PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-21635** APN: 139-353-12060

Name of Property Owner: Omega LLC, Samuel Kuria

Name of Applicant: Samuel Kuria

Name of Representative: _____

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 X 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: [signature]

Print Name: Samuel Kuria [signature]

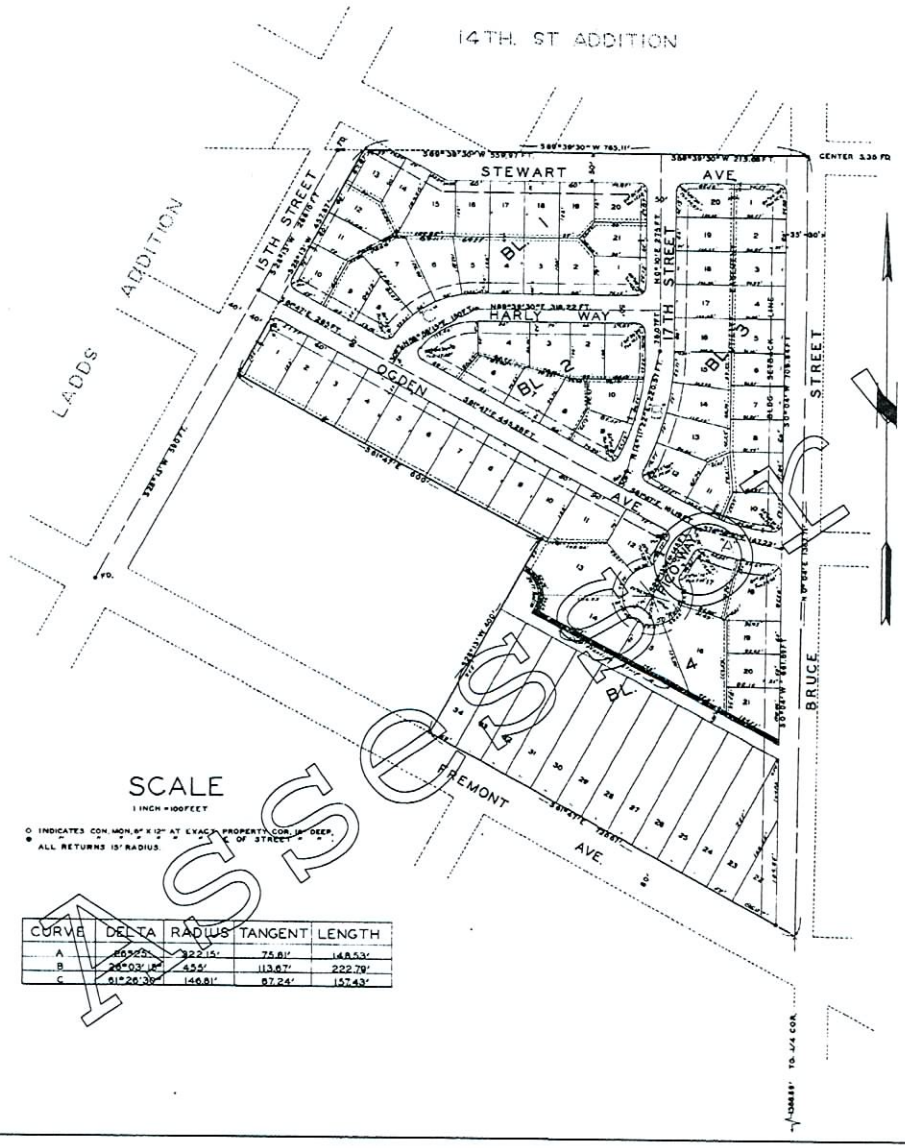
Subscribed and sworn before me

This 23 day of APRIL, 2007

Sydney Jensen
Notary Public in and for said County and State

SYDNEY JENSEN
Notary Public State of Nevada
No. 07-1729-1
My appt. exp. Feb. 28, 2011

MAYFAIR
TRACT NO. 3
AMENDED PLAT OF BLOCKS 1-2-3 AND LOTS 1 TO 21 INC. BL. 4



SCALE
1 INCH = 100 FEET

O INDICATES CON. MON. 8" X 12" AT EVACS PROPERTY COR. 18" DEEP.
● " " " " " " " OF STREET " "
ALL RETURNS 15' RADIUS.

CURVE	DELTA	RADIUS	TANGENT	LENGTH
A	69°09'	322.15'	75.81'	148.53'
B	28°03'12"	455'	113.67'	222.79'
C	61°26'30"	146.81'	87.24'	157.43'

PIONEER TITLE INSURANCE AND TRUST COMPANY, A CORPORATION, AS TRUSTEE, DO HEREBY DEDICATE AND TRANSFER TO THE PUBLIC FOR PUBLIC USES, THE STREETS AND ALLEYS ACCORDING TO THE AMENDED PLAT THEREOF, WHICH IS HERETO ANNEXED AND MADE A PART HEREOF, AND AUTHORIZE SAID PUBLIC TO USE THE SAME FOREVER AS STREETS AND ALLEYS, AS LAID OUT ON SAID PLAT, AND WE CERTIFY WE ARE THE SOLE OWNERS OF THE PROPERTY SO SUBDIVIDED.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AT LAS VEGAS, NEVADA, THIS 2nd DAY OF April, 1942.

