



City Clerk's Office  
1 E First Street  
2nd Floor  
Reno, NV 89501  
775-334-2030  
CityClerk@reno.gov



City of Reno  
Notice of Appeal Form

Please complete this form to appeal a decision made by a City official, a hearing examiner, or the Planning Commission.

To be considered complete, the appeal must: (1) be in writing; (2) provide information addressing all of the items below; (3) be accompanied by the required appeal fee adopted by the City Council; and, (4) submitted to the City Clerk's Office or emailed to cityclerk@reno.gov.

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Untimely appeals will be rejected by the City Clerk, and any appeal fees paid will be returned.

1. Type of Appeal (please select only one)

- |   |   |
|---|---|
| <p>RMC: Title 18 Code</p> <p><input type="checkbox"/> Planning Commission Decision</p> <p><input type="checkbox"/> Hearing Examiner Decision</p> <p><input type="checkbox"/> Minor Deviation</p> <p><input checked="" type="checkbox"/> Minor Conditional Use Permit</p> <p><input type="checkbox"/> Site Plan Review</p> <p><input type="checkbox"/> Administrative Interpretation</p> | <p>RMC: Administrative Code</p> <p><input type="checkbox"/> Code Enforcement Citation</p> <p><input type="checkbox"/> Business License</p> <p><input type="checkbox"/> Building Permit</p> <p><input type="checkbox"/> Sign Permit</p> <p><input type="checkbox"/> Other:</p> |
|---|---|

2. Appellant Information:

Appellant Name: Ashley Robbins  
Authorized Representative: Self  
Address: 5385 Ladybug Ct., Reno, 89523  
Telephone No.: 775-815-1571  
Email Address: abunch33@gmail.com

**3. Brief description of the action, decision, or order being appealed. (Please reference the project name, address, case number, citation number, or permit number, as applicable. Attach additional sheets, as necessary.)**

This is an appeal of case no. MUP24-00010, Mater Academy approval in the North Valleys.

**4. Describe in detail how the action, decision, or order being appealed impacts you or your property, as applicable. (Attach additional sheets, as necessary.)**

I am a teacher at Alice Smith Elementary School on 1070 Beckwourth Dr.

The infrastructure in the region is insufficient for the traffic for parent pickup and dropoff for our little neighborhood school. Every day, my colleagues are at risk, trying to direct traffic before and after school to keep kids safe. Poorly designed roadways do not give drivers the opportunity to move in and out in an intuitive manner, so we face not just speeding and distracted drivers, but also drivers who are behaving erratically and unpredictably, making u-turns at their own convenience.

This is one neighborhood school with 501 students that pull from a geographically distinct and nearby population. What staff has failed to consider is this Mater Academy is \*three times our size\* and will affect traffic far more than we do. Adding these 1500 families to the same already insufficient for our current needs presents an unacceptable danger to the safety of my workplace and my students, but to students of this proposed school, and to to the community at large.

The City has willfully ignored its role in serving the families and businesses in this area, instead turning a blind eye to education as a public service. This area is very transient, and allowing the applicant to pull the most stable families into what is essentially a private school, leaving the truly public facility with a revolving door of students who are far more resource-intensive while pulling educational resources -- cash, staff, and resources into a separate facility. This just doesn't make sense.

All these decisions were made behind closed doors with no public input or consideration, relying entirely on a developer's promises. Please reconsider your decision and reject this site for the Mater Academy.

**5. Describe in detail the reason(s) why the action, decision, or order being appealed should be reversed, modified or set aside. (Attach additional sheets, as necessary.)**

My colleagues and I are exhausted and frustrated that City is ignoring the clear affects on our classrooms, our community, and our schools with this decision. While staff may feel "bound" by the applicant's interest and city code, this entire process requires a more transparent and public review. This decision was essentially made in secret, between a developer's lawyers and city staff, with no opportunity for our voices to be heard. Our neighbors, our families, and our teachers -- all of whom have strong opinions about the character of, and safety in, the North Valleys, have been left out.

The traffic study submitted by the applicant still has not been made public. Your decision is putting kids on bikes on roads through the entire region, and it's clear to me that whoever made this decision is unaware of the conditions of the road. City staff acted without regard to the affects these decisions will have on the schools serving the community already. The icing on the cake is the secretive nature of the decision, issued in a letter after no public input process.

This decision should be set aside with prejudice and a new, productive use could be

**6. Please identify and attach all documentation/evidence that you would like considered supporting your appeal. (Attach additional sheets, as necessary.)**

**7. Relief or action sought. (Attach additional sheets, as necessary.)**

This determination should be set aside and the City should require any developer make the parcel available for truly public purposes.

