



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-29912** APN: 139-25-410-043

Name of Property Owner: LAS VEGAS VENTURE HOLDING LLC

Name of Applicant: GEORGE GEKAKIS, INC.

Name of Representative: GEORGE GEKAKIS, INC.

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): _____

APN: _____

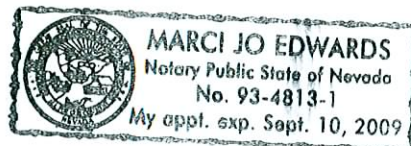
Signature of Property Owner: *George Gekakis*

Print Name: George Gekakis

Subscribed and sworn before me

This 8th day of September, 2008

Marci Jo Edwards
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-29912** APN: 139-25-410-042, 139-25-410-007

Name of Property Owner: SOUTHERN TRACE HOLDINGS LLC

Name of Applicant: GEORGE GEKAKIS, INC.

Name of Representative: GEORGE GEKAKIS, INC.

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): _____

APN: _____

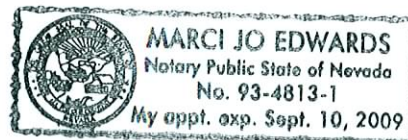
Signature of Property Owner: *George Gekakis*

Print Name: George Gekakis

Subscribed and sworn before me

This 8th day of September, 2008

Marci Jo Edwards
Notary Public in and for said County and State