Ernest Allen
Nellie Allen
E. A. Clark
Pioneer Title Insurance and Trust Company, Trustee
By [illegible]
Vice President

STATE OF NEVADA)
COUNTY OF CLARK) ss

ON THIS 2nd DAY OF April, 1942, PERSONALLY APPEARED BEFORE ME, Anna Moss, A NOTARY PUBLIC IN AND FOR CLARK COUNTY, NEVADA, M. M. SWEENEY, KNOWN TO ME TO BE THE VICE PRESIDENT OF THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND UPON OATH DID DEPOSE THAT HE IS THE OFFICER OF SAID CORPORATION AS ABOVE DESIGNATED; THAT HE IS ACQUAINTED WITH THE SEAL OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION; THAT THE SIGNATURE TO SAID INSTRUMENT WERE MADE BY THE OFFICER OF SAID CORPORATION AS INDICATED AFTER SAID SIGNATURE, AND THAT THE SAID CORPORATION EXECUTED THE SAID INSTRUMENT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES Feb. 3, 1946

Anna Moss

STATE OF NEVADA)
COUNTY OF CLARK) ss

ON THIS 2nd DAY OF April, 1942, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR CLARK COUNTY, NEVADA, E. A. CLARK, ERNEST ALLEN & NELLIE ALLEN, HIS WIFE, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME, FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES Feb. 3, 1946

Anna Moss

STATE OF NEVADA)
COUNTY OF CLARK) ss

I, WM CLARK, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND ACCURATE MAP OF THE LAND SURVEYED BY ME AND LAID OUT INTO BLOCKS, LOTS, STREETS AND ALLEY AT THE INSTANCE OF E. A. CLARK; THAT THE LOCATION OF SAID BLOCKS, LOTS, STREETS AND ALLEYS HAVE BEEN DEFINITELY ESTABLISHED AND PERPETUATED IN STRICT ACCORDANCE WITH THE LAW AND AS SHOWN HEREON; THAT THE BLOCKS AND LOTS SHOWN HEREON ARE SITUATE WHOLLY WITHIN THE NE 1/4 OF THE SW 1/4 S.25 T.20 S R.61E M.D.B.&M OR MORE PARTICULARLY DESCRIBED AS FOLLOWS; FROM THE S 1/4 COR. OF SAID S.25, N0°04'E A DISTANCE OF 1386.89' TO WHERE THE N. LINE OF FREMONT AVE RIGHT-OF-WAY INTERSECTS THE ℄ OF SAID S.25, THE POINT OF BEGINNING; THENCE N0°04'E FOR 1387.71' TO THE CENTER OF SAID S.25; THENCE S89°39'30" W FOR 783.11' TO THE EAST SIDE OF 15 TH. ST.; THENCE S28°13' W 457.87' TO A POINT, THENCE S61°47'E 800' PARALLEL WITH FREMONT AVE. TO A POINT; THENCE S28°13'W 400' TO A POINT ON THE N. LINE OF FREMONT AVE RIGHT-OF-WAY; THENCE S61°47'E 726.87' TO THE POINT OF BEGINNING. THAT THE SURVEY WAS COMPLETED ON THE 22ND DAY OF MARCH, 1942.

Wm Clark

APPROVED THIS 6th DAY OF April, 1942, BY THE BOARD OF CITY COMMISSIONERS OF LAS VEGAS, NEVADA, BY RESOLUTION ADOPTED AT A REGULAR MEETING OF SAID BOARD.

Howard P. Harrison
MAYOR
William Scott
CLERK

APPROVED THIS 31 DAY OF Mar, 1942, BY THE PLANNING BOARD OF THE CITY OF LAS VEGAS, NEVADA.

