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February 21, 2024

Seth Floyd  
City of Las Vegas - Department of Community Development  
495 S Main St  
Las Vegas, NV 89101

RE: 24-0102-GPA1 – McKnight Senior Village IV

Dear Mr. Floyd:

In conjunction with application 24-0049, the Department of Community Development formally requests a General Plan Amendment to amend the land use designation for the McKnight Senior Village IV project from Transit-Oriented Development 2 - Low (TOD-2) to High-Density Residential (H), for the purposes of the provision of affordable housing and senior citizen apartments. This change supports 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.

While this location is conducive of transit-oriented development given the proximity of Eastern Avenue and proposed high capacity transit by the Regional Transportation Commission of Southern Nevada, surrounding uses, both current and former (including for this parcel), are or have been designated for high-density residential development. Given the size of the site, the density necessitated for the project, and the demonstrated need for affordable housing discussed in both the Master Plan and special area plan for East Las Vegas, this amendment is appropriate and can be justified. 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 your discretion. We therefore recommend this amendment of the General Plan in support of the 2050 Master Plan's goals, in connection with application 24-0049.

Thank you,

Marco N. Velotta, AICP  
Planning Project Manager

cc: Courey Stewart – Senior Planner  
Nicole Eddowes – Community Development Coordinator  
Fred Solis, AICP - Planning Manager

**24-0102**  
02/21/2024