

**NOTES**

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

**ASSESSOR'S PARCELS - CLARK CO., NV.**  
 Michele W. Shafe - Assessor

- MAP LEGEND**
- PARCEL BOUNDARY
  - - - SUB BOUNDARY
  - P.M.L.D. BOUNDARY
  - - - ROAD EASEMENT
  - - - MATCH / LEADER LINE
  - - - HISTORIC LOT LINE
  - - - HISTORIC SUB BOUNDARY
  - - - HISTORIC P.M.L.D. BOUNDARY
  - - - SECTION LINE
  - CONDOMINIUM UNIT
  - AIR SPACE PCL
  - RIGHT OF WAY PCL
  - SUB-SURFACE PCL
- 001 ROAD PARCEL NUMBER  
 001 PARCEL NUMBER  
 1.00 ACREAGE  
 202 PARCEL SUB/SEQ NUMBER  
 PB 24-45 PLAT RECORDING NUMBER  
 5 BLOCK NUMBER  
 5 LOT NUMBER  
 GL5 GOV. LOT NUMBER

BOOK T20S R62E

SECS 32

RANGE S 2 NW 4

140-32-2

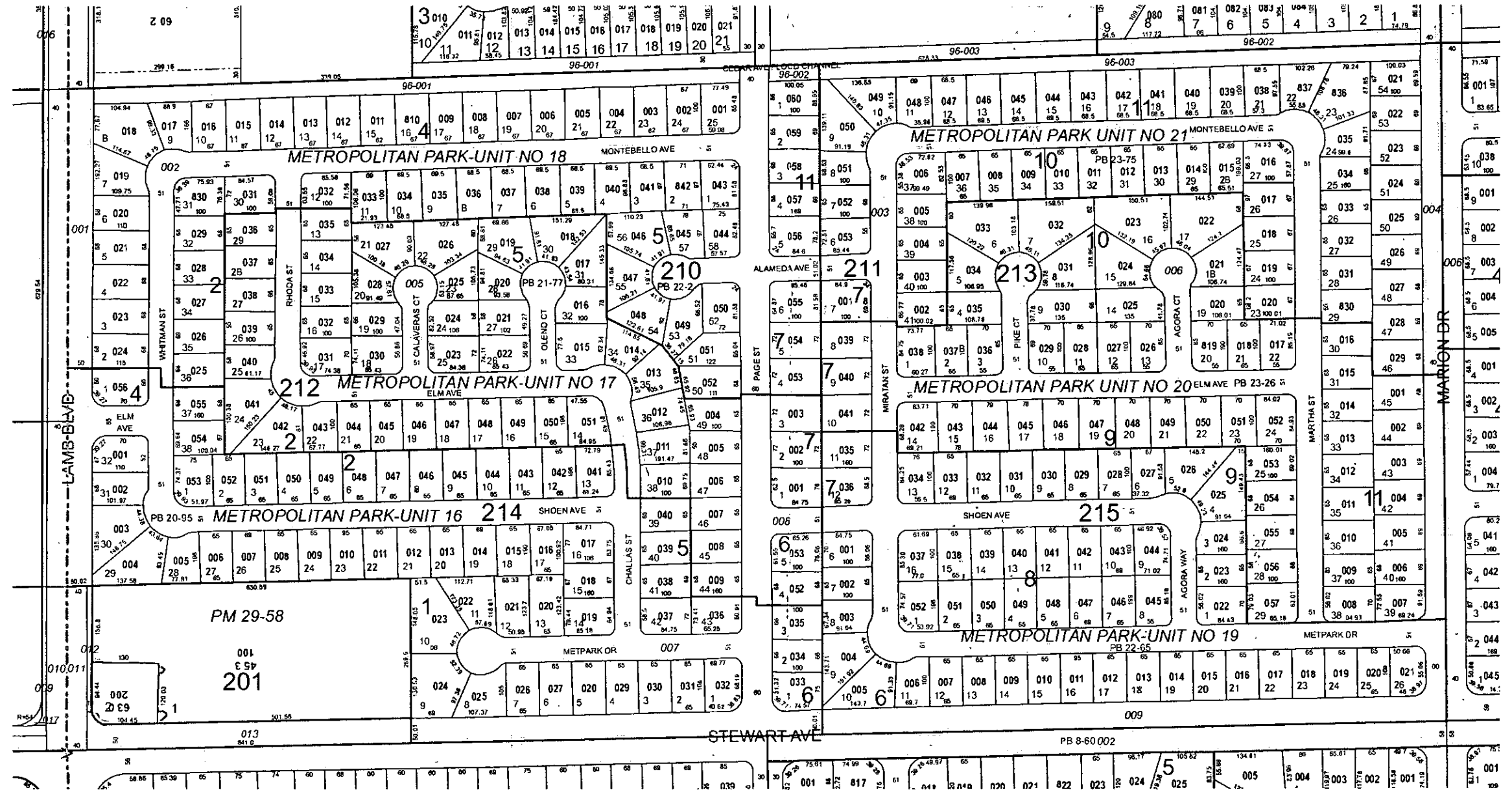


125	124	123	122
138	139	146	141
163	162	161	160
176	177	178	179

6	5	4	3	2	1
18	17	16	15	14	13
30	29	28	27	26	25
31	32	33	34	35	36

8	4	8	4
5	1	5	1
8	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

Scale: 1" = 200' Rev: 02/09/2011



TAX DIST 200

RECEIVED  
 JAN 22 2013



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Temporary Sales Permit
Project Address (Location): 4401 Lamb Blvd. Stewart Ave.
Project Name: Valentine's Retail Sales
Assessor's Parcel #(s): 140-32-201-002 & 001
General Plan: existing C-1 proposed
Zoning: existing proposed
Commercial Square Footage
Floor Area Ratio
Gross Acres: 4 acres
Lots/Units
Density
Additional Information

