

Community Services Department
Planning and Building
**AMENDMENT OF CONDITIONS
APPLICATION**



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: Gottschalk Residence			
Project Description: Proposed Single Family Residence			
Project Address: 360 Abies Rd, Reno, Nevada 89511			
Project Area (acres or square feet): 2.56 Acres			
Project Location (with point of reference to major cross streets AND area locator):			
Property is located at the end of Abies Rd in the Galena Forest Estates neighborhood, of which is Parcel #1 per Parcel Map #5503. There are no major cross streets.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
047-130-36	2.56		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Michael Devin Gottschalk, Jennifer Gottschalk		Name: K2 Engineering	
Address: 1805 Beringer Way, Reno, NV		Address: 860 Maestro Dr, Suite A, Reno, NV	
Zip: 89521		Zip: 89511	
Phone: 407-212-8939	Fax:	Phone: 775-355-0505	Fax:
Email: DevinGottschalk@outlook.com		Email: jason@k2eng.net	
Cell: 407-212-8939	Other:	Cell:	Other:
Contact Person: Devin Gottschalk		Contact Person: Jason Warfield, Jared Krupa	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Michael Devin Gottschalk, Jennifer Gottschalk		Name:	
Address: 1805 Beringer Way, Reno, NV		Address:	
Zip: 89521		Zip:	
Phone: 407-212-8939	Fax:	Phone:	Fax:
Email: DevinGottschalk@outlook.com		Email:	
Cell: 407-212-8939	Other:	Cell:	Other:
Contact Person: Devin Gottschalk		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Amendment of Conditions Application Supplemental Information

(All required Information may be separately attached)

Required Information

1. The following information is required for an Amendment of Conditions:
 - a. Provide a written explanation of the proposed amendment, why you are asking for the amendment, and how the amendment will modify the approval.
 - b. Identify the specific Condition or Conditions that you are requesting to amend.
 - c. Provide the requested amendment language to each Condition or Conditions, and provide both the **existing** and **proposed condition(s)**.

The intent of this amendment is to revise the existing/recorded parcel "building envelope" limits (per Deed Restriction #5093811) to support more responsible development of the parcel and its existing grades. Surveying, site programming, and site planning have been performed and the attached proposed Site Plan was developed to efficiently utilize the existing/build-able grades of the parcel to accommodate development of a single family residence.

Specifically, this amendment proposes the removal of Deed Restriction #5093811, of which is to be replaced with the included Site Plan and its "building envelope" limits, with the understanding that any development on the parcel will be subject to all standard permitting processes and is to satisfy the requirements defined in the Washoe County Development Code.

The final design and permit package, including ancillary components such as landscaping, utilities, rockery, etc, will be submitted for review with a future building permit application.

2. Describe any potential impacts to public health, safety, or welfare that could result from granting the amendment. Describe how the amendment affects the required findings as approved.

The proposed amendment does not impact public health, safety, or welfare.

RE: APN 047-130-36 - Proof of Property Tax Payment

From TAX <Tax@washoecounty.gov>

Date Fri 2/7/2025 12:26 PM

To Devin Gottschalk <DevinGottschalk@outlook.com>

■ 1 attachment (52 KB)
04713036.pdf;

Good afternoon,

Thank you for contacting our office, please find the attached copy of the object revenue statement for your parcel which confirms that the taxes have been paid in full for the 2024/2025 tax year.

Please let me know if they are requesting any additional information .

Please do not hesitate to contact our office if you have any other questions.

Thank you,



Michelle Carral

Office Assistant | Washoe County Treasurer

mcarral@washoecounty.gov | Office: 775.328.2510 | Fax: 775.328.2500

PO Box 30039, Reno, NV 89520-3039

Pay online: | www.washoecounty.gov/treas



Disclaimer: The Washoe County Treasurer's Office will retain e-mail correspondence for 30 days. It is your responsibility to retain copies for future reference.

