

ASSEMBLY BILL NO. 425—ASSEMBLYMEN GIUNCHIGLIANI,  
PARKS AND ATKINSON

MARCH 24, 2005

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JOINT SPONSOR: SENATOR TITUS

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Referred to Committee on Government Affairs

SUMMARY—Revises provisions concerning land use planning.  
(BDR 22-1084)

FISCAL NOTE: Effect on Local Government: No.  
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.

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AN ACT relating to development; authorizing incentives for certain types of development; requiring zoning regulations to protect certain resources and to ensure smart growth; requiring a person requesting an amendment to a master plan to hold a neighborhood meeting in certain circumstances; 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.** Chapter 278 of NRS is hereby amended by adding  
2     thereto the provisions set forth as sections 1.5, 6 and 6.5 of this act.

3     **Sec. 1.5.** *“Gaming enterprise district” has the meaning*  
4     *ascribed to it in NRS 463.0158.*

5     **Secs. 2-5.** (Deleted by amendment.)

6     **Sec. 6.** *The regional planning commission shall continue to*  
7     *study and develop methods to provide incentives for:*

8     1. *Mixed-use development, transit-oriented development, the*  
9     *development of a brownfield site and development which*  
10    *minimizes the negative impact on the environment. As used in this*



1 *subsection, "brownfield site" has the meaning ascribed to it in 42*  
2 *U.S.C. § 9601.*

3 *2. Large commercial development which provides employee*  
4 *parking at a site other than the commercial development. Such*  
5 *incentives may be developed in cooperation with the regional*  
6 *transportation commission and other local governmental entities.*

7 **Sec. 6.5.** (Deleted by amendment.)

8 **Sec. 7.** NRS 278.010 is hereby amended to read as follows:

9 278.010 As used in NRS 278.010 to 278.630, inclusive, *and*  
10 *sections 1.5, 6 and 6.5 of this act*, unless the context otherwise  
11 requires, the words and terms defined in NRS 278.0105 to  
12 278.0195, inclusive, *and section 1.5 of this act* have the meanings  
13 ascribed to them in those sections.

14 **Sec. 8.** (Deleted by amendment.)

15 **Sec. 9.** NRS 278.02521 is hereby amended to read as follows:

16 278.02521 1. The Legislature recognizes the need for  
17 innovative strategies of planning and development that:

18 (a) Address the anticipated needs and demands of continued  
19 urbanization and the corresponding need to protect environmentally  
20 sensitive areas; and

21 (b) Will allow the development of less populous regions of this  
22 State if such regions:

23 (1) Seek increased economic development; and

24 (2) Have sufficient resources of land and water to  
25 accommodate development in a manner that is environmentally  
26 sound.

27 2. The Legislature further recognizes that innovative strategies  
28 of planning and development may be superior to conventional  
29 strategies of planning and development with respect to:

30 (a) Protecting environmentally sensitive areas;

31 (b) Maintaining the economic viability of agricultural and other  
32 predominantly rural land uses; and

33 (c) Providing cost-effective public facilities and services.

34 3. It is the intent of the Legislature that each comprehensive  
35 regional policy plan adopted or amended pursuant to this chapter  
36 should set forth a process of planning which:

37 (a) Allows for:

38 (1) The efficient use of land within existing urban areas; and

39 (2) The conversion of rural lands to other uses, if such other  
40 uses are appropriate and consistent with the provisions of this  
41 chapter and the master plan of each affected city and county.

42 (b) Uses innovative and flexible strategies of planning and  
43 development and creative techniques of land use planning which  
44 promote sustainable growth, including, without limitation,



1 establishment of new towns, the maintenance of open space and  
2 mixed-use development.

3 4. It is the further intent of the Legislature that when the  
4 governing body of a local government adopts a master plan or  
5 zoning regulation, the plan or regulation should promote a strategy  
6 of maximizing the use of existing facilities and services through  
7 redevelopment, interspersing of new housing and businesses in  
8 established neighborhoods and other mechanisms for urban  
9 revitalization.

10 5. It is the further intent of the Legislature that the construction  
11 of public facilities and the provision of services necessary to support  
12 development should be coordinated with activities of development  
13 to ensure that demand for such facilities and services can be met at  
14 the time the demand is created. In carrying out this intent, local and  
15 regional governmental entities are encouraged to construct public  
16 facilities, *including, without limitation, buildings that are certified*  
17 *in accordance with the Leadership in Energy and Environmental*  
18 *Design Green Building System or its equivalent*, provide services  
19 or carry out development in phases. Public facilities constructed and  
20 services provided to accommodate new development should be  
21 consistent with plans for capital improvements prepared pursuant to  
22 NRS 278.0226.

