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12/29/98 2:34 PM 20.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
DUANE H GILLMAN
753 E SHADY CREEK PLACE
SLC UT 84106
REC BY:Z JOHANSON ,DEPUTY - WI

Duane H. Gillman
753 E. Shady Creek Place
Salt Lake City, UT 84106

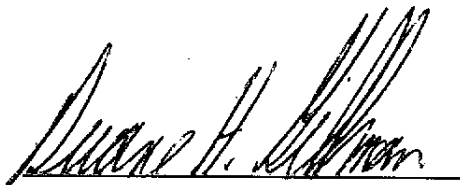
NOTICE OF CONDITIONAL USE PERMIT

NOTICE IS HEREBY GIVEN that the attached March 13, 1998 letter from Salt Lake County Public Works Department constitutes certain terms and conditions of a conditional use permit of the following property:

Lots 1,2,3,4,5,6 and 7 of **MILL CREEK PARK**, a planned unit development as recorded in Salt Lake County Recorders Office.

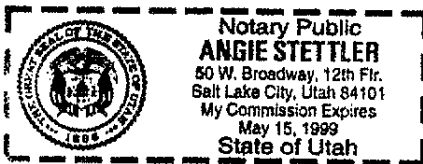
These conditions are in addition to others placed on the property by said Salt Lake County.

Dated this 14th day of December, 1998.



Duane H. Gillman
753 E. Shady Creek Place
Salt Lake City, UT 84106
Neighboring Property Owner

Subscribed and Sworn to me before this 14th day of December, 1998.


Notary Public

My Commission Expires: 5.15.99

Residing in: Salt Lake County

BK 8211 Pg 25 of 4
19970917898

March 13, 1998

Ivory Homes, A Utah Limited Partnership
Ellis R. Ivory
970 East Woodoak Lane
Salt Lake City, UT 84117

Re: PL-97-3003 - IVORY HOMES - 3411 SO. 700 E. - PUD (7 UNITS) - R-2-
6.5 ZONE - MILLCREEK
APPROVAL DATE: AUGUST 6, 1997



Salt Lake County
Public Works
Department

Development Services
Division

Randy Horiuchi
Salt Lake County
Commissioner

Lonnie L. Johnson
Director of Public Works

J.D. Johnson
Division Director

SALT LAKE COUNTY
GOVERNMENT CENTER
2001 S. State Street
Suite N3600
Salt Lake City
Utah 84190-4050
Tel (801) 468-2000
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Printed on Recycled Paper

THIS LETTER AND THE ENCLOSED APPROVED SITE PLAN CONSTITUTE THE CONDITIONAL USE PERMIT. All improvements which are required by the Salt Lake County development ordinances or County Commission action must be installed or bonded for, prior to the final electrical inspection approval by the Building Inspector (power to panel), or if no electrical inspection is required, prior to the issuance of any Occupancy Permit for the land being developed, or commencement of the approved Conditional Use.

Following is a list of improvements and conditions required by this approval:

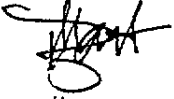
1. All areas not approved for structures, parking, access or other construction which occupies space on the land must be landscaped with live-plant material and sprinkler system. Landscaped areas shall be maintained.
2. High back curb, gutter and sidewalk must be installed along the property lines which abut any public road or street, and are subject to approval by Engineering Services, 468-2448.
3. All parking areas and access drives must be hard surfaced with asphalt or concrete, and graded and drained to dispose of surface water as approved by Engineering Services.
4. Provisions must be made to prevent automobiles or other vehicles from coming into contact with fences or walls.
5. The following additional conditions are required by the County Commission:
 - A. Agree to the recommendations from other agencies.
 - B. Install a 6' high solid visual barrier wood or vinyl fence or masonry wall around the periphery of the property excluding the front yard setback.
 - C. No signs are approved with this request, they require separate approval.
 - D. Comply with the PUD Ordinance.
 - E. Save the existing landscaping where possible.
 - F. No fill to be brought in on the north side of the creek.
 - G. No trees to be removed on the north side of the creek.

*NOTE: All roads and fire hydrants must be installed to County Fire Department requirements prior to any combustible material being constructed on the buildings.

BK8211PG2565

THIS LETTER AND ATTACHED APPROVED FINAL SITE PLAN ARE TO BE ATTACHED TO YOUR WORKING DRAWINGS WHEN OBTAINING YOUR BUILDING PERMIT.

Sincerely,



Diana D. Martinez
Senior Planner

pc: Engineering Services Section
J. D. Johnson

BK8211PG2566