

CITY OF NORTH LAS VEGAS
INTEROFFICE MEMORANDUM

To: Duane McNelly, Principal Planner, Land Development & Community Services
From: Jimmy Love, Major Projects Coordinator, Department of Public Works
Subject: SUP-50-2023 **The Rooted School, Las Vegas**
Date: October 12, 2023

In addition to the requirement to comply with the *City of North Las Vegas Municipal Code – Titles 15 and 16, NRS 278* and accepted *Clark County Area Uniform Standard Drawings*, the Department of Public Works recommends the following conditions of approval:

1. The size and number of access points and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040. Conformance may require modifications to the site.
2. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.1 and 225.
3. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope. The traffic study shall address and provide for on-site storage to prevent queing and standing vehicles on the adjacent public roadways and to establish school zones along Civic Center Drive and Tonopah Avenue.
4. Right-of-way **dedication and construction** of a **RTC bus** turn-out is required on Civic Center Drive near Tonopah Avenue per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
5. Roadway easement is required for the bus loading pad.
6. Dedication and construction of the following streets and/or half streets is required if determined per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100: (1) spandrel located at the southwest corner of Civic Center Drive and Tonopah Avenue.
7. The property owner is required to grant a roadway easement for commercial driveway(s).

Jimmy Love, Major Projects Coordinator
Department of Public Works



September 21, 2023

City of North Las Vegas
Land Development and Community Services Department,
Planning and Zoning Division
2250 Las Vegas Blvd., Suite 114
North Las Vegas, NV 89030

Re: The Rooted School
APN: 139-23-803-002 and 139-23-811-003

To Whom It May Concern:

ISSUE

We respectfully submit this Application for 2401 E Tonopah Ave, Las Vegas, NV 89030, including Special Use Permit for School: Secondary use.

INFORMATION

The proposed development will function as the Las Vegas campus for The Rooted School, a public charter high school that aims to elevate underserved and talented teenagers with career and financial pathways. Over a three or more year period, the school will grow from 180 students to 360, and serve children in the immediate neighborhoods and valley-wide. Anticipated hours of operation for the school are Monday through Friday from 8:00 AM to 4:00 PM. On Fridays, the majority of students will be off campus for job commitments or remote school.

The improvements proposed for these parcels are a phased plan to develop this high school facility for grades 9 to 12 with proposed use of *School: Secondary*. The existing zoning classification is Single Family Low Density (R-1). The existing use is a 26,545 square feet Religious Institution. The parcels are surrounded by Tonopah Avenue, Civic Center Drive, and E Reynolds Avenue.

The first phase will contain the tenant improvement of the existing building on APN# 139-23-803-002 to house the school for the first phase of activity and serve up to 180 students for the 2024-2025 school year. The refurbished space will contain 7 classrooms, a multipurpose room/cafeteria, assembly room, administrative spaces, and accessory spaces for these uses. Unused areas will be separated with a locked entrance and code-required fire protection will be installed. The existing parking lots on APN 139-23-803-002 and 139-23-811-003 will be cleaned and reconfigured to contain a fire lane in the proximity of the building, and approximately 186 parking spaces. The existing perimeter fences will remain in place.



The second and third phases of the construction will complete the build out and are planned to take place after up to two years, with the tenant improvement of the existing building for an additional 7 classrooms and accessory spaces.

Lochsa Engineering has been engaged for a preliminary review of traffic conditions to mitigate the impact of queuing on the vicinity. A traffic study will be performed for the final application. Buses will not be used.

FINDINGS - Special Use Permit

Reference PRJ_SP001 Proposed Site Plan and PRJ_EV001 Elevation Photographs. The proposed use of *School: Secondary* requires a Special Use Permit in the R-1 zoning classification and can be conducted in a manner that is harmonious with existing surrounding uses of Single Family Density (R-1) and Professional Office Commercial (C-P). A voluntary neighborhood meeting was conducted on August 28, 2023, to confirm community support of proposed use. Charter school operators are in contact with surrounding residents. Applicant will coordinate notifications as required with Current Planning staff. Existing lot coverage and zoning classification will be unchanged for APN# 139-23-803-002 and 139-23-811-003. Existing development provides 186 parking spaces in excess of the calculated required 148 parking spaces for the *School: Secondary* use. Preliminary traffic engineer assessment confirms that queuing provisions are adequate; a traffic study will be completed for the final application. Applicants affirm that *School: Secondary* use is consistent with the overall objectives of the City of North Las Vegas' plan and provide a community resource that supports the health, safety and welfare of area residents.

