



Paid \$250 CK 6375 9/16/20

|                                                                      |
|----------------------------------------------------------------------|
| Application Fee:<br>\$200.00 Plus \$50.00 per Acre<br>Non-refundable |
|----------------------------------------------------------------------|

## LEEDS TOWN SITE PLAN REVIEW APPLICATION

### Applicant Information

Legal Owner of Subject Property: Lori T & Parrish T. Stoker

Owner's Mailing Address: 2298 Via Linda Way, St George, UT 84790

Owner's Phone: 435)632-1627 Cell # 435)632-4813

Applicant (if different from Owner) \_\_\_\_\_

Applicant's phone \_\_\_\_\_

### Property Information

Street Address of Property to be Developed \_\_\_\_\_

Assessor's Parcel Number(s) L- Bull - 3

Zoning Residential

Existing Use Vacant Lot

Proposed Use Residential House

Any Other Relevant Information related to property or proposed

project needing to excavate lot and need to bring  
dirt up from Storage unit area for pad for house

Submit this application along with the Site Development Plan to the LEEDS TOWN HALL with the Building Permit Application.

House: 3200 sq





Paid \$300 CK# 6374

Application Fee:  
\$200.00 Plus \$50.00 per Acre  
Non-refundable

## LEEDS TOWN SITE PLAN REVIEW APPLICATION

### Applicant Information

Legal Owner of Subject Property: Triple S Properties LC

Owner's Mailing Address: P.O. Box 910463 St George, UT 84791

Owner's Phone: 435) 632-4813 Cell # \_\_\_\_\_

Applicant (if different from Owner) \_\_\_\_\_

Applicant's phone \_\_\_\_\_

### Property Information

Street Address of Property to be Developed 205 Cemetery Rd Leeds, UT 84746

Assessor's Parcel Number(s) L-94-A-1

Zoning Commercial

Existing Use Storage Units RV parking

Proposed Use extension of Storage Units & RV Parking

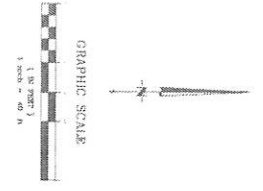
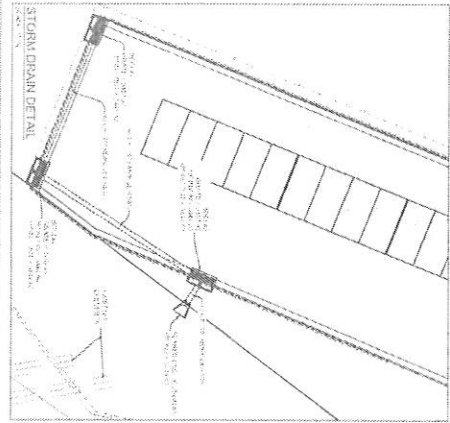
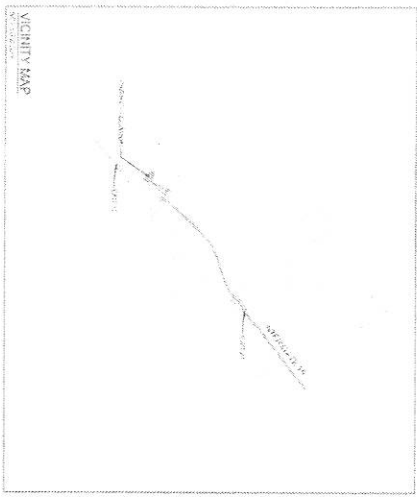
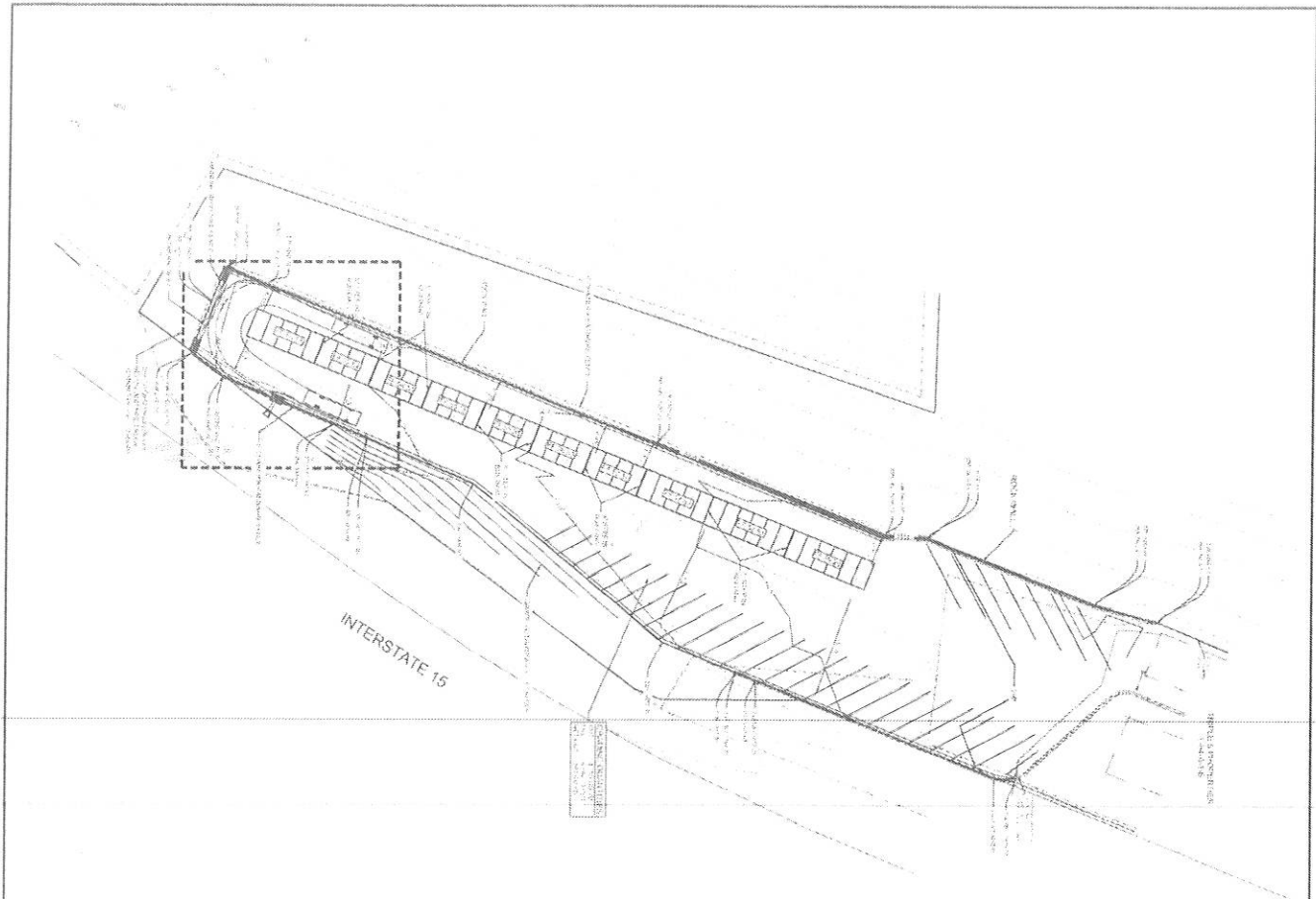
Any Other Relevant Information related to property or proposed project need to excavate land and take dirt up to above lot to make pad for house

Submit this application along with the Site Development Plan to the LEEDS TOWN HALL with the Building Permit Application.

2ac

Adding 92ea 10x10 storage units  
+ 3/ea uncovered RV parking spaces

Currently: 165 storage units + 20 RV parking



**CONTRACTOR NOTE**

FOR INFORMATION TO THE CONTRACTOR, THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND THE EXISTING CONDITIONS TO BE AS SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

