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October 13, 2009

Mr. Doug Rankin, AICP
Planning Manager
City of Las Vegas
731 S. Fourth Street
Las Vegas, NV 89101

Re: Big League Dreams Las Vegas, LLC
Big League Dreams Sports Park Special Use Permit (SUP) Application
Supplemental Request for Special Waiver and Justification Therefor

Dear Doug:

Big League Dreams Las Vegas, LLC ("BLD Las Vegas") hereby submits this supplemental waiver justification letter as part of the Special Use Permit application we have filed for the new Big League Dreams Sports Park (the "Sports Park") being constructed by the City at Freedom Park (3151 E. Washington). On October 7, 2009, we wrote to you requesting proximity distance waivers for (1) similar use (tavern), (2) religious facility and (3) schools. We now request a fourth.

4) Recreational Park Waiver. The Sports Park is located in Freedom Park, in which there are several other sports-related uses, among them a community swimming pool and non-gate controlled youth baseball and softball fields located immediately adjacent. The master plan for Freedom Park called for a renovation of all aspects of the Park, recognizing that recreational users have numerous interests. The Sports Park is designed for adult softball play as its primary weeknight recreational sport offering. Youth baseball and softball teams also participate in weekend "travel team" tournaments to a significant extent. By providing sufficient, well-maintained and attractive fields for adult softball and more competitive youth baseball and softball tournaments, the City is able to free up smaller baseball and softball diamonds for league play organized by youth baseball and softball organizations designed for community and less competitive play. Baseball and softball fields of this nature included in the Freedom Park complex were designed to co-exist and fulfill different recreational needs than the stadium replica fields contained within the Sports Park.

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We note that we have several Big League Dreams Sports Parks in other communities located adjacent to youth baseball and softball fields for these reasons. A further advantage of this is the proximity of the otherwise cost-prohibitive batting cages we maintain at the Sports Park to participants in the community fields. For all of the foregoing reasons, BLD Las Vegas requests a waiver from the minimum distance from other recreational parks contained in the code provisions in connection with our SUP application.

Please do not hesitate to contact me should you need any additional information in connection with this supplemental waiver justification.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Parks LeTellier". The signature is stylized with a large, sweeping "S" and "L".

Scott Parks LeTellier
Chief Executive Officer

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