



# 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: \_\_\_\_\_





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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

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

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UNIT TABULATION

UNIT TYPE	AREA (NET)	1st FLOOR	2nd FLOOR	3rd FLOOR	4th FLOOR	GRAND TOTAL
1A	612 SF	12	12	12	12	48
2A	861 SF	3	3	3	3	12
TOTALS		15	15	15	15	60

ADJACENT CV ZONE

NOTES

1. SEE CIVIL FOR ALL FINAL GRADES UTILITY, WOODWAYS, OFF SITE IMPROVEMENTS, METERS, BOUNDARIES, ETC.
2. ALL ACCESSIBLE ROUTES, LANDINGS, PARKING SPACES, PARKING AISLES TO HAVE 5% MAX. LONGITUDINAL SLOPES & 1/4" MAX. TRANSVERSE SLOPE 11P.
3. MAXIMUM SLOPES IN ANY DIRECTION FOR HANDICAPPED PARKING SPACES, WALKWAYS AND LSES TO BE 2%.
4. ACCESSIBLE ROUTE TO THE PUBLIC WAY SHALL HAVE SLOPES OF 5% FOR GOING UP & 2% FOR COMING DOWN.

24-0049  
03/18/2024

## KEYNOTES

- | description  | 24-00-49 | 03/18/2024 | 24-00-49 |
|--|----------|------------|----------|
| 5 SUZZO GATE WITH INCLUSIVE GATES                            |          |            |          |
| 1 LANDSCAPE AREA   |          |            |          |
| AC PAVING  |          |            |          |
| CONCRETE RETAINING CURB AND GUTTER                           |          |            |          |
| ACCESS ROAD TO ADJACENT OFFICE - ALUM. W/REINFORCED          |          |            |          |
| REMOVE EXISTING FEMTER WALL BETWEEN YARD                     |          |            |          |
| ALUM. W/ HIGH RISE FEMTER WALL WITH EXISTING                 |          |            |          |
| ALUM. W/ HIGH RISE FEMTER WALL WITH EXISTING                 |          |            |          |
| PRE EXIST  |          |            |          |
| 50' BICYCLE PARKING  |          |            |          |
| 40' BICYCLE MONITORANCE AND GATE                             |          |            |          |
| INTEGRAL NON GATE ACCESS TO PUBLIC WAY                       |          |            |          |
| NO HIGH DEGRADE SUZZO GATE FEMTER WALL                       |          |            |          |
| INTEGRAL NON ARCHITECTIC ROLLING GATE                        |          |            |          |
| COURTYARD ALUM. BENCHES AND PLANTERS                         |          |            |          |
| EXISTING LANDSCAPING TO REMAIN                               |          |            |          |
| NO HIGH DEGRADE SUZZO GATE WITH INCLUSIVE NON PL - SEE BLVD) |          |            |          |

## PROJECT DATA

[illegible]

## LOCATION



SCALE: 1" = 20'-0"

# SITE PLAN

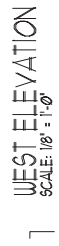


1st FLOOR PLAN  
SCALE: 1/8" = 1'-0"





	A30				
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JOB: DATE:		REVISIONS	PO BOX 9537 HENDERSON NV 89009 K&C C&T/16 BECAUSE ARCHITECTURE SHOULDNT BE TORN K&C C&T/16 ARCHITECT		K&C C&T/16 102 263 5673 K&C C&T/16
		102 263 5673	102 263 5673	102 263 5673	102 263 5673

