

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF NOVEMBER 29, 2023

FILE NO: LU-2023-0383

AGENDA ITEM: 6.A

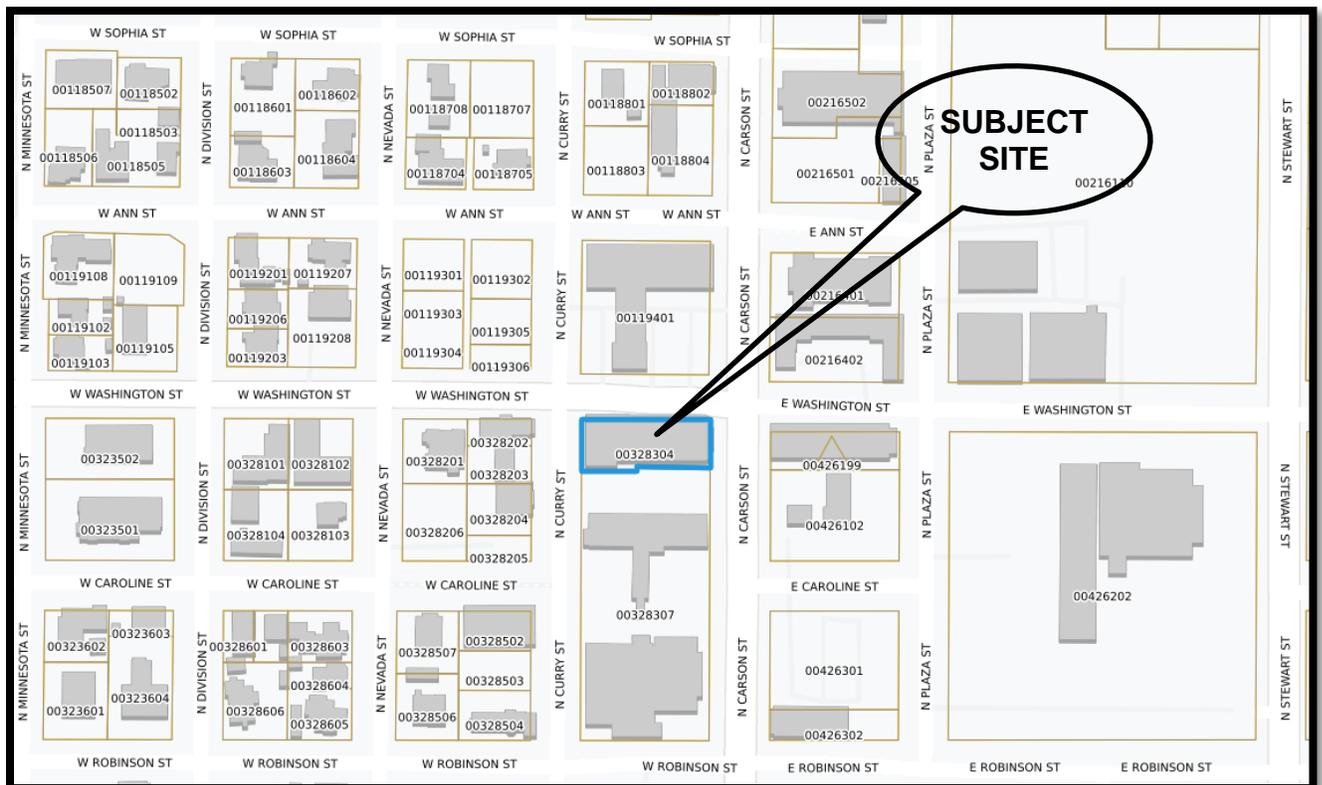
STAFF AUTHOR: Heather Manzo, Associate Planner

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a request for a special use permit (“SUP”) to allow for an escape room use located within a portion of an existing building on a property zoned Downtown Mixed Use (“DT-MU”) located at 716 North Carson Street, Assessor’s Parcel Number (“APN”) 003-283-04. (Heather Manzo hmanzo@carson.org)

Staff Summary: Escape 36/Jennifer Smith is proposing to establish an escape room use with up to three escape rooms located within an existing building. The use is most similar to an amusement arcade which requires the approval of an SUP. The Planning Commission is authorized to approve the SUP.

RECOMMENDED MOTION: “I move to approve LU-2023-0383 based on the ability to make the required findings and subject to the conditions of approval included in the staff report.”

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

1. All development shall be substantially in accordance with the approved plans, except as otherwise modified by the conditions of approval.
2. All on and off-site improvements shall conform to City standards and requirements.
3. The use for which this permit is approved shall commence within twelve (12) months of the date of final approval. A single, one (1) year extension of time must be requested in writing to the Planning Division of the Carson City Community Development Department ("Planning Division") thirty (30) days prior to the one (1) year expiration date. Should this permit not be initiated within one (1) year and no extension granted, the permit shall become null and void.
4. The Applicant must sign and return the Notice of Decision for conditions of approval within ten (10) days of receipt of notification. If the Notice of Decision is not signed and returned within ten (10) days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
5. Prior to commencement of the use, the Applicant shall obtain a change of use permit from the Building Division of the Carson City Community Development Department ("Building Division"), demonstrate compliance with Carson City Fire Department requirements and complete the work associated with the permit(s).

LEGAL REQUIREMENTS: Carson City Municipal Code ("CCMC") 18.02.050 (Review); 18.02.080 (Special Use Permit); 18.04.125 (Downtown Mixed-Use)

MASTER PLAN DESIGNATION: Downtown Mixed-Use

ZONING DISTRICT: Downtown Mixed-Use

KEY ISSUES: Will the use be compatible with the surrounding neighborhood and be in keeping with the standards of the CCMC?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Downtown Mixed-Use / hotel (vacant)
EAST: Downtown Mixed-Use / commercial uses including Shell station
WEST: Downtown Mixed-Use / commercial and office uses
SOUTH: Public ("P") / Nevada State Museum

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: Zone X shaded (no additional requirements)
SLOPE/DRAINAGE: Site is already developed and generally flat
EARTHQUAKE POTENTIAL: Zone II (Moderate Severity)

SITE DEVELOPMENT INFORMATION:

LOT SIZE: 0.25 acres
STRUCTURE SIZE: Tenant space is ±1,538 square feet
VARIANCES REQUESTED: None

DISCUSSION:

The subject parcel is located on the west side of North Carson Street to the north of the Nevada

State Museum. The property is developed with a multitenant building known as Carson City Square. The Applicant is proposing an escape room use with up to three escape rooms and a lobby area.

