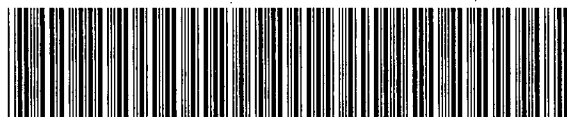


Justification Letter



JUSTIFICATION LETTER

Separator Sheet

**KUMMER
KAEMPFER****KUMMER KAEMPFER BONNER
RENSHAW & FERRARIO**

ATTORNEYS AT LAW

RENO OFFICE

AMY N. TIRRE
atirre@kkbrf.com
775.824.3005LAS VEGAS OFFICE
3800 Howard Hughes Parkway
Seventh Floor
Las Vegas, NV 89169
Tel: 702.782.7000
Fax: 702.788.7181RENO OFFICE
5585 Kietzke Lane
Reno, NV 89511
Tel: 775.852.3800
Fax: 775.852.3982SUMMERLIN OFFICE
3425 Cliff Shadows Parkway
Suite 160
Las Vegas, NV 89128
Tel: 702.683.4260
Fax: 702.939.6457CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.882.1311
Fax: 775.882.0257

August 10, 2006

VIA FACSIMILE: 702/385-7268

Mr. Tom Burkart
City of Las Vegas
Planning and Development
731 South Fourth Street
Las Vegas, NV 89101**Re: Copper Palms (WVR 13843 and ADC-14934)**

Dear Mr. Burkart:

This letter is to follow up on our conversation regarding the City's adoption of a revised address list for Copper Palms. As you know, the City Council approved waiver application number WVR-13843 at its meeting on August 2, 2006. In approving the waiver application, the City Council conditioned it upon having the building numbers changed (but not the unit numbers) in accordance with the Assessor's Parcel Map/Recorded Map. Our office is working with the homeowner's association and the developer to make that change. In addition, there was a determination that no building department fee applies because the address of 1150 N. Buffalo Drive is not changing.

On July 6, 2006, we filed an Address Change Request (ADC - 14934), which is to be handled administratively within the Planning and Development Department. We provided the information necessary for correcting the address list that the City has on file to reflect the actual addresses as they are affixed to the doors of the units at Copper Palms. As we discussed, there is one slight variation to what was requested under ADC - 14943 since the building numbers will now be changed. Therefore, per your request, I have prepared and attached a new Site Map, which has been altered to renumber the buildings in accordance with the Assessor's Parcel Map/Recorded Map (this scheme is also consistent with the City's addressing regulations).

Based on our discussion, it is my understanding that your office will prepare and adopt the corrected address list and then circulate it to the various city and government offices, including, but not limited to, the Clark County Assessor's Office and the Clark County Treasurer's Office. You anticipate having this accomplished no later than Monday, August 14, 2006. I would greatly appreciate receiving confirmation of this event upon its occurrence.



KUMMER

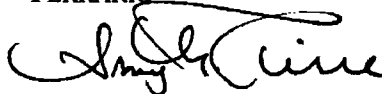
KAEMPFER

Mr. Tom Burkart
August 10, 2006
Page 2

Please contact me as soon as possible if the foregoing does not reflect your understanding or if you have any questions or comments: (775) 824-3005. Thank you so much for your prompt attention to this matter. It has been a pleasure working with you.

Sincerely,

KUMMER KAEMPFER BONNER RENSCHAW &
FERRARIO



Amy N. Tirre, Esq.

ANT/ks
Enc.

cc: Christopher L. Kaempfer, Esq.
Kathryn S. Wonders, Esq.
John E. Leach, Esq.
David T. Pursiano, Esq.
Ms. Rebecca Coates
Mr. Zane Burgeson

KUMMER**KAEMPFER****KUMMER KAEMPFER BONNER
RENSHAW & FERRARIO**

ATTORNEYS AT LAW

RENO OFFICE

AMY N. TIRREatirre@kkbrf.com
775.824.3005LAS VEGAS OFFICE
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Tel: 702.792.7000
Fax: 702.796.7181RENO OFFICE
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Reno, NV 89511
Tel: 775.852.3900
Fax: 775.852.3982SUMMERLIN OFFICE
3425 Cliff Shadows Parkway
Suite 150
Las Vegas, NV 89129
Tel: 702.693.4260
Fax: 702.939.8457

June 30, 2006

Tom Burkart
City of Las Vegas Planning Department
731 S. Fourth St.
Las Vegas, NV 89101**Re: Justification Letter for Address Change Request
in conjunction with WVR - 13843**

Dear Tom:

As you are aware, our office along with the Copper Palms Homeowners Association has submitted a Waiver Application (WVR-13843) to seek a waiver of Section VI(A) of the "City of Las Vegas Street Naming and Address Assignment Regulations, 1993 Edition," as adopted by Ordinance 3744 and/or Municipal Code Section 13.28.060 ("the Address Assignment Regulations") and to have the City adopt a revised and corrected address list for the 248 condominiums units in a complex known as Copper Palms.

The waiver application is the first step in a process to correct the legal descriptions in the deeds for Copper Palms. Once the City adopts a revised and corrected address list to reflect the actual location/site addresses for the units at Copper Palms, that list will be transmitted to the various City and County government offices, most critically the Assessor's Office, which will then correct its list of addresses associated with the APN's. Once that occurs, we will get the corrected deeds that we have prepared recorded. This is our goal for the benefit of the Copper Palms homeowners and all parties involved.

WVR-13843 is scheduled for hearing by the City Council at its meeting on July 12, 2006. The only condition to approval of the waiver application is that "The applicant shall work with the Department of Fire and Rescue to add additional signage or revise existing signage as required; in order to ensure address displays are adequately identified." As of June 29, 2006, we received notification via e-mail from David F. Klein, Fire Prevention Inspection Supervisor, that no changes are necessary. Please see the attached e-mail.

