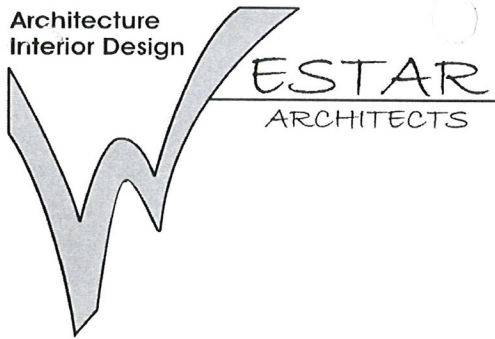




April 12, 2010

City of Las Vegas
Development Services Center
Planning & Development
731 South Fourth Street
Las Vegas, NV 89101

RE: American Education Group
Lexis Preparatory School
2750 Lake Sahara Drive
Las Vegas, Nevada 89117
APN 163-08-502-002

To Whom It May Concern,

Please accept this letter as justification for the above referenced property.

Our client, American Education Group of Grand Rapids, Michigan is seeking to purchase the 'Mini-Skool' Day Care Center located at 2750 Lake Sahara Drive, Las Vegas, Nevada.

Our client is requesting a Special Use Permit to change the property referenced above from a day care center to a private school with grades K through 8.

The existing building will be brought up to current codes.
There will be no additions to the size of the building.

Exterior improvements will include re-stripe and seal existing parking lot. Add required accessible parking spaces with accessible aisles and accessible ramps as required. The dead landscaping located at the East parking lot will be removed and replaced with trees and plants as required by City of Las Vegas, Title 19 Zoning Code. Exterior walls will be repaired as necessary and repainted colors to match or complement surrounding buildings.

Interior improvements will include the installation of an Automatic Fire Sprinkler System. Remodel of existing restrooms to make ADA compliant and up-grade all plumbing fixtures.

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Building Area = 10,600 square feet

Parking Requirements per Title 19.04 'Land Use Table'

3 Parking Spaces per Classroom.

11 Classrooms x 3 spaces = 33 Parking Spaces are required.

43 Parking Spaces are provided.

Pick-Up and Drop-Off Area shown on Site Plan (66'-0" x 18'-0"),
located on South side Parking Area.

Thank you for your consideration in this matter.

Yours truly,
WESTAR Architects



Dee Frandsen
Project Manager

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