

**CITY COUNCIL MEETING OF
October 18, 2006**

VERBATIM EXCERPT – ITEM 141 – SUP-15347

**Item 141 – SUP-15347 – PUBLIC HEARING – APPLICANT: SUN LOAN COMPANY –
OWNER: PLAZA LOS ARCOS, LLC – Request for a Special Use Permit for a proposed
financial Institution, specified and a waiver of the 1,000-foot distance separation
requirement from other financial institutions, specified at 7591 Washington Avenue, Suite
140 and 150 (APN 138-27-301-015), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).**

**NOTE: The correct applicant is Jim Marchesi/Check City and the correct owners is
Buffalo Washington III.**

Appearance List:

MATT BROWN

OSCAR GOODMAN, Mayor

GARY REESE, Councilman

MARGO WHEELER, Director of Planning and Development Department

LOIS TARKANIAN, Councilwoman

BRYAN SCOTT, Deputy City Attorney

BARBARA JO RONEMUS, City Clerk

STEVE WOLFSON, Councilman

10 minutes

Typed by: Angela Crolli

Proofed by: Ydo Yturralde

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24 **MATT BROWN**

25 I'd like to speak about one of the items.

26

27 **MAYOR GOODMAN**

28 Why don't you come on up, please. You have to give us your name.

29

30 **MATT BROWN**

31 My name is Matt Brown. I was here to speak about Item Number 141. Will I be able to do that if
32 it's held today? I will not be here on November the first.

33

34 **MAYOR GOODMAN**

35 I'll let you do it, of course.

36

37 **MATT BROWN**

38 Okay. Okay, thank you.

39

40 **MAYOR GOODMAN**

41 Yes, when we call the, when we get there, raise your hand and I'll be happy to have you speak.

42

43 **COUNCILMAN REESE**

44 Are there any other items?

45

46 **MARGO WHEELER**

47 Sir, that, excuse me, if I may, Mayor Pro Tem and Mayor, that's an abeyed item. So, we will not

48 --

49

50 **MAYOR GOODMAN**

51 Oh, we won't get there?

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52 **MARGO WHEELER**

53 No Sir.

54

55 **MAYOR GOODMAN**

56 All right, I want to give the, if he's not gonna be here, I want to give him the opportunity to
57 speak. Now? Very good. If he, come on up sir, please. This is on Item 141. Let me read that. It's
58 SUP-15347, Sun Loan Company, Plaza Los Arcos, LLC. Request for a Special Use Permit for a
59 financial institution at 7591 Washington Avenue. Yes, Sir.

60

61 **MATT BROWN**

62 Can you see the picture?

63

64 **MAYOR GOODMAN**

65 Do we have the overhead? Yes, we see it.

66

67 **MATT BROWN**

68 My name is Matt Brown. I'm the District Manager for Dollar Financial Group. We do businesses
69 loan (inaudible) for the State of Nevada. I'm here today to come and request your sincere
70 consideration for enforcement of the 1000-foot requirement been placed by the City for financial
71 institutions. As you can see from my pictures, the Special Use Permit 15347, by applicant, Check
72 City, would allow for another identical financial institution within 96 feet of our current facility.
73 Can you see that picture?

74

75 **MAYOR GOODMAN**

76 Yes, we can.

77

78 **MATT BROWN**

79 Okay. I've got one more here that shows --

80

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81 **MAYOR GOODMAN**

82 All right.

83

84 **MATT BROWN**

85 -- this is looking from our store at the back side of what will be their proposed site. A hundred
86 feet would put us in their back room. I'm not here to debate the legitimacy of our industry; I'm
87 simply here as a representative for the largest international lender of pay loans and check cashing
88 services to ask for your sincere respect.

89 Please understand that the City Planning Commission has already severely infected, impacted our
90 ability to run our business to the fullest by allowing this building to be built to begin with. At its
91 lowest point this new building is 10 feet above grade of anything in our existing system. It
92 completely hid our--plaza.

93 To allow this direct competitor to set up shop in our front door would be forthcoming, would be
94 a fatal blow (inaudible) to run a respectful and decent business. First we are hidden and next we
95 are slapped in the face with the competitor right in direct shot of our store, not even across the
96 street, 96 feet from our front door.

97 While I understand the Planning Commission has recommended approval, I respectfully ask that
98 you reconsider the recommendation and turn the Special Use Permit down. Anything less would
99 be devastating to those of us who work very hard to build a business and clientele and a
100 relationship with those who live in that area.

101 We already lost two tenants in our plaza and we have one more that's getting ready to vacate. We
102 are all for competition promoting to be in good business, but believe in fair standards and the
103 enforcement of policies of the City. We have, on multiple occasions, come before the City
104 Council and asked for a Special Use Permit waiver when we're dealing with, maybe, eight or
105 nine hundred feet and it's been denied every time. But, yet, they're within a hundred feet and the
106 Planning Commission recommended approval.

107 I kind of ask you today to do the right thing and deny this request. This is not eight hundred and
108 ninety-six feet. It's a 96-foot separation. I (inaudible) see you'll send a clear message that fair
109 enforcement is good business. Mayor and members of the Council, thank you for your time.

110

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111 **MAYOR GOODMAN**

112 All right. Thank you, and Councilman, Councilwoman Tarkanian, I believe that's in Ward 1, so -

113

114 **COUNCILWOMAN TARKANIAN**

115 Yes, it is.

116

117 **MAYOR GOODMAN**

118 -- we'll incorporate those remarks into the record, so, when we have the opportunity to --

119

120 **COUNCILWOMAN TARKANIAN**

121 I, could I just have your name and telephone number, though.

122

123 **MATT BROWN**

124 Yes, my name is Matt Brown and my phone number is 8-0-9-6-5 --

125

126 **BRYAN SCOTT**

127 Wait, you probably--want to wait and do that off camera.

128

129 **MATT BROWN**

130 Oh, okay, well --

131

132 **MAYOR GOODMAN**

133 All right.

134

135 **COUNCILWOMAN TARKANIAN**

136 Okay. Off camera, then.

137

138 **MATT BROWN**

139 All right. Okay, thanks.

140

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141 **COUNCILWOMAN TARKANIAN**

142 I just wanted to say the reason why we abeyed it, was because we had some questions about it.

143 So, thank you for coming.

144

145 **MATT BROWN**

146 Yeah, if I can -- thank you very much.

147

148 **MAYOR GOODMAN**

149 Okay, and let's have a transcript of his remarks in our backup material.

150

151 **BARBARA JO RONEMUS**

152 Okay.

153

154 **COUNCILMAN WOLFSON**

155 Mayor Goodman.

156

157 **MAYOR GOODMAN**

158 Yes.

159

160 **COUNCILMAN WOLFSON**

161 And that was going to be a question I had, from a technological standpoint, 'cause the gentleman

162 made some -- compelling arguments, and I wanted to be able to refresh my memory with what he

163 said. So, a transcript in our backup is a great idea. Thank you.

164

165 **MAYOR GOODMAN**

166 Thank you.

167

168

(END OF DISCUSSION)

169 /ac; yy