McKnight Senior Apartments

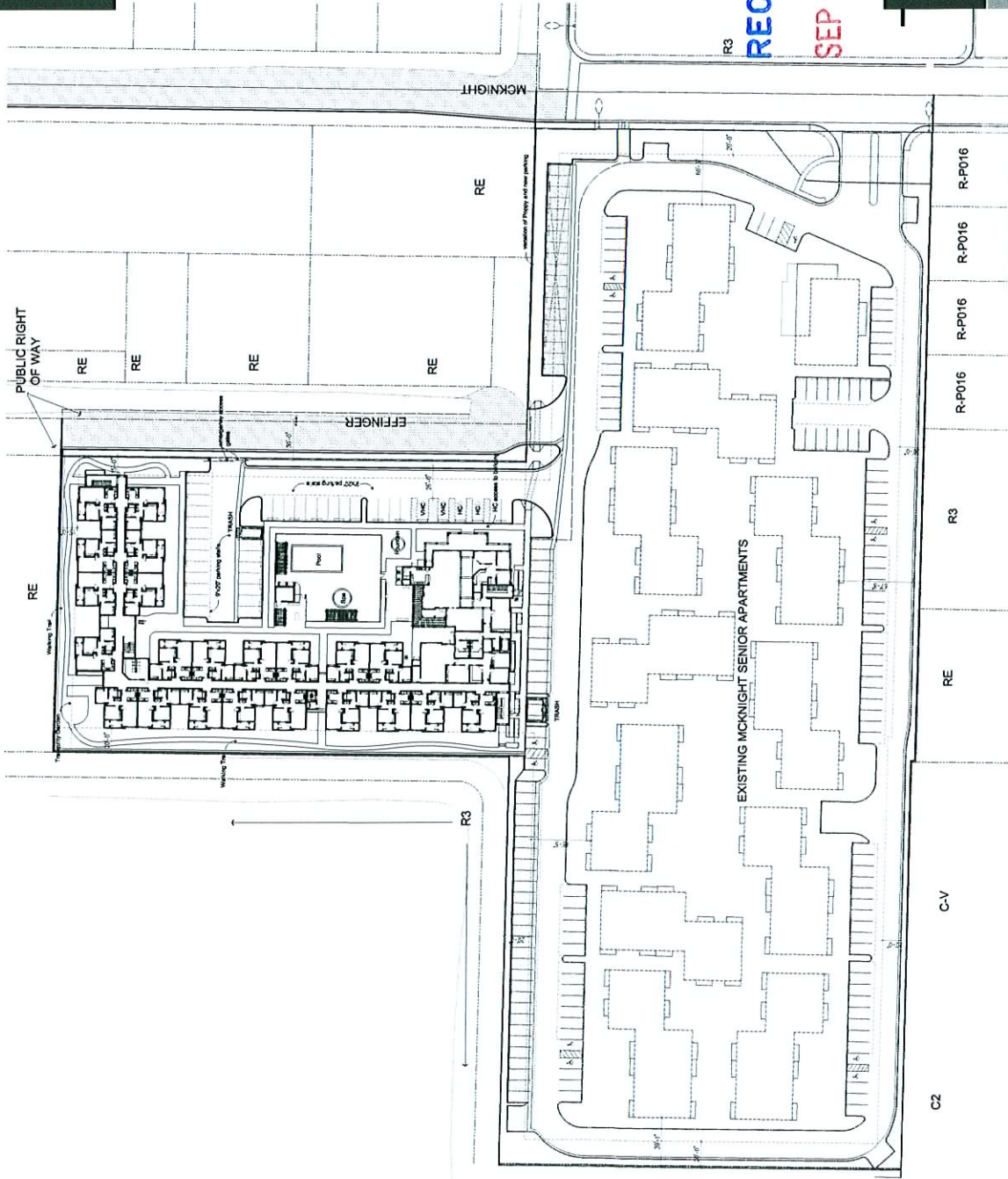
Clark County, Nevada No. 09/15/2008

KKE architects, inc. P. stephanie, suite 215, henderson, nevada 89014 702.269.6615 702.269.6695 (fax) www.kke.com

A PROJECT FOR:
George Gekakis, Inc.
 2455 S. Rainbow Blvd., #401
 Las Vegas
 Nevada
 89146

PROJECT SUMMARY (undeveloped site)
 site 2.1 acres
 current zoning R-3
 proposed re-zone of entire 8 acres R-3 & R-3
 max density 25 du/ac
 required overall open space 0.165 x 2.1 x 10 = 3465 ac (15090 s.f.)
 proposed overall open space 57602 s.f.
 required usable open space .3465 x .35 = .12127 ac (5284 s.f.)
 proposed usable open space 12727 s.f.
 101 2 bed 1 bath
 1 non revenue managers unit
 212 total units including existing developed site

combined lot required parking	159
75	43
1.5 guest parking	202
TOTAL	172
combined lot proposed parking	25
standard covered spaces	15
standard open spaces	15
accessible guests	212
TOTAL	212



C2

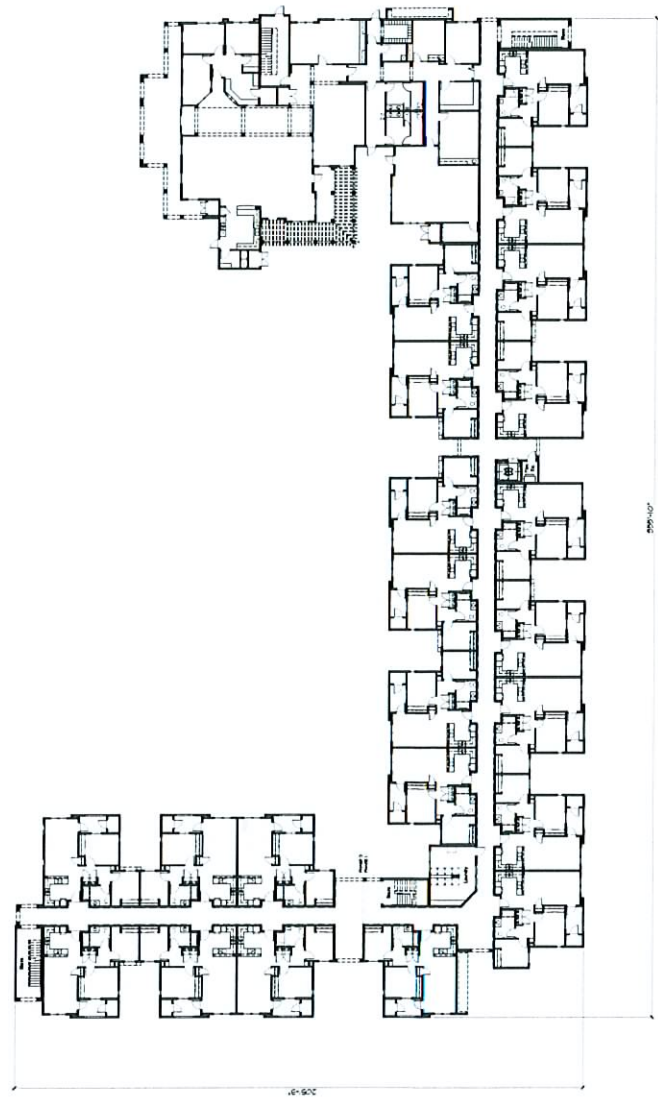
R3
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SEP 24 2008

