

**MINUTES OF THE  
STAFF REPORT MEETING OF  
GARDEN CITY, UTAH**

The Garden City Town Council held staff report meeting on Thursday, July 9, 2015 at the Garden City Lakeview Building located at 69 N. Paradise Parkway, Building C. Mayor Spuhler opened the meeting at 4:00 p.m.

Town Council Members present:

John Spuhler, Mayor  
Darin Pugmire  
Chuck Stocking  
Bess Huefner  
Bruce Warner

Others Present:

Kathy Hislop  
Riley Argyle  
Bob Peterson  
Anita Weston  
Nadine Sprouse  
Bobbie Coray

**Town Engineer Report, Zan Murray**

Mr. Murray is not in attendance at this meeting.

**Public Works Department Report, Riley Argyle**

Mr. Argyle explained that they have been working at the Heritage Park. They have started trenching to the trees to get water to them and keep them alive. He is also trenching for bathrooms. The grass around the fish pond has not come in like it should have so they are going to re-seed it, which will be under warrantee. The grass has come up nice on the north side of the pond. They have been removing a lot of moss out of the pond with a drag system, which doesn't kill any fish.

They have done 3 out of 4 ditches along 300 west.

They are working on the dumpster site for Buttercup. They will do a little berm to make one of the property owners happy. The property owner will pay for the trees.

Mr. Argyle had a very good meeting with the Weber family and they were very open to the easement. They gave Mr. Argyle a verbal approval that if we get it surveyed they will give us the

right of way. He also talked with the president of the Raspberry Patch HOA president. He would like them to come back to the HOA meeting in the fall to discuss access through Raspberry Patch.

Mayor Spuhler explained that he talked to one of the lot owners in Elk's Ridge and she asked about the cities promise to improve their subdivision. Mayor Spuhler explained to them that the city is willing to get the survey from the Weber family, work with Raspberry Patch HOA to get that access and we will pay up to \$10,000 to put down gravel on the Elk's Ridge road. He explained to her that in exchange for that the Elk's Ridge Subdivision needs to get a HOA in place so they can take over the maintenance for that subdivision.

Mr. Argyle explained that the 300 West water line extensions, the parking lot projects, the park project and the Birth Subdivision project are all completed.

Mayor Spuhler explained that the DNR does an annual trip in Utah and this year they are coming to Bear Lake. They are coming to look at the marina expansion, which is still a possibility, and they want to see what Garden City is doing on the beach and the beach accesses.

Mr. Argyle said that we had an Eagle Scout project come in and installed signs along the bike path. They are bike path mile markers and look very nice.

Mr. Argyle said that there is an issue up Hodges Canyon that needs to be resolve. It is a problem with the rock that they used for the canal. Council Member Pugmire said that we need to make sure every subdivision does specific work on the canal. He will work with the Planning Commission to make sure they are aware of the problem so it doesn't happen in the future. Mr. Argyle and Council Member Pugmire will work on this project to make sure the drainage works.

The Public Works has been mowing a lot around town and they've cleaned the spring boxes.

Mr. Argyle said that he has talked to UDOT and explained that we really need a drain in front of Fayes RV Park. UDOT said that we can do that project to take care of the drainage in that area. There is also a problem in front of Triangle Estates, and the Public Works Department will see what they can do to fix that problem.

#### **Building Inspector Report, George Peart**

Mr. Peart is not in attendance at this meeting.

#### **Code Enforcement Officer Report, Bob Peterson**

Mr. Peterson explained that he spends a lot of time on the beach and around the park. He does a walk around starting about 9:30. He said that most people don't know the rules so he does a lot of education. He said that he talks to about 50 groups each day.

Mr. Peterson explained that he is aggressively going after short term rentals without a license. He issued 9 citations last month for over \$13,000.

Mr. Peterson said that he has been looking over the sign ordinance and it is very solid for permanent signs but there is no verbiage on how to deal with temporary signs. He will look at it and make suggestions next month.

Mr. Peterson said that we need to update the infraction schedule regarding the new state law, we just need to put some fines in there to take care of those violations.

The staff report meeting was closed at 4:55 p.m.

DRAFT

**MINUTES OF THE  
TOWN COUNCIL  
MEETING OF  
GARDEN CITY, UTAH**

The Garden City Town Council held their regularly scheduled meeting on Thursday, July 9, 2015 at the Garden City Lakeview Building located at 69 N. Paradise Parkway, Building C. Mayor Spuhler opened the meeting at 5:00 p.m.

Town Council Members present:

John Spuhler, Mayor  
Darin Pugmire  
Chuck Stocking  
Bruce Warner  
Bess Huefner

Others Present:

Kathy Hislop  
Riley Argyle  
Bob Peterson  
Anita Weston  
Nadine Sprouse  
Bobbie Coray  
Mel Maynes  
Mike Wahlberg  
Joan Akre  
Bryce Huefner  
Joey Stocking  
Mark Hislop

**ROLL CALL**

Mayor Spuhler asked for a roll call of Council Members present: Mayor Spuhler, Council Member Huefner, Council Member Pugmire, Council Member Stocking, and Council Member Warner.

**APPROVAL OF MINUTES**

Minutes of the Town Council Meeting held on June 11, 2015

Council Member Huefner made the motion to approve the minutes of the regular Town Council meeting held on June 11, 2015. Council Member Stocking seconded the motion. A roll call vote was taken: Council Member Huefner, for; Council Member Pugmire, for; Council Member Stocking, for; Mayor Spuhler, for. Motion carried.

**BUSINESS LICENSE DISCUSSION/APPROVAL**

Lighthouse Resort, LLC., Sunrise Resort at Harbor Village. Mark Smoot

This business was sold to new owners who are requesting a business license.

Council Member Pugmire made the motion to approve the business license for Lighthouse Resort, LLC., Sunrise Resort at Harbor Village. Council Member Huefner seconded the motion. A roll call vote was taken: Council Member Huefner, for; Council Member Pugmire, for; Council Member Stocking, for; Mayor Spuhler, for. Motion carried.

Council Member Warner attended the meeting at this point.

**PUBLIC COMMENTS, 2 minute time limit**

Ms. Bobby Corey explained that she would have liked to advertise for the fireworks during the holiday weekends, but didn't know who was doing the fireworks. The Council stated that it was a great firework show on the 4<sup>th</sup> of July. Mr. Wahlberg explained that fireworks are legal until midnight on the 4<sup>th</sup>. If the fireworks are illegal then he can deal with them and take care of those issues.

Mr. Wahlberg said that they are going to do the annual Fire Department BBQ on the 24<sup>th</sup>, and they will have fireworks that night. They will also allow the community to shoot fireworks that night. It will be held at the 50 s parking lot and behind the church. Mayor Spuhler said that we need to encourage people to pick up their own firework mess.

**MISCELLANEOUS ITEMS**

Request for donation for the Garden City Quilters

The Council Members discussed this request and determined that it really isn't a donation, it will be a charge to the arts as it will go towards the quilts that are made by the quilters.

Council Member Warner moved to approve the funding for the Garden City Quilters as an Art expense. Council Member Huefner seconded the motion. A roll call vote was taken: Council Member Huefner, for; Council Member Pugmire, for; Council Member Stocking, for; Mayor Spuhler, for. Motion carried.

**DISCUSSION/APPROVAL OF THE CERTIFICATION OF DELINQUENCY OF ASSESSMENTS AND CHARGES FOR THE BUTTERCUP SID**

Mayor Spuhler explained the SID.

Council Member Huefner made the motion to accept the certification of delinquency of assessments and charges for the Buttercup SID. Council Member Warner seconded the motion. A roll call vote was taken: Council Member Huefner, for; Council Member Pugmire, for; Council Member Stocking, for; Council Member Warner, for; Mayor Spuhler, for. Motion carried.

## ORDINANCE DISCUSSION/APPROVAL

### Ordinance #15-22, an ordinance updating the exemptions of height limitations

The Council discussed the ordinance and what would fit in Garden City. They discussed all aspects of the ordinance and decided to send it back to the Planning Commission to reconsider the residential and commercial zones.

### Ordinance #15-23, an ordinance combining residential estate and agricultural zones

The Council Members reviewed the ordinance and made changes that they agreed were necessary to the proposed ordinance. The Council Members discussed the permitted and conditional uses. They discussed churches and schools as a permitted or conditional use.

The Council agreed that sexually oriented businesses should be in a commercial zone so it was taken out of this new zone.

Exceptions were changed to non-permitted uses.

Council Member Warner moved to accept ordinance #15-23 with the changes that were just outlined. Council Member Pugmire seconded the motion. A roll call vote was taken: Council Member Huefner, for; Council Member Pugmire, for; Council Member Stocking, for; Council Member Warner, for; Mayor Spuhler, for. Motion carried.

### Ordinance #15-24, an ordinance stating that short term rentals cannot advertise on property.

Mayor Spuhler said that he met with Mr. Lance Bourne Planning Commission Chair, and he is concerned that short term rentals will start trying to advertise their rentals with signs. Council Member Stocking said that he would like to allow the signs in the commercial zone. He feels that it should be the same as a real estate signs. He feels that most rentals in the residential areas would like to advertise their homes.

Council Member Warner said that he wouldn't like to see the residential areas start looking like a hotel/motel zone with the advertising.

Council Member Stocking said that he would like to allow the short term rentals to put up a sign on the property to give the name of the property or short term rental as long as it is limited to a size. Council Member Warner said that we need to keep the residential areas looking like the rest of the residences. He said that if they start putting signs on their property it would make them look like the business/commercial community.

Council Member Warner proposed to vote on a motion to see if there is a consensus or a majority or not, with the change on the first sentence to say except in commercial zones. Council Member Pugmire seconded the motion. A roll call vote was taken: Council Member Huefner, nay; Council Member Pugmire, for; Council Member Stocking, nay; Council Member Warner, for; Mayor Spuhler, for. Motion carried.

## PUBLIC HEARING

Mayor Spuhler opened the public hearing at 6:00 p.m.

### ROLL CALL

Mayor Spuhler asked for a roll call of Council Members present: Mayor Spuhler, Council Member Huefner, Council Member Pugmire, Council Member Stocking, and Council Member Warner.

### ORDINANCE DISCUSSION

Ordinance #15-26, an ordinance updating the parking and loading requirements in the Town of Garden City

The Council Members reviewed the ordinance and discussed changes that they wanted made to the ordinance. Mr. Bob Peterson explained that we took 7 cities and used their parking ordinance, to come up with something that would work for Garden City, based on the character uses for each business.

Council Member Warner explained that he would like to see the downtown look more like store fronts and contiguous businesses with parking in the back. That would maximize the nature of the downtown. He said that not all businesses may have enough room for parking, so he suggested a parking impact fee that a business can buy into a city parking pool that would be used to create offsite parking.

Mayor Spuhler opened the meeting up for public comments. There were no comments from the audience.

Ordinance #15-27, an ordinance establishing life safety requirements for sensors/detectors and fire sprinkler systems.

Mayor Spuhler explained how this ordinance came to be due to the large fire on the Brian Burr building. There was a lot of discussion regarding the Fire Department and large structures and what they can handle.

During the last meeting alarm systems and sprinkler systems was discussed at length. Mayor Spuhler explained that he has done a lot of research on the short term rental business. He said that we must look at the public safety issues associated with short term rentals. The Council discussed sprinkler systems, alarm systems, carbon monoxide detectors, smoke detectors.

Mayor Spuhler said that he doesn't want to make it too difficult on the short term rental businesses because they bring a lot of revenue to the town. He said that we have started a program to monitor short term rentals and collect data to know what the issues are.