23 **Sec. 10.** NRS 278.02528 is hereby amended to read as  
24 follows:

25 278.02528 1. The regional planning coalition shall develop a  
26 comprehensive regional policy plan for the balanced economic,  
27 social, physical, environmental and fiscal development and orderly  
28 management of the growth of the region for a period of at least 20  
29 years. The comprehensive regional policy plan must contain  
30 recommendations of policy to carry out each part of the plan.

31 2. In developing the plan, the coalition:

32 (a) May consult with other entities that are interested or  
33 involved in regional planning within the county.

34 (b) Shall ensure that the comprehensive regional policy plan  
35 includes goals, policies, maps and other documents relating to:

36 (1) Conservation, including, without limitation, policies  
37 relating to the use and protection of natural resources.

38 (2) Population, including, without limitation, standardized  
39 projections for population growth in the region.

40 (3) Land use and development, including, without limitation,  
41 a map of land use plans that have been adopted by local  
42 governmental entities within the region ~~and~~, *and that the plan*  
43 *addresses, if applicable, mixed-use development, transit-oriented*  
44 *development, master-planned communities and gaming enterprise*  
45 *districts.*



(4) Transportation.

(5) The efficient provision of public facilities and services, including, without limitation, roads, water and sewer service, police and fire protection, mass transit, libraries and parks.

(6) Air quality.

(7) Strategies to promote and encourage:

(I) The interspersions of new housing and businesses in established neighborhoods; and

(II) Development in areas in which public services are available.

3. The regional planning coalition shall not adopt or amend the comprehensive regional policy plan unless the adoption or amendment is by resolution of the regional planning coalition:

(a) Carried by the affirmative votes of not less than two-thirds of its total membership; and

(b) Ratified by the board of county commissioners of the county and the city council of each city that jointly established the regional planning coalition pursuant to NRS 278.02514.

**Sec. 11.** NRS 278.02535 is hereby amended to read as follows:

278.02535 1. The regional planning coalition shall study and develop methods to provide incentives for ~~the~~ :

*(a) The interspersions of new housing and businesses in established neighborhoods, including, without limitation, the:*

~~(a)~~ *(1) Creation of an expedited process for granting necessary permits for a development that features such interspersions; and*

~~(b)~~ *(2) Imposition of a fee for the extension of infrastructure to encourage such interspersions.*

*(b) Mixed-use development, transit-oriented development, the development of a brownfield site and development which minimizes the negative impact on the environment. As used in this paragraph, "brownfield site" has the meaning ascribed to it in 42 U.S.C. § 9601.*

*(c) Large commercial development which provides employee parking at a site other than the commercial development. Such incentives may be developed in cooperation with the regional transportation commission and other governmental entities.*

2. As used in this section, "infrastructure" means publicly owned or publicly supported facilities that are necessary or desirable to support intense habitation within a region, including, without limitation, parks, roads, schools, libraries, community centers, police and fire protection, sanitary sewers, facilities for mass transit and facilities for the conveyance of water and the treatment of wastewater.



1     **Sec. 12.** NRS 278.02542 is hereby amended to read as  
2 follows:

3     278.02542 1. The regional planning coalition may:

4     (a) Coordinate sources of information. ~~§~~

5     (b) Recommend measures to increase the efficiency of  
6 governmental entities and services. ~~§~~

7     (c) Make recommendations regarding the disposal of federal  
8 land. ~~§~~

9     (d) Establish methods for resolving issues related to annexation,  
10 boundaries and other matters that arise between jurisdictions. ~~§~~

11     (e) At least every 5 years, review:

12         (1) Master plans, facilities plans and other similar plans, and  
13 amendments thereto, adopted by a governing body, regional agency,  
14 state agency or public utility that is located in whole or in part  
15 within the region; and

16         (2) The annual plan for capital improvements that is prepared  
17 by each local government in the region pursuant to NRS 278.0226.

18     ~~§~~  
19     (f) Develop and recommend, to the extent practicable,  
20 standardized classifications for land use for the region. ~~§~~

21     (g) Consider and take necessary action with respect to any issue  
22 that the regional planning coalition determines will have a  
23 significant impact on the region, including, without limitation,  
24 projects of regional significance. ~~§~~

25     (h) Review, consider and make recommendations regarding  
26 applications submitted to agencies of the Federal Government and  
27 applications for federal assistance for federally assisted programs or  
28 projects. ~~[-and]~~

29     (i) Designate allowable future land uses for each part of the  
30 county, including, without limitation, the identification of each  
31 category of land use in which the construction and operation of a  
32 public school is permissible. The identification of a category of land  
33 use in which the construction and operation of a public school is  
34 permissible must be carried out in consultation with the county  
35 school district and include a determination of whether there is  
36 sufficient land in the proximity of a residential development to meet  
37 projected needs for public schools.