Please contact me at (702) 553-3323, or anne@sparkflightstudios.com if you require additional information.

Sincerely,

Anne Johnson, AIA

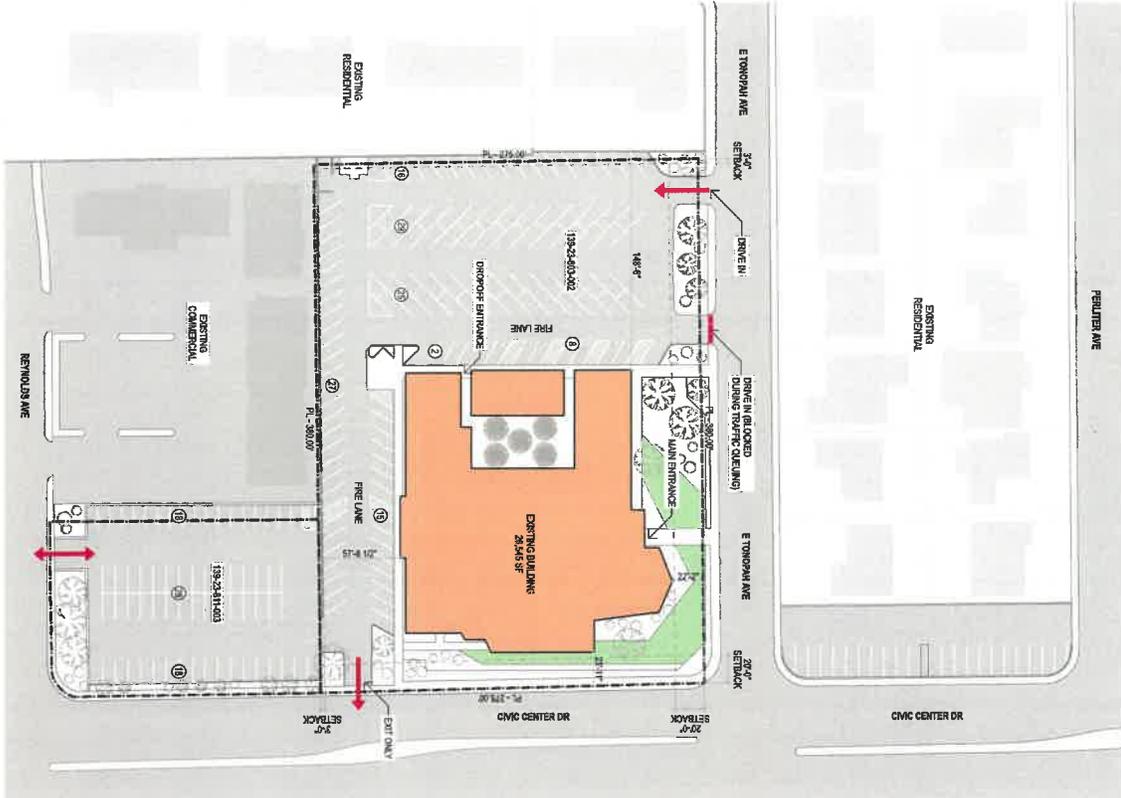
CEO – Principal

Representative filing on behalf of Applicant

Attachments: PRJ_SP001 Proposed Site Plan, PRJ_EV001 Elevation Photographs,
PRJ_APM001 Assessor's Parcel Map