kke
 architects

SDR-29912
10/23/08 PC

Site Plan
 September 7, 2008

NOTE: This information is conceptual in nature and is subject to change without notice. It is provided for informational purposes only and does not constitute a contract. The Architect's liability is limited to the professional services provided and does not include any other services or obligations. The Architect does not warrant or guarantee the accuracy or completeness of the information provided. The Architect's liability is limited to the professional services provided and does not include any other services or obligations. The Architect does not warrant or guarantee the accuracy or completeness of the information provided.



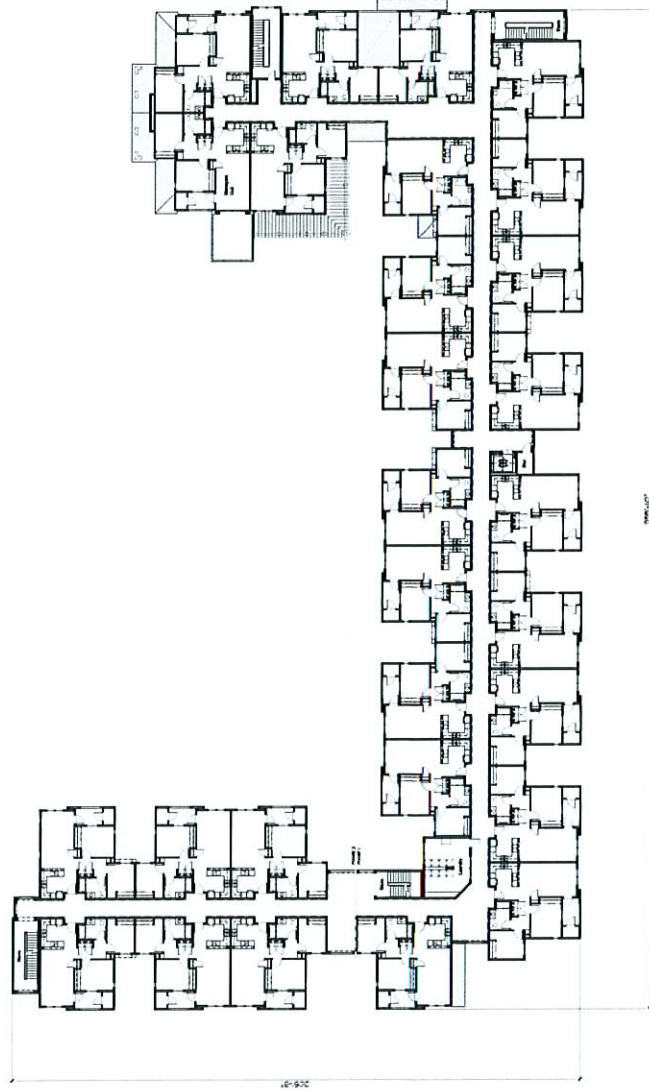
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NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approval. No warranties or guarantees of any kind are given or implied by the Architect.



