

Community Services Department

Planning and Building

SPECIAL USE PERMIT

(see page 7)



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: Saint Clare's SUP			
Project Description: A special use permit request to establish day care center/preschool and school use.			
Project Address: 701 Mount Rose Hwy			
Project Area (acres or square feet): 124-031-62 = 3.237 acres, 124-032-01 = 9.219 acres			
Project Location (with point of reference to major cross streets AND area locator): Located at the cross section of Mt. Rose Highway and Kelly Drive			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
124-031-62	3.237 acres	N/A	N/A
124-032-01	9.219 acres	N/A	N/A
Indicate any previous Washoe County approvals associated with this application: Case No.(s). DCA			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: St. Francis of Assisi Rela Property LLC		Name: DOWL	
Address: 290 S. Arlington Ave., STE 200		Address: 5510 Longly Lane	
Reno	Zip: 89450	Reno	Zip: 89511
Phone: 775-831-0490	Fax: N/A	Phone: 775-284-7894	Fax: N/A
Email: recepd@sftahoe.org		Email: alain@dowl.com	
Cell: N/A	Other: N/A	Cell: N/A	Other: N/A
Contact Person: Alex Roodhouse		Contact Person: AnnMarie Lain	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Saint Clare's		Name: N/A	
Address: 701 Mount Rose Highway		Address: N/A	
Incline Village	Zip: 89451	N/A	Zip: N/A
Phone: 775-298-4330	Fax: N/A	Phone: N/A	Fax: N/A
Email: alex@saintclarestahoe.com		Email: N/A	
Cell: N/A	Other: N/A	Cell: N/A	Other: N/A
Contact Person: Alex Roodhouse		Contact Person: N/A	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	



Diocese of Reno

◦ 290 S. Arlington Avenue ◦ Reno, NV 89501-1713 ◦ Phone 775.326.9428 ◦ Fax 775.329.6009 ◦

Office of the Bishop

Rev. Jorge Herrera
St. Therese of the Little Flower Catholic Church
875 E. Plumb Lane
Reno, Nv. 89502

Dear Father Jorge,

By means of this letter I am appointing you Pastor of St. Francis of Assisi Catholic Church. This assignment is effective September 1, 2020 for a term of six years.

In entrusting to you the pastoral care of this community of the Christian faithful, I am confident that you will carry out your responsibilities inspired by the example of the Good Shepherd, Jesus Christ, who came to serve and not be served. In your ministry you are a co-worker with me, the bishop, in proclaiming God's Word, teaching the faith, celebrating the sacraments and caring for those in need in the spirit of charity. Your parishioners, fellow disciples of the Lord, are also our collaborators in the mission of the Church. May you work with them so that together we may build up the body of Christ and strengthen the bonds of faith, hope and love.

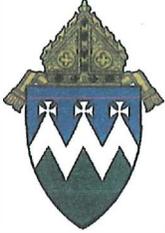
Thank you for your willingness to accept this assignment. May God who has begun this good work in you bring it to fulfillment.

Sincerely yours in Christ,

Most Reverend Randolph R. Calvo
Bishop of Reno

Given at the Pastoral Center
this day August 31, 2020.

Rev. Robert W. Chorey
Moderator of the Curia/Chancellor



CERTIFICATE OF INSTALLATION

During the Pontificate of Pope Francis, I, the Most Reverend Randolph R. Calvo, Bishop of Reno, in the presence of the parishioners whose signatures appear below, commit to **Father Jorge Herrera** responsibility for the spiritual and temporal administration of **St. Francis of Assisi Parish** to which he has been duly appointed as Pastor.

That **Father Jorge Herrera** is hereby officially installed as Pastor of this parish, with all rights and responsibilities in accord with the laws of the Church. This document certifies that the installation ceremony has taken place and that it has been publicly proclaimed in fulfillment of all applicable requirements, canonical and civil.

Given this 4th day of **October** in the year of our Lord 2020, at **St. Francis of Assisi Parish in Incline Village, Nevada**

Donna Cawley

Witness

Rev. Jorge Herrera

Reverend Jorge Herrera

Deacon Bob Ruggiero

Witness

[Signature]

Most Reverend Randolph R. Calvo

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

See attached Narrative.