Cc: Laura Fiemann – CSDC

1 PROPOSED SITE PLAN
SCALE: 1" = 40'



SITE INFORMATION

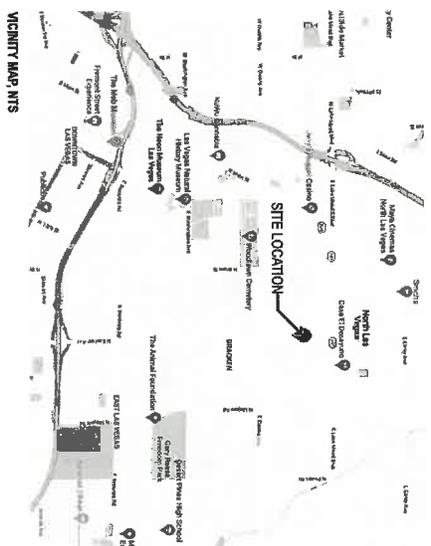
APN(S): 139-23-803-002 (2401 E TROPICANA AVE)
 OWNER: CHURCH LDS PRESIDING BISHOP
 SIZE: 2.4 ACRES
 BLDG SIZE: 26,545 SF
 139-23-811-003
 OWNER: CHURCH LDS PRESIDING BISHOP
 SIZE: 0.54 ACRES

ZONING: R-1 (SINGLE FAMILY LOW DENSITY)
 SETBACKS: FRONT: 20 FT
 SIDE, INTERIOR: 3 FT
 SIDE, CORNER: 20 FT
 REAR: 3 FT

PARKING: 186 TOTAL SPACES
 INCLUDING 8 ACCESSIBLE SPACES

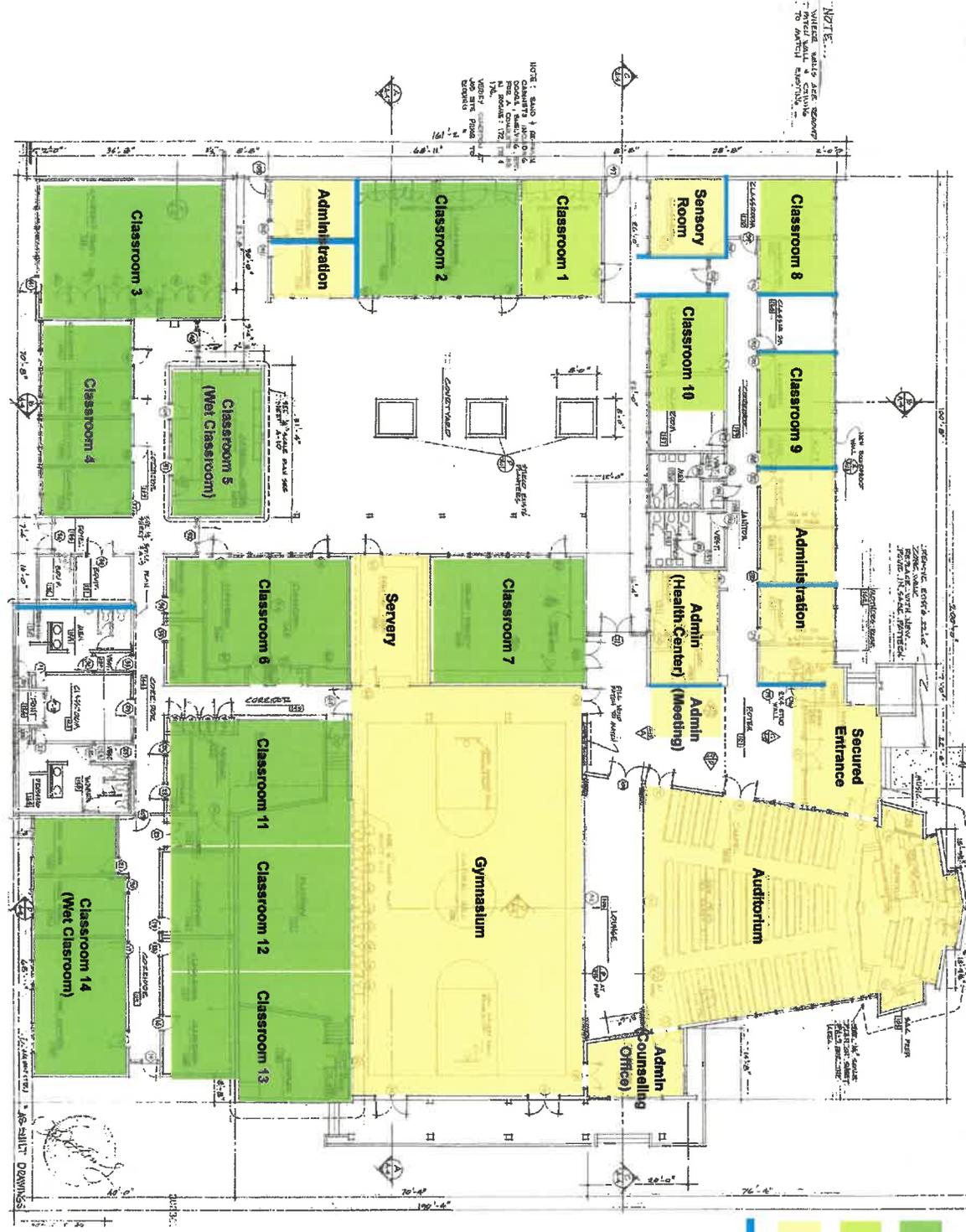
Parking Calculations per NLV Title 17.24.004	Classrooms	Children	Public Assembly	Students	Required Parking	Provided
Phase 1	7	1	1.0 mg / 3 fixed seats	159	10.5 x 1.5 x 25.5 x .85 = 104.5	186
Phase 2	3	-	-	45	4.5 x 3 = 13.5	-
Phase 3	4	-	-	120	6 x 24 = 30	-
TOTAL					148	186
Required Accessible Parking per BC 188B 116.211						8

