



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

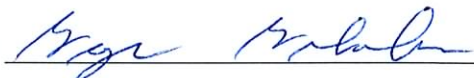
☒ No

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: _____

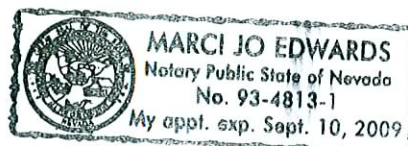
Signature of Property Owner: 

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: _____

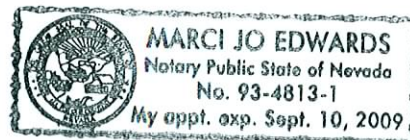
Signature of Property Owner: *George Gekakis*

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

SDR-29912

Case Number: _____ APN: 139-25-410-007, 042, 043

Name of Property Owner: MCKNIGHT SENIOR VILLAGE LP

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: _____

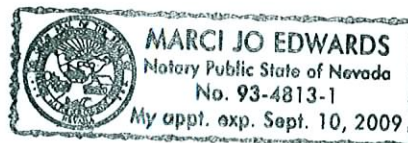
Signature of Property Owner: 

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

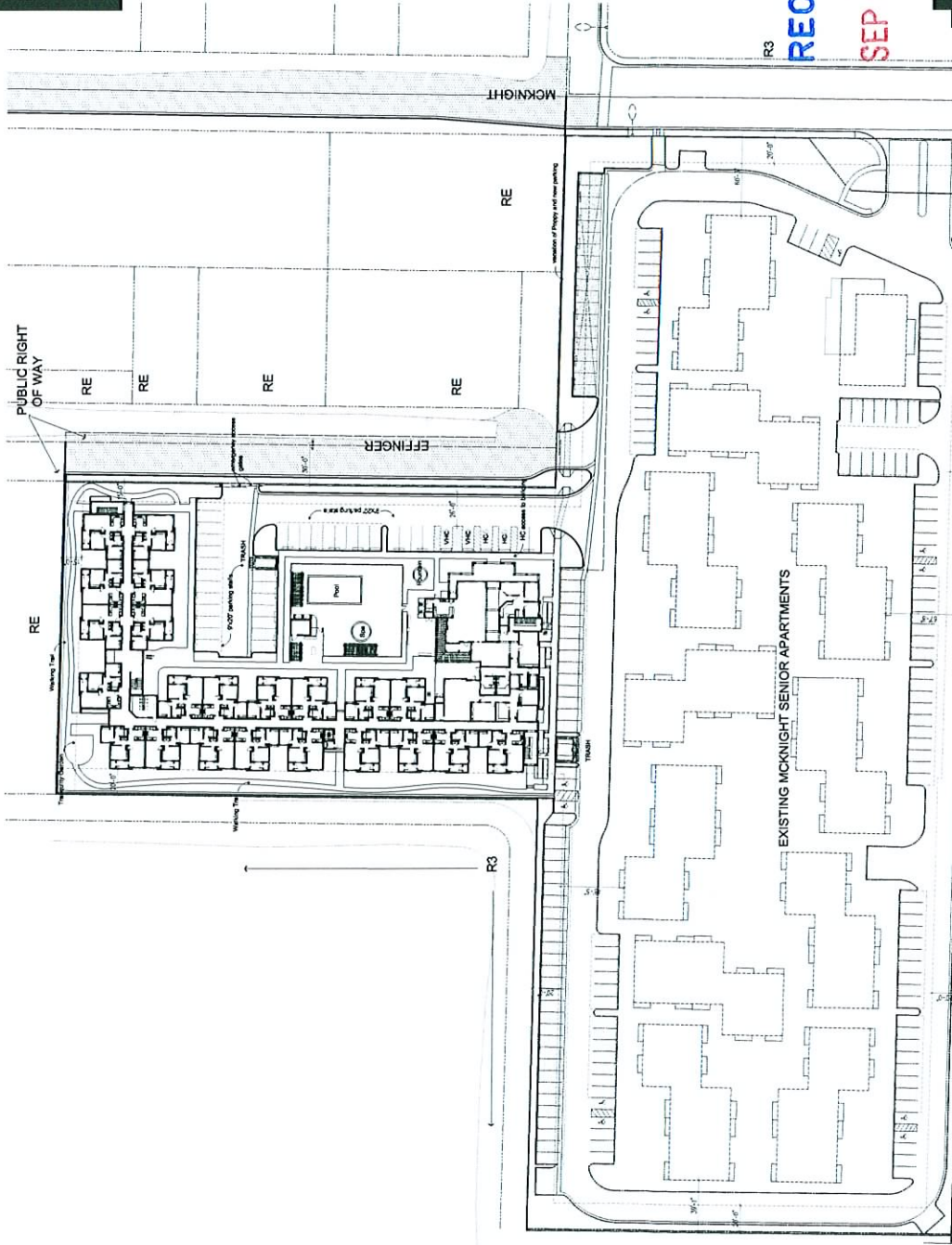
NO. 09/15/2008

K&E architects, inc. P. stephanie, suite 245, 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	
combined lot proposed parking	172
standard covered spaces	25
standard open spaces	15
accessible guests	212
TOTAL	



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architects

SDR-29912
10/23/08 PC

Site Plan
September 17, 2008

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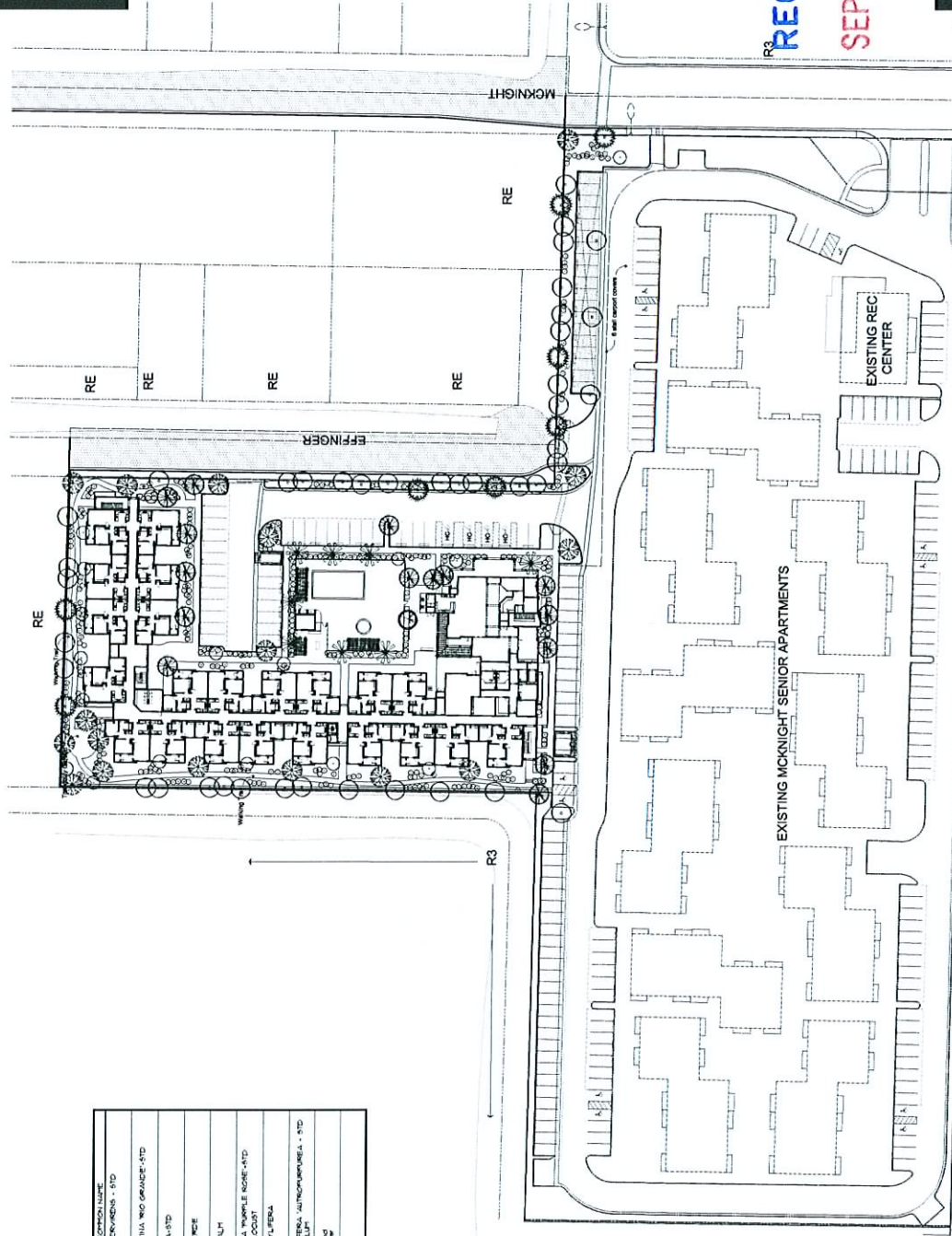
McKnight Senior Apartments

