

**CITY OF NORTH LAS VEGAS  
REGULAR REDEVELOPMENT AGENCY MEETING MINUTES**

June 2, 2004

Website - <http://www.cityofnorthlasvegas.com>

CHAIRMAN ROBERT L. ELIASON  
VICE CHAIRMAN SHARI BUCK

**CALL TO ORDER** 5:46 P.M., Council Chambers, 2200 Civic Center Drive,  
North Las Vegas, Nevada

**ROLL CALL**

**PRESENT**

Shari Buck, Vice Chairman  
Michael L. Montandon, Board Member  
William E. Robinson, Board Member  
Stephanie S. Smith, Board Member

**EXCUSED**

Robert L. Eliason, Chairman

**STAFF PRESENT**

City Manager Gregory Rose  
Assistant City Manager Dan Tarwater  
City Attorney Sean McGowan  
City Clerk Karen L. Storms  
Acting Community Development Director Kenny Young  
Neighborhood Services Coordinator Wally Peterson

**WELCOME**

Vice Chairman Shari Buck

**VERIFICATION**

Karen L. Storms, CMC, City Clerk

## AGENDA

1. **APPROVAL OF THE REGULAR REDEVELOPMENT AGENCY AGENDA OF JUNE 2, 2004.**

ACTION: APPROVED

MOTION: Board Member Robinson

SECOND: Board Member Smith

AYES: Vice Chairman Buck, Board Members Montandon, Robinson and Smith

NAYS: None

ABSTAIN: None

## BUSINESS

2. **UN-69-04; AN APPLICATION SUBMITTED BY CONTINENTAL FINANCIAL ENTERPRISES, INC. ON BEHALF OF WEINGARTEN NOSTAT, INC., PROPERTY OWNER, FOR A USE PERMIT IN AN R-A/CR REDEVELOPMENT AREA COMMERCIAL/RETAIL SUBDISTRICT TO ALLOW A FINANCIAL INSTITUTION CONSISTING OF AUTO TITLE LOANS, SIGNATURE LOANS AND INSTALLMENT LOANS ON PROPERTY LOCATED AT 2117 EAST LAKE MEAD BOULEVARD.**

Acting Community Development Director Kenny Young stated on May 12, 2004 the Planning Commission affirmed by a 6-1 vote, the Redevelopment Agency Staff's recommendation to deny the application for a Special Use Permit to Continental Financial Enterprises. Redevelopment Staff had consistently recommended denial of auto title loans and the proposed financial institution within the Redevelopment Area per Section 17.28.050.C.2 of the Municipal Code, based upon the following facts (1) that the proposed use of the particular location was necessary, desirable to provide a service or facility which would contribute to the general well-being of the neighborhood or the community (2) that such a use would not under the circumstances of a particular case be detrimental to the health, safety, or general welfare of the persons residing or working in the vicinity or injurious to property or improvements in the vicinity and (3) that the proposed use would comply with the regulations, conditions specified in this Code for such a use and that granting of this Special Use Permit would not adversely affect the Master Plan or

Comprehensive Plan of the City. If the Redevelopment Agency Board determined the Use Permit was warranted, Staff recommended that UN-69-04 be subject to the following conditions:

(1) The Special Use Permit was site specific and non-transferrable, that unless expressly authorized, to a variance waiver or another approval method, (2) this development shall comply with all applicable codes and ordinances and (3) any expansions to the proposed use be subject to the Redevelopment Agency Board review and approval.

Councilwoman Smith noted the applicant and/or representative was not present and asked Acting Community Development Director Young whether anyone came forward at the Planning Commission meeting regarding this item and Director Young advised they had.

Mayor Montandon stated the City had worked hard to create a Community Action Group who assisted individuals in the Redevelopment Area with financial support, counseling and income tax preparation. Mayor Montandon added this group educated citizens not to use these types of services and the City's support of them would be hypocritical.

ACTION: UN-69-04 DENIED

MOTION: Board Member Montandon

SECOND: Board Member Robinson

AYES: Vice Chairman Buck, Board Members Montandon, Robinson and Smith

NAYS: None

ABSTAIN: None

## **PUBLIC FORUM**

There were no public participants.

## **ADJOURNMENT**

ACTION: THE MEETING ADJOURNED AT 5:50 P.M.

MOTION: Board Member Robinson

SECOND: Board Member Smith

AYES: Vice Chairman Buck, Board Members Montandon, Robinson and Smith

NAYS: None

ABSTAIN: None

**APPROVED: August 4, 2004**

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Robert L. Eliason, Chairman

**ATTEST:**

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Karen L. Storms, CMC, Agency Secretary