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

See attached Narrative.

3. What is the intended phasing schedule for the construction and completion of the project?

See attached Narrative.

4. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

See attached Narrative.

5. What are the anticipated beneficial aspects or affects your project will have on adjacent properties and the community?

See attached Narrative.

6. What are the anticipated negative impacts or affect your project will have on adjacent properties? How will you mitigate these impacts?

See attached Narrative.

7. Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being purposed. Show and indicate these requirements on submitted drawings with the application.

See attached Narrative.

8. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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9. Utilities:

a. Sewer Service	Existing
b. Electrical Service	Existing
c. Telephone Service	Existing
d. LPG or Natural Gas Service	Existing
e. Solid Waste Disposal Service	Existing
f. Cable Television Service	Existing
g. Water Service	Existing

For most uses, Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required.

h. Permit #	N/A	acre-feet per year	N/A
i. Certificate #	N/A	acre-feet per year	N/A
j. Surface Claim #	N/A	acre-feet per year	N/A
k. Other #	N/A	acre-feet per year	N/A

Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

N/A

10. Community Services (provided and nearest facility):

a. Fire Station	See attached Narrative
b. Health Care Facility	See attached Narrative
c. Elementary School	See attached Narrative
d. Middle School	See attached Narrative
e. High School	See attached Narrative
f. Parks	See attached Narrative
g. Library	See attached Narrative
h. Citifare Bus Stop	See attached Narrative

SPECIAL USE PERMIT APPLICATION

Saint Clare's

APRIL 2024

Prepared for:

Saint Clare's
701 Mount Rose Hwy
Incline Village, NV 89451

Prepared by:



5510 Longley Lane
Reno, NV 89511

TABLE OF CONTENTS

1.0	INTRODUCTION	1
	General Information	1
2.0	PROJECT SUMMARY	2
2.1	Background	2
2.2	Project Description	3
2.3	Community Engagement	3
	2.4 <i>Approval Criteria</i>	3
3.0	CONCLUSION	7

APPENDICES

Appendix 1 Site Plan

Appendix 2 Student Safety

Appendix 3 Parking Comparison

1.0 INTRODUCTION

General Information

Applicant: **Saint Clare's**
701 Mount Rose Hwy
Incline Village, NV 89451
Contact: Alex Roodhouse
Phone: 775.298-4330
Email: alex@saintclarestahoe.com

Prepared by: **DOWL**
5510 Longley Lane
Reno, NV 89511
Contact: AnnMarie Lain
Phone: 775-284-7894
Email: alain@dowl.com

Project Location 701 Mt Rose Highway
Incline Village, NV

Parcel ID Numbers: 124-031-62
124-032-01

Zoning: Wood Creek Regulatory Zone

Area Plan: Tahoe Area Plan

2.0 PROJECT SUMMARY

2.1 Background

Saint Clare's was founded in 2018 in response to a need in the community to provide faith-based education. Saint Clare's is a fully certified childcare center and school. They are licensed by the Nevada Department of Education, and continually pass all of the required inspections by the Washoe County Health District and the North Lake Tahoe Fire Protection District. Saint Clare's hires highly qualified trained professionals with certifications from the Association of Montessori International which is an additional two-year training post college. They offer a rigorous academic curriculum while integrating religious education and daily worship.

Saint Clare's is the only Catholic school within the Tahoe Area, the next closest Catholic schools are in Reno and Carson City. From the fall of 2018 to spring of 2022, Saint Clare's operated out of the North Tahoe Hebrew's Congregation facility located at 7000 Latone Avenue in Tahoe Vista. Following the spring of 2022, St. Clare's was informed by the Hebrew Congregation that they would not be able to operate at the existing location for the 2022-2023 school year. Saint Clare's conducted an extensive search of available places to lease within the area that also permitted school use, but did not find any suitable options.

