

CHAPTER.....

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:

Section 1. NRS 279.608 is hereby amended to read as follows:

279.608 1. If , at any time after the adoption of a redevelopment plan by the legislative body, ~~it becomes~~ *the agency desires to take an action that will constitute a material deviation from the plan or otherwise determines that it would be* necessary or desirable to amend ~~or modify~~ the plan, *the agency must recommend the amendment of the plan to* the legislative body . ~~[may amend the plan upon the recommendation of the agency.]~~ An amendment ~~or modification~~ may include the addition of one or more areas to any redevelopment area.

2. Before recommending amendment of the plan , the agency shall hold a public hearing on the proposed amendment. Notice of that hearing must be published at least 10 days before the date of hearing in a newspaper of general circulation, printed and published in the community, or, if there is none, in a newspaper selected by the agency. The notice of hearing must include a legal description of the boundaries of the area designated in the plan to be amended and a general statement of the purpose of the amendment. ~~[Copies of the notices must be mailed to the last known owner of each parcel of land within those boundaries, at his last known address as shown by the records of the assessor for the community, and to any person who has acquired property within those boundaries from the agency, at his last known address as shown by the records of the agency.]~~

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

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

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

4. If after the public ~~hearings~~ *hearing*, the agency recommends substantial changes in the plan which affect the master

or community plan adopted by the planning commission or the legislative body, those changes must be submitted *by the agency* to the planning commission for its report and recommendation. ~~[That]~~ *The planning commission shall give its* report and recommendations ~~[must be given]~~ to the legislative body within 30 days after ~~[that submission]~~.

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

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

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