

ASSEMBLY BILL NO. 558—COMMITTEE ON GOVERNMENT AFFAIRS

(ON BEHALF OF THE CITY OF RENO)

MARCH 26, 2007

Referred to Committee on Government Affairs

SUMMARY—Provides that governing bodies may not accept certain incomplete applications relating to land use. (BDR 22-431)

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.

AN ACT relating to land use planning; providing that governing bodies may not accept certain land use applications if the applications are incomplete; requiring governing bodies to describe the additional information required to make such an application complete; and providing other matters properly relating thereto.

Legislative Counsel's Digest:

- 1 Existing law authorizes the governing bodies of cities and counties to regulate
2 and restrict land use within their jurisdictions. (NRS 278.020) **Section 1** of this bill
3 provides that governing bodies may not accept land use applications if the
4 applications are incomplete. **Section 1** also requires governing bodies, when
5 returning incomplete applications, to: (1) describe to the applicant the additional
6 information required; and (2) if requested by the applicant, provide a copy of the
7 relevant provision of the ordinance, resolution or regulation that requires the
8 additional information or explain why the additional information is necessary.
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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 a new section to read as follows:
3 ***1. Any application submitted to a governing body or its***
4 ***designee that concerns any matter relating to land use planning***



1 *pursuant to NRS 278.010 to 278.630, inclusive, or any ordinance,*
2 *resolution or regulation adopted pursuant thereto, may not be*
3 *accepted by the governing body or its designee if the application is*
4 *incomplete.*

5 *2. The governing body or its designee shall, within 3 working*
6 *days after receiving an application of the type described in*
7 *subsection 1:*

8 *(a) Review the application for completeness;*

9 *(b) Accept the application if the governing body or its designee*
10 *finds that the application is complete or return the application if*
11 *the governing body or its designee finds that the application is*
12 *incomplete; and*

13 *(c) If the governing body or its designee returns the*
14 *application:*

15 *(1) Provide to the applicant a description of the additional*
16 *information required; and*

17 *(2) If requested by the applicant, provide to the applicant a*
18 *copy of the relevant provision of the ordinance, resolution or*
19 *regulation which specifically requires the additional information*
20 *or an explanation of why the additional information is necessary.*

21 **Sec. 2.** NRS 278.010 is hereby amended to read as follows:

22 278.010 As used in NRS 278.010 to 278.630, inclusive, *and*
23 *section 1 of this act*, unless the context otherwise requires, the
24 words and terms defined in NRS 278.0105 to 278.0195, inclusive,
25 have the meanings ascribed to them in those sections.