*Per NLV Title 17.24.004, accessible parking spaces are counted toward minimum parking requirements.
 **Parking on APNs 139-23-811-009 & -080



The Rooted School - Las Vegas
 APN 139-23-803-002
 2401 E Tropicana Ave,
 North Las Vegas, NV, 89030

SHEET TITLE
 PROPOSED SITE PLAN
 DATE OF SCALE: 9/26/23
 LAYOUT BY: SP001



NOTE: VISUAL WALLS ARE SHOWN TO PROVIDE WALL & CEILING TO MATCH EXISTING.

NOTE: SAND & GRAVEL GRANITE JACOBI PAVE & CONCRETE PER A CONSULT WITH N. PROVIDE: 172. VISITORY CHECKLIST FOR VISIT SITE PLEASE TO VISITORS.

- 900 SF CLASSROOM (30 STUDENTS)
 - 400 SF CLASSROOM (15 STUDENTS)
 - ADMINISTRATION AND SUPPORT SPACES
 - EXISTING CMU WALL
- NOTE: CMU walls not inventoried at south classrooms.

THE ROOTED SCHOOL - PHASES 1-3 (360 TOTAL STUDENTS)





NOTE: ...
 VISIBLE WALLS ARE DESIGNATED
 BY RED DASHED LINES
 TO MATCH EXISTING

NOTE: ...
 CLASSROOMS 1 THROUGH 7
 TO BE CONSTRUCTED IN
 PHASE 1. THE
 VARIOUS CORNER
 JOBS ARE PHASE 1
 RECORD

THE ROOTED SCHOOL - PHASE 1 (195 STUDENTS)



- 900 SF CLASSROOM (30 STUDENTS)
- 400 SF CLASSROOM (15 STUDENTS)
- EXISTING CMU WALL
- PREVIOUS PHASE
- NOTE: CMU walls not identified at south classrooms.

THE ROOTED SCHOOL - PHASE 2 (240 STUDENTS)



