

www.magnumopes.com

August 15, 2007

Paramount Fund II, LLC
C/o Magnum Opes
3170 E. Sunset Road, Suite A
Las Vegas, NV 89120



Attn: Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division
City of Las Vegas
731 S. Fourth Street
Las Vegas NV 89101

Regarding: ABEYANCE – SDR-22239
SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Reed:

Pursuant to the Planning Commission Meeting of July 12, 2007 we herein request that this project be abeyed to the future Planning Commission meeting as scheduled for October 11, 2007. This timeframe will allow Paramount Fund II, LLC, to call a neighborhood meeting and resolve any concerns therein raised.

Thank you in advance for your consideration and approval of this request.

Respectfully,

Michael Panciro, Manager
Paramount Fund II, LLC

CC: Yihong Liu
KKE Architects
6775 Edmond Street, Suite #260
Las Vegas, Nevada 89120

VIA: Hand Delivered on date August 15, 2007

TRANSMITTAL


ATTN: ANDREW P. REED, AICP, PLANNING SUPERVISOR
 OFFICE: Current Planning Division
 City of Las Vegas, Nevada

RE: ABEYANCE – SDR-222239 DATE: August 15, 2007
 SITE DEVELOPMENT PLAN REVIEW

ENTITY: PARAMOUNT FUND II, LLC

ENCLOSED PLEASE FIND THE FOLLOWING:

Request to abey project


 Darlene Hirschhorn
 Via (Courier)
 (1) Page

Received by: *Christyn Desjardins*
 Print Name: _____
 Date: 8/15/07

MO-Ann & Leggett

PROJECT SUMMARY

SITE AREA	± 138,424 S.F.
BUILDING AREA	± 32,760 S.F.
PARKING REQUIRED	± 155 CARS
INCLUDES 13,200 S.F. OFFICE @1,200 S.F. 44 CARS	
10,850 S.F. MEDICAL OFFICE @1,175 S.F. 111 CARS	
H/V REQUIRED	6 CARS
PARKING PROVIDED	± 157 CARS
H/V PROVIDED	6 CARS
PARKING RATIO	± 4.8 CARS / 1,000 S.F.
COVERAGE	± 23.6%

DENOTES TRASH ENCLOSURE PER CITY STANDARDS

DENOTES PROPERTY LINE

H DENOTES HANDICAPPED PARKING STALLS
9'x18' WITH 5' LOADING

V DENOTES VAN PARKING STALLS
9'x18' WITH 8' LOADING

NOTES:

1. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB
2. ALL PARKING STALLS SHOWN ARE 9' X 18'
3. MINIMUM DRIVE AISLE IS 24'-0". MINIMUM FIRE TRUCK RADIUS IS 52' OUTSIDE AND 28' INSIDE.
4. FOR HANDSCAPE SEE LANDSCAPE PLAN

SITE PLAN

KK&
architects

HFA



0 20' 40'

SCALE 1" = 20'-0"

AND UP: DE WAGA, INC.
1000 W. WILLOW
SUITE 1000
LAS VEGAS, NV 89102
TEL: 702.441.1111
WWW.KK&ARCH.COM

These drawings are being prepared by HFA for the use of the client and are not to be used for any other purpose without the written permission of HFA Architects, Inc.

