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April 24, 2017

Jonathan Boyles
City of Las Vegas Department of Planning
Development Services Center
333 N. Rancho Dr., 3rd Floor
Las Vegas, NV 89106

Dear Jonathan:

Site Development Plan Review – Public hearing – Applicant/owner: Ronald Yoshimitsu Hirahara Trust – For possible action on a request for a Variance to allow a 6-foot tall solid wall/chain-link fence with a 2-foot razor/barbed wire in the side yard area where a maximum of eight feet with no razor wire is allowed on 1.06 acres at 800 W Bonanza Road (APN 139-28-703-016) C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-69787]


As owner/agent of the property at 800 W Bonanza Las Vegas, we are concerned that there is a dangerous condition on the property that deserves your prompt attention.

We lease to a landscaping company that has been broken into at least 3 times since they took occupancy 6 months ago. The prior lessee left because of the numerous break-ins and due to the fact that they could not keep the homeless people from squatting on the property. The current tenant was notified by the city that they were responsible to evict the homeless squatters living on the property. Due to the dangerous nature of the stored equipment, it has been a concern to the current lessee that the homeless people squatting inside of the yard could be injured on the equipment. There is also a concern that they may gain access to the building itself and place the company security in jeopardy. This neighborhood has shown to be an area of frequent burglaries and general criminal activity.

The top razor wire and barbed wire section of the fence was installed by the previous lessee and they did not obtain a permit to do so, nor did they know that it was required. It was done to protect the lessee's assets, employees, and customers frequenting the site. The previous lessee ended their lease because of the security issues as described above and it is a strong possibility for this to happen again should this not be approved.

Thank you very much for your consideration on this matter.

If you have any further questions or if I can be of assistance, please do not hesitate to contact me.



Lori Smith
Property Manager
Ohana Realty

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