

BILL NO. 2008-55

ORDINANCE NO. 6020

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AN ORDINANCE TO AMEND THE LONE MOUNTAIN WEST MASTER DEVELOPMENT PLAN AND DESIGN STANDARDS TO UPDATE CERTAIN INFORMATION REGARDING 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.

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.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN

AS FOLLOWS:

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

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

SECTION 2: Section 2.2 of the Lone Mountain West Master Development Plan and Design Standards, entitled "Development Parcels," is hereby amended by deleting Table 4 that 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		180.1	1623
MULTI-FAMILY MEDIUM RESIDENTIAL		63.4	1124
TOTAL RESIDENTIAL		452.4	
TOTAL DWELLING UNITS			3813 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			7.27 ^{2,3}

NOTES:

¹ Total units built, under construction, and entitled equals 3,465 units at a density of 6.23 dwelling units per gross acre of the Lone Mountain West Development Plan Area as of December 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 December 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 following
2 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 December 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.

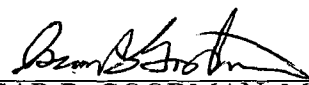
20 SECTION 4: The Planning and Development Department is authorized and directed
21 to make the amendments described in Sections 1 to 3, inclusive, of this Ordinance and to republish
22 the document so amended as deemed appropriate.

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 7TH day of January, 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 Steed 12-18-08
Date

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

7 VOTING "AYE": Mayor Oscar Goodman and Councilmembers Reese, Wolfson,
8 Ross, Tarkanian, Barlow and Steinman
9 VOTING "NAY": NONE
10 EXCUSED: NONE
11 ABSTAINED: NONE
12 DID NOT VOTE: NONE

13 APPROVED:

14 
15 _____
16 OSCAR B. GOODMAN, Mayor

17 ATTEST:

18 
19 _____
20 BEVERLY K. BRIDGES, CMC City Clerk

BILL NO. 2008-55

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE LONE MOUNTAIN WEST MASTER DEVELOPMENT PLAN AND DESIGN STANDARDS TO UPDATE CERTAIN INFORMATION REGARDING 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.

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.

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

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

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

SECTION 2: Section 2.2 of the Lone Mountain West Master Development Plan and Design Standards, entitled "Development Parcels," is hereby amended by deleting Table 4 that 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:

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5 use designations listed below.

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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: _____

11

12

APPROVED:

13

By _____
OSCAR B. GOODMAN, Mayor

14

15 ATTEST:

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BEVERLY K. BRIDGES, CMC
City Clerk

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AFFP DISTRICT COURT
Clark County, Nevada

RECEIVED
CITY CLERK

AFFIDAVIT OF PUBLICATION

2008 DEC 29 A 11:08

STATE OF NEVADA)
COUNTY OF CLARK) SS:

STACEY M. LEWIS, being 1st duly sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy attached for,

LV CITY CLERK 2296311LV 4807657

was continuously published in said Las Vegas Review-Journal and / or Las Vegas Sun in 1 edition(s) of said newspaper issued from 12/19/2008 to 12/19/2008, on the following days:

12/19/2008

FIRST AMENDMENT
BILL NO. 2008-55

AN ORDINANCE TO AMEND THE LONE MOUNTAIN WEST MASTER DEVELOPMENT PLAN AND DESIGN STANDARDS TO UPDATE CERTAIN INFORMATION REGARDING 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.

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.

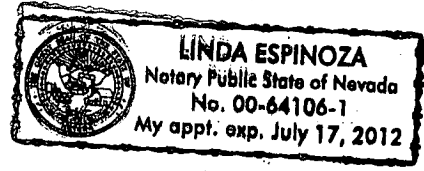
At the City Council meeting of DECEMBER 3, 2008, BILL NO. 2008-55 WAS READ BY TITLE AND REFERRED TO A RECOMMENDING COMMITTEE

COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 1ST FLOOR, 400 STEWART AVENUE, LAS VEGAS, NEVADA.
PUB: December 19, 2008
LV Review-Journal

Signed: Stacey M. Lewis

SUBSCRIBED AND SWORN BEFORE ME THIS, THE
19th day of December, 2008.

Linda Espinoza
Notary Public



AFFP DISTRICT COURT
Clark County, Nevada

RECEIVED
CITY CLERK

AFFIDAVIT OF PUBLICATION

2009 JAN 16 P 1:54

STATE OF NEVADA)
COUNTY OF CLARK) SS:

STACEY M. LEWIS, being 1st duly sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy attached for,

LV CITY CLERK 2296311LV 4865376

was continuously published in said Las Vegas Review-Journal and / or Las Vegas Sun in 1 edition(s) of said newspaper issued from 01/10/2009 to 01/10/2009, on the following days:

01/10/2009

FIRST AMENDMENT
BILL NO. 2008-55
ORDINANCE NO.6020

AN ORDINANCE TO AMEND THE LONE MOUNTAIN WEST MASTER DEVELOPMENT PLAN AND DESIGN STANDARDS TO UPDATE CERTAIN INFORMATION REGARDING 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.

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.

The above and foregoing ordinance was first proposed and read by title to the City Council on the 3rd day of December 2008 and referred to a committee for recommendation; thereafter the committee reported favorably on said ordinance on the 7th day of January 2009 which was a regular meeting of said City Council; and that at said regular meeting the proposed ordinance was read by title to the City Council as amended and was adopted by the following vote:

VOTING "AYE": Mayor Goodman and Councilmembers Reese, Wolfson, Ross, Tarkanian, Barlow and Steinman
VOTING "NAY": NONE
EXCUSED: NONE

COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 1ST FLOOR, 400 STEWART AVENUE, LAS VEGAS, NEVADA.

PUB: January 10, 2009
LV Review-Journal

Signed:

Stacey M. Lewis

SUBSCRIBED AND SWORN BEFORE ME THIS, THE

13th day of January, 2009.

Linda Espinoza
Notary Public

