



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-28853** APN: 125-28-801-014, 016 & 018

Name of Property Owner: Paramount Fund II, LLC

Name of Applicant: Paramount Fund II, LLC

Name of Representative: Magnum Opes

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: _____

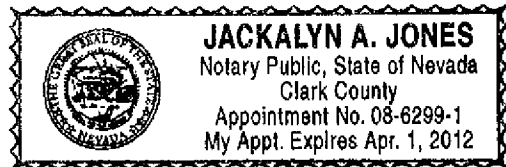
Signature of Property Owner: *Michael A. Panciro*

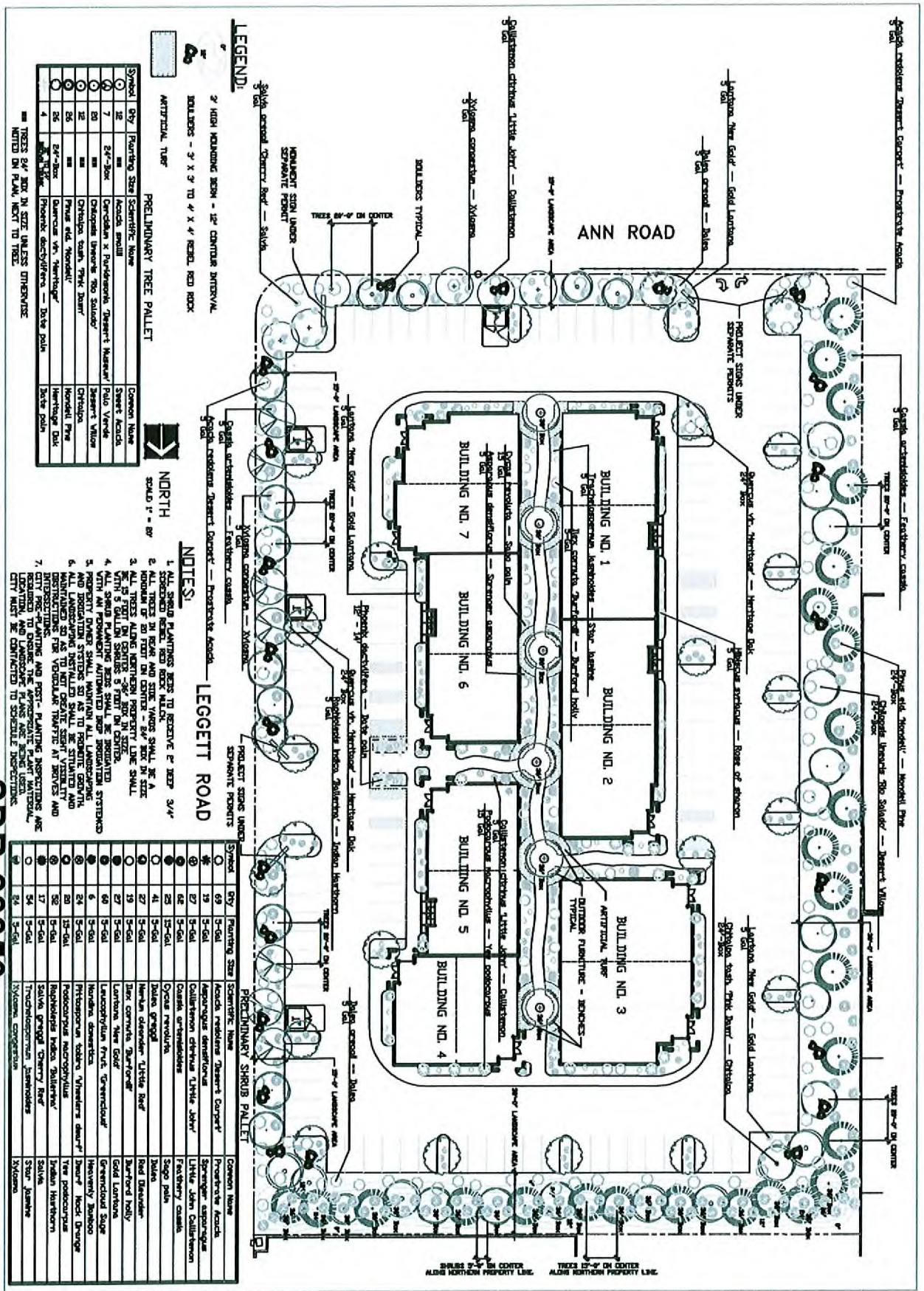
Print Name: Michael Panciro

Subscribed and sworn before me

This 30th day of June, 2008

Jackalyn Jones
Notary Public in and for said County and State





PRELIMINARY TREE PALETTE

Symbol	Qty	Planting Size	Scientific Name	Common Name
1	12	24"-Box	Acacia small	Street Acacia
2	7	24"-Box	Cercidion x Pandoxonia, Thesert Mahanar	Street Mahanar
3	20	24"-Box	Chapala Unweave No. Saludar	Palo Verde
4	12	24"-Box	Chapala Unweave No. Saludar	Chapala
5	12	24"-Box	Prusa old, Thorsdal	Horsdal Pine
6	24	24"-Box	Garrusca un, Thorsdal	Horsdal Pine
7	4	24"-Box	Prusa old, Thorsdal	Red Pine

- NOTES:**
1. ALL TREES PLANTING SIZES TO RECEIVE 2" KEEP 3/4"
 2. ALL TREES IN ROWS AND SIDE WALKS SHALL BE A MINIMUM 12" TO 18" FROM CENTER - 24" MAX IN SIZE
 3. ALL TREES ALONG INTERIOR PROPERTY LINE SHALL WITH 5' BOLLIN SPACES 5' FROM CENTER.
 4. WITH AN PROPOSED AUTOMATED IRIGI PRODUCTION SYSTEMS
 5. ALL SHRUB PLANTING SIZES SHALL BE PRODUCTION
 6. ALL LANDSCAPING DISTALLS SHALL BE SITUATED AND MAINTAINED SO AS TO NOT CREATE SHADY VENTILY AND INTERFERE WITH THE VESICULAR TRAFFIC IN REVEALS AND CITY FIRE PLANTING AND POST PLANTING INSPECTIONS ARE LOCATION AND LANDSCAPE PLANS ARE SCHEDULED TO BE SCHEDULED TO SCHEDULE INSPECTIONS.