In May of 2022, Saint Clare's submitted a Temporary Use Permit (TUP) application to the Tahoe Regional Planning Agency (TRPA) with a request to operate the school at the existing facilities of Saint Francis of Assisi located at 701 Mt. Rose Highway for the 2022-2023 school year. With an approved TUP and TUP extension, Saint Clare's has operated their school at this location for the past two years. Saint Clare's would like to continue supporting their community by operating a small-scale school with a projected capacity of 60 students for the foreseeable future.

Saint Clare's is responding to the needs of their community to offer faith-based education. Saint Clare's operate as a non-profit, is affiliated with a formally religious entity, and they include regular forms of worship and religious instruction in curriculum. Saint Clare's is considered a "religious institution" defined by the United States Department of Justice, which includes schools where the facilities are used for both secular and religious educational activities.

This Special Use Permit application has been submitted on behalf of Saint Clare's which is located within the Washoe County Tahoe Area Plan and the residential regulatory zone of Wood Creek. Residential regulatory zones focus primarily on single family dwellings and are intended to provide a "broad scope" of public service to serve the residential communities.

In May of 2023 the applicants submitted a Development Code Amendment (DCA) application to Washoe County to add the “Schools – kindergarten through secondary” use type as a permitted use, subject to a special use permit, on those parcels in size equal to, or greater than, three-acres within the Tahoe – Wood Creek Regulatory Zone.

The anticipated timeframe to complete the DCA process is April 24, 2024. The applicant has submitted this application contingent on TRPA’s Governing Board approval of the DCA.

2.2 Project Description

The applicants are proposing a Special Use Permit (SUP) to establish a preschool/school with a maximum enrollment of up to 60 students at the property located at 701 Mount Rose Hwy. The SUP would allow Saint Clare’s to continue to utilize the existing facilities at Saint Francis of Assisi for the foreseeable future.

The subject site is within the Wood Creek regulatory zoning district. The site is surrounded by residential land uses to the north, south, east, and west. The TRPA Code of Ordinances defines the “schools – kindergarten through secondary” use type as “kindergarten, elementary, and secondary schools serving grades up to 12, including denominational and sectarian.” The TRPA Code of Ordinances defines the “day care centers/pre-schools” use type as “establishments used for the care of seven or more children residing elsewhere. The SUP request satisfies the definition for the use definitions as allowed per code via a Special Use Permit.

The proposed request does not require any right-of-way dedications or street developments. Existing water service, electrical utilities, and sanitary sewer treatment serve the subject property and no additional services or utilities are required.

The subject site has frontage along Mt Rose Highway with driveway access off Kelly Drive (**Appendix 1 – Site Plan**). There are no proposed changes to the driveway access or pedestrian sidewalk along the site frontage. The proposed project anticipates 22.6 peak PM hour trips and 47.2 peak AM hour trips and does not meet the threshold required for a traffic impact analysis or traffic entry and access study.

Land Use Type	ITE Code	Units	AM Peak Hour Average Rate	PM Peak Hour Average Rate	Daily Average Rate
Day Care Center	565	20 Students	0.78	0.79	4.09
Private School (K-12)	536	40 Students	0.79	0.17	2.48

The proposed parking lot layout and design provides for adequate parking area circulation including ingress, egress, on-premises circulation, and maneuvering. The proposed site layout provides necessary access for service and emergency vehicles and provides safe and convenient interaction between vehicles and pedestrians. Per Washoe County Code Section 110.220.45 Parking: Parking standards in the Tahoe Planning Area are established in Washoe County Development Code Article 410, Parking and Loading, for all regulatory zones except mixed-use and tourist regulatory zones.

The parking for St. Francis of Assisi was legally established in 1979 via a Special Use Permit (Case File: MPR-22-79W). At the time of establishment, the required parking for the project was 1 parking space for every 4 pew seats. Parking capacity to serve the facility is provided at or above the rate that is required by Washoe County Code, as reflected in the Parking Analysis table provided below.

