



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

24-0102
02/29/2024

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

Project Address (Location) Harris Ave / Effinger St

Project Name McKnight Senior Village IV **Proposed Use** Senior Citizen Apartments

Assessor's Parcel #(s) 13925410046 **Ward #** 3

General Plan: Existing TOD-2 Proposed H **Zoning:** Existing R-4 Proposed R-4

Additional Information GPA in connection with 24-0049 - McKnight Senior Village IV, pursuant to Section 7 of Ordinance 6788;
Affordable housing project pursuant to LVMC Title 19.17

Property Owner Kardia Properties, LLC Contact Mario Gonzales
 Address 28052 Camino Capistrano, #112 City Laguna Niguel State NV Zip 8992677
 E-mail mario@dcthomes.com Phone 949-701-1989

Applicant City of Las Vegas Contact Marco N. Velotta
 Address 495 S Main St City Las Vegas State NV Zip 89101
 E-mail mvelotta@lasvegasnevada.gov Phone 702.229.4173

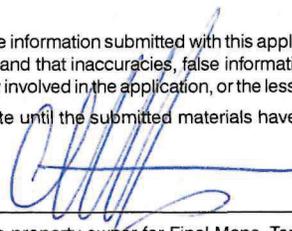
Representative George Gekakis, Inc. Contact George Gekakis
 Address 2655 S. Rainbow Blvd., #401 City Las Vegas State NV Zip 89146
 E-mail ggi@gekakis.com Phone 702-364-8027

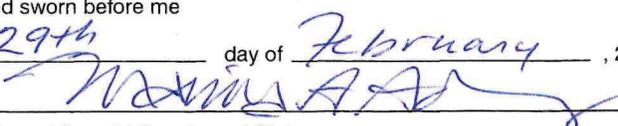
To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited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

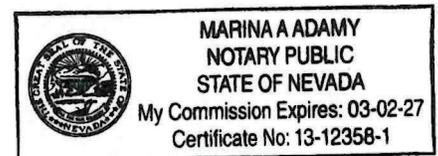
If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

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 29th day of February, 2024

 Notary Public in and for said County and State





**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

BRIAN KNUDSEN
Mayor Pro Tem

VICTORIA SEAMAN
OLIVIA DIAZ

FRANCIS ALLEN-PALENSKE
CEDRIC CREAR
NANCY E. BRUNE

JORGE CERVANTES
City Manager

DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD
DIRECTOR

CITY HALL

495 S. MAIN ST.
3RD FLOOR
LAS VEGAS, NV 89101

702.229.6301 | VOICE
702.464.2545 | FAX
711 | TTY



cityoflasvegas
lasvegasnevada.gov

January 30, 2024

Courey Stewart
City of Las Vegas - Department of Community Development
495 S Main St
Las Vegas, NV 89101

RE: 24-0049 – McKnight Senior Village IV

Dear Mr. Stewart:

As detailed in your staff report for McKnight Senior Village IV and in your consultation with Mr. Gekakis and staff from our Comprehensive Planning Division, there are several findings that you have noted that support a General Plan Amendment from Transit-Oriented Development 2 - Low (TOD-2) to High-Density Residential (H), notably the provision of affordable housing. These support outcomes and implementation strategies in both the 2050 Master Plan and the Nuestro Futuro Este Las Vegas Special Area Plan for the East Las Vegas area.

Pursuant to Section 7 of Ordinance 6788, City Council acknowledged the possible need for the City to make adjustments to the General Plan in support of the goals of the 2050 Master Plan, which may be initiated by the Department of Community Development at my discretion. Based on your findings, I support the recommended amendment of the General Plan in support of the 2050 Master Plan's goals, and would support the staff recommendation of Approval to both Planning Commission and City Council.

Thank you,

Seth T. Floyd, Esq
Director of Community Development

cc: Marco Velotta, AICP – Planning Project Manager
Nicole Eddowes – Community Development Coordinator
Fred Solis, AICP - Planning Manager

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