**Appellant or Authorized Representative**

Signature (Print Name):

Ashley Robbins

By checking this box, I agree information is complete and I have authority to sign this form.

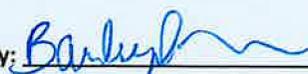
**For Office Use:**

Hearing Date: July 24, 2024

Hearing Time: 6:00 pm

Hearing Location: 1 E. 1st St.

Via Zoom (Link emailed to information indicated above at least 5 business days prior to hearing)

Received by: 

**PAYMENT DATE**  
06/14/2024  
**COLLECTION STATION**  
7933 - Front Desk 2  
**RECEIVED FROM**  
APPEAL - MUP24-00010  
**DESCRIPTION**  
ASHLEY ROBBINS

City of Reno  
1 East First Street  
Reno, NV 89501

**BATCH NO.**  
2024-00004950  
**RECEIPT NO.**  
2024-00271173  
**CASHIER**  
Gutierrez, Jennifer

PAID  
JUN 14 2024  
CITY OF RENO

V#9ANP

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT
6901	Copies/Miscellaneous 00100-0000-5780-1099 Other income \$100.00  <div style="text-align: right; margin-top: 10px;"> <b>Total Cash</b>                 <b>\$0.00</b>  <b>Total Check</b>               <b>\$0.00</b>  <b>Total Charge</b>               <b>\$100.00</b>  <b>Total Wire</b>                 <b>\$0.00</b>  <b>Total Other</b>                 <b>\$0.00</b>  <b>Total Remitted</b>             <b>\$100.00</b>  <b>Change</b>                       <b>\$0.00</b>  <b>Total Received</b>             <b>\$100.00</b> </div>	\$100.00

**Total Amount:** **\$100.00**

Customer Copy



**City Clerk's Office**  
 1 E First Street  
 2nd Floor  
 Reno, NV 89501  
 775-334-2030  
 CityClerk@reno.gov

For Office Use: Date Stamp  
**RECEIVED**  
**JUN 17 2024**  
**CITY CLERK**

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|---|---|
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|---|---|

### 2. Appellant Information:

Appellant Name: Erika Bowling

Authorized Representative: Self

Address: 2190 Denio Drive, Reno, NV 89509

Telephone No.: 775-527-6950

Email Address: erikaandphil@charter.net

**3. Brief description of the action, decision, or order being appealed. (Please reference the project name, address, case number, citation number, or permit number, as applicable. Attach additional sheets, as necessary.)**

Appeal of case no. MUP24-00010, Mater Academy of Northern Nevada - North Valleys.

**4. Describe in detail how the action, decision, or order being appealed impacts you or your property, as applicable. (Attach additional sheets, as necessary.)**

I am a first grade teacher at Alice Smith Elementary School, located at 1070 Beckwourth Dr.

I have recently become aware of the project by the Mater Academy of Northern Nevada, proposed to be located directly adjacent to the Alice Smith Elementary School, and I am concerned for many reasons.

First, I fear this will have a detrimental effect on Alice Smith and the other public schools in the region. WCSD has invested millions of dollars into North Valley schools, from elementary to high school to ensure we are properly meeting the demands of the children and families in our community. Additionally, because of overall population decline, the student body in these schools is remaining stable and will continue to remain stable. This means, improvements made today are for the population of students in the region and who we predict to be in the region in the years to come. Building a charter school with a projected student body population of 1500 will directly take students out of the local public schools. On a practical level, this means public schools will lose funding, teaching positions will be cut, and worse yet, WCSD schools could be forced to close.

Secondly, I am troubled by the traffic concerns presented by a project of this magnitude, and the apparent lack of infrastructure planning. This area already faces traffic concerns that Alice Smith teachers and staff deal with daily. Traveling to and from the North Valleys can take up to 50 minutes, worse during snow storms, due to the ongoing road construction on 580. On Beckwourth Dr. cars are regularly exceeding 15 mph during school hours and flipping illegal u-turns in the middle of the street. Staff and teachers are in danger daily as they protect students crossing the road. Approving the development of a school the size of MANN adds significant traffic concerns that have not been appropriately addressed or even reviewed.

**5. Describe in detail the reason(s) why the action, decision, or order being appealed should be reversed, modified or set aside. (Attach additional sheets, as necessary.)**

A project of this magnitude - one which affects WCSD as a whole, local schools in the community, families and children attending those schools, and the surrounding neighborhood - cannot be decided behind closed doors. This project was approved behind closed doors with no opportunity given to the public to weigh in. I respectfully request the City of Reno set aside this decision and instead proceed through an open forum. Neighbors should be properly noticed and should be given the opportunity to speak in public comment at a future meeting.

