

Star Stewart

Henderson, NV 89002

Telephone Transcript from Commerce & Labor Committee Meeting 3/29/2023

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Good Afternoon Members of the Committee,

My name is Star Stewart. I'm a Henderson resident, born and raised Nevadan, a taxpayer, a full-time working mom who has worked in the energy efficiency field for almost 25 years and I own a home inside the Mission rural neighborhood preservation area.

The Mission RNP is a beautiful neighborhood where the yards and homes are well taken care of, not because we have an HOA, because we don't, but because the residents in our neighborhood take pride in the area. We enjoy our rural lifestyles, we appreciate the beautiful Nevada desert, and we want to preserve it, not only for ourselves, but for generations to come.

I am one thousand percent opposed to AB 213 as it pertains to rural neighborhood preservation areas. I'm opposed to any language changes to the NRS that take protections away from rural neighborhood preservation areas.

There are approximately 30 acres of land across the street from me. This land has gone up for auction in the past, but it did not sell. Only large-scale developers have the kind of money it takes to buy land in bulk. I believe these developers don't want to buy the land now because the profit margin isn't good enough since they can only build one or two homes per acre. This bill would change that. We know local governments typically follow state laws and changes to those laws. As soon as this bill is passed a large developer could come in and build 4 or more homes per acre on that land. This would fundamentally change the character of our neighborhood, which was the original purpose of RNP protections in the first place and it would bring down home values in the process. The RNP language changes in this bill are not good for anyone except the builders and developers who want to add more money to their bank accounts.

I ask that no changes be made to the NRS pertaining to rural neighborhood preservation areas by either removing these sections of the bill or voting no on AB 213.

Thank you.