Rose L. Brown
CHAIRLADY

138946

= .05 2 Plat 4P 4x1

John Beville

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BOOK II PAGE 42

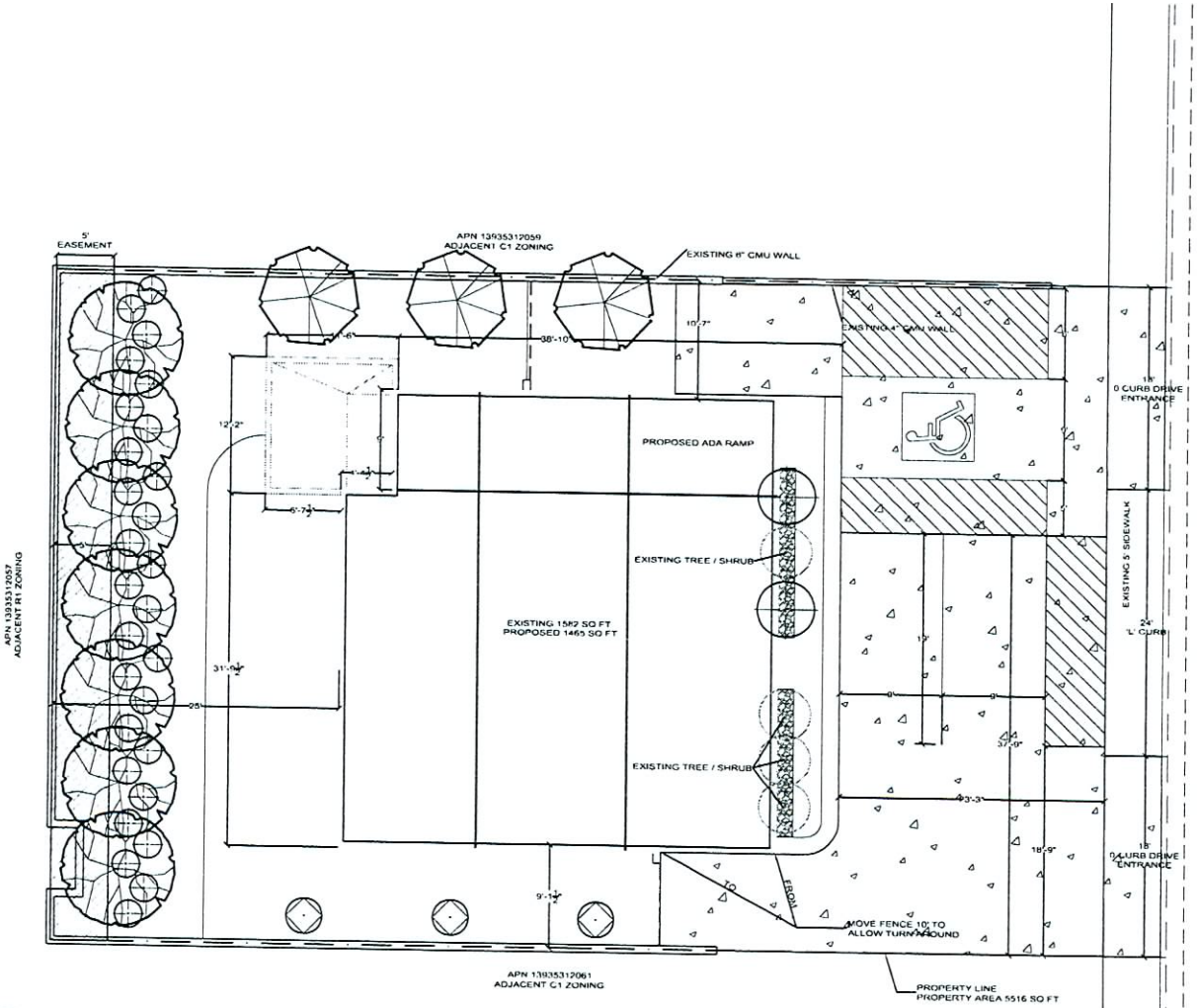
VAR-21635

05/24/07 PC

ASSESSOR'S COPY

N

1" = 5'



VICINITY MAP
N.T.S

NOTES:

THIS DRAWING IS A PRELIMINARY REPRESENTATION OF PROPOSED CHANGES TO THE EXISTING BUILDING LOCATED AT 141 NORTH BRUCE. THIS DRAWING IS DERIVED FROM RECORDED INFORMATION AVAILABLE PUBLICLY AT CLARK COUNTY'S OPENWEB SITE AND SHOULD NOT BE CONSIDERED SURVEY QUALITY.

INGRESS EGRESS NOTES:

EXISTING DUAL INGRESS EGRESS CONFIGURATION TO BE MAINTAINED TO RETAIN CONTINUITY WITH ADJACENT PROPERTIES.

LEGEND:

PARKING AREA

PLANTING LEGEND:

TREE SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY.
	PINUS ELDARICA / MONDEL PINE	24" BOX	7
	RHUS LANCEA / AFRICAN SUMAC	24" BOX	6
SHRUB SYMBOL			
	FEIJOA SELLOWIANA / PINEAPPLE GUAVA	15 GAL.	4
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' / 'GREEN CLOUD' TEXAS RANGER	15 GAL.	30

RECEIVED
APR 27 2007

VAR-21635
05/24/07 PC

SCALE: 1" = 5'
DRAWN BY: STEPHANIE HOLLINGSWORTH
DATE: 2-24-07

PAMOJA LLC
EMPOWERING PEOPLE WITH BETTER CHOICES

SITE PLAN
141 NORTH BRUCE