



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

24-0049
02/13/2024

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Site Development Plan Review

Project Address (Location) 731 Effinger Street, Las Vegas, NV 89101

Project Name McKnight Senior Village IV **Proposed Use** Senior Housing

Assessor's Parcel #(s) 139-25-410-046 **Ward #** 3

General Plan: Existing TOD-2 Proposed TOD-2 **Zoning:** Existing R4 Proposed R4

Additional Information Applying for bonus density in TOD-2 Title 19.17 re affordable housing. Waiver re building orientation, residential adjacency, perimeter landscape located outside perimeter wall on Effinger St, not on inside of wall, & waiver for entry car stacking.

Property Owner Kardia Properties, LLC **Contact** Mario Gonzales

Address 28052 Camino Capistrano, #112 **City** Laguna Niguel **State** CA **Zip** 92677

E-mail mario@dcthomes.com **Phone** _____

Applicant George Gekakis, Inc. **Contact** George Gekakis

Address 2655 S. Rainbow Blvd., #401 **City** Las Vegas **State** NV **Zip** 89146

E-mail ggi@gekakis.com **Phone** 702-364-8027

Representative George Gekakis, Inc. **Contact** George Gekakis

Address 2655 S. Rainbow Blvd., #401 **City** Las Vegas **State** NV **Zip** 89146

E-mail ggi@gekakis.com **Phone** 702-364-8027

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official _____ **Partner(s)** _____

Partner(s) _____

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature _____

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name MARIO GONZALES

Subscribed and sworn before me

This 5 day of February, 20 24

Mscuenin's, Notary Public

Notary Public in and for said County and State

See attached

CALIFORNIA JURAT

GOVERNMENT CODE § 8202

24-0049
02/13/2024

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

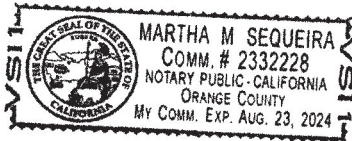
Subscribed and sworn to (or affirmed) before me on
this 5 day of February, 2024, by
Date Month Year

(1) Mario Gonzalez

(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to
be the person(s) who appeared before me.

Signature M Sequeira
Signature of Notary Public



Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or
fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Application/Petition Form and Statement
OF Financial Interest

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
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24-0019
02/13/2024

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Variance

Project Address (Location) 731 Effinger Street, Las Vegas, NV 89101

Project Name McKnight Senior Village IV **Proposed Use** Senior Housing

Assessor's Parcel #(s) 139-25-410-046 **Ward #** 3

General Plan: Existing TOD-2 Proposed TOD-2 **Zoning:** Existing R4 Proposed R4

Additional Information Variance to allow for 10' perimeter wall to match existing development.

Property Owner Kardia Properties, LLC **Contact** Mario Gonzales

Address 28052 Camino Capistrano, #112 **City** Laguna Niguel **State** CA **Zip** 92677

E-mail mario@dcthomes.com **Phone** 949-364-1988

Applicant George Gekakis, Inc. **Contact** George Gekakis

Address 2655 S. Rainbow Blvd., #401 **City** Las Vegas **State** NV **Zip** 89146

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Notary Public in and for said County and State

see attached

CALIFORNIA JURAT

GOVERNMENT CODE § 8202

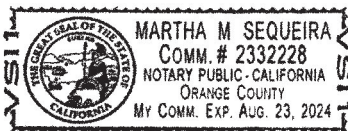
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State of California

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Date Month Year



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(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to
be the person(s) who appeared before me.

