

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

June 1, 2005

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

CHAIRMAN ROBERT L. ELIASON
VICE CHAIRMAN SHARI BUCK

CALL TO ORDER 5:03 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
City Attorney Sean McGowan
City Clerk Karen L. Storms
Fire Chief Al Gillespie
Planning and Development Director Jory Stewart
Redevelopment Manager Larry Bender

WELCOME Vice Chairman Shari Buck

VERIFICATION Karen L. Storms, CMC
City Clerk

AGENDA

1. **APPROVAL OF THE REGULAR REDEVELOPMENT AGENCY AGENDA OF JUNE 1, 2005.**

ACTION: APPROVED

MOTION: Board Member Smith
SECOND: Board Member Montandon
AYES: Vice Chairman Buck, Board Members Montandon, Robinson and Smith
NAYS: None
ABSTAIN: None

PUBLIC HEARING

2. **UN-15-05 (MAZZ DINERO RAPIDO #5); AN APPLICATION SUBMITTED BY DOS COMPADRES, INC., ON BEHALF OF DAHLAS J. AND MEIKO ANTOKU, ET AL, PROPERTY OWNER, FOR A USE PERMIT IN AN RA/CR REDEVELOPMENT AREA COMMERCIAL/RETAIL SUBDISTRICT TO ALLOW A FINANCIAL INSTITUTION (CHECK CASHING) ON PROPERTY LOCATED AT 2039 CIVIC CENTER DRIVE, APN NO. 139-23-610-001. (CONTINUED MAY 4, 2005)**

Redevelopment Manager Larry Bender advised the applicant proposed to relocate from inside a grocery store to a stand-alone facility. After clarification of the definition of "deferred deposit", Staff recommended denial of the request.

Scott Lopez, Mazz Dinero Rapido #5, 2021 Civic Center Drive, North Las Vegas, owner of Mazz Dinero Rapido #5, stated "deferred deposit" is the correct terminology for payday loans. Mr. Lopez said he would agree to eliminate the deferred deposit service from the business if the Board would approve the Use Permit required to relocate to a stand-alone facility. Board Member Robinson asked if it were possible to monitor the business to ensure the deferred deposit exclusion was being followed. City Manager Rose replied Business License had the capability to monitor the operation of such businesses on an annual basis, as well as conduct periodic random checks.

Vice Chairman Buck asked City Attorney Sean McGowan if there were any other requirements for Mr. Lopez to relocate his business. City Attorney McGowan responded since there was an existing business, the only requirement would be to secure the Use Permit to relocate to a separate free-standing location.

ACTION: APPROVED WITHOUT DEFERRED DEPOSIT

MOTION: Board Member Montandon
SECOND: Vice Chairman Buck
AYES: Vice Chairman Buck, Board Members Montandon and Eliason
NAYS: Board Member Robinson
ABSTAIN: None

BUSINESS

3. **VN-14-05; AN APPLICATION SUBMITTED BY MONTERREY INVESTMENTS, LLC, ON BEHALF OF LUIS E. RODRIGUEZ, PROPERTY OWNER, REQUESTING A VARIANCE TO ALLOW A SIDEYARD SETBACK OF FIVE FEET (5') WHERE A MINIMUM SIDEYARD SETBACK OF TEN FEET (10') IS REQUIRED FOR PROPERTY LOCATED AT 1811 HOOVER STREET.**

Redevelopment Manager Larry Bender stated the Planning Commission and Staff recommended approval.

John Pisciotto, 8367 West Flamingo Road, Las Vegas, representative for the applicant, requested approval.

ACTION: APPROVED

MOTION: Board Member Montandon

SECOND: Board Member Robinson

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

NAYS: None

ABSTAIN: None

4. **VN-15-05; AN APPLICATION SUBMITTED BY MONTERREY INVESTMENTS, LLC, ON BEHALF OF LUISE. RODRIGUEZ, PROPERTY OWNER, REQUESTING A VARIANCE TO ALLOW A SIDEYARD SETBACK OF FIVE FEET (5') WHERE A MINIMUM SIDEYARD SETBACK OF TEN FEET (10') IS REQUIRED FOR PROPERTY LOCATED AT 1810 HARDING STREET.**

Redevelopment Manager Larry Bender stated the Planning Commission and Staff recommended approval.

ACTION: APPROVED

MOTION: Board Member Robinson

SECOND: Board Member Montandon

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

NAYS: None

ABSTAIN: None

5. APPROVAL OF A REDEVELOPMENT AGENCY GRANT IN AN AMOUNT NOT TO EXCEED \$30,000 FOR FACADE IMPROVEMENTS FOR THE SILVER NUGGET CASINO LOCATED AT 2140 NORTH LAS VEGAS BOULEVARD.

Redevelopment Manager Larry Bender stated the Silver Nugget Casino planned to renovate their building frontage, parking lot, block wall and landscaping which would greatly improve the aesthetic appearance of Las Vegas Boulevard North. Public sector funds would only be provided on a reimbursement basis upon completion of the project. Staff recommended approval.

Brian Mahoney, Silver Nugget Casino, 2140 North Las Vegas Boulevard, North Las Vegas, stated he was anxious to get the renovation under way and thanked the City for their assistance.

Board Member Smith asked if a condition was included in the agreement stating the City would receive repayment if the property were sold. Mr. Mahoney stated he would be agreeable to having the condition added to the agreement. Manager Bender stated a caveat could be added to the agreement that if the property were sold within the first year, \$20,000 would be paid back to the Redevelopment Agency. The amount would be reduced to \$10,000 if the property were sold in the second year.

ACTION: APPROVED, AS AMENDED WITH THE FOLLOWING CONDITION:

If the property is sold within the first year after receipt of the grant, the Redevelopment Agency would be reimbursed \$20,000. If it is sold in the second year, the Agency would be reimbursed \$10,000.

MOTION: Board Member Robinson

SECOND: Board Member Montandon

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

NAYS: None

ABSTAIN: None

PUBLIC FORUM

There was no public participation.

ADJOURNMENT

ACTION: THE MEETING ADJOURNED AT 5:21 P.M.

MOTION: Board Member Robinson

SECOND: Board Member Montandon

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

NAYS: None

ABSTAIN: None

APPROVED: July 6, 2005

Shari Buck, Vice Chairman

ATTEST:

Karen L. Storms, CMC, Agency Secretary