H:\2007\14-HFA-NV\1360\PH\1 SITE

06-13-07

1

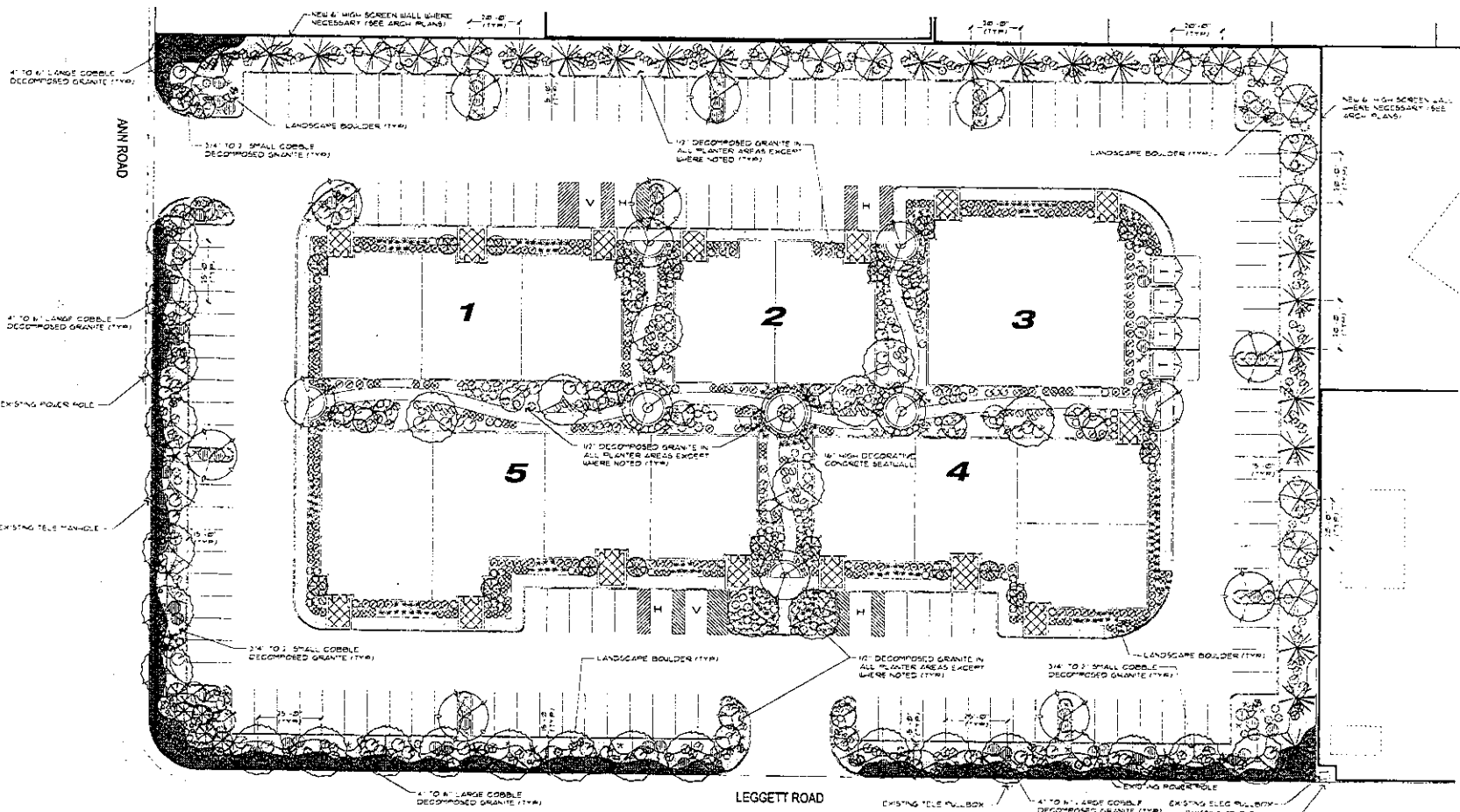
ANN ROAD (50')

LEGETT ROAD (30')

RECEIVED

JUN 14 2007

SDR-22239
REVISED
07/12/07 PC



PLANT SCHEDULE

SYMBOL	QTY	SYMBOL	QTY	BOTANICAL NAME	COMMON NAME
TREES					
(Symbol)	74	50	73	<i>Agave attenuata</i>	Shoestring Yucca
(Symbol)	24	100	74	<i>Artemisia arbuscula</i>	Bush Sage
(Symbol)	3	74	75	<i>Baccharis myrsina</i>	Shrub Sage
(Symbol)	4	20	76	<i>Callitriche californica</i>	Black Fairy Duster
(Symbol)	24	144	77	<i>Cercis siliquosa</i>	Silver Leaf Cereus
(Symbol)	24	3	78	<i>Convolvulus</i>	Cockspur
(Symbol)	24	25	79	<i>Desmodium illinoense</i>	Wild Yucca
(Symbol)	24	30	80	<i>Desmodium illinoense</i>	Yucca Tiger
(Symbol)	24	60	81	<i>Desmodium illinoense</i>	Yucca Tiger
(Symbol)	24	60	82	<i>Desmodium illinoense</i>	Yucca Tiger
(Symbol)	24	60	83	<i>Desmodium illinoense</i>	Yucca Tiger
(Symbol)	24	60	84	<i>Desmodium illinoense</i>	Yucca Tiger
(Symbol)	24	60	85	<i>Desmodium illinoense</i>	Yucca Tiger
(Symbol)	24	60	86	<i>Desmodium illinoense</i>	Yucca Tiger
(Symbol)	24	60	87	<i>Desmodium illinoense</i>	Yucca Tiger
(Symbol)	24	60	88	<i>Desmodium illinoense</i>	Yucca Tiger
(Symbol)	24	60	89	<i>Desmodium illinoense</i>	Yucca Tiger
(Symbol)	24	60	90	<i>Desmodium illinoense</i>	Yucca Tiger
(Symbol)	24	60	91	<i>Desmodium illinoense</i>	Yucca Tiger
(Symbol)	24	60	92	<i>Desmodium illinoense</i>	Yucca Tiger
(Symbol)	24	60	93	<i>Desmodium illinoense</i>	Yucca Tiger
(Symbol)	24	60	94	<i>Desmodium illinoense</i>	Yucca Tiger
(Symbol)	24	60	95	<i>Desmodium illinoense</i>	Yucca Tiger
(Symbol)	24	60	96	<i>Desmodium illinoense</i>	Yucca Tiger
(Symbol)	24	60	97	<i>Desmodium illinoense</i>	Yucca Tiger
(Symbol)	24	60	98	<i>Desmodium illinoense</i>	Yucca Tiger
(Symbol)	24	60	99	<i>Desmodium illinoense</i>	Yucca Tiger
(Symbol)	24	60	100	<i>Desmodium illinoense</i>	Yucca Tiger

