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Subject: Council Hearing Public Comment
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Submitted on Thu, 10/01/2026 - 7:03 PM

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Subject
2025 Comprehensive Plan Update

Date of Hearing
Thu, 10/01/2026

Comment
As a resident and owner in a family owned residential development and home building business here in Clark County, I am very concerned that the county's plans for addressing the housing affordability crisis are mis-guided. The barriers to home ownership are increasingly difficult to overcome. I am concerned that my college aged kids will not have a path to homeownership here in Clark County.

We have tried to develop land and build homes suitable for first time homebuyers and simply cannot do it. The cost of development (land, permits, impact fees) is too high and the review process is too slow. Zoning additional land for high rise apartment buildings will not result in affordable apartment units...developers are passing on those opportunities because they do not pencil. Relegating a significant portion of our population, people who are making steady incomes and trying to raise a family, to permanent renter status is wrong. We need additional land zoned for shared wall housing (townhomes) where each unit/home can be owned individually. Planning to only be able to build infill projects with this type of housing will also not adequately address the affordability crisis. We need to be able to build larger projects of single family attached housing to bring costs down per unit to the $300-$500K range. Please reevaluate to allow more developable land into the boundary.

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