

NO FEE

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21 FEBRUARY 90 10:24 AM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
SL CITY BOARD OF ADJUSTMENT
REC BY: REBECCA GRAY, DEPUTY

ABSTRACT OF FINDINGS AND ORDER

I, Georgina DuFour, being first duly sworn, depose and say that I am the Secretary of the Salt Lake City Board of Adjustment (451 South State Street, Room 215), and that on the 11th day of December, 1989, Case No. 1224-B by Gary Nicholysan was heard by the Board. The applicant requested on the property at 1508 South 1500 East Street a conditional use approval for a pet grooming salon in a Business "B-3" District, a legal description of the property being as follows:

LOTS 49, 50 & 51, BLK 4, EMERSON HEIGHTS ADD

It was moved, seconded and passed to grant a nontransferable conditional use for a pet grooming salon in a Business "B-3" District, in accordance with the plans submitted by the petitioner, provided the following conditions of the Planning Commission be met:

1. That there is no overnight boarding of animals under any circumstances.
2. That the use be conducted entirely within the confines of a completely enclosed and air-conditioned building.
3. That the following site improvements to include the entire 60.85' property frontage as per Salt lake City specifications:
 - A. Replacement of any dilapidated curb, gutter, sidewalk, and curb cuts located along 1500 East Street.
 - B. Removal of all concrete and hard surfacing located in the parking strip and front yard setback areas.
 - C. Installation of sod, street trees, building foundation, shrub planting and sprinkler system located in the parking strip and front yard setback areas.
4. That the final plans, including the landscaping plan and sprinkler plan, be approved by the Planning Director. A copy of the approved plan shall be filed with the Board of Adjustment Case.
5. That, due to the time of year, the owner shall submit a bond for the landscape and site improvements, to be completed by May 30, 1990.

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BK6199Pg1253

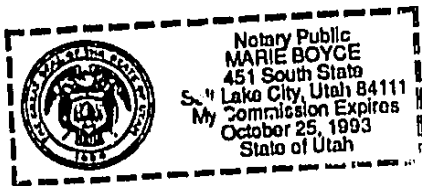
If a permit is not taken out within 6 months this variance will become null and void.

Georgina DuFour

State of Utah)
)ss
County of Salt Lake)

The foregoing instrument was acknowledged before me this 16th day of

February, 1990, by Georgina DuFour, Secretary of the Board of Adjustment.



Marie Boyce
Notary Public

My commission expires:

10-25-93

Residing at:

LLC UT

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