PROPERTY OWNER Mountain View Plaza Contact Nora Armenian
Address 1013 Whitney Ranch Dr. #110 Phone: 702 456-6449 Fax: 702, 456, 8849
City Henderson State NV Zip 89014
E-mail Address nora@vegasvalleycommercial.com

APPLICANT ROSA CASANOVA Contact
Address 4412 Montebello Ave. Phone: 702 278-7410 Fax:
City Las Vegas N.V. 89110 State Zip
E-mail Address

REPRESENTATIVE Contact
Address Phone: Fax:
City State Zip
E-mail Address

Property Owner Signature\* N. Armenian

\* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

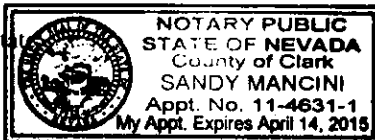
Print Name Nora Armenian

Subscribed and sworn before me

This 18 day of January, 2013

Sandy Mancini

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # TCP-48117
Meeting Date:
Total Fee: \$100.00
Date Received: 1/22/13
Received By: [Signature]

\*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

<b>GENERAL INFORMATION</b>	
<b>PARCEL NO.</b>	140-32-201-002
<b>OWNER AND MAILING ADDRESS</b>	KOUTNOUYAN LIVING TRUST 34% ARMENIAN ADROUSHAN & NORA LIV TR 66% 1013 WHITNEY RANCH DR #110 HENDERSON NV 89014-3209
<b>LOCATION ADDRESS CITY/UNINCORPORATED TOWN</b>	4401 STEWART AVE LAS VEGAS
<b>ASSESSOR DESCRIPTION</b>	PARCEL MAP FILE 29 PAGE 58 LOT 2  SEC 32 TWP 20 RNG 62
<b>RECORDED DOCUMENT NO.</b>	* 20050105:03941
<b>RECORDED DATE</b>	01/05/2005
<b>VESTING</b>	NO STATUS

\*Note: Only documents from September 15, 1999 through present are available for viewing.