38     2. The regional planning coalition shall establish a definition  
39 for the term "project of regional significance." In establishing the  
40 definition, the regional planning coalition shall consider:

41     (a) Existing definitions of the term within the Nevada Revised  
42 Statutes; and

43     (b) That a project may have regional significance for several  
44 reasons, including, without limitation, the potential impact that the  
45 project may have on historic, archaeological, cultural, scenic and



1 natural resources, public facilities , *including, without limitation,*  
2 *schools*, and public services within the region.

3 **Sec. 13.** NRS 278.026 is hereby amended to read as follows:

4 278.026 As used in NRS 278.026 to 278.029, inclusive, *and*  
5 *sections 6 and 6.5 of this act*, unless the context otherwise requires:

6 1. "Affected entity" means a public utility, franchise holder,  
7 local or regional agency, or any other entity having responsibility  
8 for planning or providing public facilities relating to transportation,  
9 solid waste, energy generation and transmission, conventions and  
10 the promotion of tourism, air quality or public education. The term  
11 does not include:

12 (a) A state agency; or

13 (b) A public utility which is subject to regulation by the Public  
14 Utilities Commission of Nevada.

15 2. "Facilities plan" means a plan for the development of public  
16 facilities which will have a regional impact or which will aid in  
17 accomplishing regional goals relating to transportation, solid waste,  
18 energy generation and transmission, conventions and the promotion  
19 of tourism, air quality or public education. The term does not  
20 include a plan for the development of a specific site or regulations  
21 adopted by an affected entity to implement the comprehensive  
22 regional plan.

23 3. "Governing board" means the governing board for regional  
24 planning created pursuant to NRS 278.0264.

25 4. "Joint planning area" means an area that is the subject of  
26 common study and planning by the governing body of a county and  
27 one or more cities.

28 5. "Project of regional significance," with respect to a project  
29 proposed by any person other than a public utility, means a project  
30 which:

31 (a) Has been identified in the guidelines of the regional planning  
32 commission as a project which will result in the loss or significant  
33 degradation of a designated historic, archeological, cultural or  
34 scenic resource;

35 (b) Has been identified in the guidelines of the regional planning  
36 commission as a project which will result in the creation of  
37 significant new geothermal or mining operations;

38 (c) Has been identified in the guidelines of the regional planning  
39 commission as a project which will have a significant effect on the  
40 natural resources, public services, public facilities , *including,*  
41 *without limitation, schools*, or the adopted regional form of the  
42 region; or

43 (d) Will require a change in zoning, a special use permit, an  
44 amendment to a master plan, a tentative map or other approval for



the use of land which, if approved, will have an effect on the region of increasing:

- (1) Employment by not less than 938 employees;
- (2) Housing by not less than 625 units;
- (3) Hotel accommodations by not less than 625 rooms;
- (4) Sewage by not less than 187,500 gallons per day;
- (5) Water usage by not less than 625 acre feet per year; or
- (6) Traffic by not less than an average of 6,250 trips daily.

➔ The term does not include any project for which a request for an amendment to a master plan, a change in zoning, a tentative map or a special use permit has been approved by the local planning commission before June 17, 1989.

6. "Project of regional significance," with respect to a project proposed by a utility, includes:

- (a) An electric substation;
- (b) A transmission line that carries 60 kilovolts or more;
- (c) A facility that generates electricity greater than 5 megawatts;
- (d) Natural gas storage and peak shaving facilities; and
- (e) Gas regulator stations and mains that operate over 100 pounds per square inch.

7. "Sphere of influence" means an area into which a city plans to expand as designated in the comprehensive regional plan within the time designated in the comprehensive regional plan.

**Sec. 14.** (Deleted by amendment.)

**Sec. 15.** NRS 278.0265 is hereby amended to read as follows:

278.0265 The governing board:

1. Shall adopt such regulations as are necessary to carry out its specific powers and duties.

2. Shall prescribe an appropriate course of at least 12 hours of training in land use planning for the members of the regional planning commission. The course of training must include, without limitation, training relating to:

(a) State statutes and regulations and local ordinances, resolutions and regulations concerning land use planning; and

(b) The provisions of chapter 241 of NRS.

3. May establish and collect reasonable fees for the provision of any service that is authorized pursuant to the provisions of NRS 278.026 to 278.029, inclusive **H**, and sections 6 and 6.5 of this act.

4. May enter into an agreement pursuant to NRS 277.045 or 277.080 to 277.180, inclusive, for a purpose that is consistent with the provisions of NRS 278.026 to 278.029, inclusive **H**, and sections 6 and 6.5 of this act.

**Sec. 16.** NRS 278.0274 is hereby amended to read as follows:

278.0274 The comprehensive regional plan must include goals, policies, maps and other documents relating to:



1        1. Population, including a projection of population growth in  
2 the region and the resources that will be necessary to support that  
3 population.

