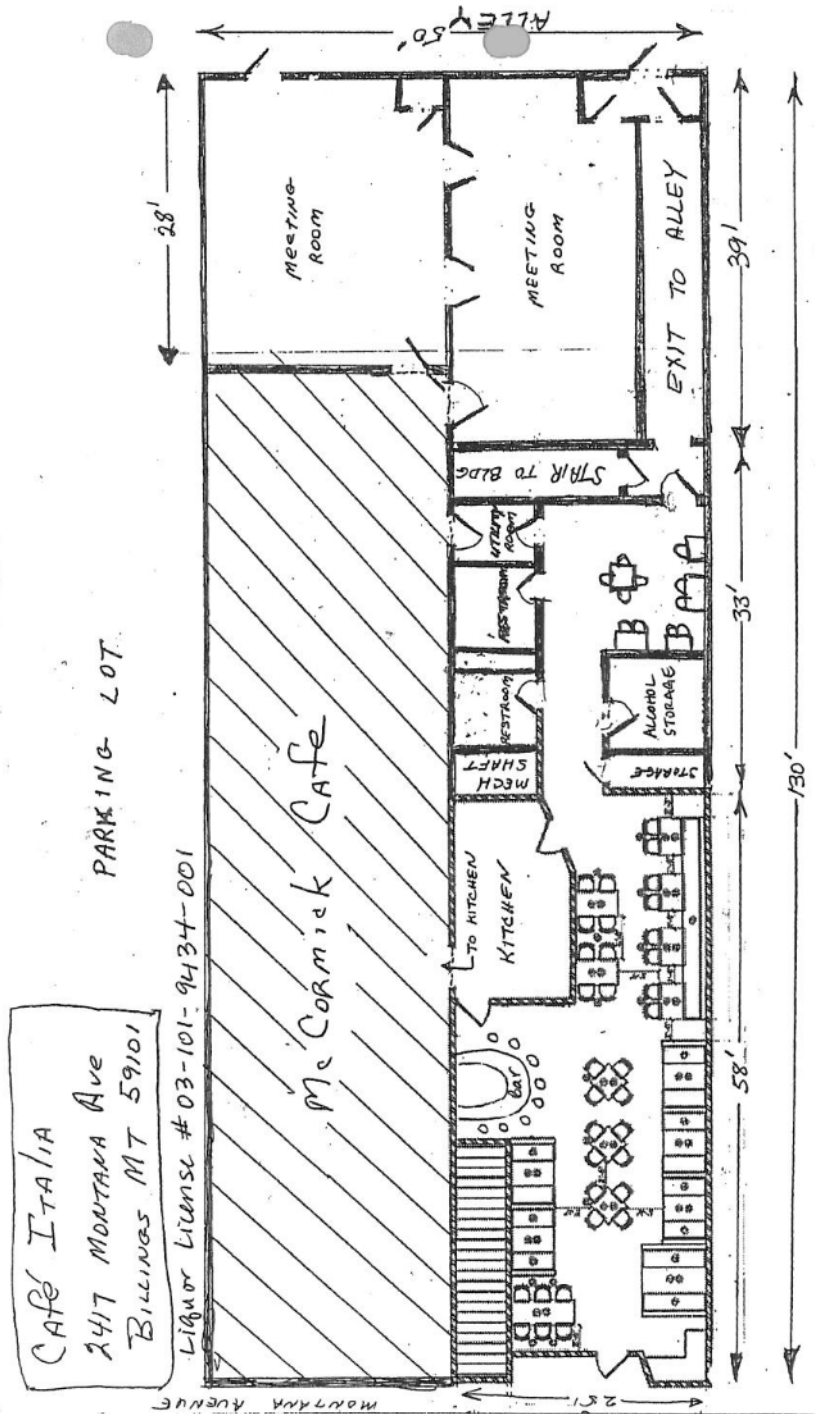


Attachment C
Site plan



Attachment C, continued
Applicant Letter

SPECIAL REVIEW APPLICATION
CITY OF BILLINGS

1. Answer the following questions:

A. In what ways is your proposal consistent with the goals and policies of the adopted Growth Policy?

Use of a full beverage license at Café Italia meets the Land Use and Economic Development goals in that it is consistent and compatible with the existing neighborhood and character of Montana Avenue. In addition, it will provide an expanded product offering at Café Italia which in turn will generate more revenue and economic opportunities for existing and future jobs and will contribute to a vibrant Downtown Billings.

B. Why is there a need for the intended use of the property at this location?

The current property is only approved for a beer and wine license. The full beverage license will expand the product offering at this location and provide for an enhanced product offering for Café Italia customers.

C. How will the public interest be served if this application is approved?

An expanded product offering will attract additional customers to Café Italia and Montana Avenue thereby boosting business and providing for increased job opportunities and an increased living wage for employees.

D. Prepare a written statement addressing what is intended to be done with the property, including new construction or change in the use of the property, and why the special review is being sought.

The special review is being sought to allow for the replacement of a Restaurant Beer and Wine license with an All Beverage License at Café Italia. We do not plan any changes in either the current floor plan or the internal structure.