It is our understanding that if WVR-13843 is approved, then an "Address Change Request" needs to be submitted and processed by the City to complete the process. This letter will serve as the justification letter in support of the Application/Petition form regarding the Address Change Request.

We are providing the following in support of the Address Change Request:

1. Application/Petition Form



2. Justification Letter
3. Assessor's Parcel Map
4. Site Plan
5. Address Assignments – we have compiled a list, which includes the following corresponding information: the Assessor's Parcel Number, the incorrect location/site address (which is what the City has on file), and the correct actual location/site address.
6. Fee - \$100.00

Based upon your e-mail correspondence dated June 29, 2006, which is attached, you do not require that we provide the deed(s) and legal description or a floor plan. We are still awaiting clarification regarding the waiver of the Building Department Fee.

It is our hope to get the process for the adoption of the revised and corrected address list moving forward as quickly and seamlessly as possible. We would like to be in a position to get the corrected deeds recorded by the end of July for the benefit of the Copper Palms homeowners.

Thank you for your assistance. If you have any questions, please do not hesitate to contact me.

Sincerely,

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO



Amy N. Tirre, Esq.

ANT/ks

ENC.

CC: KATHRYN S. WONDERS, ESQ.
TABITHA KEETCH, ESQ.
JOHN E. LEACH, ESQ.
DAVID T. PURSIANO, ESQ.

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Address Change Request re: Case No.: WVR-13843
 Project Address (Location) 1150 N. Buffalo Avenue
 Project Name Copper Palms Proposed Use Condominiums
 Assessor's Parcel #(s) _____ Ward # 2
 General Plan: existing M proposed N/A Zoning: existing R-PD 14 proposed N/A
 Commercial Square Footage N/A Floor Area Ratio N/A
 Gross Acres _____ Lots/Units 324 Density 14 units per acre
 Additional Information _____

PROPERTY OWNER Copper Palms Homeowner's Assn. Contact John E. Leach
 Address 400 S. 4th St. Phone: 702/ 791-0308 Fax: 702/ 791-1912
 City Las Vegas State NV Zip 89101

APPLICANT Tabitha Keetch and Amy Tirre Contact Tabitha Keetch and Amy Tirre
 Address 3800 Howard Hughes Prky., 7th Fl. Phone: 702/ 792-7000 Fax: 702/ 796-7181
 City Las Vegas State NV Zip 89109-0925

REPRESENTATIVE Kummer Kaempfer Bonner Contact Tabitha Keetch and Amy Renshaw & Ferrario
 Address 3800 Howard Hughes Prky., 7th Fl. Phone: 702/ 792-7000 Fax: 702/ 796-7181
 City Las Vegas State NV Zip 89109-0925

Property Owner Signature* Amy L. Milke President

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

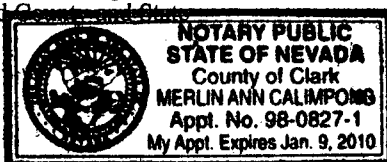
Print Name Amy L. Milke President

Subscribed and sworn before me

This 30th day of June, 2006

Merlin Ann Calimpang

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>ADC-14934</u>
Meeting Date:	
Total Fee:	<u>100.00</u>
Date Received:	<u>7-6-06</u>
Received By:	<u>JS</u>

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

APN Map



Separator Sheet

Deed



Separator Sheet

CopperPalms Matrix				
1150 N. Buffalo Drive				
Las Vegas, Nevada 89128				
APN	Legal		Incorrect Location/ Site Address	Actual Location/Site Address
13827219001	101	1	1001	1121
13827219002	102	1	1002	1122
13827219003	103	1	1003	1123
13827219004	104	1	1004	1124
13827219005	105	1	1005	1117
13827219006	106	1	1006	1118
13827219007	107	1	1007	1119
13827219008	108	1	1008	1120
13827219009	201	1	2001	2121
13827219010	202	1	2002	2122
13827219011	203	1	2003	2123
13827219012	204	1	2004	2124
13827219013	205	1	2005	2117
13827219014	206	1	2006	2118
13827219015	207	1	2007	2119
13827219016	208	1	2008	2120
13827219017	101	2	1009	1105
13827219018	102	2	1010	1106
13827219019	103	2	1011	1107
13827219020	104	2	1012	1108
13827219021	105	2	1013	1101
13827219022	106	2	1014	1102
13827219023	107	2	1015	1103
13827219024	108	2	1016	1104
13827219025	201	2	2009	2105
13827219026	202	2	2010	2106
13827219027	203	2	2011	2107
13827219028	207	2	2012	2108
13827219029	205	2	2013	2101
13827219030	206	2	2014	2102
13827219031	207	2	2015	2103
13827219032	208	2	2016	2104
13827219033	101	3	1025	1093
13827219034	102	3	1026	1094
13827219035	103	3	1027	1095
13827219036	104	3	1028	1096
13827219037	105	3	1029	1097
13827219038	106	3	1030	1098
13827219039	107	3	1031	1099
13827219040	108	3	1032	1100
13827219041	201	3	2025	2093
13827219042	202	3	2026	2094
13827219043	203	3	2027	2095

