DS #: 4509

APN: 125-28-713-006

PROJECT: BJ's Restaurants @ Centennial Centre

SUBMITTAL: 2nd Submittal

SCANNED BY/DATE:

CHECKED BY/DATE:

CITY OF LAS VEGAS **INTER-OFFICE MEMORANDUM**			**DATE:** January 4, 2011
TO: **Land Development Services** Department of Public Works			**FROM:** Peter Jackson, CFM Flood Control Section Department of Public Works
SUBJECT:	Drainage Study for: **BJ's Restaurants @ Centennial Centre** **(Update #7 to DS 2627)**		**COPIES TO:** WD Partners, Inc.
Cross Streets:	SWC of Centennial Parkway. & US-95		BJ's Restaurants, Inc.
File Number:	F:\Depot\DSMemos\DS4509B.doc		Bart Anderson, P.E., DevCo
Parcel Number:	125-28-713-006		
Zoning Action:	SDR-40122, SUP-40121		
FEMA Flood Zone	YES	NO **X**	
Proposed Storm Drain	YES **X**	NO	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Transaction #
1st Submittal & Supplemental	11/16/2010 & 11/19/2010	11/23/2010	Not Approved	$400.00	157548: $400
2nd Submittal	1/04/2011	1/04/2011	Approved	N/A	
			TOTAL FEES (LDDRS):	**$400.00**	**----**

REMARKS: SDR – 40122 approved.

The Drainage Study for the subject project has been reviewed and:

X	is approved subject to conformance to all City standards and the following conditions:
	must be resubmitted or supplemented including the following:
	is conditionally approved subject to Clark County Regional Flood Control District concurrence.
	is conditionally approved subject to Clark County Department of Development Services concurrence.

NOTE: Any future changes to the proposed design (or design assumptions) as outlined in the approved drainage study and attached preliminary grading plan which affect drainage must be addressed in a Drainage Study Amendment and accepted by the *City of Las Vegas Flood Control Section*. Additionally, conditional acceptance of a drainage study is valid for a period of one (1) year. If the proposed construction has not been completed in that time period, the *City of Las Vegas* reserves the right to require additional conditions and/or submission and acceptance of a complete drainage study update prior to further construction of a project.

NOTE: Please be advised that all land surface area disturbances over 1 acre or any area adjacent to a water way must submit to the *Nevada Division of Environmental Protection* a "Notice of Intent" to discharge that certifies a stormwater pollution prevention plan has been developed and is maintained on site; for inclusion in the Stormwater General Permit No. NVR100000. A phased construction unit in a contiguous subdivision is considered under construction until all stripped or disturbed surface areas have been covered by paving, building construction or planting. For more information, including forms and applications see http://ndep.nv.gov/bwpc/storm01.htm or call (775) 687-9429.

END OF REMARKS
PBJ/AYS

T/R/S: T19S/R60E/28
AREA G-28

Reference DS4509

H 40339

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108
www.lasvegasnevada.gov

RECEIVED
JAN - 4 RECD
CLV PUBLIC WORKS
FLOOD CONTROL

December 17, 2010

Mr. Mike Shohet
Centennial Centre, LLC
5785 Centennial Boulevard, Suite #230
Las Vegas, Nevada 89149

RE: SUP-40121 - SPECIAL USE PERMIT RELATED TO SDR-40122
PLANNING COMMISSION MEETING OF DECEMBER 16, 2010

Dear Mr. Shohet:

Your request for a Special Use Permit FOR A PROPOSED 9,018 SQUARE-FOOT SUPPER CLUB USE at 5881 Centennial Center Boulevard (APN 125-28-713-006), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross), was considered by the Planning Commission on December 16, 2010.

The Planning Commission voted to ***APPROVE*** your request, subject to the following:

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Supper Club use.

2. Special Use Permit (SUP-10128) and Special Use Permit (SUP-10129) are expunged upon the exercising of this proposal.

3. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-40122) shall be required.

4. This approval shall be void two years from the date of final approval unless a business license has been issued to conduct the activity. An Extension of Time may be filed for consideration by the City of Las Vegas.

5. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell

7. Approval of this Special Use Permit does not constitute approval of a liquor license.

8. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

9. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **December 16, 2010** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm, or contact the Department of Planning and Development at 702.229.6301 after ***January 3, 2011***. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Joan Leguay
BJ's Restaurant Operations Company
7755 Center Avenue, Suite #300
Huntington Beach, California 92647

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108
www.lasvegasnevada.gov

December 17, 2010

Mr. Mike Shohet
Centennial Centre, LLC
5785 Centennial Boulevard, Suite #230
Las Vegas, Nevada 89149

RE: SDR-40122 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-40121 PLANNING COMMISSION MEETING OF DECEMBER 16, 2010

Dear Mr. Shohet:

Your request for a Site Development Plan Review FOR A PROPOSED 8,376 SQUARE-FOOT SUPPER CLUB AND 642 SQUARE FEET OF OUTDOOR SEATING WITH A WAIVER OF THE TOWN CENTER DEVELOPMENT STANDARDS TO ALLOW SEVEN LANDSCAPE ISLANDS WHERE NINE ARE REQUIRED on 1.96 acres at 5881 Centennial Center Boulevard (APN 125-28-713-006), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross), was considered by the Planning Commission on December 16, 2010.

The Planning Commission voted to ***APPROVE*** your request, subject to the following:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-40122) shall be required, if approved.

2. Site Development Plan Review (SDR-10127) is expunged upon the exercising of this proposal.

3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 11/01/10, except as amended by conditions herein.

Mayor
Oscar B. Goodman
City Council
Gary Reese
Mayor Pro Tem
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell

5. A Waiver from the Town Center Development Standards is hereby approved, to allow seven parking lot landscape islands where nine parking lot landscape islands are required.

6. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 11/01/10. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

7. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.

8. At the time an application is made for a sign permit, the applicant must demonstrate compliance to the Centennial Centre Development Criteria and Guidelines.

9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

10. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

11. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

12. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

13. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

15. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

16. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

17. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

18. This pad site must always allow for the perpetual common access between the various parcels/owners within the Centennial Centre (Commercial Subdivision) area.

19. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

20. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

21. Comply with all applicable previous conditions of approval for Z-76-88 and all other site-related actions.

This action by the Planning Commission on **December 16, 2010** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm, or contact the Department of Planning and Development at 702.229.6301 after ***January 3, 2011***. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Joan Leguay
BJ's Restaurant Operations Company
7755 Center Avenue, Suite #300
Huntington Beach, California 92647