



C I T Y O F
RENO
Memorandum

DATE: November 5th, 2024
TO: Mayor and City Council
THROUGH: Jackie Bryant, Interim City Manager
FROM: Chris Pingree, Director of Development Services
DEPT: Development Services
SUBJECT: 14800 S. Virginia/Steamboat Commerce Center

This memo has been prepared to communicate the approved Mass Grading Permit (BLD23-05793E) at 14800 S. Virginia St. This project South of Mt. Rose Hwy initially started in July 2023 and was stopped shortly after the developer was notified of additional requirements from the Nevada Division of Forestry regarding additional buckwheat protection on the site. The developer has adhered to all local, state, and federal requirements for this project, and reactivated the permit for the importation of a total of 110,000 cubic yards of clean fill to bring the building pad up to the appropriate elevation.

There have been multiple complaints from the neighboring properties regarding dust, noise, and improper permitting of the project. Development Services has worked through the proper process in order to make sure that all best practices have been implemented on this project moving forward. At this point in time, the specifics of the building type or future use have not been provided, nor has the developer submitted for a building permit for what is being constructed.

The picture below shows the location and proximity to Mt. Rose Hwy and S. Virginia St. for better clarity.

WASHOE Regional Mapping System | Home | Basemaps | Locations | Scene

Layers and Tools

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More Data and Layers

Map Server Service Url

Previously Added Services

088-201-33

14800 S VIRGINIA ST

APN: 017-011-34

Documents Tax Information

Permit/Accela Information Found (4)

Owner: STEAMBOAT COMMERCE CENTER LLC

Corporate Area: RENO

Zip Code: 89521 Zip City: RENO

Tax District: 1000

Voter Precinct: 2060

Land use: 100

Land Zoning: MS

Utility: Water: None Sewer: None

Square Ft.: 0

Acreage: 32.236

Total Assessment: 2162480

Bedrooms: 0

Baths: 0

Year Built: 0

Subdivision: Not Available

Neighborhood: IECQ

[Check Parcel to Fire Station Distance \(5 miles\)](#)

Related Parcel Information

District and Zone Information

Education District Information

FEMA Information