

2176 S. B.L. Blvd.
337

TI-01

GARDEN CITY
SHORT TERM RENTAL APPLICATION

Owner or Property Management Company Name: <i>MOUNTAINWEST RV, LLC</i>
Owner or Property Management Company Address: <i>869 W. ROBINSON DR. NORTH SALT LAKE, UT</i>
Owner or Property Management Company Phone #: <i>801-721-0423 , 801-721-0490</i>
Emergency Contact Name and Phone #: <small>(must live within 15 minutes of property & be available 24/7)</small> <i>IDEAL BEACH RESORT #35 CHEYENNE VANESSA</i> <i>800-634-1018 / 801-946-3364</i>
Contact Persons E-mail address: <i>INFO@IDEALBEACHRESORT.COM</i>
Utah State Tax Number: <small>(must be registered to Garden City)</small> <i>11956508-002-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.

X AS

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

Jerel Arnell

Owner of Property: <i>MOUNTAIN WEST RV, LLC</i>	Owners Phone #: <i>801-721-0423</i>
Address of Property: <i>2176 S. BEAR LAKE BLVD. UNIT 337</i>	Subdivision or resort where property is located: <i>IDEAL BEACH</i>
Owners mailing address: <i>869 W. ROBINSON DR. NORTH SALT LAKE, UT 84054</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.

Janet E. Arneel
Signature of the Owner of property

3/16/2016
Date

Janet E. Arneel
Signature of Property Management Company

3/16/2016
Date

Christina Arneel
Signature of Contact Person

3-28-2016
Date

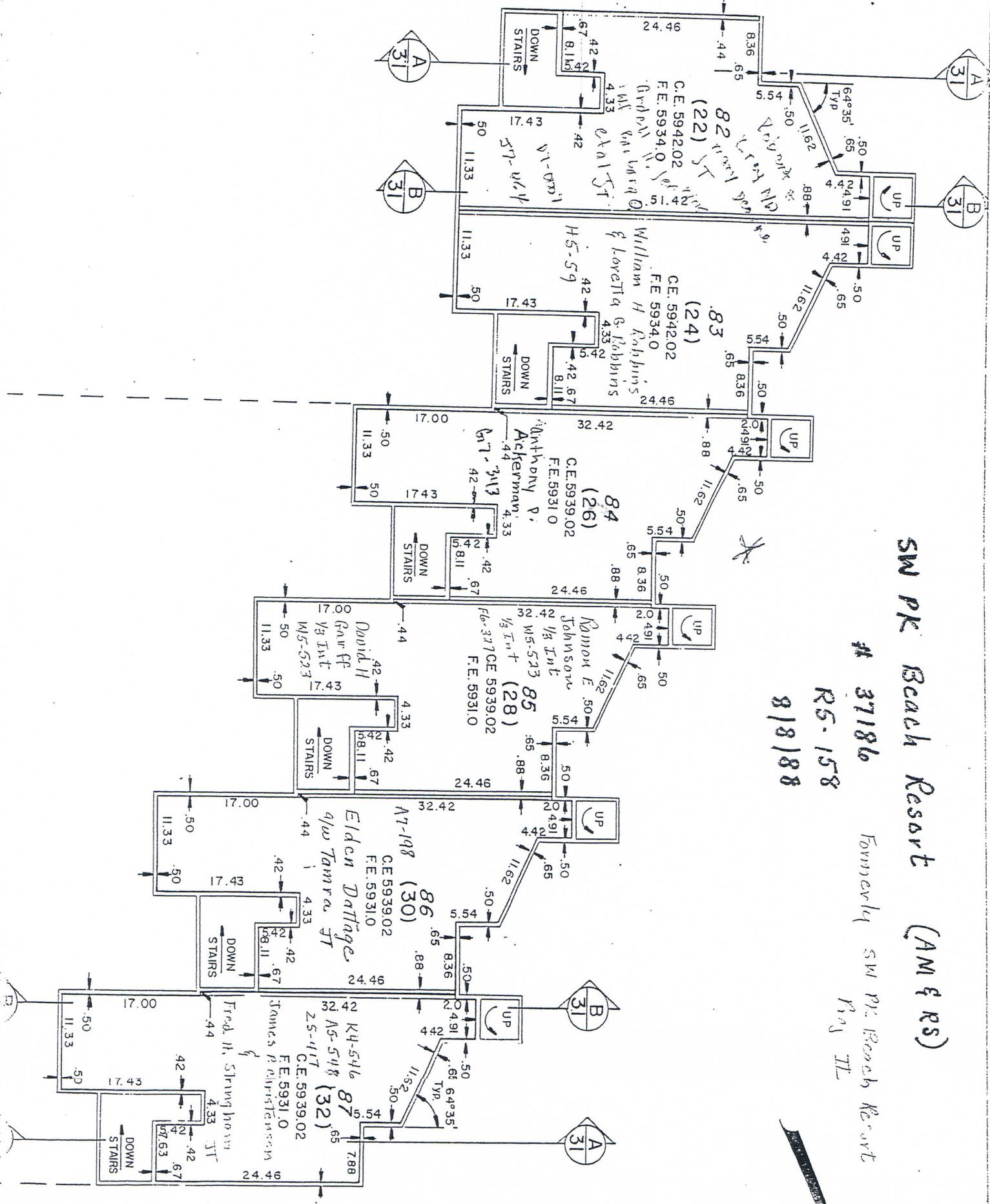
Application fee, **NON-REFUNDABLE**: \$100 plus \$130 per unit

*pd 5-2-16
130.00
cc*

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

WE HAVE READ THE TOWN'S REGULATIONS PERTAINING TO THE OPERATION OF A SHORT TERM RENTAL.

