

**NRS 278.02521 Legislative intent.**

1. The Legislature recognizes the need for innovative strategies of planning and development that:
  - (a) Address the anticipated needs and demands of continued urbanization and the corresponding need to protect environmentally sensitive areas; and
  - (b) Will allow the development of less populous regions of this state if such regions:
    - (1) Seek increased economic development; and
    - (2) Have sufficient resources of land and water to accommodate development in a manner that is environmentally sound.
2. The Legislature further recognizes that innovative strategies of planning and development may be superior to conventional strategies of planning and development with respect to:
  - (a) Protecting environmentally sensitive areas;
  - (b) Maintaining the economic viability of agricultural and other predominantly rural land uses; and
  - (c) Providing cost-effective public facilities and services.
3. It is the intent of the Legislature that each comprehensive regional policy plan adopted or amended pursuant to this chapter should set forth a process of planning which:
  - (a) Allows for:
    - (1) The efficient use of land within existing urban areas; and
    - (2) The conversion of rural lands to other uses, if such other uses are appropriate and consistent with the provisions of this chapter and the master plan of each affected city and county.
  - (b) Uses innovative and flexible strategies of planning and development and creative techniques of land use planning which promote sustainable growth, including, without limitation, establishment of new towns, the maintenance of open space and mixed-use development.
4. It is the further intent of the Legislature that when the governing body of a local government adopts a master plan or zoning regulation, the plan or regulation should promote a strategy of maximizing the use of existing facilities and services through redevelopment, interspersing of new housing and businesses in established neighborhoods and other mechanisms for urban revitalization.
5. It is the further intent of the Legislature that the construction of public facilities and the provision of services necessary to support development should be coordinated with activities of development to ensure that demand for such facilities and services can be met at the time the demand is created. In carrying out this intent, local and regional governmental entities are encouraged to construct public facilities, provide services or carry out development in phases. Public facilities constructed and services provided to accommodate new development should be consistent with plans for capital improvements prepared pursuant to [NRS 278.0226](#).  
(Added to NRS by 1999, [1926](#))

**NRS 278.02528 Regional planning coalition to develop comprehensive regional policy plan; consultation; contents of plan; adoption or amendment of plan.**

1. The regional planning coalition shall develop a comprehensive regional policy plan for the balanced economic, social, physical, environmental and fiscal development and orderly management of the growth of the region for a period of at least 20 years. The comprehensive regional policy plan must contain recommendations of policy to carry out each part of the plan.
2. In developing the plan, the coalition:
  - (a) May consult with other entities that are interested or involved in regional planning within the county.
  - (b) Shall ensure that the comprehensive regional policy plan includes goals, policies, maps and other documents relating to:
    - (1) Conservation, including, without limitation, policies relating to the use and protection of natural resources.
    - (2) Population, including, without limitation, standardized projections for population growth in the region.
    - (3) Land use and development, including, without limitation, a map of land use plans that have been adopted by local governmental entities within the region.
    - (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.
- (Added to NRS by 1999, [1928](#); A 1999, [3370](#))

**NRS 278.02535 Regional planning coalition to study and develop incentives for interspersions of new housing and businesses in established neighborhoods.**

- 1. The regional planning coalition shall study and develop methods to provide incentives for the interspersions of new housing and businesses in established neighborhoods, including, without limitation, the:
    - (a) Creation of an expedited process for granting necessary permits for a development that features such interspersions; and
    - (b) Imposition of a fee for the extension of infrastructure to encourage such interspersions.
  - 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.
- (Added to NRS by 1999, [1928](#); A 1999, [3371](#))

**NRS 278.02542 Powers of regional planning coalition; establishment of definition of term “project of regional significance.”**

- 1. The regional planning coalition may:
  - (a) Coordinate sources of information;
  - (b) Recommend measures to increase the efficiency of governmental entities and services;
  - (c) Make recommendations regarding the disposal of federal land;
  - (d) Establish methods for resolving issues related to annexation, boundaries and other matters that arise between jurisdictions;
  - (e) At least every 5 years, review:
    - (1) Master plans, facilities plans and other similar plans, and amendments thereto, adopted by a governing body, regional agency, state agency or public utility that is located in whole or in part within the region; and
    - (2) The annual plan for capital improvements that is prepared by each local government in the region pursuant to [NRS 278.0226](#);
  - (f) Develop and recommend, to the extent practicable, standardized classifications for land use for the region;
  - (g) Consider and take necessary action with respect to any issue that the regional planning coalition determines will have a significant impact on the region, including, without limitation, projects of regional significance;
  - (h) Review, consider and make recommendations regarding applications submitted to agencies of the Federal Government and applications for federal assistance for federally-assisted programs or projects; and
  - (i) Designate allowable future land uses for each part of the county, including, without limitation, the identification of each category of land use in which the construction and operation of a public school is permissible. The identification of a category of land use in which the construction and operation of a public school is permissible must be carried out in consultation with the county school district and include a determination of whether there is sufficient land in the proximity of a residential development to meet projected needs for public schools.
- 2. The regional planning coalition shall establish a definition for the term “project of regional significance.” In establishing the definition, the regional planning coalition shall consider:
  - (a) Existing definitions of the term within the Nevada Revised Statutes; and

(b) That a project may have regional significance for several reasons, including, without limitation, the potential impact that the project may have on historic, archaeological, cultural, scenic and natural resources, public facilities and public services within the region.