PRELIMINARY SHRUB PALETTE

Symbol	Qty	Planting Size	Scientific Name	Common Name
1	69	3'-Gal	Acacia revoluta Thesert Corpet	Prostrate Acacia
2	19	3'-Gal	Agave attenuata	Prostrate agave
3	27	3'-Gal	Callistemon citrinus Little John	Little John Callistemon
4	24	3'-Gal	Callistemon citrinus	Factory cactus
5	20	15'-Gal	Cycas revoluta	Sago palm
6	41	3'-Gal	Balan greggii	Red Bark
7	19	3'-Gal	Yucca comata 'Bartlett'	Barford body
8	27	3'-Gal	Lantana New Gold	Gold Lantana
9	60	3'-Gal	Lantana Fruic Greenleaf	Greenleaf Lantana
10	6	3'-Gal	Juniperus scopulorum 'Minimus dwarf'	Minimus Juniper
11	24	3'-Gal	Prostratae nana 'Minimus dwarf'	Minimus Juniper
12	20	3'-Gal	Prostratae nana 'Minimus dwarf'	Minimus Juniper
13	20	3'-Gal	Prostratae nana 'Minimus dwarf'	Minimus Juniper
14	17	3'-Gal	Salvia greggii 'Cherry River'	Salvia
15	34	3'-Gal	Salvia greggii 'Cherry River'	Salvia
16	24	3'-Gal	Salvia greggii 'Cherry River'	Salvia
17	24	3'-Gal	Salvia greggii 'Cherry River'	Salvia
18	24	3'-Gal	Salvia greggii 'Cherry River'	Salvia
19	24	3'-Gal	Salvia greggii 'Cherry River'	Salvia
20	24	3'-Gal	Salvia greggii 'Cherry River'	Salvia
21	24	3'-Gal	Salvia greggii 'Cherry River'	Salvia
22	24	3'-Gal	Salvia greggii 'Cherry River'	Salvia
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26	24	3'-Gal	Salvia greggii 'Cherry River'	Salvia
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99	24	3'-Gal	Salvia greggii 'Cherry River'	Salvia
100	24	3'-Gal	Salvia greggii 'Cherry River'	Salvia