4        2. Conservation, including policies relating to the use and  
5 protection of air, land, water and other natural resources, ambient air  
6 quality, natural recharge areas, floodplains and wetlands, and a map  
7 showing the areas that are best suited for development based on  
8 those policies.

9        3. The limitation of the premature expansion of development  
10 into undeveloped areas, preservation of neighborhoods and  
11 revitalization of urban areas, including, without limitation, policies  
12 that relate to the interspersing of new housing and businesses in  
13 established neighborhoods and set forth principles by which growth  
14 will be directed to older urban areas.

15        4. Land use and transportation, including the classification of  
16 future land uses by density or intensity of development based upon  
17 the projected necessity and availability of public facilities ,  
18 *including, without limitation, schools*, and services and natural  
19 resources, and the compatibility of development in one area with  
20 that of other areas in the region. This portion of the plan must  
21 ~~allow~~ :

22        (a) *Address, if applicable, mixed-use development, transit-*  
23 *oriented development, master-planned communities and gaming*  
24 *enterprise districts;*

25        (b) *Allow* for a variety of uses ~~describe~~ ;

26        (c) *Describe* the transportation facilities that will be necessary to  
27 satisfy the requirements created by those future uses ; and ~~must be~~

28        (d) *Be* based upon the policies and map relating to conservation  
29 that are developed pursuant to subsection 2, surveys, studies and  
30 data relating to the area, the amount of land required to  
31 accommodate planned growth, the population of the area projected  
32 pursuant to subsection 1, and the characteristics of undeveloped land  
33 in the area.

34        5. Public facilities and services, including provisions relating to  
35 sanitary sewer facilities, solid waste, flood control, potable water  
36 and ground-water aquifer recharge which are correlated with  
37 principles and guidelines for future land uses, and which specify  
38 ways to satisfy the requirements created by those future uses. This  
39 portion of the plan must:

40        (a) Describe the problems and needs of the area relating to  
41 public facilities and services and the general facilities that will be  
42 required for their solution and satisfaction;

43        (b) Identify the providers of public services within the region  
44 and the area within which each must serve, including service





territories set by the Public Utilities Commission of Nevada for public utilities;

(c) Establish the time within which those public facilities and services necessary to support the development relating to land use and transportation must be made available to satisfy the requirements created by that development; and

(d) Contain a summary prepared by the regional planning commission regarding the plans for capital improvements that:

(1) Are required to be prepared by each local government in the region pursuant to NRS 278.0226; and

(2) May be prepared by the water planning commission of the county, the regional transportation commission and the county school district.

6. Annexation, including the identification of spheres of influence for each unit of local government, improvement district or other service district and specifying standards and policies for changing the boundaries of a sphere of influence and procedures for the review of development within each sphere of influence. As used in this subsection, "sphere of influence" means an area into which a political subdivision may expand in the foreseeable future.

7. Intergovernmental coordination, including the establishment of guidelines for determining whether local master plans and facilities plans conform with the comprehensive regional plan.

8. Any utility project required to be reported pursuant to NRS 278.145.

**Sec. 17.** (Deleted by amendment.)

**Sec. 18.** NRS 278.160 is hereby amended to read as follows:

278.160 1. Except as otherwise provided in subsection 4 of NRS 278.150 and subsection 3 of NRS 278.170, the master plan, with the accompanying charts, drawings, diagrams, schedules and reports, may include such of the following subject matter or portions thereof as are appropriate to the city, county or region, and as may be made the basis for the physical development thereof:

(a) Community design. Standards and principles governing the subdivision of land and suggestive patterns for community design and development.

(b) Conservation plan. For the conservation, development and utilization of natural resources, including, without limitation, water and its hydraulic force, underground water, water supply, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals and other natural resources. The plan must also cover the reclamation of land and waters, flood control, prevention and control of the pollution of streams and other waters, regulation of the use of land in stream channels and other areas required for the accomplishment of the conservation plan, prevention, control and



1 correction of the erosion of soils through proper clearing, grading  
2 and landscaping, beaches and shores, and protection of watersheds.  
3 The plan must also indicate the maximum tolerable level of air  
4 pollution.

5 (c) Economic plan. Showing recommended schedules for the  
6 allocation and expenditure of public money in order to provide for  
7 the economical and timely execution of the various components of  
8 the plan.

9 (d) Historical properties preservation plan. An inventory of  
10 significant historical, archaeological and architectural properties as  
11 defined by a city, county or region, and a statement of methods to  
12 encourage the preservation of those properties.

13 (e) Housing plan. The housing plan must include, without  
14 limitation:

15 (1) An inventory of housing conditions, needs and plans and  
16 procedures for improving housing standards and for providing  
17 adequate housing.