Per CCMC 18.04.025, when CCMC does not specifically list a proposed use, the Community Development Director (“Director”) shall make a determination on the use based on the purpose statement of the zoning district. The Director has determined the proposed use to be closely related to an amusement arcade use which is a conditional use in DT-MU use district (CCMC 18.04.125) and must receive approval of a SUP prior to establishing. The Planning Commission is authorized to approve the SUP.

PUBLIC COMMENTS:

Public notices were mailed to 33 property owners within 400 feet of the subject site on November 13, 2023. As of the writing of this report, staff has not received any written comments. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on November 29, 2023, depending on the date of submission of the comments to the Planning Division.

OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS:

Plans were routed to commenting departments and agencies, and the following comments were received. Comments have been incorporated into the conditions of approval, as appropriate.

Development Engineering:

The Carson City Public Works Department Development Engineering Group (“Development Engineering”) has no preference or objection to the special use request and offers no conditions of approval.

Development Engineering has reviewed the application within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.080, Conditional Uses. Development Engineering offers the following discussion:

CCMC 18.02.080(5)(a) - Master Plan

The request is not in conflict with any Engineering Master Plans.

CCMC 18.02.080(5)(b) – Use, Peaceful Enjoyment, Economic Value, Compatibility

Development Engineering has no comment on this finding.

CCMC 18.02.080(5)(c) - Traffic/Pedestrians

The requested use generates less pedestrian and vehicular traffic than other uses that are allowed at this site and generates less traffic than the trigger for a traffic impact study.

CCMC 18.02.080(5)(d) - Public Services

The requested use has a lower sewer and water demand than other allowed uses for this site. The request has no impact on storm drain infrastructure.

CCMC 18.02.080(5)(e) – Title 18 Standards

Development Engineering has no comment on this finding.

CCMC 18.02.080(5)(f) – Public health, Safety, Convenience, and Welfare

The project meets engineering standards for health and safety.

CCMC 18.02.080(5)(g) – Material Damage or Prejudice to Other Property

Development Engineering has no comment on this finding.

CCMC 18.02.080(5)(h) – Adequate Information

The plans and reports provided were adequate for this analysis.

Fire Department:

1. Project must comply with the International Fire Code (“IFC”) and Northern Nevada Amendments as adopted by Carson City.
2. A Change of Use will need to be submitted through the building department because the way the space is to be used is different than how it was used previously.
3. Fire sprinkler system may or may not be required as part of tenant improvements. If they are required, they will need to be a deferred submittal.
4. Fire alarm system will need to be modified as part of tenant improvements.

Building Division:

1. Plans for construction must specifically identify each of the respective adopted 2018 Code Series and Northern Nevada Amendments (Building and Fire) that govern the design, construction and inspection of the proposed facility.
2. All plan submittals must comply with The Blue Book, A Reference Guide for the Nevada Design and Construction Industry.
3. Apply at Carson City permit center digitally at permitcenter.carson.org.
4. A conformed set of plans shall be submitted for Building permit plan review, which includes a change of use, a site plan, floor plan with new proposed walls, egress and exiting plan.

FINDINGS:

Staff’s recommendation is based upon the findings as required by CCMC 18.02.080 (Special Use Permits) enumerated below and substantiated in the public record for the project.

1. *Will be consistent with the objectives of the Master Plan elements.*

The subject parcel is in the DT-MU master plan designation. Anticipated uses in this designation include a variety of civic, cultural, office and commercial uses. The request is for a SUP for an escape room use located within an existing multitenant commercial building. The proposed use is consistent with the Master Plan.

2. *Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and is compatible with and preserves the character and integrity of adjacent development and neighborhoods or includes improvements or modifications either on-site or within the public right-of-way to mitigate development related to adverse impacts such as noise, vibrations, fumes, odors, dust, glare, or physical activity.*

The project will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood. The proposed escape room will be in a suite within an existing building. There are no proposed exterior modifications to the building and per CCDS Division 6, Section 6.6.5, where uses are proposed within an existing building, no additional parking is required. While the building encompasses the entire subject

parcel, parking is available on-street. The use is consistent with the surrounding neighborhood which includes motels and other retail/commercial uses.

3. Will have little or no detrimental effect on vehicular or pedestrian traffic.

The proposed escape room will be located in an existing building which houses a variety of commercial uses and is not anticipated to result in a detrimental impact to vehicular or pedestrian traffic. There will be no significant change to traffic patterns.

4. Will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public improvements.

The site is currently served by public services. The proposed escape room will be located within an existing building which houses a variety of uses. The proposed use is not anticipated to create a new demand on public services or facilities. This is a commercial use, therefore there is no impact to schools resulting from the proposed use.

5. Meets the definition and specific standards set forth elsewhere in this Title for such particular use and meets the purpose statement of that district.

As conditioned, the project will meet the definition and specific standards set forth in CCMC Title 18.

6. Will not be detrimental to the public health, safety, convenience, and welfare.

The proposed use of an escape room will not be detrimental to the public health, safety, convenience and welfare. The proposed escape room will be in a suite within an existing building. The building currently houses a variety of retail and office uses. The addition of the proposed use is not anticipated to result in detrimental impacts to the public health, safety, convenience, and welfare.

7. Will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures.

The proposed escape room is located within an area that is surrounded by other commercial uses including restaurants, motels, a gas station and retail shops. As proposed with recommended conditions, the use will not result in material damage or prejudice to other property in the vicinity.

Attachments:

Application LU-2023-0383

RECEIVED

OCT 30 2023

CARSON CITY
PLANNING DIVISION

Carson City Planning Division
108 E. Proctor Street • Carson City NV 89701
Phone: (775) 887-2180 • E-mail: planning@carson.org

FOR OFFICE USE ONLY:

CCMC 18.02.080

SPECIAL USE PERMIT

FILE

APPLICANT PHONE #
Escape 36/Jennifer Smith 775-220-0608

MAILING ADDRESS, CITY, STATE, ZIP
716 N Carson St, Ste 108, Carson City, NV 89

EMAIL ADDRESS
info@escape36.com

PROPERTY OWNER PHONE #
Carson City Square, LLC 707-315-9446

MAILING ADDRESS, CITY, STATE, ZIP
PO Box 2342, Stateline NV 89449

EMAIL ADDRESS
roiguy@gmail.com

APPLICANT AGENT/REPRESENTATIVE PHONE #
N/A

MAILING ADDRESS, CITY STATE, ZIP

EMAIL ADDRESS

FEE*: \$2,450.00 MAJOR
\$2,200.00 MINOR (Residential zoning districts)
+ noticing fee
*Due after application is deemed complete by staff

- SUBMITTAL PACKET – 4 Complete Packets (1 Unbound Original and 3 Copies) including:
 - Application Form
 - Detailed Written Project Description
 - !! Site Plan
 - Building Elevation Drawings and Floor Plans
 - !! Special Use Permit Findings
 - Master Plan Policy Checklist
 - !! Applicant's Acknowledgment Statement
 - Documentation of Taxes Paid-to-Date
 - Project Impact Reports (Engineering)

- CD or USB DRIVE with complete application in PDF

Application Received and Reviewed By: _____

Submittal Deadline: Planning Commission application submittal schedule.

