

SENATE BILL NO. 181—SENATOR CARE

FEBRUARY 20, 2003

Referred to Committee on Government Affairs

SUMMARY—Revises provisions relating to amendment of redevelopment plans. (BDR 22-992)

FISCAL NOTE: Effect on Local Government: Yes.
Effect on the State: No.

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EXPLANATION – Matter in *bolded italics* is new; matter between brackets ~~omitted material~~ is material to be omitted.

AN ACT relating to land use planning; revising provisions relating to the amendment of a redevelopment plan; and providing other matters properly relating thereto.

THE PEOPLE OF THE STATE OF NEVADA, REPRESENTED IN SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

- 1 **Section 1.** NRS 279.608 is hereby amended to read as follows:
2 279.608 1. If , at any time after the adoption of a
3 redevelopment plan by the legislative body, ~~it becomes~~ *the agency*
4 *desires to take an action that will constitute a material deviation*
5 *from the plan or otherwise determines that it would be* necessary
6 or desirable to amend ~~or modify~~ the plan, *the agency must*
7 *recommend the amendment of the plan to* the legislative body .
8 ~~may amend the plan upon the recommendation of the agency.~~ An
9 amendment ~~or modification~~ may include the addition of one or
10 more areas to any redevelopment area.
11 2. Before recommending amendment of the plan , the agency
12 shall hold a public hearing on the proposed amendment. Notice of
13 that hearing must be published at least 10 days before the date of
14 hearing in a newspaper of general circulation, printed and published
15 in the community, or, if there is none, in a newspaper selected by
16 the agency. The notice of hearing must include a legal description of
17 the boundaries of the area designated in the plan to be amended and
18 a general statement of the purpose of the amendment. ~~Copies of the~~
19 ~~notices must be mailed to the last known owner of each parcel of~~



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1 ~~land within those boundaries, at his last known address as shown by~~
2 ~~the records of the assessor for the community, and to any person~~
3 ~~who has acquired property within those boundaries from the agency,~~
4 ~~at his last known address as shown by the records of the agency.]~~

5 3. *In addition to the notice published pursuant to subsection*
6 *2, the agency shall cause a notice of hearing on a proposed*
7 *amendment to the plan to be sent by mail at least 10 days before*
8 *the date of the hearing to each owner of real property, as listed in*
9 *the records of the county assessor, whom the agency determines is*
10 *likely to be directly affected by the proposed amendment. The*
11 *notice must:*

12 (a) *Set forth the date, time, place and purpose of the hearing*
13 *and a physical description of, or a map detailing, the proposed*
14 *amendment; and*

15 (b) *Contain a brief summary of the intent of the proposed*
16 *amendment.*

17 4. If after the public ~~[hearings]~~ *hearing*, the agency
18 recommends substantial changes in the plan which affect the master
19 or community plan adopted by the planning commission or the
20 legislative body, those changes must be submitted *by the agency*
21 to the planning commission for its report and recommendation. ~~[That]~~
22 *The planning commission shall give its* report and
23 recommendations ~~[must be given]~~ to the legislative body within 30
24 days after ~~[that submission.~~

25 ~~—4.]~~ *the agency submitted the changes to the planning*
26 *commission.*

27 5. After receiving the recommendation of the agency
28 concerning the changes in the plan, the legislative body shall hold a
29 public hearing on the proposed amendment, notice of which must be
30 published in a newspaper in the manner designated for notice of
31 hearing by the agency. If after that hearing the legislative body
32 determines that the amendments in the plan, proposed by the
33 agency, are necessary or desirable, the legislative body shall adopt
34 an ordinance amending the ordinance adopting the plan.

35 6. *As used in this section, "material deviation" means an*
36 *action that, if taken, would alter significantly one or more of the*
37 *aspects of a redevelopment plan that are required to be shown in*
38 *the redevelopment plan pursuant to NRS 279.572. The term*
39 *includes, without limitation, the vacation of a street that is*
40 *depicted in the streets and highways plan of the master plan*
41 *described in paragraph (p) of subsection 1 of NRS 278.160 which*
42 *has been adopted for the community and the relocation of a public*
43 *park. The term does not include the vacation of a street that is not*
44 *depicted in the streets and highways plan of the master plan*



- 1 *described in paragraph (p) of subsection 1 of NRS 278.160 which*
- 2 *has been adopted for the community.*

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