CopperPalms Matrix						
1150 N. Buffalo Drive						
Las Vegas, Nevada 89128						
APN	Legal		Incorrect Location/ Site Address	Actual Location/Site Address		
13827219044	204	3	2028	2096		
13827219045	205	3	2029	2097		
13827219046	206	3	2030	2098		
13827219047	207	3	2031	2099		
13827219048	208	3	2032	2100		
13827219049	101	4	1033	1089		
13827219050	102	4	1034	1090		
13827219051	103	4	1035	1091		
13827219052	104	4	1036	1092		
13827219053	105	4	1037	1085		
13827219054	106	4	1038	1086		
13827219055	107	4	1039	1087		
13827219056	108	4	1040	1088		
13827219057	201	4	2033	2089		
13827219058	202	4	2034	2090		
13827219059	203	4	2035	2091		
13827219060	204	4	2036	2092		
13827219061	205	4	2037	2085		
13827219062	206	4	2038	2086		
13827219063	207	4	2039	2087		
13827219064	208	4	2040	2088		
13827219065	101	5	1057	1073		
13827219066	102	5	1058	1074		
13827219067	103	5	1059	1075		
13827219068	104	5	1060	1076		
13827219069	105	5	1061	1069		
13827219070	106	5	1062	1070		
13827219071	107	5	1063	1071		
13827219072	108	5	1064	1072		
13827219073	201	5	2057	2073		
13827219074	202	5	2058	2074		
13827219075	203	5	2059	2075		
13827219076	204	5	2060	2076		
13827219077	205	5	2061	2069		
13827219078	206	5	2062	2070		
13827219079	207	5	2063	2071		
13827219080	208	5	2064	2072		
13827219081	101	6	1049	1065		
13827219082	102	6	1050	1066		
13827219083	10	6	1051	1067		
13827219084	104	6	1052	1068		
13827219085	105	6	1053	1061		
13827219086	106	6	1054	1062		

CopperPalms Matrix						
1150 N. Buffalo Drive						
Las Vegas, Nevada 89128						
APN	Legal		Incorrect Location/ Site Address	Actual Location/Site Address		
13827219087	107	6	1055	1063		
13827219088	108	6	1056	1064		
13827219089	201	6	2049	2065		
13827219090	202	6	2050	2066		
13827219091	23	6	2051	2067		
13827219092	204	6	2052	2068		
13827219093	205	6	2053	2061		
13827219094	206	6	2054	2062		
13827219095	207	6	2055	2063		
13827219096	208	6	2056	2064		
13827219097	101	7	1041	1081		
13827219098	102	7	1042	1082		
13827219099	103	7	1043	1083		
13827219100	104	7	1044	1084		
13827219101	105	7	1045	1077		
13827219102	106	7	1046	1078		
13827219103	107	7	1047	1079		
13827219104	108	7	1048	1080		
13827219105	201	7	2041	2081		
13827219106	202	7	2042	2082		
13827219107	203	7	2043	2083		
13827219108	204	7	2044	2084		
13827219109	205	7	2045	2077		
13827219110	206	7	2046	2078		
13827219111	207	7	2047	2079		
13827219112	208	7	2048	2080		
13827219113	101	8	1017	1109		
13827219114	102	8	1018	1110		
13827219115	103	8	1019	1111		
13827219116	104	8	1020	1112		
13827219117	105	8	1021	1113		
13827219118	106	8	1022	1114		
13827219119	107	8	1023	1115		
13827219120	108	8	1024	1116		
13827219121	201	8	2017	2109		
13827219122	202	8	2018	2110		
13827219123	203	8	2019	2111		
13827219124	204	8	2020	2112		
13827219125	205	8	2021	2113		
13827219126	206	8	2022	2114		
13827219127	207	8	2023	2115		
13827219128	208	8	2024	2116		
13827219129	101	9	1121	1010		

CopperPalms Matrix				
1150 N. Buffalo Drive				
Las Vegas, Nevada 89128				
APN	Legal		Incorrect Location/ Site Address	Actual Location/Site Address
13827219130	102	9	1122	1011
13827219131	103	9	1123	1012
13827219132	104	9	1124	1009
13827219133	201	9	2121	2010
13827219134	202	9	2122	2011
13827219135	203	9	2123	2012
13827219136	204	9	2124	2009
13827219137	101	10	1073	1049
13827219138	102	10	1074	1050
13827219139	103	10	1075	1051
13827219140	104	10	1076	1052
13827219141	105	10	1077	1045
13827219142	106	10	1078	1046
13827219143	107	10	1079	1047
13827219144	108	10	1080	1048
13827219145	201	10	2073	2049
13827219146	202	10	2074	2050
13827219147	203	10	2075	2051
13827219148	204	10	2076	2052
13827219149	205	10	2077	2045
13827219150	206	10	2078	2046
13827219151	207	10	2079	2047
13827219152	208	10	2080	2048
13827219153	101	11	1065	1053
13827219154	102	11	1066	1054
13827219155	103	11	1067	1055
13827219156	104	11	1068	1056
13827219157	105	11	1069	1057
13827219158	106	11	1070	1058
13827219159	107	11	1071	1059
13827219160	108	11	1072	1060
13827219161	201	11	2065	2053
13827219162	202	11	2066	2054
13827219163	203	11	2067	2055
13827219164	204	11	2068	2056
13827219165	205	11	2069	2057
13827219166	206	11	2070	2058
13827219167	207	11	2071	2059
13827219168	208	11	2072	2060
13827219169	101	12	1089	1041
13827219170	102	12	1090	1042
13827219171	103	12	1091	1043
13827219172	104	12	1092	1044

