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**SPRING CREEK ASSOCIATION**

**COMMITTEE OF ARCHITECTURE**

**REGULAR MEETING NOTICE**

The Spring Creek Association Committee of Architecture will hold a regular meeting on **Monday, December 13, 2021**, at the Fairway Community Center Meeting Room, 401 Fairway Blvd, Spring Creek, NV beginning at **5:30 P.M. (PST)**

There may be a quorum of the SCA Board of Directors present at the meeting, however; they will not be conducting any Association business.

Posted with this Notice is the agenda for said meeting of the Committee of Architecture.

This notice is to be posted at the following places **by 9:00 a.m. PST, Wednesday, December 8, 2021**:

SCA Office @ 401 Fairway Blvd. Khoury’s Market Community Board

Country Club Shell SCA Horse Palace

Spring Creek Association Website: [www.springcreeknv.org](http://www.springcreeknv.org)

**COVID-19 RESTRICTIONS:**

**THE SPRING CREEK ASSOCIATION REGULAR COA MEETING FOR DECEMBER 13, 2021, WILL BE AVAILABE VIA ZOOM. THE PUBLIC CAN PARTICIPATE IN THE VIRTUAL MEETING ON A COMPUTER, LAPTOP, TABLET OR SMARTPHONE. THE REGULAR COA MEETING ROOM IS ACCESSIBLE TO THE PUBLIC FOR THIS MEETING BUT WILL FOLLOW CURRENT COVID-19 PROTOCOLS AND RESTRICTIONS.**

**The meeting can be accessed by phone by calling:**

**Number: 1- 669- 900-6833, Participant ID: 834 6884 2901 Passcode: 314256**

**1-346-248-7799**

**1-253-215-8782**

**Comments may be submitted by e-mail to:** [**COA@springcreeknv.org**](mailto:COA@springcreeknv.org) **by December 10, 2021.**

**NOTICE TO PERSONS WITH DISABILITIES**:

Members of the public who are disabled and require special accommodations or assistance at the meeting are requested to notify the Committee of Architecture in writing at: 401 Fairway Blvd; Spring Creek, NV 89815, by E-mail to [coa@springcreeknv.org](mailto:coa@springcreeknv.org), or by calling (775) 753-6295 at least 48-hours prior to the scheduled meeting.

Respectfully Submitted,

Committee of Architecture

Spring Creek Association

**SPRING CREEK ASSOCIATION**

**COMMITTEE OF ARCHITECTURE**

**Regular Meeting**

**5:30 P.M., P.S.T., Monday, December 13, 2021**

**401 Fairway Blvd, Spring Creek, NV 89815**

**Zoom Access Available**

**AGENDA**

**COMMITTEE MEMBERS:**

**Jill Holland** – Chairperson

**Cassandra Banuelos-** Vice Chairperson

**Stefanie Sisk -** Member

**Kevin Martindale** - Member

**Elex Vavrick -** Member

**NOTICE:**

* **Items may be taken out of order.**
* **Two or more items may be combined.**
* **Items may be removed from agenda or delayed at any time.**
* **Restrictions regarding Public Comment:** Pursuant to N.R.S 241.020(c) (3), this time is devoted to comments by the public, if any, and discussion of those comments. No action may be taken upon a matter raised under this item on the agenda until the matter itself has been specifically included on a successive agenda and identified to be an action item. Comments during this public comment period are limited to items NOT listed on the agenda and shall be limited to not more than three (3) minutes per person unless the Committee of Architecture elects to extend the comments for purposes of further discussion. **Persons making comment will be asked to begin by stating their name for the record and to spell their last name**. The Chair may prohibit comment, if the content of that comment is a topic that is not relevant to, or within the authority of, the Spring Creek Association or if the content is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational, or amounting to personal attacks or interfering with the rights of other speakers.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **COMMENTS BY THE GENERAL PUBLIC**

Pursuant to NRS 241 this time is devoted to comments by the public, if any, and discussion of those comments. No action may be taken on a matter raised under this item of the agenda until the matter itself has been included specifically on an agenda as an item upon which action will be taken.