# Garden City

## Business License Application

PO Box 207 • 69 N. Paradise Parkway • Garden City, Utah 84028  
www.gardencityut.us • 435-946-2901 • 435-946-8852 Fax

<b>Business Status:</b> (check all that apply) <input checked="" type="checkbox"/> New Business <input type="checkbox"/> Additional Location # _____ <input type="checkbox"/> Name Change <input type="checkbox"/> Ownership Change <input type="checkbox"/> Location Change <input type="checkbox"/> Transient Vendor <input type="checkbox"/> Concessionaire Vendor	<b>License Fee:</b> Business License Fee <u>50.00</u> Transient License Fee _____ Concessionaire Fee _____ Additional Location _____ Other _____ Beach Vendor License also requires a BCI background check
--	--

### Official Use Only:

<b>Planning Commission:</b>	<input type="checkbox"/> Approved	<input type="checkbox"/> Not Approved	Date: _____
<b>Town Council:</b>	<input type="checkbox"/> Approved	<input type="checkbox"/> Not Approved	Date: _____
<b>Inspections: Building Insp.:</b>	<input type="checkbox"/> Initial Date: _____	<input type="checkbox"/> Final Date: _____	
<b>Fire Inspection:</b>	<input type="checkbox"/> Initial Date: _____	<input type="checkbox"/> Final Date: _____	

### Comments:

**Zone:**  Commercial 1 2 3  Residential  Beach Devel.  Other \_\_\_\_\_

**Business Name:** Claudia's Cleaning Service  
**If name change, previous name:** \_\_\_\_\_  
**Location Address:** 360 W 320 N B1  
**City, State & Zip:** Garden City UT 84028  
**Business Phone:** 435-840-8026  
**Cell Phone:** \_\_\_\_\_  
**Mailing Address:** PO BOX 615  
**City, State & Zip:** Garden City, UT 84028  
**E-mail Address:** Claudia\_lopez79@yahoo.com

**Owners Name:** Claudia Lopez  
**Owners Location:** 360 W 320 N B1  
**City, State & Zip:** Garden City, UT 84028  
**Phone:** 435-946-2233  
**Cell Phone:** 435-840-8026

**Kind of Business**  Retail  Lodging  Restaurant  
 Professional  Contractor  Other

**Briefly Describe Your Business:** Cleaning Service

**Utah State Sales Tax Number:** \*9471193-0151\* REGISTRATION #

**Ut State Professional License No.** Service oriented business - used SS# w/State

**Will you be installing a sign?:**

This is an application for a business license; the actual license will be issued only when **All** inspections/Approvals are complete. Issuance of this business license shall in no way relieve the applicant of his/her responsibility of complying with applicable zoning, health, building, or fire regulations.

I, We, Claudia Lopez hereby agree to conduct said business strictly in accordance with the Laws and Ordinances covering such business. I understand that I shall not begin nor cause to begin business at this location without first obtaining a business license and will not continue business without maintaining a valid license, in doing so, I will be subject to a penalty as stipulated by the Garden City Infraction Fee Schedule. Business License Fees are non-refundable.

**Owners Signature:** Claudia Lopez **Date:** 9/09/2015

**Please print your name:**



## GARDEN CITY SHORT TERM RENTAL APPLICATION

Owner or Property Management Company Name: <i>BENCHMARK REALTY MANAGEMENT, LLC</i>
Owner or Property Management Company Address: <i>223 W. BULLDOG BLVD. # 540, PPOID, UT 84602</i>
Owner or Property Management Company Phone #: <i>801-995-3213      JT      801-667-4041</i>
Emergency Contact Name and Phone #: <small>(must live within 15 minutes of property &amp; be available 24/7)</small> <i>DEWAYNE GIFFORD</i>
Contact Persons E-mail address: <i>byroncorrod123@gmail.com</i>
Utah State Tax Number: <small>(must be registered to Garden City)</small> <i>13394176-002-STC</i>

The following information and documentation shall be contained in the application and provided to the Clerk:

- A. Completed Application signed by the Owner.
- B. Proof of Ownership for each unit.
- C. Site Plan drawn to scale for each unit, including the parking area with each parking space mapped out.
- D. Proof of valid insurance for each unit being licensed for short term rentals.
- E. Floor plan drawn to scale with dimensions.
- F. Zone designation and street address for each unit.
- G. If direct vehicular access from the Property to a public street is not shown on the Site Plan, the Application must include a Temporary Access Easement from the owners of each property over which vehicles must pass to access the Property. All Temporary Access Easements shall be signed and notarized by the owner or owners of the property or properties granting the Temporary Access Easements. Upon the termination of any Temporary Access Easement, it shall be the responsibility of the Owner to obtain a new Temporary Access Easement from the new property owner. Failure to obtain a replacement Temporary Access Easement shall be cause for termination of the License.

- H. Copies of currently valid Town and State Sales Tax collection and accounting numbers in the name of the Owner or the Property Management Company.
- I. The name, address, and contact information including a 24-hour contact phone number for the person at the Property Management Company managing the Property; or, if there is no Property Management Company, the name, address and contact information, including a 24-hour contact phone number, of a person living with 15 minutes of the property(s), who may be the Owner or Owner's Agent, and who can be contacted in the event of an emergency.
- J. Inspection by the Garden City Building Inspector and Garden City Fire Chief.
- K. A signed acknowledgement on the application, that the Owner, Property Management Company, and/or Owner's agent, if any, have read all of the Town's regulations pertaining to the operation of a Short Term Rental.
- L. The Owner shall sign the application certifying the accuracy of the information submitted and agreeing to comply with all regulations. If there is a Property Management Company or other agent of the Owner managing the Short Term Rental, the agent or an authorized officer of the Property Management Company, or both, shall also sign the application certifying the accuracy of the information submitted and agreeing to comply with all regulations.

Fill out one section for each location you are renting: (you may need to fill out a second application for more locations).

Owner of Property: <i>KETT BLATTER</i>	Owners Phone #: <i>801-559-4041</i>
Address of Property: <i>1006 SNOW MEADOWS LANE, G.C.</i>	Subdivision or resort where property is located: <i>SNOW MEADOWS</i>
Owners mailing address: <i>223 W. PULASKI BLVD #540 PROVO, UT 84604</i>	<i>3110th office</i>
Owner of Property:	Owners Phone #:
Address of Property:	Subdivision or resort where property is located:
Owners mailing address:	

As the Owner/Property Management Company for the above listed properties I understand that I am responsible for:

- 1. The Owner or Property Management Company, or other agent of Owner shall:
  - a. mail or provide directly to the party signing any rental agreement or reserving the Property a copy of all Short Term Rental rules and regulations as soon as possible, but no later than 10 days after reserving the Property; and

I understand that this license does not preclude me from following the appropriate Homeowner Association CC&R's and obtaining approval from the appropriate Homeowner Association for each unit, prior to commencing any rental. I further understand that not all subdivisions within the Garden City limits allow short term rentals and my unit may be located within one such subdivision.

Incomplete applications will not be accepted.

Kath. Blatte  
Signature of the Owner of property

11-20-2014  
Date

[Signature]  
Signature of Property Management Company

11-20-2014  
Date

[Signature]  
Signature of Contact Person

12-4-2014  
Date

Application fee, **NON-REFUNDABLE**: \$100 plus \$130 per unit

pd \$130.<sup>00</sup>  
12-14

The foregoing application was \_\_\_\_\_ approved \_\_\_\_\_ disapproved at a meeting of the Garden City Town Council held on \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

*[Handwritten notes]*

**Subject:** Fwd: FW: Allstate Landlords Insurance Quote  
**From:** Byron Conrad (byronconrad123@gmail.com)  
**To:** mark@bearlakeviewrealestate.com;  
**Date:** Thursday, December 4, 2014 6:16 AM



**Allstate Indemnity Company**  
**Landlords Insurance Quote**

November 20, 2014

Control #: 10003543

**Prepared By:**  
 RANDY IVIE  
 535 EAST 1400 NORTH  
 SUITE 120  
 LOGAN, UT 84341  
 435-787-8300

**\$ 845.10 /year\***

**Property Insured:**  
 1006 SNOWMEADOWS DR, GARDEN CITY, UT 84028

Coverages	Limits of Liability	Premium
Dwelling Protection Replacement Cost	\$879,628	\$802.10
Other Structures Protection	\$87,963	Included
Personal Property Protection	\$43,982	Included
Liability Protection	\$300,000/occurrence	\$43.00
Premises Medical Protection	\$1,000/person	Included
Burglary		Included
Vandalism		Included

Fair Rental Loss		Included
Deductibles		Amount
All Peril	\$1,000	
Discounts Applied		
Multiple Policy		
Policy Premium Summary		Premium
Coverages (including Discounts and Surcharges)		\$ 845.10
<b>Total Estimated Annual Premium*</b>		<b>\$ 845.10</b>
(Your actual premium may be higher or lower. See above)		

Please call to enroll in Good Hands® Roadside Assistance - The free-to-join roadside assistance you only pay for when you use it. Our Agency is dedicated to assisting you with your insurance needs!

**Please do not respond to this communication using personal or sensitive information.**

November 20, 2014

Control #: 100035432404703

Copyright © 2005 Allstate Insurance Company. All Rights Reserved.

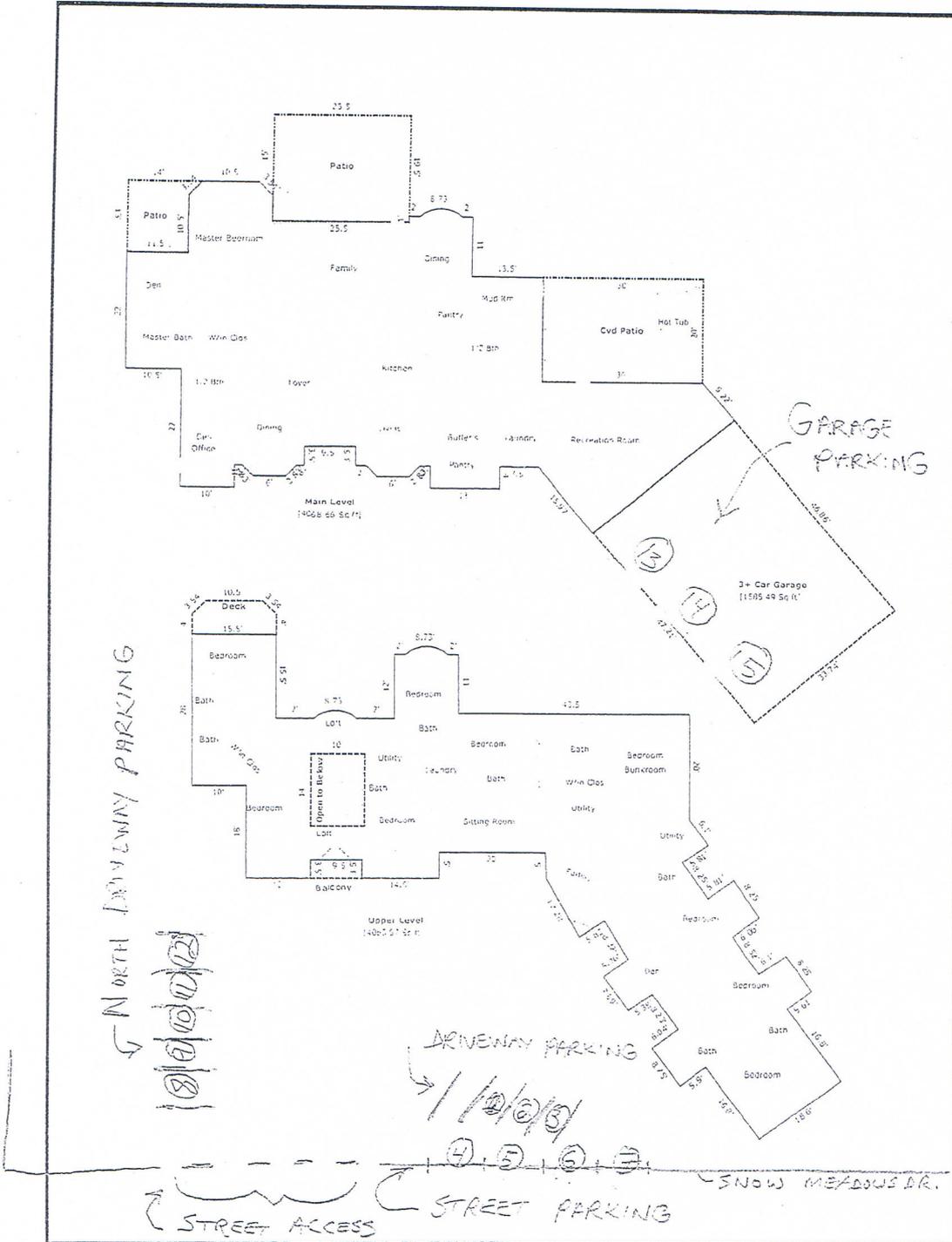
--

This electronic message transmission contains PRIVILEGED AND CONFIDENTIAL INFORMATION intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please erase all copies of the message and its attachments and notify sender immediately.

