

SENATE BILL NO. 85—COMMITTEE ON JUDICIARY

PREFILED JANUARY 7, 2011

Referred to Committee on Government Affairs

SUMMARY—Revises provisions governing land use decisions.
(BDR 22-99)

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; revising provisions relating to the appeal of land use decisions; and providing other matters properly relating thereto.

Legislative Counsel’s Digest:

1 Under existing law, the governing body of each city and county is required to
2 adopt an ordinance providing that an aggrieved person may appeal the decision of a
3 planning commission, board of adjustment, hearing examiner or other similar
4 official to the governing body. A person who is aggrieved by the decision of the
5 governing body concerning that appeal may appeal the decision of the governing
6 body to the district court by filing a petition for judicial review. (NRS 278.3195)
7 This bill authorizes an aggrieved person also to appeal to a district court a decision
8 of a governing body that considered a recommendation of a planning commission,
9 board of adjustment, hearing examiner or other similar official or a decision of a
10 governing body which was made without the necessity of a decision or
11 recommendation by a planning commission, board of adjustment, hearing examiner
12 or other similar official. In a county whose population is 400,000 or more (currently
13 Clark County), this bill also provides that, for the purpose of determining whether a
14 person who has filed a petition for judicial review of a decision of a governing body
15 is an aggrieved person who may seek judicial review of the decision: (1) the person
16 shall be deemed not to be aggrieved by the decision unless the person appeared
17 before the planning commission, board of adjustment, hearing examiner or other
18 similar official on the matter which is the subject of the decision and before the
19 governing body and fully set forth his or her position and the grounds in support of
20 that position; and (2) the person must not be determined to be aggrieved by the
21 decision solely on the basis that the decision may increase or create competition
22 which the person claims may be detrimental to his or her property rights or other
23 legal interests.



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

1 **Section 1.** NRS 278.3195 is hereby amended to read as
2 follows:

3 278.3195 1. Except as otherwise provided in NRS 278.310,
4 each governing body shall adopt an ordinance providing that any
5 person who is aggrieved by a decision of:

6 (a) The planning commission, if the governing body has created
7 a planning commission pursuant to NRS 278.030;

8 (b) The board of adjustment, if the governing body has created a
9 board of adjustment pursuant to NRS 278.270;

10 (c) A hearing examiner, if the governing body has appointed a
11 hearing examiner pursuant to NRS 278.262; or

12 (d) Any other person appointed or employed by the governing
13 body who is authorized to make administrative decisions regarding
14 the use of land,

15 ➤ may appeal the decision to the governing body. In a county
16 whose population is 400,000 or more, a person shall be deemed to
17 be aggrieved under an ordinance adopted pursuant to this subsection
18 if the person appeared, either in person, through an authorized
19 representative or in writing, before a person or entity described in
20 paragraphs (a) to (d), inclusive, on the matter which is the subject of
21 the decision.

22 2. Except as otherwise provided in NRS 278.310, an ordinance
23 adopted pursuant to subsection 1 must set forth, without limitation:

24 (a) The period within which an appeal must be filed with the
25 governing body.

26 (b) The procedures pursuant to which the governing body will
27 hear the appeal.

28 (c) That the governing body may affirm, modify or reverse a
29 decision.

30 (d) The period within which the governing body must render its
31 decision, except that:

32 (1) In a county whose population is 400,000 or more, that
33 period must not exceed 45 days.

34 (2) In a county whose population is less than 400,000, that
35 period must not exceed 60 days.

36 (e) That the decision of the governing body is a final decision
37 for the purpose of judicial review.

38 (f) That, in reviewing a decision, the governing body will be
39 guided by the statement of purpose underlying the regulation of the
40 improvement of land expressed in NRS 278.020.

41 (g) That the governing body may charge the appellant a fee for
42 the filing of an appeal.



1 3. In addition to the requirements set forth in subsection 2, in a
2 county whose population is 400,000 or more, an ordinance adopted
3 pursuant to subsection 1 must:

4 (a) Set forth procedures for the consolidation of appeals; and

5 (b) Prohibit the governing body from granting to an aggrieved
6 person more than two continuances on the same matter, unless the
7 governing body determines, upon good cause shown, that the
8 granting of additional continuances is warranted.

9 4. Any person who:

10 (a) Has appealed a decision to the governing body in accordance
11 with an ordinance adopted pursuant to subsection 1 ~~(c)~~ and *is*
12 *aggrieved by the decision of the governing body;*

13 (b) Is aggrieved by ~~the~~ a decision of ~~the~~ a governing body ~~(c)~~
14 *regarding the use of land in which the governing body considered*
15 *a recommendation of a person or entity described in paragraphs*
16 *(a) to (d), inclusive, of subsection 1; or*

17 (c) *Is aggrieved by a decision of a governing body which,*
18 *pursuant to the procedures contained in the applicable local*
19 *ordinance, was made without the necessity of a decision or*
20 *recommendation by a person or entity described in paragraphs (a)*
21 *to (d), inclusive, of subsection 1,*

22 *may appeal ~~that~~ the decision of the governing body to the*
23 *district court of the proper county by filing a petition for judicial*
24 *review within 25 days after the date of filing of notice of the*
25 *decision with the clerk or secretary of the governing body, as set*
26 *forth in NRS 278.0235.*

27 5. *In a county whose population is 400,000 or more, for the*
28 *purpose of determining whether a person who is appealing a*
29 *decision of a governing body by filing a petition for judicial review*
30 *is aggrieved by the decision:*

31 (a) *The person shall be deemed not to be aggrieved by the*
32 *decision unless the person appeared in person, through an*
33 *authorized representative or in writing and fully set forth his or*
34 *her position and the grounds in support of that position:*

35 (1) *Before the person or entity described in paragraphs (a)*
36 *to (d), inclusive, of subsection 1 that considered the matter, if*
37 *applicable; and*

38 (2) *Before the governing body; and*

39 (b) *The person must not be determined to be aggrieved by the*
40 *decision of the governing body solely on the basis that the decision*
41 *may increase or create competition that the person claims may be*
42 *detrimental to his or her property rights or other legal interests.*

43 6. *The provisions of this section do not apply to a petition to*
44 *designate the location of a proposed establishment as a gaming*
45 *enterprise district pursuant to NRS 463.3084 or 463.3086.*



- 1 **7.** As used in this section, “person” includes the Armed Forces
2 of the United States or an official component or representative
3 thereof.
4 **Sec. 2.** This act becomes effective on July 1, 2011.

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* S B 8 5 R 1 *