(Added to NRS by 1999, [1929](#); A 1999, [3371](#); 2001, [2116](#))

**NRS 278.02549 Certain public entities to submit plans to regional planning coalition for review; certain public entities to ensure consistency of land use plans and decisions with comprehensive regional policy plan and certified plans.**

1. Each governing body, regional agency, state agency or public utility that is located in whole or in part within the region shall, at least every 5 years, submit to the regional planning coalition for its review all master plans, facilities plans and other similar plans of the governing body, regional agency, state agency or public utility.

2. Each regional agency and state agency that is located in whole or in part within the region shall, to the extent practicable, ensure that all its master plans, facilities plans and other similar plans and decisions pertaining to the use of land are consistent with:

(a) The comprehensive regional policy plan developed and adopted by the regional planning coalition pursuant to [NRS 278.02528](#); and

(b) The master plans, facilities plans and other similar plans of a city or county which have been certified by the regional planning coalition pursuant to subsection 4 of [NRS 278.02577](#) as being in substantial conformance with the comprehensive regional policy plan.

(Added to NRS by 1999, [1929](#); A 1999, [3372](#); 2001, [2117](#))

**NRS 278.02556 Certain public entities prohibited from adopting or amending certain plans after March 1, 2001, unless regional planning coalition afforded opportunity to make recommendations; exception.** Except as otherwise provided in this section, a governing body, regional agency, state agency or public utility that is located in whole or in part within the region shall not adopt a master plan, facilities plan or other similar plan, or an amendment thereto, after March 1, 2001, unless the regional planning coalition has been afforded an opportunity to make recommendations regarding the plan or amendment. A governing body, regional agency, state agency or public utility may adopt an amendment to a land use plan described in paragraph (f) of subsection 1 of [NRS 278.160](#) without affording the regional planning coalition the opportunity to make recommendations regarding the amendment.

(Added to NRS by 1999, [1929](#))

**NRS 278.02563 Regional planning coalition to annually prepare, adopt and submit budget to local governments in region.** The regional planning coalition shall, on or before July 1 of each year, prepare and adopt a budget for the immediately succeeding fiscal year and shall submit that budget to each of the local governments within the region as a recommendation for funding.

(Added to NRS by 1999, [1930](#))

**NRS 278.0257 Regional planning coalition authorized to employ persons and contract for services to carry out certain duties.** The regional planning coalition may employ persons or contract for services necessary to carry out:

1. The provisions of [NRS 278.02528](#) to [278.02577](#), inclusive; and
2. Other responsibilities set forth in the cooperative agreement pursuant to which the regional planning coalition was established pursuant to [NRS 278.02514](#).

(Added to NRS by 1999, [1930](#); A 1999, [3372](#))

**NRS 278.02577 Regional planning coalition to biennially review plans of public entities for conformance with comprehensive regional policy plan; procedure if nonconformance exists; determination of substantial conformance; certification; grants.**

1. At least every 5 years, the regional planning coalition shall review the master plans, facilities plans and other similar plans that it receives pursuant to [NRS 278.02549](#), and determine whether those plans are in substantial conformance with the comprehensive regional policy plan.

2. If the regional planning coalition determines that a plan reviewed pursuant to subsection 1 is not in substantial conformance with the comprehensive regional policy plan, the regional planning coalition shall return the plan to the submitting entity accompanied by recommendations regarding the manner in which the submitting entity may bring the plan into substantial conformance with the comprehensive regional policy plan.

3. Within 90 days after the date on which a submitting entity receives the plan and recommendations from the regional planning coalition pursuant to subsection 2, the submitting entity shall provide to the regional planning coalition a written response setting forth the:

(a) Manner in which the submitting entity changed the plan to be in substantial conformance with the comprehensive regional policy plan; or

(b) Reasons of the submitting entity for not bringing the plan into substantial conformance.

4. If the regional planning coalition determines that all the plans that a city or county is required to submit pursuant to [NRS 278.02549](#) are in substantial conformance with the comprehensive regional policy plan, the regional planning coalition shall issue to the city or county a certificate or other indicia of that determination. Upon receipt of such a certificate or other indicia, the city or county, until the next time the regional planning coalition reviews the plans of the city or county pursuant to subsection 1, is entitled to establish its own policies and procedures with respect to regional planning, to the extent that those policies and procedures do not conflict with federal or state law.