***NON-ACTION ITEM***

1. **OLD BUSINESS**

E.1 Review, discussion, and possible action to approve a **Livestock Permit** for two (2) goats at **640 Westby Drive, (Tract 202, Block 012, Lot, 028) – 1.480 acres.**

***FOR POSSIBLE ACTION***

E.2 Review, discussion, and possible action to approve a **Home Occupation Permit** for a **HOME SALON at 503 Lawndale Place (Tract 103, Block 006, Lot 092) – 1.410 acres.**

***FOR POSSIBLE ACTION***

E.3 Discussion, consideration and possible action to approve the first reading of **COA Rule and Regulation #5: Accessory/Auxiliary Placement/Setbacks/Number of;** which changes

**Part A** by allowing requests by property owners for a deviation from this rule and the COA will decide if a variance is required,

**Part B** by eliminating the verbiage for setback of 15 feet from other structures on the property, and

**Part C** will become Part B.

Current Rule:

**COA Rule and Regulation #5: Accessory/Auxiliary Placement/Setbacks/Number of**:

**PART A:** No accessory/auxiliary structures are allowed in front of the house and accessory/auxiliary placement must adhere to property line setback requirements unless a variance is requested and approved by the COA.

**PART B:** Accessory/Auxiliary structures must have a setback of 15 feet from other structures on the property.

**PART C:** The number of accessory/auxiliary buildings can be limited by COA based on factors such as: plot/topographic map detail, acreage available, number of existing structures on property, livestock, pictures, or other limiting factors. **6.12.18**

Proposed Rule:

**COA Rule and Regulation #5: Accessory/Auxiliary Placement/Setbacks/Number of**:

**PART A:** No accessory/auxiliary structures are allowed in front of the house and accessory/auxiliary placement must adhere to property line setback requirements~~.~~ ~~unless a variance is requested and approved by the COA.~~ *Any deviation from this rule may be presented before the COA for consideration. Upon review the COA may require the property owner to apply for a Variance.*

**~~PART B:~~** ~~Accessory/Auxiliary structures must have a setback of 15 feet from other structures on the property.~~

**PART ~~C~~ B~~:~~** The number of accessory/auxiliary buildings can be limited by COA based on factors such as: plot/topographic map detail, acreage available, number of existing structures on property, livestock, pictures, or other limiting factors. **6.12.18**

***FOR POSSIBLE ACTION***

1. **NEW BUSINESS**

F.1 Review, discussion, and possible action to approve a **Livestock Permit** for five (5) goats, and two (2) pigs at **359 Royal Oak Cir, (Tract 402, Block 003, Lot 022) – 1.40 acres.**

***FOR POSSIBLE ACTION***

F.2 Review, discussion, and possible action to approve a **Home Occupation Sign Permit** for Karen Wallek Message Therapy at **222 Lyndhurst Lane,** **(Tract 101, Block 008, Lot 009) -1.780 acres.**

***FOR POSSIBLE ACTION***

F.3 Review, discussion, and possible action to approve a **Home Occupation Permit Application** for a **Pet Cremation Services** by **River Clare’s Pet Cremation Service** located at **556 Palace Parkway, (Tract** **401, Block 005, Lot 007)** **– 2.850 acres.**

***FOR POSSIBLE ACTION***

F.4 Review, discussion, and possible action to approve a **Home Occupation Permit Application** to **build and assemble custom guns and ammo** at **347 Thoroughbred Drive, (Tract 103, Block 008, Lot 010) – 1.20 acres.**

***FOR POSSIBLE ACTION***

1. **LEGAL REPORT**

Review and discussion regarding the monthly update on property violations turned over to McConnell Law per SCA Board approval.

***NON-ACTION ITEM***

1. **APPROVAL OF MINUTES**

Approval of minutes from the November 8, 2021, regular meeting.

***For possible action***

1. **REPORTS**

**J.1** Approval of the Committee of Architecture Revenue Report for November 2021.

***fOR POSSIBLE ACTION***

**J.2** Approval of the Committee of Architecture Occupancy Report for November 2021.

***fOR POSSIBLE ACTION***

**J.3** Approval of the Committee of Architecture Violation Report for November 2021.

***FOR POSSIBLE ACTION***

1. **PUBLIC COMMENT**

Pursuant to NRS 241 this time is devoted to comments by the public, if any, and discussion of those comments. No action may be taken on a matter raised under this item of the agenda until the matter itself has been included specifically on an agenda as an item upon which action will be taken.

***NON-ACTION ITEM***

1. **next regular meeting**

The next regular meeting of the Committee of Architecture is scheduled for Monday, January 10, 2021.

**FOR POSSIBLE ACTION**

1. **ADJOURN MEETING**

**FOR POSSIBLE ACTION**