J. Arneel 3/16/2016



SW PK Beach Resort (AM & RS)

37186

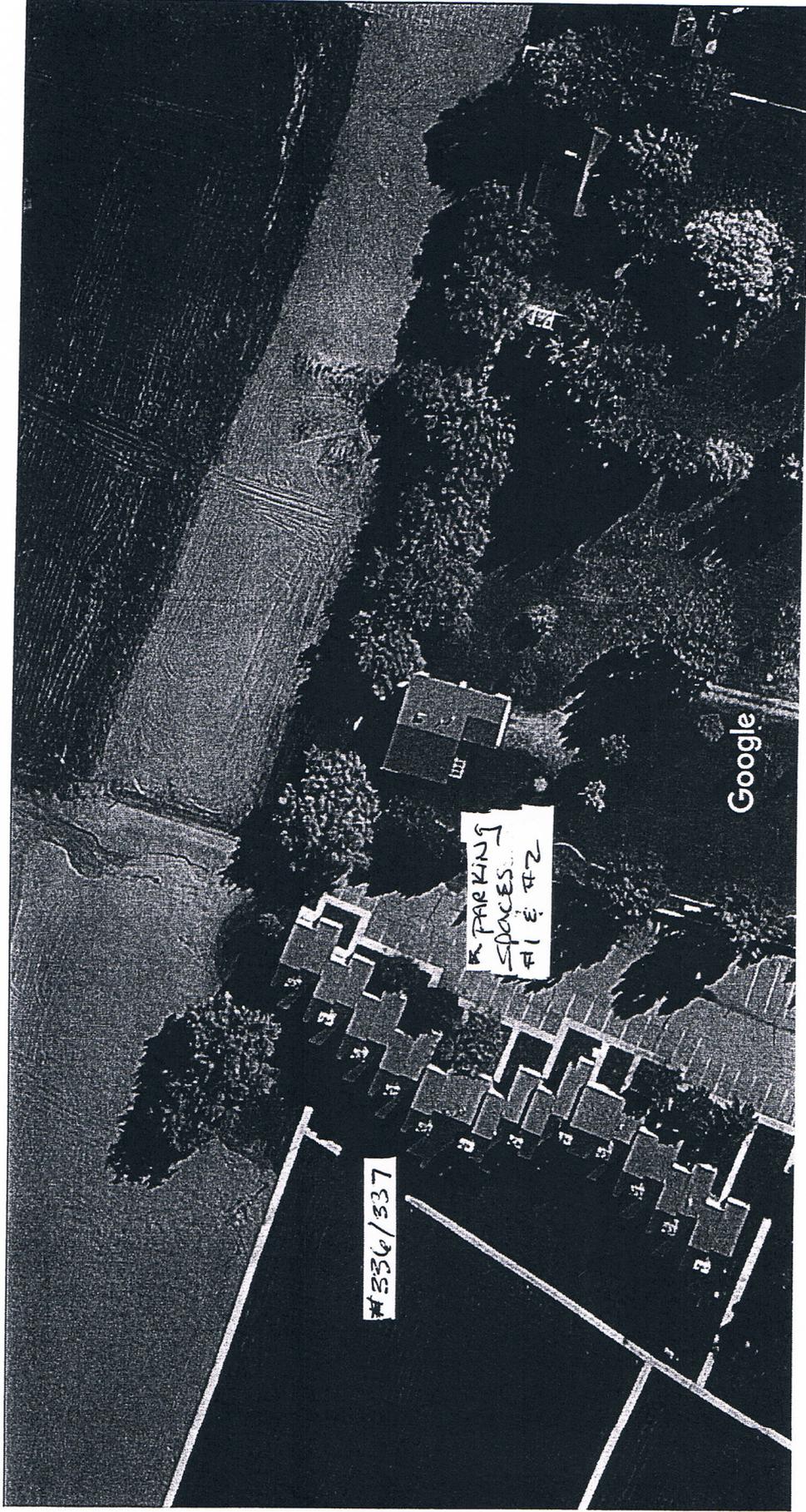
RS-158

8/8/88

Formerly SW PK Beach Resort

