

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

APN(S):

139-23-805-002 (2401 E TONOPAH 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)

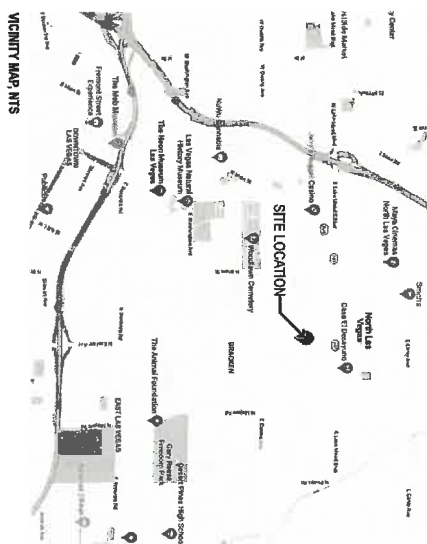
SETBACKS: FRONT: 20 FT
SIDE: INTERIOR: 3 FT

REAR: 3 FT

**PARKING: 186 TOTAL SPACES,
INCLUDING 8 ACCESSIBLE SPACES**

Building Calculations per Rising Tables 12.4a, 4d, 4e	Classroom 1.5 pm/ classroom	Colade 1.5 pm/ ceiling	Pile Assembly 1.0 pm/ 5 fixed seats	Stages 1.0 pm/ 5 students	Required Parking	Provisioned
Phase 1	7	1	10 fixed seats	105	$10.5 \times 1.5 = 52.5 \times .9 = 104.5$	105
Phase 2	3	—	—	45	$4.5 \times .9 = 13.5$	—
Phase 3	4	—	—	120	$6 \times .94 = 30$	—
TOTAL					148	105
Required Accessible Parking per BIC Table 1106.1 ¹					7	8

* Per MILV Title 17.24.040, accessible parking spaces are counted towards minimum parking requirements.



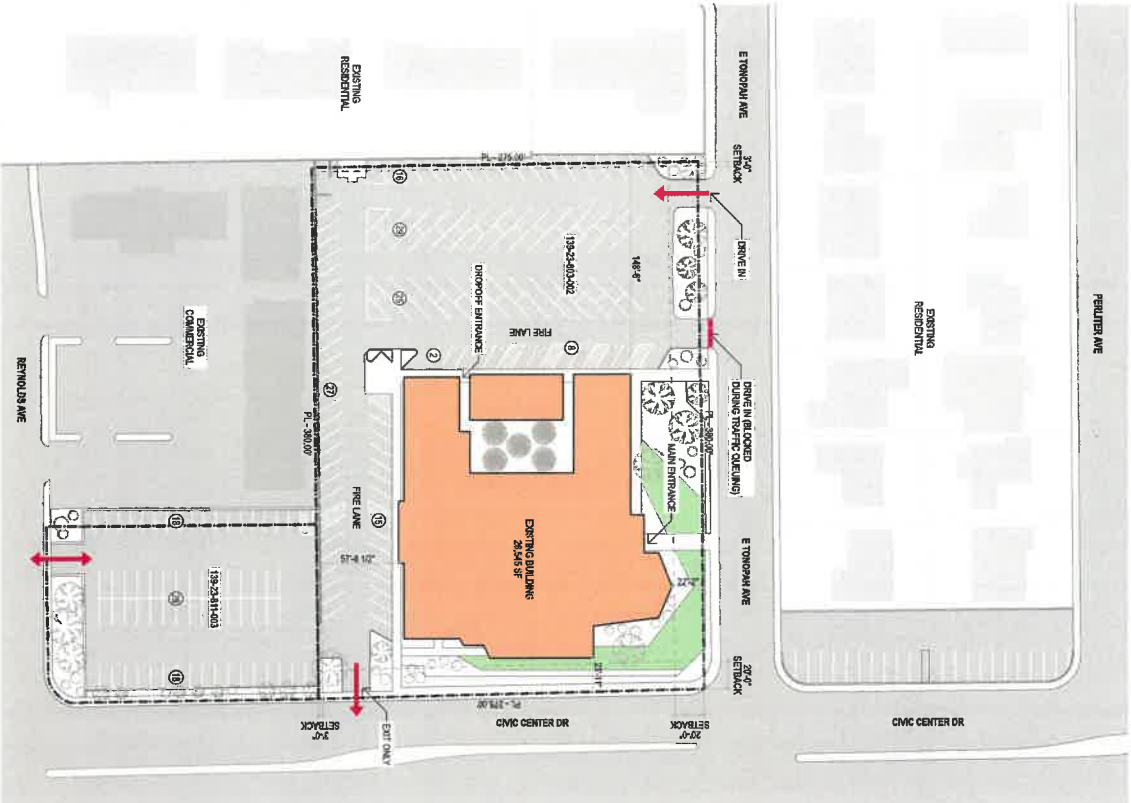
The Rooted School - Las Vegas
APN 139-23-803-002
2401 E Tonopah Ave.
North Las Vegas, NV, 89030



