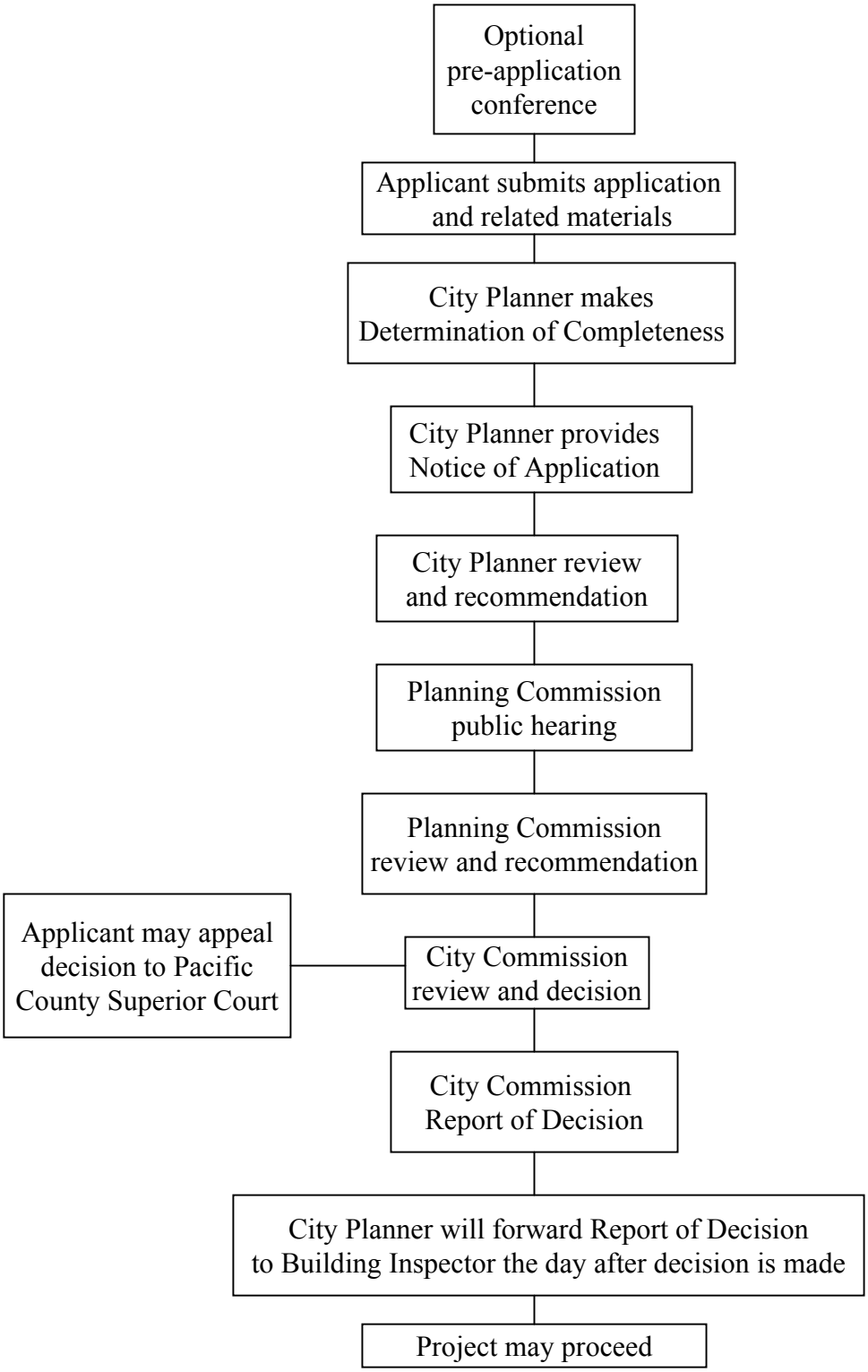CONDITIONAL USE PERMIT