We love our children, but blindly approving the construction of schools is not necessarily to the benefit of students or families. Careful consideration must be made to ensure all needs of the community are appropriately addressed.

**6. Please identify and attach all documentation/evidence that you would like considered supporting your appeal. (Attach additional sheets, as necessary.)**

**7. Relief or action sought. (Attach additional sheets, as necessary.)**

The decision made by City of Reno should be set aside and this project should proceed through a public process in order to get key input from the community at large.

**Appellant or Authorized Representative**

Signature (Print Name):

Erika Bowling

By checking this box, I agree information is complete and I have authority to sign this form.

For Office Use:

Hearing Date: July 24, 2024

Hearing Time: 6:00 pm

Hearing Location: Reno City Hall

Via Zoom (Link emailed to information indicated above at least 5 business days prior to hearing)

Received by: Baird

**PAYMENT DATE**  
 06/18/2024  
**COLLECTION STATION**  
 7947- Front Desk 1  
**RECEIVED FROM**  
 APPEAL FEE -ERIKA  
 BOWLING  
**DESCRIPTION**  
 MUP24-00010

**City of Reno**  
**1 East First Street**  
**Reno, NV 89501**

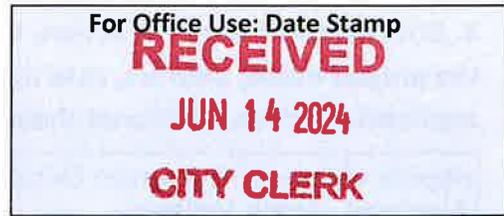
**BATCH NO.**  
 2024-00004983  
**RECEIPT NO.**  
 2024-00273118  
**CASHIER**  
 Roman, Lorena

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT																
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|---|---|

### 2. Appellant Information:

Appellant Name: Washoe County School District

Authorized Representative: Adam Searcy, Chief Operating Officer

Address: 14101 Old Virginia Rd., Reno, NV 89521

Telephone No.: (775) 789-3859

Email Address: adam.searcy@washoeschools.net

**3. Brief description of the action, decision, or order being appealed. (Please reference the project name, address, case number, citation number, or permit number, as applicable. Attach additional sheets, as necessary.)**

Appeal of the Administrative Decision regarding Case No. MUP24-00010 (Mater Academy - North Valleys)

Assessor's Parcel Number (APN): 088-201-58

**4. Describe in detail how the action, decision, or order being appealed impacts you or your property, as applicable. (Attach additional sheets, as necessary.)**

WCSD owns the abutting property and the existing Alice Smith elementary school so this decision impacts WCSD in many ways.

**5. Describe in detail the reason(s) why the action, decision, or order being appealed should be reversed, modified or set aside. (Attach additional sheets, as necessary.)**

There are many issues with the decision in this case but primarily the public and surrounding area need to have better opportunity and transparency to understand the decision and details of this case, which will be highly impactful to the area. Other issues include incorrect administrative interpretations, unresolved traffic issues, concurrency management, overall site design, public safety, etc.

**6. Please identify and attach all documentation/evidence that you would like considered supporting your appeal. (Attach additional sheets, as necessary.)**

WCSD will provide evidence and testimony at the scheduled public hearing. Due to the appeal window, there is simply not enough time to provide all documentation at this time.

**7. Relief or action sought. (Attach additional sheets, as necessary.)**

At minimum, this case should be heard in a public forum but there are also incorrect interpretations of code that were made in the process, which we believe requires a larger public process before this decision can be made.

**Appellant or Authorized Representative**

Signature (Print Name):

Adam Searcy Digitally signed by Adam Searcy  
Date: 2024.06.13 16:43:39 -07'00'

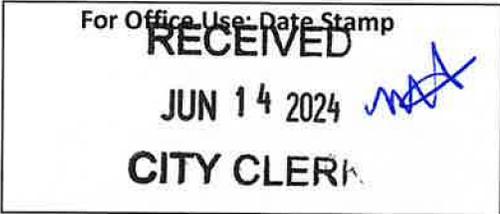
By checking this box, I agree information is complete and I have authority to sign this form.

