

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

**July 13, 2007**

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

Re: Justification Letter – Project Pulse  
Request for Reconsideration of Condition  
Vacation Order (VAC-21173)

Dear Sir/Madam:

This letter is submitted in connection with a request to reconsider a condition of the previously approved Order of Vacation (VAC-21173) in support of Project Pulse. As approved the Order of Vacation would vacate all of the streets and alleyways within the area bounded by Main Street on the east, Charleston on the North, Wyoming on the south and the Union Pacific railroad on the west. Based on subsequent discussion with Planning and Development Department staff it has come to our attention that an alternative approach, with respect to the public use of Commerce Street, would better serve the interests of the citizens of Las Vegas and the proposed redevelopment project.

The basic components of the proposed redevelopment were summarized in the attached letter dated April 10, 2007 and served as the basis for justifying the original order of vacation. In discussion with Planning and Development Department staff it has been concluded that it is in the best interest of the City to retain an easement for roadway purposes across Commerce Street to allow continued through traffic pending the need by the new owner to close the street to permit the redevelopment of the site. Pursuant to the terms of an agreement between the City and REI NEON LLC, Commerce Street will not be closed until certain traffic improvements are constructed by REI NEON LLC. Therefore, in order to allow that use it is necessary to modify the conditions of the approved order as follows:


- Allow the City to retain/accept a short term easement for roadway purposes similar to those retained on other locations within the City of Las Vegas. The City would retain jurisdiction over Commerce Street in all respects including maintaining the street lights and providing all other public safety services.

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- Approve the relinquishment of that roadway easement at such time as the traffic improvements on Charleston and Main have been constructed and the owner/developer requests the easement be relinquished.

We appreciate your time and attention and look forward advancing this important project. If you have any other questions please call me at 313-304-7182 or Grant Trigger at 248-554-4229..

Sincerely,  
REI NEON LLC

By:   
Jill Ferrari, Authorized Representative