<b>ASSESSMENT INFORMATION AND SUPPLEMENTAL VALUE</b>	
<b>TAX DISTRICT</b>	200
<b>APPRAISAL YEAR</b>	2012
<b>FISCAL YEAR</b>	12-13
<b>SUPPLEMENTAL IMPROVEMENT VALUE</b>	0
<b>SUPPLEMENTAL IMPROVEMENT ACCOUNT NUMBER</b>	N/A

<b>REAL PROPERTY ASSESSED VALUE</b>		
<b>FISCAL YEAR</b>	2012-13	2013-14
<b>LAND</b>	32760	32760
<b>IMPROVEMENTS</b>	47066	47090
<b>PERSONAL PROPERTY</b>	0	0
<b>EXEMPT</b>	0	0
<b>GROSS ASSESSED (SUBTOTAL)</b>	79826	79850
<b>TAXABLE LAND+IMP (SUBTOTAL)</b>	228074	228143
<b>COMMON ELEMENT ALLOCATION ASSD</b>	0	0
<b>TOTAL ASSESSED VALUE</b>	79826	79850
<b>TOTAL TAXABLE VALUE</b>	228074	228143

<b>ESTIMATED LOT SIZE AND APPRAISAL INFORMATION</b>	
<b>ESTIMATED SIZE</b>	0.36 Acres
<b>ORIGINAL CONST. YEAR</b>	1980
<b>LAST SALE PRICE MONTH/YEAR</b>	475000 11/01
<b>LAND USE</b>	3-70 COMMERCIAL AUTOMOTIVE
<b>DWELLING UNITS</b>	0

1-22-13

I Rosa Casanova would like a Sales permit  
For Valentines day, estorting 2-12-13