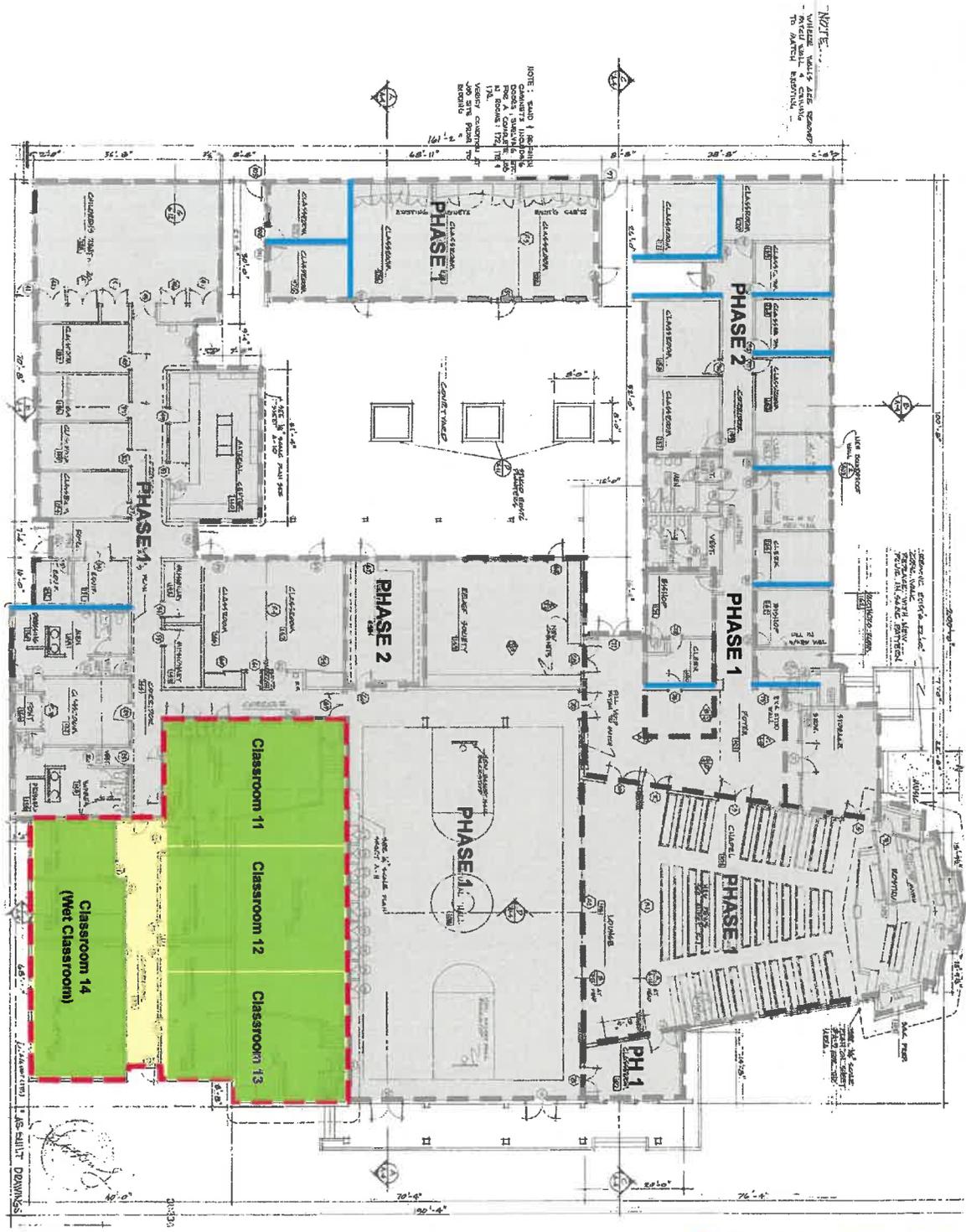
NOTE: VISUAL WALLS ARE SHOWN IN RED DASHED LINES TO INDICATE VISUAL BARRIERS TO NOISE.

NOTE: VISUAL WALLS ARE SHOWN IN RED DASHED LINES TO INDICATE VISUAL BARRIERS TO NOISE.

- 900 SF CLASSROOM (30 STUDENTS)
- 400 SF CLASSROOM (15 STUDENTS)
- CURRENT PHASE
- PREVIOUS PHASE
- EXISTING CMU WALL

NOTE: CMU walls not identified at south classrooms.





THE ROOTED SCHOOL - PHASE 3 (360 STUDENTS)



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 WHEN MAP REDUCED FROM IT'S ORIGINAL

ASSESSOR'S PARCELS - CLARK COUNTY, NV.
 Briana Johnson - Assessor

MAP LEGEND

- Parcel Boundary
- Sub Boundary
- Road Boundary
- Road Easement
- Match/Leader Line
- Historic Lot Line
- Historic Sub Boundary
- Historic Parcel Boundary
- Section Line
- Condominium Unit
- Air Space Pol.
- Right of Way Pol.
- Sub-Surface Pol.