SYMBOL	QTY	SYMBOL	QTY	BOTANICAL NAME	COMMON NAME
(Symbol)	100	73	73	<i>Agave attenuata</i>	Shoestring Yucca
(Symbol)	74	74	74	<i>Artemisia arbuscula</i>	Bush Sage
(Symbol)	3	74	75	<i>Baccharis myrsina</i>	Shrub Sage
(Symbol)	4	20	76	<i>Callitriche californica</i>	Black Fairy Duster
(Symbol)	24	144	77	<i>Cercis siliquosa</i>	Silver Leaf Cereus
(Symbol)	24	3	78	<i>Convolvulus</i>	Cockspur
(Symbol)	24	25	79	<i>Desmodium illinoense</i>	Wild Yucca
(Symbol)	24	30	80	<i>Desmodium illinoense</i>	Yucca Tiger
(Symbol)	24	60	81	<i>Desmodium illinoense</i>	Yucca Tiger
(Symbol)	24	60	82	<i>Desmodium illinoense</i>	Yucca Tiger
(Symbol)	24	60	83	<i>Desmodium illinoense</i>	Yucca Tiger
(Symbol)	24	60	84	<i>Desmodium illinoense</i>	Yucca Tiger
(Symbol)	24	60	85	<i>Desmodium illinoense</i>	Yucca Tiger
(Symbol)	24	60	86	<i>Desmodium illinoense</i>	Yucca Tiger
(Symbol)	24	60	87	<i>Desmodium illinoense</i>	Yucca Tiger
(Symbol)	24	60	88	<i>Desmodium illinoense</i>	Yucca Tiger
(Symbol)	24	60	89	<i>Desmodium illinoense</i>	Yucca Tiger
(Symbol)	24	60	90	<i>Desmodium illinoense</i>	Yucca Tiger
(Symbol)	24	60	91	<i>Desmodium illinoense</i>	Yucca Tiger
(Symbol)	24	60	92	<i>Desmodium illinoense</i>	Yucca Tiger
(Symbol)	24	60	93	<i>Desmodium illinoense</i>	Yucca Tiger
(Symbol)	24	60	94	<i>Desmodium illinoense</i>	Yucca Tiger
(Symbol)	24	60	95	<i>Desmodium illinoense</i>	Yucca Tiger
(Symbol)	24	60	96	<i>Desmodium illinoense</i>	Yucca Tiger
(Symbol)	24	60	97	<i>Desmodium illinoense</i>	Yucca Tiger
(Symbol)	24	60	98	<i>Desmodium illinoense</i>	Yucca Tiger
(Symbol)	24	60	99	<i>Desmodium illinoense</i>	Yucca Tiger
(Symbol)	24	60	100	<i>Desmodium illinoense</i>	Yucca Tiger