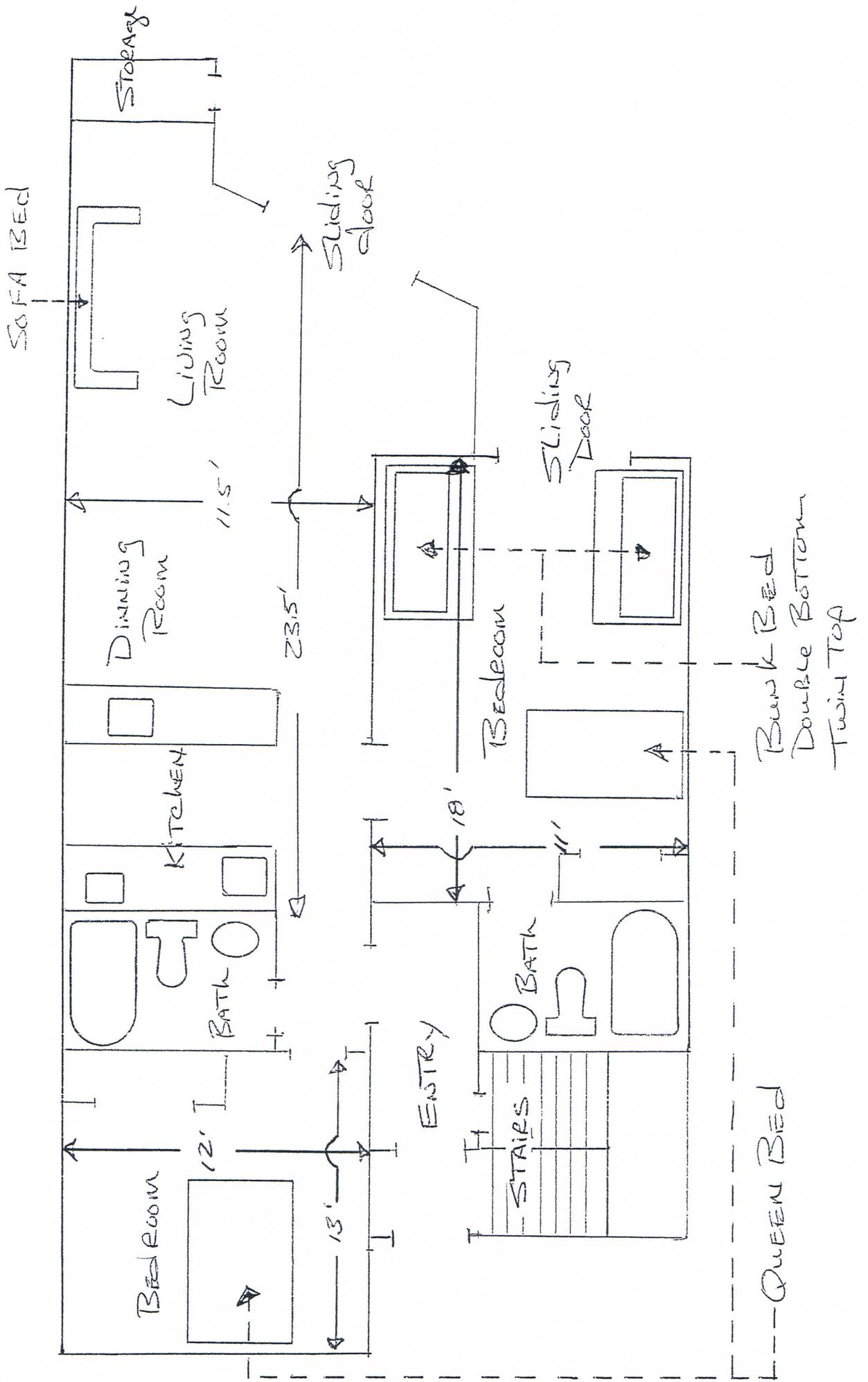
Proj III

Google Maps



Google Maps

- SLEEPING AREA 1 160'
- SLEEPING AREA 2 200'
- SLEEPING AREA 3 150'



