

THE WICKSTEAD FAMILY
CARSON CITY, NEVADA

27th Oct. 2021

2708 Gardner Lane
Carson City, NV 89706
(775) 684-9130 Mobile Phone
kww@engineer.com

To: Carson City Planning Dept.
Attention: LU-2021-0346

Hi, My name is Kristoffer Wickstead,

(Formerly of Redevelopment Authority, former Chamber Board member, former Leadership 2012, and property owner since 2001. Furthermore, I worked closely with, and gained legal and appropriate approval from the planning and building departments for my steel building workshop, on same property as my home, in 2006-2007.)

I am here to oppose the billboard at 4440 Highway 50 East, as I have done multiple times in the past.

Just some facts:

- The billboard has been consistently opposed whenever it has come up for review.
 - Specifically in December 2006, October 2011, and at other times.
- I also wrote two letters of complaint and opposition of this billboard to Yesco sign originally, and have certified letter receipts to substantiate them. Yesco VP was forced to reply to these letters as a result of their negligence in the original permit and related conditions as required by Marv Texiera and Mr. Walt Sullivan.
- At the same time of subsequent reviews of this billboard for approval (2011 notably), other billboards were blank along highway 50 (example, the billboard by the mobile home park just east of CVS was blank back then).
 - Currently, the billboard facing west above Nevada Power Products is blank.
- If I am not mistaken this billboard is indeed within very close to the 300 ft requirement. In fact it was so close to my property that they had to send out surveyors to make sure it wouldn't be over the 300ft boundary of my property APN 008-281-11. It could be the closest billboard to any property for billboards.

With respect to the conditions for approval, I will acknowledge that views may not necessarily be a consideration. However, there is a significant amount of glare at night which I can substantiate via the below photos.

Condition #2: "The project will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and is compatible with and preserves the character and integrity of adjacent development and neighborhoods or includes improvements or modifications either on-site or within the public right-of-way to mitigate development related to adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity."

In fact, there is so much glare that it washes out most of the details of the billboard advertisement in the photos which I took on 26th October 2021:



This glare is enough to permeate light into my back yard at night and reflect off the back of my home. A noticeable half casting of light over the fence appears in this photo – there is no other sign lighting or otherwise nearly as bright as this which is causing such glare.



Both of the above photos are unedited and were taken 26 October 2021

Carson City is a wonderful place to live and raise children. Billboards are blight, and no doubt a detraction from the wonderful city. I live in, and have been raising my younger daughter Shelby and will be continuing to raise her here in the coming years. My home is not a rental. This billboard detrimentally affects my property value.

I hope you will take this into serious consideration. I respect and appreciate the sign company's desire to make money on this property and billboard, but it no doubt comes at my expense.

Thank you for your time and review.

Sincerely,

A handwritten signature in black ink, appearing to read 'KW', written over the word 'Sincerely,'.

Kristoffer W. Wickstead