

TENANT PLAN
UNICORN SERVICES
40 W 300 N
CITY COUNCIL MEETING
OCTOBER 15, 2020

Summary: Unicorn Services is seeking approval for tenancy in Sunray Properties new building at 40 W 300 North in Unit 2. Unicorn Services has two businesses that will be managed from a single location. Unicorn Tree Services and Unicorn Mechanical Services are currently centered in Wellsville.

ZONING: M-1 Light Industrial

UTILITIES:

Power:	Provided by Landlord
Culinary:	Provided by Landlord
Sewer:	Provided by Landlord
Irrigation:	Not planned

PARKING & ROADS: Parking is provided by Landlord

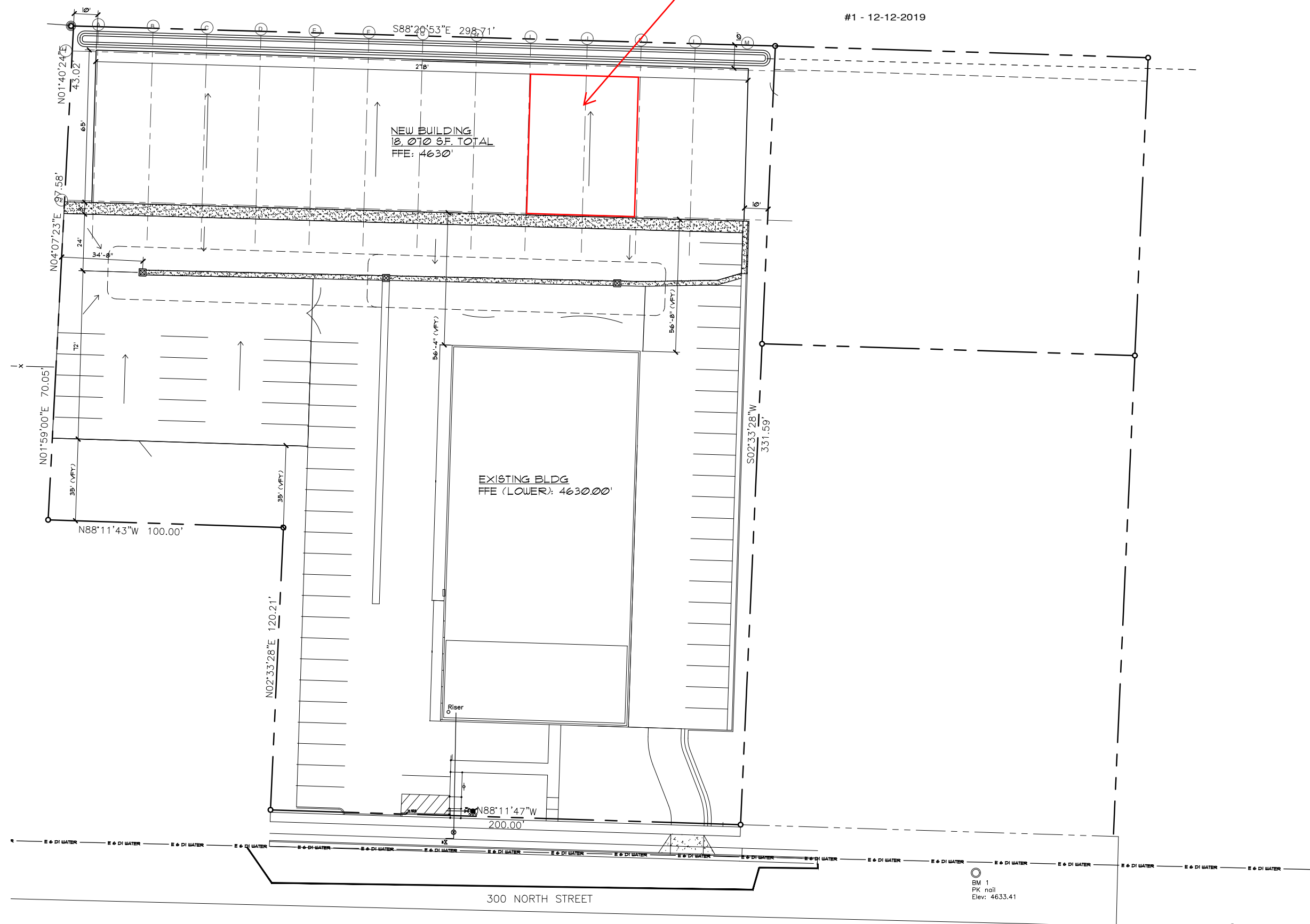
NOTES – Planning Commission discussed the following items with Krissy Smith:

- There will be vehicles parked on the premises. The tree truck and stump grinder will be parked inside the shop.
- The unit is supplied with one roll-up door and two man-doors. One enters the shop and one for the office area.
- There is lighting over the doors.
- The business currently has 7 employees and has hopes for future growth.

SUNRAY PROPERTIES II - 40 W 300 NORTH - M-1 LIGHT INDUSTRIAL

UNIT 2
UNICORN SERVICES

#1 - 12-12-2019



10-7-19

OCT 7, 2019

#1 - 12-12-2019