From: Devin Gottschalk <DevinGottschalk@outlook.com>

Sent: Friday, February 7, 2025 11:37 AM

To: TAX <Tax@washoecounty.gov>

Subject: APN 047-130-36 - Proof of Property Tax Payment

Good Morning,

My wife and I will be submitting an Amendment of Conditions Application on Monday February 10th (the intake date) for a piece of property we own, and part of the application requires a written statement from your department for proof of property tax payment.

What is the process to get that written statement?

WASHOE COUNTY
PO BOX 30039
RENO, NV 89520-3039
775-328-2510

PIN: 04713036
AIN:

Balance Good Through:	02/07/2025
Current Year Balance:	\$0.00
Prior Year(s) Balance: (see below for details)	\$0.00
Total Due:	\$0.00

AUTO
|||||

MICHAEL D & JENNIFER GOTTSCHALK
1805 BERINGER WAY
RENO NV 89521

Description:

Situs: 360 ABIES RD
WASHOE COUNTY

This is a courtesy notice. If you have an impound account through your lender or are not sure if you have an impound account and need more information, please contact your lender directly. Please submit payment for the remaining amount(s) according to the due dates shown. Always include your PIN number with your payment. Please visit our website: www.washoecounty.gov/treas

Current Charges									
PIN	Year	Bill Number	Inst	Due Date	Charges	Interest	Pen/Fees	Paid	Balance
04713036	2024	2024191050	1	08/19/2024	381.70	0.00	0.00	381.70	0.00
04713036	2024		2	10/07/2024	379.65	0.00	0.00	379.65	0.00
04713036	2024		3	01/06/2025	379.65	0.00	0.00	379.65	0.00
04713036	2024		4	03/03/2025	379.65	0.00	0.00	379.65	0.00
Current Year Totals					1,520.65	0.00	0.00	1,520.65	0.00
Prior Years									
PIN	Year	Bill Number		Charges		Interest	Pen/Fees	Paid	Balance
		Totals							
Prior Years Total									

Overall Totals

1,520.650.000.001,520.650.00

K2 ENGINEERING
860 Maestro Dr. Suite A
Reno, NV 89511
P: (775) 355-0505
F: (775) 355-0566
www.K2eng.net

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Gottschalk Residence

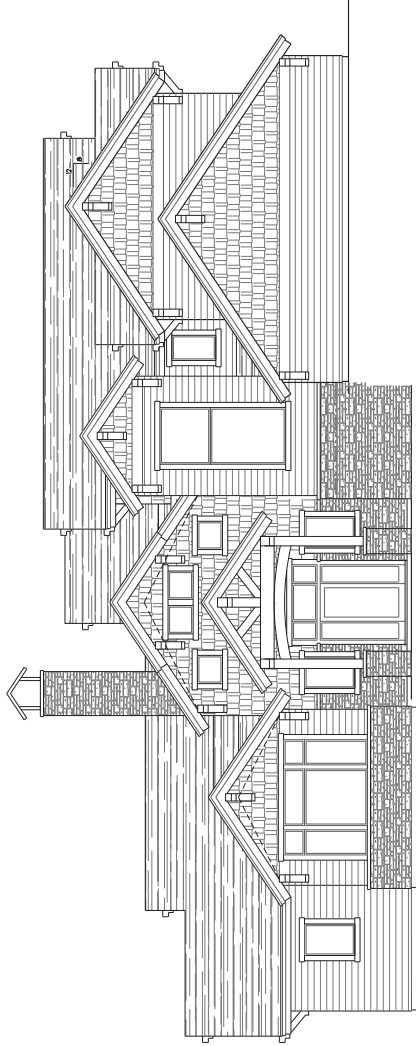
360 Abies Road
APN: 047-130-36

Brandt T. Kennedy, P.E.
Jared A. Krupa, P.E.

