

Sabbiadoro Enterprises LLC
Attn: Andrew Artusa, President
3540 W. Sahara Ave # 555
Las Vegas, NV 89102
702-469-0228
andy@lvgrill.com

City of Las Vegas
Planning and Development Department
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

**RE: SUP – Beer/Wine/Cooler On- and Off- Sale Establishment - Justification Letter
162-04-504-011 – 241 West Charleston Blvd, Suite 101, Las Vegas, NV 89102**

Dear Sir/Madam:

On May 7, 2007 Sabbiadoro Enterprises LLC entered into a lease agreement with LaPour Grand Central, LLC to lease space at 241 West Charleston Boulevard, Suite 101, Las Vegas, Nevada 89102. The space has operated as a restaurant, The Grill on Charleston ("The Grill"), for the past two years. Sabbiadoro Enterprises LLC dba LV Grill is required under the lease agreement to maintain the existing signage i.e. The Grill on Charleston for a period of 12 months. The members of Sabbiadoro Enterprises LLC include Andrew Artusa, Scott Randall and Maximilian Keyser. The day-to-day operations of the The Grill will be handled by Maximilian Keyser, financial backing and corporate operations will be handled by Andrew Artusa and Scott Randall.

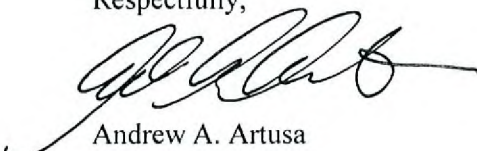
Although the name will remain The Grill on Charleston, the members of Sabbiadoro Enterprises LLC would like to make several changes to the existing business. The current business plan for The Grill is calls for a change in the current restaurant hours from 8am to 3pm to 11am to 9pm. The Grill's menu will also change to an authentic northern Italian menu with freshly made individual pizzas, salads, sandwiches, and grilled meat entrees. The Grill would also like to serve exclusive Italian beers and wines.

At this time, The Grill is seeking a special use permit for beer/wine/cooler on-off sale establishment under Chapter 19.04.050 of The Las Vegas Zoning Code (please see attached). The current land use is industrial (M). Based on the minimum special use permit requirements the following have been satisfied:

- The property is not located within 400 feet of any church (see attached aerial view), synagogue, school, child care facility or city park
- The restaurant has 45 or more (52) seats in which people may be served with meals at any one time
- There is no on-site parking requirement –The Grill is an existing restaurant and no additional square footage is being added or contemplated at this time.

Please feel free to contact me directly for additional information. Thank you for consideration of our application.

Respectfully,


Andrew A. Artusa
President

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07/26/07 PC**

SUP - 22574

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City of Las Vegas
Planning and Development Department
Development Services Center
Attn: Andrew P. Reed, AICP
Planning Supervisor
731 South Fourth Street
Las Vegas, NV 89101

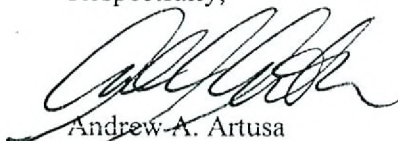
**RE: ADDENDUM to Justification Letter for 162-04-504-011 – 241 West Charleston Blvd,
Suite 101, Las Vegas, NV 89102 - SUP – Beer/Wine/Cooler On- and Off- Sale Establishment**

Dear Mr. Reed:

I am writing regarding the back courtyard which was highlighted and included in our site plan as part of the special use permit application that was submitted to the Planning Department. The landlord originally agreed to allow the restaurant (The Grill) to use the outdoor courtyard for special events. Since we submitted our application the restaurant has been very busy. We recently approached the landlord LaPour Grand Central LLC about adding the back courtyard to our permanent operation. LaPour has agreed to allow us to use the back courtyard as part of our permanent operation. We kindly request that the back courtyard be included as part of the special use permit. In the future, we would like the opportunity to serve meals with beer and wine in the courtyard as well as in the main restaurant.

Please feel free to contact me directly for additional information. Thank you in advance for consideration of this request.

Respectfully,



Andrew A. Artusa
President