Spentight Studios
1480 W. Warm Springs Rd.
Suite 100,
Henderson, Nevada 89015
NV/LEC. #5165



1 PROPOSED SITE PLAN
SCALE: 1" = 40'



**PROPOSED SITE
PLAN**

DATE OF ISSUE:
9/26/23

SP001

NOTE: SAND & GRAVEL
CANNIST'S INCLUDING
DODGE, BASELINE
FOR A COMPLETE
AS BECAUSE: 172
174.

VERIFY COLLECTION AT
JOS AIRS PHOS TO
EQUINO



EXISTING CMU WALL
NOTE: CMU walls not
inventored at south classrooms.



Spentlight Studios
3429 W. Warm Springs Rd.,
Suite 110,
Henderson, Nevada 89014
NV LIC. #5186

SHEET TITLE	CONCEPTUAL FLOOR PLAN
DATE OF ISSUE:	10/23/23
LAYOUT BY:	FP001



THE ROOTED SCHOOL - PHASE 1 (195 STUDENTS)



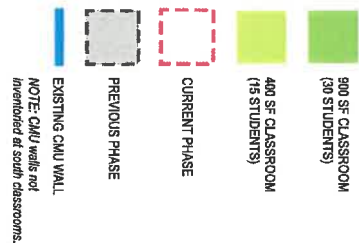
- 900 SF CLASSROOM (20 STUDENTS)
- 400 SF CLASSROOM (15 STUDENTS)
- CURRENT PHASE
- PREVIOUS PHASE
- EXISTING CMU WALL
- NOTE: CMU walls not inventoried at south classrooms.



The Rooted School - Las Vegas
 APN 199-23-803-002
 2401 E Tonopah Ave.
 North Las Vegas, NV, 89030

SHEET TITLE	CONSTRUCTION PHASE 1 (195 STUDENTS)
DATE OF ISSUE	10/23/23
PROJECT ID	FP002

Sparkflight Studios
 1401 W. New Street, Suite 100
 Henderson, NV 89015
 NV Lic. #1988
 The information contained herein is the property of Sparkflight Studios and is not to be used, copied, or reproduced in any form without the written consent of Sparkflight Studios.