Rental property location

Ideal Beach Resort

2176 South Bear Lake Boulevard

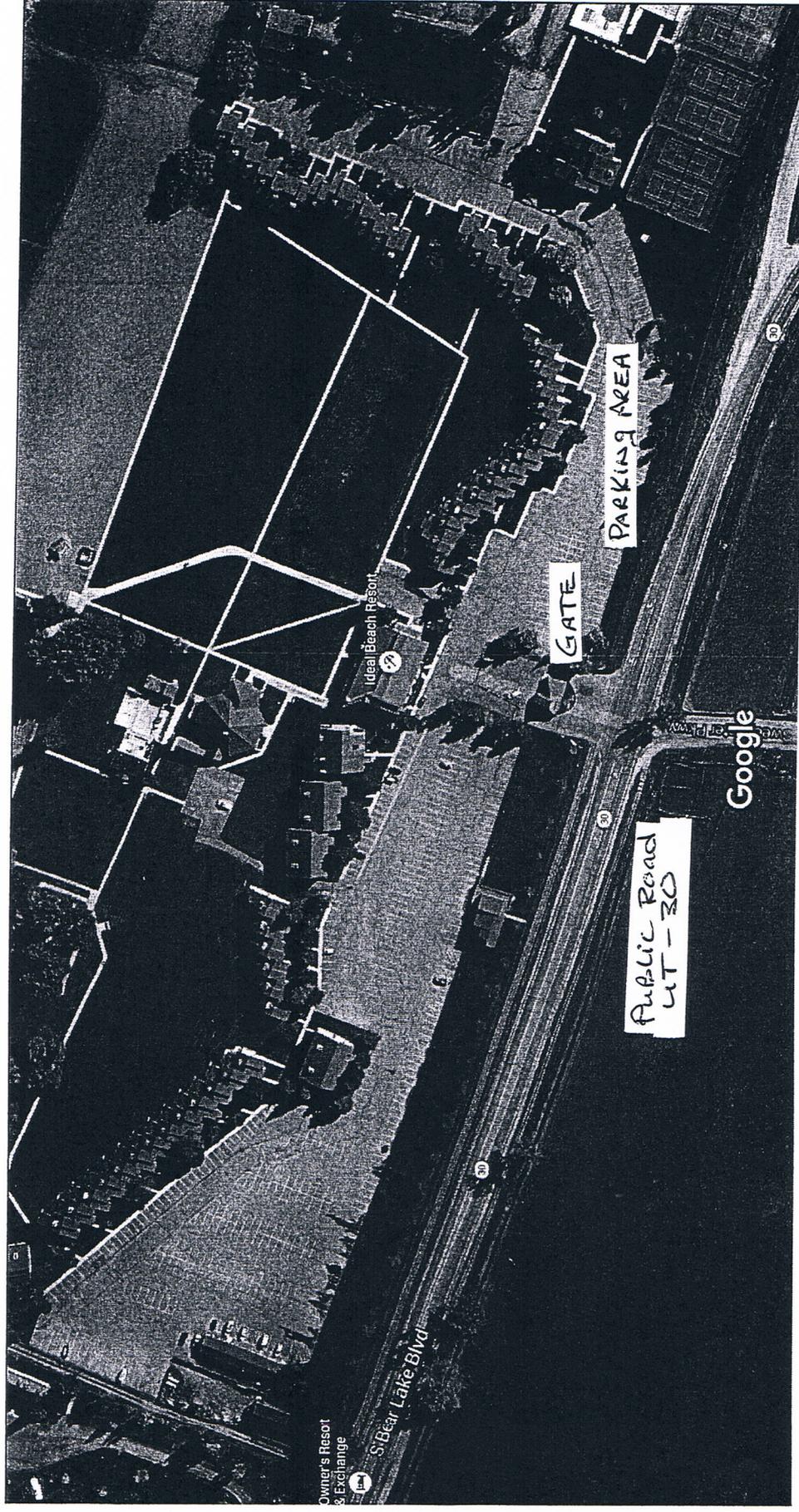
Garden City, UT. 84028

Unit # 337

Zone Designation is:

Beach designation

Google Maps



Imagery ©2016 Google, Map data ©2016 Google 100 ft

Google Maps

Short Term Rental Agreement

This agreement is hereby made between MountainWest RV LLC, hereafter known as OWNER, and _____, hereafter known as RENTER. RENTER shall rent the OWNER's specified premises from 4:00 pm (check-in no sooner than 4pm) _____ (date) to 10:00 am (check-out no later than 10:00 am) _____ (date).

1. **Rental Payments:** The total payment for this Lease shall be the sum of rent US\$ _____ with this signed agreement a 50% deposit is required to secure the reservation with the balance due upon receipt of the key to the unit. Cashier's check, money order and traveler's check or personal check is accepted.

2. **CANCELLATION CHARGES.** You may cancel the booking at any time. However, the cancellation may result in the following charges:

- 15 days and longer, 100% refundable.
- Under 15 days, deposit is non-refundable.

A written cancellation notice is **required** in the form of a letter or email.

3. **Lawful Purposes:** RENTER agrees to use the premises exclusively for a private residence and in compliance with local municipal ordinances, board of fire underwriters' rules and regulations, and for lawful purposes. In the event the premises are used at any time for unlawful purposes, at owner's option, the owner may declare this Lease null and void.

If the specified premise is not available for unpredictable reasons, the owner shall refund any deposits or other payments and hold no further obligation.

SMOKING and **PETS** within the premise are **NOT** permitted under any circumstance. Parking on the property lawn is **NOT** allowed.

4. **Liability for Property Damage:** Owner shall not be liable for any loss or damage to personal property belonging to RENTER, members of RENTER's family, servants, employees or visitors regardless of how such damage or loss that may arise and whether such property is contained in the leased premises, or any portion of the premises. RENTER agrees to hold owner harmless of any property claims. Owner is not liable for any damage to RENTER regardless of the cause of damage.

5. **Liability for Personal Injury:** Owner shall not be liable for any personal injuries sustained by the RENTER, members of RENTER's family, servants, employees or visitors regardless of how such injuries may occur. RENTER agrees to hold owner harmless from any such personal injury claims. Owner is not liable for any damage to RENTER regardless of the cause of injury.

7. **Property Damage to Rental Property:** In case the rental property is not returned in its normal condition, wear and tear from reasonable use excepted, based on the inspection report, owner shall supply RENTER with an itemized list of charges, RENTER agrees to pay the cost of repair in full, not limited to the deposit amount.

8. Other Restrictions:

An outline of the rules and regulations is attached hereto. Additional details will be posted in the unit and are included as terms and conditions of this agreement.

Date _____ RENTER's Signature _____

Address _____

Phone # /cell# _____

email _____

Please sign and mail with your payment to:

MountainWest RV LLC

869 W Robinson Drive

North Salt Lake, Utah. 84054

Check-in time is after 4:00 p.m.