CopperPalms Matrix
1150 N. Buffalo Drive
Las Vegas, Nevada 89128

APN	Legal		Incorrect Location/ Site Address	Actual Location/Site Address
13827219173	105	12	1093	1037
13827219174	106	12	1094	1038
13827219175	107	12	1095	1039
13827219176	108	12	1096	1040
13827219177	201	12	2089	2041
13827219178	202	12	2090	2042
13827219179	203	12	2091	2043
13827219180	204	12	2092	2044
13827219181	205	12	2093	2037
13827219182	206	12	2094	2038
13827219183	207	12	2095	2039
13827219184	208	12	2096	2040
13827219185	101	13	1081	1029
13827219186	102	13	1082	1030
13827219187	103	13	1083	1031
13827219188	104	13	1084	1032
13827219189	105	13	1085	1033
13827219190	106	13	1086	1034
13827219191	107	13	1087	1035
13827219192	108	13	1088	1036
13827219193	201	13	2081	2029
13827219194	202	13	2082	2030
13827219195	203	13	2083	2031
13827219196	204	13	2084	2032
13827219197	205	13	2085	2033
13827219198	206	13	2086	2034
13827219199	207	13	2087	2035
13827219200	208	13	2088	2036
13827219201	101	14	1097	1025
13827219202	102	14	1098	1026
13827219203	103	14	1099	1027
13827219204	104	14	1100	1028
13827219205	105	14	1101	1021
13827219206	106	14	1102	1022
13827219207	107	14	1103	1023
13827219208	108	14	1104	1024
13827219209	201	14	2097	2025
13827219210	202	14	2098	2026
13827219211	203	14	2099	2027
13827219212	204	14	2100	2028
13827219213	205	14	2101	2021
13827219214	206	14	2102	2022
13827219215	207	14	2103	2023

CopperPalms Matrix						
1150 N. Buffalo Drive						
Las Vegas, Nevada 89128						
APN	Legal		Incorrect Location/ Site Address	Actual Location/Site Address		
13827219216	208	14	2104	2024		
13827219217	101	15	1105	1017		
13827219218	102	15	1106	1018		
13827219219	103	15	1107	1019		
13827219220	104	15	1108	1020		
13827219221	105	15	1109	1013		
13827219222	106	15	1110	1014		
13827219223	107	15	1111	1015		
13827219224	108	15	1112	1016		
13827219225	201	15	2105	2017		
13827219226	202	15	2106	2018		
13827219227	203	15	2107	2019		
13827219228	204	15	2108	2020		
13827219229	205	15	2109	2013		
13827219230	206	15	2110	2014		
13827219231	207	15	2111	2015		
13827219232	208	15	2112	2016		
13827219233	101	16	1113	1005		
13827219234	102	16	1114	1006		
13827219235	103	16	1115	1007		
13827219236	104	16	1116	1008		
13827219237	105	16	1117	1001		
13827219238	106	16	1118	1002		
13827219239	107	16	1119	1003		
13827219240	108	16	1120	1004		
13827219241	201	16	2113	2005		
13827219242	202	16	2114	2006		
13827219243	203	16	2115	2007		
13827219244	204	16	2116	2008		
13827219245	205	16	2117	2001		
13827219246	206	16	2118	2002		
13827219247	207	16	2119	2003		
13827219248	208	16	2120	2004		

COPPER PALMS

----Recorded as BUFFALO CONDOS in Book 74 Page 99 of Plats July 10, 1996----

Fire Map No. 02318-31

August 10, 2006

A requested Waiver from Section VI (A) of the City of Las Vegas Street Naming and Address Assignment Regulations, as adopted by Title 13.28, to ALLOW AN ALTERNATE ADDRESSING PATTERN TO THE STANDARD COUNTER-CLOCKWISE DIRECTIONAL REQUIREMENT...was APPROVED by CITY COUNCIL on August 2, 2006.

Following, is a list of Buildings, Units, original assigned numbers and the condominium address numbers per WVR-13843.

BUILDING NUMBER:	UNIT NUMBER:	ADDRESS:	ORIGINAL ADDRESS NUMBER:	CURRENT ADDRESS NUMBER:
1	101	1150 N. BUFFALO DR. 1 ST FL	1001	1117
	102		1002	1118
	103		1003	1119
	104		1004	1120
	105		1005	1121
	106		1006	1122
	107		1007	1123
	108		1008	1124
	201		2001	2117
	202		2002	2118
1	203	2 ND FL	2003	2119
	204		2004	2120
	205		2005	2121
	206		2006	2122
	207		2007	2123
	208		2008	2124
2	101	1150 N. BUFFALO DR. 1 ST FL	1009	1101
	102		1010	1102
	103		1011	1103
	104		1012	1104
	105		1013	1105
	106		1014	1106
	107		1015	1107
	108		1016	1108
	201		2009	2101
	202		2010	2102
2	203	2 ND FL	2011	2103
	204		2012	2104
	205		2013	2105
	206		2014	2106
	207		2015	2107
	208		2016	2108
3	101	1150 N. BUFFALO DR. 1 ST FL	1025	1093
	102		1026	1094
	103		1027	1095
	104		1028	1096
	105		1029	1097

COPPER PALMS – Page Two
(formerly BUFFALO CONDOS)

BUILDING NUMBER:	UNIT NUMBER:	ADDRESS:	ORIGINAL ADDRESS NUMBER:	CURRENT ADDRESS NUMBER:
3	106	1150 N. BUFFALO DR.	1030	1098
	107		1031	1099
	108		1032	1100
	201	2 ND FL	2025	2093
3	202		2026	2094
	203		2027	2095
	204		2028	2096
	205		2029	2097
	206		2030	2098
	207		2031	2099
	208		2032	2100
4	101	1150 N. BUFFALO DR.	1033	1089
	102		1034	1090
	103		1035	1091
	104		1036	1092
	105		1037	1085
	106		1038	1086
	107		1039	1087
	108		1040	1088
4	201	2 ND FL	2033	2089
	202		2034	2090
	203		2035	2091
	204		2036	2092
	205		2037	2085
	206		2038	2086
	207		2039	2087
	208		2040	2088
5	101	1150 N. BUFFALO DR.	1057	1073
	102		1058	1074
	103		1059	1075
	104		1060	1076
	105		1061	1069
	106		1062	1070
	107		1063	1071
	108		1064	1072
5	201	2 ND FL	2057	2073
	202		2058	2074
	203		2059	2075
	204		2060	2076
	205		2061	2069
	206		2062	2070
	207		2063	2071
	208		2064	2072