KKE architects, Inc. P. Stephanie, suite 245, Henderson, Nevada 89014 702.269.6615 702.269.6625 (fax) www.kke.com

A PROJECT FOR:
George Gekakis, Inc.
7685 S. Rainbow Blvd. #401
Las Vegas
Nevada
89146

TREE / PLANT SCHEDULE

SYMBOL	QTY	SIZE	SCIENTIFIC / COMMON NAME
	1	11/17" Caliper	ARGENTAE SCHWIMMERS - STD
	1	11/17" Caliper	BALDWIN + DAVENPORT
	1	11/17" Caliper	ARGENTAE SCHWIMMERS - STD
	1	11/17" Caliper	BALDWIN + DAVENPORT
	1	11/17" Caliper	ARGENTAE SCHWIMMERS - STD
	1	11/17" Caliper	BALDWIN + DAVENPORT
	1	11/17" Caliper	ARGENTAE SCHWIMMERS - STD
	1	11/17" Caliper	BALDWIN + DAVENPORT
	1	11/17" Caliper	ARGENTAE SCHWIMMERS - STD
	1	11/17" Caliper	BALDWIN + DAVENPORT
	1	11/17" Caliper	ARGENTAE SCHWIMMERS - STD
	1	11/17" Caliper	BALDWIN + DAVENPORT
	1	11/17" Caliper	ARGENTAE SCHWIMMERS - STD
	1	11/17" Caliper	BALDWIN + DAVENPORT
	1	11/17" Caliper	ARGENTAE SCHWIMMERS - STD
	1	11/17" Caliper	BALDWIN + DAVENPORT
	1	11/17" Caliper	ARGENTAE SCHWIMMERS - STD
	1	11/17" Caliper	BALDWIN + DAVENPORT
	1	11/17" Caliper	ARGENTAE SCHWIMMERS - STD
	1	11/17" Caliper	BALDWIN + DAVENPORT
	1	11/17" Caliper	ARGENTAE SCHWIMMERS - STD
	1	11/17" Caliper	BALDWIN + DAVENPORT
	1	11/17" Caliper	ARGENTAE SCHWIMMERS - STD
	1	11/17" Caliper	BALDWIN + DAVENPORT
	1	11/17" Caliper	ARGENTAE SCHWIMMERS - STD
	1	11/17" Caliper	BALDWIN + DAVENPORT
	1	11/17" Caliper	ARGENTAE SCHWIMMERS - STD
	1	11/17" Caliper	BALDWIN + DAVENPORT
	1	11/17" Caliper	ARGENTAE SCHWIMMERS - STD
	1	11/17" Caliper	BALDWIN + DAVENPORT
	1	11/17" Caliper	ARGENTAE SCHWIMMERS - STD
	1	11/17" Caliper	BALDWIN + DAVENPORT
	1	11/17" Caliper	ARGENTAE SCHWIMMERS - STD
	1	11/17" Caliper	BALDWIN + DAVENPORT
	1	11/17" Caliper	ARGENTAE SCHWIMMERS - STD
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	1	11/17" Caliper	ARGENTAE SCHWIMMERS - STD
	1	11/17" Caliper	BALDWIN + DAVENPORT
	1	11/17" Caliper	ARGENTAE SCHWIMMERS - STD
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	1	11/17" Caliper	ARGENTAE SCHWIMMERS - STD
	1	11/17" Caliper	BALDWIN + DAVENPORT
	1	11/17" Caliper	ARGENTAE SCHWIMMERS - STD
	1	11/17" Caliper	BALDWIN + DAVENPORT
	1	11/17" Caliper	ARGENTAE SCHWIMMERS - STD
	1	11/17" Caliper	BALDWIN + DAVENPORT
	1	11/17" Caliper	ARGENTAE SCHWIMMERS - STD
	1	11/17" Caliper	BALDWIN + DAVENPORT
	1	11/17" Caliper	ARGENTAE SCHWIMMERS - STD
	1	11/17" Caliper	BALDWIN + DAVENPORT