Building Sketch (Page - 1)

Borrower	BLATTER, Kelt		
Property Address	1006 Snow Meadows Drive		
City	Garden City	County	Rich
State	UT	Zip Code	84028
Lender/Client	Veritas Funding		

PARKING AREAS & FLOOR PLAN



Plat Map

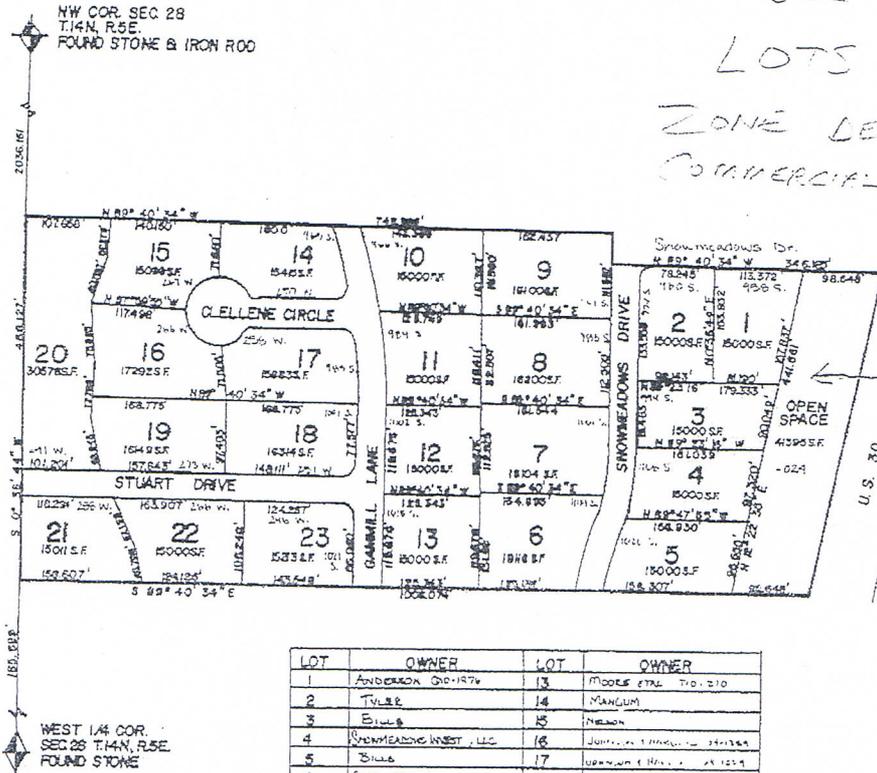
Borrower:	BLATTER, Kett	County:	Rich	State:	UT	Zip Code:	84026
Property Address:	1006 Snow Meadows Drive						
City:	Garden City						
Lender/Client:	Veritas Funding						

RICH COUNTY

PART NW1/4 SECTION 28 T.14N, R.5E, S.L.B.&M.  
 SNOWMEADOWS SUBDIVISION PHASE 2  
 GARDEN CITY

41-28-02-LDT

*SUBJECT PROPERTY:*  
*LOTS 3 & 4*  
*ZONE DESIGNATION:*  
*COMMERCIAL ZONE 3*



*1006 SNOW MEADOWS DR.  
 GARDEN CITY  
 (LOTS 3 & 4)*

LOT	OWNER	LOT	OWNER
1	ANDERSON DONALD	13	MOORE ETAL TRUST
2	TULLER	14	MANGUM
3	ETLER	15	MELSON
4	SNOWMEADOWS WEST, LLC	16	JENNIFER L. HANSEN
5	BILLS	17	JOHNSON & HANSEN
6	COOPERATION, TC	18	JOHNSON
7	KAP	19	JOHNSON
8	KAP	20	JONES, TC
9	MOORE	21	ETAL TRUST
10	HANSEN	22	ETAL TRUST
11	PHEASANTS	23	ETAL TRUST
12	ETAL TRUST	-024	ETAL TRUST

Greg Bills old Place - 12/9/24

10 parking ~~2437~~  
~~1000~~  
~~1000~~

Total  
3378

- Main Floor

NW Bed -  
12 x 13 - (156)

No smoke - Not counting  
No Egress window - This one

NW - Office / Bed -  
9 x 16 (144)

No smoke - As per fire chief

Master man -  
22 x 17 (374)

Pull out in  
Family Room  
(100)

upstairs Archer  
So. East  
(10 x 17) + (5 x 10)  
(220)

oriental  
14 x 13 (182)

Wolf  
11 x 13 (143)

Safari  
15 x 11 (165)

Fisherman  
13 x 15 (195)

maple  
12 x 11 (132)

Nautical  
19 x 17 (323)

Beach  
14 x 14 (196)

Bohemian,  
17 x 12 (204)

All safety items in place  
except smoke det. in office.

Dev. Paul

# GARDEN CITY FIRE DISTRICT

P.O. BOX 248 145 WEST LOGAN ROAD

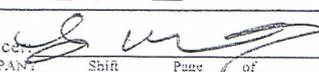
GARDEN CITY, UTAH 84028

PHONE/FAX (435) 946-3557

## FIRE SAFETY INSPECTION REPORT

Business Name: BENCHMARK REALTY Inspection Date: 12-15-14

Business Address: 1006 SNOW MEADOWS DR Suite: \_\_\_\_\_ Business Phone: \_\_\_\_\_

No.	Violations	No.	Locations/Remarks	Cleared
<b>ACCESS-</b>				
1	<input checked="" type="checkbox"/> Maintain fire lane free of obstructions			/ /
2	<input checked="" type="checkbox"/> Provide address numbering which is visible from street			/ /
3	<input checked="" type="checkbox"/> Provide supra box for fire dept. access			
<b>EXITING</b>				
4	<input checked="" type="checkbox"/> Remove obstructions at exits, doors, aisles, corridors, stairways, etc.			/ /
5	<input checked="" type="checkbox"/> Exit door to open without a key or any special knowledge or effort			
6	<input checked="" type="checkbox"/> Provide sign over main exit door(s)			/ /
7	<input checked="" type="checkbox"/> Repair non-operable exit door hardware			/ /
8	<input checked="" type="checkbox"/> Removed obstructions from door required to be closed			
9	<input checked="" type="checkbox"/> Remove locks & latches from doors with panic hardware			/ /
10	<input checked="" type="checkbox"/> Remove storage from attic, under-floor and concealed spaces			
11	<input checked="" type="checkbox"/> Provide/maintain exit sign/emergency lighting			/ /
<b>FIRE EXTINGUISHERS</b>				
12	<input checked="" type="checkbox"/> Have fire extinguisher serviced and tagged			/ /
13	<input checked="" type="checkbox"/> Provide/mount fire extinguisher as indicated			
14	<input checked="" type="checkbox"/> Provide clear access to fire extinguisher			/ /
15	<input checked="" type="checkbox"/> Post a sign indicating fire extinguisher location			
16	<input checked="" type="checkbox"/> Maintain 3 foot clearance for access/use of fire appliances/equipment			/ /
<b>FIRE PROTECTION SYSTEMS</b>				
17	<input checked="" type="checkbox"/> Secure all system control valves in the open position	PASSUS INSPECTION		
18	<input checked="" type="checkbox"/> Replace damaged, corroded or painted sprinkler heads/ Fire department connection (FDC) caps			
19	<input checked="" type="checkbox"/> Provide annual certification for sprinkler/standpipe system			
20	<input checked="" type="checkbox"/> Provide sprinkler coverage in unprotected areas	Re-inspection dates	Inspector	
21	<input checked="" type="checkbox"/> Provide spare sprinkler heads and/or compatible wrench	1 <sup>st</sup>	/ /	
22	<input checked="" type="checkbox"/> Hood and duct extinguishing system to be serviced and tagged	2 <sup>nd</sup>	/ /	
23	<input checked="" type="checkbox"/> Remove grease from hood, duct, and filters ( keep clean)			
<b>FIRE ALARM SYSTEMS</b>				
24	<input checked="" type="checkbox"/> Maintain, repair, inspect, and/or test fire alarm system	Refer to FPB	/ /	
<b>FIRE SEPARATIONS</b>				
25	<input checked="" type="checkbox"/> Repair holes in required fire resistive construction	3 <sup>rd</sup>	/ /	
26	<input checked="" type="checkbox"/> Provide/repair self or automatic closing fire rated assemblies	Hearing	/ /	
<b>ELECTRICAL</b>				
27	<input checked="" type="checkbox"/> Discontinue use of extension cords	District attorney	/ /	
28	<input checked="" type="checkbox"/> Install permanent wiring for fixed or stationary appliance			
29	<input checked="" type="checkbox"/> Provide cover plates for all junction boxes	Final clearance	/ /	
30	<input checked="" type="checkbox"/> Remove exposed wiring or protect in approved conduit			
31	<input checked="" type="checkbox"/> Provide a clear work space at all electrical panels ( 30" in width, 36" in depth and 78" in height) Remove exposed wiring or protect in approved conduit			
32	<input checked="" type="checkbox"/> Labeling electrical rooms and breaker			
<b>FLAMMABLE LIQUIDS - COMPRESSED GASES</b>				
33	<input checked="" type="checkbox"/> Provide flammable liquid storage cabinet or reduce storage	You are hereby notified to correct all violations immediately or show cause why you should not be required to re-inspection will be conducted after _____ days from the date of this notice. Willful failure to comply with this notice is a misdemeanor. Violations which are not corrected immediately and or remain after the re-inspection may be processed as a criminal offense. Thank you for your assistance and cooperation in minimizing the fire and life loss in your community.		
34	<input checked="" type="checkbox"/> Remove all fueled vehicles or equipment from buildings			
35	<input checked="" type="checkbox"/> Secure compressed gas cylinders			
<b>STORAGE - HOUSEKEEPING</b>				
36	<input checked="" type="checkbox"/> Arrange storage in an orderly manner to provide access/egress	BY ORDER OF THE FIRE CHIEF SIGNATURE OF RECIPIENT: _____ Owner _____ manager _____ employee _____ other _____		
37	<input checked="" type="checkbox"/> Remove combustible storage from boiler, mechanical, or electrical rooms			
38	<input checked="" type="checkbox"/> Reduce storage to 24 " below ceiling or 18" from sprinkler heads			
39	<input checked="" type="checkbox"/> Provide approved metal container from oily rag storage			
40	<input checked="" type="checkbox"/> Remove waste & rubbish material from the premises daily			
41	<input checked="" type="checkbox"/> Keep dumpster 5 ' away from buildings			
42	<input checked="" type="checkbox"/> Clearance from ignition sources			
<b>MISCELLANOUS</b>				
43	<input checked="" type="checkbox"/> Other violations and comments			
<b>NO VIOLATIONS NOTED THIS DATE - THANK YOU FOR BEING SAFE</b>				
		Inspecting Officer:  FPB _____ COMPANY _____ Shift _____ Page _____ of _____		

DISTRIBUTION: WHITE TO FPR YELLOW TO OWNER/OCCUPANT PINK TO OWNER WITH FINAL CLEARANCE



# Town of Garden City

P.O. Box 207

69 North Paradise Parkway

Garden City, Utah 84028

**GARDEN CITY**

## SHORT TERM RENTAL APPLICATION

Owner or Property Management Company Name: <i>David + Mary Wagner</i>
Owner or Property Management Company Address: <i>Box 869, Arnold Cr 95223</i>
Owner or Property Management Company Phone #: <i>209-795-0385 or 209-770-0645</i>
Emergency Contact Name and Phone #: <small>(must live within 15 minutes of property &amp; be available 24/7)</small> <i>Rose Thompson 435-757-4569</i>
Contact Persons E-mail address: <i>MYROSE24@yahoo.com</i>
Utah State Tax Number: <small>(must be registered to Garden City)</small> <i>46-5227374</i>

The following information and documentation shall be contained in the application and provided to the Clerk:

- A. Completed Application signed by the Owner. ✓
- B. Proof of Ownership for each unit. ✓
- C. Site Plan drawn to scale for each unit, including the parking area with each parking space mapped out. ✓
- D. Proof of valid insurance for each unit being licensed for short term rentals. ✓
- E. Floor plan drawn to scale with dimensions. ✓
- F. Zone designation and street address for each unit. ✓
- G. If direct vehicular access from the Property to a public street is not shown on the Site Plan, the Application must include a Temporary Access Easement from the owners of each property over which vehicles must pass to access the Property. All Temporary Access Easements shall be signed and notarized by the owner or owners of the property or properties granting the Temporary Access Easements. Upon the termination of any Temporary Access Easement, it shall be the responsibility of the Owner to obtain a new Temporary Access Easement from the new property owner. Failure to obtain a replacement Temporary Access Easement shall be cause for termination of the License. ✓

- H. Copies of currently valid Town and State Sales Tax collection and accounting numbers in the name of the Owner or the Property Management Company.
- I. The name, address, and contact information including a 24-hour contact phone number for the person at the Property Management Company managing the Property; or, if there is no Property Management Company, the name, address and contact information, including a 24-hour contact phone number, of a person living within 15 minutes of the property(s), who may be the Owner or Owner's Agent, and who can be contacted in the event of an emergency.
- J. Inspection by the Garden City Building Inspector and Garden City Fire Chief.
- K. A signed acknowledgement on the application, that the Owner, Property Management Company, and/or Owner's agent, if any, have read all of the Town's regulations pertaining to the operation of a Short Term Rental.
- L. The Owner shall sign the application certifying the accuracy of the information submitted and agreeing to comply with all regulations. If there is a Property Management Company or other agent of the Owner managing the Short Term Rental, the agent or an authorized officer of the Property Management Company, or both, shall also sign the application certifying the accuracy of the information submitted and agreeing to comply with all regulations.