Use	Requirements	Total
Religious Assembly	1 per 4 seats (309/4 = 77)	77 seats
Child Care	1 off-street loading space for every 8 students (60/8 = 7.5)	8
Elementary/Secondary	.25 per student driving age	0 seats
Total Required		85 parking spaces
Total Available (95-7)		88 parking spaces

*The max occupancy for the subject site as determined by Washoe County is 309.

The cumulative calculation of the applicable parking standards requires 85 parking spaces. An inventory of the existing spaces minus seven spaces utilized for outdoor play shows that the supply of 88 parking spaces meet the calculated demand.

2.3 Community Engagement

Notification was sent to property owners within 750ft of the proposed amendment location on May 18, 2023. A neighborhood meeting was held on June 2, 2023, at Saint Francis of Assisi located in Incline Village. The purpose of the neighborhood meeting was to inform residents about the proposed Development Code Amendment and subsequent SUP application and gather community input before submitting a formal application to the county. Public concerns voiced at the meeting included traffic, noise, parking, environmental impacts, fire safety, and the potential negative impact to public schools. The following sub-paragraphs are included in this narrative to address the concerns noted throughout the community engagement process.

Traffic

One of the concerns mentioned during public engagement was the proximity of the school to Saint Clare’s highway. There are two large retaining walls and a large, wooded area that provides ample buffer between the school and Mt. Rose Highway (**Appendix 2 – Student Safety**).

Noise

TRPA Code of Ordinances Chapter 68 establishes noise limitations based on the Community Noise Equivalent Level (CNEL), which is a measure of noise that is the logarithmic average of single noise event values as measured by a noise monitor. It is not anticipated that the school use would exceed the noise level threshold, and code enforcement actions would be followed by TRPA should a noise complaint be filed against the school. In addition, Saint Clare’s has employed several strategies to reduce noise for neighbors during recess. Saint Clare’s has designated specific play areas away from residential properties to minimize noise disturbances for neighbors. By strategically locating outdoor play areas, Saint Clare’s has proactively reduced the impact of noise on surrounding communities. Saint Clare’s teachers and staff actively supervise students during recess to ensure they engage in appropriate activities. They have implemented rules and guidelines for behavior during outdoor play to help maintain a more peaceful environment and reduce excessive noise levels. One such example is prohibiting the act of throwing balls against metal surfaces.

Parking

A few neighbors have expressed concern about the school creating a back-up of parking on Mt. Rose Highway. The students and staff of Saint Clare's utilize the church building from 8:15am-2:50pm, Monday through Friday during the time which the church doesn't have much use. A comparison of parking use during Sunday Mass vs School Drop-Off and Pick-Up shows that on-street parking is not utilized during school hours (**Appendix 3 – Parking Comparison**).

Environmental Impacts

The proposed SUP utilizes existing infrastructure and does not have an increase footprint on the environment. Trash is contained in a bear safe enclosure to deter bear activity in the vicinity. Utilizing an already existing building offers several environmental benefits. Repurposing buildings helps prevent the need for new construction, which in turn reduces urban sprawl. This helps preserve natural habitats that would have otherwise been converted into new developments. Using an existing building requires fewer material and resources compared to constructing a new one. This reduces the demand for raw materials such as wood, concrete, and steel, which helps conserve natural resources and reduces energy consumption associated with extraction and manufacturing processes. Overall, utilizing existing buildings during a time when they would otherwise be vacant is a sustainable practice that promotes the responsible land use, conserves resources, and preserves the unique character and history of communities.

Fire Safety

In the State of Nevada, all private schools must be licensed by the Nevada Department of Education as well as the county in which they operate. Washoe County regulates businesses to protect the public's health and safety and to ensure that businesses comply with all applicable federal, state, and local codes and regulations. The business license application and renewal process for private schools requires a fire safety inspection. Within the Tahoe Basin, including Incline Village, private schools are required to pass a fire safety inspection by the North Lake Tahoe Fire Protection District prior to operating. Saint Clare's has a robust Emergency Operations Plan fully vetted by local law enforcement and fire. Emergency services are aware of their presence and location and are confident in their ability to respond in the event of an emergency. There are far less people on church property during school hours than during the church's major services, as such Saint Clare's operations during the school week do not pose an impediment to area evacuations.

