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AB 291 Amendments
Chris Giunchigliani
March 28, 2003

Amend the bill as a whole and insert where appropriate in NRS278

Planning Commissioners shall serve at the pleasure of the appointing authority. (Remove the language that allows them to be removed solely for just cause.)

Make it clearer regarding conflicts of interest for Planning Commissioners. Maybe state here or tighten it up in NRS 281 that commissioners shall be deemed to have a conflict of interest if there is a direct financial interest or gain to them. If not a direct financial gain then they must disclose and vote.

Intent: Inconsistent advice given by local government attorneys. This is used to get individuals to abstain and be ineffective.

Allow appeals to be brought by other interested parties found to have standing. Define standing at a minimum: as an applicant, a person noticed for the hearing (including adjacent and nearby property owners) and persons who appeared either in person or by written communication. Appeals must be filed within 10 days from the date of approval or denial of the issue by the planning commission. All appeals must be consolidated and heard as one and the decision is binding. *delete*

Limit applicants to being able to request no more than two (2) abeyances before the planning commission and no more than two (2) abeyances before the county commissioners or city council.

add * PC or board / city council may ask for additional abeyances if they desire.

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