Fill out one section for each location you are renting: (you may need to fill out a second application for more locations).

Owner of Property: <i>David + Mary Wagner</i>	Owners Phone #: <i>209-795-0385 / 209-770-0645</i>
Address of Property: <i>2176 S Bear Lake Blvd</i>	Subdivision or resort where property is located: <i>Ideal Beach</i>
Owners mailing address: <i>804 869</i>	<i>Arnold Ca 95223</i>

Owner of Property:	Owners Phone #:
Address of Property:	Subdivision or resort where property is located:
Owners mailing address:	

As the Owner/Property Management Company for the above listed properties I understand that I am responsible for:

1. The Owner or Property Management Company, or other agent of Owner shall:
  - a. mail or provide directly to the party signing any rental agreement or reserving the Property a copy of all Short Term Rental rules and regulations as soon as possible, but no later than 10 days after reserving the Property; and

- b. prominently display, on the Property, all of the rules and regulations pertaining to Short Term Rentals.
- c. collect appropriate Sales, Resort, and Transient Rental Taxes.
2. Each Short Term Rental shall have a clearly visible and legible notice within the unit, on or adjacent to the front door, containing the following information:
  - a. The name of the Property Management Company, agent, and/or Owner of the Property, living with 15 minutes of the property(s), contact persons telephone number at which that party may be reached on a 24-hour basis;
  - b. The maximum number of occupants permitted by the license;
  - c. The maximum number of vehicles permitted on the property and that all vehicles must be parked on the Property;
  - d. The number and location of all on-site parking spaces and the parking rules for seasonal snow removal;
3. The trash pick-up day and notification of all rules and regulations regarding trash removal, including without limitation, when trash may be left out and that animal-proof containers must be used.

I further understand that the following are prohibited activities for short term rentals, as defined by ordinance:

1. Occupancy beyond the specified amount in the License.
2. Parking of vehicles in non-compliance with section 8-607, of the Garden City Municipal Code.
3. Outdoor sleeping of individual(s), which exceeds the permitted occupancy.
4. Any unauthorized commercial activities.
5. The preparation of any food on site for persons other than the allowed occupants and the allowed guests.

The short term rental property authorized by this ordinance must be managed properly. As a condition to holding a valid short term rental license, the licensee agrees to provide or arrange to provide for adequate maintenance. The minimum services required and management regulations include:

1. Structural maintenance to preserve substantial code compliance as described herein.
2. Routine upkeep, including painting and repair to a level that is consistent with the level of maintenance on adjoining or nearby properties.
3. Trash collection which insures that trash containers are not left at the curb for any period in excess of twenty-four (24) hours and the property must be kept free of the accumulated garbage and refuse. All large boxes must be collapsed and trash bagged and placed in the appropriate receptacles.

By signing this document I represent that I have read and am familiar with the Short Term Rental Ordinance, Section 8-600 of the Garden City Municipal Code, and that I will conform to all the requirements therein. I also certify that this rental house/unit complies with all applicable health, safety, fire, and related public safety requirements. I further acknowledge that I understand that it is my responsibility to contact the Garden City Office at any point that I make a change to a rental unit which might affect the information on my application.

I understand that this license does not preclude me from following the appropriate Homeowner Association CC&R's and obtaining approval from the appropriate Homeowner Association for each unit, prior to commencing any rental. I further understand that not all subdivisions within the Garden City limits allow short term rentals and my unit may be located within one such subdivision.

Incomplete applications will not be accepted.

Mary Wilson  
Signature of the Owner of property

9-20-15  
~~4-28-16~~  
Date

\_\_\_\_\_  
Signature of Property Management Company

\_\_\_\_\_  
Date

[Signature]  
Signature of Contact Person

9-20-15  
~~4-28-16~~  
Date

Application fee, **NON-REFUNDABLE**: \$100 plus \$130 per unit

\$230 / 4200

The foregoing application was \_\_\_\_\_ approved \_\_\_\_\_ disapproved at a meeting of the Garden City Town Council held on \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

9-20-15

Rich County Treasurer  
P.O. Box 186  
Randolph, UT 84064  
(435) 793-5155

# 2014 REAL PROPERTY TAX NOTICE

PROPERTY PARCEL NAME(S)

WAGNER, DAVID M

PROPERTY PARCEL NUMBER

41-37-13-018

LEGAL DESCRIPTION

PLEASE SEE REVERSE

PROPERTY TYPE	ACRES/COUNT	MARKET VALUE	TAXABLE VALUE	TAX AMOUNT
SC SECONDARY CONDO	1.00			
DA BR LK SPEC SER DELINQUENCIES	1.00	\$97,790.00	\$97,790.00	\$759.83
DS DELINQUENT SANITATION	1.00			\$330.00
SR SECONDARY REAL ESTATE	1.00	\$15,500.00	\$15,500.00	\$126.00
				\$120.44
TOTALS		\$113,290.00	\$113,290.00	\$1,336.26

TAXING UNITS/ENTITIES	BUDGET HEARING DATE, TIME & LOCATION	TAX RATE	TAX AMOUNT
RICH COUNTY GENERAL	DEC 17TH, 1:00 PM: COURTHOUSE	0.1334	\$151.13
RICH COUNTY SCHOOL		0.3365	\$381.22
A/C (STATE)		0.0013	\$1.47
A/C (COUNTY)		0.0535	\$60.61
GARDEN CITY TOWN		0.0619	\$70.13
BASIC SCHOOL LEVY		0.1419	\$160.78
GARDEN CITY CEMETERY	DEC 2ND, 7:00 PM: CITY OFFICE	0.0073	\$8.27
GARDEN CITY FIRE	DEC 4TH, 6:00 PM: FIRE STATION	0.0412	\$46.68
BEAR LAKE SPECIAL SER		0.0000	\$0.00
BR LK SPEC SER DELINQ			\$330.00
DELINQUENT SANITATION			\$126.00
TOTALS		.7770	\$1,336.26

Please forward this notice to new owner if property has been sold.  
Your property may be subject to a reappraisal for the 2015 tax year.

2014 property taxes unpaid or postmarked after December 1, 2014 are delinquent.

If payment is made after the due date, the greater of a 2.5% or \$10.00 minimum penalty per property parcel will be added to the tax amount. That penalty can be reduced to the greater of 1% or \$10 if all 2013 delinquent taxes plus the 1% or \$10 penalty are paid before January 31, 2015. If delinquent taxes are not paid by January 31st, from January 1st interest will be charged.

PREPAYMENTS THRU DATE OF THIS NOTICE	
ABATEMENTS/CREDITS	
<b>BALANCE</b>	<b>\$1,336.26</b>

KEEP ABOVE PORTION FOR YOUR RECORDS. DETACH ENTIRE BOTTOM PORTION AND RETURN WITH PAYMENT. BRING COMPLETE NOTICE WHEN PAYING IN PERSON

Rich County Treasurer  
P.O. Box 186  
Randolph, UT 84064  
(435) 793-5155

If you are interested in making monthly prepayments during 2015 for next year's property taxes, please mark the box below. A coupon booklet will be sent to you (No additional fees charged.)

YES! Please send prepayment coupons for this Parcel.

The courthouse will be closed the day after Thanksgiving.

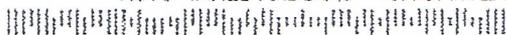
For online and credit card payments, see reverse side.

PARCEL NO: 41-37-13-018

<b>TOTAL DUE BY DECEMBER 1, 2014</b>	
MAKE CHECKS PAYABLE TO:	
RICH COUNTY TREASURER	\$1,336.26

PLEASE NOTE ANY CHANGE OF ADDRESS

\*\*\*\*\*AUTO\*\*MIXED AADC 840 AA 4184 1/1/22 T13



DAVID M WAGNER  
PO BOX 869  
ARNOLD CA 95223-0869

## PROPERTY ADDRESS/LEGAL DESCRIPTION

PARCEL NUMBER: 41-37-13-018

UNIT 18, SWEETWATER PARK BEACH RESORT CONDOMINIUMS

The above property description may be abbreviated. Do not use for official documents. Contact Recorder's office for complete legal description.

## TAX PAYMENT PROCEDURES

If paying taxes in person, bring this complete notice to Treasurer's office.

Pay online with an electronic check or credit card at: [www.richcountyut.org](http://www.richcountyut.org)

or pay online at: [www.officialpayments.com](http://www.officialpayments.com)

or

Call 1-888-2PAY-TAX

(1-888-272-9829)

At the prompt, enter Jurisdiction Code 5403

After authorization of your payment, you will be given a confirmation number that you should keep for your records

There will be a nominal fee charged for this service. Convenience fee is 2.5% or \$2.50 minimum.