COPPER PALMS – Page Three
(formerly BUFFALO CONDOS)

BUILDING NUMBER:	UNIT NUMBER:	ADDRESS:	ORIGINAL ADDRESS NUMBER:	CURRENT ADDRESS NUMBER:
6	101	1150 N. BUFFALO DR. 1 ST FL	1049	1065
	102		1050	1066
	103		1051	1067
	104		1052	1068
	105		1053	1061
	106		1054	1062
	107		1055	1063
	108		1056	1064
6	201	2 ND FL	2049	2065
	202		2050	2066
	203		2051	2067
	204		2052	2068
	205		2053	2061
	206		2054	2062
	207		2055	2063
	208		2056	2064
7	101	1150 N. BUFFALO DR. 1 ST FL	1041	1077
	102		1042	1078
	103		1043	1079
	104		1044	1080
	105		1045	1081
	106		1046	1082
	107		1047	1083
	108		1048	1084
7	201	2 ND FL	2041	2077
	202		2042	2078
	203		2043	2079
	204		2044	2080
	205		2045	2081
	206		2046	2082
	207		2047	2083
	208		2048	2084
8	101	1150 N. BUFFALO DR. 1 ST FL	1017	1109
	102		1018	1110
	103		1019	1111
	104		1020	1112
	105		1021	1113
	106		1022	1114
	107		1023	1115
	108		1024	1116
8	201	2 ND FL	2017	2109
	202		2018	2110
	203		2019	2111

COPPER PALMS – Page Four
(formerly BUFFALO CONDOS)

BUILDING NUMBER:	UNIT NUMBER:	ADDRESS:	ORIGINAL ADDRESS NUMBER:	CURRENT ADDRESS NUMBER:
8	204	1150 N. BUFFALO DR. 2 ND FL	2020	2112
	205		2021	2113
	206		2022	2114
	207		2023	2115
	208		2024	2116
9	101	1150 N. BUFFALO DR. 1 ST FL	1121	1010
	102		1122	1011
	103		1123	1012
	104		1124	1009
9	201	2 ND FL	2121	2010
	202		2122	2011
	203		2123	2012
	204		2124	2009
10	101	1150 N. BUFFALO DR. 1 ST FL	1073	1045
	102		1074	1046
	103		1075	1047
	104		1076	1048
	105		1077	1049
	106		1078	1050
	107		1079	1051
	108		1080	1052
10	201	2 ND FL	2073	2045
	202		2074	2046
	203		2075	2047
	204		2076	2048
	205		2077	2049
	206		2078	2050
	207		2079	2051
	208		2080	2052
11	101	1150 N. BUFFALO DR. 1 ST FL	1065	1053
	102		1066	1054
	103		1067	1055
	104		1068	1056
	105		1069	1057
	106		1070	1058
	107		1071	1059
	108		1072	1060
11	201	2 ND FL	2065	2053
	202		2066	2054
	203		2067	2055
	204		2068	2056
	205		2069	2057
	206		2070	2058
	207		2071	2059
	208		2072	2060

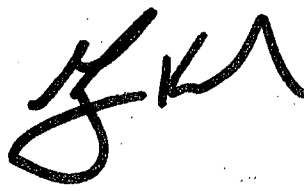
COPPER PALMS – Page Five
(formerly BUFFALO CONDOS)

BUILDING NUMBER:	UNIT NUMBER:	ADDRESS:	ORIGINAL ADDRESS NUMBER:	CURRENT ADDRESS NUMBER:
12	101	1150 N. BUFFALO DR. 1 ST FL	1089	1041
	102		1090	1042
	103		1091	1043
	104		1092	1044
	105		1093	1037
	106		1094	1038
	107		1095	1039
	108		1096	1040
12	201	2 ND FL	2089	2041
	202		2090	2042
	203		2091	2043
	204		2092	2044
	205		2093	2037
	206		2094	2038
	207		2095	2039
	208		2096	2040
13	101	1150 N. BUFFALO DR. 1 ST FL	1081	1033
	102		1082	1034
	103		1083	1035
	104		1084	1036
	105		1085	1029
	106		1086	1030
	107		1087	1031
	108		1088	1032
13	201	2 ND FL	2081	2033
	202		2082	2034
	203		2083	2035
	204		2084	2036
	205		2085	2029
	206		2085	2030
	207		2086	2031
	208		2087	2032
14	101	1150 N. BUFFALO DR. 1 ST FL	1097	1025
	102		1098	1026
	103		1099	1027
	104		1100	1028
	105		1101	1021
	106		1102	1022
	107		1103	1023
	108		1104	1024
14	201	2 ND FL	2097	2025
	202		2098	2026
	203		2099	2027
	204		2100	2028
	205		2101	2021
	206		2102	2022

COPPER PALMS – Page Six
(formerly BUFFALO CONDOS)