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KKE architects

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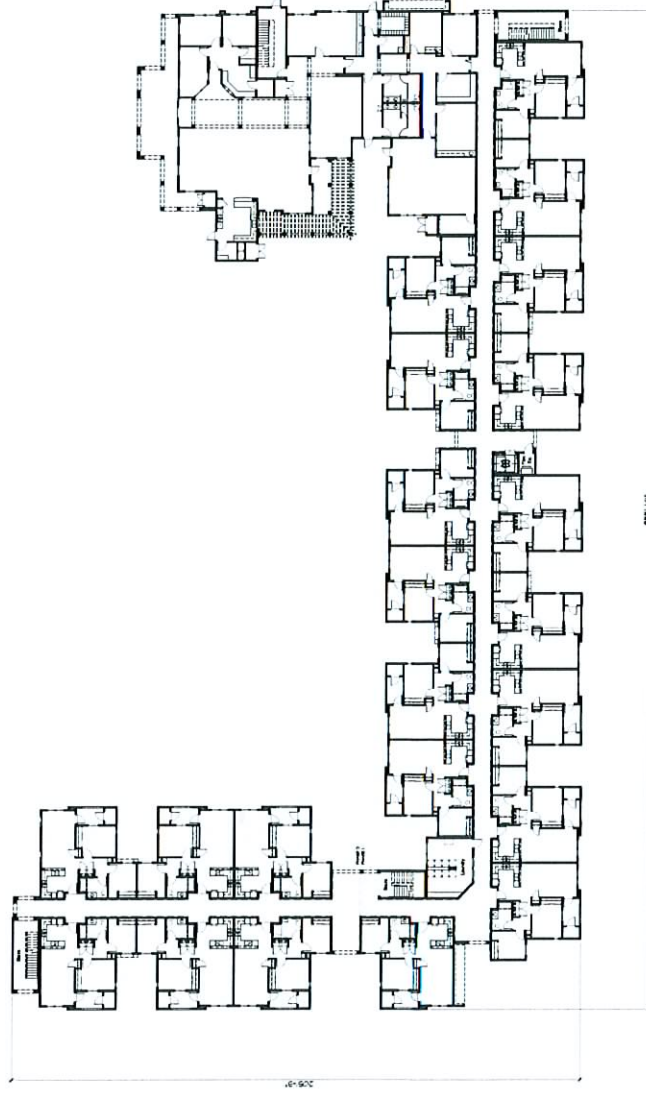
Landscape Plan
September 7, 2008

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.

McKnight Senior Apartments
No. 08151283.21
Clark County, Nevada

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A PROJECT FOR:
George Gekakis, Inc.
7355 S. Rainbow Blvd., #401
Las Vegas
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Bldg. Plan Floor 1
September 8, 2008

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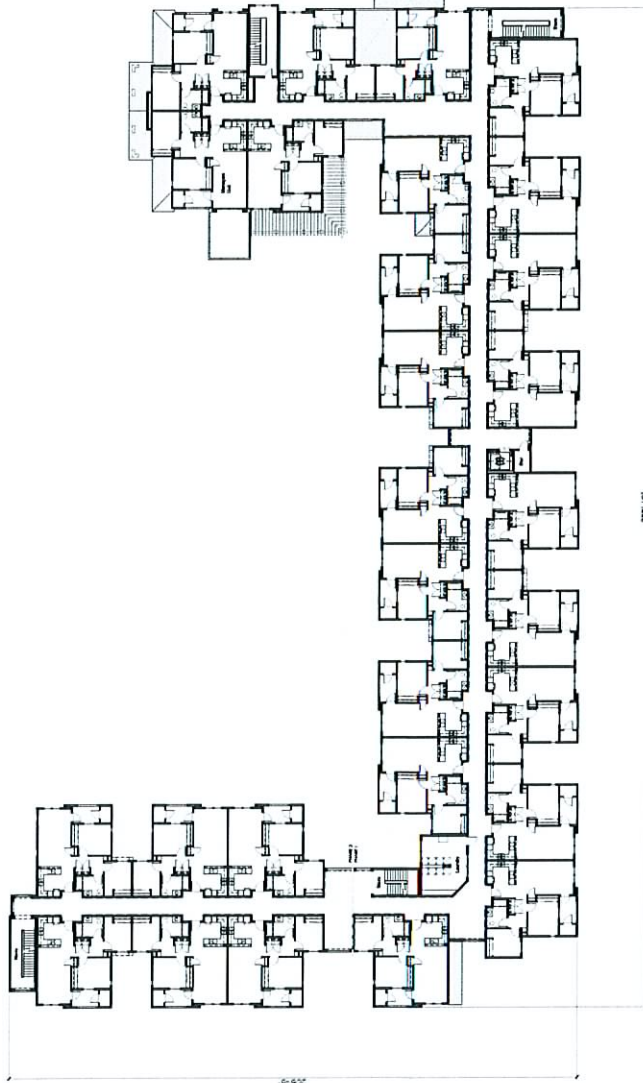
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McKnight Senior Apartments

