

From: [Kris](#)
To: [Planning Department](#); [Hope Sullivan](#); [Lena Reseck](#)
Subject: LU-2021-0346 Hwy 50 Letter of Resident Request for Denial
Date: Tuesday, October 26, 2021 4:28:53 PM

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Hello Planning Commission,

Dear Ms. Theresa Green-Preston, Mr. Charles Borders, Mr. Jay Wiggins, Mr. Paul Esswein, Mr. Richard Perry, Ms. Sena Loyd, and Mr. Nathaniel Killgore.

It is with significant dismay that I write all of you regarding this topic.

I have long since opposed the Billboard at 4440 Highway 50 East, here in Carson City (since 2006 or 2007 - can provide substantiating documentation). I am hereby writing to oppose approval of the billboard.

Why? The Billboard significantly reduces the pleasant use and enjoyment of my property at 2708 Gardner Lane, Carson City, NV, 89706.

Explanation: The billboard is lit up brightly at night and shines directly in my back slider door, near my dinner table. It is impossible for the billboard to not be annoying to us during the night times because of this. Furthermore, the billboard blocks my direct views of Job's Peak from this rear slider door.

Having this billboard to the rear of my home does impact the property value negatively, because of it's size and un-natural look.

I am also not certain that the sign company is maintaining the required landscaping requirement as part of the original approval conditions for the billboard. Additionally, there have been times in the past when this and other billboards were blank/unused (one is blank now above Nevada Power Products further west of this location) indicating that the billboards don't even have strong usage or need/value in the community.

I have lived in this home since 2006 and opposed the billboard every time it has come up for re-approval. I am not sure why records are not found from this; Walt Sullivan personally had to mediate tense meetings with me and Yesco sign at the time, despite my significant opposition. Yesco was proven to have behaved unprofessionally and even walked out of the meetings with Walt and myself.

Mr. Herman Bauer, the owner of the property, also has not kept up with the required fencing and has never put up the at least 8ft cinderblock wall which would go along with any new developments. When the billboard was approved, Mr. Bauer wrote a letter indicating that he would do this, and since that time the property has exchanged some old stored junk for other stored junk.

I am happy to provide copies of the original documentation and my opposition to this project previously.

Lastly, I raise my daughter in this home. I do everything I can to make it a safe and pleasant place to live. Please reconsider the billboard and deny it. It is a detriment to the use and enjoyment of my property, and has reduced my property's overall value (billboard was not present when the property was purchased).

Thank you,
Kris W.
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