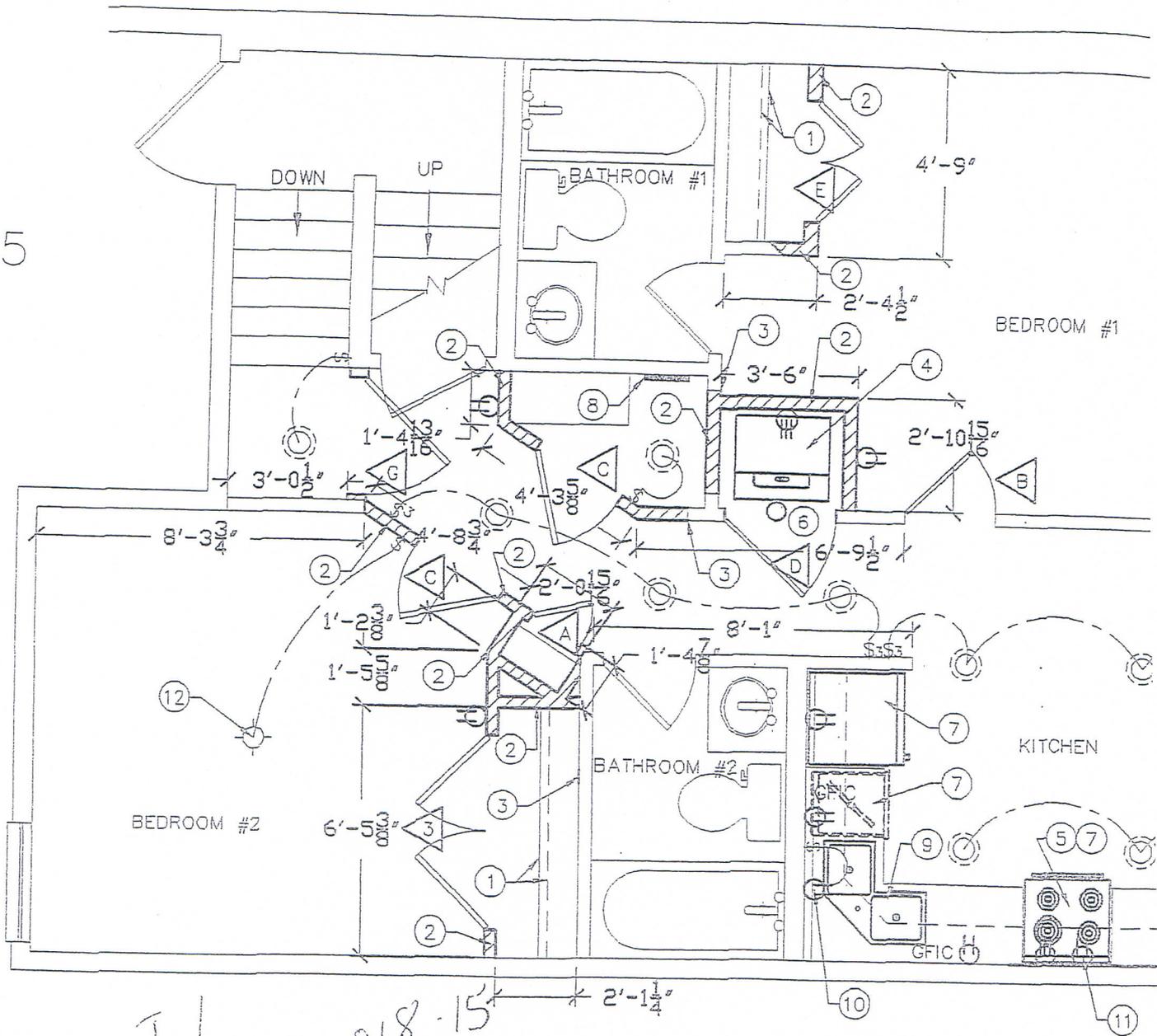
**OFFICIAL  
PAYMENTS**

Effective 10/1/02: For payments above \$100,000 please contact the Official Payments Corp. Special Services Group at 1-877-754-4420

D

185

186



prop Id  
41-37-13-018-15

State Farm

State Farm Fire and Casualty Company



1655 Promontory Circle  
Greensboro, CO 80633-0001

C-20- 1463-FB88 H 6 F

WAGNER, DAVID M & MARY G  
PO BOX 869  
ARNOLD CA 95225-0869

Location: 2176 S BEAR LAKE BLVD # 186  
GARDEN CITY UT  
84028-9700

SFPP No: 0190184520

Loss Settlement Provisions (See Policy)  
A1 Replacement Cost - Similar Construction  
B1 Limited Replacement Cost - Coverage B

Forms, Options, and Endorsements

Condominium Unitowners Policy	FP-7956
Unitowners Rental to Others	FE-5252
Condo Unit Policy Endorsement	FE-3537
Amendatory Endorsement	FE-2340

RENEWAL CERTIFICATE

POLICY NUMBER	44-59-6191-3
Condominium Unitowners Policy	
SEP 26 2014 to SEP 26 2015	
BILLED THROUGH SFPP	

Coverages and Limits

Section I

A Building Property	\$57,400
B Personal Property	38,800
C Loss of Use	Actual Loss Sustained
D Loss Assessment	1,000

Deductibles - Section I

A# Losses 500

Section II

L Personal Liability	\$500,000
Damage to Property of Others	500
M Medical Payments to Others (Each Person)	5,000

Annual Premium \$293.00

Premium Reductions

Home/Auto Discount	49.00
Claim Record Discount	48.00

Inflation Coverage Index: 238.3

130-3075 (S 10-11-2010) (enfranch)

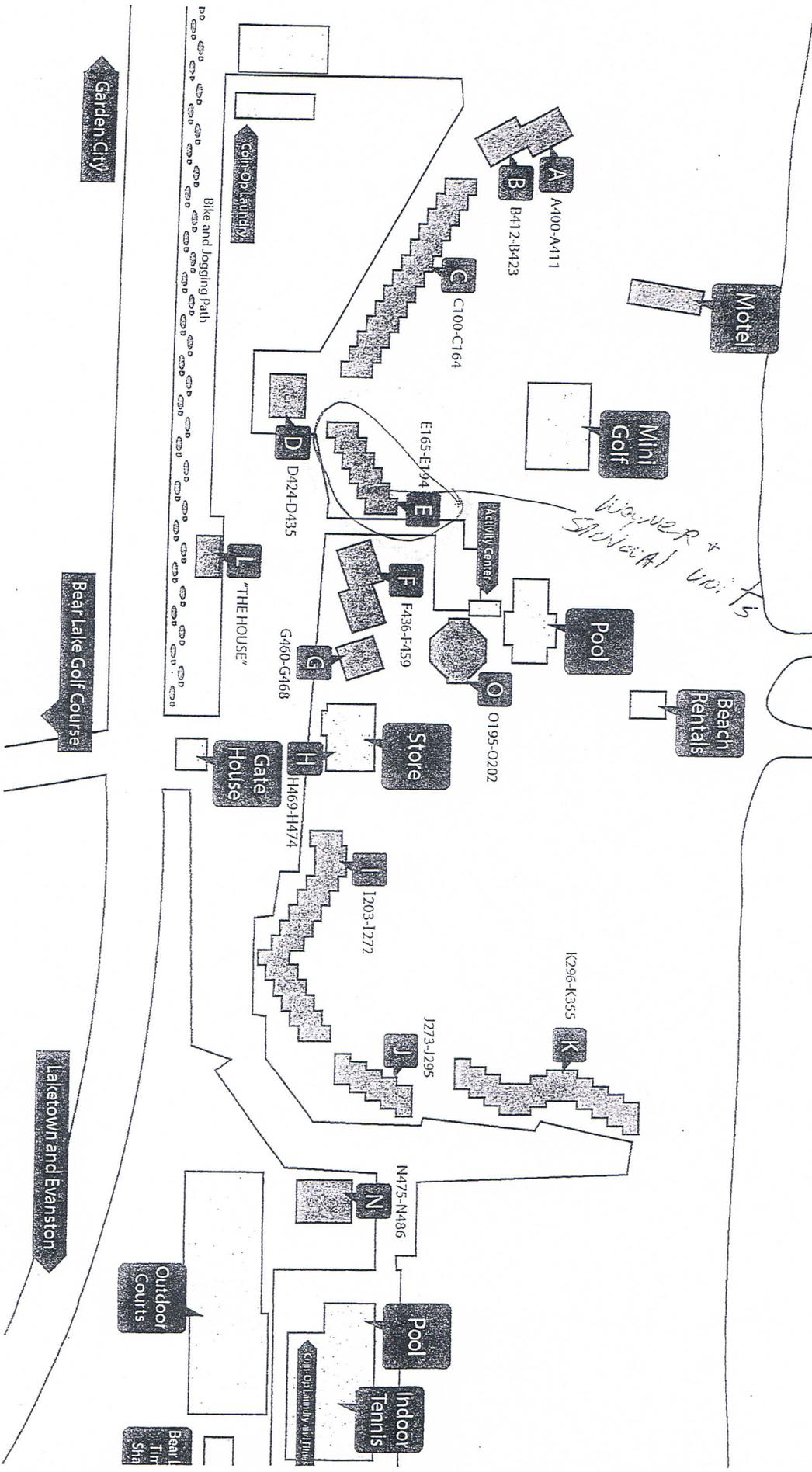
Thanks for letting us serve you. We appreciate our long term customers.  
 12325 40-1 1  
 DR.NP.81.24.9P  
 Agent DEANN FOUNTAINE INS AGCY INC  
 Telephone (801) 571-9509

Moving? See your State Farm agent.  
 See reverse for important information.  
 Prepared ALIG 12 2014



family.  
tradition.  
memories.

IDEAL BEACH RESORT  
2176 S. Bear Lake Blvd.  
Garden City, Utah  
1(800) 634-1018



SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Address: 185-186  
 Date of inspection: 7/17/15  
 Owner: W/gover  
 Property Management:  
 Contact Name:  
 Contact Phone #:

	Time limit to correct
Safety Inspections:	
Handrails/Guardrails	OK
Outdoor lights	OK
Entry lights	OK
Water shut off	OK
Breaker box labeled	OK
Gas shut off	OK
Hot water heater	OK
Furnace	OK
Water working	OK
Kitchen sink	OK
Fire Extinguishers	Per A/c chief
Electrical outlet plates	OK
Check address on unit	OK
Other:	

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST (page 2)

Address: \_\_\_\_\_  
 Date of inspection: \_\_\_\_\_  
 Owner: \_\_\_\_\_  
 Property Management: \_\_\_\_\_  
 Contact Name: \_\_\_\_\_  
 Contact Phone #: \_\_\_\_\_

Sleeping Rooms:	#1	#2	#3	#4	#5	#6
Sq Ft.	11.5 x 17 4.5 x 7	11.5 x 11	10 x 10			
Height	OK	OK	OK			
Exit requirement	OK	OK	OK			
Window(s)	OK	OK	OK			
Smoke Detector	per fire	chert -				
Total Square Ft.	195.5 + 31.5	126.5	100	=	453.5	

Total Occupancy allowed this address: 9 (shall not include children under the age of three (3)).  
 Total Parking required at this address: 2 (All vehicles include trailer's RV's, boats, motor homes, etc., shall park in designated parking areas. Each trailer is considered a vehicle).

Signature: \_\_\_\_\_  
 Inspector: [Signature]  
 Date: 7/17/15  
 Owner: \_\_\_\_\_

Property Management Company: \_\_\_\_\_  
 You must call when you are ready for a re-inspection, (435)946-2901

# GARDEN CITY FIRE DISTRICT

P.O. BOX 248 145 WEST LOGAN ROAD

GARDEN CITY, UTAH 84028

PHONE/FAX (435) 946-3557

## FIRE SAFETY INSPECTION REPORT

Business Name: MARY WAGNER Inspection Date: 7/24/15

Business Address: 185-186 IDEAL BEACH Suite: \_\_\_\_\_ Business Phone: \_\_\_\_\_