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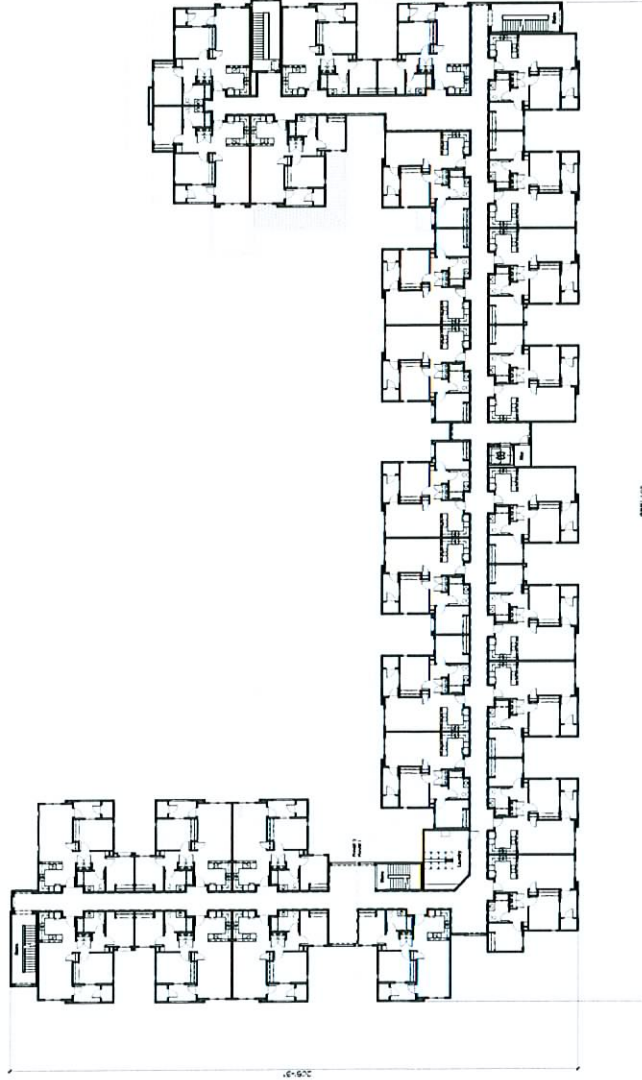
A PROJECT FOR:
George Gekakis, Inc.
2165 S. Rainbow Blvd., #401
Las Vegas
Nevada
89146



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A PROJECT FOR:
George Gekakis, Inc.
P.O. Box 1000
Las Vegas, NV
89116



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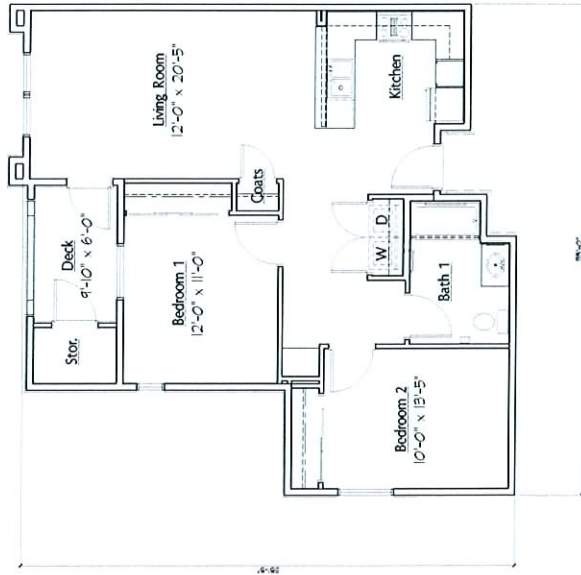
Bldg. Plan Floor 3

