty sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal/Las Vegas Sun, daily newspaper regularly issued, published and circulated in the Clark County, Las Vegas, Nevada and that the advertisement, a true copy attached for, was continuously published in said Las Vegas Review-Journal/Las Vegas Sun, in 1 edition(s) of said newspaper issued from 01/23/2025 to 01/23/2025, on the following day(s):

01/23/2025

Leslie McCormick

LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this January 23, 2025

Notary

Linda Espinoza



BILL NO. 2024-43

AN ORDINANCE TO AMEND THE LONE MOUNTAIN WEST MASTER DEVELOPMENT PLAN AND DESIGN STANDARDS TO UPDATE CERTAIN INFORMATION REGARDING RESIDENTIAL DENSITY, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by:
Seth T. Floyd, Director
of Community Development

Summary: Amends the Lone Mountain West Master Development Plan and Design Standards to update certain information regarding residential density.

At the City Council meeting of December 18, 2024

BILL NO. 2024-43 WAS READ BY TITLE AND REFERRED TO A RECOMMENDING COMMITTEE

COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 2ND FLOOR, 495 SOUTH MAIN STREET, LAS VEGAS, NEVADA

PUB: Jan. 23, 2025
LV Review-Journal

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

LV CITY CLERK
ATTN: ARLENE
495 S MAIN ST
LAS VEGAS NV 89101

Account # 104115
Order ID 329766

Leslie McCormick, being 1st duty sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal/Las Vegas Sun, daily newspaper regularly issued, published and circulated in the Clark County, Las Vegas, Nevada and that the advertisement, a true copy attached for, was continuously published in said Las Vegas Review-Journal/Las Vegas Sun, in 1 edition(s) of said newspaper issued from 02/08/2025 to 02/08/2025, on the following day(s):

02/08/2025

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ORDINANCE NO. 6897**

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The above and foregoing ordinance was first proposed and read by title to the City Council on the 18th day of December, 2024, and referred to a committee for recommendation; thereafter the committee reported favorably on said ordinance on the 5th day of February, 2025, which was a regular meeting of said City Council; and that at said meeting, the proposed ordinance was read by title to the City Council as first introduced and adopted by the following vote:

VOTING "AYE": Mayor Berkley and Councilmembers Knudsen, Seaman, Diaz, Allen-Palenske, Brune and Summers-Armstrong

VOTING "NAY": NONE

EXCUSED: NONE

COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 2ND FLOOR, 495 SOUTH MAIN STREET, LAS VEGAS, NEVADA

PUB: Feb. 8, 2025
LV Review-Journal

Leslie McCormick

LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this February 8, 2025

Notary

Linda Espinoza

