

JUSTIFICATION LETTER
McKnight Senior Village – Phase II

APN # 139-25-407-005

139-25-410-027

139-25-410-037

139-25-410-007

139-25-410-042

139-25-410-043

TOTAL: 8.98 gross acres

George Gekakis, Inc. (GGI) has been developing and building Senior Housing in the Las Vegas valley since the mid-1990's, including three apartment communities in Las Vegas, and one in North Las Vegas. One of the three apartments in Las Vegas is called McKnight Senior Village, a community of 110 units, serving residents age 55+ who are on fixed incomes.

GGI is acquiring three contiguous parcels to the immediate north of the McKnight property in order to expand the existing facility to include a second phase of another 99 units, as well as a 5,000 square foot recreational clubhouse with a full kitchen, media/library room, computer/business center, billiards room, piano bar, laundry room, health room and fitness center. There will also be an outdoor pool and spa. The new apartments, configured as a 4-story building, will have elevator access to upper floors. The building will be accessible to the rest of the community, also utilizing the existing gated entrance on McKnight Street thereby insuring privacy and security. Energy Star conservation features will be included in construction. The property already has an on-site manager. The building and new landscaping will complement the architecture of the existing community.

The following applications are being submitted:

1) Rezoning

These vacant parcels are currently zoned R3 as are the existing parcels, and GGI is seeking to rezone the six parcels to a conforming R3 designation.

2) Site Development Plan Review

This review will be necessary to insure the density to accommodate the additional units (39 one-bedroom apartments, and 60 two-bedroom apartments).

3) Variance

A variance regarding residential adjacency standards will be needed as the property will be four stories in height, and the site is adjacent to a rural preservation area.

4) Variance

A variance will be needed to include 10' high CMU perimeter walls to insure safety and security at the property.

Page 1 of 2.

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5) Special Use Permit

According to Ordinance 5368, 11-19-03 in Title 19, senior developments shall be three stories or 40 feet, whichever is less, upon approval of a site development plan in accordance with Section 19.18.050. Senior developments that exceed the permitted height limit may be permitted upon approval of a Special Use Permit in accordance with Sections 19.04-050 and 19.18.060. As our development will be designed as 4 stories, we will need this permit.

6) Vacation

A vacation of Poppy Street will be needed. The vacation is needed in order to prohibit access to gangs that currently tag the exterior perimeter walls.

7) Waiver

A waiver of Title 18.12.130 regarding Cul-de-sacs will be needed. The waiver would allow for a condition other than a circular Cul-de-sac.

McKnight Senior Village is currently 100% leased, and the new units will create additional Senior Housing for the neighborhood. The City of Las Vegas has expressed a strong commitment to the development of more affordable Senior Housing, and that it is important these new properties be situated in neighborhoods that allow residents to age in place. This infill site meets these requirements, enlarging and enhancing an already successful facility.