18 (2) An inventory of affordable housing in the community.

19 (3) An analysis of the demographic characteristics of the  
20 community.

21 (4) A determination of the present and prospective need for  
22 affordable housing in the community.

23 (5) An analysis of any impediments to the development of  
24 affordable housing and the development of policies to mitigate those  
25 impediments.

26 (6) An analysis of the characteristics of the land that is the  
27 most appropriate for the construction of affordable housing.

28 (7) An analysis of the needs and appropriate methods for the  
29 construction of affordable housing or the conversion or  
30 rehabilitation of existing housing to affordable housing.

31 (8) A plan for maintaining and developing affordable  
32 housing to meet the housing needs of the community.

33 (f) Land use plan. An inventory and classification of types of  
34 natural land and of existing land cover and uses, and comprehensive  
35 plans for the most desirable utilization of land. The land use plan  
36 **{may}**:

37 *(1) Must address, if applicable, mixed-use development,*  
38 *transit-oriented development, master-planned communities and*  
39 *gaming enterprise districts.*

40 *(2) May* include a provision concerning the acquisition and  
41 use of land that is under federal management within the city, county  
42 or region, including, without limitation, a plan or statement of policy  
43 prepared pursuant to NRS 321.7355.



(g) Population plan. An estimate of the total population which the natural resources of the city, county or region will support on a continuing basis without unreasonable impairment.

(h) Public buildings. Showing locations and arrangement of civic centers and all other public buildings, including the architecture thereof and the landscape treatment of the grounds thereof.

(i) Public services and facilities. Showing general plans for sewage, drainage and utilities, and rights-of-way, easements and facilities therefor, including, without limitation, any utility projects required to be reported pursuant to NRS 278.145.

(j) Recreation plan. Showing a comprehensive system of recreation areas, including, without limitation, natural reservations, parks, parkways, trails, reserved riverbank strips, beaches, playgrounds and other recreation areas, including, when practicable, the locations and proposed development thereof.

(k) Rural neighborhoods preservation plan. In any county whose population is 400,000 or more, showing general plans to preserve the character and density of rural neighborhoods.

(l) Safety plan. In any county whose population is 400,000 or more, identifying potential types of natural and man-made hazards, including, without limitation, hazards from floods, landslides or fires, or resulting from the manufacture, storage, transfer or use of bulk quantities of hazardous materials. The plan may set forth policies for avoiding or minimizing the risks from those hazards.

(m) School facilities plan. Showing the general locations of current and future school facilities based upon information furnished by the appropriate local school district.

(n) Seismic safety plan. Consisting of an identification and appraisal of seismic hazards such as susceptibility to surface ruptures from faulting, to ground shaking or to ground failures.

(o) Solid waste disposal plan. Showing general plans for the disposal of solid waste.

(p) Streets and highways plan. Showing the general locations and widths of a comprehensive system of major traffic thoroughfares and other traffic ways and of streets and the recommended treatment thereof, building line setbacks, and a system of naming or numbering streets and numbering houses, with recommendations concerning proposed changes.

(q) Transit plan. Showing a proposed multimodal system of transit lines, including mass transit, streetcar, motorcoach and trolley coach lines, paths for bicycles and pedestrians, *satellite parking* and related facilities.

(r) Transportation plan. Showing a comprehensive transportation system, including, without limitation, locations of



rights-of-way, terminals, viaducts and grade separations. The plan may also include port, harbor, aviation and related facilities.

2. The commission may prepare and adopt, as part of the master plan, other and additional plans and reports dealing with such other subjects as may in its judgment relate to the physical development of the city, county or region, and nothing contained in NRS 278.010 to 278.630, inclusive, *and sections 1.5, 6 and 6.5 of this act* prohibits the preparation and adoption of any such subject as a part of the master plan.

**Sec. 18.5.** NRS 278.210 is hereby amended to read as follows:

278.210 1. Before adopting the master plan or any part of it in accordance with NRS 278.170, or any substantial amendment thereof, the commission shall hold at least one public hearing thereon, notice of the time and place of which must be given at least by one publication in a newspaper of general circulation in the city or county, or in the case of a regional planning commission, by one publication in a newspaper in each county within the regional district, at least 10 days before the day of the hearing.