Note: Submittals must be of sufficient clarity and detail for all departments to adequately review the request. Additional information may be required.

Project's Assessor Parcel Number(s): 003-283-04	Street Address 716 N Carson St, Carson City, NV 89701
--	--

Project's Master Plan Designation Major	Project's Current Zoning DT-MU	Nearest Major Cross Street(s) Washington St, Curry St
--	-----------------------------------	--

Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail. An immersive artistic experience during which participants explore a room in a given amount of time to discover hidden clues and solve a series of Participants solve riddles and puzzles throughout designed sets and performance art.

PROPERTY OWNER'S AFFIDAVIT

I, Steven Kaplan, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

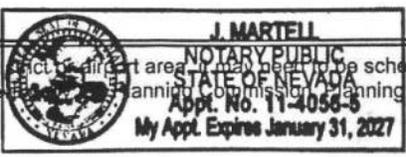
Signature: _____ Address: 689 Tina Ct. Stateline, NV 89449 Date: 9/26/23

Use additional page(s) if necessary for additional owners.

STATE OF NEVADA
COUNTY Douglas)

On September 26, 2023, Steven Kaplan, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Notary Public: _____



NOTE: If your project is located within the Historic District or airport area, it may need to be scheduled before the Historic Resources Commission or the Airport Authority in addition to being scheduled for review. Planning Commission/Planning staff can help you make this determination.

If there is any additional information that would provide a clearer picture of your proposal that you would like to add for presentation to the Planning Commission, please be sure to include it in your detailed description.

Please type and sign the statement on the following page at the end of your findings response.

ACKNOWLEDGMENT OF APPLICANT

I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning Commission's approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City code requirements.



Applicant's Signature

Jennifer Smith

Print Name

9/26/23

Date

LU-2023-0383 (716 N Carson Street, Suite 108)

Escape 36 <info@escape36.com>
To: Heather Ferris <HFerris@carson.org>

Wed, Oct 25, 2023 at 2:19 PM

Heather,

Thank you for the information. It was helpful. We have attached the additional information you requested to complete our submission.

Please notice on the floor plan, Escape 36 is only leasing the gray areas and we have a shared hallway and bathroom space that is maintained by the building owner. Additionally, we spoke with Chris Gonzales from Engineering Development who reviewed our numbers and waived our requirement for the signature of a professional engineer on the trip generation memo. We wrote the memo under his direction.

Our anticipated occupancy should have read 29. This would include maximum guests of 10 in Room 1, 6 in Room 2, 10 in our future Room 3 and 3 employees.

We have reviewed the comments that you sent to the other applicant in our building for a different suite. We will comply with any requirements mandated by the planning commission.

We are confused about the comment regarding a need to apply for a change of use permit since we are already requesting a special use permit and the zone is mixed use. Based on the comments, it appears that the building department change of use would not apply to us since we are making no structural changes and we will not be altering or blocking any existing paths of egress. The prior applicant was planning to make changes that we are not.

Since we need to make sure that we stay on the November 29th Planning Commission schedule, will you please let us know that we have now submitted all materials to complete the application and send us the invoice so that we may pay immediately.

Thank you for your help.

Jennifer Smith
Escape 36

[Quoted text hidden]

3 attachments

 **trips-generation-memo.pdf**
27K

 **building-photos.pdf**
15422K

 **site-plan-with-dimensions.pdf**
4679K

Master Plan Policy Checklist

Special Use Permits & Major Project Reviews & Administrative Permits

PURPOSE

The purpose of a development checklist is to provide a list of questions that address whether a development proposal is in conformance with the goals and objectives of the 2006 Carson City Master Plan that are related to non-residential and multi-family residential development. This checklist is designed for developers, staff, and decision-makers and is intended to be used as a guide only.

Development Name: Escape 36

Reviewed By: Jennifer Smith

Date of Review: 9/18/23

DEVELOPMENT CHECKLIST

The following five themes are those themes that appear in the Carson City Master Plan and which reflect the community's vision at a broad policy level. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. A check mark indicates that the proposed development meets the applicable Master Plan policy. The Policy Number is indicated at the end of each policy statement summary. Refer to the Comprehensive Master Plan for complete policy language.

CHAPTER 3: A BALANCED LAND USE PATTERN



The Carson City Master Plan seeks to establish a balance of land uses within the community by providing employment opportunities, a diverse choice of housing, recreational opportunities, and retail services.

Is or does the proposed development:

- Meet the provisions of the Growth Management Ordinance (1.1d, Municipal Code 18.12)?
- Use sustainable building materials and construction techniques to promote water and energy conservation (1.1e, f)?
- Located in a priority infill development area (1.2a)?
- Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)?

- Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?
- At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a, b)?
- In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria (2.1b, 2.2b, 2.3b, Land Use Districts, Appendix C)?
- Meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts (2.1d)?
- Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?
- Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e)?
- Provide for levels of services (i.e. water, sewer, road improvements, sidewalks, etc.) consistent with the Land Use designation and adequate for the proposed development (Land Use table descriptions)?
- If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



The Carson City Master Plan seeks to continue providing a diverse range of park and recreational opportunities to include facilities and programming for all ages and varying interests to serve both existing and future neighborhoods.

Is or does the proposed development:

- Provide park facilities commensurate with the demand created and consistent with the City's adopted standards (4.1b)?
- Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

CHAPTER 5: ECONOMIC VITALITY



The Carson City Master Plan seeks to maintain its strong diversified economic base by promoting principles which focus on retaining and enhancing the strong employment base, include a broader range of retail services in targeted areas, and include the roles of technology, tourism, recreational amenities, and other economic strengths vital to a successful community.

Is or does the proposed development:

- Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)
- Encourage the development of regional retail centers (5.2a)
- Encourage reuse or redevelopment of underused retail spaces (5.2b)?
- Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?
- Promote revitalization of the Downtown core (5.6a)?
- Incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)?

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



The Carson City Master Plan seeks to promote safe, attractive and diverse neighborhoods, compact mixed-use activity centers, and a vibrant, pedestrian-friendly Downtown.