Impact to Public Schools

Although the TRPA code definition of schools includes both secular and denominational schools, the Tahoe Area Plan fails to identify or address faith-based education within the community. Chapter Six: Public Services and Facilities of the Tahoe Area Plan provides the policy context for future public and quasi-public facilities; it provides basic information about existing and planned public facilities such as schools but does not provide an overview or discussion about denominational or other private schools.

During the 2021-2022 school year the State of Nevada saw an increase of approximately 1,466 students enrolled in private schools across the state, which was a 7.6 percent increase in private school enrollment compared to the previous year. That growth repeated at approximately the same rate for the 2022-2023 school year which added another 1,506 students enrolled in private school.

The Religious Land Use and Institutionalized Persons Act (RLUIPA) of 2000 is a civil rights law that protects individuals and religious assemblies and institutions from discriminatory and unduly burdensome land use regulations. RLUIPA provides protections against (a) land use regulations that impose a substantial burden on religious exercise (b) unequal treatment for religious assemblies or institutions in zoning laws (c) religious or denominational discrimination (d) exclusion of religious assemblies from a jurisdiction; and (e) unreasonable limitation of religious assemblies within a jurisdiction.

Denying a Special Use Permit to establish a faith-based school based on a potential negative impact to public schools whether the potential impact is perceived or real would be a clear violation of RLUIPA.

2.4 Approval Criteria

Findings

To approve a Special Use Permit, the Planning Commission shall find, in accordance with Section 110.810.30 Washoe County Development Code, that:

- 1) Consistency: The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the applicable area plans:

Response: The proposed SUP is in substantial compliance with the policies and action programs of the Washoe County Masterplan. It supports the following policy identified in the Public Service and Facilities Element of the Washoe County Masterplan: *PSF 7.1 Provide an adequate level of school services for Washoe County residents in response to growth in Washoe County.*

The proposed SUP is compatible with the Tahoe Area Plan which encourages sustainable development into areas with existing development and infrastructure. The use of the already existing church facilities that remain mostly unutilized during the day supports the goals and policies of the Tahoe Area Plan.

The Wood Creek Regulatory zone is generally located west of Mt. Rose Highway, south of College Drive, east of Village Blvd, and north of Tahoe Blvd. The Wood Creek Regulatory Zone is one of 16 residential regulatory zones in the plan area. These regulatory zones focus primarily on single-family dwellings but allow other use types such as multi-family and a wide variety of public service and resource management uses. The primary vision for residential regulatory zones is to maintain safe and functional residentially focused neighborhoods, with development that contributes to the desired community character.

The SUP request supports the service standard for schools identified in the Public Service element of the Tahoe Area Plan which states that schools should be located within a 15-minute one-way travel for students of elementary schools, and 25 minutes one-way for middle school. As such, it should be noted that 89% of the students that Saint Clare's served during the 2023-2024 school year were Incline residents.

The subject site is identified in the regional plan land use map as residential. The purpose of this classification is to identify density patterns related to both the physical and manmade characteristics of the land **and** to allow accessory and non-residential uses that complement the residential neighborhood. The proposed use within residential areas is consistent with this goal by offering educational services which are desired within close proximity to residential uses.

The proposed SUP is intended to facilitate the establishment of faith-based schools that are not otherwise provided for within the jurisdiction. The proposed amendment promotes the general welfare of the community, lessens traffic congestion by providing faith-based education to establish within the communities they serve, facilitates the adequate provision of schools, and promotes the social advantages gained from an appropriately regulated use of land.

- 2) Improvements: Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, and an adequate public facilities determination has been made in accordance with Division Seven;

Response: No new proposed structures, improvements, or signs are proposed with this request, Appendix A (Site Plan). This parcel is especially suitable for this use. It has frontage along a major corridor and provides adequate existing on-site parking. Approval of the SUP in an existing facility that is currently underutilized during school hours balances the social health of the community by providing a faith-based option for school without the impacts new development can sometimes have on the surrounding areas.