2. *Before a public hearing may be held pursuant to subsection 1 in a county whose population is 100,000 or more on an amendment to a master plan, including, without limitation, a gaming enterprise district, if applicable, the person who requested the proposed amendment must hold a neighborhood meeting to provide an explanation of the proposed amendment. Notice of such a meeting must be given by the person requesting the proposed amendment to:*

(a) *Each owner, as listed on the county assessor's records, of real property located within a radius of 750 feet of the area to which the proposed amendment pertains;*

(b) *The owner, as listed on the county assessor's records, of each of the 30 separately owned parcels nearest to the area to which the proposed amendment pertains, to the extent this notice does not duplicate the notice given pursuant to paragraph (a); and*

(c) *Each tenant of a mobile home park if that park is located within a radius of 750 feet of the area to which the proposed amendment pertains.*

↪ *The notice must be sent by mail at least 10 days before the neighborhood meeting and include the date, time, place and purpose of the neighborhood meeting.*

3. The adoption of the master plan, or of any amendment, extension or addition thereof, must be by resolution of the commission carried by the affirmative votes of not less than two-thirds of the total membership of the commission. The resolution must refer expressly to the maps, descriptive matter and other matter intended by the commission to constitute the plan or any



1 amendment, addition or extension thereof, and the action taken must  
2 be recorded on the map and plan and descriptive matter by the  
3 identifying signatures of the secretary and chairman of the  
4 commission.

5 ~~[3-]~~ 4. No plan or map, hereafter, may have indicated thereon  
6 that it is a part of the master plan until it has been adopted as part of  
7 the master plan by the commission as herein provided for the  
8 adoption thereof, whenever changed conditions or further studies by  
9 the commission require such amendments, extension or addition.

10 ~~[4-]~~ 5. Except as otherwise provided in this subsection, the  
11 commission shall not amend the land use plan of the master plan set  
12 forth in paragraph (f) of subsection 1 of NRS 278.160, or any  
13 portion of such a land use plan, more than four times in a calendar  
14 year. The provisions of this subsection do not apply to a change in  
15 the land use designated for a particular area if the change does not  
16 affect more than 25 percent of the area.

17 ~~[5-]~~ 6. An attested copy of any part, amendment, extension of  
18 or addition to the master plan adopted by the planning commission  
19 of any city, county or region in accordance with NRS 278.170 must  
20 be certified to the governing body of the city, county or region. The  
21 governing body of the city, county or region may authorize such  
22 certification by electronic means.

23 ~~[6-]~~ 7. An attested copy of any part, amendment, extension of  
24 or addition to the master plan adopted by any regional planning  
25 commission must be certified to the county planning commission  
26 and to the board of county commissioners of each county within the  
27 regional district. The county planning commission and board of  
28 county commissioners may authorize such certification by electronic  
29 means.

30 **Sec. 19.** NRS 278.250 is hereby amended to read as follows:

31 278.250 1. For the purposes of NRS 278.010 to 278.630,  
32 inclusive, *and sections 1.5, 6 and 6.5 of this act*, the governing  
33 body may divide the city, county or region into zoning districts of  
34 such number, shape and area as are best suited to carry out the  
35 purposes of NRS 278.010 to 278.630, inclusive ~~[1-]~~, *and sections*  
36 *1.5, 6 and 6.5 of this act*. Within the zoning district it may regulate  
37 and restrict the erection, construction, reconstruction, alteration,  
38 repair or use of buildings, structures or land.

39 2. The zoning regulations must be adopted in accordance with  
40 the master plan for land use and be designed:

41 (a) To preserve the quality of air and water resources.

42 (b) To promote the conservation of open space and the  
43 protection of other natural and scenic resources from unreasonable  
44 impairment.



(c) *To consider existing views and access to solar resources by studying the height of new buildings which will cast shadows on surrounding residential and commercial developments.*

(d) *To reduce the consumption of energy by encouraging the use of products and materials which maximize energy efficiency in the construction of buildings.*

(e) To provide for recreational needs.

~~[(d)]~~ (f) To protect life and property in areas subject to floods, landslides and other natural disasters.

~~[(e)]~~ (g) To conform to the adopted population plan, if required by NRS 278.170.

~~[(f)]~~ (h) To develop a timely, orderly and efficient arrangement of transportation and public facilities and services, including *public access and sidewalks for pedestrians, and* facilities and services for bicycles.

~~[(g)]~~ (i) To ensure that the development on land is commensurate with the character and the physical limitations of the land.

~~[(h)]~~ (j) To take into account the immediate and long range financial impact of the application of particular land to particular kinds of development, and the relative suitability of the land for development.

~~[(i)]~~ (k) To promote health and the general welfare.

~~[(j)]~~ (l) To ensure the development of an adequate supply of housing for the community, including the development of affordable housing.

~~[(k)]~~ (m) To ensure the protection of existing neighborhoods and communities, including the protection of rural preservation neighborhoods.

3. The zoning regulations must be adopted with reasonable consideration, among other things, to the character of the area and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the city, county or region.

4. In exercising the powers granted in this section, the governing body may use any controls relating to land use or principles of zoning that the governing body determines to be appropriate, including, without limitation, density bonuses, inclusionary zoning and minimum density zoning.