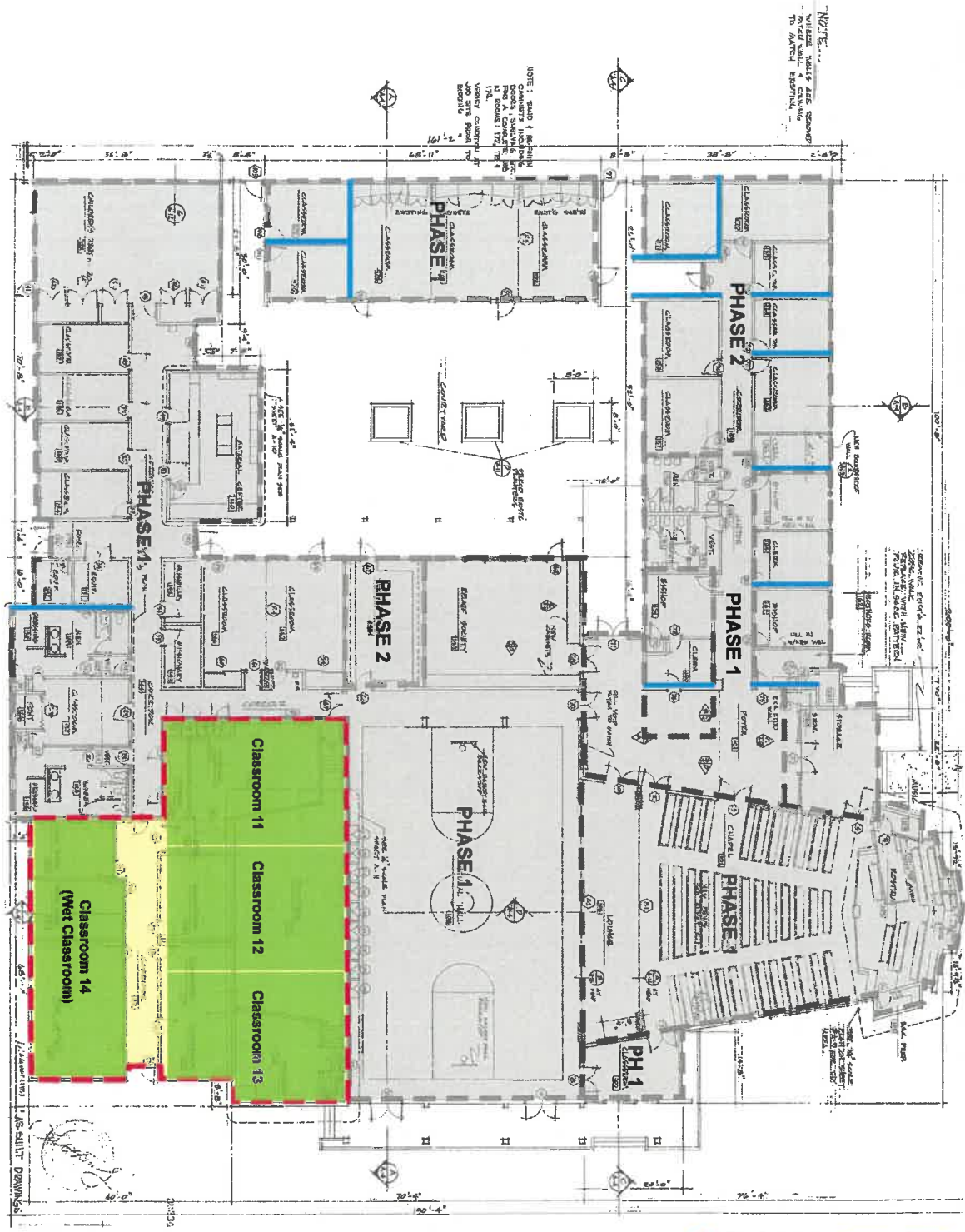
SpentRight Services
1410 W. Warm Springs Rd.,
Suite 110,
Henderson, Nevada 89014
NV LIC. #51768



SPARKFLIGHT
STUDIOS
Elevate your Space

SHEET TITLE	CONSTRUCTION PHASE 2 (240 STUDENTS)
DATE OF ISSUE:	10/23/23
UNICUT ID:	FP003

THE ROOTED SCHOOL - PHASE 3 (360 STUDENTS)



NOTE: SEE REVISIONS TO MATCH EXISTING

NOTE: SEE REVISIONS TO MATCH EXISTING

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



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.