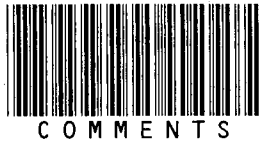
BUILDING NUMBER:	UNIT NUMBER:	ADDRESS:	ORIGINAL ADDRESS NUMBER:	CURRENT ADDRESS NUMBER:
14	207	1150 N. BUFFALO DR. 2 ND FL	2103	2023
	208		2104	2024
15	101	1150 N. BUFFALO DR. 1 ST FL	1105	1013
	102		1106	1014
	103		1107	1015
	104		1108	1016
	105		1109	1017
	106		1110	1018
	107		1111	1019
	108		1112	1020
	201		2105	2013
	202		2106	2014
15	203	2 ND FL	2107	2015
	204		2108	2016
	205		2109	2017
	206		2110	2018
	207		2111	2019
	208		2112	2020
16	101	1150 N. BUFFALO DR. 1 ST FL	1113	1001
	102		1114	1002
	103		1115	1003
	104		1116	1004
	105		1117	1005
	106		1118	1006
	107		1119	1007
	108		1120	1008
16	201	2 ND FL	2113	2001
	202		2114	2002
	203		2115	2003
	204		2116	2004
	205		2117	2005
	206		2118	2006
	207		2119	2007
	208		2120	2008

GREG KAPOVICH, PLANNER I



CITY of LAS VEGAS PLANNING
and DEVELOPMENT DEPT.
CURRENT PLANNING DIVISION

Comments



Separator Sheet

Amy Tirre

From: Tom Burkart [tburkart@LasVegasNevada.GOV]
Sent: Thursday, June 29, 2006 4:47 PM
To: Mike Hazard; Charles Reichold
Cc: Amy Tirre
Subject: FW: Address Change Request

Chas/Mike,

The Copper Palms Condominium will be requesting an Address Change from our Department to revise the Building and Unit numbering for the facility. This facility was approved in 1995 under C-174-94 "Buffalo Apartments." They recorded a Condominium map in 1996. The building permits were issued under 1150 N. Buffalo Dr. The master address is NOT changing, only the building and unit numbers. I do not see any permits issued that reflected building and unit numbers. My question for you is are there going to be any Building Department fees associated with the address change?

Thanks,
Tom

~~P.S. Amy, your comments regarding the Deed and Floor plans are not needed for our application.~~

From: Amy Tirre [mailto:ATirre@kkbrf.com]
Sent: Thursday, June 29, 2006 4:11 PM
To: Tom Burkart
Cc: John Leach; Tabitha Keetch; Wonders, Kathryn
Subject: Address Change Request

Tom

I left you a voicemail and am following up with this e-mail. I'm preparing the Address Change Request and I will be able to provide the:

1. Application/Petition Form - for the Address Change Request
2. Justification Letter –with a copy of the Waiver Application
3. Assessor's Parcel Map
4. Site Plan
5. Address Assignments: the list of the APNs, corresponding to the incorrect location/site address on the City's existing address list and the correct/actual location/site address, which the City should adopt
6. Fee: \$100.

As to the other items on the list:

1. Deed(s) & Legal Description: is this necessary since there are 248 of them and they're what we're trying to correct?
2. Floor Plan – there is a floor plan contained within the Plat Map – will that be sufficient?
3. Building Department Fee: you mentioned that you would be checking with the Building Department regarding a waiver of the Administrative Processing Fee – what is the status?

6/29/2006

Thank you so much for your assistance. Please call me at your earliest convenience to discuss: (775) 824-3005.

Best Regards,
Amy

Amy N. Tirre
Kummer Kaempfer Bonner Renshaw & Ferrario
5585 Kietzke Lane
Reno, Nevada 89511
(775) 852-3900 (T)
(775) 852-3982 (F)
(775) 842-9441 (Cell)
atirre@kkbrf.com
www.kkbrf.com

From: Tom Burkart [mailto:tburkart@LasVegasNevada.GOV]
Sent: Tuesday, June 27, 2006 4:03 PM
To: Amy Tirre
Subject: RE: Draft Report for WVR-13843

Attached is the address change request submittal requirements form we discussed. If you have any questions please let me know.

Thanks
Tom

From: Amy Tirre [mailto:ATirre@kkbrf.com]
Sent: Tuesday, June 27, 2006 2:18 PM
To: Tom Burkart
Cc: David F. Klein; Bryan Scott
Subject: RE: Draft Report for WVR-13843

Good afternoon, Tom

I left you a detailed voicemail and am following up with this e-mail. I spoke this morning with David Klein, who was very helpful. He stated that one of his inspectors would go out to Copper Palms today and he would let me know what needed to be done to comply with the condition upon approval of the waiver application.

On another note, I would like to speak with you to identify any issues that could be addressed now before the July 12th City Council meeting so that if (and hopefully when) the City Council approves the waiver application, all of the paperwork for adoption of the revised address list is in place so that the City will adopt it and transfer it to the Assessor's Office, which is necessary for us to get the corrected deeds recorded as soon as possible. I'd like to know if there is any other paperwork or documentation that we could prepare in advance so that the process is as seamless as possible.

6/29/2006

Please call me at (775) 824-3005 at your earliest convenience.

Thank you,
Amy

Amy N. Tirre
Kummer Kaempfer Bonner Renshaw & Ferrario
5585 Kietzke Lane
Reno, Nevada 89511
(775) 852-3900 (T)
(775) 852-3982 (F)
(775) 842-9441 Cell
atirre@kkbrf.com
www.kkbrf.com

From: Tom Burkart [mailto:tburkart@LasVegasNevada.GOV]
Sent: Monday, June 19, 2006 12:06 PM
To: Bryan Scott; Amy Tirre
Cc: David F. Klein; Benjamin Sticka
Subject: RE: Draft Report for WVR-13843

Attached is the condition as currently proposed. David Klein (or one of his designated inspectors) would be the contact with Fire regarding any additional or revised signage that may be needed. David's number is 229-0336.