SDR-28853

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MAGNUM OPES ANN & LEGGETT BUSINESS PARK
CITY OF LAS VEGAS, NEVADA

CONCEPTUAL LANDSCAPE PLAN

MICHAEL STEIDING, INC.
LANDSCAPE ARCHITECT
1150 Del Lily Lane Las Vegas, Nevada 89123
NV RLA No. 137, CA RLA No. 1678
(702) 739-8311

SHEET 1

DATE: 08/14/08

MO-Ann & Leggett

PROJECT SUMMARY

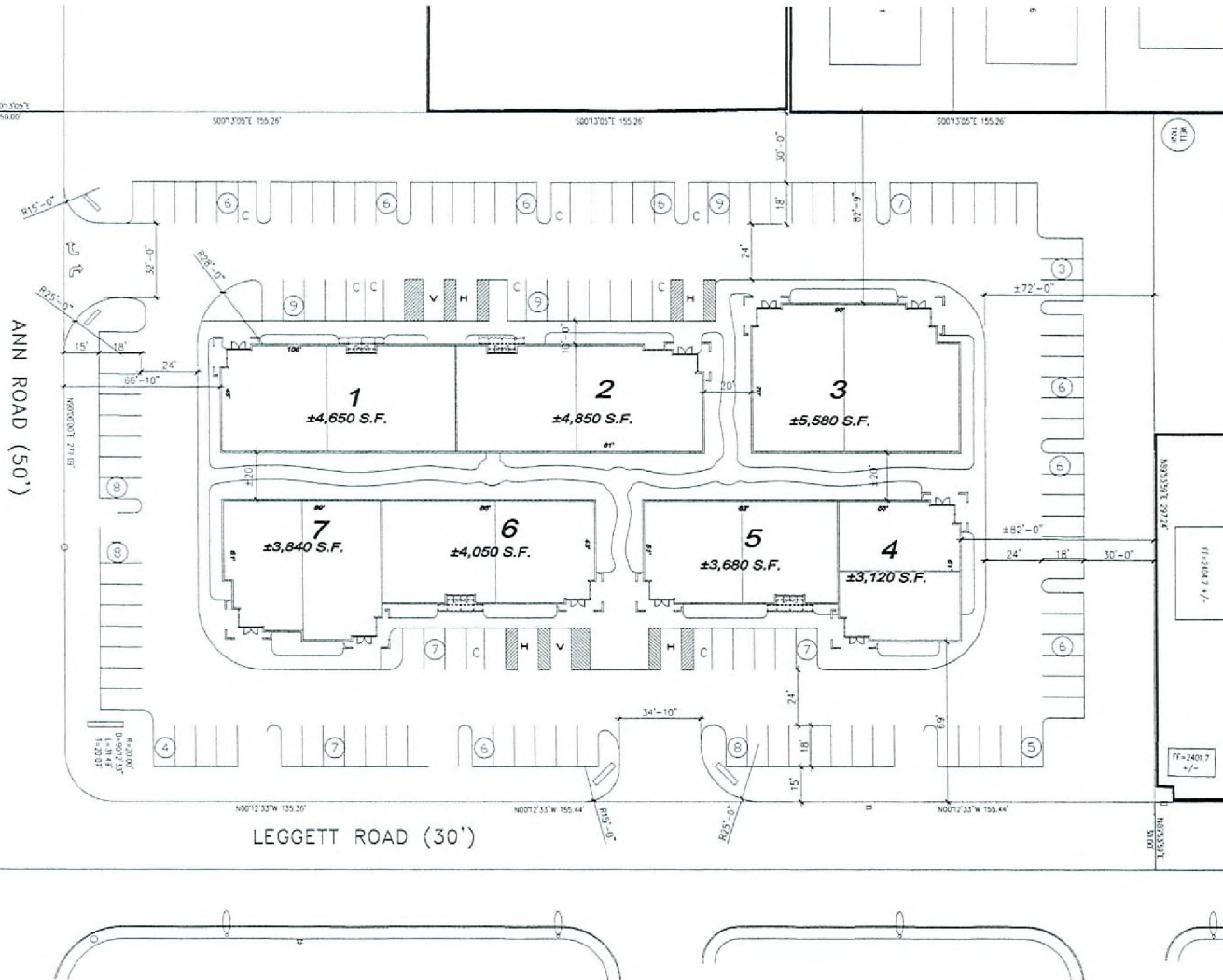
SITE AREA	± 138,424 S.F.
BUILDING AREA	± 28,700 S.F.
PARKING REQUIRED	± 89 CARS
PARKING PROVIDED	
REGULAR PARKING:	± 124 CARS
HANDICAP PARKING:	± 8 CARS
COMPACT PARKING:	± 8 CARS
TOTAL PARKING:	± 139 CARS
PARKING RATIO	± 4.7 CARS / 1,000 S.F.
COVERAGE	± 21.5%