Scale: 1" = 200'

T20S R61E

125	124	123 1/2
138	139	140 1/4
163	162	161 1/8

Section 23

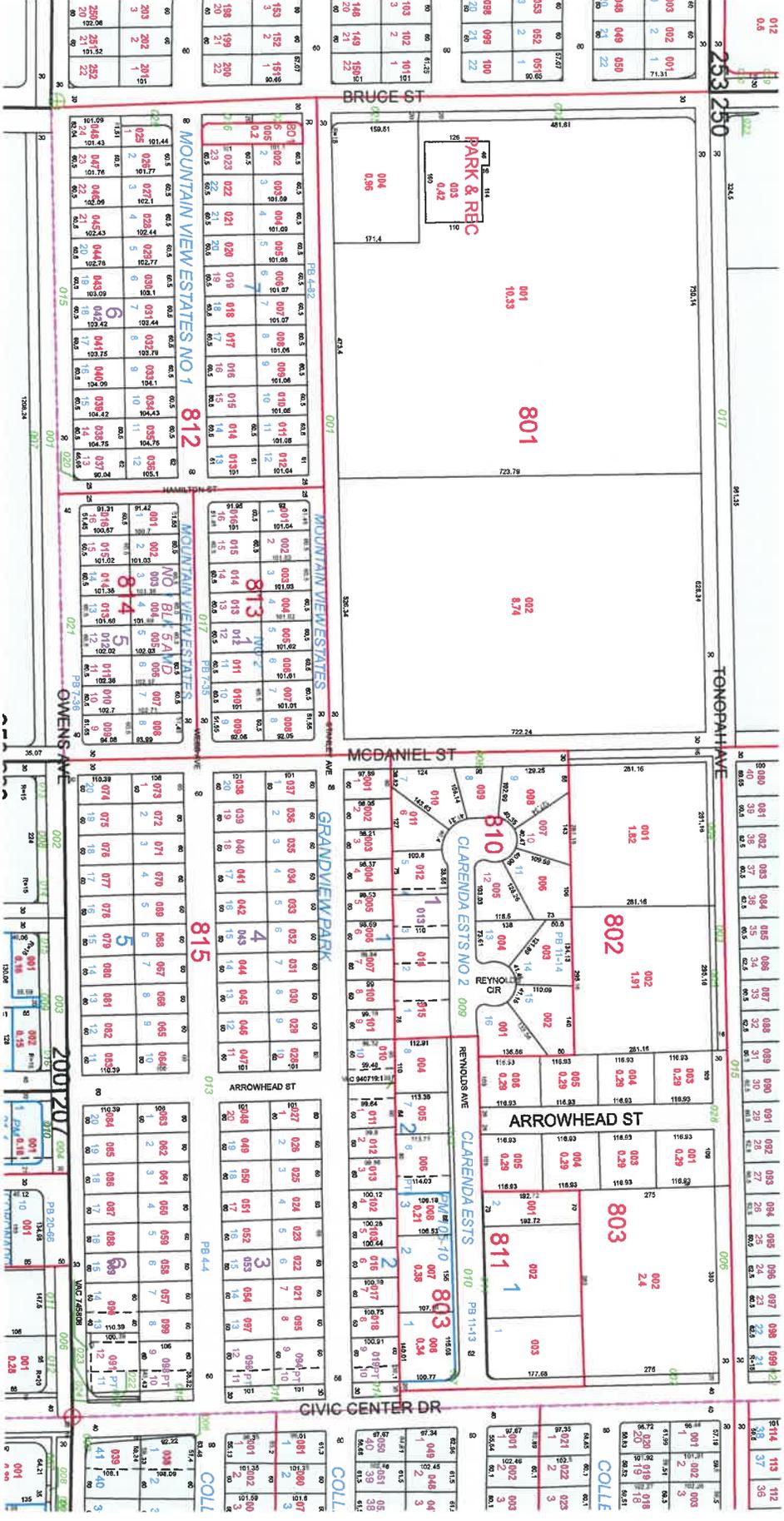
1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
25	26	27	28
29	30	31	32
33	34	35	36
37	38	39	40