Is or does the proposed development:

- Use durable, long-lasting building materials (6.1a)?
- Promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features (6.1b)?
- Provide variety and visual interest through the incorporation of well-articulated building facades, clearly identified entrances and pedestrian connections, landscaping and other features consistent with the Development Standards (6.1c)?
- Provide appropriate height, density and setback transitions and connectivity to surrounding development to ensure compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b 9.4a)?
- If located in an identified Mixed-Use Activity Center area, contain the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)?
- If located Downtown:
 - Integrate an appropriate mix and density of uses (8.1a, e)?
 - Include buildings at the appropriate scale for the applicable Downtown Character Area (8.1b)?
 - Incorporate appropriate public spaces, plazas and other amenities (8.1d)?
- Incorporate a mix of housing models and densities appropriate for the project location and size (9.1a)?

CHAPTER 7: A CONNECTED CITY



The Carson City Master Plan seeks to promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational



amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

Is or does the proposed development:

- Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?
- Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- Provide appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan (12.1a, c)?

DESCRIPTION

We are applying for a Special Use Permit to add escape rooms to the DT-MU approved list. Because our type of business has not existed here in the past, it is a new concept to Carson City.

There is no project as we are occupying an existing space and making no changes to the building or grounds on which it sits. Further, no aesthetic changes will be made to the exterior of the building or grounds.

Previous tenants and other businesses in the building use and have used their spaces similarly. We will not have parking requirements that exceed those of other businesses in the area. In fact, we will utilize parking mainly outside of normal business hours.

Escape 36 signage will be vinyl door and window decals like the previous tenant's signage.

We do not anticipate having more than 8 people in the space at any given time.

SPECIAL USE PERMIT FINDINGS

1: Escape 36 will be consistent with the objectives of the Master Plan elements.

Escape 36, LLC, will be consistent with all of the Master Plan elements. Escape 36 is located inside Carson City Square which is currently zoned for Mixed Multi Use. Similar businesses are located inside the building. There is an Art Center, Real Estate Agency, and the Carson City Visitors Center occupying the same complex. The Vision in the Master Plan states in part that Carson City is a city which takes great pride in its role as Nevada's state capital and strives to offer its residents a balanced community with a diverse range of housing, employment, educational, shopping and recreational opportunities. The addition of Escape 36 to Carson City Square brings a new recreational opportunity to both tourists and residents of Carson City that can be enjoyed during all seasons. Escape 36 will be the first Escape Room in Carson City and will provide a unique new experience to the downtown business district.

2: Escape 36 will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and is compatible with and preserves the character and integrity of adjacent development and neighborhood or includes improvements or modifications either on-site or within the public right-of-way to mitigate development related to adverse impacts such as noise vibrations, fumes, odors, dust, glare or physical activity.

Escape 36 will not be detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties or the general neighborhood. The existing exterior finishes will not be changed as a result of Escape 36's occupancy, and the facility currently conforms with the design of the surrounding area. There will be no increased impacts to the surrounding properties or neighborhoods. The Escape Room experience consists of a small group of people working together to try and solve puzzles within a themed set before time expires, the entire experience takes place within the interior of the location and there is no excessive loud noise associated with the activity or setting.

3: Escape 36 will have little or no detrimental effect on vehicular traffic or pedestrian traffic.

Escape 36 will have low vehicular and/or pedestrian traffic. The business is primarily open during the evenings and on weekends. We anticipate no more than approximately 8 people arriving and departing every hour and a half during our business hours. Based on our operational hours of mainly weekends and evenings and the number of customers anticipated, we do not expect any detrimental effects from vehicular or pedestrian traffic. We anticipate that both pedestrian and vehicular traffic will be no more than the traffic that has existed with previous businesses that occupied the space. Public parking is available on Curry Street and use of the Nevada State Museum parking lot will be low during our busiest hours, so our customers should not take spaces away from their patrons.

4: Escape 36 will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public improvements.

The operations of Escape 36 will not impact any existing public services and/or facilities differently than the other businesses in the building. There are no inherently dangerous conditions associated with the business operations, and no increased public services will be needed.

5: Escape 36 meets the definitions and specific standards set forth elsewhere in Carson City Municipal Code, Title 18 for such particular use and meets the purpose statement of that district.

The purpose of the downtown mixed-use (DT-MU) district is to preserve a mixed-use district. Escape 36 conforms with the requirements of Carson City Municipal Code 18.04.125 and all related standards by providing a recreational activity alongside the existing mix of tourism, art, real estate, printing and residential.

6: Escape 36 will not be detrimental to the public health, safety, convenience, and welfare.

The business will not be detrimental to public health, safety, convenience or welfare. Escape 36 is a voluntary recreational experience open to groups of people who wish to participate. The experience is a private experience and groups are not participating with strangers.

7: Escape 36 will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures.

As stated in the previous responses, Escape 36 is located within an existing structure that is consistent with other businesses and structures in the surrounding area. No structural changes will be made. No damage or prejudice will be caused to any adjacent properties.