5. As used in this section:

(a) "Density bonus" means an incentive granted by a governing body to a developer of real property that authorizes the developer to build at a greater density than would otherwise be allowed under the master plan, in exchange for an agreement by the developer to perform certain functions that the governing body determines to be



1 socially desirable, including, without limitation, developing an area  
2 to include a certain proportion of affordable housing.

3 (b) "Inclusionary zoning" means a type of zoning pursuant to  
4 which a governing body requires or provides incentives to a  
5 developer who builds residential dwellings to build a certain  
6 percentage of those dwellings as affordable housing.

7 (c) "Minimum density zoning" means a type of zoning pursuant  
8 to which development must be carried out at or above a certain  
9 density to maintain conformance with the master plan.

10 **Secs. 20-29.** (Deleted by amendment.)

11 **Sec. 30.** Section 8.010 of the Charter of the City of Las Vegas,  
12 being chapter 517, Statutes of Nevada 1983, at page 1420, is hereby  
13 amended to read as follows:

14 Sec. 8.010 Legislative declaration. The Legislature by  
15 the inclusion of this article in this Charter declares that:

16 1. All of the property which is to be acquired by the City  
17 pursuant to this article must be owned, operated, administered  
18 and maintained for and on behalf of all of the people of the  
19 City.

20 2. The exercise by the City of the purposes, powers,  
21 rights, privileges, immunities and duties which are  
22 established, granted, conferred and imposed in this article  
23 promotes the public health, safety, prosperity, security,  
24 comfort, convenience and general welfare of all of the people  
25 of the State and will be of special benefit to the inhabitants of  
26 the City and the property within the City.

27 3. The provisions in this article which involve the  
28 purposes, powers, rights, privileges, immunities, liabilities,  
29 duties and disabilities with respect to the City will serve a  
30 public purpose.

31 4. The necessity for this article results from:

32 (a) The large population growth in the urban areas which  
33 are included within the City and its environs, which  
34 constitutes in the aggregate a significant portion of the State's  
35 population;

36 (b) The numerous capital improvements and large amount  
37 of improved real property which is situate within the urban  
38 areas;

39 (c) The need for capital improvements within certain  
40 areas within the City to provide needed services, facilities and  
41 other improvements for public use;

42 (d) The existence of blighted or deteriorating areas within  
43 the City which constitutes a serious and growing menace  
44 which is condemned as injurious and inimical to the public



1 health, safety and general welfare of the people of the State,  
2 and particularly of the City;

3 (e) The lack of municipally owned capital improvements  
4 and the blighted or deteriorating areas which present  
5 difficulties and handicaps beyond remedy and control solely  
6 by the regulatory processes in the exercise of the police  
7 power;

8 (f) Deficiencies which contribute substantially and  
9 increasingly to the problems of, and necessitate excessive and  
10 disproportionate expenditures for, crime prevention and the  
11 preservation of the public health, safety and general welfare;

12 (g) Deficiencies which also constitute an economic and  
13 social liability which imposes onerous municipal burdens  
14 which decrease the tax base and reduce tax revenues,  
15 aggravate traffic hazards and the improvement of the traffic  
16 facilities; and

17 (h) The fact that the areas in which these deficiencies  
18 exist consume an excessive proportion of the City's revenues  
19 because of the extra services which are required for police,  
20 fire, accident, hospitalization and other forms of public  
21 protection.

22 5. The menace which results from the foregoing factors  
23 is becoming increasingly direct and substantial in its  
24 significance and effect.

25 6. The benefits which the City will derive from the  
26 remedying of these deficiencies by making available  
27 additional revenues to defray indirectly the costs of  
28 undertakings within the City which are authorized by NRS  
29 268.672 to 268.740, inclusive, *the development of mixed-use*  
30 *and transit-oriented communities*, and the redevelopment of  
31 blighted or deteriorating areas within the City will inure to the  
32 inhabitants and the property owners of the City as a whole,  
33 will be of general benefit to those people and will be of  
34 special benefit to the taxable real property within a tax  
35 increment area and to the owners of that property.

36 7. The method of paying the bond requirements of the  
37 securities which are issued pursuant to this article is equitable  
38 and enables the City to issue securities to defray the cost of  
39 any project.

40 8. A general law cannot be made applicable to the City  
41 or to the properties, powers, rights, privileges, immunities,  
42 liabilities, duties and disabilities which pertain to the City, as  
43 provided in this article, because of the number of atypical  
44 factors and special conditions with respect to them.





9. For the accomplishment of the purposes which are provided in this section, each of the provisions of this article must be broadly construed.

