



Elm Estate

Zoning Map Amendment & Master Plan Amendment

Presented By:

Garrett D. Gordon, Esq.

On behalf of Applicant

JULY 31, 2024



ELM ESTATE

History

This historic property was home to Reno's most influential families from the city's early days. The guest house, once known as The Chism House, was built in 1880 by Garner and Alice Chism and stood on a 115-acre dairy farm west of town. At the time, 2nd Street did not extend that far west and the property had to be accessed from 4th Street, across the railroad tracks. In the 1940s, additions were made to the original home including an expansion, a five-car garage, improved landscaping, sweeping driveway, and a large pond.

The estate was first used as a venue in 2007 and changed hands in 2015 when it was sold along with the surrounding five parcels, including the Chism Trailer Park which is now called River West Resort. New owner Kari Galgon purchased the property from the Chism family in 2015 with the promise to maintain the home and restore it to its original glory and help it realize its full potential. Kari is incredibly passionate about the historic site and has since installed state-of-the-art kitchens, a reception hall, full bar, catering bays, and renovated the home to include top-of-the-line accents and appliances throughout.



ELM ESTATE



HOME WEDDINGS EVENTS > ABOUT > COTTAGES GALLERY BLOG

A MODERN APPROACH TO
TIMELESS EVENTS

WEDDINGS

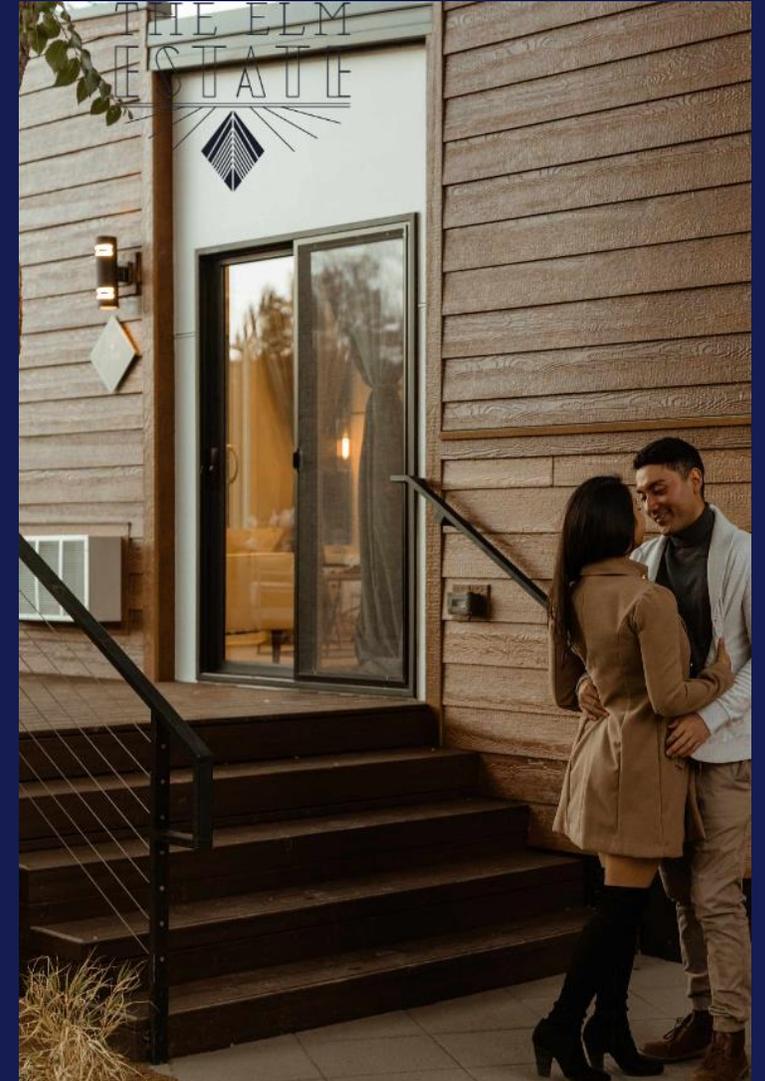
ELM ESTATE

THE COTTAGES

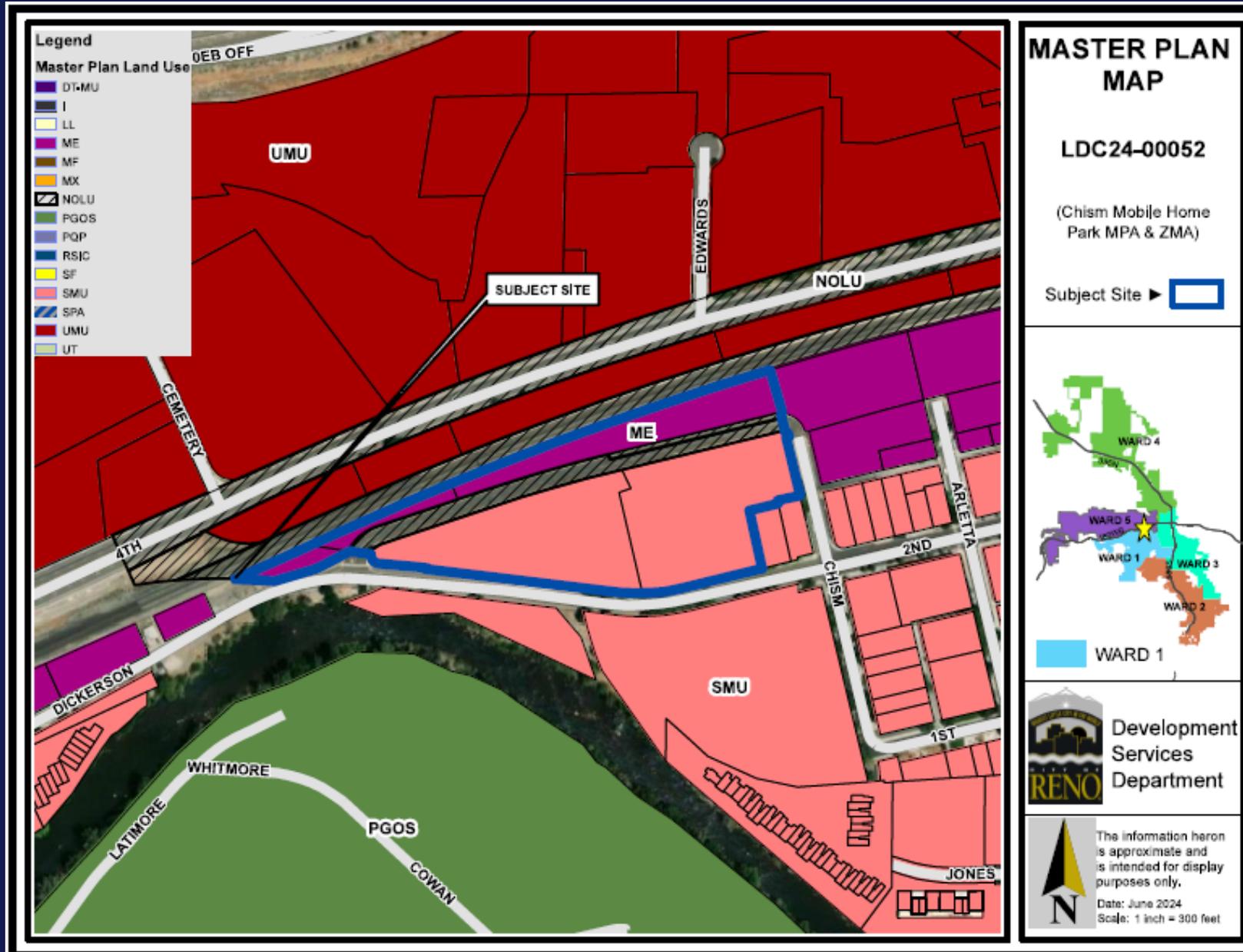
Stay Where You Celebrate

Our cottages are the “gems of Reno’s hidden gem”, with each one named and beautifully designed around a precious jewel. The units offer versatile options, including kitchenettes, family-friendly accommodations, modern designs, and riverfront locations.