The applicant shall work with the Department of Fire and Rescue to add additional signage or revise existing signage as required; in order to ensure address displays are adequately identified.

Thanks,

Tom Burkart
City of Las Vegas
Planning and Development
t - (702) 229-6708
f - (702) 385-7268

From: Bryan Scott
Sent: Monday, June 19, 2006 8:43 AM
To: Tom Burkart
Subject: FW: Draft Report for WVR-13843

fyi

Bryan K. Scott
Assistant City Attorney (Civil)

6/29/2006

From: Bryan Scott
Sent: Monday, June 19, 2006 8:39 AM
To: 'Amy Tirre'
Subject: RE: Draft Report for WVR-13843

The condition will probably be that you work with the fire services department to create better visibility on the addresses. You can follow up with Tom and he'll get you to the people you need to talk with.

Bryan K. Scott
Assistant City Attorney (Civil)

From: Amy Tirre [mailto:ATirre@kkbrf.com]
Sent: Friday, June 16, 2006 11:11 AM
To: Bryan Scott
Cc: Tabitha Keetch
Subject: RE: Draft Report for WVR-13843

Bryan

That is excellent news. Thank you so much for your follow up. Based upon our conversation on Tuesday, it is my understanding that the only condition to approval of the waiver application is that larger numbers be affixed to the units and buildings. In order to get more information about how we best get that accomplished, do I follow up with Tom Burkhart? Please advise.

Amy

From: Bryan Scott [mailto:BScott@LasVegasNevada.GOV]
Sent: Friday, June 16, 2006 10:49 AM
To: Amy Tirre
Subject: FW: Draft Report for WVR-13843

Amy:

Please see the information before. Apparently, now the Amended final map will not be needed.

Bryan K. Scott
Assistant City Attorney (Civil)

From: Tom Burkart
Sent: Friday, June 16, 2006 10:46 AM
To: Bryan Scott
Cc: Alan Riecki; Benjamin Sticka
Subject: FW: Draft Report for WVR-13843

6/29/2006

Bryan,

After discussions with Alan, it was determined that the condition requiring the applicant to amend the map (if the waiver is approved) would not help the situation; therefore, we are dropping that condition from the recommendation. Dropping this condition will result in having different building and unit numbers on the recorded map versus what is on the buildings, but as Alan pointed out amending the map at this point will probably further complicate the situation because the recorded documents referencing the original approved map will then have to include a reference to an amended book and page numbers of a new map. (see below from Alan)

Alan,

If you would like to correct or clarify my summary, please feel free to do so and thanks again for your input.

From: Alan Riecki
Sent: Wednesday, June 14, 2006 2:35 PM
To: Carole Combs; Benjamin Sticka
Cc: Don Schmeiser; Tom Burkart; Mario Suarez
Subject: RE: Draft Report for WVR-13843

Survey has no comment on the proposed re-addressing of the subject condominium development. Final maps do not show or create addresses in any case. It is unfortunate that the addressing in use for the last ten years does not match the recorded unit and building numbers, but from a mapping standpoint this is no different than any other subdivision map, where lot and block numbers do not match the eventual street addresses.

Recording of an amended map where unit and block numbers will match the proposed changes sought by the wavier will not serve to correct or heal issues now clouding the titles of the current owners. Therefore survey recommends dropping the requirement to record an amended map in conjunction with this waiver.

All those involved in title transactions should be cautioned in all cases to use unit and building numbers from the recorded plat in conjunction with the recorded book and page of that document. Addresses are not valid descriptions of real property.

Alan R. Riecki
City Surveyor
City of Las Vegas

From: Carole Combs
Sent: Wednesday, June 14, 2006 10:20 AM
To: Alan Riecki
Subject: Draft Report for WVR-13843

Attached is the draft staff report for WVR-13843. Please have your comments to Ben Sticka by 5:00 pm today. Please call Ben at 229-6745 if you have any questions. Thank you.

<< File: WVR-13843.doc >>

Carole L. Combs
Agenda Tech II (City Council)
Planning and Development Dept
(702) 229-6195 phone
(702) 385-7268 fax
ccombs@lasvegasnevada.gov

Amy Tirre

From: David F. Klein [Dklein@LasVegasNevada.GOV]
Sent: Thursday, June 29, 2006 7:20 AM
To: Amy Tirre
Subject: RE: Draft Report for WVR-13843

Good morning Amy. As we discussed I sent out inspection staff to the site to verify if any additional requirements for Copper Palms. Staff has advised me that what is existing is acceptable with no changes.

Please let me know what if any additional type of documentation would you like to have.

Stay out of the smoke!

David F. Klein
Fire Prevention Inspection Supervisor

From: Amy Tirre [mailto:ATirre@kkbrf.com]
Sent: Tuesday, June 27, 2006 2:18 PM
To: Tom Burkart
Cc: David F. Klein; Bryan Scott
Subject: RE: Draft Report for WVR-13843

Good afternoon, Tom

I left you a detailed voicemail and am following up with this e-mail. I spoke this morning with David Klein, who was very helpful. He stated that one of his inspectors would go out to Copper Palms today and he would let me know what needed to be done to comply with the condition upon approval of the waiver application.

On another note, I would like to speak with you to identify any issues that could be addressed now before the July 12th City Council meeting so that if (and hopefully when) the City Council approves the waiver application, all of the paperwork for adoption of the revised address list is in place so that the City will adopt it and transfer it to the Assessor's Office, which is necessary for us to get the corrected deeds recorded as soon as possible. I'd like to know if there is any other paperwork or documentation that we could prepare in advance so that the process is as seamless as possible.