Payment History

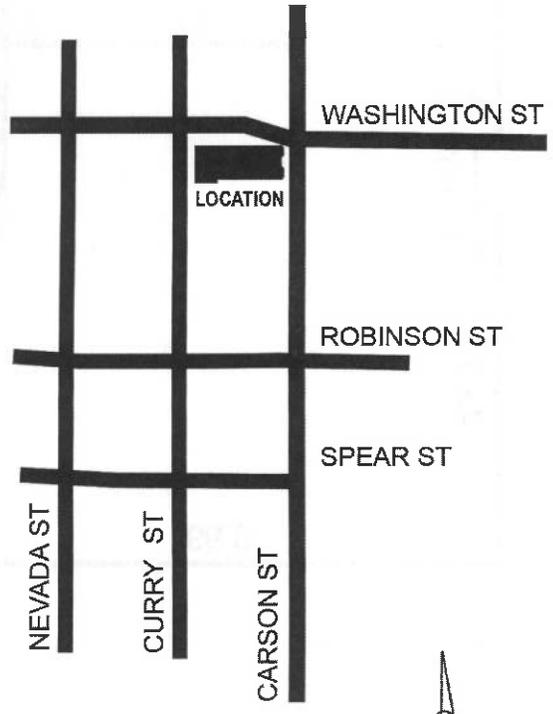
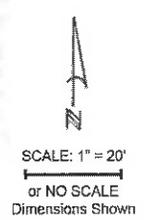
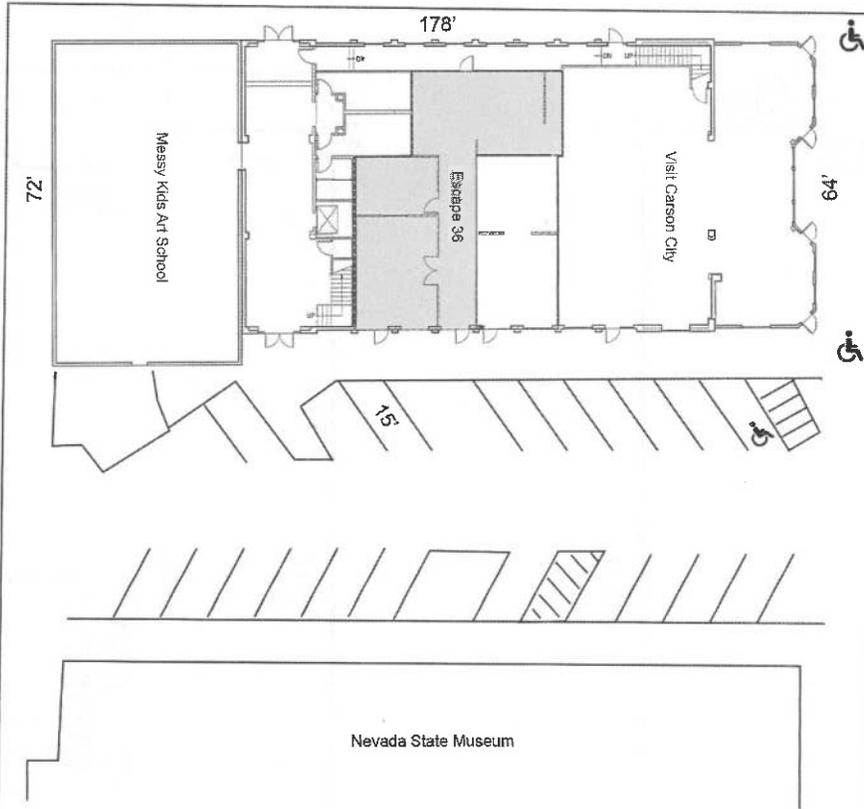
	Fiscal Year	Total Due	Total Paid	Amount Unpaid
+	(2023 - 2024)	\$15,143.24	\$15,143.24	\$0.00
+	(2022 - 2023)	\$13,893.29	\$13,893.29	\$0.00
+	(2021 - 2022)	\$14,174.47	\$14,174.47	\$0.00
+	(2020 - 2021)	\$14,565.50	\$14,565.50	\$0.00
+	(2019 - 2020)	\$14,997.96	\$14,997.96	\$0.00
+	(2018 - 2019)	\$14,553.82	\$14,553.82	\$0.00
+	(2017 - 2018)	\$14,141.54	\$14,141.54	\$0.00
+	(2016 - 2017)	\$14,279.05	\$14,279.05	\$0.00
+	(2015 - 2016)	\$11,525.02	\$11,525.02	\$0.00
+	(2014 - 2015)	\$12,138.51	\$12,138.51	\$0.00
+	(2013 - 2014)	\$11,785.01	\$11,785.01	\$0.00
+	(2012 - 2013)	\$11,272.17	\$11,272.17	\$0.00
+	(2011 - 2012)	\$10,593.43	\$10,593.43	\$0.00
+	(2010 - 2011)	\$10,205.65	\$10,205.65	\$0.00
+	(2009 - 2010)	\$9,470.08	\$9,470.08	\$0.00
+	(2008 - 2009)	\$8,784.85	\$8,784.85	\$0.00
+	(2007 - 2008)	\$8,134.11	\$8,134.11	\$0.00
+	(2006 - 2007)	\$7,587.79	\$7,587.79	\$0.00
+	(2005 - 2006)	\$7,104.68	\$7,104.68	\$0.00
+	(2004 - 2005)	\$6,740.68	\$6,740.68	\$0.00
+	(2003 - 2004)	\$6,655.94	\$6,655.94	\$0.00
+	(2002 - 2003)	\$6,666.28	\$6,666.28	\$0.00
+	(2001 - 2002)	\$6,586.21	\$6,586.21	\$0.00
+	(2000 - 2001)	\$2,234.91	\$2,234.91	\$0.00
+	(1999 - 2000)	\$2,201.06	\$2,201.06	\$0.00
+	(1998 - 1999)	\$2,171.49	\$2,171.49	\$0.00
+	(1997 - 1998)	\$2,894.68	\$2,894.68	\$0.00
+	(1996 - 1997)	\$2,195.84	\$2,195.84	\$0.00

