PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-37922** APN: 163-08-502-002

Name of Property Owner: Security Financial Bancorp Inc - 50 Percent Ownership

Name of Applicant: American Education Group

Name of Representative: WESTAR Architects - Dee Frandsen

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: _____ pres

Print Name: Richard Heymann

Subscribed and sworn before me

This 28 day of April, 2010

_____

Notary Public in and for said County and State

SCOTT LEACH
Commission # 1833864
Notary Public - California
San Diego County
My Comm. Expires Jan 27, 2013

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-37922** APN: 163-08-502-002

Name of Property Owner: Mary E. Bullard Revocable Trust - 50 Percent Ownership

Name of Applicant: American Education Group

Name of Representative: WESTAR Architects - Dee Frandsen

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: Mary E. Bullard, Trustee

Print Name: MARY E. BULLARD, TRUSTEE

Subscribed and sworn before me

This _____ day of _____, 20____

_____

Notary Public in and for said County and State

SEE ATTACHMENT FOR OFFICIAL NOTARIZATION

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 2750 Lake Sahara Drive, Las Vegas, Nevada 89117

Project Name American Education Group Lexis Prep School **Proposed Use** Private School

Assessor's Parcel #(s) 163-08-502-002 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing C-1 proposed _____

Commercial Square Footage 10,600 **Floor Area Ratio** _____

Gross Acres 1.37 **Lots/Units** One **Density** 18% Lot Covergae

Additional Information Present use of building is a Day Care Center. SUP is for the change of use to a Private Preparatory School, grades K through 8

PROPERTY OWNER Security Financial Bancorp Inc **Contact** Richard Heymann

Address P O Box 9704 **Phone:** (858) 756-1005 **Fax:** (858) 756-3038

City Rancho Santa Fe **State** CA **Zip** 92067-4704

E-mail Address heymann@cox.net

APPLICANT American Education Group **Contact** Mike VanDinther

Address 25 Ionia Avenue SW, Suite 400 **Phone:** (616) 301-1221 **Fax:** (616) 301-1224

City Grand Rapids **State** MI **Zip** 49503

E-mail Address mvandinther@americanedgroup.com

REPRESENTATIVE WESTAR Architects **Contact** Dee Frandsen

Address 701 Bridger Avenue, Suite 400 **Phone:** (702) 878-0000 **Fax:** (702) 878-8430

City Las Vegas **State** NV **Zip** 89101

E-mail Address dfrandsen@wagnarchitects.com

Property Owner Signature* _____

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

Print Name Richard Heymann

Subscribed and sworn before me

This 28 day of April, 2010.

_____

Notary Public in and for said County and State

SCOTT LEACH
Commission # 1833864
Notary Public - California
San Diego County
My Comm. Expires Jan 27, 2013

FOR DEPARTMENT USE ONLY

Case #	SUP-37922
Meeting Date:	5/27/10
Total Fee:	$1030
Date Received:*	5/4/10 (Revised)
Received By:	Romeo

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

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

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Additional Information Present use of building is a Day Care Center. SUP is for the change of use to a Private Preparatory School, grades K through 8

PROPERTY OWNER Mary E. Bullard Revocable Trust **Contact** Mary Bullard

Address 2685 Piantino Circle 1 **Phone:** (619) 284-0900 **Fax:**

City San Diego **State** CA **Zip** 92108

E-mail Address mbullard@san.rr.com

APPLICANT American Education Group **Contact** Mike VanDinther

Address 25 Ionia Avenue SW, Suite 400 **Phone:** (616) 301-1221 **Fax:** (616) 301-1224

City Grand Rapids **State** MI **Zip** 49503

E-mail Address mvandinther@americanedgroup.com

REPRESENTATIVE WESTAR Architects **Contact** Dee Frandsen

Address 701 Bridger Avenue, Suite 400 **Phone:** (702) 878-0000 **Fax:** (702) 878-8430

City Las Vegas **State** NV **Zip** 89101

E-mail Address dfrandsen@wagnarchitects.com

Property Owner Signature* Mary E. Bullard, Trustee

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

Print Name MARY E. BULLARD, TRUSTEE

Subscribed and sworn before me

This _____ day of _____, 20 _____.