Revisions	Date	1/7/25
△	Drawn	W
△	Checked	JE/CN
△	Project No.	24-228

Cover Sheet

A-0



DRAWING INDEX

- [illegible]

BUILDING CODE:
009 INTERNATIONAL BUILDING CODE - "IBC"
009 INTERNATIONAL RESIDENTIAL CODE - "IRC"
009 INTERNATIONAL ENERGY CONSERVATION CODE - "IECC"
009 INTERNATIONAL FIRE, GAS CODE - "IFGC"
009 INTERNATIONAL MECHANICAL CODE - "IMC"
009 INDOOR PLUMBING CODE - "IPC"
009 JOIST AND PLUMBING CODE - "JPC"
009 NATIONAL MECHANICAL CODE - "NMC"
009 NORTHERN NEVADA CODE AMENDMENTS BY THE IMCC
009 INTERNATIONAL WILD AND URBAN INTERFACE CODE - "UIUC"
009 INTERNATIONAL FIRE CODE - "IFC"

ALL OTHER CODES ARE ORGANIZED AS CURRENTLY APPLICABLE TO THE PROJECT OR AS SPECIFIED BY THE CONTRACT DOCUMENTS.

SOURCE OF WORK:
A NEW SINGLE FAMILY RESIDENCE @

ADDRESS: 340 JESSIE BOLO
RINO IV RD
641-90-34

A.P.N. HCR X

ZONING:

FLOOD ZONE: TPO BASINMENT

NUMBER OF STORES: 3400 AC

PARCEL AREA: IN CONSTRUCTION REQUIRED COOPERATING WATER

FIRE RISK RATING: LOW



KEY NOTE NUMBER	REVISION SYMBOL
	



DIRECTORY

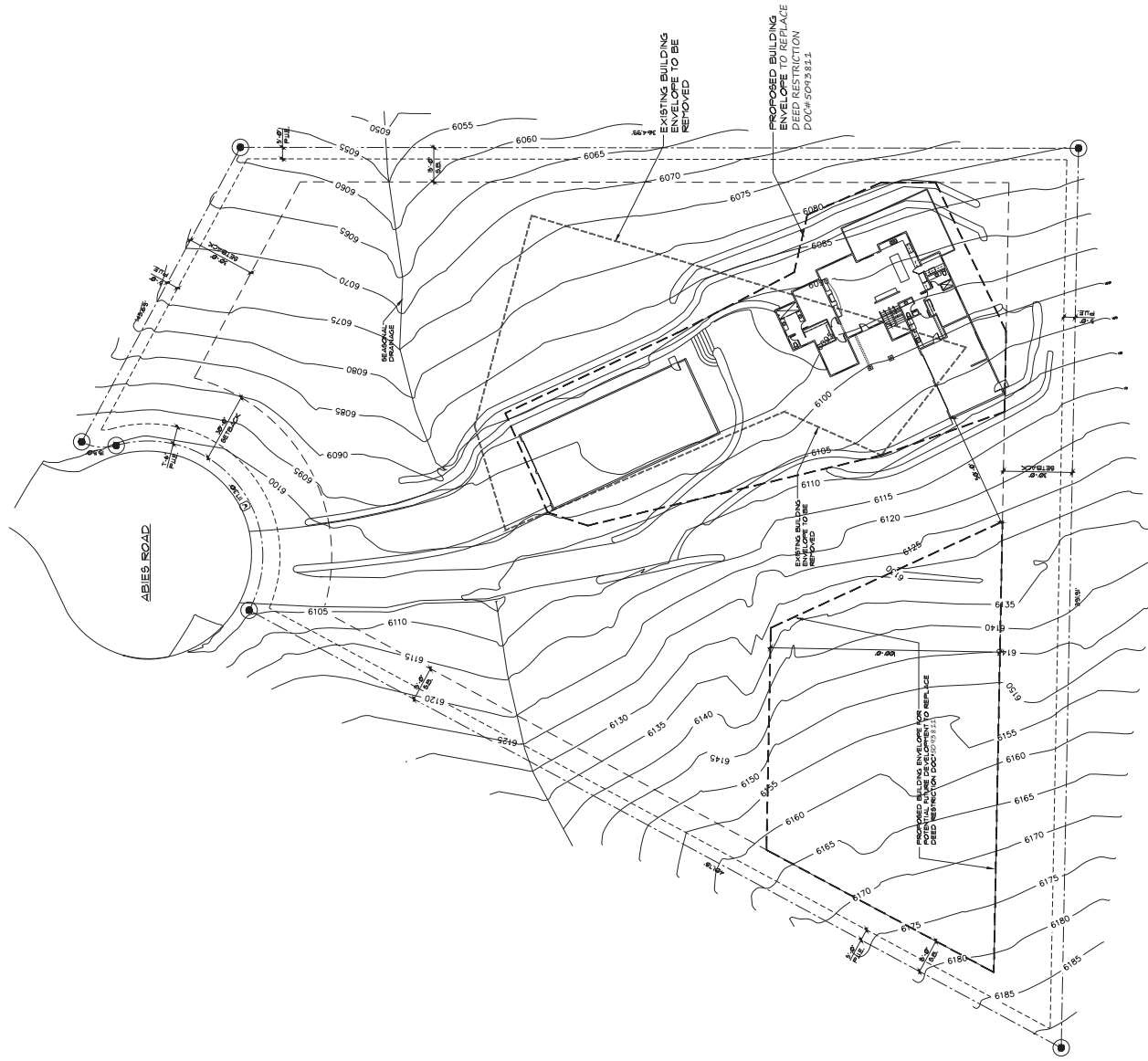
OWNER/DEVELOPER
MICHAEL DEVIN GOTTSCHALK

ENGINEER
JARED KRUPA
K2 ENGINEERING
840 HAEISTRO DR. STE. A
RENO, NV 89511
P: (775) 355-0505
F: (775) 355-0546
WWW.K2ENG.NET

GENERAL SITE NOTES

1. ALL WORK SHALL COMPLY WITH LOCAL BUILDING CODES, CITY ORDINANCES, AND THE ENVIRONMENTAL PROTECTION ACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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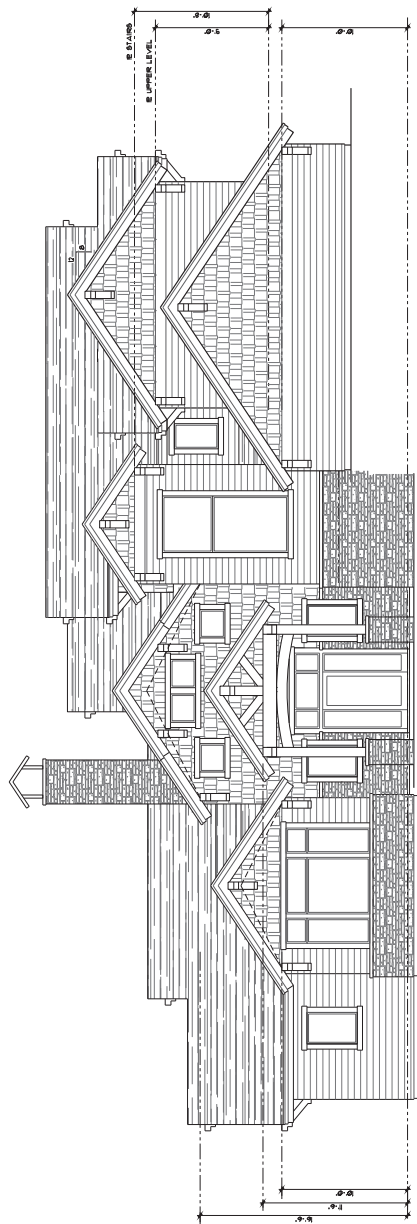
SITE CONTOUR LEGEND	
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10' CONTOURS	500