Collapse

WASHINGTON ST

CURRY ST

CARSON ST



LOCATION SKETCH
NO SCALE

OWNER: Carson City Square LLC
PO Box 2342
Stateline, NV 89449
775-315-9446

APPLICANT: Jennifer Smith
108 W Telegraph St
Carson City, NV 89703

Request: Business License Approval

Location: 716 N Carson St

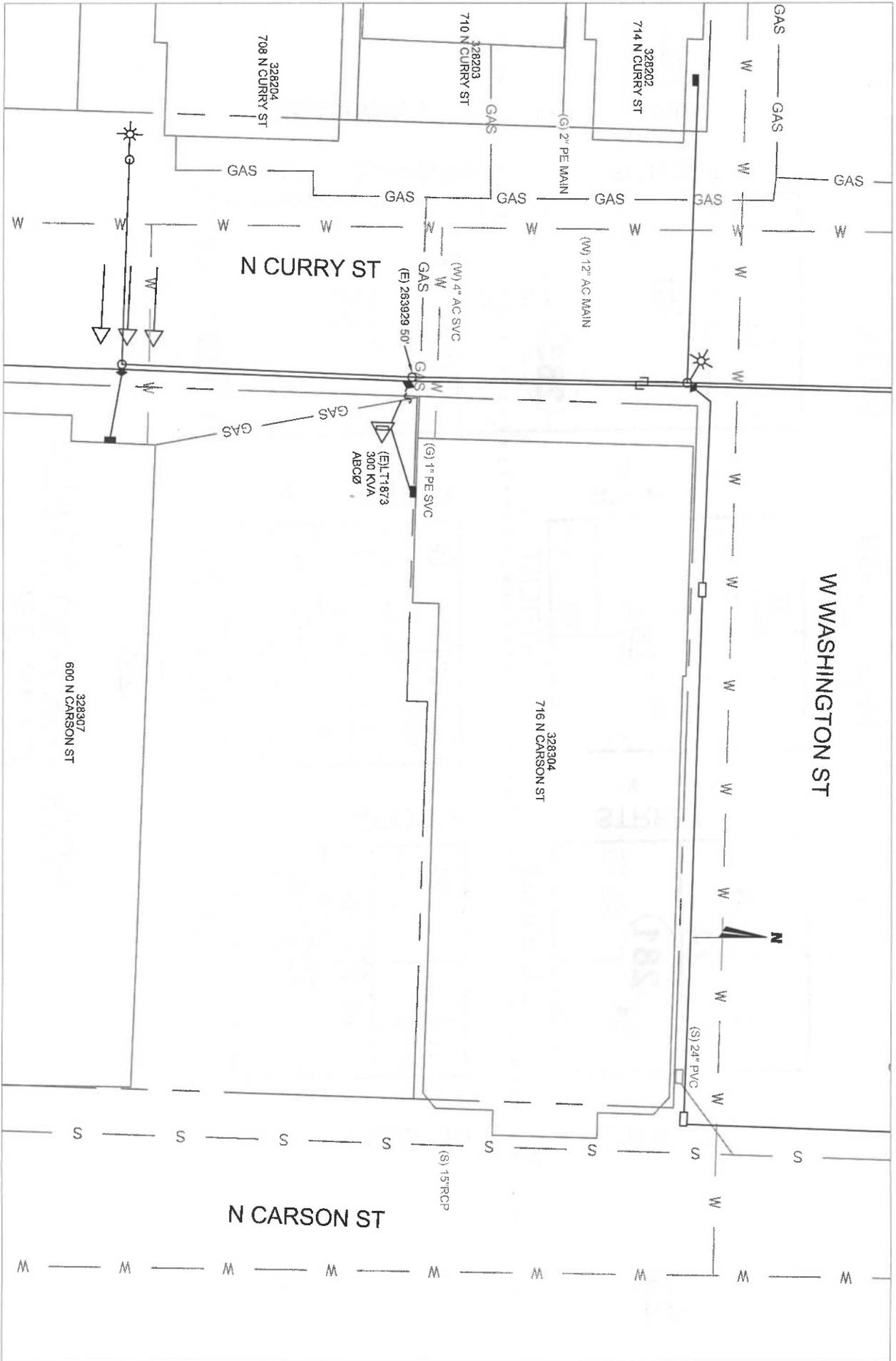
Zoning: DT-MU

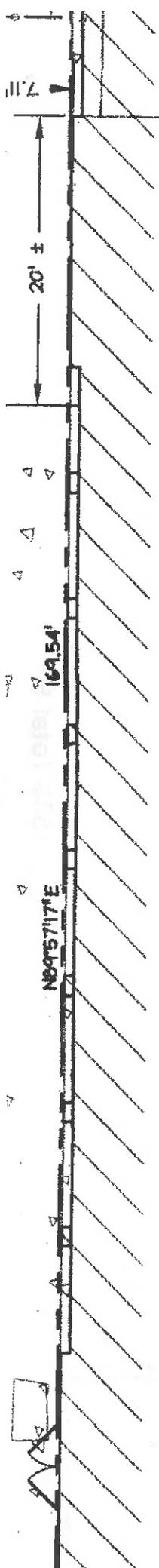
MASTER PLAN LAND USE
DESIGNATION: Commercial

APN: 003-283-04

Site Plan Prepared by Jennifer Smith

Utilities





LANDING (SEE
DETAIL, 4 TYP.)

INSTALL 1,467 S
CONCRETE SIDEWALK

REMOVE 55'
EXISTING CONCRETE

FUTURE
RETAIL

INSTALL 97 LF~4'
POLYDRAIN SLOPED
TRENCH DRAIN OR EQUAL
W/SLOTTED STEEL GRATE

RAISED PLANTER
(SEE ARCHITECTURAL
DETAILS)

6 LF ~ 4" SDR 35
FROM ROOF DRAIN
TO POLYDRAIN
CATCH BASIN

30 LF 4" PVC
(SDR35) DRAIN
TIE TO POLYDRAIN
CATCH BASIN

POLYDRAIN 900
SERIES CATCH BASIN

500'02'43'E
95.61'