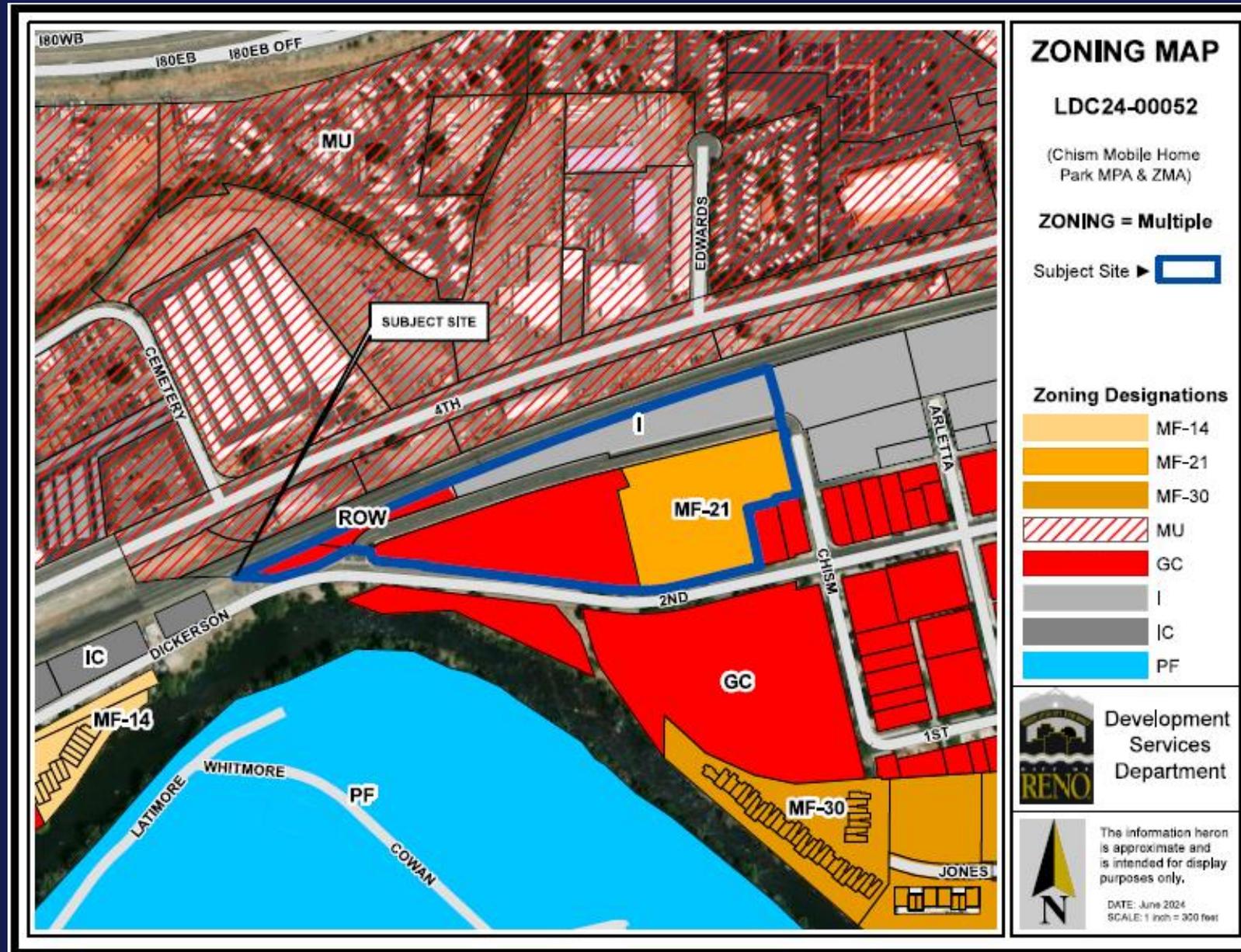
STAY IN OUR COTTAGES



CURRENT MASTER PLAN DESIGNATIONS



CURRENT ZONING DESIGNATIONS



MASTER PLAN AMENDMENT TO ME & ZONING MAP AMENDMENT TO ME



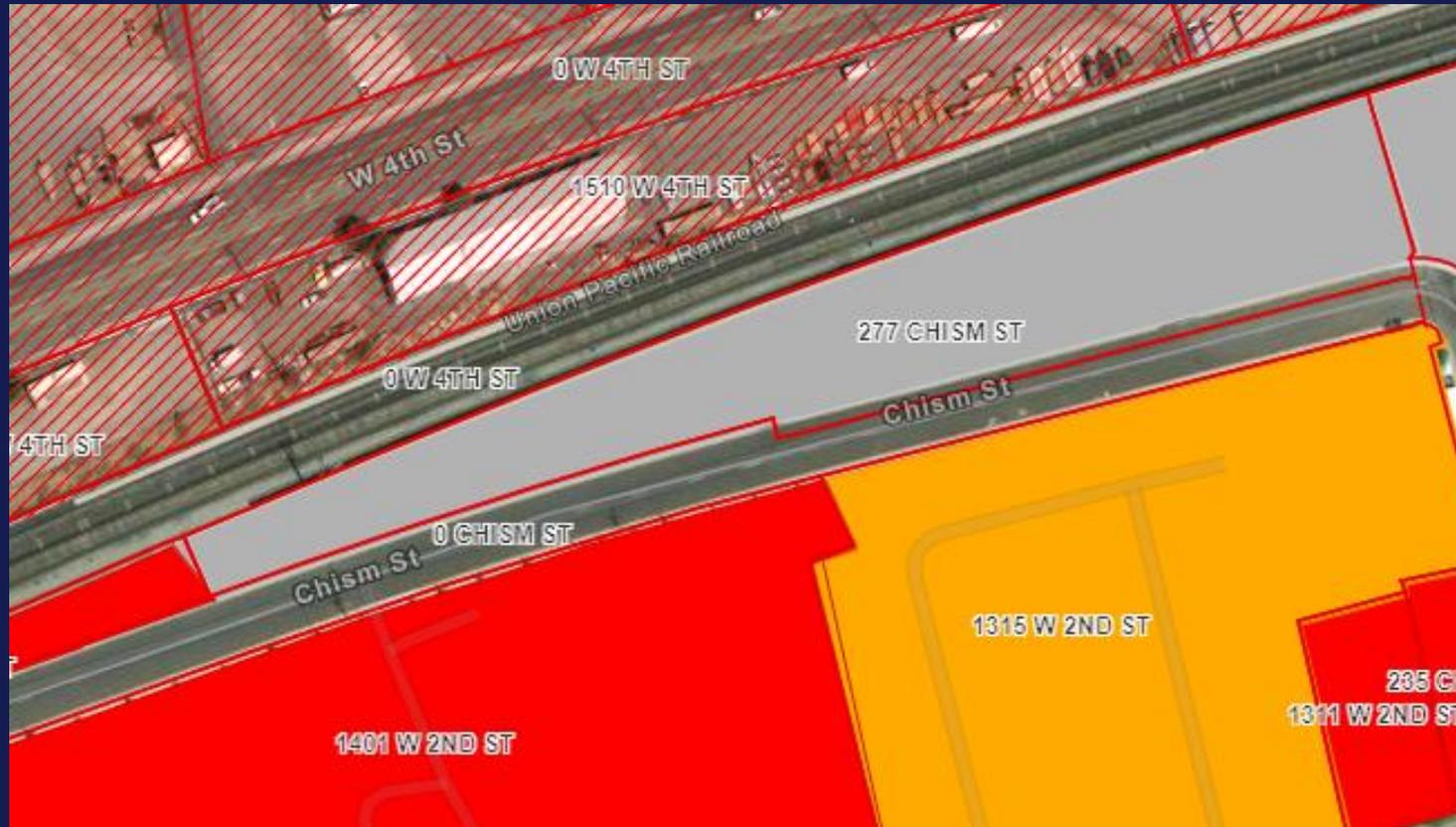
- ± 1.18-acre private access driveway (former public roadway created by the city for trench purposes during the ReTRAC project) that was sold by the City and acquired by the Applicant in 2019.
- This parcel currently has no Master Plan land use designation or zoning district.
- Applicant requests to establish a land use designation and zoning district of Mixed Employment.

ZONING MAP AMENDMENTS FROM GC TO ME



- Currently vacant land zoned as General Commercial (GC)
- Applicant requests to rezone the GC portion to Mixed Employment (ME). The current zoning designation of GC does not conform to the Master Plan land use designation of Mixed-Employment. Rezoning these parcels to ME would bring the parcel into conformance with the Master Plan.

ZONING MAP AMENDMENT FROM I TO ME



- ± 1.56 acres currently zoned Industrial (I) requesting to rezone to ME.
- The zone change to ME is consistent and compatible with existing land uses in the immediate vicinity. The zone change would also provide consistent zoning throughout the Applicant's entire site.

ZONING MAP AMENDMENT FROM GC TO MF-21



- A 2.83-acre parcel of land zoned Multi-Family (21 units per acre) (“MF21”) and currently used as a mobile home park.
- Presently, several structures located on the parcel’s western property line encroach onto the neighboring parcel, which is also owned by the Applicant.
- The Applicant’s boundary line adjustment request to resolve the encroachment was approved by the City of Reno.
- Applicant requests to rezone the additional ± 0.17 acres it will absorb through the boundary line adjustment from GC to MF-21.

ZONING MAP

LDC24-00052 (Chism Mobile Home Park ZMA & MPA)

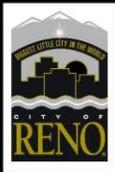
Existing Zoning: Multiple

Subject Site



Proposed Zoning: Multiple

Subject Site



Zoning Designations

 MF-21	 MU	 I	 PF
 MF-30	 GC	 IC	 ME



Date: June 2024 Scale: 1 inch = 350 feet

The information heron is approximate and is intended for display purposes only.