DECOMPOSED GRANITE/BOULDER SOURCE:
 CALIFORNIA MATERIALS INC.
 4515 NORTH GRADLE ROAD
 TUCSON, AZ 85704
 (520) 575-2601

UNDESIGNED PLANT MATERIAL SOURCE:
 MOUNTAIN STATES NURSERY
 10000 W. GLENDALE AVE
 GLENDALE, AZ 85306
 (602) 241-6525

Call before you Overhead 903.8111

Call before you Dig. 1800.227.2800



RECEIVED
 JUN 13 2007

SDR-22239
 REVISED
 07/12/07 PC

LANDSCAPE CONCEPT PLAN

REVISIONS

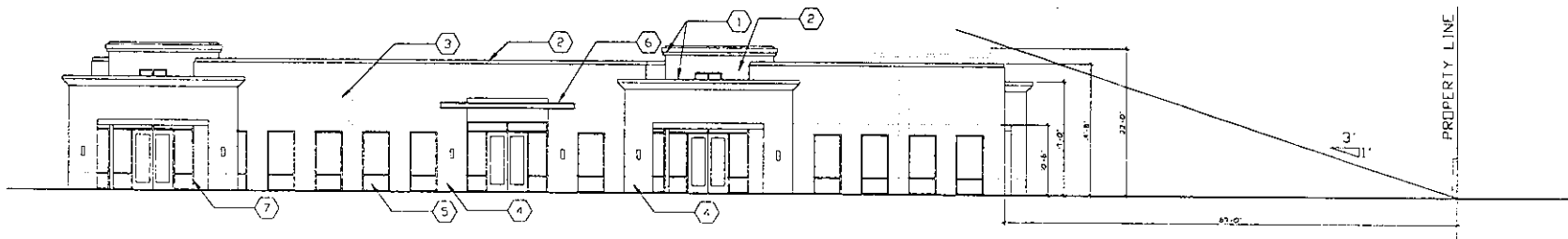
NO.	DATE	DESCRIPTION

The WLB Group
 WLB GROUP, INC.
 10000 W. GLENDALE AVE
 GLENDALE, AZ 85306
 (602) 241-6525

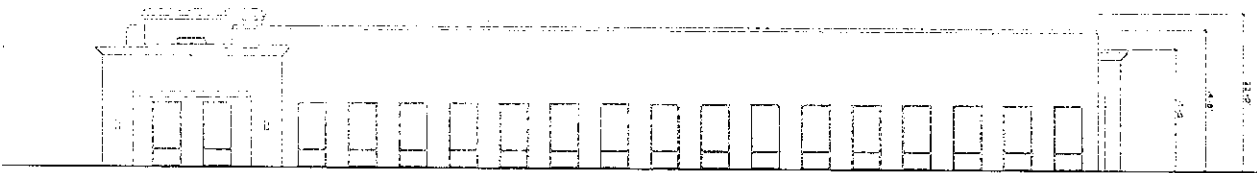
ANN & LEGGETT
 BUSINESS PARK

TAG	CD
08-12-07	
T = 20'-0"	
407025-A-001	
7025CNDWG	

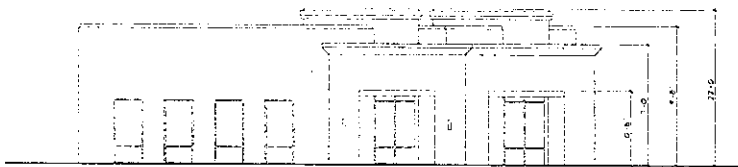
L1.0



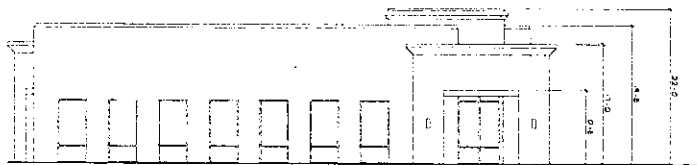
BLDG-4 EAST ELEVATION



BLDG-4 WEST ELEVATION



BLDG-4 SOUTH ELEVATION



BLDG-4 NORTH ELEVATION

COLOR & MATERIAL LEGEND

- ① FOAM CORNICE
DC 5322 PALE PEARL
- ② STUCCO FINISH
ACCENT COLOR DEC 707 FORTAL
- ③ STUCCO FINISH
FIELD COLOR DEC 737 JAKARTA
- ④ STUCCO FINISH
ACCENT COLOR DEC 714 TRIAR TUCK
- ⑤ SHEET FRONT GLASS WINDOW
LOW-E GREEN GLASS
- ⑥ METAL TRELLIS
DC 533P PALE PEARL
- ⑦ MULLION ALUMINUM
CLEAR ALUMINUM

MO-Ann & Leggett

**ELEVATIONS
BUILDING-4**



KKA ARCHITECTS, INC.
A CORPORATION OF TEXAS
SUITE 100
MOORE, TEXAS 75841
(409) 222-1213
(409) 222-0791 FAX

These drawings, including all design details, specifications, and information, are the sole copyright of KKA Architects, Inc. and are to be used only for the specific project and shall not be used for any other work without agreement and written permission of KKA Architects, Inc.