For Office Use:  
Hearing Date: July 24, 2024  
Hearing Time: 6:00 PM.  
Hearing Location: 1 E. 1st. St.  
 Via Zoom (Link emailed to information indicated above at least 5 business days prior to hearing)  
Received by: Banley





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|---|---|

**2. Appellant Information:**

Appellant Name: Washoe Education Association

Authorized Representative: Earl Spriggs

Address: 1890 Donald St, Reno, NV 89502

Telephone No.: 775-393-2964

Email Address: earl.spriggs@nsea-nv.org

**3. Brief description of the action, decision, or order being appealed. (Please reference the project name, address, case number, citation number, or permit number, as applicable. Attach additional sheets, as necessary.)**

This is an appeal of the conditional approval awarded by Development Services Staff in case no. MUP24-00010 (Mater Academy).

**4. Describe in detail how the action, decision, or order being appealed impacts you or your property, as applicable. (Attach additional sheets, as necessary.)**

The Washoe Education Association is appealing on behalf of members in Reno's north valleys generally and at Alice Smith Elementary School, the property adjacent to the project's planned site. This project impacts WEA members as follows:

1. Traffic and safety: Adding enough vehicles to the road to accommodate a school with a planned enrollment of 1,500 additional students daily on an already-strained road network presents a threat to the safety of WEA members in the area.

2. Economic hardship: A school of this size in the region will certainly draw pupils from the region already attending public school facilities. Nevada's schools are funded on a per-pupil allocation at approximately \$9,600 per year, and diverting these students from already cash-strapped facilities will jeopardize the jobs and economic wellbeing of hundreds of teachers.

**5. Describe in detail the reason(s) why the action, decision, or order being appealed should be reversed, modified or set aside. (Attach additional sheets, as necessary.)**

1. PF zoning is designated for public facilities and inappropriate for a de facto private school being developed by a private developer. While the site may ultimately become a school, the school itself is not the landowner, and this is therefore a commercial development.
2. The split-lot design of the site, wherein staff allows for a primary school to be built on the SF-zoned part of the parcel specifically to avoid placing the secondary school, sited on the same parcel, within that zone, is a fictional and unworkable construct. In reality, students and personnel will migrate to and fro on an as-needed basis.
3. City Code requires buildings of this nature to build bike storage to allow for 150 students to bike to school. These are standards set forth for community-based, not regional schools. Staff fails to consider the geographic draw of this nature, nor did staff investigate the suitability of the bike infrastructure surrounding to safely transport students to and from the school. This, combined with the already dangerous traffic patterns in the area, creates an untenable risk to students.

**6. Please identify and attach all documentation/evidence that you would like considered supporting your appeal. (Attach additional sheets, as necessary.)**

**7. Relief or action sought. (Attach additional sheets, as necessary.)**

This determination should be reversed and returned to the planning commission and potentially the City Council for much more thorough public examination and review.

**Appellant or Authorized Representative**

Signature (Print Name):



By checking this box, I agree information is complete and I have authority to sign this form.

For Office Use:

Hearing Date: July 24, 2024

Hearing Time: 6:00pm

Hearing Location: Reno City Hall

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Received by: 

**PAYMENT DATE**  
06/14/2024

**COLLECTION STATION**  
7947- Front Desk 1

**RECEIVED FROM**  
APPEAL FEE : Washoe  
Education Association

**DESCRIPTION**  
C/O Earl Spriggs

**City of Reno**  
1 East First Street  
Reno, NV 89501

**BATCH NO.**  
2024-00004945

**RECEIPT NO.**  
2024-00271166

**CASHIER**  
Abrea, Nicole

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT																
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Change	\$0.00																	
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PAID

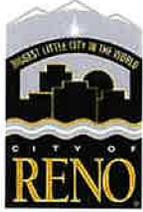
JUN 14 2024

CITY OF RENO

**Total Amount: \$100.00**

Customer Copy

# Exhibit A - Appeals



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RMC: Title 18 Code

- Planning Commission Decision
- Hearing Examiner Decision
- Minor Deviation
- Minor Conditional Use Permit
- Site Plan Review
- Administrative Interpretation

RMC: Administrative Code

- Code Enforcement Citation
- Business License
- Building Permit
- Sign Permit
- Other:

### 2. Appellant Information:

Appellant Name: Nevada State Education Association

Authorized Representative: Christopher Daly

Address: 1890 Donald St, Reno, NV 89502

Telephone No.: 702-768-6577

Email Address: chris.daly@nsea-nv.org

**3. Brief description of the action, decision, or order being appealed. (Please reference the project name, address, case number, citation number, or permit number, as applicable. Attach additional sheets, as necessary.)**

This is an appeal of the conditional approval awarded by Development Services Staff in case no. MUP24-00010 (Mater Academy).