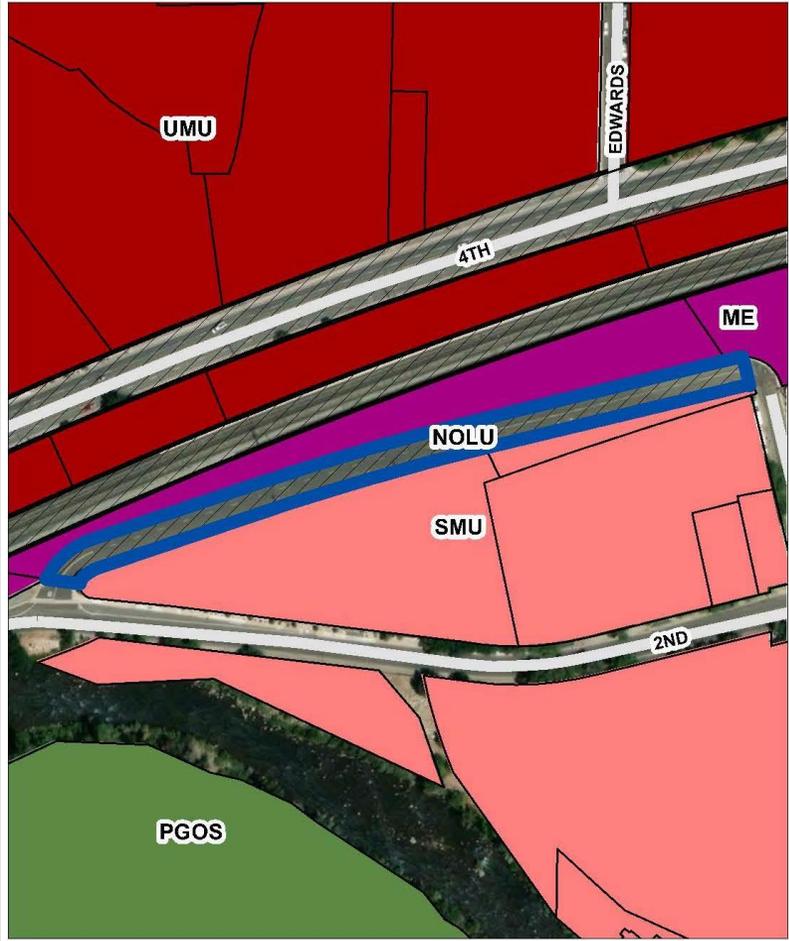
Exhibit B - Commission Maps 5.2

MASTER PLAN LAND USE COMPARISON

LDC24-00052 (Chism Mobile Home Park MPA & ZMA)

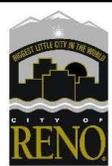
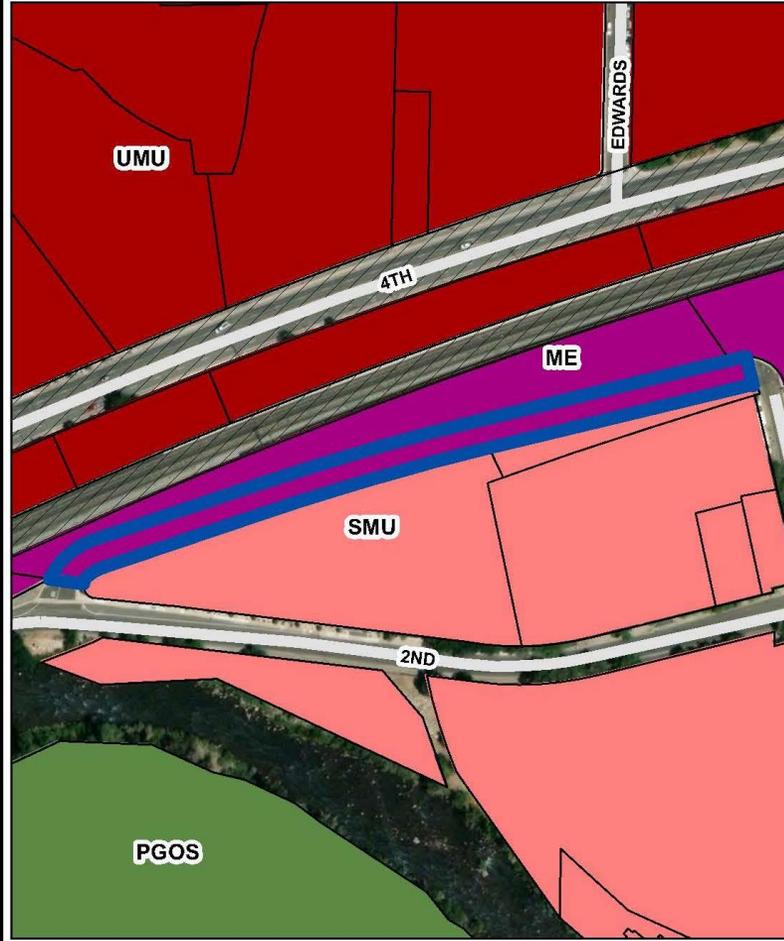
Existing MPLU: NOLU

