

REI NEON LLC
40900 Woodward Avenue, Suite 130
Bloomfield Hills, Michigan 48304

April 10, 2007

City of Las Vegas
Planning and Development Department
731 South Fourth Street
Las Vegas, Nevada 89101

**RE: Justification Letter
Special Use permit – Airport Overlay District
Project "Pulse Las Vegas"**

Dear Sir/Madam:

This letter is submitted in connection with REI Neon LLC's (REI) accompanying Application for a Special Use Permit for the Airport Overlay District. The proposed Rezoning involves approximately 70 acres of property south of Charleston Boulevard, west of Main Street, north of Wyoming Avenue, and east of the Union Pacific railroad tracks in the City of Las Vegas. The property is easily accessible from the Charleston Boulevard I-15 interchange.

Pulse is a mixed use, master planned, multi-phased project consisting of a 22,000 seat professional sports arena; 50,000 square feet of street level retail; 3,500,000 square feet of permanent sporting goods exhibition space; and, 100 condominium units in the first phase. Remaining phases include: 300,000 square feet of casino floor space with 950,000 square feet of casino related retail, back of house and conference room space; 500,000 square feet of commercial-retail space; 6,000 hotel rooms; 1,500 condo-hotel rooms; and 1,500 condominium units.

The property is included in the Airport Overlay District. The maximum height of the proposed buildings and architectural features will not exceed Federal Aviation Administration (FAA) regulations. FAA procedures and guidelines will be adhered to during the project planning phase, and FAA approval will be achieved prior to construction. Therefore, a Special Use Permit for Airport Overlay District is justified.

Sincerely,
REI NEON LLC

By:


Jill Ferrari
Authorized Representative

**SUP-21171
05/24/07 PC**