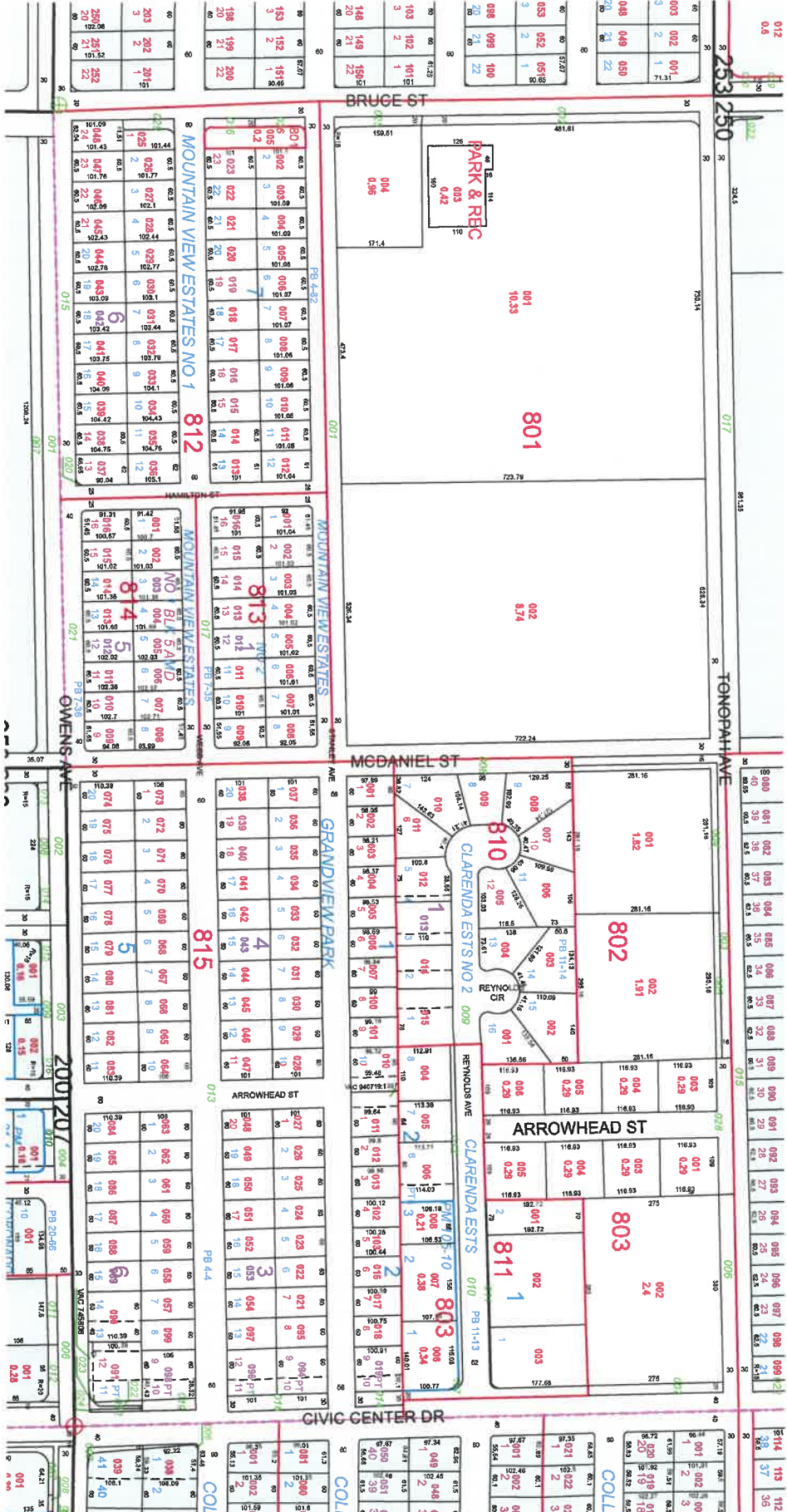
MAP LEGEND

- PANEL BOUNDARY
- SUB BOUNDARY
- PAID BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PAID BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE POL.
- RIGHT OF WAY POL.
- SUB-SURFACE POL.
- 007 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SURVEY NUMBER
- PG 24-46 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- 015 GOV. LOT NUMBER

00000	T20S R61E
125 124 123 12	
138 139 140 14	
163 162 161 16	

23	S 2 SE 4
1 2 3 4 5 6 7 8 9 10 11 12	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	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