Subject Area



Proposed MPLU: ME

Subject Area



Master Plan Land Use



ME



NOLU



PGOS



SMU



UMU

Date: April 2024

Scale: 1 inch = 250 feet

The information heron is approximate and is intended for display purposes only.

MASTER PLAN CONFORMANCE

- **1.1B: Community Development.**

- This rezoning request supports maintaining and building on quality of life for residents and businesses in the area.

- **1.2C: Existing Businesses.**

- Approving this rezoning request will support and encourage a local, existing business.

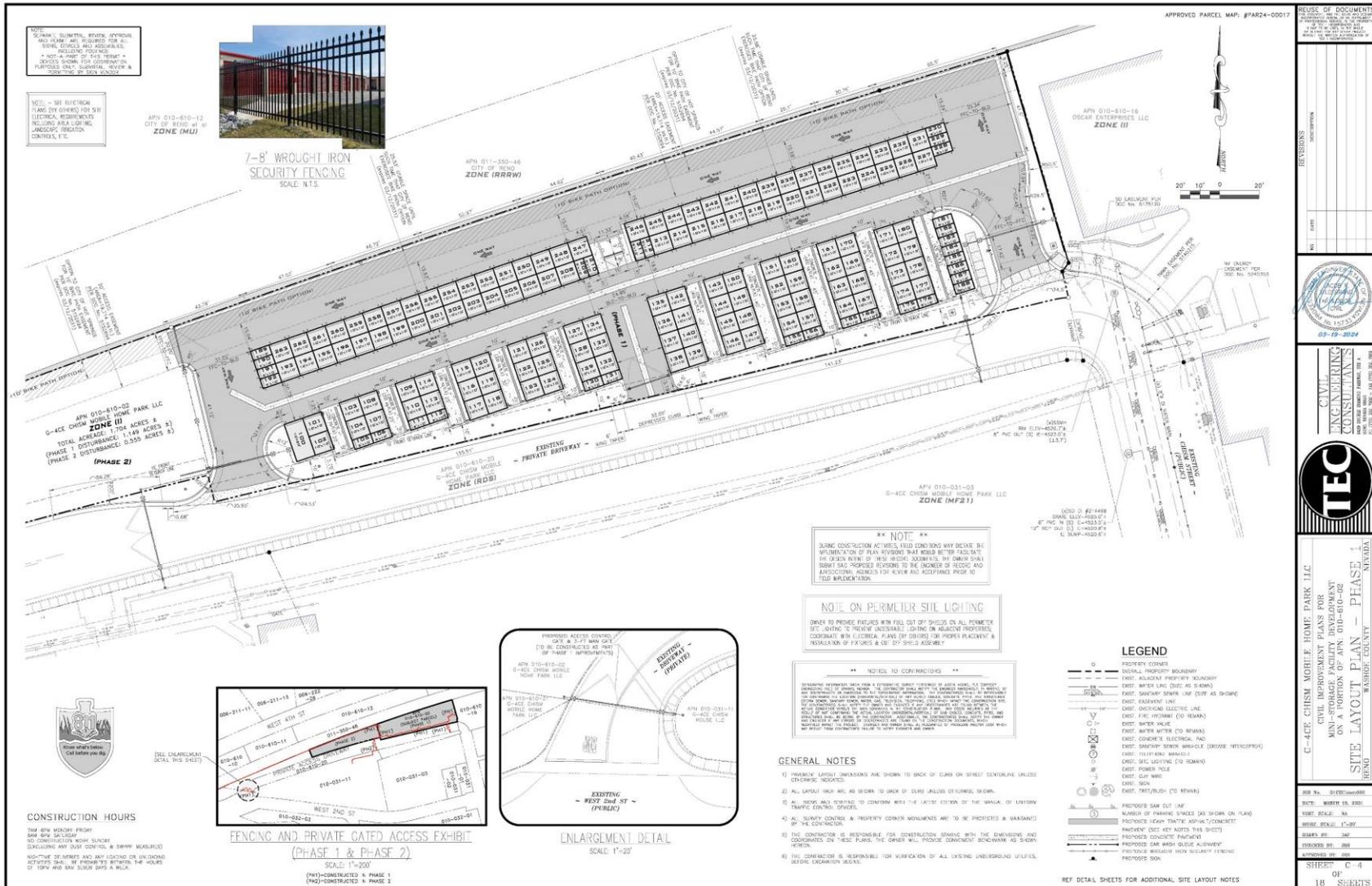
- **2.2B: Underutilized Properties.**

- The rezoning supports a strategized effort to revitalize vacant and blighted parcels.



Questions?

SITE PLAN REVIEW FOR APN 010-610-02 PHASE 1



NOTICE: SUBMITTAL, REVIEW, APPROVAL, AND PERMITS REQUIRED FOR ALL ELECTRICAL, MECHANICAL, AND PLUMBING WORK. THIS PLAN IS NOT A PART OF THIS PERMIT. SERVICES SHOWN FOR CONFORMANCE PURPOSES ONLY. SUBMITTAL, REVIEW & PERMITS REQUIRED FOR ALL ELECTRICAL, MECHANICAL, AND PLUMBING WORK.

NOTE: SEE ATTACHED PLANS FOR DETAILS FOR SITE ELECTRICAL, MECHANICAL, AND PLUMBING WORK. THIS PLAN IS NOT A PART OF THIS PERMIT. SERVICES SHOWN FOR CONFORMANCE PURPOSES ONLY. SUBMITTAL, REVIEW & PERMITS REQUIRED FOR ALL ELECTRICAL, MECHANICAL, AND PLUMBING WORK.



7-8' WROUGHT IRON SECURITY FENCING
SCALE: N.T.S.

APN 010-610-12
CITY OF RENO, NV
ZONE (MU)

APN 011-350-46
CITY OF RENO
ZONE (IRRW)

APPROVED PARCEL MAP: #PAR24-00017



APN 010-610-02