Check-out time is at 10:00 a.m., however you are welcome to stay and use the Resort facilities

Quiet hour starts at 10:30 p.m., security enforced



Barbeques must be 20 feet away from all buildings, no barbequing on patios

No smoking within 25 feet of any buildings

No fireworks



Pools close at 10 p.m.

Infants must wear swim diapers

There is no food and beverage allowed in pool areas

No items can be left on the beach overnight, i.e. tents, beach toys, etc.



All boats and trailers must be parked along the property fence and other designated areas. Please use provided wooden blocks under trailer jacks

ATV's are to be parked on trailers and are not allowed on the beach, sidewalks, or lawns



No launching of boats/jet skis from the beach

No alcohol in public spaces; alcohol may be consumed inside private condo units

NO PETS are allowed anywhere on the resort property

No sleeping on decks, in vehicles, or in trailers; No tents allowed on the property



25% is due at the time of reservation.

Cancellations made 10 days or more prior to arrival, down payment is refundable.

Cancellations made inside 10 days of arrival, reservation is non-refundable.

HOUSE AND GROUND RULES

Owners and guests are entitled to a pleasant experience at Ideal Beach Resort. These rules provide guidance for sharing the responsibilities and encouraging courtesy and consideration of both owners and guests. Your willing compliance is encouraged.

- Access Cards:** Use is restricted to unit number identified on receipt. You must have an access card to come onto the Resort.
- Check-in Time:** Rental guest check-in time is between 4 p.m. and 10 p.m.
- Check-out Time:** Check-out time is before 10:00 a.m. All keys and passes should be returned to the Resort Office.

SAFETY PRECAUTIONS AND RISK CONTROL

- Fuel Cans:** May not be stored in or near housing units or other buildings at any time.
- NO Fireworks:** The resort does not allow any type of fireworks.
- Fireplaces:** Only fireplace pressed logs may be burned. Natural wood is not permitted because of fire risk.
- Saunas, Hot Tubs and Pools:** Infants must wear swim diapers. Pool hours are 10:00 a.m. to 10:00 p.m. Those found in pools after 10 p.m. are trespassing and when apprehended will be subject to fine or prosecution. Food and beverages are not permitted in the pool area. No lifeguards are on duty. Parental supervision of children is required.
- Automobile speeds:** As posted, auto speeds are limited to 10 MPH. Exercise caution at all times.
- Charcoal and Gas Barbecue Grills** are not permitted on patios or balconies. When used they must be placed at least 20 feet from buildings. Offenders will be fined \$300.

RULES OF CONDUCT

- Litter:** Help keep the resort litter-free by disposing of trash in receptacles provided at various places on the grounds. Please dispose of your garbage before checking out.
- No Alcohol** in public spaces.
- Sleeping on decks, Patios or grounds** in tents or sleeping bags is not allowed and tents may not be pitched on the grounds.
- Quiet Hours:** The hours after 10:30 p.m. are established as quiet times to permit those desiring to sleep to do so. Security enforced.
- Courteous Conduct:** This is a private resort and courteous conduct is required. We do not permit disturbing occupants of adjacent units, profane language, public intoxication, smoking in prohibited areas or improper use of alcohol or drugs. Offenders will be subject to a \$300 fine and/or ejection from the resort. To report violations call (435) 946-3525.
- PETS ARE NOT PERMITTED** on the resort. Owners or renters of units where pets are reported will be fined \$300. This rule is strictly enforced and there are no exceptions.

PARKING AND SPECIALTY VEHICLES

- Automobile Parking:** Parking stalls adjacent to the units are reserved for cars. Boats, trailers, campers, ATV's, snowmobiles or specialty vehicles must be parked in designated areas. Sleeping in any vehicle parked on the resort is not permitted. Offenders will be fined \$300 and/or ejected from the resort.
- Driving of Snowmobiles and ATV's** on the resort is prohibited except for ingress and egress. These and all other motorized vehicles may not be driven on sidewalks, beach or lawns and may not be operated at speeds of more than 5 miles per hour anywhere on the resort. Violators will be assessed a fine of \$300. All snowmobiles and ATV's must be parked on the trailer while not in use.
- Boat Trailer Parking:** Provided wooden boards must be used under trailer jacks to protect our parking lot. Failure to do so may result in a \$300 fine and/or ejection from the resort.

OTHER SERVICES

- Coin-op Laundries** located at the southwest and southeast corners of the resort.
- Daily Maid Service** is not provided.
- Concessions:** A convenience store and ice cream shop are available on the resort

Management Company.....MountainWest RV LLC
869 West Robinson Drive
North Salt Lake, Utah. 84054