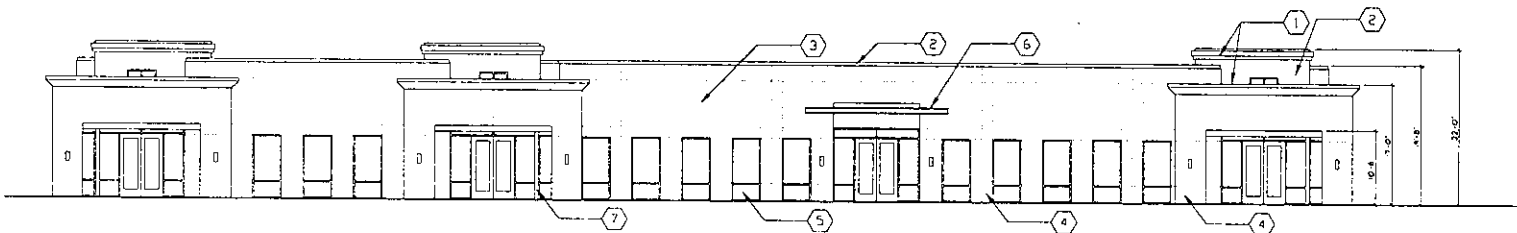
PROJECT NO. 07-00000000000000000000

05-25-07

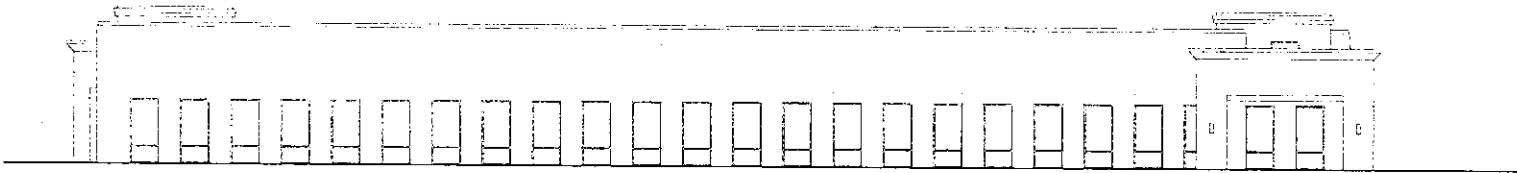
**SDR-22239
07/12/07 PC**

**5
RECEIVED**

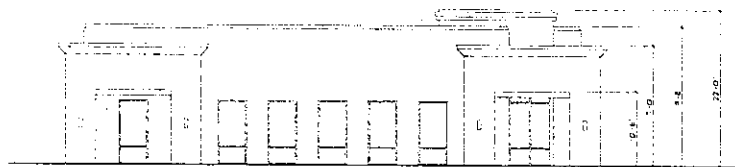
MAY 25 2007



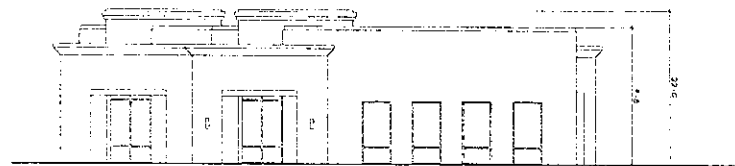
BLDG-5 EAST ELEVATION



BLDG-5 WEST ELEVATION



BLDG-5 SOUTH ELEVATION



BLDG-5 NORTH ELEVATION

COLOR & MATERIAL LEGEND

- ① FOAM CORNICE
DEC 5322 PALE PEARL
- ② STUCCO FINISH
ACCENT COLOR DEC 707 FOXTAIL
- ③ STUCCO FINISH
FIELD COLOR DEC 737 LAKARIA
- ④ STUCCO FINISH
ACCENT COLOR DEC 714 PRIAR TUCK
- ⑤ STOREFRONT GLASS WINDOW
LOW-E GREEN GLASS
- ⑥ METAL TRELLIS
DF 5322 PALE PEARL
- ⑦ MULLION ALUMINUM
CLEAR ALUMINUM

MO-Ann & Legget

**ELEVATIONS
BUILDING-5**



KKE ARCHITECTS, INC.
Executive Office
Suite 110
P.O. Box 110
Moberly, MO 65204
PH: 660.222.1233
FAX: 660.222.0774

These drawings including all design ideas, concepts, details and information are the sole property of KKE Architects, Inc. and shall not be used or reproduced in any form without the written permission of KKE Architects, Inc.