G-ACE CHISM MOBILE HOME PARK LLC
ZONE (II)
TOTAL AREA: 1.704 ACRES ±
(PHASE 1 DISTURBANCE: 0.559 ACRES ±)
(PHASE 2)

APN 010-610-23
G-ACE CHISM MOBILE HOME PARK LLC
ZONE (RDB)

APN 010-031-03
G-ACE CHISM MOBILE HOME PARK LLC
ZONE (M21)

**** NOTE ****
DURING CONSTRUCTION AT THIS SITE, FIELD CONDITIONS MAY OCCUR THAT REQUIRE THE IMPLEMENTATION OF PLAN REVISIONS THAT WOULD BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RENO AND THE NEVADA DIVISION OF CONSTRUCTION SAFETY PRIOR TO THE IMPLEMENTATION OF ANY REVISIONS.

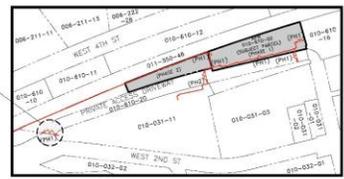
NOTE ON PERIMETER SITE LIGHTING
OWNER TO PROVIDE PERIMETER LIGHTING TO BE INSTALLED ON ALL PERIMETER OF THE SITE. LIGHTING TO BE INSTALLED IN SUCH A MANNER AS TO PROVIDE ILLUMINATION OF THE PERIMETER OF THE SITE AND TO PROVIDE ILLUMINATION OF THE PERIMETER OF THE SITE. LIGHTING TO BE INSTALLED IN SUCH A MANNER AS TO PROVIDE ILLUMINATION OF THE PERIMETER OF THE SITE AND TO PROVIDE ILLUMINATION OF THE PERIMETER OF THE SITE.

**** NOTES TO CONTRACTORS ****
1. ALL UTILITIES SHOWN ARE TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RENO AND THE NEVADA DIVISION OF CONSTRUCTION SAFETY PRIOR TO THE IMPLEMENTATION OF ANY REVISIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RENO AND THE NEVADA DIVISION OF CONSTRUCTION SAFETY PRIOR TO THE IMPLEMENTATION OF ANY REVISIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RENO AND THE NEVADA DIVISION OF CONSTRUCTION SAFETY PRIOR TO THE IMPLEMENTATION OF ANY REVISIONS.