Phone.....801-721-0423 / 801-721-0490

24 Hour emergency number / Furnace room access

Cheyenne....801-664-6338

Vanessa....435-730-6492

Clay....801-721-0490

Jerel....801-721-0423

Max Occupancy.....9 People

Max Vehicles.....2

GARDEN CITY FIRE DISTRICT

P.O. BOX 248 145 WEST LOGAN ROAD

GARDEN CITY, UTAH 84028

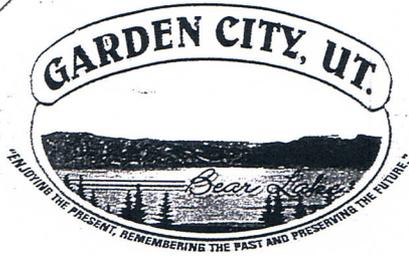
PHONE/FAX (435) 946-3557

FIRE SAFETY INSPECTION REPORT

Business Name: JARREL ARNEU Inspection Date: 4-10-16

Business Address: 2176 S. BEAR LAKE BLVD Suite: 337 Business Phone: _____

No.	Violations	No.	Locations/Remarks	Cleared
ACCESS-				
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			/ /
EXITING				
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			/ /
FIRE EXTINGUISHERS				
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			/ /
FIRE PROTECTION SYSTEMS				
17	<input checked="" type="checkbox"/> Secure all system control valves in the open position	PASSES 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			
21	<input checked="" type="checkbox"/> Provide spare sprinkler heads and/or compatible wrench	1 st	/ /	
22	<input checked="" type="checkbox"/> Hood and duct extinguishing system to be serviced and tagged	2 nd	/ /	
23	<input checked="" type="checkbox"/> Remove grease from hood, duct, and filters (keep clean)			
FIRE ALARM SYSTEMS				
24	<input checked="" type="checkbox"/> Maintain, repair, inspect, and/or test fire alarm system	Refer to FPB	/ /	
FIRE SEPARATIONS				
25	<input checked="" type="checkbox"/> Repair holes in required fire resistive construction	3 rd	/ /	
26	<input checked="" type="checkbox"/> Provide/repair self or automatic closing fire rated assemblies	Hearing	/ /	
ELECTRICAL				
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			
FLAMMABLE LIQUIDS - COMPRESSED GASES				
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			
STORAGE - HOUSEKEEPING				
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 combustibile 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 _____		
MISCELLANOUS				
43	<input checked="" type="checkbox"/> Other violations and comments			
NO VIOLATIONS NOTED THIS DATE - THANK YOU FOR BEING SAFE				



Town of Garden City

P.O. Box 207

69 North Paradise Parkway

Garden City, Utah 84028

GARDEN CITY

David Mills
98 W. Lake Cir

SHORT TERM RENTAL APPLICATION

Owner or Property Management Company Name:	Mark Hislop Bear Lake project management
Owner or Property Management Company Address:	65 W Coffin Road #9
Owner or Property Management Company Phone #:	435-881-9774
Emergency Contact Name and Phone #: <small>(must live within 15 minutes of property & be available 24/7)</small>	Mark Hislop 435-881-9774
Contact Persons E-mail address:	bearlakeprojectmanagement@yahoo.com
Utah State Tax Number: <small>(must be registered to Garden City)</small>	13762732 003

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

- Completed Application signed by the Owner.
- Proof of Ownership for each unit.
- Site Plan drawn to scale for each unit, including the parking area with each parking space mapped out.
- Proof of valid insurance for each unit being licensed for short term rentals.
- 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.

Phone: (435) 946-2901 • Fax (435) 946-8852

Email: gardencity@cut.net • Website: www.gardencityut.us

- 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>David Mills</i>	Owners Phone #: <i>801-628-9898</i>
Address of Property: <i>98 West Lake Circle</i>	Subdivision or resort where property is located: <i>Tranquile Estates</i>
Owners mailing address: <i>3257 E 5300 N Liberty UT 84310</i>	

Lot 11

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 within 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.