No. 08131783.1

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A PROJECT FOR:
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Las Vegas
Nevada
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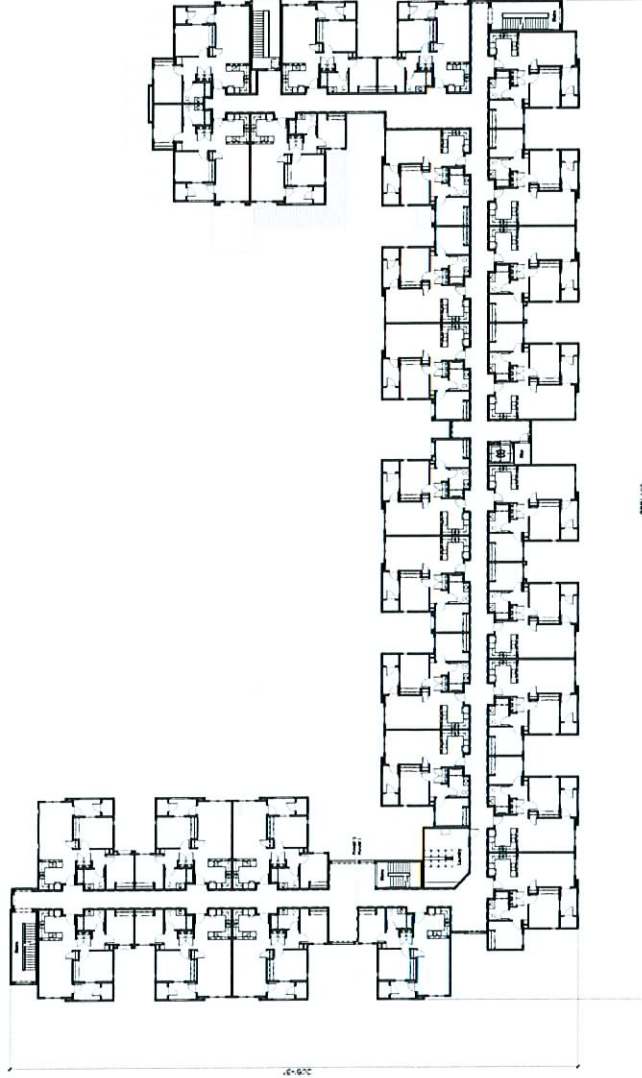
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Bldg. Plan Floor 2
September 7, 2008

