

CITY OF LAS VEGAS, CITY COUNCIL  
ORDINANCE NO. 23-07

AN ORDINANCE GRANTING FINAL SUBDIVISION PLAT APPROVAL FOR THE RE-SUBDIVISION OF A PARCEL CONTAINING 136.804 ACRES INTO A 34-LOT SUBDIVISION TO BE KNOWN AS LAKEVIEW SUBDIVISION FOR PROPERTY LOCATED WITHIN THE PLATTING AND PLANNING JURISDICTION OF THE CITY OF LAS VEGAS, PROPERTY BEING APPROXIMATELY 2.17 MILES NORTH OF THE CITY LIMITS OFF NM HWY 518.

WHEREAS, LV Lakeside LLC, a New Mexico limited liability company ("LV Lakeside") owns that certain real property containing 136.804 acres and located 2.17 miles north of the City limits on State Highway 518, more particularly described as:

Parcel A is 77.127 acres to be designated as agricultural land.

Parcel B is 26.455 acres to be designated as the existing mobile home park.

32 Lot Subdivision is 37.220 acres including roadways, with lots within the subdivision ranging in size from 0.751 acres to 4.557 acres, excepting Lot 21 which is 0.462 acres ("Subdivision"); and

WHEREAS, on June 29, 2020 the City of Las Vegas Planning and Zoning Commission ("Planning & Zoning") held a public hearing for Planning & Zoning Agenda Item 06-29-20 #2, which was a request for the Final Subdivision Plat Approval based on the legal description provided above; and

WHEREAS, this Subdivision is intended to provide for a semi-country living atmosphere, and Planning & Zoning hereby recommends approval of variances for certain subdivision development standards requested by LV Lakeside. Variances requested are: (1) street construction standards for asphalt paving, (2) the requirements for concrete curb/gutter and sidewalks, (3) the requirements for alleys at the rear of lots, (4) and the requirements for street lighting. The Planning & Zoning Commission requested that the developer consider installing curbs within the subdivision for aesthetic purposes; and

WHEREAS, on June 29, 2020, Planning & Zoning voted to recommend approval of the Final Plat of the Subdivision as identified on the Subdivision Plat as Project No. 019-085 as prepared by Winston & Associates, and recommends the approval of those variances described above. Final Plat approval was given with the stipulation that a written road maintenance agreement for the Subdivision be recorded with the San Miguel County Clerk.

NOW THEREFORE, BE IT ENACTED by the City Council of the City of Las Vegas that the recitals are hereby incorporated herein by reference and the Governing Body approves the thirty-four (34) lot subdivision identified in Plat No. 019-085 and the Final Subdivision Plat for the 136.84 acre parcel with the following conditions:

1. That prior to any further development of any part of the 136.804 acre parcel after the execution of this Ordinance, the following shall be completed and proof submitted to the

City Council: (a) the Bylaws and the Covenants, Conditions and Restrictions for the Subdivision shall be recorded with the San Miguel County Clerk which, among other things, shall make the owners of the Subdivision lots solely and equally liable for the maintenance of any and all roadways contained within the Subdivision; (b) said Bylaws and the Covenants, Conditions and Restrictions shall state that prior to any proposed annexation by the City of any part of the 136.804 acre parcel, that any and all roadways, curbs, alleys, gutters, street lighting and all other infrastructure required by the City for annexation shall be fully compliant with City requirements and standards, with written proof of such infrastructure compliance submitted and approved in writing by the City Planning and Zoning Commission and the City Council, prior to any such annexation request being made.

2. That xeriscape landscaping shall be required for all lots within the Subdivision, and all portions of the 136.804 acre parcel.
3. That only \_\_\_\_\_ acre feet of water per residence a year shall be permitted for each residence.

PASSED, APPROVED AND ADOPTED this \_\_\_\_\_ day of August, 2023.

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Louie A. Trujillo, Mayor

ATTEST:

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Casandra Fresquez, City Clerk