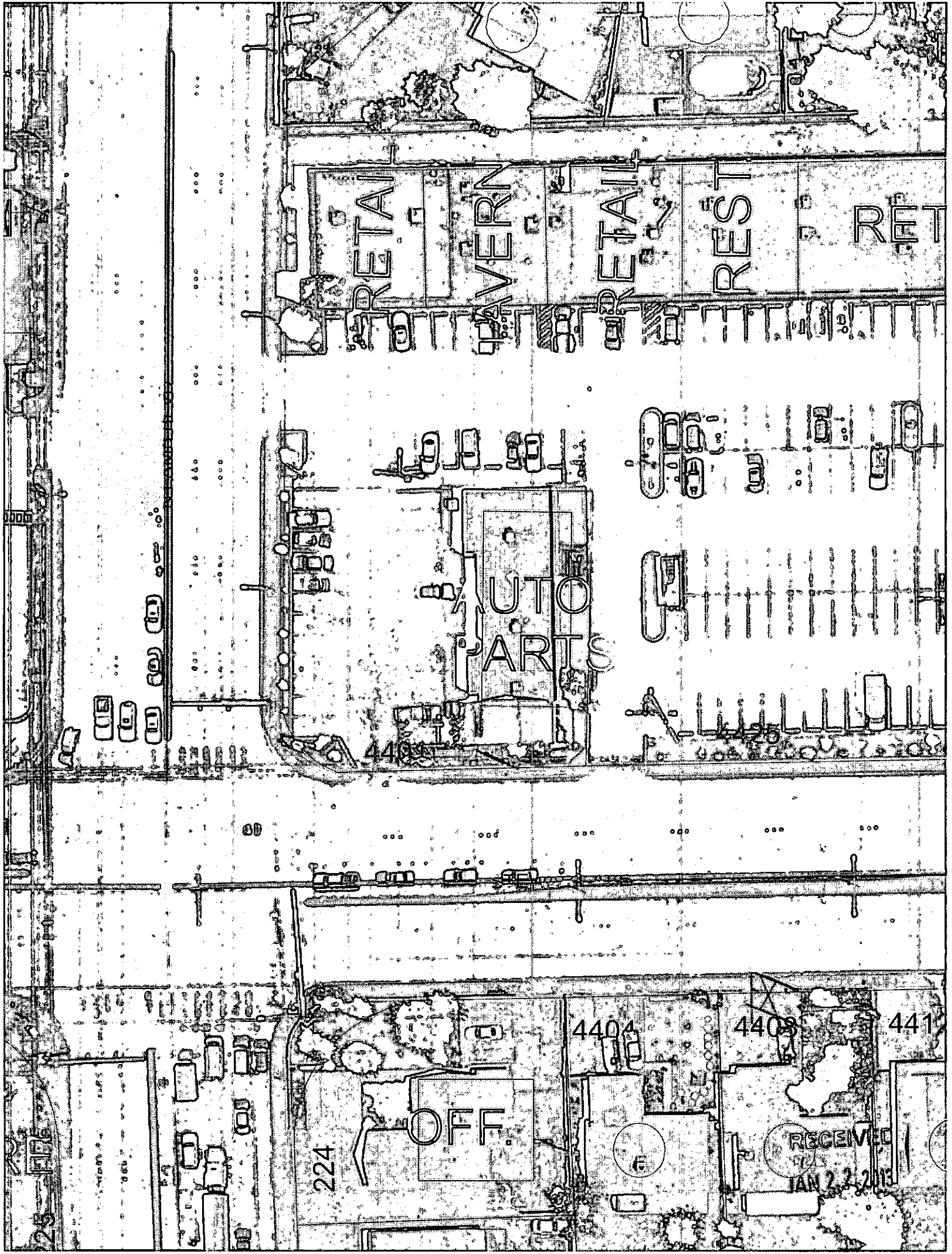
2-13-13

2-14-13

from 6 A.M To 10 P.M. each day

My Merchandise is: STUFF animals,  
Flowers arrengments

Thank you  
Rosa Casanova



RETAIL

HAVER

RETAIL

REST

RET

AUTO  
PARTS

4403

4404

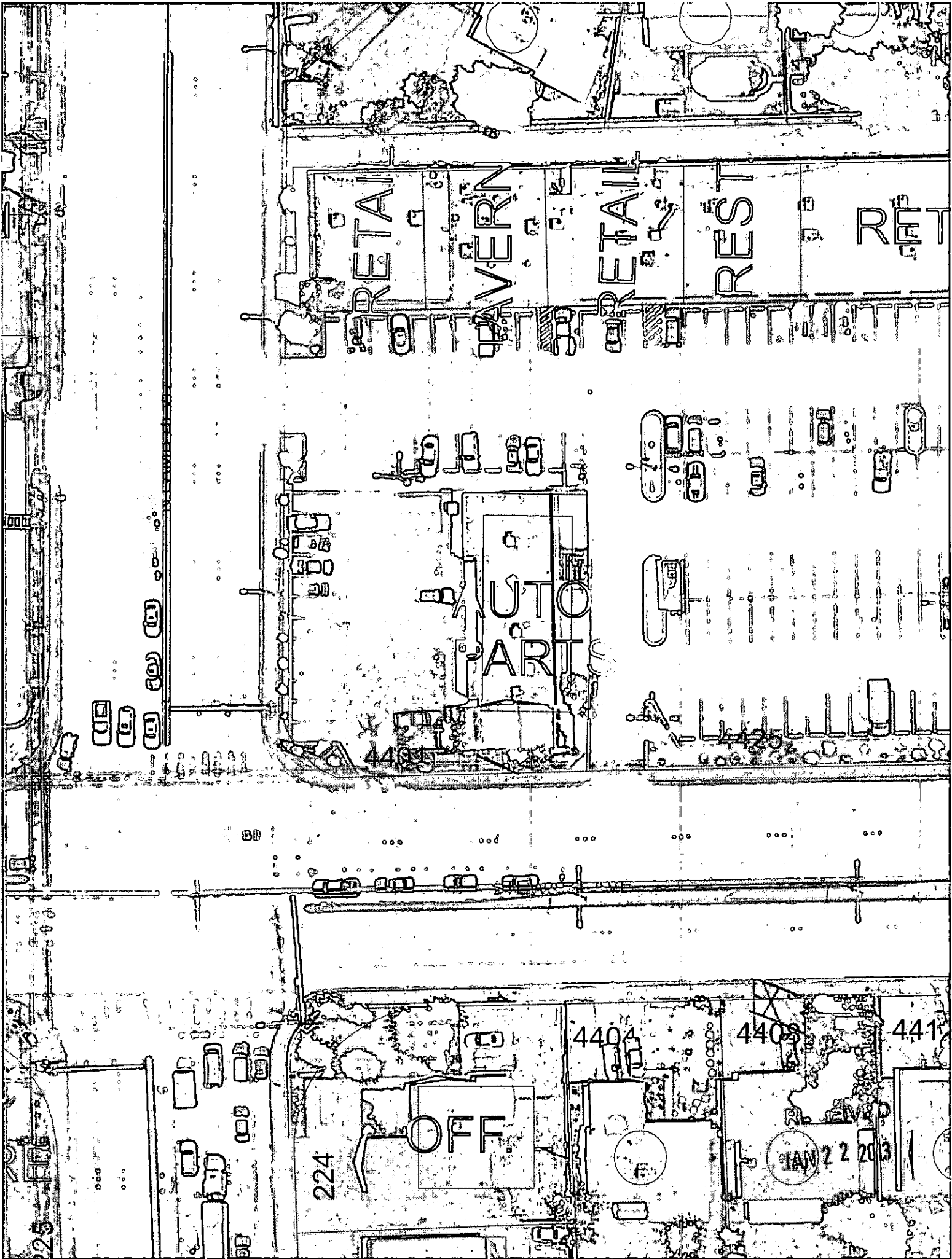
4408

4412

OFF.

224

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JAN 22 2013



RETAIL INVERN ETAIL REST RETI

AUTO PARTS

4403

OFF

224

4404

4408

441

JAN 22 2013



# TEMPORARY COMMERCIAL PERMIT

## VALENTINES DAY FLOWERS

TCP-48117

Valid February 12, 2013 To February 14, 2013

Description of Event: TCP-48117 - TEMPORARY COMMERCIAL PERMIT for the sale of gifts for Valentines Day from 02/12/13 through 02/14/13 until 10:00 P.M. at 4401 Stewart Avenue.

**Applicant:** Rosa Casanova  
4412 Montebello Avenue  
Las Vegas, Nevada 89110  
(702)278-7410 x

**Parcel(s):** 140-32-201-001 140-32-201-002  
**Ward(s):** WARD 3 (BOB COFFIN)

**THIS PERMIT IS APPROVED PURSUANT TO SECTION 19.18.100 OF THE LAS VEGAS MUNICIPAL CODE, SUBJECT TO THE FOLLOWING CONDITIONS:**

See page 2 for conditions

THIS TEMPORARY COMMERCIAL PERMIT IS NOT VALID UNTIL THE FOLLOWING DEPARTMENT APPROVALS / PERMITS / LICENSES HAVE BEEN OBTAINED:

FIRE \_\_\_\_\_ (Initials)

BUSINESS SERVICES \_\_\_\_\_ (Initials)

SEWER \_\_\_\_\_ (Initials)

TRAFFIC \_\_\_\_\_ (Initials)

**THIS PERMIT SHALL BE POSTED IN A CONSPICUOUS PLACE**



# TEMPORARY COMMERCIAL PERMIT

## VALENTINES DAY FLOWERS

TCP-48117

Valid February 12, 2013 To February 14, 2013

1. BUSINESS HOURS SHALL BE FROM 6AM TO 10 PM.