- 3) Site Suitability. The site is physically suitable for the type of development and for the intensity of development.

Response: There will be no change to the physical structure and the density and intensity will mimic existing religious services associated with the current operations on the subject site.

- 4) Issuance Not Detrimental: Issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injuries to the property or improvement of adjacent properties, or detrimental to the character of the surrounding area; and

Response: Approval of the SUP will improve the quality of the region for residents by providing local access to faith-based education. Saint Clare's will be operating in an underutilized property within a developed area. Saint provides employment to seven full time staff, contributing to both the economic and social well-being of the region without negatively impacting the surrounding area.

Approval of the SUP will not significantly change the existing development pattern in the Wood Creek neighborhood. The following Public Service uses are allowed within the Wood Creek regulatory zone with a Special Use Permit: day care center/preschools, churches, cultural facilities, and local assembly and entertainment. The inclusion of the requested use within an existing church campus will not result in a significant change in development patterns within the neighborhood and would improve educational resources and options for residents.

The proposed temporary use will not be injurious or disturbing to the health, safety, enjoyment of property, or general welfare of persons or property in the neighborhood, or general welfare of the region. The applicant has taken reasonable steps to protect against any such injury and to protect the land, water, and air resources of both the applicant's property and that of surrounding property owners.

- 5) Effect on a Military Installation: Issuance of the permit will not have detrimental effect on the location, purpose or mission of the military installation.

Response: The proposed SUP is not in proximity to a military installation and therefore will not have detrimental effect on the location, purpose or mission of the military installation.

3.0 CONCLUSION

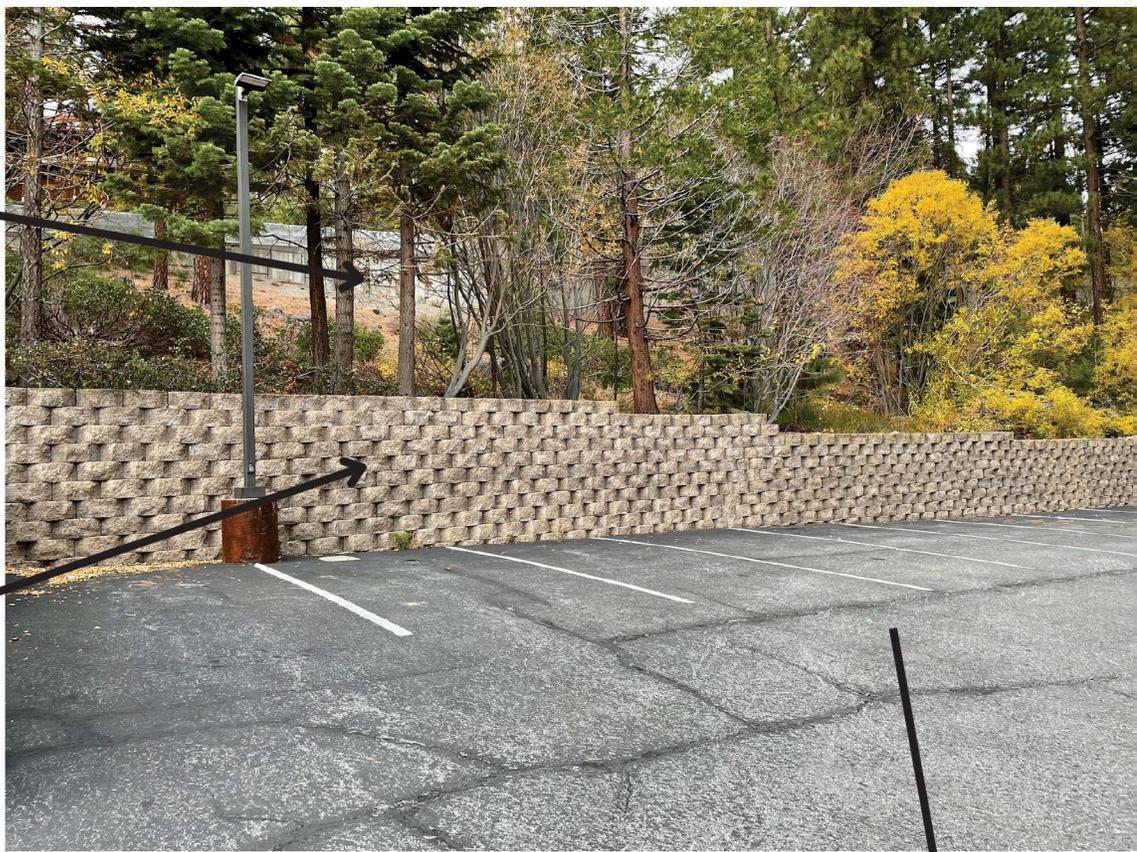
As evidenced throughout this narrative and attached exhibits, the requested temporary use permit to operate a school for pre-kindergarten through eighth grade is consistent with the governing approval. Therefore, the applicant respectfully requests county approval of this request.