Signature M Sequeira
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

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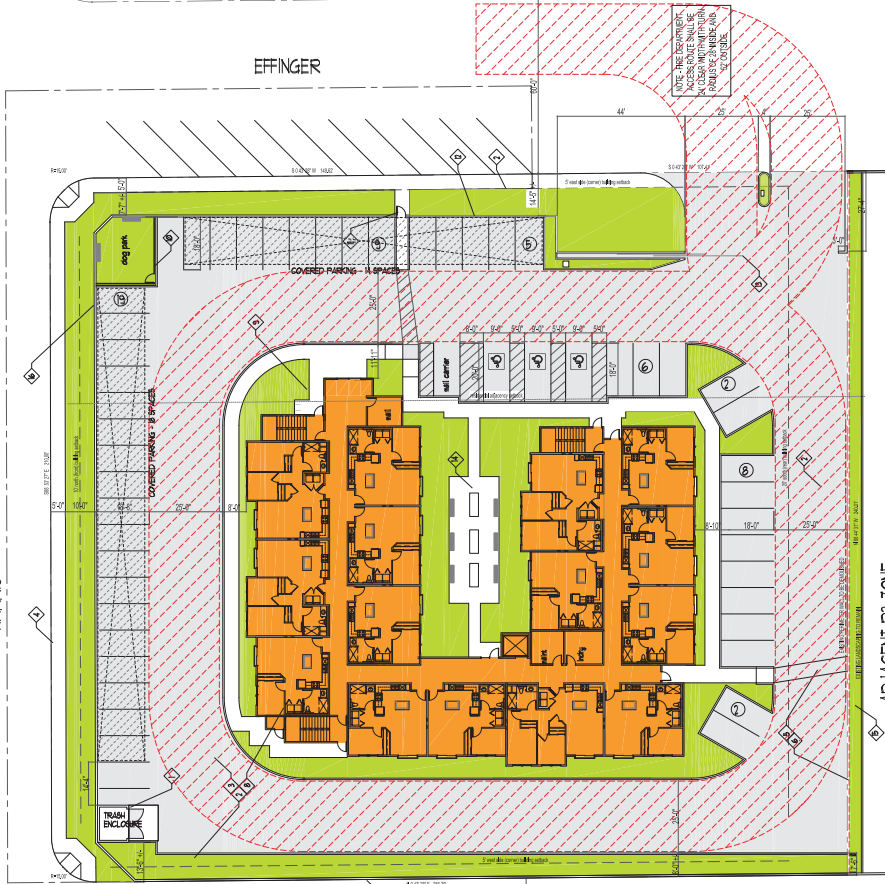
This architectural drawing shows a section of a building facade. A dashed line, labeled 'SECTION LINE' and 'SECTION LINE', indicates a break in the structure. The drawing includes a vertical section line on the left, a horizontal section line at the top, and a vertical section line on the right. The building facade is shown with a grid of windows and a door. The drawing is labeled 'SECTION LINE' and 'SECTION LINE'.



UNIT TYPE	AREA (NET)	1st FLOOR	2nd FLOOR	3rd FLOOR	4th FLOOR	GRAND TOTAL
1A	64 SF	12	12	12	12	48
2A	801 SF	3	3	3	3	12
TOTAL'S		15	15	15	15	60

- ## NOTES
1. SEE CHART FOR ALL INLAND COUNTRIES, MOUNTAIN COUNTRIES, AND ISLAND COUNTRIES, ETC.
 2. ALL COUNTRIES HAVE A 10% TAX ON PARKING SPACES. (SEE CHART FOR COUNTRIES WITH A 15% TAX ON PARKING SPACES.)
 3. A 10% TAX ON ANY DIRECTION FOR HANDICAPPED PARKING SPACES. (SEE CHART FOR COUNTRIES WITH A 15% TAX ON ANY DIRECTION FOR HANDICAPPED PARKING SPACES.)
 4. ACCESSIBLE ROUTE TO THE PUBLIC WAY SHALL HAVE A SLOPE OF 3% OR LESS. (SEE CHART FOR COUNTRIES WITH A 4% SLOPE.)