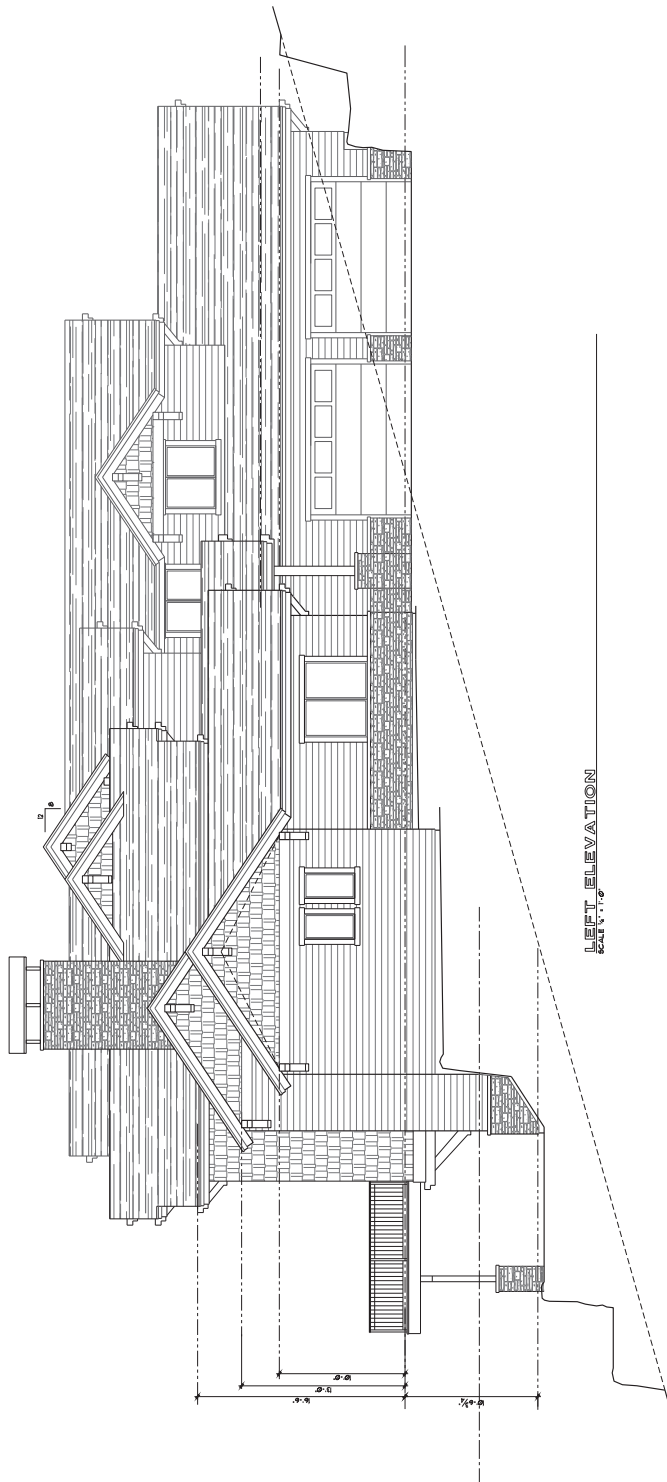
SITE PLAN

REVISIONS	
Date	1/7/25
Drawn	JW
Checked	JK
Project No.	25-001

Revisions	1/7/25
Δ	1W
Δ	JK/CN
Δ	Project No. 24-228



FRONT ELEVATION
SCALE 1/8" = 1'-0"

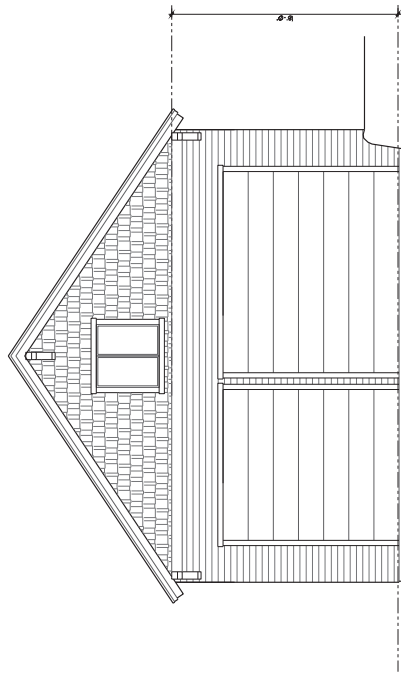


LEFT ELEVATION
SCALE 1/4" = 1'-0"