Student Safety:

retaining wall

Two large retaining walls and a large wooded area provide ample buffer between the church and Mt. Rose Hwy.

retaining wall



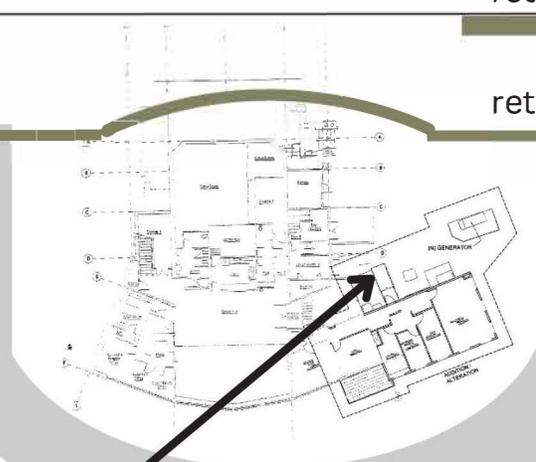
Mount Rose Hwy

retaining wall

retaining wall

West Parking Lot

Main School Parking (East Lot)



Kelly Drive



Students are safely escorted by parents to the side church door and handed off to school staff. Students are picked up by parents from the same location.

Traffic Considerations (Mt. Rose Hwy):

Traffic generated by school use of the church building constitutes a tiny fraction of the cars/traffic that use the building during weekend masses, holy day masses, weddings, funerals, and community concerts/events during which up to 300 people are hosted safely in the church building. Currently St. Francis safely hosts over 100 students after school for religious education classes. During school hours, cars are not backed up on Mt. Rose Hwy.

8:22 a.m. Friday, November 3rd
(school drop-off is from 8:15-8:25 a.m.)



2:48 p.m. Friday, November 3rd
(school pick-up is at 2:50 p.m.)



During school hours, cars are not
backed up on Mt. Rose Hwy.

Traffic Considerations (Parking):

Comparison of parking use during Sunday mass vs. during School Drop-off and Pick-Up

9:00 a.m. Sunday, November 5th
(One of the 4 weekend masses)

Church Entrance From Mt. Rose Hwy



Note: Many mass attendees park on the side of Mt. Rose Hwy even when there is still room in the overflow lot on Kelly Drive as the walk is less strenuous from the highway.

Main "West" Church Parking Lot



Main School Parking "East" Lot



8:22 a.m. Friday, November 3rd
(school drop-off is from 8:15-8:25 a.m.)

Church Entrance From Mt. Rose Hwy



Main "West" Church Parking Lot



Main School Parking "East" Lot



Traffic Considerations (Parking Continued):

Comparison of parking use during Sunday mass vs. during School Drop-off and Pick-Up

9:00 a.m. Sunday, November 5th
(One of the 4 weekend masses)

2:50 p.m.. Friday, November 3rd
(school pick-up is at 2:50 p.m.)

Church Entrance From Mt. Rose Hwy



Church Entrance From Mt. Rose Hwy



Main "West" Church Parking Lot



Main "West" Church Parking Lot



Main School Parking "East" Lot



Main School Parking "East" Lot