September 7, 2008

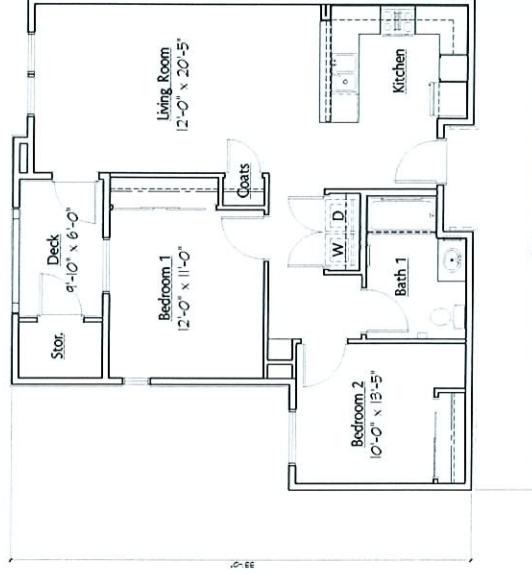
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SDR-29912
10/23/08 PC

KKE architects



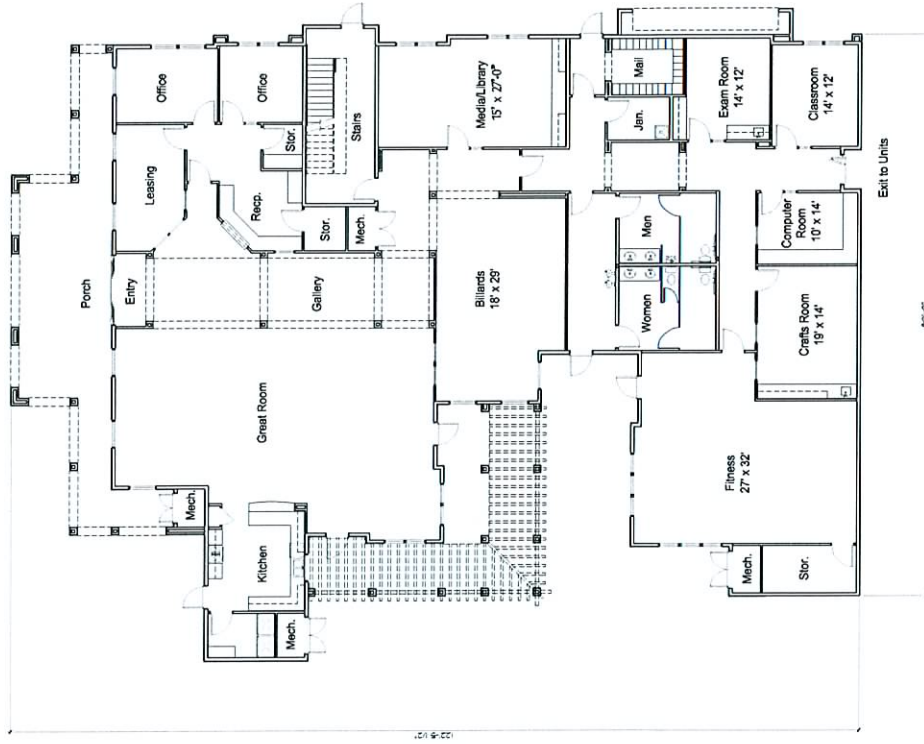
UNIT 2-2, BED / 1 BATH
LIVABLE 947 SF.
DECK 64 SF.
STORAGE 36 SF.
TOTAL 1047 SF.



UNIT 1-2, BED / 1 BATH
LIVABLE 893 SF.
DECK 64 SF.
STORAGE 31 SF.
TOTAL 978 SF.

