



## **SPRING CREEK ASSOCIATION COMMITTEE OF ARCHITECTURE REGULAR MEETING NOTICE**

The Spring Creek Association Committee of Architecture will hold a regular meeting on **Monday, August 9, 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, August 4, 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:**

**SEATING MAY BE LIMITED TO THOSE APPEARING IN PERSON DEPENDING UPON ANY NEVADA GOVERNOR DIRECTIVES IN PLACE AT THE TIME OF THE MEETING. THE PUBLIC IS INVITED TO CALL IN AS FOLLOWS**

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

**Number: 1 669 900 6833, Participant ID: 838 2005 6626, Passcode: 911245**

**Or by submitting an e-mail to: [COA@springcreeknv.org](mailto:COA@springcreeknv.org) by August 6, 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,

Michelle Cromwell  
COA Secretary  
Spring Creek Association

**SPRING CREEK ASSOCIATION  
COMMITTEE OF ARCHITECTURE  
Regular Meeting  
5:30 P.M., P.S.T., Monday, August 9, 2021  
At 401 Fairway Blvd, Spring Creek, NV 89815**

**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.

**CALL TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**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. NEW BUSINESS

- 1.1 Review, discussion, and possible action to approve a Livestock permit for 4 steers at **790 Eastlake Dr (Tract 403, Block 007, Lot 001) – 5.6 acres**

*FOR POSSIBLE ACTION*

- 1.2 Review, discussion, and possible action to approve a Home Occupation for giving dance instruction at **539 Spring Creek Pkwy Dr (Tract 101, Block 002, Lot 021)**

*FOR POSSIBLE ACTION*

- 1.3 Review, discussion, and possible action to approve a Home Occupation Sign at **539 Spring Creek Pkwy Dr (Tract 101, Block 002, Lot 021)**

*FOR POSSIBLE ACTION*

- 1.4 Review, discussion, and possible action to approve a Boundary Line Adjustment at **146 Baytree Dr (Tract 102, Block 008, Lot 018) Request also involves 150 Baytree Dr (Tract 102, Block 008, Lot 017).**

*FOR POSSIBLE ACTION*

## 2. OLD BUSINESS

- 2.1 Review, and possible action to approve the first reading of modification to the COA Rules and Regulations #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.

Proposed languages as follows:

**PART A:** No accessory/auxiliary structures are allowed in front of the house and accessory/auxiliary placement must adhere to property line requirements. 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:** 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, documents, or other limiting factors.

*FOR POSSIBLE ACTION*

2.2 Review, discussion, and possible action regarding property violations of DORs #15 Storage of Tools and Trash **353 Trescartes Ave, (Tract 201- Block 009, Lot 052).**

*FOR POSSIBLE ACTION*

### **3. VIOLATIONS**

3.1 Review, discussion, and possible action regarding property violation COA Rules and Regulations Materials & Practices NOT ALLOWED and Nuisance at **637 Palace Pkwy (Tract 402, Block 009, Tract 005)**

*FOR POSSIBLE ACTION*

3.2 Review, discussion, and possible action regarding property violations of COA Rules DOR #15 Storage of Tools and Trash and COA Rules and Regulations EXCESSIVE BRUSH/WEEDS OR DEAD TREES/SHRUBS, NOXIOUS WEEDS **484 Knot Dr, (Tract 202, Block 028, Lot 009)**

*FOR POSSIBLE ACTION*

3.3 Review, discussion, and possible action regarding property violation of COA Rules and Regulations #12 Inoperative/Unregistered/Unlicensed at **406 Brent Dr (Tract 202, Block 029, Lot 032)**

*FOR POSSIBLE ACTION*

3.4 Review, discussion, and possible action regarding property violation of COA Rules and Regulations Inoperative/Unregistered/Unlicensed vehicle at **491 Brent Dr (Tract 202, Block 018, Lot 059)**

*FOR POSSIBLE ACTION*

3.5 Review, discussion, and possible action regarding property violation of COA Rules and Regulations Inoperative/Unregistered/Unlicensed vehicle at **522 Castlecrest Dr (Tract 201, Block 006, Lot 007)**

*FOR POSSIBLE ACTION*

**4. LEGAL REPORT**

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

***NON-ACTION ITEM***

**5. APPROVAL OF MINUTES**

Approval of minutes from the June 14, 2021, COA regular meeting.

Approval of minutes from the July 12, 2021, COA regular meeting.

***FOR POSSIBLE ACTION***

**6. REPORTS**

**6.1** Approval of the Committee of Architecture Revenue Report for July 2021.

***FOR POSSIBLE ACTION***

**6.2** Approval of the Committee of Architecture Occupancy Report for July 2021

***FOR POSSIBLE ACTION***

**6.3** Approve Committee of Architecture Violation Report for July 2021.

***FOR POSSIBLE ACTION***

**7. 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***

**8. NEXT REGULAR MEETING**

The next regular meeting of the Committee of Architecture is scheduled for Monday, September 13, 2021.

***FOR POSSIBLE ACTION***

**9. ADJOURN MEETING**

***FOR POSSIBLE ACTION***