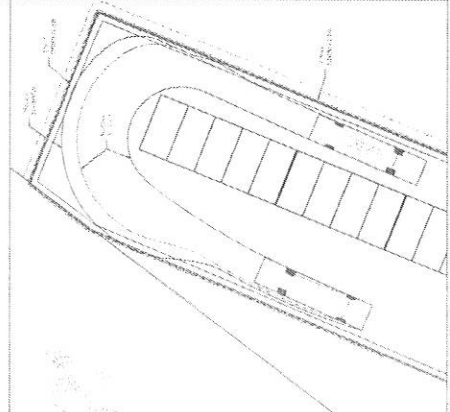
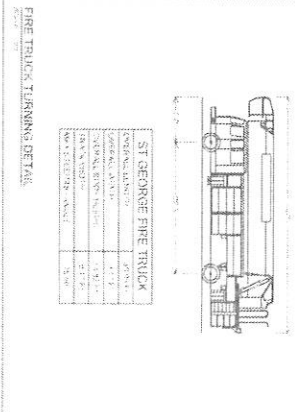
**REVISIONS**

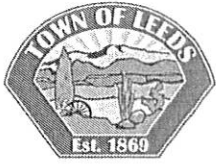
| NO. | DATE    | DESCRIPTION             |
|-----|---------|-------------------------|
| 1   | 10/1/01 | ISSUED FOR PERMITTING   |
| 2   | 10/1/01 | ISSUED FOR CONSTRUCTION |

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



**OWNER/DEVELOPER**  
 10/1/01  
**ENGINEERING CONTACT**  
 10/1/01  
 10/1/01





## TOWN OF LEEDS

218 NORTH MAIN STREET

PO BOX 460879

LEEDS, UT 84746-0879

PHONE: 435-879-2447 FAX: 435-879-6905

E-mail: [clerk@leedstown.org](mailto:clerk@leedstown.org) // Website: [www.leedstown.org](http://www.leedstown.org)

### SUBDIVISION PRELIMINARY PLAN APPLICATION

**FILING FEE:**

**\$250.00+**

**\$25 PER LOT**

Applicant MSH Investments LLC Agent Ian Crowe  
Address 20 Marywatersford Address 2050 S 1400 E  
Bala CYNWYD, PA 19004-2039 St. George, UT 84790  
Phone \_\_\_\_\_ Phone 435-467-1677

Name of Proposed Development Main Street Minor Subdivision  
Location 770 N Main St., Leeds, UT 84746  
Project Engineer ProValue Engineering Contact Karl Rasmussen  
Mailing Address 20 S. 850 W. #1 Hurricane, UT 84737  
Phone 435-668-8307 Fax \_\_\_\_\_ Zoning C, R-1-20

### APPLICANT AFFIDAVIT

I, IAN CROWE, do hereby say that I am the owner/agent of the subject property of this application. The statements, information, exhibits and any and all plans herein or attached or submitted present the intentions of the applicant and are in all respects true and correct to the best of my knowledge and belief. I do hereby agree to pay all adopted and customary fees of the Town of Leeds relating to this application.

Ian Crowe  
Owner/Agent

9-17-20  
Date



## TOWN OF LEEDS

218 NORTH MAIN STREET

PO BOX 460879

LEEDS, UT 84746-0879

PHONE: 435-879-2447 FAX: 435-879-6905

E-mail: [clerk@leedstown.org](mailto:clerk@leedstown.org) // Website: [www.leedstown.org](http://www.leedstown.org)

### SUBDIVISION APPLICATION AGREEMENT

This agreement is made by and between MSH INVESTMENTS LLC  
(Hereinafter "Owner") and the Town of Leeds, a municipal corporation (hereinafter "Town").

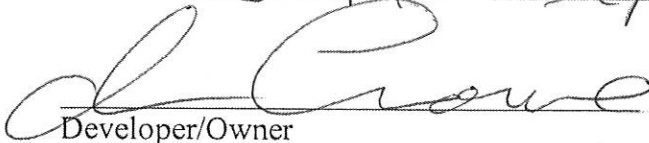
Owner hereby acknowledges that he or she has read the Subdivision Ordinance (or that an agent of Owner has), and that he or she understands the provisions of the Subdivision Ordinance and that he or she will fully and completely comply with the provisions and requirements therein contained to the best of his or her ability.

Owner hereby acknowledges that by signing this application he or she understands Utah State Code 10-9-205, Entrance upon Land, in which municipalities may enter upon any land at reasonable times to make examinations and surveys which are pertinent to preparation or enforcement of the land use ordinance.