David W. Mills
Signature of the Owner of property

11 May 16
Date

[Signature]
Signature of Property Management Company

5/11/16
Date

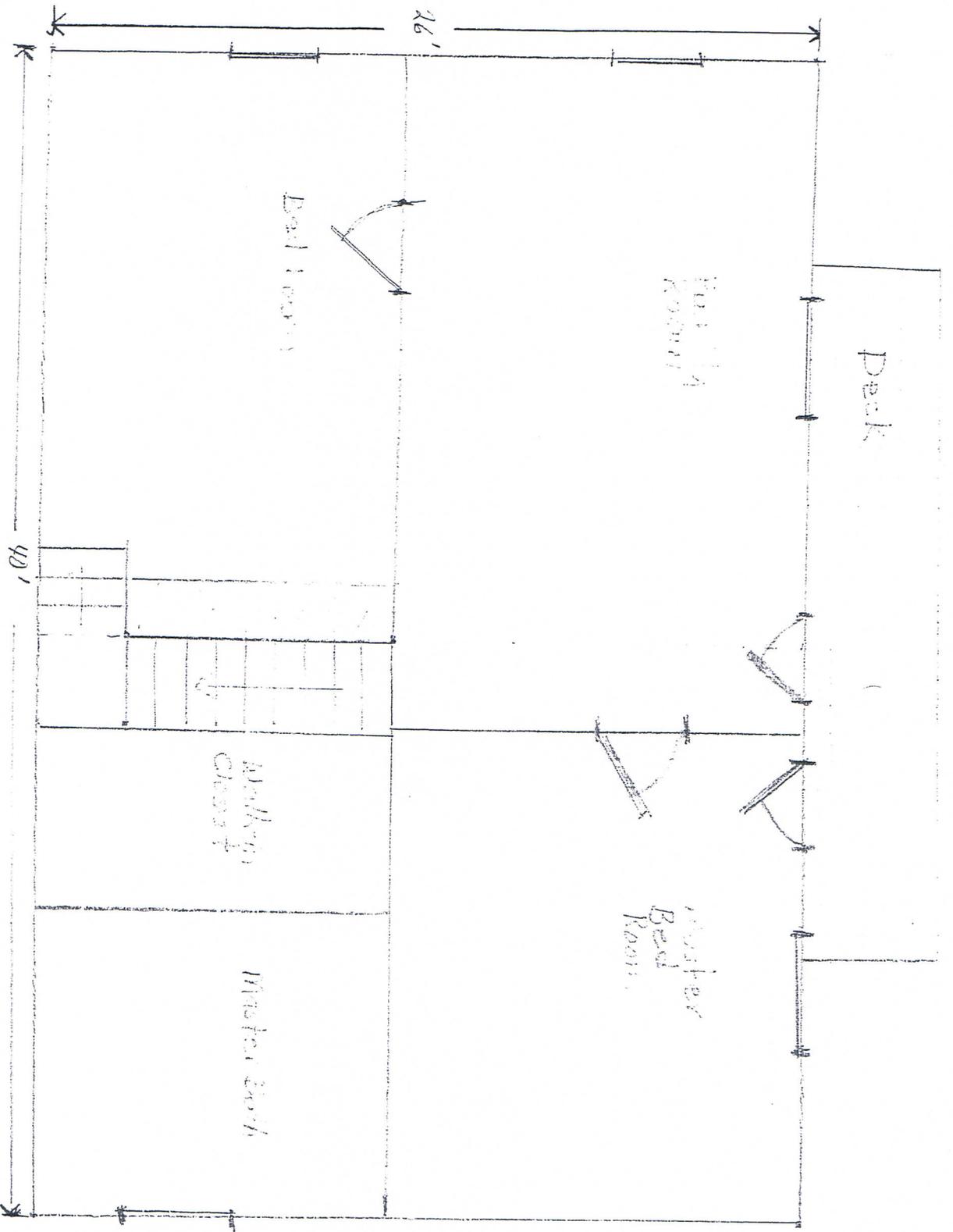
Signature of Contact Person

Date

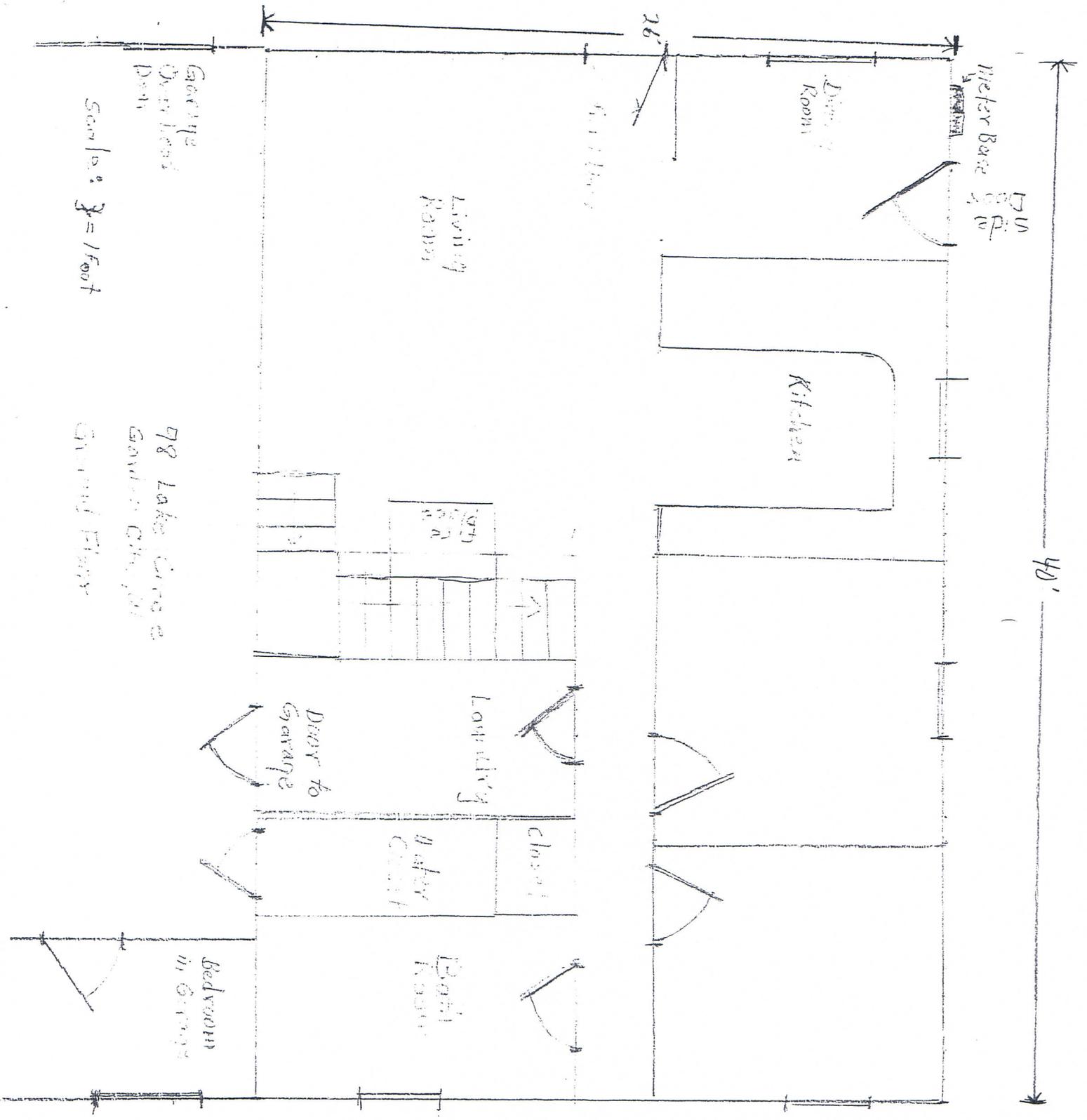
Application fee, **NON-REFUNDABLE**: \$100 plus \$130 per unit