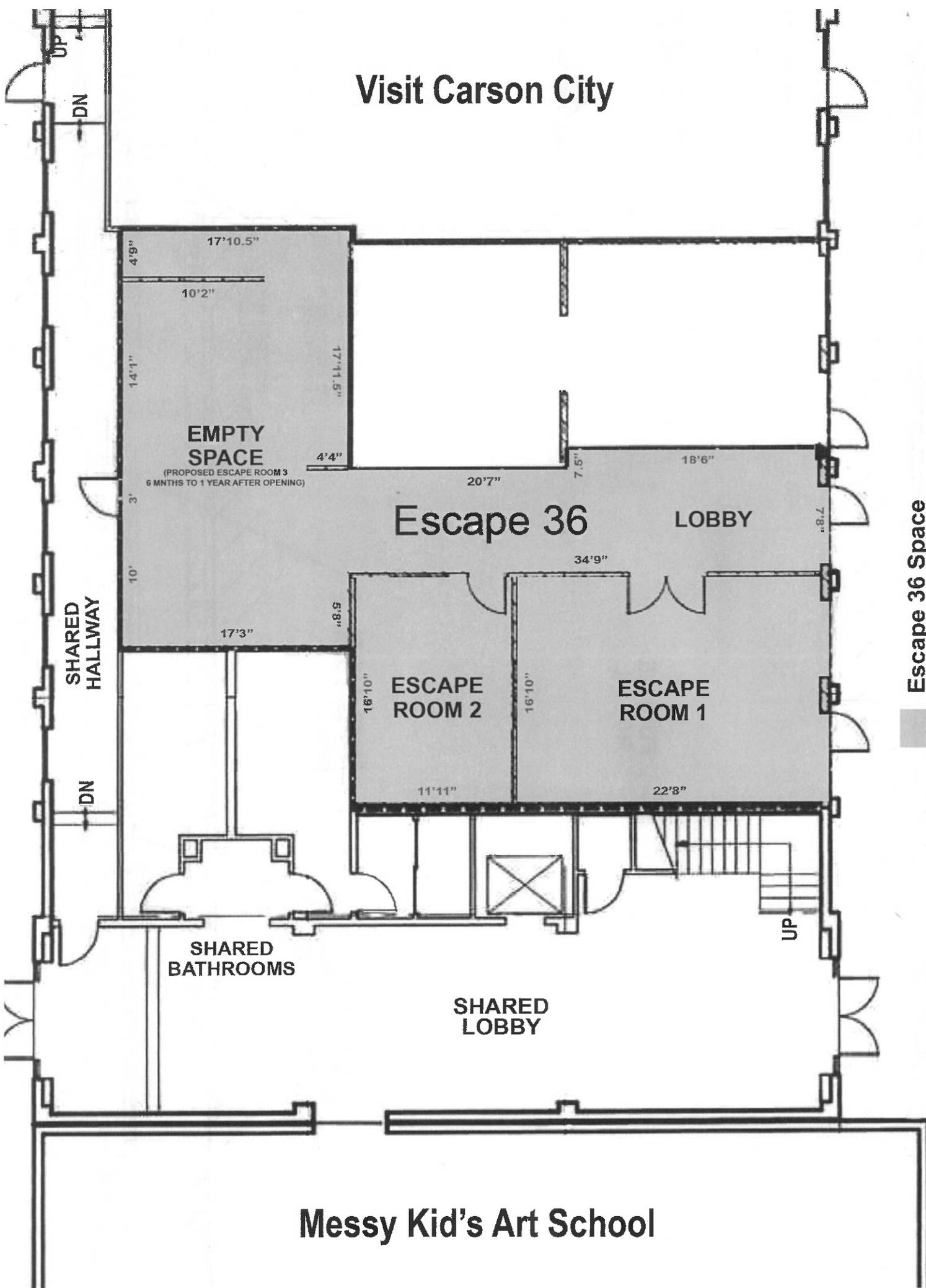
SLOPE POL

CONNECT 4" PVC
OUTLET PIPE • CB

INSTALL 147 LF
MEDIAN CURB •
CALUMET

INSTALL 13 LF~4" SLOPED

Visit Carson City



Escape 36 Space
1538 Total SF

Messy Kid's Art School

10/24/2024

Memo

TO

Carson City Planning

FROM

Jennifer Smith
Escape 36
775-220-0608

RE

Trip Generation
716 N Carson St,
Suite 108

COMMENTS:

As requested by Heather Ferris, Planning Manager, the following information is provided to show that the business Escape 36, located at 716 N Carson St, Suite 108 will not generate more than 80 peak hour trips and will not generate more than 500 trips per day according to the ITE trip generation rates.

Escape 36 will open with 2 escape rooms and plans to add a third room six months to one year after opening. Each room will require one employee. Bookings will be staggered and by appointment, with starting operating hours of Thursdays 4pm-9pm, Fridays 4pm-11pm, Saturdays 12pm-11pm and Sundays 12pm-8pm. The calculations below include all 3 rooms.

Room 1 will allow up to 10 guests (each 90 minutes).

Room 2 will allow up to 6 guests (each 90 minutes).

Proposed Room 3 will allow up to 10 guests (each 90 minutes).

CALCULATIONS:

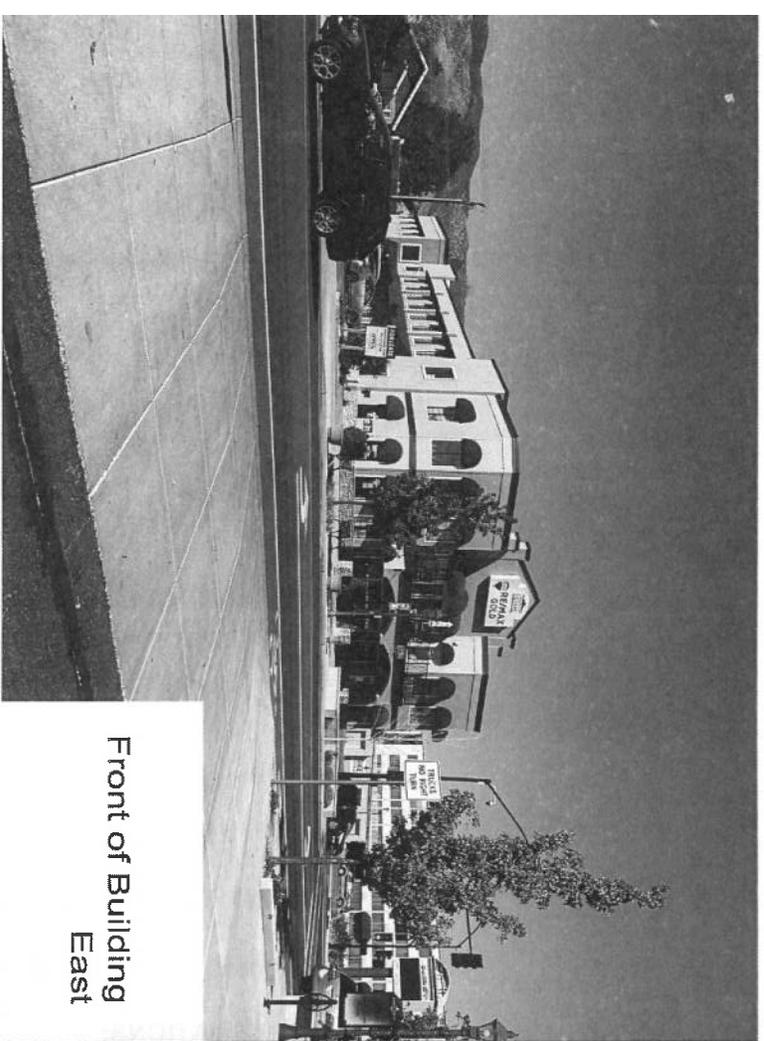
In every 90-minute period, at full capacity in all rooms, utilizing 3 employees, with each person arriving individually, the maximum number of trips would equal **29** (58 if both directions are considered).

In a day, considering Saturday (the day with the most operational hours), if each room was completely booked for every session (7 sessions in each room), at full capacity, utilizing 6 employees, with each person arriving individually, the maximum number of trips would equal **188** (376 if both directions are considered).

