

**PLANNING COMMISSION  
STAFF REPORT**

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**Date:** August 21, 2024

**To:** Reno City Planning Commission

**Subject:** LDC24-00065 (Virginia Village Self Storage) – A request has been made for a conditional use permit to allow for: a) the development of a mini-warehouse facility adjacent to residentially zoned property; b) grading resulting in cuts greater than 20 feet in height and fills greater than 10 feet in height; c) hillside development; and d) disturbance of a major drainageway. The ±8.93-acre project site is located on North Virginia Street, directly east of its intersection with Talus Way. The site is located within the General Commercial (GC) zoning district and has a Master Plan land use designation of Suburban Mixed-Use (SMU).

**From:** Carter Williams, Associate Planner

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The applicant has exercised the right to postpone the hearing for this item until a later date pursuant to Reno Municipal Code Section 18.08.306(b)(1).