- ☐ DENOTES TRASH ENCLOSURE PER CITY STANDARDS
- ▬ DENOTES PROPERTY LINE
- H DENOTES HANDICAPPED PARKING STALLS
9'x18' WITH 8' LOADING
- V DENOTES VAN PARKING STALLS
9'x18' WITH 8' LOADING
- C DENOTES COMPACT PARKING STALLS - 8'x18'

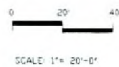
NOTES:

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 LANDSCAPE SEE LANDSCAPE PLAN
- ITEMS MET PER PREVIOUS CONDITIONS:

1. 30' LANDSCAPE BUFFER FROM THE RESIDENTIAL TO THE NORTH AND WEST OF THE PROPERTY
2. THE MAXIMUM BUILDING HEIGHT IS 20'
3. TRASH ENCLOSURES ARE LOCATED AWAY FROM RESIDENTIAL AREA WITH LANDSCAPE BUFFER AND SHRUBS TO HIDE THEM
4. A 3 FOOT HIGH BERM IS LOCATED ALONG THE NORTHERN PROPERTY LINE
5. OFFICE OPERATION HOURS WILL BE FROM 7 AM TO 6 PM MONDAY TO FRIDAY
6. 15' FOOT LANDSCAPE BUFFER ALONG THE STREETS
7. MECHANICAL UNITS ARE SCREENED FROM TH STREET
8. PARKING LOT LIGHT WILL BE LESS THAN 30' TALL
9. ANN ROAD ACCESS WILL BE RIGHT IN AND RIGHT OUT ONLY



SITE PLAN



YIHONG LIU & ASSOCIATES
ARCHITECTURAL SERVICES ARCHITECT
8800 CHRYSLER BLDG. CT.
LAKE VEGAS, NV 89133
TEL: 702-486-8888
FAX: 702-486-8882