No.	Violations	No.	Locations/Remarks	Cleared
<b>ACCESS-</b>				
1	<input checked="" type="checkbox"/> Maintain fire lane free of obstructions			/ /
2	<input checked="" type="checkbox"/> Provide address numbering which is visible from street			/ /
3	<input checked="" type="checkbox"/> Provide supra box for fire dept. access			/ /
<b>EXITING</b>				
4	<input checked="" type="checkbox"/> Remove obstructions at exits, doors, aisles, corridors, stairways, etc.			/ /
5	<input checked="" type="checkbox"/> Exit door to open without a key or any special knowledge or effort			/ /
6	<input checked="" type="checkbox"/> Provide sign over main exit door(s)			/ /
7	<input checked="" type="checkbox"/> Repair non-operable exit door hardware			/ /
8	<input checked="" type="checkbox"/> Removed obstructions from door required to be closed			/ /
9	<input checked="" type="checkbox"/> Remove locks & latches from doors with panic hardware			/ /
10	<input checked="" type="checkbox"/> Remove storage from attic, under-floor and concealed spaces			/ /
11	<input checked="" type="checkbox"/> Provide/maintain exit sign/emergency lighting			/ /
<b>FIRE EXTINGUISHERS</b>				
12	<input checked="" type="checkbox"/> Have fire extinguisher serviced and tagged			/ /
13	<input checked="" type="checkbox"/> Provide/mount fire extinguisher as indicated			/ /
14	<input checked="" type="checkbox"/> Provide clear access to fire extinguisher			/ /
15	<input checked="" type="checkbox"/> Post a sign indicating fire extinguisher location			/ /
16	<input checked="" type="checkbox"/> Maintain 3 foot clearance for access/use of fire appliances/equipment			/ /
<b>FIRE PROTECTION SYSTEMS</b>				
17	<input checked="" type="checkbox"/> Secure all system control valves in the open position	<b>PASSES INSPECTION</b>		
18	<input checked="" type="checkbox"/> Replace damaged, corroded or painted sprinkler heads/ Fire department connection (FDC) caps			
19	<input checked="" type="checkbox"/> Provide annual certification for sprinkler/standpipe system	Re-inspection dates	Inspector	
20	<input checked="" type="checkbox"/> Provide sprinkler coverage in unprotected areas	1 <sup>st</sup>	/ /	
21	<input checked="" type="checkbox"/> Provide spare sprinkler heads and/or compatible wrench			
22	<input checked="" type="checkbox"/> Hood and duct extinguishing system to be serviced and tagged	2 <sup>nd</sup>	/ /	
23	<input checked="" type="checkbox"/> Remove grease from hood, duct, and filters ( keep clean)			
<b>FIRE ALARM SYSTEMS</b>				
24	<input checked="" type="checkbox"/> Maintain, repair, inspect, and/or test fire alarm system	Refer to FPB	/ /	
<b>FIRE SEPARATIONS</b>				
25	<input checked="" type="checkbox"/> Repair holes in required fire resistive construction	3 <sup>rd</sup>	/ /	
26	<input checked="" type="checkbox"/> Provide/repair self or automatic closing fire rated assemblies	Hearing	/ /	
<b>ELECTRICAL</b>				
27	<input checked="" type="checkbox"/> Discontinue use of extension cords	District attorney	/ /	
28	<input checked="" type="checkbox"/> Install permanent wiring for fixed or stationary appliance			
29	<input checked="" type="checkbox"/> Provide cover plates for all junction boxes	Final clearance	/ /	
30	<input checked="" type="checkbox"/> Remove exposed wiring or protect in approved conduit			
31	<input checked="" type="checkbox"/> Provide a clear work space at all electrical panels ( 30" in width, 36" in depth and 78" in height) Remove exposed wiring or protect in approved conduit			
32	<input checked="" type="checkbox"/> Labeling electrical rooms and breaker			
<b>FLAMMABLE LIQUIDS - COMPRESSED GASES</b>				
33	<input checked="" type="checkbox"/> Provide flammable liquid storage cabinet or reduce storage	You are hereby notified to correct all violations immediately or show cause why you should not be required to re-inspection will be conducted after _____ days from the date of this notice. Willful failure to comply with this notice is a misdemeanor. Violations which are not corrected immediately and or remain after the re-inspection may be processed as a criminal offense. Thank you for your assistance and cooperation in minimizing the fire and life loss in your community.		
34	<input checked="" type="checkbox"/> Remove all fueled vehicles or equipment from buildings			
35	<input checked="" type="checkbox"/> Secure compressed gas cylinders			
<b>STORAGE - HOUSEKEEPING</b>				
36	<input checked="" type="checkbox"/> Arrange storage in an orderly manner to provide access/egress	BY ORDER OF THE FIRE CHIEF SIGNATURE OF RECIPIENT: _____ Owner    manager    employee    other		
37	<input checked="" type="checkbox"/> Remove combustible storage from boiler, mechanical, or electrical rooms			
38	<input checked="" type="checkbox"/> Reduce storage to 24 " below ceiling or 18" from sprinkler heads			
39	<input checked="" type="checkbox"/> Provide approved metal container from oily rag storage			
40	<input checked="" type="checkbox"/> Remove waste & rubbish material from the premises daily	_____ Inspecting Officer: FPB    COMPANY    Shift    Page    of		
41	<input checked="" type="checkbox"/> Keep dumpster 5 ' away from buildings			
42	<input checked="" type="checkbox"/> Clearance from ignition sources	_____ NO VIOLATIONS NOTED THIS DATE - THANK YOU FOR BEING SAFE		
<b>MISCELLANEOUS</b>				
43	<input checked="" type="checkbox"/> Other violations and comments			



## GARDEN CITY SHORT TERM RENTAL APPLICATION

Owner or Property Management Company Name:	Torben Walters and Dieter Walters
Owner or Property Management Company Address:	212 Ponderosa Dr. Alamosa, CO 81001 / 2391 Aasha Ave, Provo, UT 84606
Owner or Property Management Company Phone #:	719-298-0314      719-969-8910
Emergency Contact Name and Phone #: <small>(must live within 15 minutes of property &amp; be available 24/7)</small>	Claudia Lopez 435890-8020
Contact Persons E-mail address:	claudia.lopez-7978@hotmail.com
Utah State Tax Number: <small>(must be registered to Garden City)</small>	13917581-003-5TC

The following information and documentation shall be contained in the application and provided to the Clerk:

- A. Completed Application signed by the Owner.
- B. Proof of Ownership for each unit.
- C. Site Plan drawn to scale for each unit, including the parking area with each parking space mapped out.
- D. Proof of valid insurance for each unit being licensed for short term rentals.
- E. Floor plan drawn to scale with dimensions.
- F. Zone designation and street address for each unit.
- G. If direct vehicular access from the Property to a public street is not shown on the Site Plan, the Application must include a Temporary Access Easement from the owners of each property over which vehicles must pass to access the Property. All Temporary Access Easements shall be signed and notarized by the owner or owners of the property or properties granting the Temporary Access Easements. Upon the termination of any Temporary Access Easement, it shall be the responsibility of the Owner to obtain a new Temporary Access Easement from the new property owner. Failure to obtain a replacement Temporary Access Easement shall be cause for termination of the License.

Used to be 410 W. Spruce  
Now 737 S. Spruce

- H. Copies of currently valid Town and State Sales Tax collection and accounting numbers in the name of the Owner or the Property Management Company.
- I. The name, address, and contact information including a 24-hour contact phone number for the person at the Property Management Company managing the Property; or, if there is no Property Management Company, the name, address and contact information, including a 24-hour contact phone number, of a person living within 15 minutes of the property(s), who may be the Owner or Owner's Agent, and who can be contacted in the event of an emergency.
- J. Inspection by the Garden City Building Inspector and Garden City Fire Chief.
- K. A signed acknowledgement on the application, that the Owner, Property Management Company, and/or Owner's agent, if any, have read all of the Town's regulations pertaining to the operation of a Short Term Rental.
- L. The Owner shall sign the application certifying the accuracy of the information submitted and agreeing to comply with all regulations. If there is a Property Management Company or other agent of the Owner managing the Short Term Rental, the agent or an authorized officer of the Property Management Company, or both, shall also sign the application certifying the accuracy of the information submitted and agreeing to comply with all regulations.

Fill out one section for each location you are renting: (you may need to fill out a second application for more locations).

Owner of Property:	Owners Phone #:
Address of Property: <del>410 S Spruce Cir Garden City, VT</del>	Subdivision or resort where property is located:
Owners mailing address:	

Owner of Property: Dieter Walters Tobias Walters	Owners Phone #: 719-469-5910 719-298-0314
Address of Property: 237 S Spruce Dr Garden City, VT	Subdivision or resort where property is located: Buttercup
Owners mailing address: 212 Pendocosa Dr Alamosa CO 81101	

As the Owner/Property Management Company for the above listed properties I understand that I am responsible for:

- 1. The Owner or Property Management Company, or other agent of Owner shall:
  - a. mail or provide directly to the party signing any rental agreement or reserving the Property a copy of all Short Term Rental rules and regulations as soon as possible, but no later than 10 days after reserving the Property; and

- b. prominently display, on the Property, all of the rules and regulations pertaining to Short Term Rentals.
  - c. collect appropriate Sales, Resort, and Transient Rental Taxes.
2. Each Short Term Rental shall have a clearly visible and legible notice within the unit, on or adjacent to the front door, containing the following information:
- a. The name of the Property Management Company, agent, and/or Owner of the Property, living with 15 minutes of the property(s), contact persons telephone number at which that party may be reached on a 24-hour basis;
  - b. The maximum number of occupants permitted by the license;
  - c. The maximum number of vehicles permitted on the property and that all vehicles must be parked on the Property;
  - d. The number and location of all on-site parking spaces and the parking rules for seasonal snow removal;
3. The trash pick-up day and notification of all rules and regulations regarding trash removal, including without limitation, when trash may be left out and that animal-proof containers must be used.

I further understand that the following are prohibited activities for short term rentals, as defined by ordinance:

- 1. Occupancy beyond the specified amount in the License.
- 2. Parking of vehicles in non-compliance with section 8-607, of the Garden City Municipal Code.
- 3. Outdoor sleeping of individual(s), which exceeds the permitted occupancy.
- 4. Any unauthorized commercial activities.
- 5. The preparation of any food on site for persons other than the allowed occupants and the allowed guests.

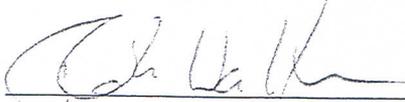
The short term rental property authorized by this ordinance must be managed properly. As a condition to holding a valid short term rental license, the licensee agrees to provide or arrange to provide for adequate maintenance. The minimum services required and management regulations include:

- 1. Structural maintenance to preserve substantial code compliance as described herein.
- 2. Routine upkeep, including painting and repair to a level that is consistent with the level of maintenance on adjoining or nearby properties.
- 3. Trash collection which insures that trash containers are not left at the curb for any period in excess of twenty-four (24) hours and the property must be kept free of the accumulated garbage and refuse. All large boxes must be collapsed and trash bagged and placed in the appropriate receptacles.

By signing this document I represent that I have read and am familiar with the Short Term Rental Ordinance, Section 8-600 of the Garden City Municipal Code, and that I will conform to all the requirements therein. I also certify that this rental house/unit complies with all applicable health, safety, fire, and related public safety requirements. I further acknowledge that I understand that it is my responsibility to contact the Garden City Office at any point that I make a change to a rental unit which might affect the information on my application.

I understand that this license does not preclude me from following the appropriate Homeowner Association CC&R's and obtaining approval from the appropriate Homeowner Association for each unit, prior to commencing any rental. I further understand that not all subdivisions within the Garden City limits allow short term rentals and my unit may be located within one such subdivision.

Incomplete applications will not be accepted.

  
\_\_\_\_\_  
Signature of the Owner of property

7/7/15  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Property Management Company

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of Contact Person

7/16/2015  
\_\_\_\_\_  
Date

Application fee, **NON-REFUNDABLE**: \$100 plus \$130 per unit

\$130  
7-7-15

The foregoing application was \_\_\_\_\_ approved \_\_\_\_\_ disapproved at a meeting of the Garden City Town Council held on \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.



### A. Settlement Statement (HUD-1)

**B. Type Of Loan**

1.  FHA 2.  RHS 3.  Conv. Units  
 4.  VA 5.  Conv. Ins.

6. File Number: 14204  
 7. Loan Number: 1431545747  
 8. Mortgage Insurance Number:

**C. NOTE:** This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.p.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the total.

**D. Name & Address of Borrower**  
 DIETER WALTERS  
 ALISHA B. WALTERS  
 2341 ALASKA AVE  
 PROVO, UTAH 84028

**E. Name & Address of Seller**  
 RABUSSAY, CHRIS  
 CHRISTIAN M. RABUSSAY  
 737 SOUTH 1000 WEST #55  
 GARDEN CITY, UT 84028

**F. Name & Address of Lender**  
 SUPERIOR LENDING ASSOCIATES, L.O  
 1031 W CENTER STREET # 202  
 OREM, UT 84057

**G. Property Location**  
 41-29-01-055  
 737 SOUTH 1000 WEST #55  
 GARDEN CITY, UT 84028  
 Lot 55, BUTTERCUP ESTATES

**H. Settlement Agent**  
 Phone: 801-716-4000  
 TITAN TITLE INSURANCE AGENCY - 10813 So. River  
 Front Parkway Ste 125 South Jordan, UT 84095

**I. Settlement Date**  
 7/13/2015

**J. Disbursement Date:** 7/14/2015

**K. Place of Settlement**  
 Phone: 801-716-4000  
 10813 So. River Front Parkway Suite 125  
 South Jordan, UT 84095

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due From Borrower		400. Gross Amount Due To Seller	
101. Contract sales price		401. Contract sales price	
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)		403.	
104.		404.	
105.		405.	
Adjustment for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/Town Taxes to		406. City/Town Taxes to	
107. County Taxes to		407. County Taxes to	
108. Assessments to		408. Assessments to	
109. HOA DUES 7/10/15 TO 8/01/16		409. HOA DUES 7/10/15 TO 8/01/16	
110. GARBAGE 7/15/15 TO 01/01/16		410. GARBAGE 7/15/15 TO 01/01/16	
111. SEWER 7/15/15 TO 10/01/15		411. SEWER 7/15/15 TO 10/01/15	
112.		412.	
120. Gross Amount Due from Borrower		420. Gross Amount Due to Seller	
200. Amounts Paid by or in Behalf of Borrower		500. Reductions in Amounts Due to Seller	
201. Deposit or earnest money		501. Excess Deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204. 10% TOLERANCE CURB FROM LENDER		504. Payoff of first mortgage loan WELLS FARGO	
205.		505. Payoff of second mortgage loan	
206.		506. GARBAGE	
207. OWNERS POLICY CREDIT		507. OWNERS POLICY	
208.		508. SEWER	
209.		509. HOME WARRANTY	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/Town Taxes to		510. City/Town Taxes to	
211. County Taxes 11/1/2015 to 7/10/2015		511. County Taxes 11/1/2015 to 7/10/2015	
212. Assessments to		512. Assessments to	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid by/or Borrower		520. Total Reduction Amount Amount Due Seller	
300. Cash at Settlement from/to Borrower		600. Cash at Settlement from/to Seller	
301. Gross amount due from borrower (line 120)		601. Gross amount due to seller (line 420)	
302. Less amounts paid by/or borrower (line 220)		602. Less reductions in amount due seller (line 520)	
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower		703. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	

The Public Reporting Burden for this collection of information is estimated to average 35 minutes per response for collection, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.