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Bldg. Plan Floor 3

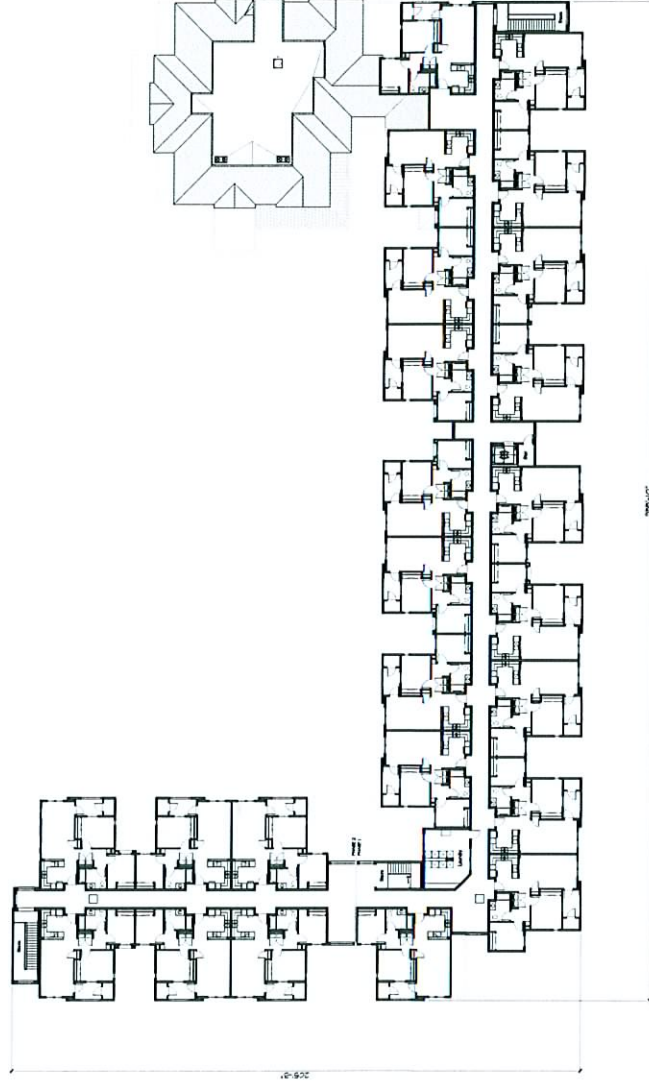
September 7, 2008

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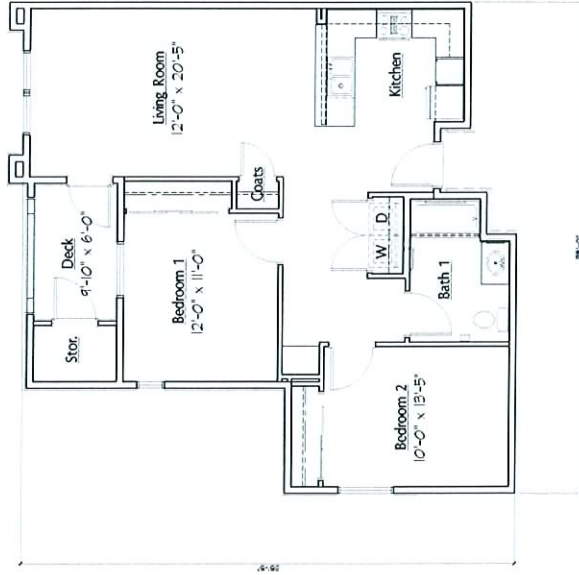
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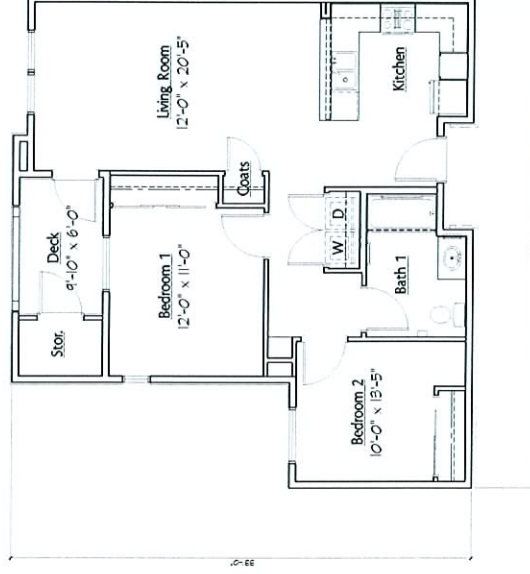


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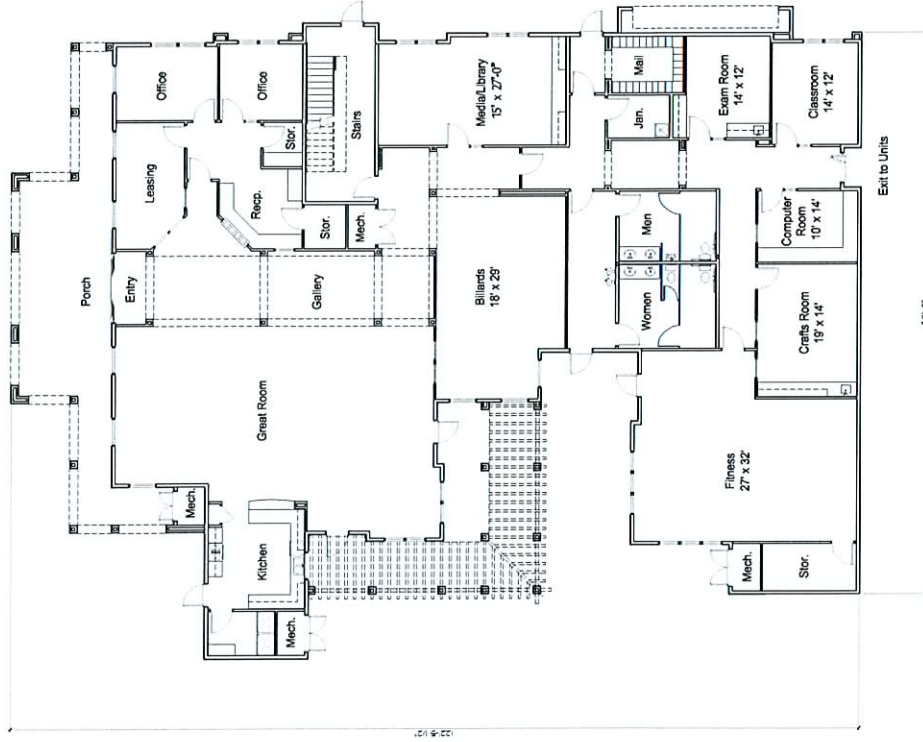
UNIT 2-2, BED / 1 BATH
LIVABLE 947 SF.
DECK 64 SF.
STORAGE 36 SF.
TOTAL 1047 SF.