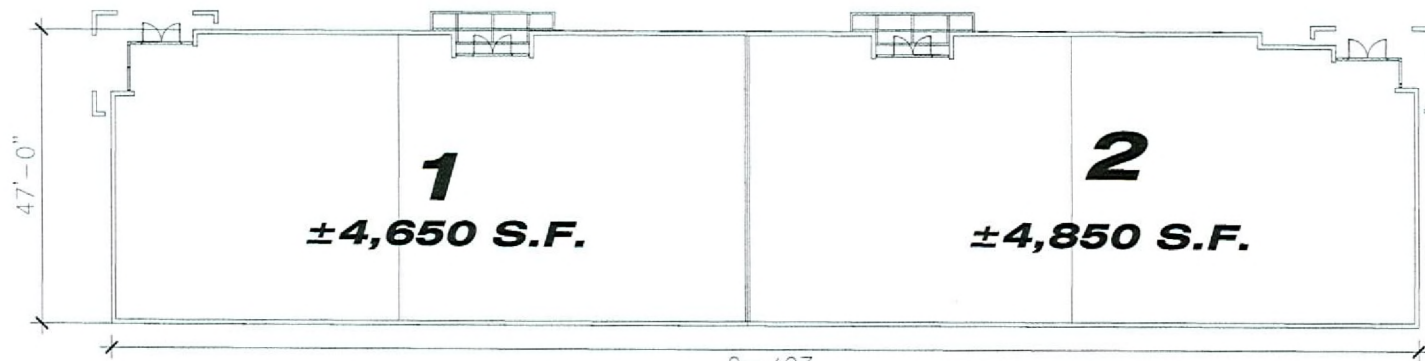
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MAGNUM PROFESSIONAL PARK
AT ANN & LEGGETT
05-6-08 PFI

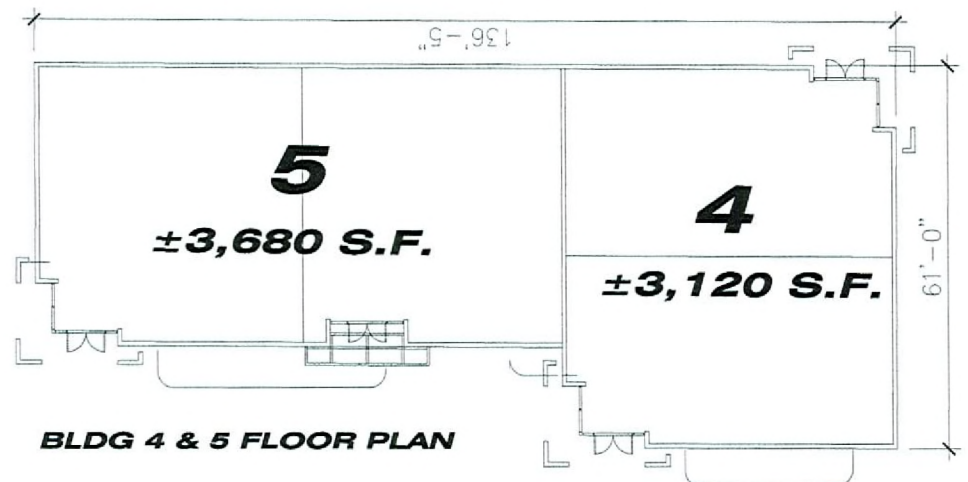
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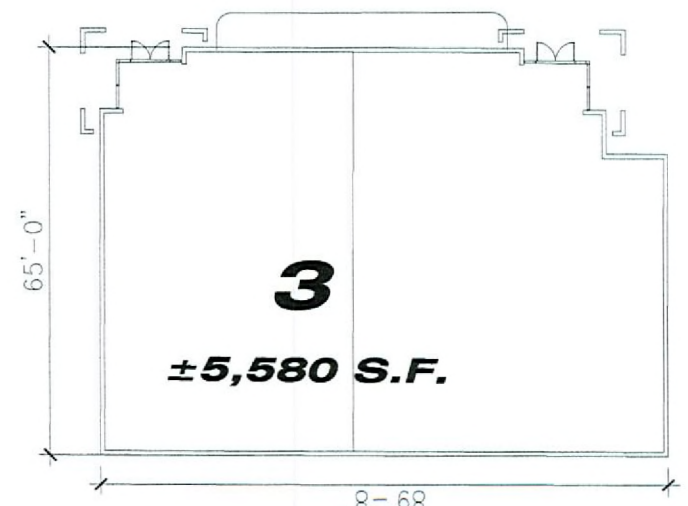
**Ann & Leggett
Floor Plans**



