



**Elysium
Enterprises**

**1408 Saintsbury Drive
Las Vegas, Nevada 89144**

JUSTIFICATION LETTER

The following is a brief explanation justifying the request for a Site Development Review and detailing the intended use of the property. This request is being submitted in order to seek permission to construct a new Mazda franchised automobile sales and service facility to be built on APN 163-03-806-013, adjacent to 7000 West Sahara Avenue. The property in question is currently zoned C-2 (General Commercial) and is presently in use as a part of the existing Acura of Las Vegas franchised automobile sales and service facility. Of the slightly more than 8 acres that are currently in use by the Acura facility, some 3.5 acres will be separated for the new Mazda facility.

The new Mazda dealership will be owned and operated by Mr. John Staluppi Jr. Mr. Staluppi currently owns and operates not only the Acura dealership, but also Planet Nissan, Henderson Nissan, Centennial Buick-GMC and Centennial Mazda as well. The new Mazda dealership will create more than 100 construction related jobs and approximately 40 new permanent jobs. The facility will be open for business for service from 7am until 6pm, and for sales from 8am until 9pm Monday through Saturday. The business will be closed on Sundays in accordance with Nevada law. It will be necessary for Mr. Staluppi to acquire both State and City Business Licenses, and also a DMV&PS Dealers License.

We feel justified in making the request to build this facility at this location because there are auto dealerships adjacent to proposed facility on both sides of this site. The general area of West Sahara Avenue has 7 other auto dealerships practically all in a row. Desert BMW, the proposed Mazda site, Acura of Las Vegas, a vacant Courtesy dealership, Planet Hyundai, Gaudin Jaguar-Porsche and Fletcher Jones Mercedes-Benz are all located next to each other in this area of West Sahara Avenue and therefore is most compatible with the adjacent business.

The project meets and supports all existing planned uses for the area and currently seeks no waivers or variances of any kind. As mentioned earlier, the site is currently in use as part of the existing Acura dealership and has maintained a strong and positive working relationship with both City Officials and the surrounding neighbors alike.

Thank you for your time and consideration. Should you have any questions or require additional information, please don't hesitate to contact me.

Respectfully,

Michael J. Bellon

President Elysium Enterprises - As Owners Representative

RECEIVED

NOV 22 2011

SDR-43961