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

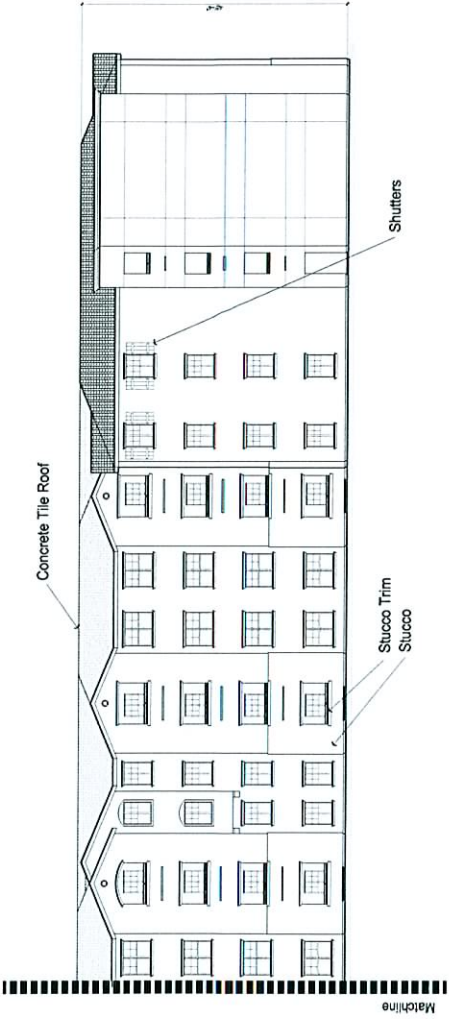
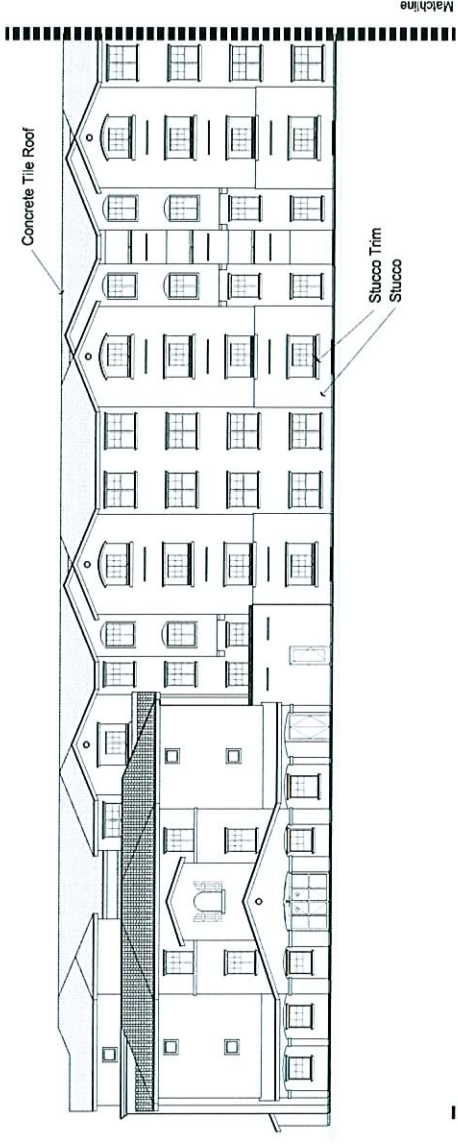
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7,431 s.f.