Please call me at (775) 824-3005 at your earliest convenience.

Thank you,
Amy

Amy N. Tirre
Kummer Kaempfer Bonner Renshaw & Ferrario
5585 Kietzke Lane
Reno, Nevada 89511
(775) 852-3900 (T)
(775) 852-3982 (F)
(775) 842-9441 Cell
atirre@kkbrf.com

6/29/2006

Action Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TY 702-386-9108

oice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

August 14, 2006

Kummer, Kaempfer, Bonner, Renshaw & Ferrario

Amy N. Tirre

5585 Kietzke Lane

Reno, NV 89511

RE: Address Change: Copper Palms (Recorded as 'Buffalo Condos')
Book 74 Page 99 of Plats July 10, 1996
ADC-14934

Dear Ms. Tirre:

Pursuant to your request and in accordance with the Addressing Ordinance, the following properties have been re-addressed as noted:

Previous Address

New Address

*See attached COPPER PALMS (recorded as Buffalo condos)
addressing list dated August 11, 2006.*

We will inform all the various City departments, utility companies, U.S. Postal Service and other correspondents such as the Assessor's Office of this change. This change will become effective August 14, 2006. Please make all necessary corrections to your correspondence.

If you have any questions or concerns, please call me at (702) 229-6708.

Sincerely,

Tom Burkart
Senior Planner
Current Planning Division

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



Plans (PMT)



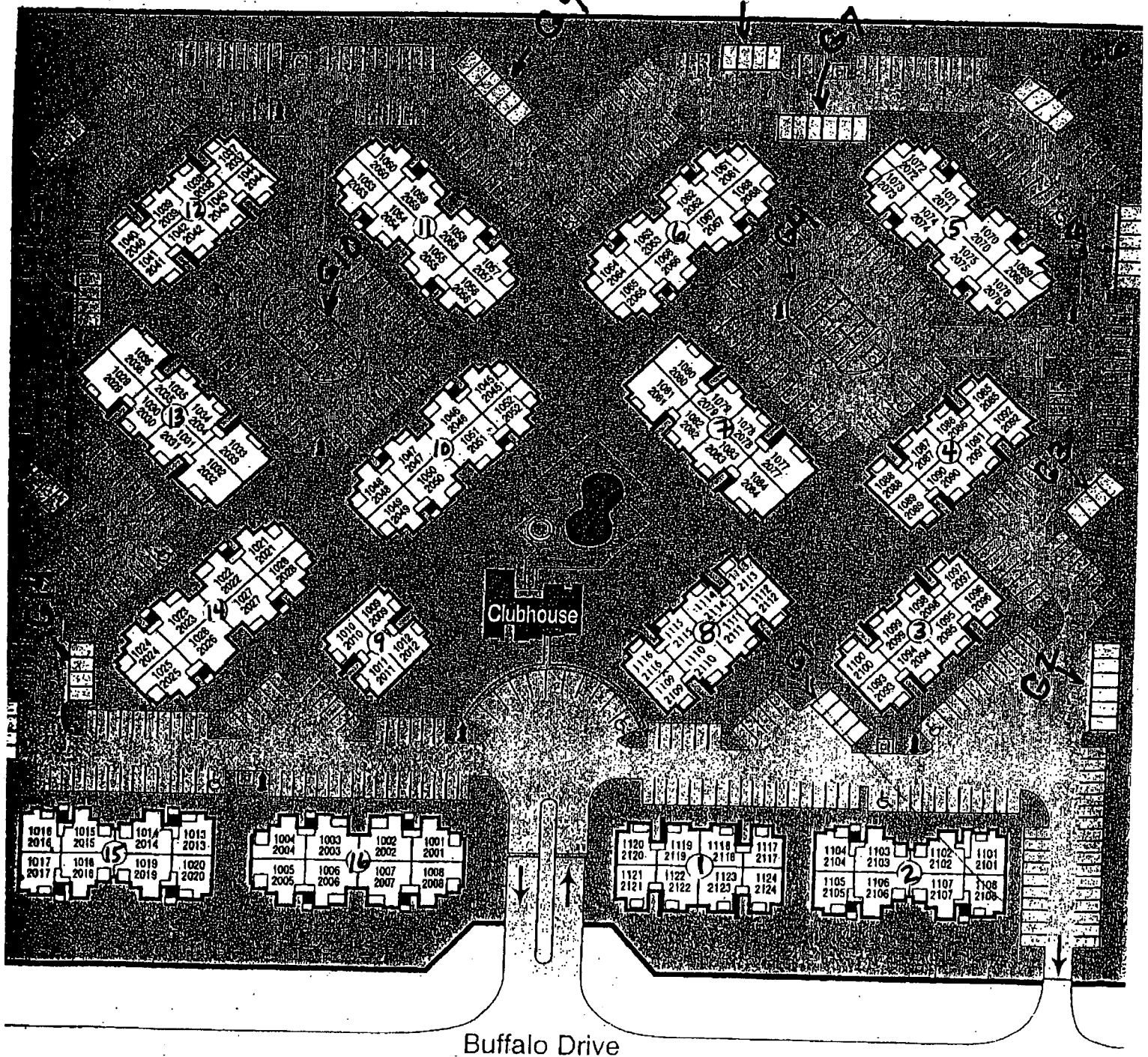
Separator Sheet

COPPER PALMS

MODEL TOUR

FLOOR PLAN	UNIT #	TYPE
RUBY	1113	PREMIUM
BLUE	2114	PREMIUM
SILVER	2052	BASIC
GOLDEN	2051	PREMIUM
COPPER	1081	PREMIUM

SITE MAP



In order to improve the quality of the model, we have used the best available information and data to create this model.