2. THIS PERMIT IS NOT A BUSINESS LICENSE.
3. THIS PERMIT IS NOT A SUBSTITUTE FOR ANY REQUIRED STATE OR LOCAL BUSINESS LICENSE OR FOR ANY REQUIRED CHARITABLE SOLICITATION PERMIT.
4. This use shall not create a nuisance to nearby properties as a result of factors such as excessive illumination, glare, noise, vibration, smoke, dust, dirt, odors, gases or heat.
5. The use shall conform to the submitted plot plan date stamped 01/22/13.
6. No combustibile materials shall be located within 50 feet of any structure on, or adjacent to this site.
7. No building or structure of any type shall be erected closer than 25 feet from any property line.
8. The applicant shall display a copy of this Temporary Commercial Permit during the hours of operation.
9. Sanitation facilities must be provided in accordance with the Clark County Health District and Republic Services of Southern Nevada.
10. The applicant shall provide private security officers as required by the Las Vegas Metropolitan Police Department.
11. Any signage for this temporary commercial use must be approved and permitted by the Planning and Development Department.
12. All applicable City code requirements shall be satisfied.
13. The applicant shall be responsible for leaving the site free of debris, litter or any other evidence of occupany upon completion or removal of the use.

  
 \_\_\_\_\_  
 PLANNING SUPERVISOR SIGNATURE

01/22/13  
 \_\_\_\_\_  
 DATE

\_\_\_\_\_  
 PLANNING MANAGER SIGNATURE

\_\_\_\_\_  
 DATE

**THIS PERMIT SHALL BE POSTED IN A CONSPICUOUS PLACE**