_____

Notary Public in and for said County and State

SEE ATTACHMENT FOR OFFICIAL NOTARIZATION

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

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

State of California
County of San Diego

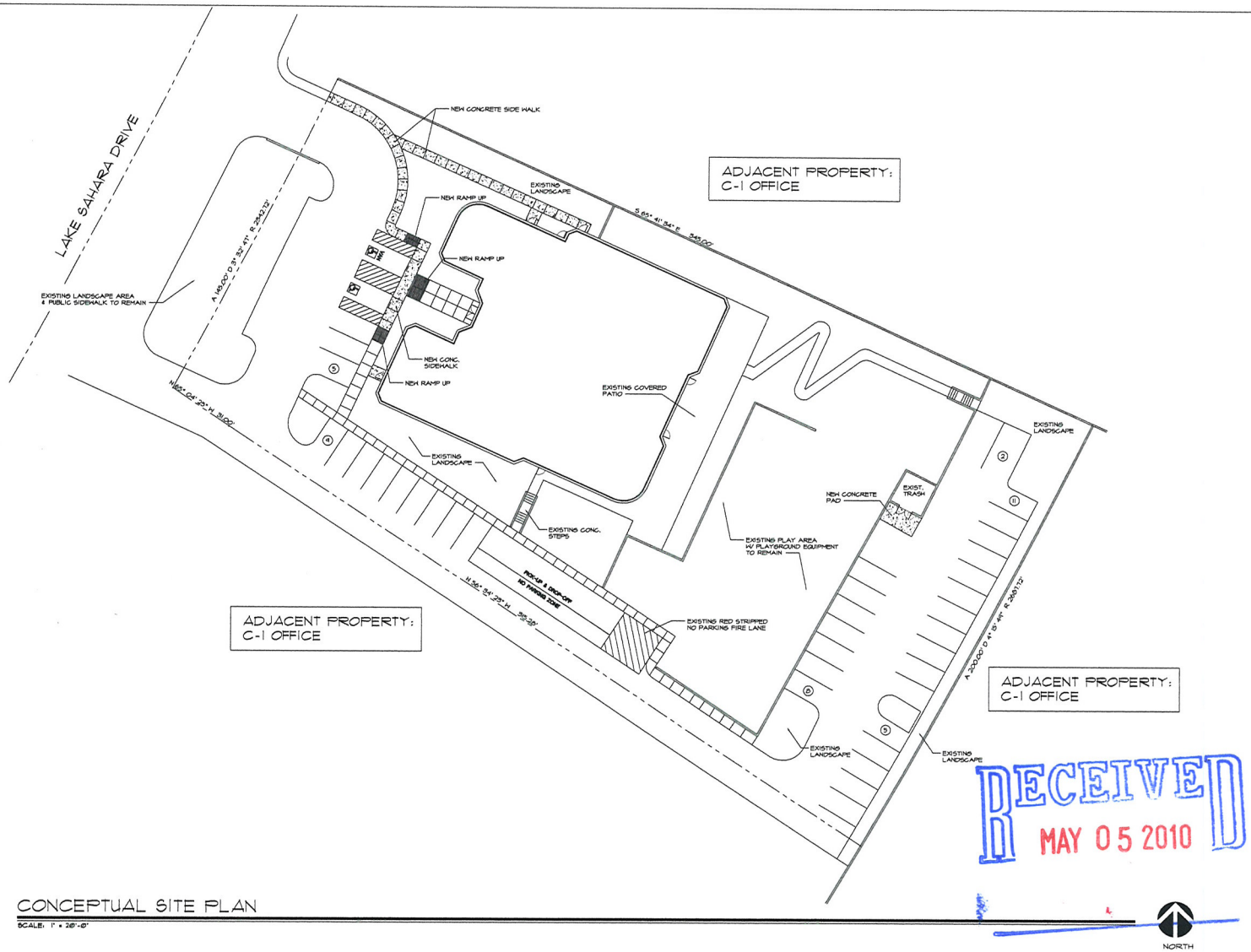
Subscribed and sworn to (or affirmed) before me on this 28th day of April, 2010, by Mary E. Bullard, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

OFFICIAL SEAL
ATHENA HAWKINS
NOTARY PUBLIC-CALIFORNIA
COMM. NO. 1791668
SAN DIEGO COUNTY
MY COMM. EXP. FEB. 22, 2012

RBG-1 RBG-1

(Seal)