**4. Describe in detail how the action, decision, or order being appealed impacts you or your property, as applicable. (Attach additional sheets, as necessary.)**

The Nevada State Education Association is appealing on behalf of members in Reno's north valleys generally and at Alice Smith Elementary School, the property adjacent to the project's planned site. This project impacts NSEA members as follows:

1. Traffic and safety: Adding enough vehicles to the road to accommodate a school with a planned enrollment of 1,500 additional students daily on an already-strained road network presents a threat to the safety of NSEA members in the area. Also, this location is out of line with the Nevada Department of Education's Safe Routes to Schools Program.

2. Economic hardship: A school of this size in the region will certainly draw pupils from the region already attending public school facilities. Nevada's schools are funded on a per-pupil allocation at approximately \$9,600 per year, and diverting these students from already cash-strapped facilities will jeopardize the jobs and economic wellbeing of hundreds of teachers.

**5. Describe in detail the reason(s) why the action, decision, or order being appealed should be reversed, modified or set aside. (Attach additional sheets, as necessary.)**

1. PF zoning is designated for public facilities and inappropriate for a de facto private school being developed by a private developer. While the site may ultimately become a school, the school itself is not the landowner, and this is therefore a commercial development.
2. The split-lot design of the site, wherein staff allows for a primary school to be built on the SF-zoned part of the parcel specifically to avoid placing the secondary school, sited on the same parcel, within that zone, is a fictional and unworkable construct. In reality, students and personnel will migrate to and fro on an as-needed basis.
3. City Code requires buildings of this nature to build bike storage to allow for 150 students to bike to school. These are standards set forth for community-based, not regional schools. Staff fails to consider the geographic draw of this nature, nor did staff investigate the suitability of the bike infrastructure surrounding to safely transport students to and from the school. This, combined with the already dangerous traffic patterns in the area, creates an untenable risk to students.

**6. Please identify and attach all documentation/evidence that you would like considered supporting your appeal. (Attach additional sheets, as necessary.)**

**7. Relief or action sought. (Attach additional sheets, as necessary.)**

This determination should be reversed and returned to the planning commission and potentially the City Council for much more thorough public examination and review.

**Appellant or Authorized Representative**

Signature (Print Name):

Christopher Daly

By checking this box, I agree information is complete and I have authority to sign this form.

For Office Use:

Hearing Date: July 24, 2024

Hearing Time: 6:00 pm

Hearing Location: Reno City Hall

Via Zoom (Link emailed to information indicated above at least 5 business days prior to hearing)

Received by: Bairly

**PAYMENT DATE**  
06/14/2024  
**COLLECTION STATION**  
7933 - Front Desk 2  
**RECEIVED FROM**  
APPEAL - MUP24-00010  
**DESCRIPTION**  
CHRISTOPHER DALY

City of Reno  
1 East First Street  
Reno, NV 89501

**BATCH NO.**  
2024-00004950  
**RECEIPT NO.**  
2024-00271185  
**CASHIER**  
Gutierrez, Jennifer

PAID  
 JUN 14 2024  
 CITY OF RENO

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT																
6901	Copies/Miscellaneous 00100-0000-5780-1099 Other income \$100.00  <div style="float: right; text-align: right;"> <table style="margin: 0; border-collapse: collapse;"> <tr><td>Total Cash</td><td style="text-align: right;">\$0.00</td></tr> <tr><td>Total Check</td><td style="text-align: right;">\$0.00</td></tr> <tr><td>Total Charge</td><td style="text-align: right;">\$100.00</td></tr> <tr><td>Total Wire</td><td style="text-align: right;">\$0.00</td></tr> <tr><td>Total Other</td><td style="text-align: right;">\$0.00</td></tr> <tr><td>Total Remitted</td><td style="text-align: right; border-top: 1px solid black;">\$100.00</td></tr> <tr><td>Change</td><td style="text-align: right; border-top: 1px solid black;">\$0.00</td></tr> <tr><td>Total Received</td><td style="text-align: right; border-top: 1px solid black;">\$100.00</td></tr> </table> </div>	Total Cash	\$0.00	Total Check	\$0.00	Total Charge	\$100.00	Total Wire	\$0.00	Total Other	\$0.00	Total Remitted	\$100.00	Change	\$0.00	Total Received	\$100.00	\$100.00
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Total Wire	\$0.00																	
Total Other	\$0.00																	
Total Remitted	\$100.00																	
Change	\$0.00																	
Total Received	\$100.00																	
<b>Total Amount:</b>		<b>\$100.00</b>																

Customer Copy