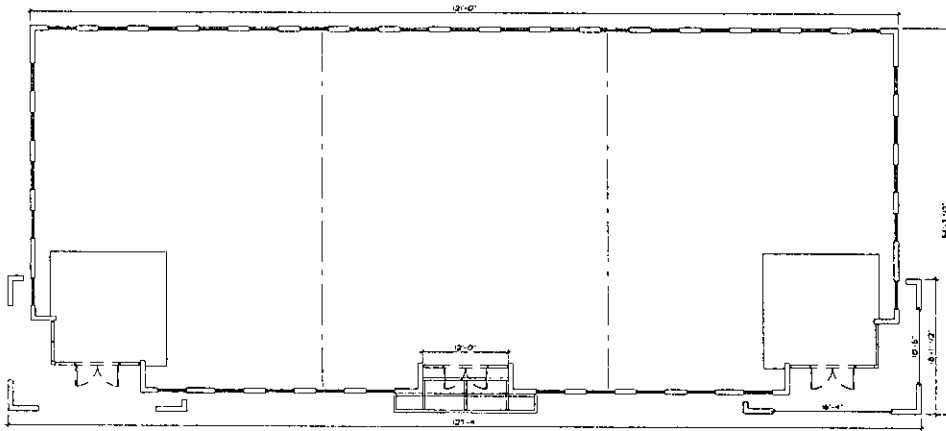
7-2007 144-7644-1000001-07

05-25-07

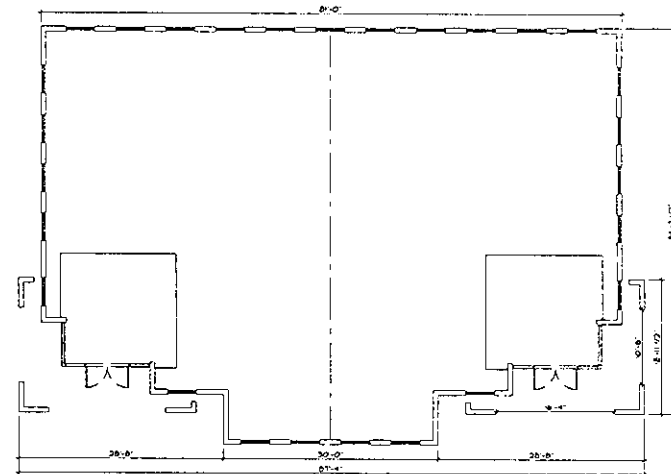
RECEIVED

MAY 25 2007

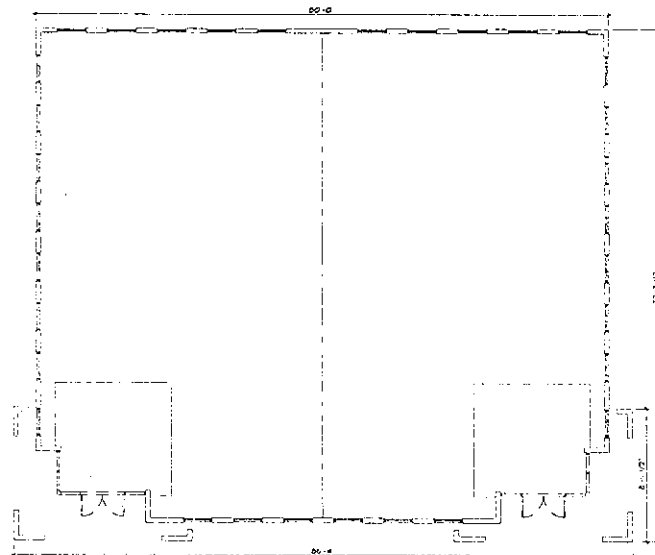
**SDR-22239
07/12/07 PC**



BLDG-1 FLOOR PLAN



BLDG-2 FLOOR PLAN



BLDG-3 FLOOR PLAN

MO-Ann & Legget
FLOOR PLAN
BUILDING-1,2,3

KK
 architects

HFA

KK Architects, PC
 4300 W. 12th St.
 Suite 100
 Omaha, NE 68144
 (402) 222-1233
 (402) 222-0771 FAX

These drawings including all design details
 are the property of KK Architects, PC. No part of
 these drawings shall be reproduced, stored in a
 retrieval system, or transmitted in any form or
 by any means, electronic, mechanical, photocopying,
 recording, or by any information storage and
 retrieval system, without the prior written
 permission of KK Architects, PC.