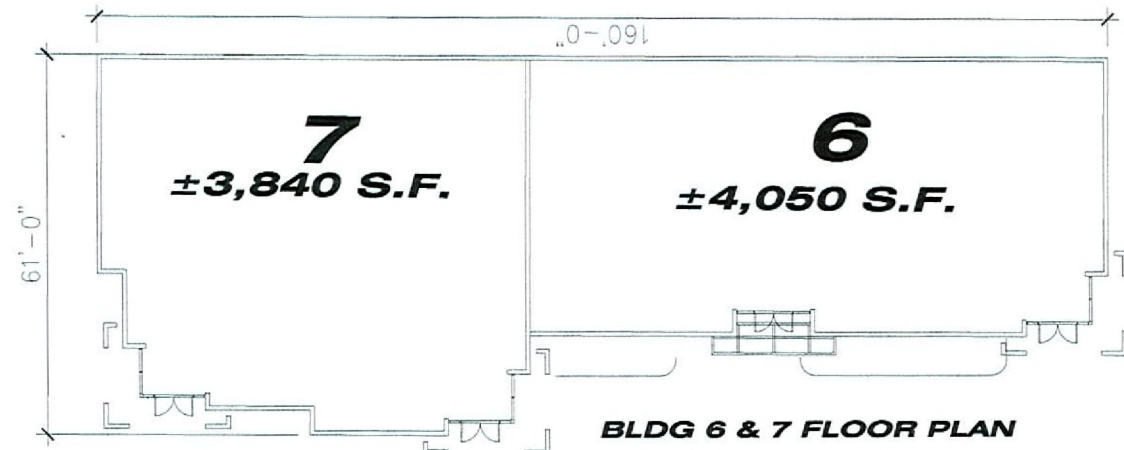
BLDG 1 & 2 FLOOR PLAN



BLDG 4 & 5 FLOOR PLAN



BLDG 3 FLOOR PLAN



BLDG 6 & 7 FLOOR PLAN



YEHING LIU + ASSOCIATES
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**Ann & Leggett
BLDG 6 & 7**

COLOR & MATERIAL LEGEND

- ① FOAM CORNICE
DE 5322 PALE PEARL
- ② STUCCO FINISH
ACCENT COLOR: DEC 707 FOXTAIL
- ③ CULTURE STONE
- ④ STUCCO FINISH
ACCENT COLOR: DEC 714 FRIAR TUCK
- ⑤ STOREFRONT GLASS WINDOW
LOW-E GREEN GLASS
- ⑥ CONCRETE ROOF TILE
- ⑦ MULLION - ALUMINUM
CLEAR ALUMINUM



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



YIHONG LIU + ASSOCIATES
ARCHITECTURE PLANNING INTERIORS
8000 SPOFFORD BOULEVARD
LAS VEGAS, NV 89138
702-248-8888
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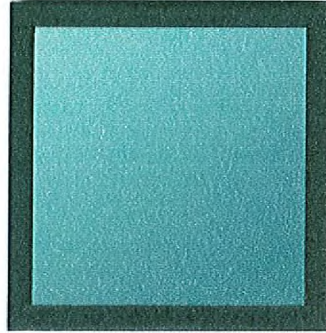
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**MONIERLIFE TILE
BARCELONA
CALIFORNIA MISSION BLEND**



**CULTURED STONE
COUNTRY LEDGESTONE
CAMEL CSV-20007**



LOW-E GLASS



METAL: CLEAR ALUMINUM

**ACCENT COLOR:
DE5322 PALE PEARL**



**ACCENT COLOR:
DEC714 FRIAR TUCK**



**ACCENT COLOR:
DEC707 FOXTAIL**

**MAGNUM PROFESSIONAL PARK
AT ANN & LEGGET
LAS VEGAS NEVADA**



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