KEYNOTES	
<ul style="list-style-type: none"> • Description <ul style="list-style-type: none"> 1. SUGCO EXITS TRAIL BEHIND WATERS 2. LAKECUFF AREA 3. AC PAVING 4. CONCRETE SIGNALING CARD AND GUTTER 5. ACCESS ROUTE TO ADJACENT COMPLEX - ALUM AND BEER 6. REMOVE EXISTING PAVEMENT WITH DITCHING PAVE 7. ALUM AND BEER PAVEMENT WITH EXISTING ALUM (NO LILLY) 8. FEE RISER 9. BICYCLE PARKING 10. 4" URGHOUT NON 10' X 6" GATE 11. 4" URGHOUT NON 10' X 6" GATE 12. NO 10' X 6" DESTRUCTIVE ACCESS TO PAVEMENT WALL 13. URGHOUT NON AUTOMATIC ROLLING GATE 14. COURTLY AND 4" BICYCLES AND PLANTS 15. EXISTING LANDSCAPING TO REMAIN 16. NO 10' X 6" DESTRUCTIVE ALUM (SUGCO EXITS WITH URGHOUT NON 10' X 6" - 4" ELEV) 	<div style="border: 2px solid red; padding: 10px; text-align: center;"> <p>24-0049</p> <p>03/18/2024</p> </div>

[illegible]

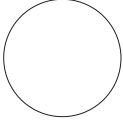


1st FLOOR PLAN
SCALE: 1/8" = 1'-0"

KEYNOTES

- 1. DESCRIPTION
- 2. FINE LINE
- 3. PRIVATE ENTRY - 46 BLDG AUTOMATIC - PROVIDE RETIRED ACCESS
- 4. HALLWAY
- 5. ELEVATOR
- 6. CORRIDOR

24-0049
03/18/2024



FOR THE CITY OF LAS VEGAS
CITY OF LAS VEGAS
NEVADA



KC CAMIE
ARCHITECT
BRUNNEN ARCHITECTURE
PO BOX 9531
HENDERSON NV 89005

REVISIONS

DATE:

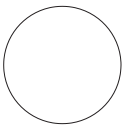
JOB:

PROPOSED SENIOR APARTMENTS
MCKNIGHT SENIOR VILLAGE IV
CITY OF LAS VEGAS
NEVADA

FOR THE CITY OF LAS VEGAS
CITY OF LAS VEGAS
NEVADA

FOR THE CITY OF LAS VEGAS
CITY OF LAS VEGAS
NEVADA

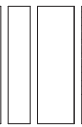
A2.00



NOT TO SCALE
THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
ALL FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
ALL MATERIALS AND METHODS OF CONSTRUCTION ARE TO BE DETERMINED BY THE ARCHITECT.
ALL WORK IS TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
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KC CAMIE
ARCHITECT
SOLUTIONS DE L'INTERIEUR
PO BOX 9531
HERNDON VA 22033
TEL 703-541-3413
kccamie@gmail.com



REVISIONS

JOB:

DATE:

NEVADA

CITY OF LAS VEGAS

FOR: 001 NC

PROPOSED SENIOR APARTMENTS

McKNIGHT SENIOR VILLAGE IV

03/18/2024

24-0049

03/18/2024

24-0049

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03/18/2024



2nd, 3rd and 4th FLOOR PLAN
SCALE: 1/8" = 1'-0"

JOB: _____ DATE: _____	REVISIONS <div style="border: 1px solid black; height: 100px; position: relative;"> <div style="position: absolute; top: 0; right: 0; width: 100%; height: 100%; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px);"></div> </div>	<div style="border: 1px solid black; padding: 5px;"> <p style="text-align: center; margin: 0;">KC CAM16</p> <p style="text-align: center; margin: 0;">ARCHITECT</p> <p style="text-align: center; margin: 0;">BECAUSE ARCHITECTURE</p> <p style="text-align: center; margin: 0;">SHOULDN'T BE FORMER</p> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;">  </div>	<div style="border: 1px solid black; padding: 5px;"> <p style="text-align: center; margin: 0;">FO BOX 9537</p> <p style="text-align: center; margin: 0;">HENDERSON NV 89003</p> <p style="text-align: center; margin: 0;">kccam16@gmail.com</p> <p style="text-align: center; margin: 0;">702.261.5419</p> </div>
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A310 PROPOSED SENIOR APARTMENTS MIDNIGHT SENIOR VILLAGE IV CITY OF LAS VEGAS NEVADA	FOR THE CITY OF LAS VEGAS	I, _____, a duly qualified and licensed Professional Engineer, do hereby certify that the above is a true and correct copy of the original as submitted to the City of Las Vegas for review and approval.
	_____ _____ _____	_____ _____ _____