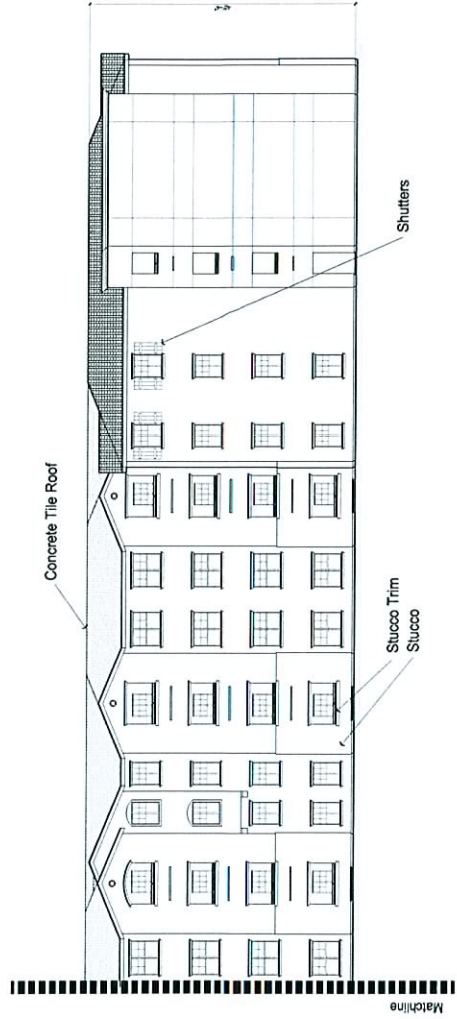
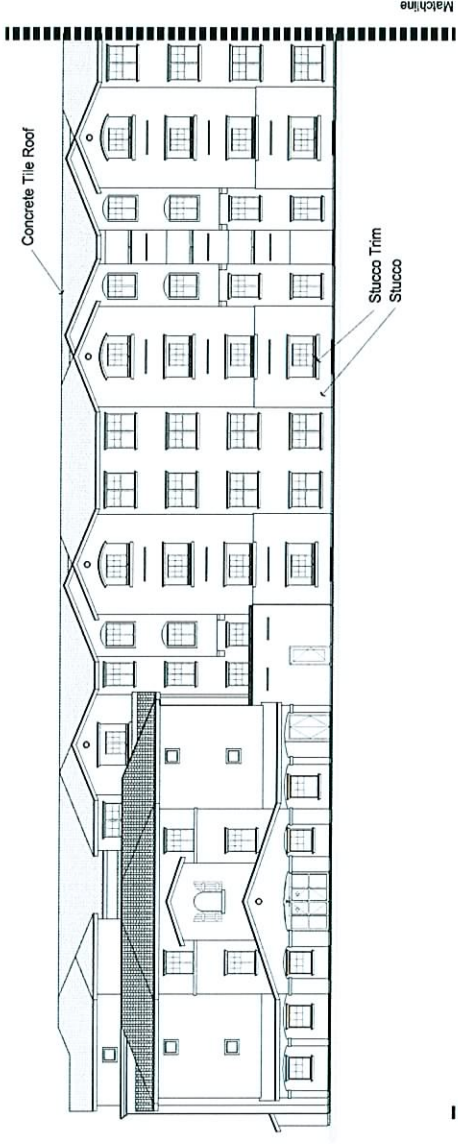
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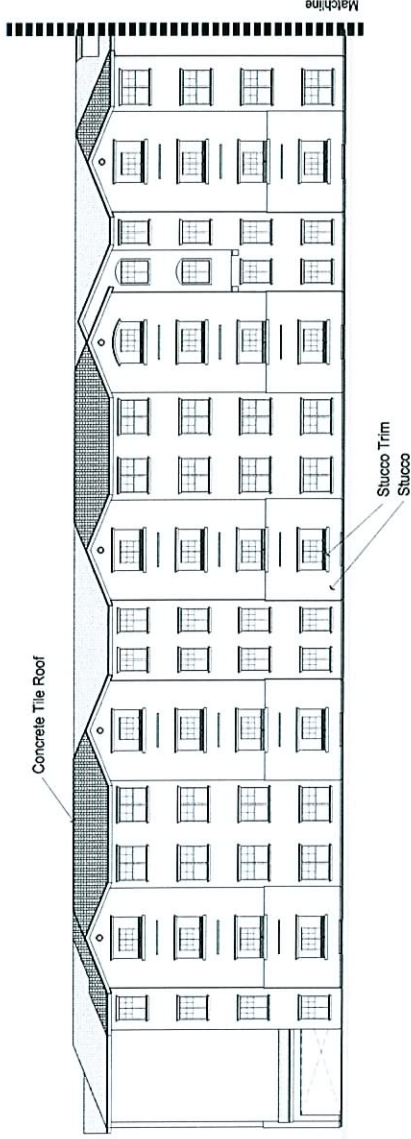