**Sec. 31.** Section 8.110 of the Charter of the City of Las Vegas, being chapter 517, Statutes of Nevada 1983, as amended by chapter 639, Statutes of Nevada 1985, at page 2087, is hereby amended to read as follows:

Sec. 8.110 "Undertaking" defined. "Undertaking" means any enterprise to acquire, *develop*, improve or equip, or any combination thereof, any project which is authorized in NRS 268.672 to 268.740, inclusive, *which is a mixed-use or transit-oriented community*, or which could be undertaken by a redevelopment agency pursuant to NRS 279.382 to 279.680, inclusive, and to defray the cost of that enterprise, wholly or in part, by the issuance of the City's bonds or other securities which are payable, wholly or in part, from tax proceeds which are allocated to any Tax Increment Account that pertains to the enterprise pursuant to section 8.230 of this Charter.

**Sec. 32.** Section 7A.010 of the Charter of the City of North Las Vegas, being chapter 584, Statutes of Nevada 1983, at page 1850, is hereby amended to read as follows:

Sec. 7A.010 Legislative declaration. The Legislature by the inclusion of this article in this Charter declares that:

1. All of the property which is to be acquired by the city pursuant to this article must be owned, operated, administered and maintained for and on behalf of all of the people of the City.

2. The exercise by the City of the purposes, powers, rights, privileges, immunities and duties which are established, granted, conferred and imposed in this article promotes the public health, safety, prosperity, security, comfort, convenience and general welfare of all of the people of the State and will be of special benefit to the inhabitants of the City and the property within the City.

3. The provisions in this article which involve the purposes, powers, rights, privileges, immunities, liabilities, duties and disabilities with respect to the City will serve a public purpose.

4. The necessity for this article results from:

(a) The large population growth in the urban areas which are included within the City and its environs, which constitutes in the aggregate a significant portion of the State's population;



(b) The numerous capital improvements and large amount of improved real property which is situate within the urban areas;

(c) The need for capital improvements within certain areas within the City to provide needed services, facilities and other improvements for public use;

(d) The existence of blighted or deteriorating areas within the City which constitutes a serious and growing menace which is condemned as injurious and inimical to the public health, safety and general welfare of the people of the State, and particularly of the City;

(e) The lack of municipally owned capital improvements and the blighted or deteriorating areas which present difficulties and handicaps beyond remedy and control solely by the regulatory processes in the exercise of the police power; and

(f) Deficiencies which also constitute an economic and social liability which imposes onerous municipal burdens which decrease the tax base and reduce tax revenues, aggravate traffic hazards and the improvement of the traffic facilities.

5. The menace which results from the foregoing factors is becoming increasingly direct and substantial in its significance and effect.

6. The benefits which the City will derive from the remedying of these deficiencies by making available additional revenues to defray indirectly the costs of undertakings within the City which are authorized by NRS 268.672 to 268.740, inclusive, *the development of mixed-use and transit-oriented communities*, and the redevelopment of blighted or deteriorating areas within the City will inure to the inhabitants and the property owners of the City as a whole, will be of general benefit to those people and will be of special benefit to the taxable real property within a tax increment area and to the owners of that property.

7. The method of paying the bond requirements of the securities which are issued pursuant to this article is equitable and enables the City to issue securities to defray the cost of any project.

8. A general law cannot be made applicable to the City or to the properties, powers, rights, privileges, immunities, liabilities, duties and disabilities which pertain to the City, as provided in this article, because of the number of atypical factors and special conditions with respect to them.



9. For the accomplishment of the purposes which are provided in this section, each of the provisions of this article must be broadly construed.

**Sec. 33.** Section 7A.110 of the Charter of the City of North Las Vegas, being chapter 584, Statutes of Nevada 1983, at page 1853, is hereby amended to read as follows:

Sec. 7A.110 "Undertaking" defined. "Undertaking" means any enterprise to acquire, *develop*, improve or equip, ~~or~~ or any combination thereof, ~~or~~ any project which is authorized in NRS 268.672 to 268.740, inclusive, *or which is a mixed-use or transit-oriented community*, and to defray the cost of that enterprise, wholly or in part, by the issuance of the City's bonds or other securities which are payable, wholly or in part, from tax proceeds which are allocated to any tax increment account that pertains to the enterprise pursuant to section 7A.230 of this Charter.

**Sec. 34.** Section 7A.120 of the Charter of the City of Reno, being chapter 460, Statutes of Nevada 1979, at page 862, is hereby amended to read as follows:

Sec. 7A.120 "Undertaking" defined. "Undertaking" means any enterprise to acquire, *develop*, improve or equip, ~~or~~ or any combination thereof, ~~or~~ any project or projects authorized in the City Bond Law *or which is a mixed-use or transit-oriented community*, and to defray the cost of such enterprise wholly or in part by the issuance of the City's bonds or other securities payable wholly or in part from tax proceeds allocated to the Tax Increment Account pertaining to such enterprise pursuant to section 7A.190.