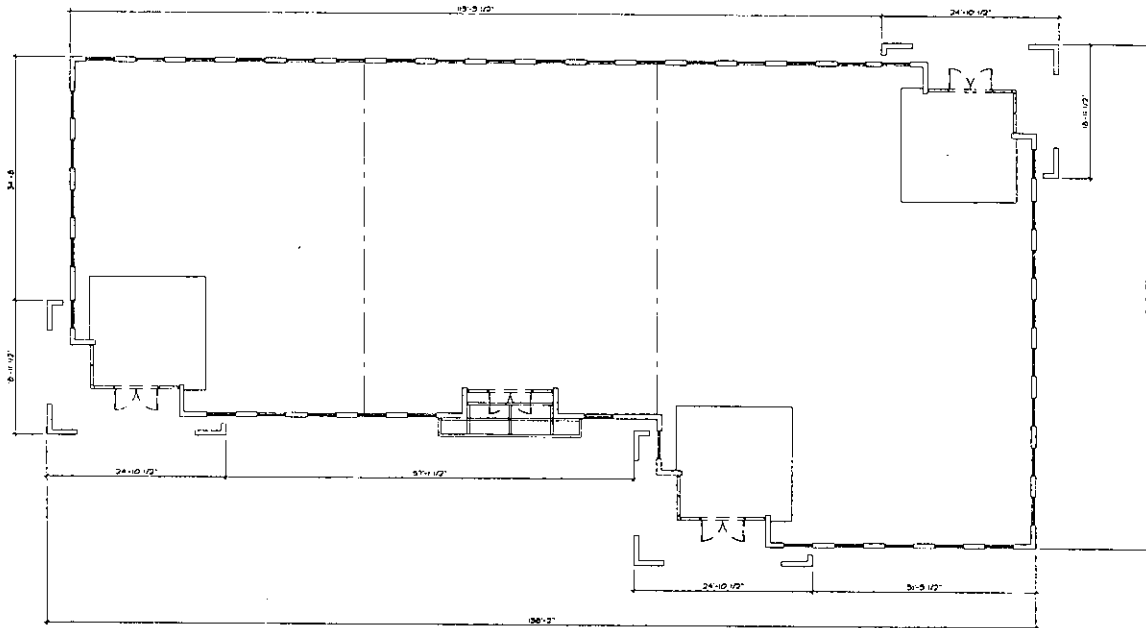
12/2007 144-116-101256-DR-1 SITE

05-25-07

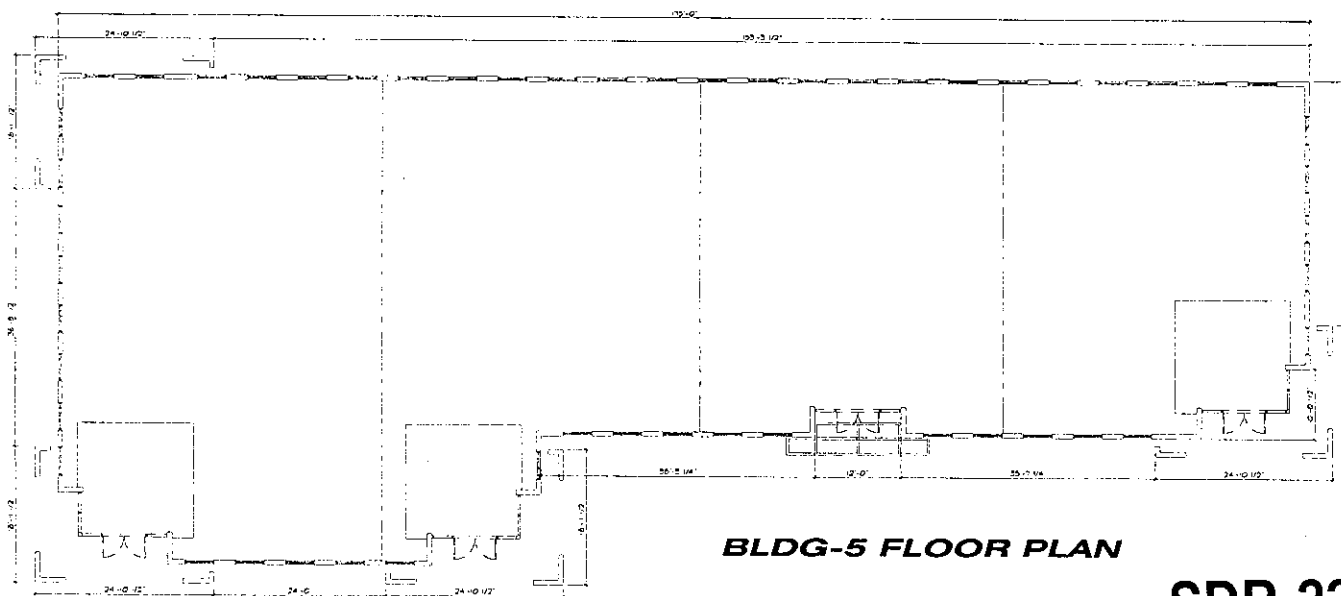
RECEIVED

SDR-22239
07/12/07 PC

MAY 25 2007



BLDG-4 FLOOR PLAN



BLDG-5 FLOOR PLAN

MO-Ann & Legget
FLOOR PLAN
BUILDING-4 & 5



KKe architects, INC.
 4340 S. 10th Street
 Suite 100
 Lincoln, NE 68504
 (402) 222-1233
 (402) 222-0771 FAX

This drawing contains all project data, conditions and information for use through the project. It is the responsibility of the user to verify all information and conditions on the site and with the appropriate authorities before construction.