5. The regional planning coalition may, within the limits of legislative appropriations and other available money, provide grants to a city or county if the regional planning coalition has issued to the city or county a certificate or other indicia pursuant to subsection 4 of the determination of the regional planning coalition that all the plans that the city or county is required to submit pursuant to [NRS 278.02549](#) are in substantial conformance with the comprehensive regional policy plan. Grants provided to a city or county pursuant to this subsection must be expended by the city or county only to pay the costs of establishing, maintaining and carrying out programs related to land use planning.

(Added to NRS by 1999, [1930](#); A 1999, [3372](#); 2001, [2117](#))

### **Integrated, Long-Range Planning For Land Use, Transportation and Air Quality**

#### **NRS 278.02584 Regional planning coalition to cooperate with local air pollution control board and regional transportation commission for consistency of action and to carry out program of integrated, long-range planning; public hearings; preparation and submission of report.**

1. The regional planning coalition shall cooperate with the local air pollution control board and the regional transportation commission in the county in which it is located to:

(a) Ensure that the plans, policies and programs adopted by each of them are consistent to the greatest extent practicable.

(b) In addition to the comprehensive regional policy plan required by [NRS 278.02528](#), establish and carry out a program of integrated, long-range planning that conserves the economic, financial and natural resources of the region and supports a common vision of desired future conditions.

2. Before adopting or amending a plan, policy or program, the regional planning coalition shall:

(a) Consult with the local air pollution control board and the regional transportation commission; and

(b) Conduct hearings to solicit public comment on the consistency of the plan, policy or program with:

(1) The plans, policies and programs adopted or proposed to be adopted by the local air pollution control board and the regional transportation commission; and

(2) Plans for capital improvements that have been prepared pursuant to [NRS 278.0226](#).

3. If the program for control of air pollution established and administered by the local air pollution control board includes measures for the control of traffic or transportation, the regional planning coalition shall consider recommending the use of alternative land use designations, densities and design standards to meet local and regional needs with respect to transportation.

4. Not more than once every 2 years, the regional planning coalition shall:

(a) Prepare a report that summarizes the policies related to land use, transportation and air quality which it has adopted and which the local air pollution control board and the regional transportation commission have adopted; and

(b) Submit a copy of the report to the:

(1) County clerk of the appropriate county;

(2) Division of Environmental Protection of the State Department of Conservation and Natural Resources;

(3) Division of State Lands of the State Department of Conservation and Natural Resources; and

(4) Department of Transportation.

5. As used in this section:

(a) "Local air pollution control board" means a board that establishes a program for the control of air pollution pursuant to [NRS 445B.500](#).

(b) "Regional transportation commission" means a regional transportation commission created and organized in accordance with [chapter 373 of NRS](#).

(Added to NRS by 1999, [1974](#); A 1999, [3375](#))

### **Extension of Infrastructure to Undeveloped Areas**

#### **NRS 278.02591 Analysis by governing body of cost to construct infrastructure in undeveloped area: Establishment; contents; approval; provision to regional planning coalition.**

1. A governing body may establish, independently or in conjunction with another governing body, an analysis of the cost to construct infrastructure in an area which is relatively undeveloped and which is likely to become developed.

2. The analysis of the cost to construct infrastructure in an area that is relatively undeveloped must include, without limitation:

(a) A precise description of the area, either in the form of a legal description or by reference to roadways, lakes and waterways, railroads or similar landmarks, and township, county or city boundaries;

(b) An estimate of the expected total population of the area when the land becomes fully developed;

(c) An assessment of the infrastructure that will be necessary to support the area when it becomes fully developed according to the master plan adopted by the governing body pursuant to [NRS 278.220](#); and

(d) A plan for the development of the infrastructure which includes, without limitation:

(1) Any minimum requirements for the development of infrastructure that have been determined by the regional planning coalition;

(2) A plan to meet the anticipated needs of the area for police and fire protection, parks, roads, regional transportation and flood control facilities when the land becomes fully developed;

(3) An estimate of the date on which each phase of the development will occur;

(4) The manner in which the plan for the development of the infrastructure will be implemented; and

(5) An economic analysis of the cost to plan and develop fully the infrastructure for the area.

3. The governing body may, if it finds that the analysis of the projected need for infrastructure is consistent with the master plan, approve the analysis by ordinance.

4. The governing body shall provide the necessary copies of the analysis to the regional planning coalition for review and information.

(Added to NRS by 1999, [3364](#))

#### **NRS 278.02598 Governing body authorized to negotiate master development agreements to carry out plan for infrastructure.**

1. A governing body may carry out the plan for infrastructure by negotiating master development agreements, independently or in conjunction with an interlocal agreement for the area.

2. As used in this section, "master development agreement" means a written agreement:

(a) Between a governing body and a person who has a legal or equitable interest in land that is entered into upon the application of the person who wishes to develop that land;

(b) To enable the governing body to distribute equitably the costs to develop infrastructure for an area of land that is largely undeveloped; and

(c) That is based on an analysis of the need for infrastructure that is prepared pursuant to NRS 278.02591.

(Added to NRS by 1999, [3365](#))