paid \$130⁰⁰ 5-12-16

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



98 Lake Circle
 Garden City, W.
 Upper Floor



Scale: 3/4" = 1 Foot

DAVID MILLS

GARDEN CITY FIRE DISTRICT

P.O. BOX 248 145 WEST LOGAN ROAD

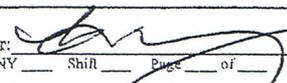
GARDEN CITY, UTAH 84028

PHONE/FAX (435) 946-3557

FIRE SAFETY INSPECTION REPORT

Business Name: BEAR LAKE RENTAL PROPERTY Inspection Date: 5-12-16

Business Address: 98 LAKE CIRCLE Suite: _____ Business Phone: _____

No.	Violations	No.	Locations/Remarks	Cleared
ACCESS-				
1	<input checked="" type="checkbox"/> Maintain fire lane free of obstructions			/ /
2	<input checked="" type="checkbox"/> Provide address numbering which is visible from street			/ /
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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			/ /
FIRE PROTECTION SYSTEMS				
17	<input checked="" type="checkbox"/> Secure all system control valves in the open position	PASSED 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 st	/ /	
22	<input checked="" type="checkbox"/> Hood and duct extinguishing system to be serviced and tagged	2 nd	/ /	
23	<input checked="" type="checkbox"/> Remove grease from hood, duct, and filters (keep clean)			
FIRE ALARM SYSTEMS				
24	<input checked="" type="checkbox"/> Maintain, repair, inspect, and/or test fire alarm system	Refer to FPB	/ /	
FIRE SEPARATIONS				
25	<input checked="" type="checkbox"/> Repair holes in required fire resistive construction	3 rd	/ /	
26	<input checked="" type="checkbox"/> Provide/repair self or automatic closing fire rated assemblies	Hearing	/ /	
ELECTRICAL				
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			
FLAMMABLE LIQUIDS - COMPRESSED GASES				
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			
STORAGE - HOUSEKEEPING				
36	<input checked="" type="checkbox"/> Arrange storage in an orderly manner to provide access/egress			
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			
MISCELLANEOUS				
43	<input checked="" type="checkbox"/> Other violations and comments			
NO VIOLATIONS NOTED THIS DATE - THANK YOU FOR BEING SAFE				
		BY ORDER OF THE FIRE CHIEF SIGNATURE OF RECIPIENT: _____ Owner _____ manager _____ employee _____ other _____		
		Inspecting Officer:  FPD _____ COMPANY _____ Shift _____ Page _____ of _____		

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

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

Safety Inspections:		Time limit to correct
Handrails/Guardrails	OK Garage left & stairs need railing.	OK 5/24/16
Outdoor lights	OK	
Entry lights	OK	
Water shut off	Needs Labeled	OK 5/24/16
Breaker box labeled	OK	
Gas shut off	OK	
Hot water heater	OK	
Furnace	OK	
Water working	OK	
Kitchen sink	OK	
Fire Extinguishers	Per fire chieft	
Electrical outlet plates	Switch GFCI on kitchen counter behind refrigerator	OK 5/24/16
Check address on unit	New Address this	OK 5/24/16
Other:	The Garage is now a game room and does not allow vehicles or flammable materials to be stored inside - Done	

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST (page 2)

Address: 98 Lake Circle, Garden City
 Date of inspection: 11 May 16
 Owner: David W, Mills
 Property Management:
 Contact Name:
 Contact Phone #:

Sleeping Rooms:	#1	#2	#3	#4	#5	#6
Sq Ft.	10x9	10x9	19x13	9x14	23x13	8x14
Height	OK	OK			OK	
Exit requirement	OK	OK			OK	
Window(s)	OK	OK			OK	
Smoke Detector	Per Fire Dept				OK	
Total Square Ft.	90	90	247	126	299	112

more on Back J

Total Occupancy allowed this address: 21 (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:

Owner:

Date:

Property Management Company:

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

[Handwritten signatures and dates]
 Inspector: [Signature]
 Owner: [Signature]
 Date: 11 May 16
 Property Management Company: [Signature]