

CONDITIONAL USE PERMIT 07-00100016

(Issued pursuant to Chapter 7 of the Uniform Zoning Ordinance of Tooele County)

Facts

1. On September 28, 2007, the applicant submitted an application to construct a billboard (off-premise advertisement) sign on a parcel of land;
2. Upon review of the application, I found that the proposed sign development did not meet the required standards of the Uniform Tooele County Zoning Ordinance;
3. On October 12, 2007, the applicant submitted a revised, proposed sign development that did meet the standards of the TCZO;
4. Chapter 24 allows a billboard sign as a conditional use to be issued administratively by the Tooele County Planning Commission;
5. The property or parcel of land is located in a C-H zoning district; and
6. The applicant has demonstrated that they have ownership of the land to make an application for this permit.

Decision and conditions issued

We, the Tooele County Planning Commission, do hereby GRANT / DENY (circle one) this Conditional Use Permit for LP Investments, LLC, to use the property known as or described as: SW1/4 OF SW1/4 LYING W OF RR R/W IN SEC 25, T1S, R4W, SLB&M, for the following purpose: **CONDITIONAL USE PERMIT TOOELE COUNTY**

Due to the unique characteristics of the use of the property or the potential impact on the county, surrounding neighbors or adjacent land, to mitigate or eliminate the detrimental impacts and for protection of adjacent properties and the public welfare (see Sections 7-1 and 7-5 of the Uniform Zoning Ordinance of Tooele County), we hereby find it necessary to and do hereby impose the following conditions, which must be complied with to establish and continue the use:

1. Adhere to the Uniform Tooele County Zoning Ordinance Chapter 24-8-8 billboard (off-premise advertisement) signs.

2. Have one side of double-sided billboard sign apply to advertising located within Tooele County.
3. Agreement with the neighboring parcels to use such structure within the zoning district.

Failure of the permittee to observe any condition specified herein may result in revocation of this permit (Section 7-13). Unless there is substantial action under this permit within one year of its issuance, the permit expires (Section 7-10). The zoning administrator will make periodic inspections to insure compliance with all conditions imposed (Section 7-9).

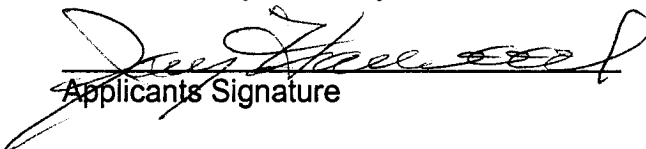
Any person aggrieved by a decision of the planning commission or the zoning administrator regarding the issuance, denial or revocation or amendment of a conditional use permit may appeal such decision to the board of county commissions within 30 days of the date of the decision appealed from (Section 7-8).

Dated this day of 31st day of October, 2007


Chairman of Planning Commission

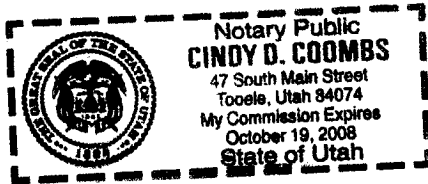
I, the above-LP Investments, LLC, do hereby accept the foregoing conditions and agree to abide by all of them.

Dated this day of 7th day of November, 2007


Applicants Signature

State of Utah)
)s.s.
County of Tooele)

On the 7th day of November 2007, personally appeared before me, LP Investments, LLC, the signer of the Conditional Use Permit, who duly acknowledged to me that He, signed it freely and voluntarily and for the uses and purposes therein mentioned.



Cindy D. Coombs
Notary residing in Tooele County

My Commission expires on Oct. 19, 2008