

BILL NO. 2024-43

ORDINANCE NO. _____

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.

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 amending Table 4 of that Section to delete Footnote 3 thereunder, including the corresponding footnote indicator.

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

2.3 Land Use Designations

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

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

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3 Edition, in conflict herewith are hereby repealed.

4 PASSED, ADOPTED and APPROVED this ____ day of _____, 2025.

5 APPROVED:

6 By _____
7 SHELLEY BERKLEY, Mayor

8 ATTEST:

9 _____
10 DR. LUANN D. HOLMES, MMC
City Clerk

11 APPROVED AS TO FORM:

12 Val Steed 12-2-24
13 Val Steed, Date
Deputy City Attorney

1 The above and foregoing ordinance was first proposed and read by title to the City Council on the ____ day
2 of _____, 2024, and referred to a committee for recommendation, the committee being
3 composed of the following members _____;
4 thereafter the said committee reported favorably on said ordinance on the ____ day of
5 _____, 2025, which was a _____ meeting of said Council; that at said
6 _____ meeting, the proposed ordinance was read by title to the City Council as first
7 introduced and adopted by the following vote:

8 VOTING "AYE": _____

9 VOTING "NAY": _____

10 ABSENT: _____

11 APPROVED:

12
13 By _____
SHELLEY BERKLEY, Mayor

14 ATTEST:

15 _____
16 DR. LUANN D. HOLMES, MMC
City Clerk

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