

Justification Letter
For Site Development Permit and Special Use Permit
BJ's Restaurant & Brewhouse
"Centennial Centre"
5881 Centennial Centre Blvd.

October 25, 2010

BJ's Restaurant Operations Company, based in Huntington Beach, CA currently owns and operates 100 premium casual dining restaurants. BJ's currently has four locations in Nevada which are located in Summerlin (10840 West Charleston Road), Henderson (9520 S. Eastern Avenue), Reno (13999 South Virginia), and Sparks (425 Sparks Blvd.). BJ's Restaurants is proposing to construct a new location within the Centennial Centre. The site is known as Pad "N" and is currently a vacant direct parcel. The restaurant will be approximately 8500 square feet, contain seating for approximately 260 guests inside and an additional 48 guests on the patio. The restaurant will feature BJ's extensive menu including our signature deep dish pizza, our famous Pizookie dessert as well as our award winning handcrafted beers. In addition, the menu includes generously portioned salads, appetizers, soups, pastas, entrees and a full bar. The entire menu is served until closing throughout the restaurant, including the bar and patio areas.

The proposed hours of operation for BJ's are the following: 8a.m. until 12:00 midnight Sunday through Thursday and 8a.m. until 1:00 a.m. Friday and Saturday. While typically BJ's does not open as early as 8 a.m. we would like the option to open this early on special occasions and holidays such as Mother's Day. BJ's will employ approximately 240 people and recruiting will be done from the local community. In addition to all required City permits and licenses, BJ's will also secure all necessary State permits and licenses as required for the sale of alcoholic beverages.

BJ's is applying for a Site Development Permit and a Special Use Permit. Prior entitlements were granted to this site for the construction of a 10,000 sq. ft. Tavern. BJ's will operate as a Supper Club and occupy less than 10,000 sq. ft which will provide for a less intensive use.

This project supports the criteria for a **Site Development Permit** as follows:

1. The proposed development is compatible with adjacent development and development in the area, as there currently are similar type uses within the vicinity;
2. The proposed development will be design to be consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;
3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic, as BJ's will not be modifying any of the existing roadways;
4. Building and landscape materials are appropriate for the area and for the City. BJ's will design a building and landscape area with materials that are provided within the Development Manual of this Center;

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5. Building elevations, design characteristics and other architectural and aesthetic features will not be unsightly, undesirable or obnoxious in appearance. They create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

6. Appropriate measures will be taken to secure and protect the public health, safety and general welfare;

The project supports the criteria for a **Special Use Permit** as follows:

1. The proposed use will be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan;
2. The subject site is physically suitable for the type and intensity of land use being proposed;
3. Street or highway facilities providing access to the property are adequate in size to meet the requirements of the proposed use;
4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety and welfare or the overall objectives of the General Plan.

Waiver Request from the Centennial Centre Development Standards- for landscaping islands every six parking spaces

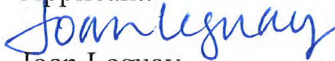
BJ's is requesting a waiver for the landscape island and tree requirement for every six parking spaces. The parking lot is existing and it does not meet this requirement nor does the balance of the shopping center (see attached photos). In an effort to alternatively comply, BJ's is proposing a 29% landscaped parcel which exceeds the required 20% open space requirement. All plant materials will be consistent with those being used in the existing center.

Waiver Request from the Centennial Centre Development Standards- for sidewalk and retaining wall within setback

BJ's is requesting that a portion of their sidewalk that leads to their patio and a portion of the associated retaining wall be allowed within the setback area as shown on the plans. There are existing utilities on the pad site that dictate the building placement and thus the slight encroachment. There are existing sidewalks within the setback in other locations within the center.

We appreciate your consideration on these applications. Please let us know if you require any further information.

Applicant:



Joan Leguay

Director of Property Development

BJ's Restaurant Operations Company

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