S 2 SE 4

1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
25	26	27	28
29	30	31	32

139-23-8

CLARK COUNTY
 2019
 BUDA

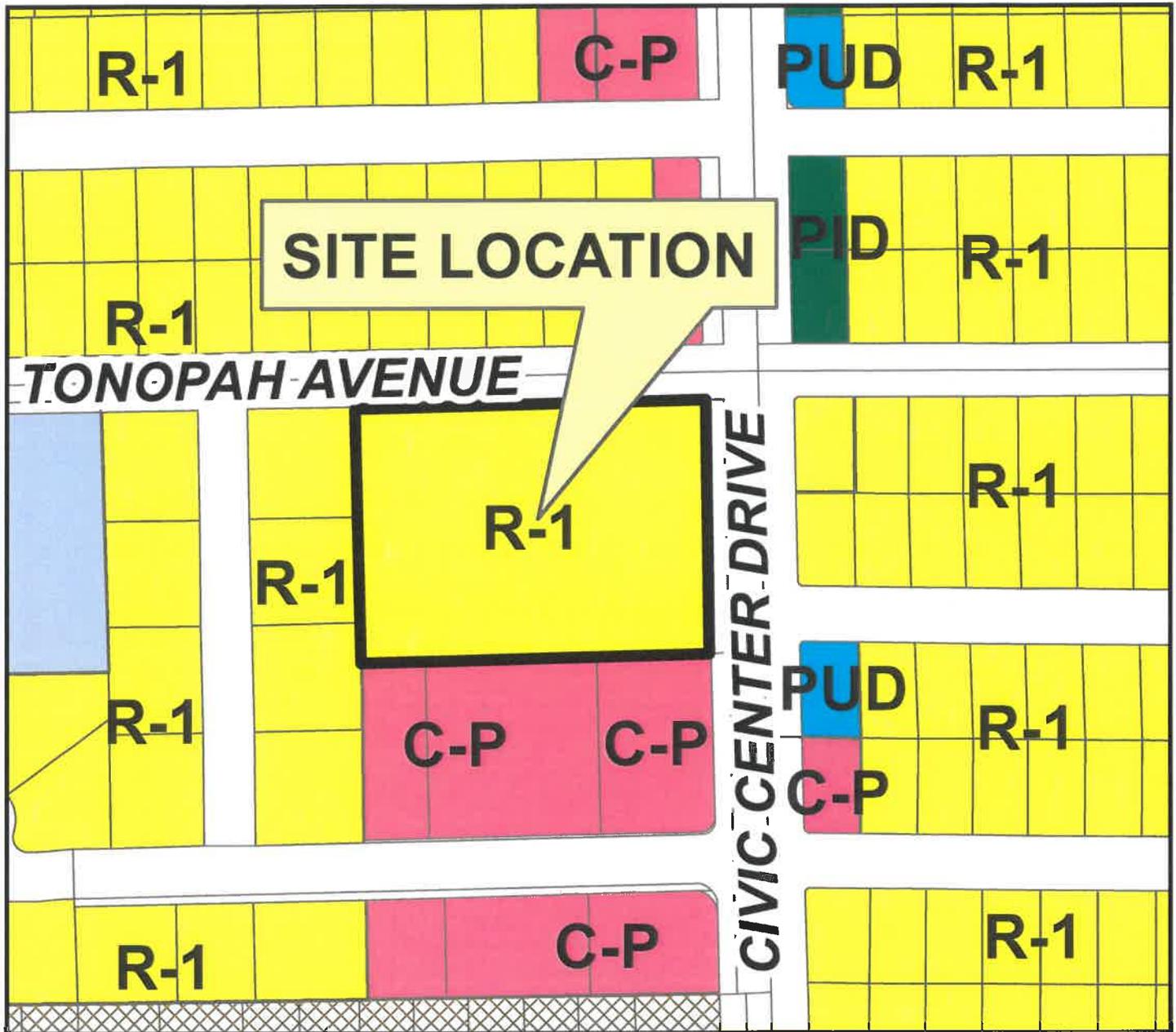


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Sparkflight Studios
Application Type: Special Use Permit
Request: To Allow a School (Elementary or Secondary)
Project Info: 2401 East Tonopah Avenue
Case Number: SUP-50-2023

10/03/2023