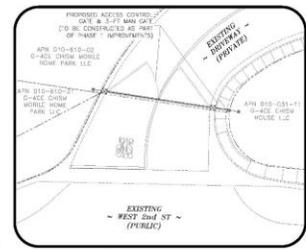
- GENERAL NOTES**
- 1) PERIMETER LIGHTING DIMENSIONS ARE SHOWN TO BACK OF CURB OR STREET CENTERLINE UNLESS OTHERWISE INDICATED.
 - 2) ALL UTILITIES SHOWN ARE TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RENO AND THE NEVADA DIVISION OF CONSTRUCTION SAFETY PRIOR TO THE IMPLEMENTATION OF ANY REVISIONS.
 - 3) ALL SURVEY CONTROL AND PROPERTY CORNER MONUMENTS ARE TO BE PROTECTED & MAINTAINED BY THE CONTRACTOR.
 - 4) THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SEQUENCING WITH THE EXISTING AND ADJACENT DEVELOPMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RENO AND THE NEVADA DIVISION OF CONSTRUCTION SAFETY PRIOR TO THE IMPLEMENTATION OF ANY REVISIONS.
 - 5) THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL EXISTING UNDERGROUND UTILITIES, BEFORE CONSTRUCTION BEGINS.

LEGEND

○	PROPERTY CORNER
—	ADJACENT PROPERTY BOUNDARY
—	EXIST. ADJACENT PROPERTY BOUNDARY
—	EXIST. WATER LINE (SIZE AS SHOWN)
—	EXIST. SANITARY SEWER LINE (SIZE AS SHOWN)
—	EXIST. EASEMENT LINE
—	EXIST. AMERICAN ELECTRIC LINE
—	EXIST. FIRE PROTECT (CO RETURN)
—	EXIST. WATER VALVE
—	EXIST. WATER METER (CO RETURN)
—	EXIST. CONCRETE ELECTRICAL PACE
—	EXIST. SENSITIVE SERIES MANHOLE (DISPOSE INTERCEPT)
—	EXIST. TELEPHONE MANHOLE
—	EXIST. BELL LIGHTING (CO RETURN)
—	EXIST. POWER POLE
—	EXIST. CURB WALK
—	EXIST. SIGN
—	EXIST. TRIP/FLUSH (TO RETURN)
—	PROPOSED SANITARY LINE
—	NUMBER OF PARKING SPACES (AS SHOWN ON PLAN)
—	PROPOSED LEAVY TRAFFIC ASPHALT/CONCRETE
—	PROPOSED CONCRET DRIVEWAY
—	PROPOSED CONCRET DRIVEWAY
—	PROPOSED CAR WASH DRIVE ALTERNATE
—	PROPOSED WALKWAY WITH BARRIER FENCING
—	PROPOSED SIGN



FENCING AND PRIVATE GATED ACCESS EXHIBIT
(PHASE 1 & PHASE 2)
SCALE: 1"=200'



ENLARGEMENT DETAIL
SCALE: 1"=20'



CONSTRUCTION HOURS
THIS PERMIT IS VALID FROM 8:00 AM TO 5:00 PM, 7 DAYS A WEEK, EXCEPT ON SUNDAYS AND HOLIDAYS. NO CONSTRUCTION WORK SHALL BE PERFORMED OUTSIDE THESE HOURS. (EXCLUDING ANY OUST CONTROL & SWEEP OPERATIONS)
NOTICE: THE CITY OF RENO AND ANY LOCAL OR UNINCORPORATED ACTIVITIES SHALL BE PROHIBITED BETWEEN THE HOURS OF 10:00 AM AND 5:00 PM DATES A WEEK.

REVISIONS

NO.	DATE	DESCRIPTION

TEC CIVIL ENGINEERING CONSULTANTS INC. WASHINGTON COUNTY, NEVADA

C-ACE CHISM MOBILE HOME PARK LLC
CIVIL IMPROVEMENT PLANS FOR
MINI-STORAGE FACILITY DEVELOPMENT
ON A PORTION OF APN 010-610-02
SITE LAYOUT PLAN - PHASE 1

DATE: MARCH 18, 2025
SCALE: AS SHOWN
DRAWN BY: JMM
CHECKED BY: JMM
PROJECT NO: 25-001

SHEET NO. C-4
OF
18 SHEETS