Utah State Tax Commission

TAXPAYER SERVICES DIVISION 210 N 1950 W SALT LAKE CITY Utah 84134

Website: [tax.utah.gov](http://tax.utah.gov)

atL512 08/2012

## Sales Tax License and/or Use Tax Certificate of Registration

RASPBERRY BEAR LAKE LODGE LLC  
RASPBERRY BEAR LAKE LODGE LLC  
737 S SPRUCE DR  
GARDEN CITY UT 84028-0000

Account Number: 13917581-003-STC

This business is registered to make  
taxable sales from the  
incorporated city of:  
**Garden City**

Outlet: 001 Issued: July 1, 2015 Valid until revoked or cancelled. Post in a noticeable place.

This business is authorized to make taxable sales, purchase tax free for resale, collect and remit sales and use taxes in the State of Utah. The authority to engage in business is subject to city and/or county business licensing laws and other rules and regulations. This license may be revoked for violations or failure to comply with these laws, rules and regulations. If this business moves, closes or is sold, you must contact the Tax Commission immediately by calling 801-297-2200 or toll free 1-800-662-4335 and return this license to the Tax Commission for cancellation. This license is NOT transferable.

### ABOVE IS YOUR SALES TAX LICENSE

TEAR OFF AT PERFORATION AND POST IN A NOTICEABLE PLACE  
Keep this portion for your records.

Account Number: 13917581-003-STC

<<< Use this number for all correspondence or contact  
with the Utah State Tax Commission.

Jurisdiction: Garden City

Issued: July 1, 2015

### TaxExpress

[taxexpress.utah.gov](http://taxexpress.utah.gov)

Your Personal Identification Number (PIN) will be sent in a different  
notice in a few days.

You are required to register your account at [taxexpress.utah.gov](http://taxexpress.utah.gov) for  
electronic filing, paying and managing your account. Your PIN is needed to  
register.

#### NOTICE OF LIABILITY

If you are purchasing a business, have the former business owner provide you a notice/receipt from the Tax Commission stating the sales and use taxes are paid in full. If the notice/receipt is not provided, Utah law requires you keep enough of the purchase money to pay the unpaid taxes. You may be held personally liable for any taxes not paid by the former owner.

#### TAX FREE PURCHASES

Merchandise purchased tax free, but used or consumed by your company, must be reported on your sales and use tax return. You must pay sales and use tax on goods that you or your company consume.



# EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)

07/01/2015

THIS EVIDENCE OF PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

AGENCY Albrecht Insurance Agency, Inc 496 N Main Street Richfield Ut 84701		PHONE (A/C, No, Ext): 435-893-8200	COMPANY Owners Insurance Company P.O. Box 30315 Lansing MI 48909-7815	
FAX (A/C, No): 435-893-8205	E-MAIL ADDRESS: annicka@albrecht-ins.com			
CODE:	SUB CODE:			
AGENCY CUSTOMER ID #:		LOAN NUMBER 1451545747		POLICY NUMBER 50-399364-00
INSURED Dieter and Alisha B. Walters Torben Walters 212 Ponderosa Dr Alamosa CO 81101-272		EFFECTIVE DATE 07/06/2015	EXPIRATION DATE 07/06/2016	<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED
THIS REPLACES PRIOR EVIDENCE DATED:				

## PROPERTY INFORMATION

LOCATION/DESCRIPTION 737 S. 1000 W. #55 Garden City, Utah 84028 <del>County: Cache</del>
---

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

## COVERAGE INFORMATION

COVERAGE / PERILS / FORMS	AMOUNT OF INSURANCE	DEDUCTIBLE
Dwelling	\$342,100	
Other Structures	\$34,210	
Person Property	\$239,470	
Additional Living Expense	\$68,420	
Personal Liability	\$500,000	
Medical Payments	\$5,000	
Property Deductible		\$1,000

## REMARKS (Including Special Conditions)

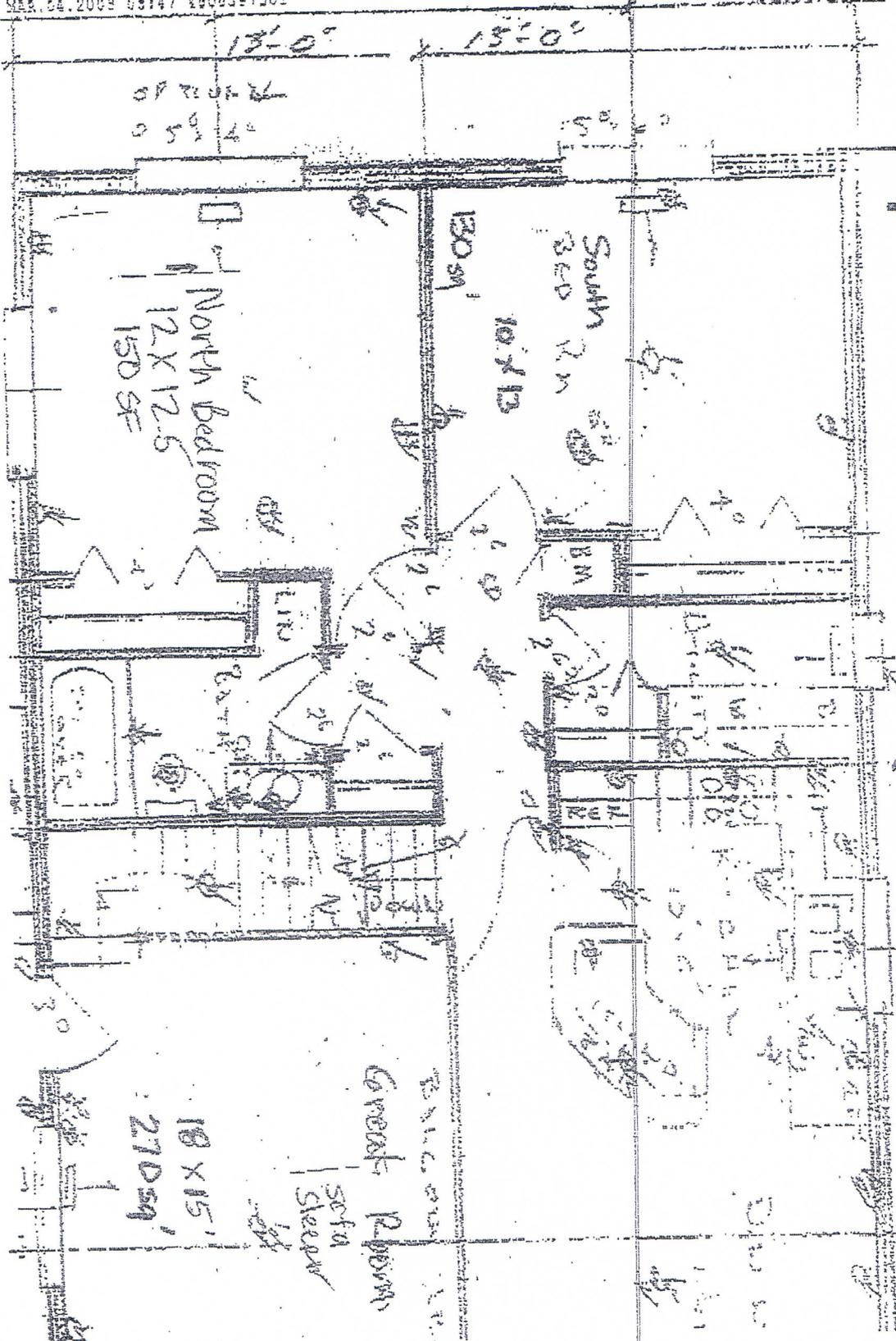
Total Policy Premium: \$927.68 or \$862.74 paid in full

## CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

## ADDITIONAL INTEREST

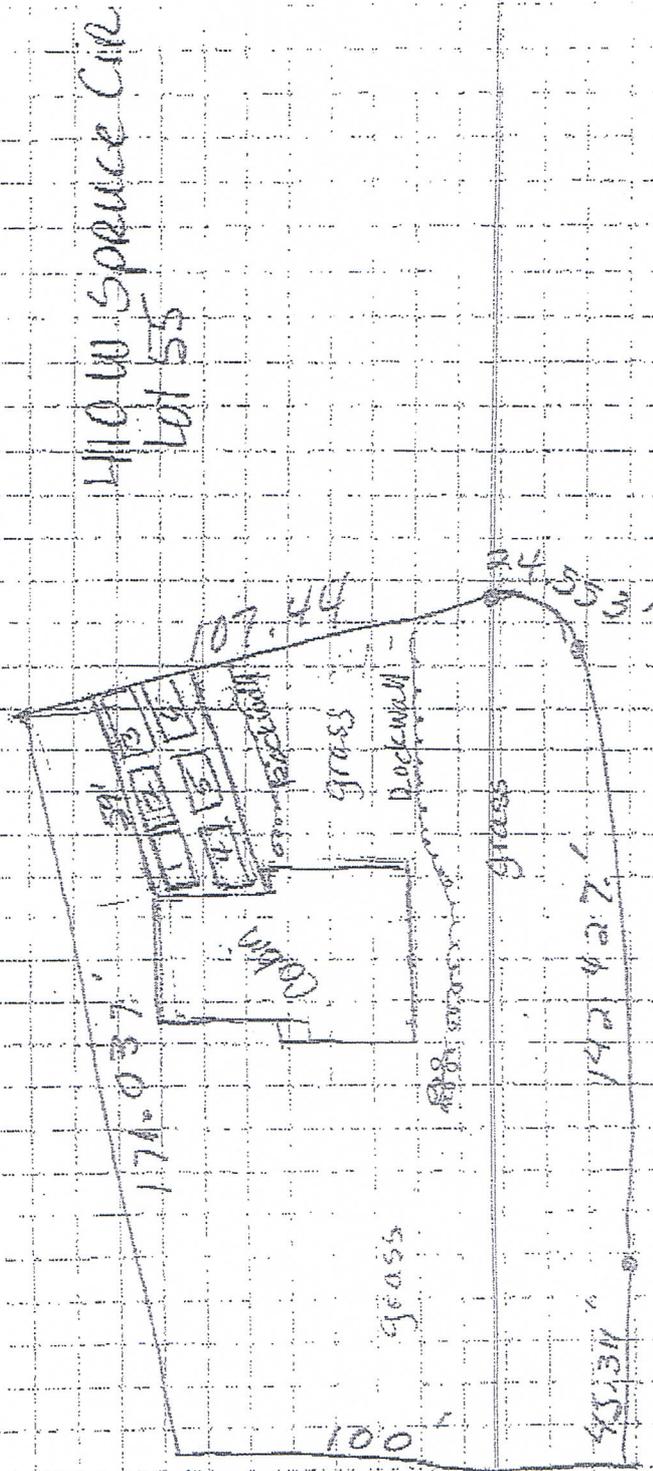
NAME AND ADDRESS  Superior Lending Associates ISAO/ATIMA 1031 W Center St Ste. 202 Orem UT 84057	<input checked="" type="checkbox"/> MORTGAGEE	<input type="checkbox"/> ADDITIONAL INSURED
	<input type="checkbox"/> LOSS PAYEE	
	LOAN # 1451545747	
	AUTHORIZED REPRESENTATIVE Annicka Albrecht	



Main Level  
 Lot 55  
 MID'S Spruce Cir.