139-23-8
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 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000

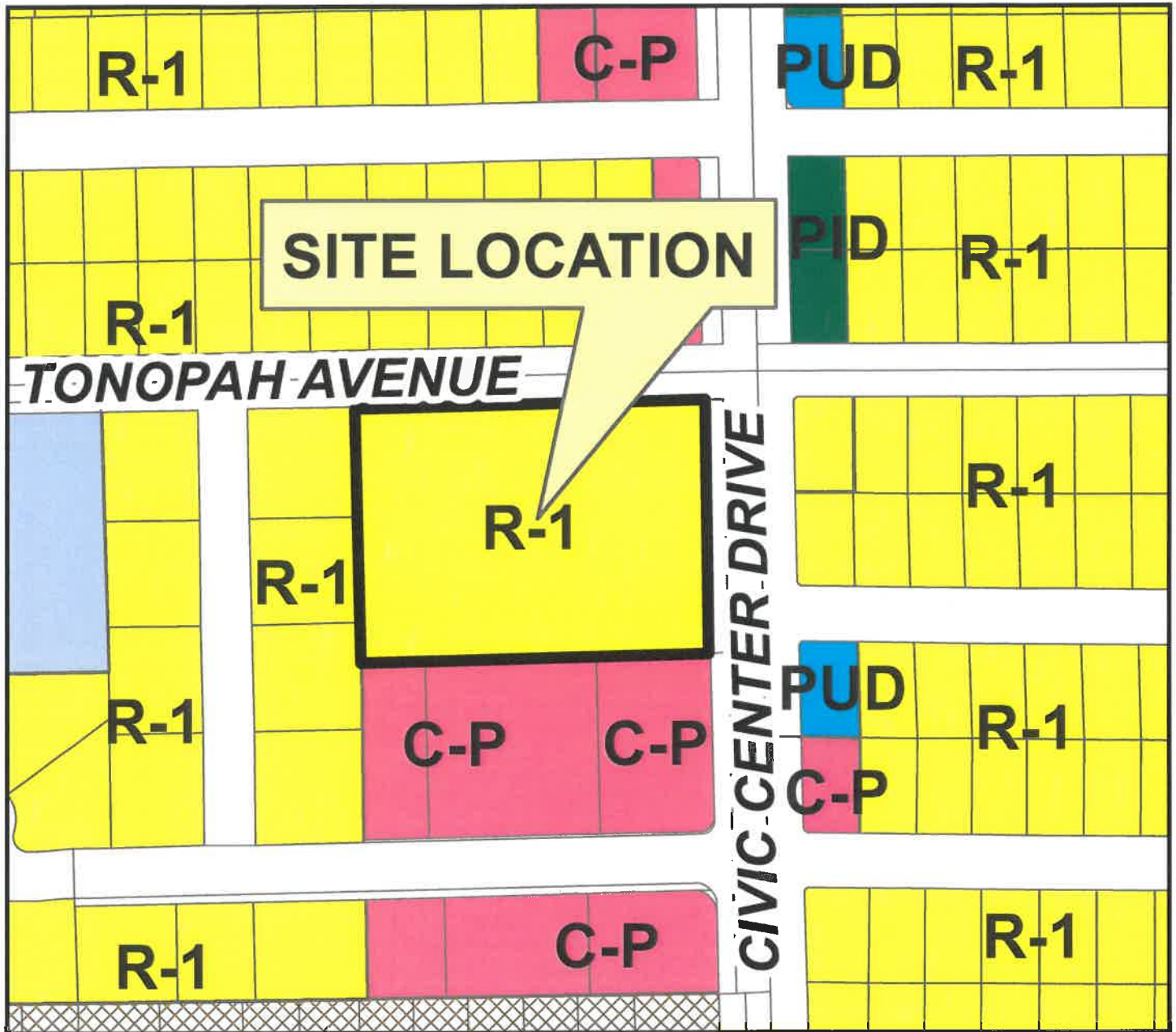


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



0 150 300 600 900 Feet

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