Signature _____



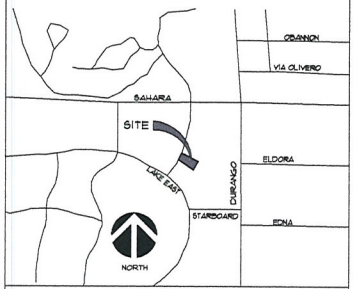
CONCEPTUAL SITE PLAN

SCALE: 1" = 20'-0"

RECEIVED
MAY 05 2010

VICINITY MAP

LOCATION MAP



SITE DATA

TOTAL SITE AREA:	1.37 ACRES
ZONING:	LIMITED COMMERCIAL DISTRICT (C-1)
OCCUPANCY CLASSIFICATION:	E (EDUCATIONAL GROUP)
LANDSCAPING:	NO CHANGE
STREET ACCESS:	EXISTING
SETBACKS:	APPROVED BY EXISTING NO CHANGE
PARKING:	PARKING REQUIRED PER TITLE 19.04 LAND USE TABLE 3 PARKING SPACES PER CLASSROOM 11 CLASSROOMS x 3 = 33 SPACES REQ. PROVIDED - 36 STANDARD 1 ACCESSIBLE 1 VAN TOTAL 40 SPACES
BUILDING SIZE:	+/- 10,680 SQ. FT.

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WESTAR
WESTAR Architectural Group/Nevada, Inc.
ARCHITECTURE • PLANNING • INTERIOR DESIGN
101 Bridger Avenue, Las Vegas, NV. 89101 ph 702.878.0000 fax 702.878.6430

A REMODEL FOR:
AMERICAN EDUCATION GROUP
LEXIS PREPARATORY SCHOOL LAS VEGAS
2750 LAKE SAHARA DRIVE
LAS VEGAS, NEVADA 89117

SUP-37922
REVISED

SR1 - SITE PLAN

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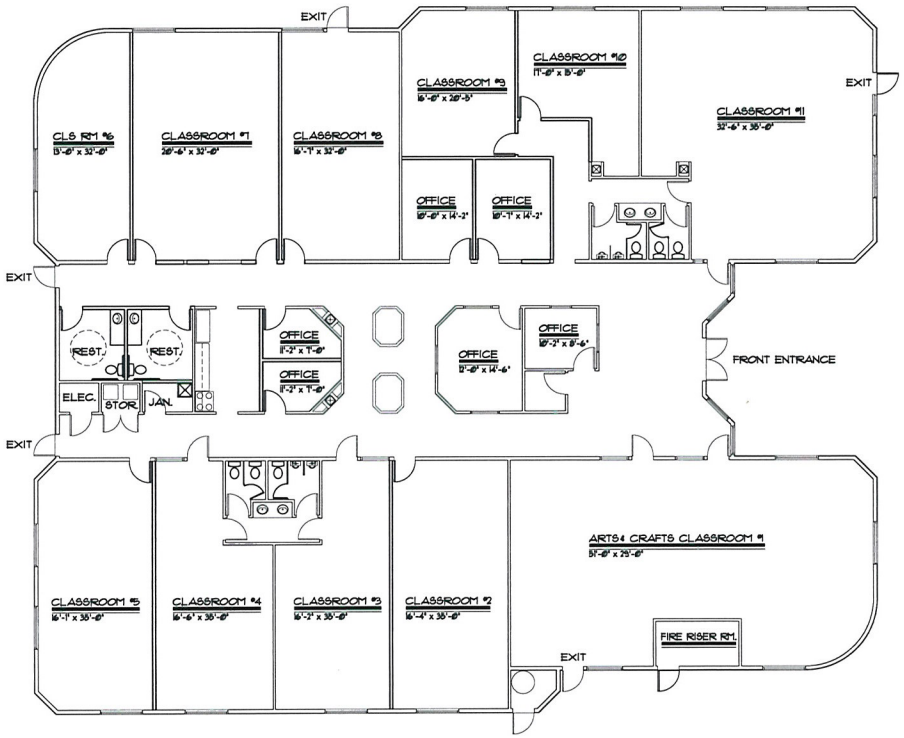

CONCEPTUAL FLOOR PLAN

SCALE: 1/8" = 1'-0"

NORTH

WESTAR
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A REMODEL FOR:
AMERICAN EDUCATION GROUP
LEXIS PREPARATORY SCHOOL LAS VEGAS
2750 LAKE SAHARA DRIVE
LAS VEGAS, NEVADA 89117

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APR 12 2010

DR2 - FLOOR PLAN

SUP-37922