BLDG-4 & 5 - ANN & LEGGET - 05-25-07

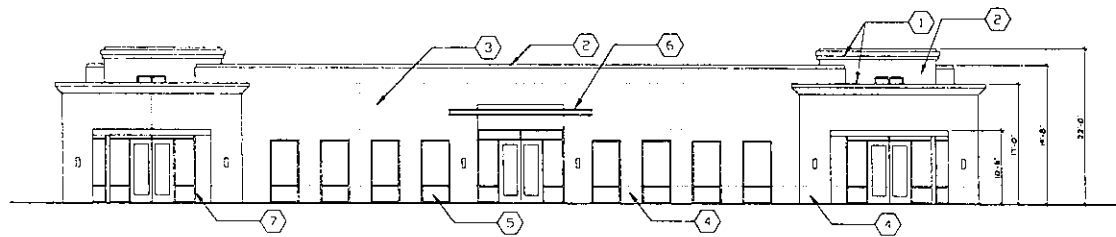
05-25-07

1" = 8'

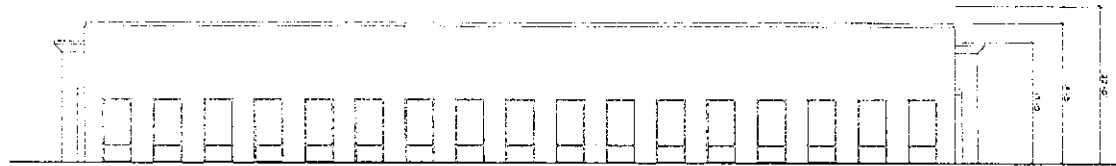
SDR-22239
07/12/07 PC

2
RECEIVED

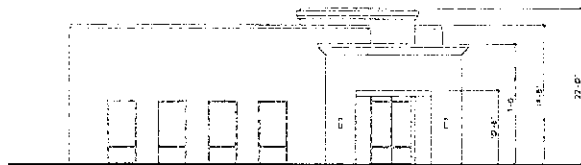
MAY 25 2007



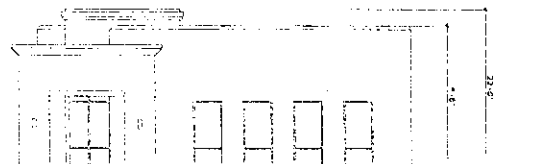
BLDG-1 WEST ELEVATION



BLDG-1 EAST ELEVATION



BLDG-1 NORTH ELEVATION



BLDG-1 SOUTH ELEVATION

COLOR & MATERIAL LEGEND

- ① FOAM GURNICE
DE 5322 PALE PEARL
- ② STUCCO FINISH
ACCENT COLOR: DEC 717 FOXTAIL
- ③ STUCCO FINISH
FIELD COLOR: DEC 737 JAKARTA
- ④ STUCCO FINISH
ACCENT COLOR: DEC 714 PRIAR TUCK
- ⑤ STOREFRONT GLASS WINDOW
LOW E GREEN GLASS
- ⑥ METAL TRELLIS
DE 5332 PALE PEARL
- ⑦ MULLION - ALUMINUM
CLEAR ALUMINUM

MO-Ann & Leggett

**ELEVATIONS
BUILDING-1**



KKA ARCHITECTS, INC.
4400 WILSON CIRCLE
SUITE 100
MIRALOMA, CA 92051
PH: 949 225 1293
FAX: 949 225 0711 FAX

These drawings including all design details, specifications and information, are the sole property of KKA Architects, Inc. and are to be used only for the specific project and shall not be used for any other project without the written permission of KKA Architects, Inc.

PROJECT: HFA/101245/01 - 01

05-25-07

0 1 2 3 4 5

3
RECEIVED

MAY 25 2007

**SDR-22239
07/12/07 PC**

SDR 22239				
Paramount Fund II, LLC				
NWC Ann Rd. & Leggett Rd.				
Proposed 32.75 thousand square foot office development.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	OFFICE PARK [1000 SF]	32.75	11.42	374
AM Peak Hour			1.74	57
PM Peak Hour			1.50	49
<i>(heaviest 60 minutes)</i>				
Existing traffic on all nearby streets:				
Ann Rd.				
Average Daily Traffic (ADT)	11,705			
PM Peak Hour	936			
<i>(heaviest 60 minutes)</i>				
Cimarron Rd.				
Average Daily Traffic (ADT)	2,787			
PM Peak Hour	223			
<i>(heaviest 60 minutes)</i>				
Leggett Rd.				
Average Daily Traffic (ADT)	Not Available			
PM Peak Hour	Not Available			
<i>(heaviest 60 minutes)</i>				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Ann Rd.	32585			
Cimarron Rd.	16200			
Leggett Rd.	16200			
<p>This project will add approximately 374 trips per day on Ann Rd., Cimarron Rd., and Leggett Rd. This will increase the expected volumes by about 3 percent on Ann and about 13 percent on Cimarron. Counts were not available for Leggett. Ann is at about 36 percent capacity, Cimarron is at about 17 percent capacity, and it is assumed Leggett is under capacity as well.</p>				
<p>Based on Peak Hour use, this development will add roughly 49 additional cars into the area; which works out to about 1 every minute.</p>				
<p>Note that this report assumes all traffic from this development uses all named streets.</p>				