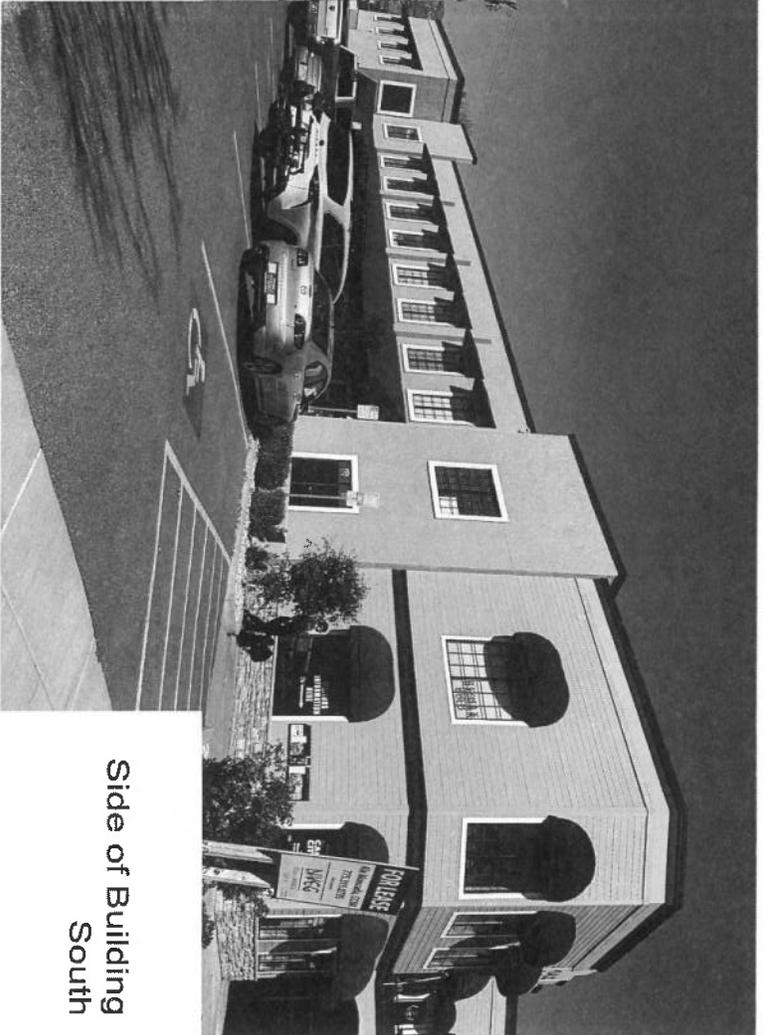
Based on the previous information and calculations, we do not meet the threshold for the requirement of a traffic impact study.

This memo is approved per Chris Gonzales of Development Engineering.

Thank you,
Jennifer Smith
Escape 36

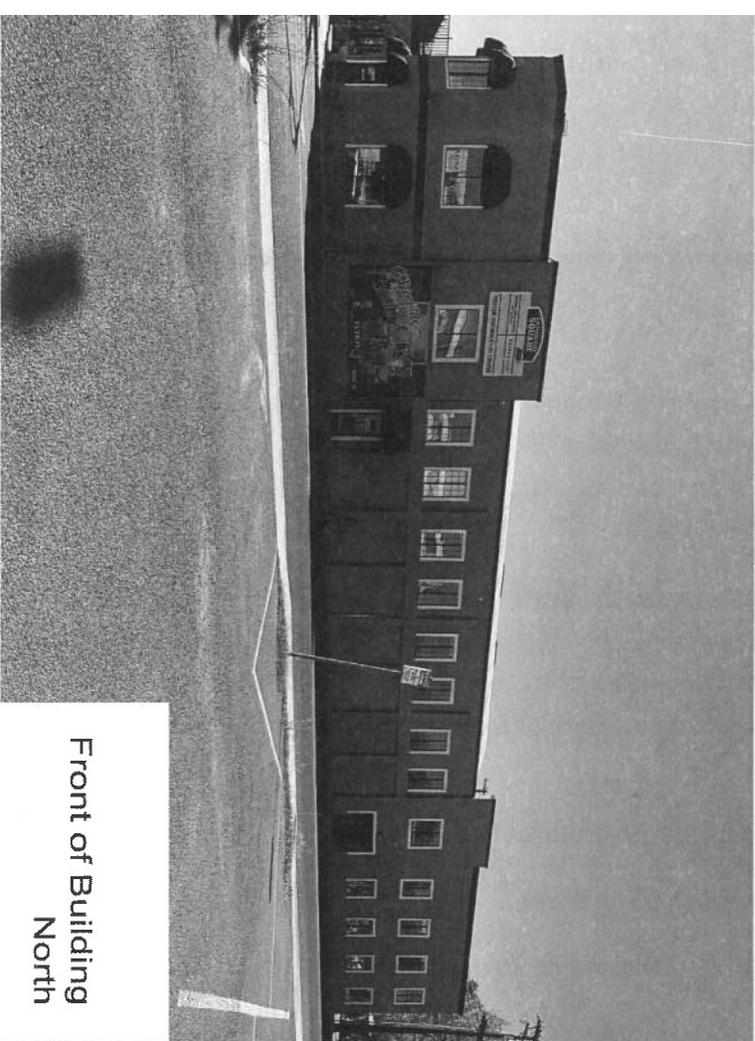


Front of Building
East

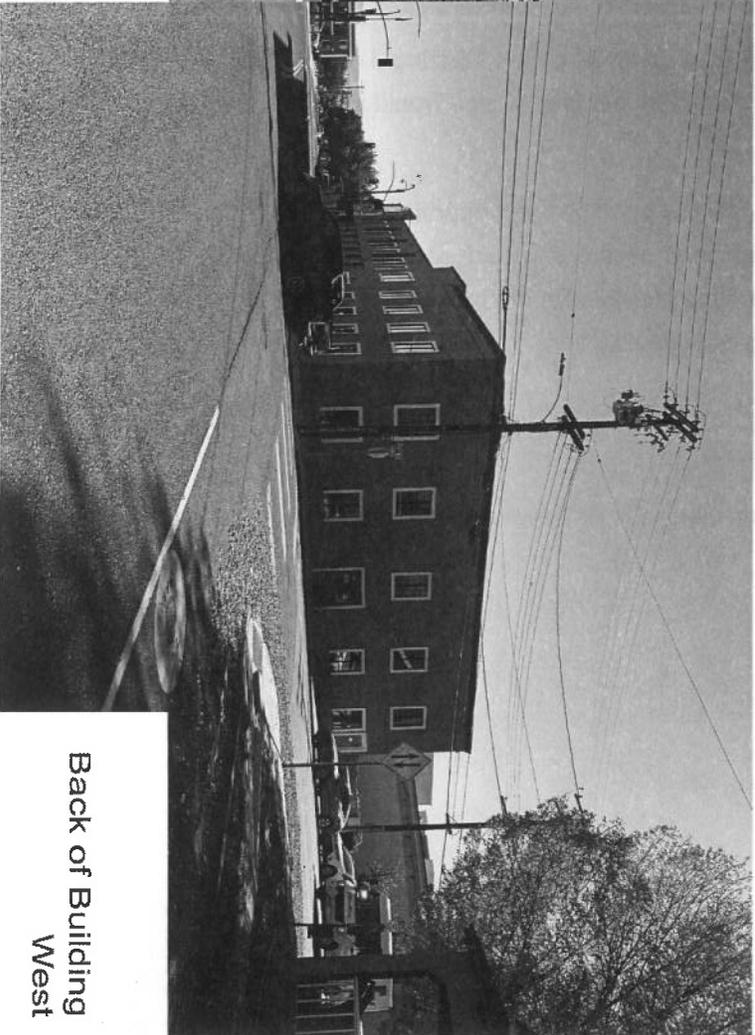


Side of Building
South

716 N Carson St



Front of Building
North



Back of Building
West