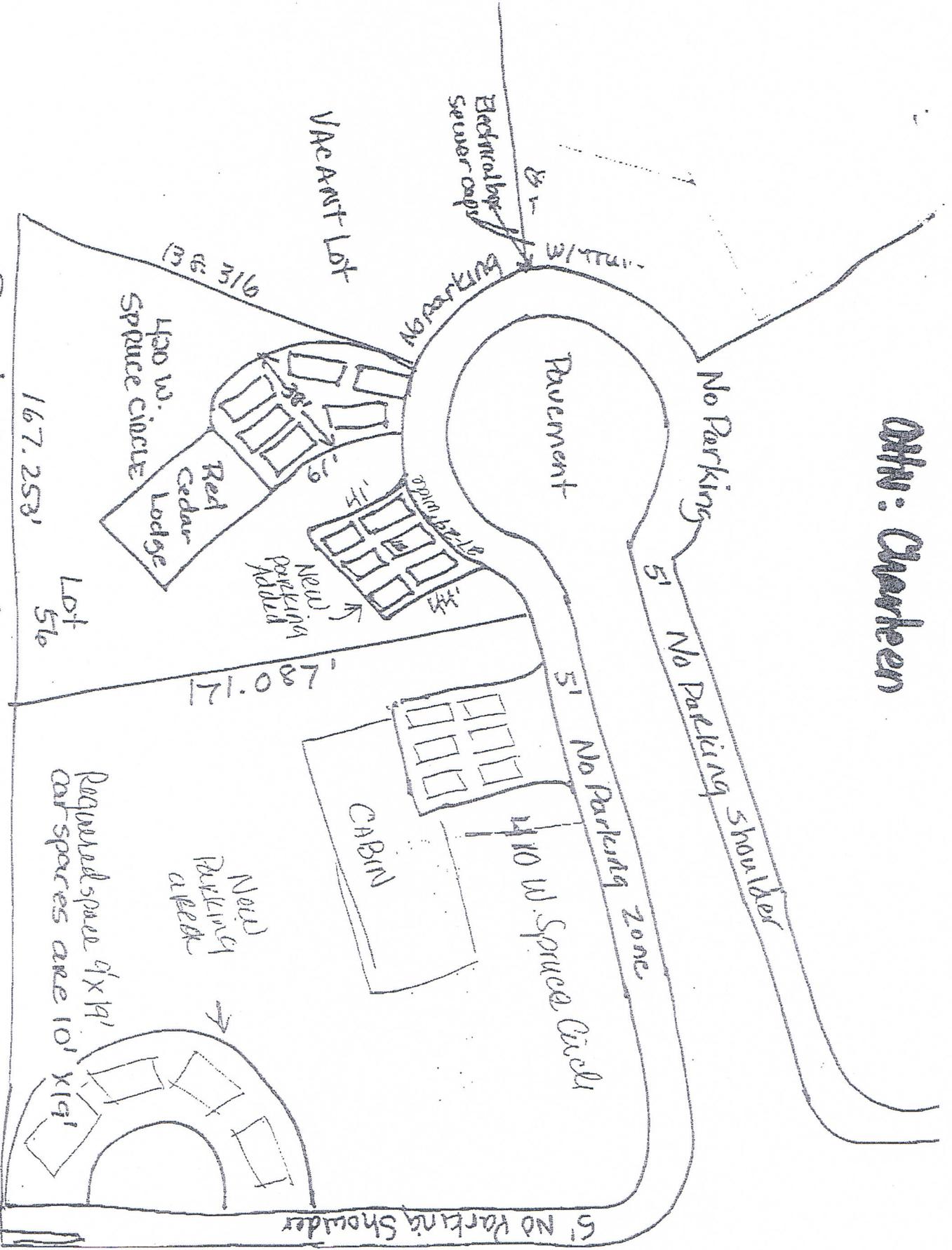
Great Room	270 SF
North Bedroom	150 SF
South Bedroom	130 SF
<b>Total SF of sleeping spaces</b>	<b>550 SF</b>

Total sq. ft. for all 3 floors sleeping spaces is 2012 SF



1/4" = 10 feet  
 1 square = 10 feet

Att: Charben



Property Manager: 888-977-8639  
Joyce McEown

# SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Address:  
 Date of inspection:  
 Owner: *Torben & Dieter Walters*  
 Property Management:  
 Contact Name:  
 Contact Phone #:

Safety Inspections:		Time limit to correct
Handrails/Guar/rails	<i>Need a handrail from middle floor to upstairs and a opposite handrail to side on both entrances.</i>	<i>Before use OK 7/17/15</i>
Outdoor lights	<i>OK</i>	
Entry lights	<i>OK</i>	
Water shut off	<i>OK</i>	
Breaker box labeled	<i>OK</i>	
Gas shut off	<i>OK</i>	
Hot water heater	<i>OK</i>	
Furnace	<i>OK</i>	
Water working	<i>OK</i>	
Kitchen sink	<i>OK</i>	
Fire Extinguishers	<i>Per Fire chief.</i>	
Electrical outlet plates	<i>OK</i>	
Check address on unit	<i>Need to change to what county has -</i>	
Other:		

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST (page 2)

Address:

Date of inspection:

Owner:

Property Management:

Contact Name:

Contact Phone #:

Sleeping Rooms:	#1	#2	#3	#4	#5	#6
Sq Ft.	10x15	12x11	13x12	11x13	10x10	15x13
Height	OK	OK	OK	OK	OK	
Exit requirement	OK	OK	OK	OK	OK	
Window(s)	OK	OK	OK	OK	OK	
Smoke Detector	Per Fire Dept	OK	OK	OK	OK	
Total Square Ft.	150	132	156	143	100	195

please see back →

Total Occupancy allowed this address: 22 (shall not include children under the age of three (3)).

Total Parking required at this address: 5 (All vehicles include trailer's RV's, boats, motor homes, etc., shall park in designated parking areas. Each trailer is considered a vehicle).

Signatures:

Inspector: [Signature]

Date:

7/17/15

Owner:

Property Management Company:

You must call when you are ready for a re-inspection, (435)946-2901

# GARDEN CITY FIRE DISTRICT

P.O. BOX 248 145 WEST LOGAN ROAD

GARDEN CITY, UTAH 84028

PHONE/FAX (435) 946-3557

## FIRE SAFETY INSPECTION REPORT

Business Name: TORBEN WALTERS

Inspection Date: 7/15/15

Business Address: 737 S. SPROUE DR.

Suite: \_\_\_\_\_ Business Phone: \_\_\_\_\_

No.	Violations	No.	Locations/Remarks	Cleared
<b>ACCESS-</b>				
1	<input checked="" type="checkbox"/> Maintain fire lane free of obstructions			/ /
2	<input checked="" type="checkbox"/> Provide address numbering which is visible from street			/ /
3	<input checked="" type="checkbox"/> Provide supra box for fire dept. access			/ /
<b>EXITING</b>				
4	<input checked="" type="checkbox"/> Remove obstructions at exits, doors, aisles, corridors, stairways, etc.			/ /
5	<input checked="" type="checkbox"/> Exit door to open without a key or any special knowledge or effort			/ /
6	<input checked="" type="checkbox"/> Provide sign over main exit door(s)			/ /
7	<input checked="" type="checkbox"/> Repair non-operable exit door hardware			/ /
8	<input checked="" type="checkbox"/> Removed obstructions from door required to be closed			/ /
9	<input checked="" type="checkbox"/> Remove locks & latches from doors with panic hardware			/ /
10	<input checked="" type="checkbox"/> Remove storage from attic, under-floor and concealed spaces			/ /
11	<input checked="" type="checkbox"/> Provide/maintain exit sign/emergency lighting			/ /
<b>FIRE EXTINGUISHERS</b>				
12	<input checked="" type="checkbox"/> Have fire extinguisher serviced and tagged			/ /
13	<input checked="" type="checkbox"/> Provide/mount fire extinguisher as indicated			/ /
14	<input checked="" type="checkbox"/> Provide clear access to fire extinguisher			/ /
15	<input checked="" type="checkbox"/> Post a sign indicating fire extinguisher location			/ /
16	<input checked="" type="checkbox"/> Maintain 3 foot clearance for access/use of fire appliances/equipment			/ /
<b>FIRE PROTECTION SYSTEMS</b>				
17	<input checked="" type="checkbox"/> Secure all system control valves in the open position	<b>PASSES INSPECTION</b>		
18	<input checked="" type="checkbox"/> Replace damaged, corroded or painted sprinkler heads/ Fire department connection (FDC) caps			
19	<input checked="" type="checkbox"/> Provide annual certification for sprinkler/standpipe system	Re-inspection dates		
20	<input checked="" type="checkbox"/> Provide sprinkler coverage in unprotected areas	1 <sup>st</sup>	/ /	
21	<input checked="" type="checkbox"/> Provide spare sprinkler heads and/or compatible wrench			
22	<input checked="" type="checkbox"/> Hood and duct extinguishing system to be serviced and tagged	2 <sup>nd</sup>	/ /	
23	<input checked="" type="checkbox"/> Remove grease from hood, duct, and filters ( keep clean)			
<b>FIRE ALARM SYSTEMS</b>				
24	<input checked="" type="checkbox"/> Maintain, repair, inspect, and/or test fire alarm system	Refer to FPB	/ /	
<b>FIRE SEPARATIONS</b>				
25	<input checked="" type="checkbox"/> Repair holes in required fire resistive construction	3 <sup>rd</sup>	/ /	
26	<input checked="" type="checkbox"/> Provide/repair self or automatic closing fire rated assemblies	Hearing	/ /	
<b>ELECTRICAL</b>				
27	<input checked="" type="checkbox"/> Discontinue use of extension cords	District attorney	/ /	
28	<input checked="" type="checkbox"/> Install permanent wiring for fixed or stationary appliance			
29	<input checked="" type="checkbox"/> Provide cover plates for all junction boxes	Final clearance	/ /	
30	<input checked="" type="checkbox"/> Remove exposed wiring or protect in approved conduit			
31	<input checked="" type="checkbox"/> Provide a clear work space at all electrical panels ( 30" in width, 36" in depth and 78" in height) Remove exposed wiring or protect in approved conduit			
32	<input checked="" type="checkbox"/> Labeling electrical rooms and breaker			
<b>FLAMMABLE LIQUIDS - COMPRESSED GASES</b>				
33	<input checked="" type="checkbox"/> Provide flammable liquid storage cabinet or reduce storage	You are hereby notified to correct all violations immediately or show cause why you should not be required to re-inspection will be conducted after _____ days from the date of this notice. Willful failure to comply with this notice is a misdemeanor. Violations which are not corrected immediately and or remain after the re-inspection may be processed as a criminal offense. Thank you for your assistance and cooperation in minimizing the fire and life loss in your community.		
34	<input checked="" type="checkbox"/> Remove all fueled vehicles or equipment from buildings			
35	<input checked="" type="checkbox"/> Secure compressed gas cylinders			
<b>STORAGE - HOUSEKEEPING</b>				
36	<input checked="" type="checkbox"/> Arrange storage in an orderly manner to provide access/egress	BY ORDER OF THE FIRE CHIEF SIGNATURE OF RECIPIENT: _____ _____ Owner _____ manager _____ employee _____ other		
37	<input checked="" type="checkbox"/> Remove combustible storage from boiler, mechanical, or electrical rooms			
38	<input checked="" type="checkbox"/> Reduce storage to 24 " below ceiling or 18" from sprinkler heads			
39	<input checked="" type="checkbox"/> Provide approved metal container from oily rag storage			
40	<input checked="" type="checkbox"/> Remove waste & rubbish material from the premises daily			
41	<input checked="" type="checkbox"/> Keep dumpster 5 ' away from buildings			
42	<input checked="" type="checkbox"/> Clearance from ignition sources	Inspecting Officer: _____ FPB _____ COMPANY _____ Shift _____ Page _____ of _____		
<b>MISCELLANEOUS</b>				
43	<input checked="" type="checkbox"/> Other violations and comments			
<b>NO VIOLATIONS NOTED THIS DATE - THANK YOU FOR BEING SAFE</b>				