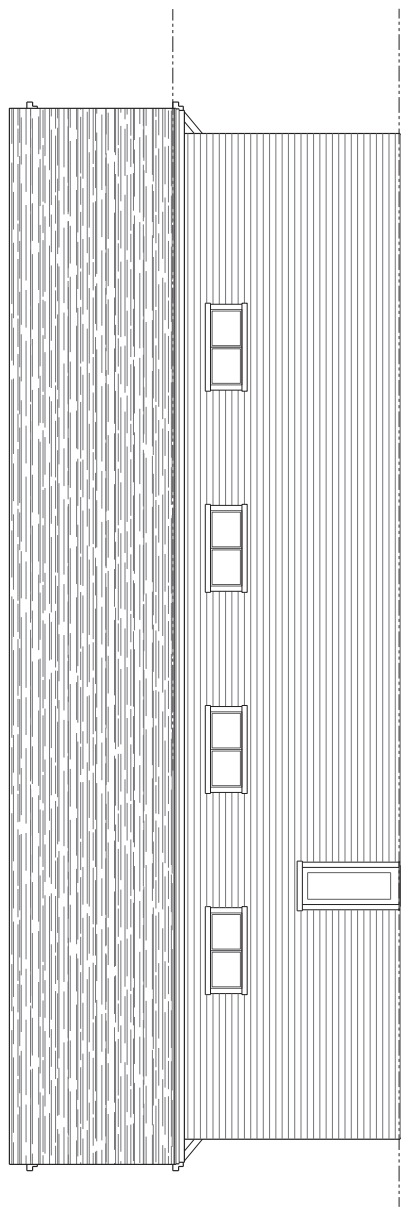
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Drawn	JW
Checked	JK/CN
Project No.	24-228



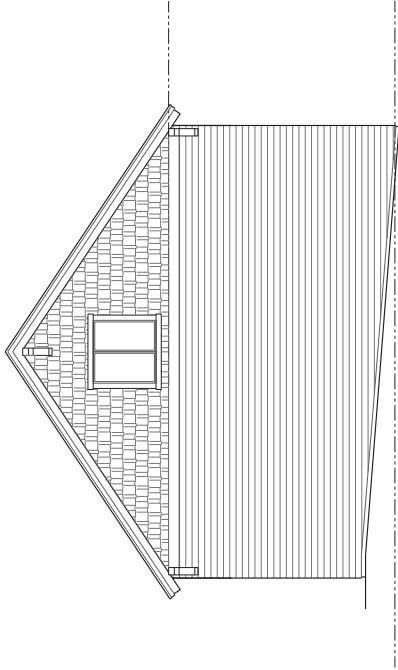
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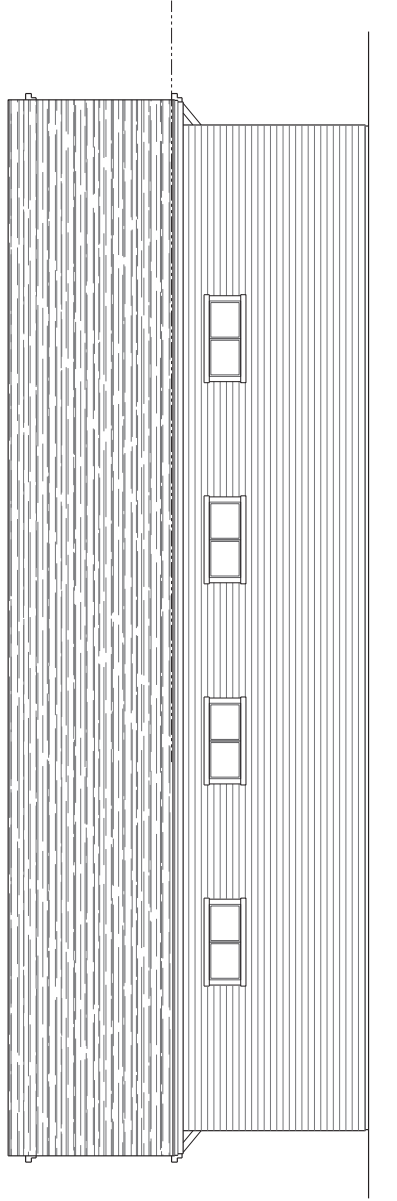
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION