



**LAS VEGAS
CITY COUNCIL**

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MAYOR

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MAYOR PRO TEM

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BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING

DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 7-1-1

www.lasvegasnevada.gov



/city of las vegas

CORRECTED LETTER

November 21, 2016

Mr. Andrew Acuna
Summit Grand Canyon, LLC
3425 Cliff Shadows Parkway, Suite #110
Las Vegas, Nevada 89129

**RE: DVN-67392 - ADMINISTRATIVE DEVIATION
ADMINISTRATIVE CYCLE – NOVEMBER 2016**

Dear Mr. Acuna:

The Department of Planning has administratively **APPROVED** a request for an Administrative Deviation TO ALLOW A REAR YARD SETBACK OF 27 FEET WHERE 30 FEET IS REQUIRED on 0.24 acres at 4001 Turquoise Falls Street (APN 138-06-413-009), R-D (Single Family Residential-Restricted) Zone, Ward 4 (Anthony), has been considered administratively by the Department of Planning staff.

This action by the Department of Planning staff on November 17, 2016 is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Current Planning

SG:clb

c.c.: Ms. Janna Filipe
Taney Engineering
6030 South Jones Boulevard
Las Vegas, Nevada 89118



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November 17, 2016

Mr. Andrew Acuna
Summit Grand Canyon, LLC
3425 Cliff Shadows Parkway, Suite #110
Las Vegas, Nevada 89129

**RE: DVN-67392 - ADMINISTRATIVE DEVIATION
ADMINISTRATIVE CYCLE - NOVEMBER 2016**

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DEPARTMENT OF PLANNING

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/city of las vegas

*City of Las Vegas***AGENDA MEMO - PLANNING**

ADMINISTRATIVE REVIEW DATE: NOVEMBER 2016

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: SUMMIT HOMES OF NEVADA, LLC - OWNER:
SUMMIT GRAND CANYON, LLC

**** STAFF RECOMMENDATION(S)****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
DVN-67392	Staff APPROVES.	

**** NOTIFICATION****NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/ANOTICES MAILED

N/A

JB

Staff Report Page One
November 2016 - Administrative Review Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting an Administrative Deviation to allow a rear yard setback of 27 feet where 30 feet is required at 4001 Turquoise Falls Street.

ANALYSIS

The subject property is located within an R-D (Single Family Residential-Restricted) Zoning District. The property is subject to Title 19.06.065 Development Standards for building placement. The applicant's request represents a 10% deviation to the setback and extends less than 15 feet parallel to the property line from which the setback is measured, per Title 19.16.120 meeting the minimum requirements for consideration as an Administrative Deviation.

FINDINGS (DVN-67392)

This request represents 10% of the required rear yard setback, meeting the minimum requirements for consideration for an Administrative Deviation. The Department of Planning approves the request, as it is minor in nature and will not negatively impact the adjacent residential properties. The Department of Planning administratively approves this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
11/21/01	The City Council approved a request for an Annexation [A-0006-99(A)] application, which petitioned to annex property generally located at the northwest corner of Alexander Road and Grand Canyon Drive. The Planning Commission recommended approval. The annexation became effective on 11/30/01.
03/02/05	The City Council approved a request for a Rezoning (ZON-5796) from U(Undeveloped) [DR (Desert Rural Density Residential) General Plan designation] to R-PD2 (Residential Planned Development - 2 units per acre) on 5.0 acres adjacent to the northwest corner of Grand Canyon Drive and Alexander Road. The Planning Commission and staff recommended approval of the request.

Staff Report Page Two
November 2016 - Administrative Review Meeting

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
03/02/05	The City Council approved a request for a Site Development Plan Review (SDR-5797) for a proposed nine lot single-family residential development on 5.0 acres adjacent to the northwest corner of Grand Canyon Drive and Alexander Road. The Planning Commission and staff recommended approval of the request.
05/12/05	The Planning Commission approved a request for a Tentative Map (TMP-6416) for a nine-lot single-family residential subdivision on 5.0 acres adjacent to the northwest corner of Alexander Road and Grand Canyon Drive. Staff recommended approval of the request.
11/07/07	The City Council approved a request for a Rezoning (ZON-24252) from U (Undeveloped) [DR (Desert Rural Density Residential) Master Plan Designation] to: R-PD2 (Residential Planned Development - 2 Units per Acre) on 5.0 acres adjacent to the northwest corner of Alexander Road and Grand Canyon Drive. The Planning Commission and staff recommended approval of the request.
	The City Council approved a request for a Site Development Plan Review (SDR-24253) for a nine-lot single-family residential development on 5.0 acres adjacent to the northwest corner of Alexander Road and Grand Canyon Drive. The Planning Commission and staff recommended approval of the request.
12/20/07	The Planning Commission approved a request for a Tentative Map (TMP-25273) for a nine-lot single-family residential subdivision on 5.0 acres at the northwest corner of Alexander Road and Grand Canyon Drive. Staff recommended approval of the request.
09/16/15	The City Council approved a request for a General Plan Amendment (GPA-59527) from DR (Desert Rural Density Residential) to R (Rural Density Residential) at 9704 West Alexander Road. The Planning Commission and Staff recommended approval of the request.
	The City Council approved a request for a Rezoning (ZON-59529) from R-PD2 (Residential Planned Development - 2 Units Per Acre) to R-D (Single Family Residential-Restricted) at 9704 West Alexander Road. The Planning Commission and Staff recommended approval of the request.
	The City Council approved a request for a Tentative Map (TMP-59532) for a 12-lot Single-Family Residential Subdivision on 5.00 acres at 9704 West Alexander Road. The Planning Commission and Staff recommended approval of the request.

Staff Report Page Three
November 2016 - Administrative Review Meeting

Most Recent Change of Ownership	
--	--

10/29/15	A deed was recorded for a change in ownership.
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Related Building Permits/Business Licenses

No building permits found for this property.
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Pre-Application Meeting

A pre-application meeting was not held, nor was one held.

Neighborhood Meeting

A neighborhood meeting was not held, nor was one held.
--

Details of Application Request	
---------------------------------------	--

Site Area	
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Net Acres	0.24
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Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	R (Rural Density Residential)	R-D (Single Family Residential-Restricted)
North	Undeveloped	R (Rural Density Residential)	R-D (Single Family Residential-Restricted)
South	Undeveloped	R (Rural Density Residential)	R-D (Single Family Residential-Restricted)
East	Undeveloped	R (Rural Density Residential)	R-D (Single Family Residential-Restricted)
West	Undeveloped	RL (Residential Low) – Clark County	R-E (Rural Estates Residential) – Clark County

Staff Report Page Four
November 2016 - Administrative Review Meeting

Master Plan Areas	Compliance
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	Compliance
No Applicable Special Purpose or Overlay Districts	N/A
Other Plans or Special Requirements	Compliance
Trails	Y
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.065 Development Standards, the following standards apply:

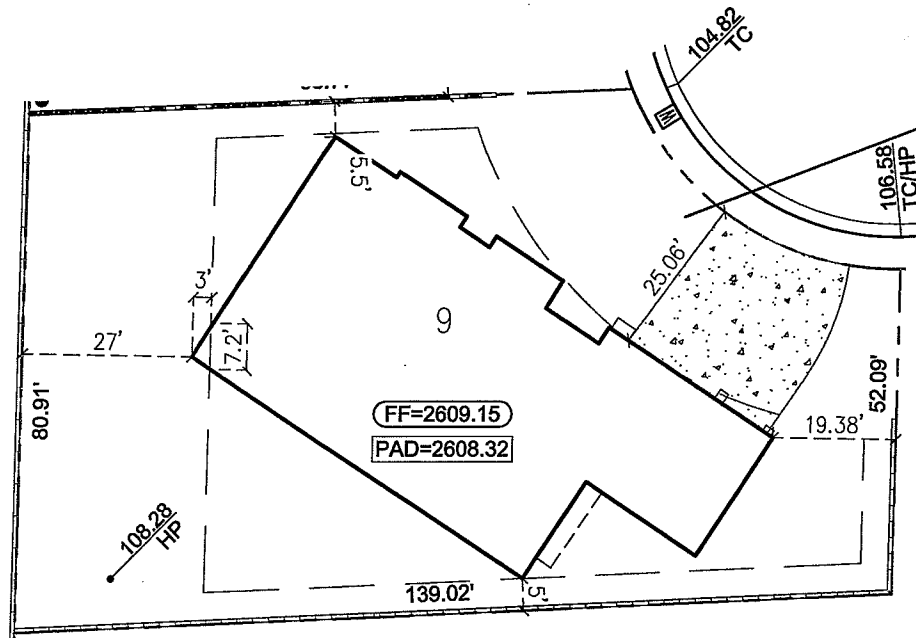
Standard	Required/Allowed	Provided	Compliance
Min. Lot Width	80 Feet	98 Feet	Y
Min. Setbacks Rear	30 Feet	27 Feet	N*

*Administrative Deviation (DVN-67392) has been requested.





PLAN 2



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NOV - 3 2016

City of Las Vegas
Department of Planning

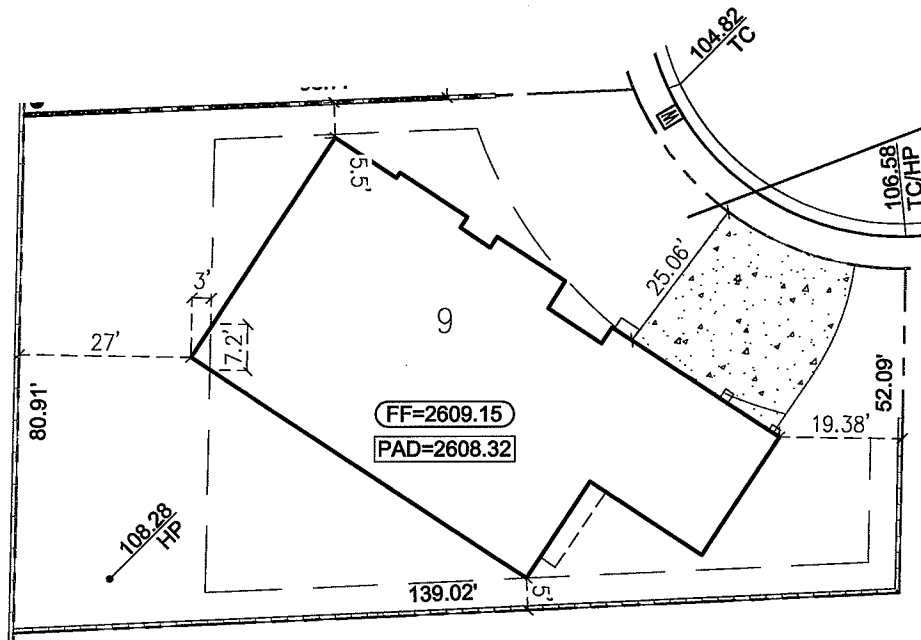
DVN-67392
REVISED

GRAND CANYON & ALEXANDER LOT 9 SITE PLAN

DATE: 11/2/16
JOBNO:
PAGE: 1 OF 1



PLAN 2



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City of Las Vegas
Department of Planning

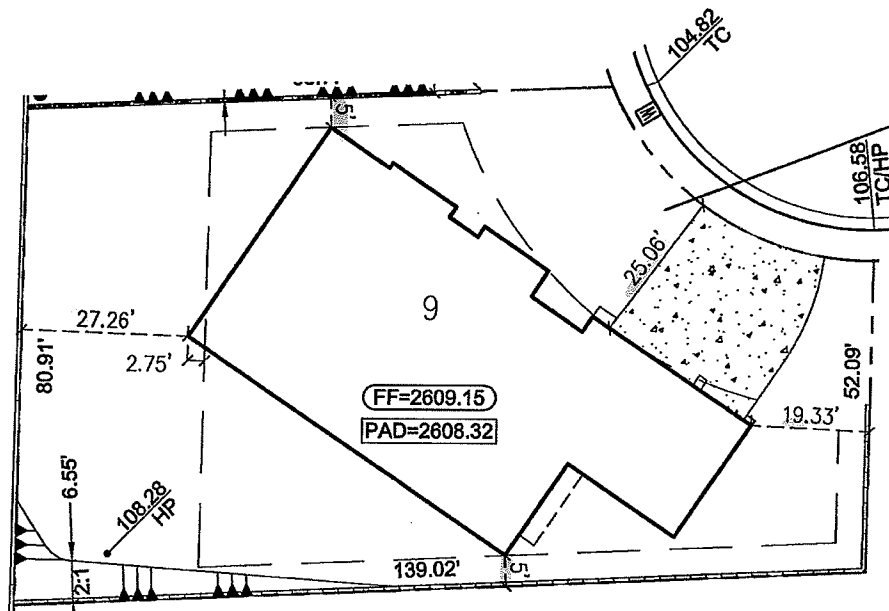
DVN-67392
REVISED

GRAND CANYON & ALEXANDER LOT 9 SITE PLAN

DATE: 11/2/16
JOBNO:
PAGE: 1 OF 1



PLAN 2



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OCT 24 2016

DVN-67392
11/2016 ADMIN

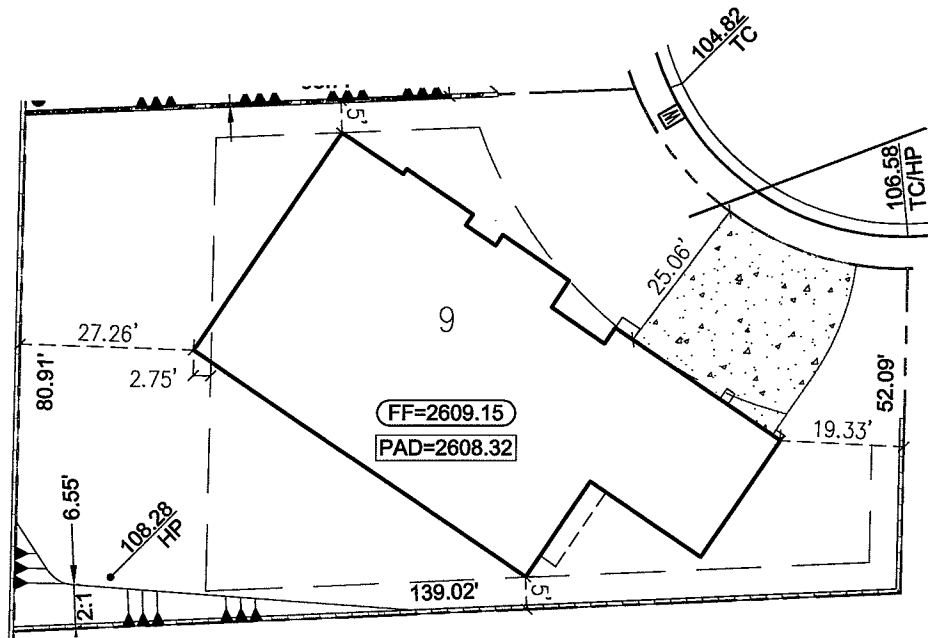
Dept of Planning
City of Las Vegas

GRAND CANYON & ALEXANDER LOT 9 SITE PLAN

DATE: 10/21/16
JOBNO:
PAGE: 1 OF 1



PLAN 2



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OCT 24 2015

Dept of Planning
City of Las Vegas

DVN-67392

GRAND CANYON & ALEXANDER LOT 9 SITE PLAN

DATE: 10/21/16
JOBNO:
PAGE: 1 OF 1

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



**Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 phone (702) 385-7268 fax**

DVN-67392 - ADMINISTRATIVE DEVIATION - ADMINISTRATIVE - APPLICANT: SUMMIT HOMES OF NEVADA, LLC - OWNER: SUMMIT GRAND CANYON, LLC - For possible action on a request for an Administrative Deviation TO ALLOW A REAR YARD SETBACK OF 27 FEET WHERE 30 FEET IS REQUIRED on 0.24 acres at 4001 Turquoise Falls Street (APN 138-06-413-009), R-D (Single Family Residential-Restricted) Zone, Ward 4 (Anthony).

MINOR REVIEW ADMINISTRATIVE MEETING: **NOVEMBER 15, 2016**

PLANNING SUPERVISOR: **STEVE GEBEKE**



ADMINISTRATIVE

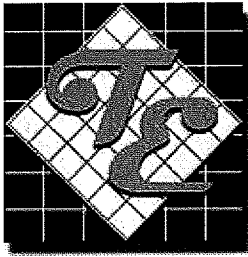
REVISED PLANS ATTACHED

Comments Due: **ASAP**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **Carman Burney (cburney@lasvegasnevada.gov)**, the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

**THIS ITEM WILL BE CONSIDERED
ADMINISTRATIVELY AND WILL NOT
APPEAR ON A PLANNING COMMISSION
AGENDA**



TANEY ENGINEERING

6030 SOUTH JONES BLVD.
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

November 2, 2016

City of Las Vegas
Department of Planning
333 N. Rancho Drive
Las Vegas, NV 89106

RE: Grand Canyon & Alexander – Administrative Deviation Justification Letter
LOT 9 - APN: 138-06-401-006 (#67392)

To Whom It May Concern:

Taney Engineering, on behalf of Summit Grand Canyon, LLC, is respectfully submitting justification for an administrative deviation application.

Lot 9: the rear building setback is required to be 30'. At the westerly corner of the proposed building, we are at 27.00'. We would like to ask for an administrative deviation of 3.00'.

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require any additional information please call 702-362-8844

Sincerely,
TANEY ENGINEERING

Brian Myers, P.E.
Project Manager

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NOV - 3 2016

City of Las Vegas
Department of Planning

DVN-67392
REVISED

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



**Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
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(702) 229-6301 phone (702) 385-7268 fax**

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MINOR REVIEW ADMINISTRATIVE MEETING: **NOVEMBER 15, 2016**

PLANNING SUPERVISOR: **STEVE GEBEKE**



ADMINISTRATIVE

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Administrative Deviation
 Project Address (Location) Grand Canyon & Alexander 4001 Turquoise Falls St.
 Project Name Grand Canyon & Alexander Proposed Use _____
 Assessor's Parcel #(s) 138-06-401-006 / 138-06-413-007 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing R-D proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information TMP-59535; ZON-59529

PROPERTY OWNER Summit Grand Canyon, LLC Contact Andrew Acuna
 Address 3425 Cliff Shadows Pkwy, Suite 110 Phone: 7023658588 Fax: 7029989885
 City Las Vegas State NV Zip 89129
 E-mail Address andrewa@summithomesnv.com

APPLICANT Summit Homes of Nevada, LLC Contact Andrew Acuna
 Address 3425 Cliff Shadows Pkwy, Suite 110 Phone: 7023658588 Fax: 7029989885
 City Las Vegas State NV Zip 89129
 E-mail Address andrewa@summithomesnv.com

REPRESENTATIVE Taney Engineering Contact Janna Felipe
 Address 6030 S. Jones Blvd. Phone: 7023628844 Fax: 7023625233
 City Las Vegas State NV Zip 89118
 E-mail Address jannaf@taneycorp.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* [Signature]

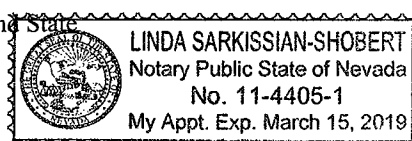
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Nathan White

Subscribed and sworn before me

This [Signature] day of October, 2016
[Signature]

Notary Public in and for said County and State



Revised 03/28/16

FOR DEPARTMENT USE ONLY

Case # DUV-67392

Meeting Date: Admin

Total Fee: \$300.00

Date Received: 10/24/16

Received By: [Signature]
 RECEIVED

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

Dept of Planning
 City of Las Vegas



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: DVN-67392 APN: 138-06-401-006

Name of Property Owner: Summit Grand Canyon, LLC

Name of Applicant: Summit Homes of Nevada, LLC / Andrew Acuna

Name of Representative: Taney Engineering / Janna Felipe

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

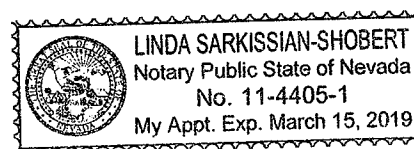
Print Name: Nathan White

Subscribed and sworn before me

This

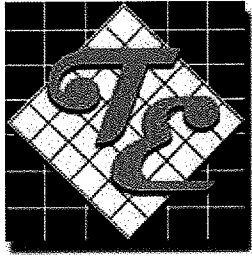
18th day of October, 2016
[Signature]

Notary Public in and for said County and State



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OCT 24 2016



TANEY ENGINEERING

6030 SOUTH JONES BLVD.
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

October 24, 2016

City of Las Vegas
Department of Planning
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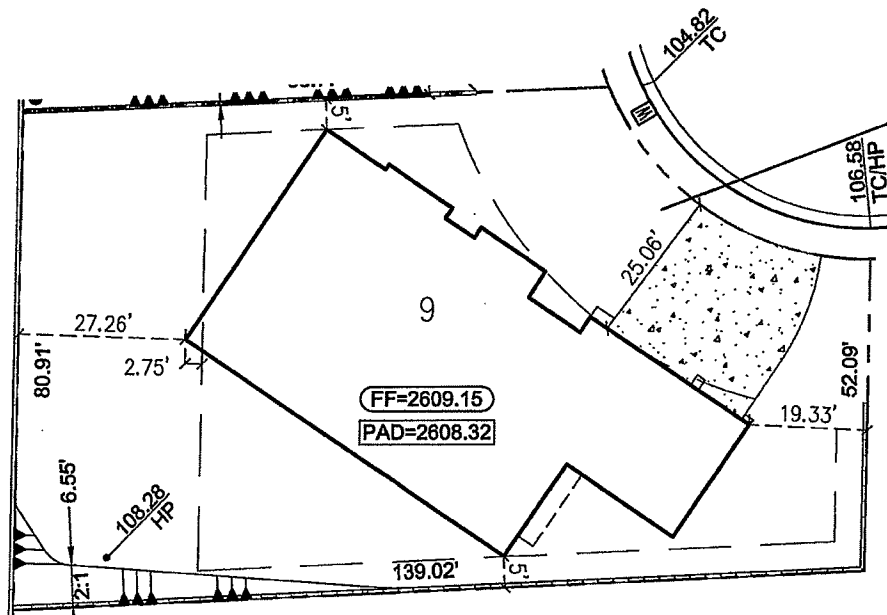
DVN-67392
11/2016 ADMIN

OCT 24 2016

Dept of Planning
City of Las Vegas



PLAN 2



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Dept of Planning
City of Las Vegas

DVN-67392

GRAND CANYON & ALEXANDER LOT 9 SITE PLAN

DATE: 10/21/16

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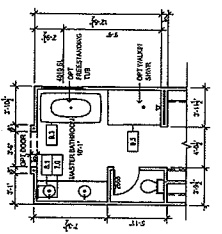
GRAND CANYON AND ALEXANDER
ADVEN HOMES
LAS VEGAS, NV

DATE	09/11/16
REVISION	
PROJECT NAME	plan 2 first floor plan and options
SHEET NUMBER	001 of 10
PROJECT NUMBER	
DATE	09/11/16
REVISION	
PROJECT NAME	plan 2 first floor plan and options
SHEET NUMBER	001 of 10
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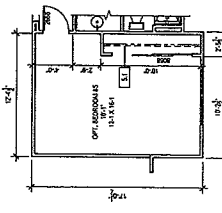
Dept of Planning
City of Las Vegas

floor plan key notes

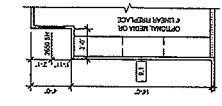
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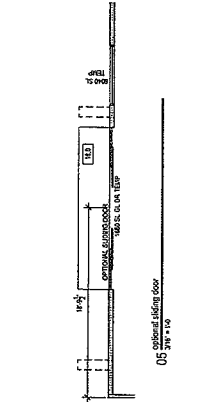
00 Master bathroom - optional freestanding tub & walk-in shower



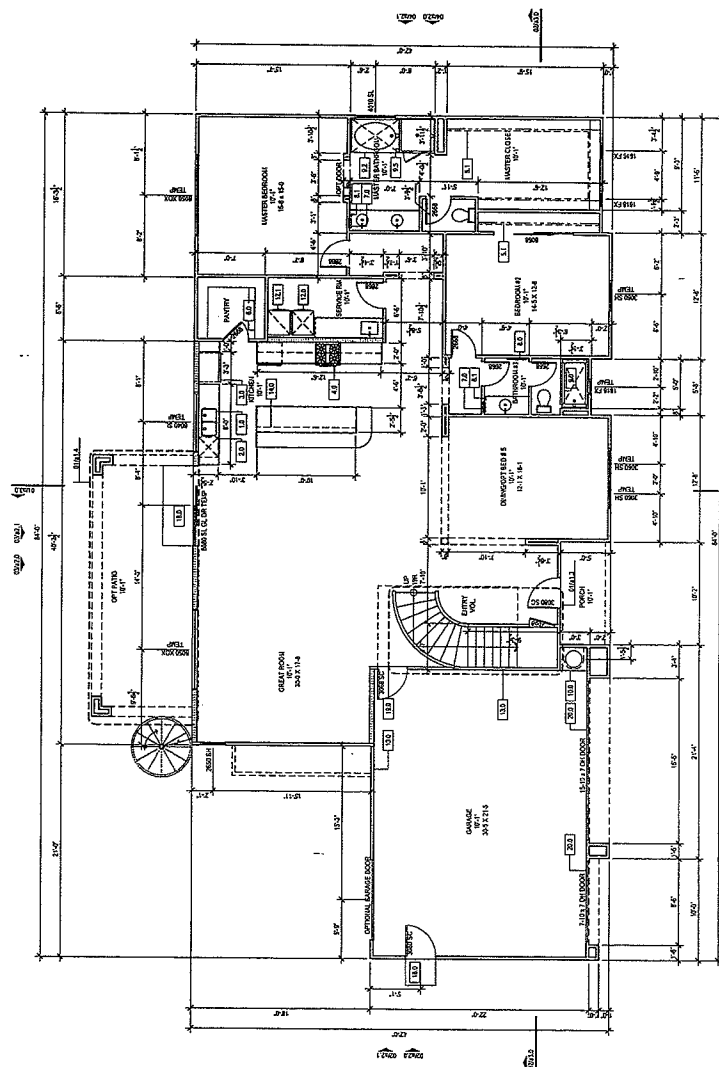
03 Optional bedroom #5



04 Optional media or fireplace



05 Optional living room



DVN-67392
11/2016 ADMIN

01 First floor plan



floor plan key notes

- [illegible]

GRAND CANYON AND ALEXANDER

ADAVEN HOMES
LAS VEGAS, NV

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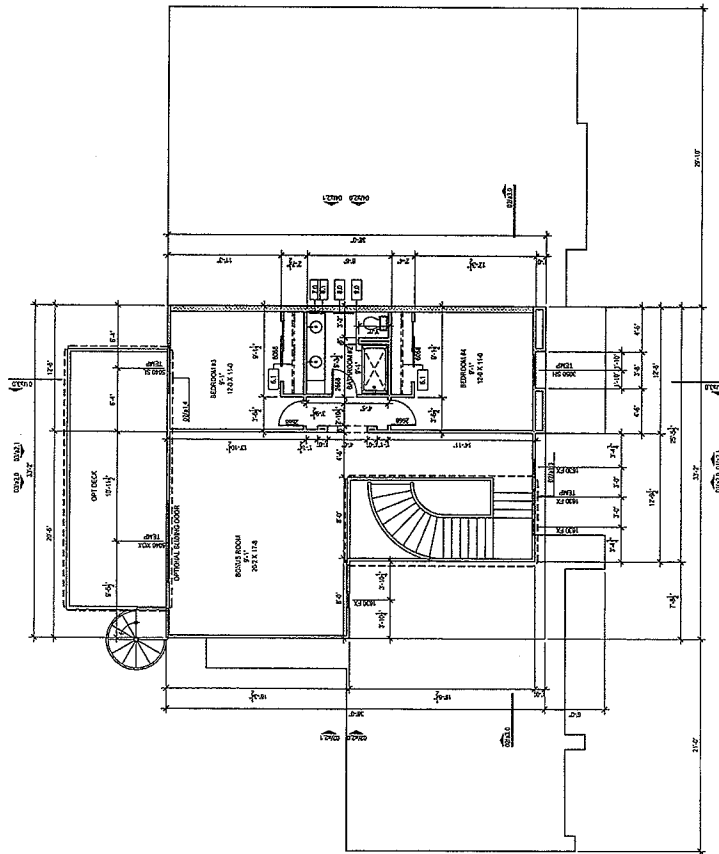
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03/01/2015

Dept of Planning
City of Las Vegas

assembly,
floor plan notes

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DVN-67392

11/2016 ADMIN

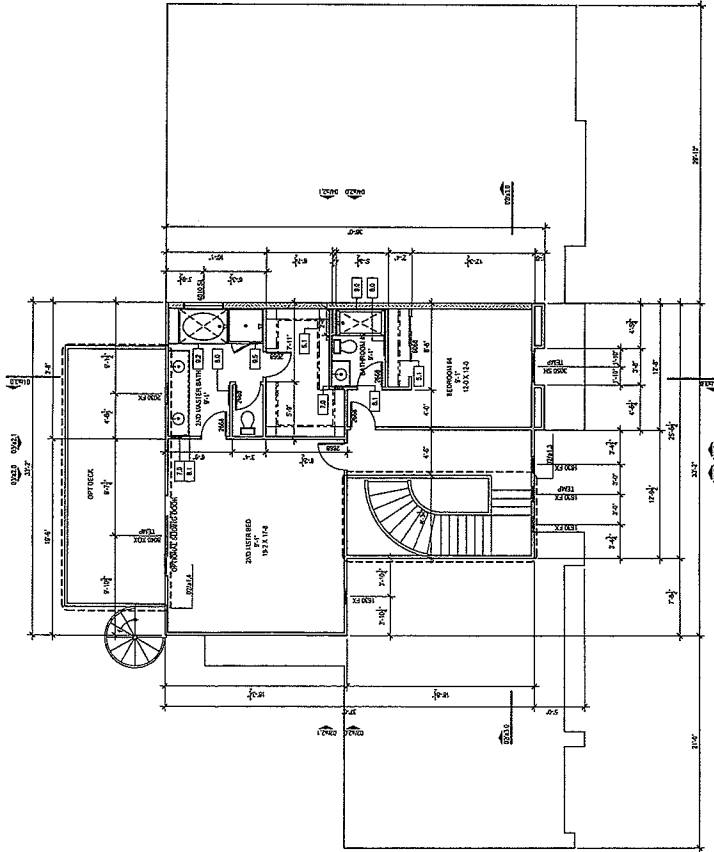
second floor plan

528

- [illegible]

floor plan notes

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02 second floor plan - optional 2nd master bedroom and 2nd master bath

plan 2 second floor plan
optional

64124 2000

Dept of Planning
City of Las Vegas-

studio g ARCHITECTURE



GRAND CANYON AND ALEXANDER
ADAVEN HOMES
LAS VEGAS, NV

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evaluation key notes

- 10 FINISHING GRADE.
- 11 THIRD SCHEDULE.
- 12 CONCRETE 3" THICK FILL IN COMPLIANCE WITH LEP-1902.
- 13 CONCRETE SLAB FLOOR FILL IN COMPLIANCE WITH LEP-1902.
- 14 ONE COAT STUCCO SYSTEM.
- 15 ONE COAT STUCCO OVER 4" MIN. RIGID FOAM THER.
- 16 ONE COAT STUCCO OVER 4" MIN. RIGID FOAM THER.
- 17 ONE COAT STUCCO OVER 1" RIGID FOAM THER.
- 18 ONE COAT STUCCO OVER 1" RIGID FOAM THER.
- 19 OPTIONAL UNFINISHED STUCCO VENEER.
- 20 SNITCHER.
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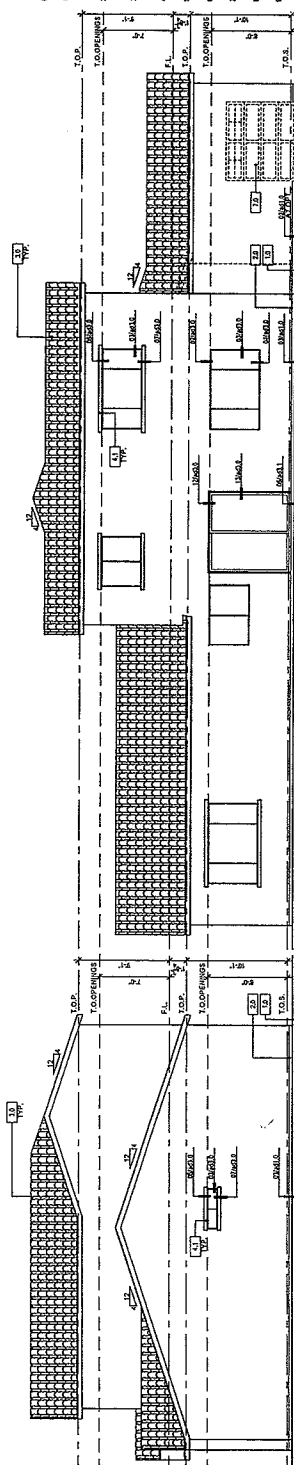
GRAND CANYON AND ALEXANDER
ADAMEN HOMES
LAS VEGAS, NV

[illegible]

DEPT NAME: Dept of Planning
City of Las Vegas 220

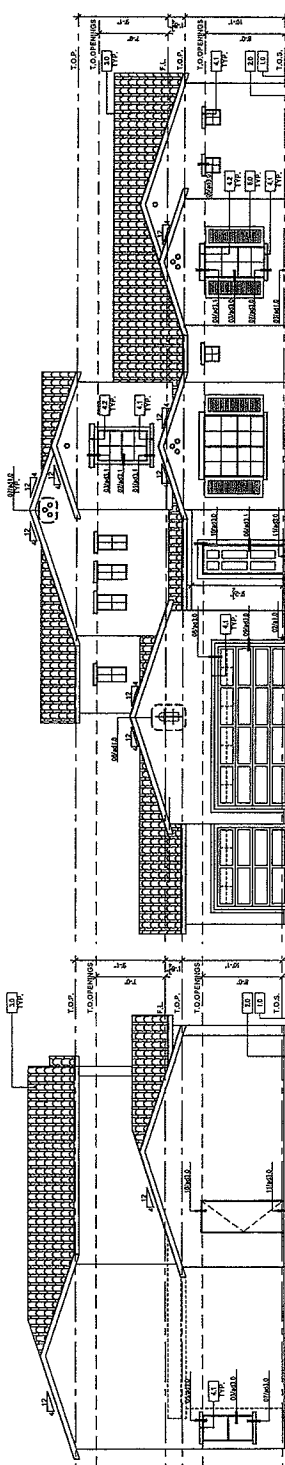
elevation notes

1. THE STREET ADDRESS SHALL BE PRINTED ON THE REVERSE SIDE OF THE FRONT COVER OF THE PAPER.
2. ONLY ONE ADDRESS SHALL BE PRINTED ON THE FRONT COVER OF THE PAPER.
3. ALL LETTERS AND FIGURES SHALL BE PRINTED IN ALL CAPS.
4. ALL LETTERS AND FIGURES SHALL BE PRINTED IN A FONT THAT IS EASY TO READ.
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04 plan 2 right elevation a

plan 2 rear elevation B



02 plan 2 left elevation a
1/16" = 1'-0"

plan 2 front elevation a

Abbreviation key notes



GRAND CANYON AND ALEXANDER
ADAVEN HOMES
LAS VEGAS, NV

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NOT DATE:	00 27 16
PROJECT INSURANCE	2013-61

RECEIVED
ELEVATIONS

257

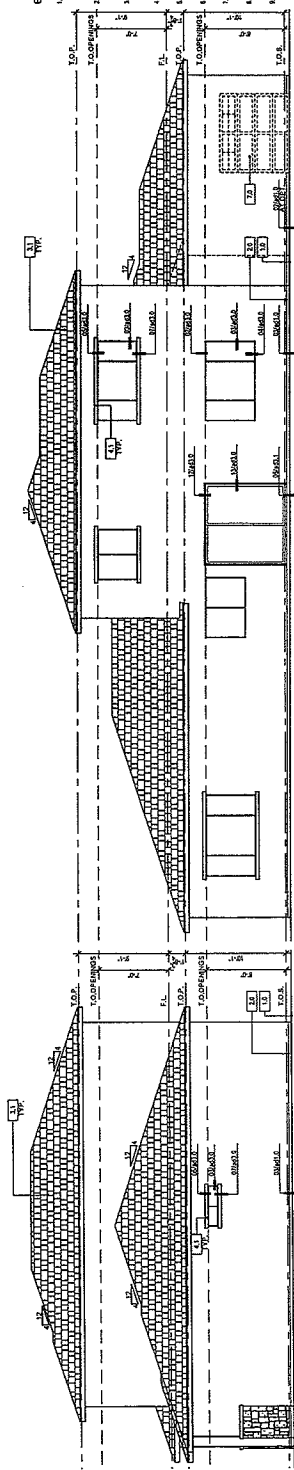
Dept of Planning
City of Las Vegas

Elevation key notes

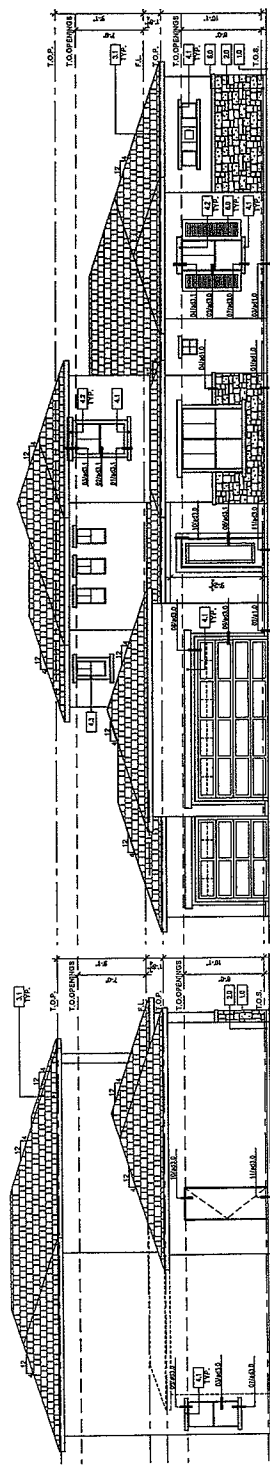
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|----|---|
| 9 | FRAMED GRADE |
| 10 | WATER SCAPER |
| 11 | VERIFY SLOPE |
| 12 | CONCRETE SLAB FLOOR THE IN COMPLIANCE WITH ESR-1000 |
| 13 | CONCRETE SLAB FLOOR THE IN COMPLIANCE WITH ESR-1000 |
| 14 | ONE COAT STUCCO STRIAL |
| 15 | ONE COAT STUCCO OVER 4" MOLE ROOF / ROAN TRAIL |
| 16 | ONE COAT STUCCO OVER 4" MOLE ROOF / ROAN TRAIL |
| 17 | ONE COAT STUCCO OVER 1" MOLE ROOF / ROAN TRAIL |
| 18 | ONE COAT STUCCO OVER 1" MOLE ROOF / ROAN TRAIL |
| 19 | OPTIONAL JUNCTION STONE VEESEER |
| 20 | SHUTTER |
| 21 | OPTIONAL GARAGE DOOR |
| 22 | DECORATIVE FOAM ACCIDENT |
| 23 | DECORATIVE METAL AT STUCCO REGES. |

elevation notes

- [illegible]



03 plan 2 rear elevation b
VMS 112



01 plan 2 front elevation b
3/15' x 1'-0"

plan 2 left elevation b

Inst #: 20151029-0000464
Fees: \$19.00 N/C Fee: \$0.00
RPTT: \$3830.10 Ex: #
10/29/2015 08:10:55 AM
Receipt #: 2592419
Requestor:
LAWYERS TITLE OF NEVADA HEN
Recorded By: DXI Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER

APN: 138-06-401-006

RPTT: \$ 3830.10

When Recorded Mail To
And Mail Tax Statements To:
Summit Grand Canyon LLC, A Delaware Limited Liability Company
601 Carlson Parkway, Suite 200
Minnetonka, MN 55305

GRANT, BARGAIN AND SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

DP 20130503 Alexander LLC, A Nevada Limited Liability Company

do(es) hereby GRANT, BARGAIN AND SELL to

Summit Grand Canyon LLC, A Delaware Limited Liability Company

the real property situate in the County of Clark, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE
LEGAL DESCRIPTION

RECEIVED

OCT 24 2015

Dept of Planning
City of Las Vegas

Subject to:

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of way and Easements now of record.

Together with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

**DP 20130503 Alexander LLC, A Nevada
Limited Liability Company**

✓

Stephen J. Byrne, President

STATE OF NEVADA

COUNTY OF CLARK

On OCTOBER 27, 2015, personally appeared before me, a Notary Public,
STEPHEN J. BYRNE, PRESIDENT OF CAPESOURCE, INC. UGR, personally known (or proven) to
me to be the person(s) whose name (s) is/are subscribed to the within instrument who
acknowledged that he/she/they executed the instrument.

Susan J. Bopp
Notary Public in and for said County and State

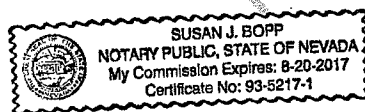


Exhibit "A"

All that certain real property situated in the County of Clark, State of Nevada, described as follows:

The East Half (E ½) of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section 6, Township 20 South, Range 60 East, M.D.B. & M.

ASSESSOR'S COPY

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a. 138-06-401-006
b. _____
c. _____
d. _____

2. Type of Property:

- a. ☒ Vacant Land b. ☐ Single Fam Res
c. ☐ Condo/Twnhse d. ☐ 2-4 Plex
e. ☐ Apt. Bldg f. ☐ Comm'l/Ind'l
g. ☐ Agricultural h. ☐ Mobile Home
i. ☐ Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$751,000.00
Transfer Tax Value: (\$ _____)
Real Property Transfer Tax Due: \$751,000.00
\$3,830.10

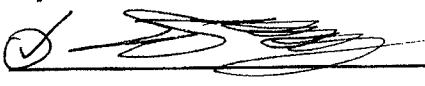
4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature 

Capacity GRANTOR

Signature _____

Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: DP 20130503 Alexander LLC, A Nevada Limited Liability Company

Address: 2009 E. Windmill Lane
City/State/Zip: Las Vegas, NV 89123

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Summit Grand Canyon LLC, A Delaware Limited Liability Company and Summit Grand Canyon LLC, A Delaware Limited Liability Company

Address: 601 Carlson Parkway, Suite 200
City/State/Zip: Minnetonka, MN 55305

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Lawyers Title of Nevada
2600 Paseo Verde Parkway #100,
Henderson, NV 89074

Escrow #: 03313810-330-D33
Escrow Officer: Debbie Novotny

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

APN: 138-06-401-006

LEGAL DESCRIPTION

THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW 1/4) OF SECTION 6, BEING THE CENTERLINE INTERSECTION OF ALEXANDER ROAD AND GRAND CANYON DRIVE; THENCE ALONG THE SOUTHERLY LINE THEREOF AND SAID CENTERLINE OF ALEXANDER ROAD, SOUTH 87°30'00" WEST, A DISTANCE OF 325.70 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE WESTERLY LINE THEREOF TO AND ALONG THE EASTERLY BOUNDARY LINE OF "THE FINAL PLAT OF LONE VISTA RANCH" RECORDED IN BOOK 127 PAGE 48 OF PLATS, CLARK COUNTY, NEVADA, OFFICIAL RECORDS, NORTH 0°56'43" EAST, A DISTANCE OF 666.29 FEET TO THE NORTH COMMON CORNER THEREOF; THENCE ALONG THE NORTHERLY LINE THEREOF, NORTH 87°42'48" EAST, A DISTANCE OF 325.27 FEET TO THE NORTHEAST CORNER THEREOF, BEING ON THE CENTERLINE OF SAID GRAND CANYON DRIVE; THENCE ALONG THE EASTERLY LINE THEREOF AND SAID CENTERLINE, SOUTH 0°54'51" WEST, A DISTANCE OF 665.06 FEET TO SAID POINT OF BEGINNING.

SAID PARCEL CONTAINS 4.97 ACRES, MORE OR LESS.