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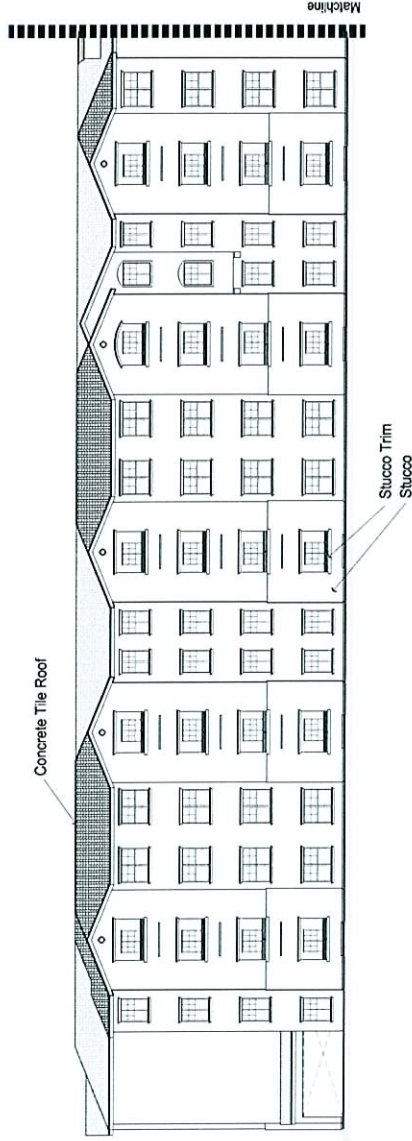
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McKnight Senior Apartments

Clark County, Nevada

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A PROJECT FOR:
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7055 S. Rainbow Blvd., #401
Las Vegas, Nevada
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West Elevation
September 8, 2008

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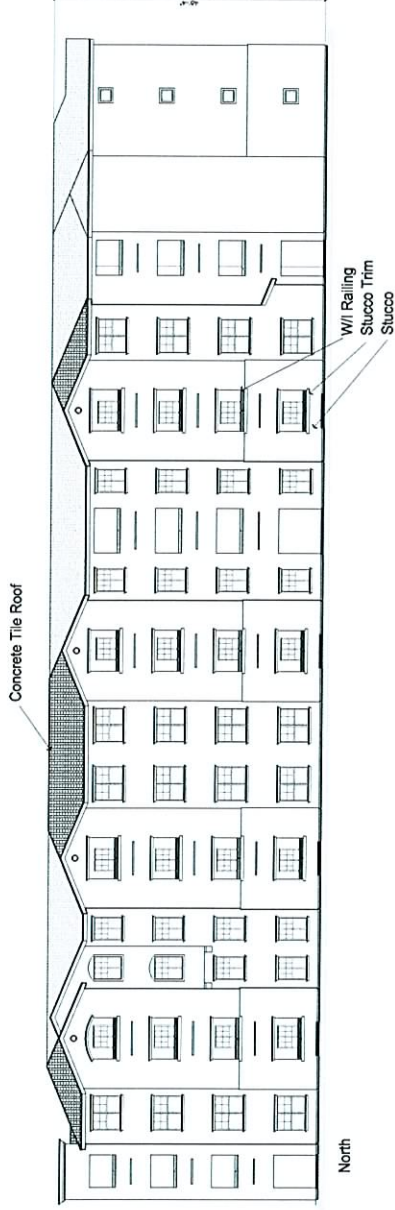
KKE architects

McKnight Senior Apartments

No. 04/13/2003-31

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A PROJECT FOR:
George Gekakis, Inc.
2455 E. Rainbow Blvd., #401
Las Vegas
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North and South Elev.

10

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SDR-29912
10/23/08 PC

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
(heaviest 60 minutes)				
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
(heaviest 60 minutes)				
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
(heaviest 60 minutes)				
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			
(heaviest 60 minutes)				
Eastern Ave.				
Average Daily Traffic (ADT)	45,147			
PM Peak Hour	3612			
(heaviest 60 minutes)				

Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Bonanza Rd.	32775			
Eastern Ave.	51800			
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.				
Based on Peak Hour use, this development will add roughly 11 vehicles to the area; which works out to about 1 every 5 minutes.				
Note that this report assumes all traffic from this development uses all named streets.				