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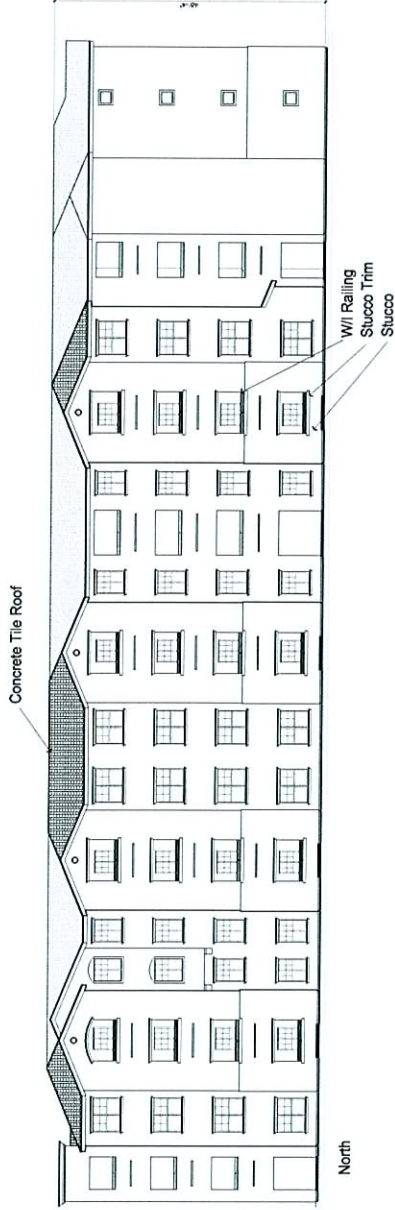
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A PROJECT FOR:
George Gekakis, Inc.
7465 E. Rainbow Blvd., #401
Las Vegas
Nevada
89146



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SEP 24 2008

SDR 29912				
Las Vegas Venture, LLC et al				
West of Effinger Lane, 300' South of Harris Ave.				
Proposed 102-unit addition to an existing senior adult apartment development.				
Traffic produced by proposed development:				
New Additional Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SENIOR ADULT HOUSING-ATTACHED [OCC.DWELL]	102	3.48	355
AM Peak Hour			0.08	8
PM Peak Hour			0.11	11
<i>(heaviest 60 minutes)</i>				
Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SENIOR ADULT HOUSING-ATTACHED [OCC.DWELL]	110	3.48	383
AM Peak Hour			0.08	9
PM Peak Hour			0.11	12
<i>(heaviest 60 minutes)</i>				
Total Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SENIOR ADULT HOUSING-ATTACHED [OCC.DWELL]	212		738
AM Peak Hour				17
PM Peak Hour				23
<i>(heaviest 60 minutes)</i>				
Existing traffic on all nearby streets: Count data unavailable for Effinger Lane and Harris Ave.				
Bonanza Rd.				
Average Daily Traffic (ADT)	28,059			
PM Peak Hour	2245			
<i>(heaviest 60 minutes)</i>				
Eastern Ave.				
Average Daily Traffic (ADT)	45,147			
PM Peak Hour	3612			
<i>(heaviest 60 minutes)</i>				

Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Bonanza Rd.	32775			
Eastern Ave.	51800			
<p>This project will add approximately 355 trips per day on Bonanza Rd. and Eastern Ave. This will increase expected volumes by less than 1 percent on both of these streets. Currently Bonanza is at about 86 percent of capacity and Eastern is at about 87 percent of capacity. Count data was unavailable for Effinger Lane and Harris Ave., but both are believed to be under capacity.</p>				
<p>Based on Peak Hour use, this development will add roughly 11 vehicles to the area; which works out to about 1 every 5 minutes.</p>				
<p>Note that this report assumes all traffic from this development uses all named streets.</p>				