Owner hereby agrees to hold the Town harmless for any and all liability which may arise as a result of the improvements which are installed until such time as the Town certifies the improvements are complete and accepts the improvements at the end of the warranty period.

In the event the Town is required to employ an attorney to enforce any provisions of this ordinance or defend any action brought by Owner under this ordinance, if the Town prevails, it shall be entitled to any and all reasonable attorney's fees from Owner.

Dated this 29th day of Sept, 2020

  
Developer/Owner

A preliminary plan approval shall remain valid for one (1) year from the date of approval. If a final subdivision plat is not approved within one (1) year, the preliminary plan shall be void unless an extension was granted by the Town Council. A one time extension may be requested by the developer to the Town Council prior to the expiration date.

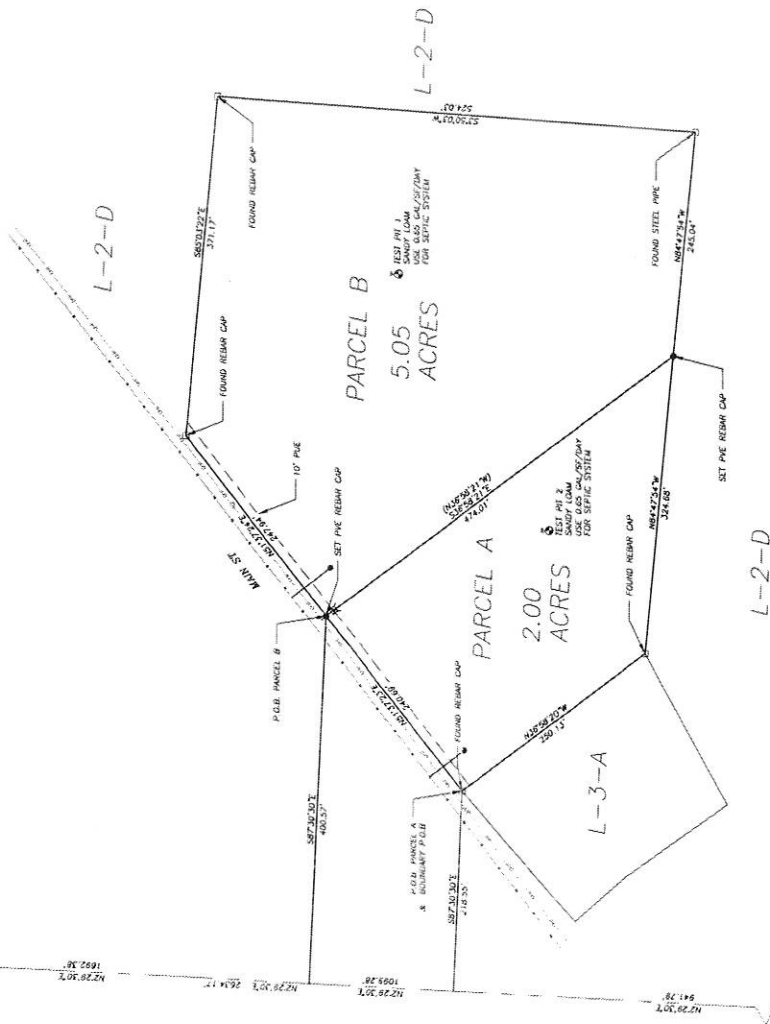
### PUBLIC MEETINGS

Note - All documentation must be submitted to Town Hall no later than three (3) weeks prior to Planning Commission Meeting held the first Wednesday of each month.

PRELIMINARY PLAT FOR:  
**MAIN STREET MINOR SUBDIVISION**

LOCATED IN THE SW1/4 OF SECTION 5, T41S, R13W, SLB.8M  
LEEDS, WASHINGTON COUNTY, UTAH

WITNESS CORNER TO THE WEST 1/4 CORNER  
OF SECTION 5, T41S, R13W, SLB.8M



SOUTHWEST CORNER OF SECTION 5, T41S, R13W, SLB.8M

**LEGEND**

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- EXISTING OVERHEAD POWER
- EXISTING WATERLINE
- SECTION CORNER AS DESCRIBED
- SET PROPOSED ENGINEERING REBAR & CAP
- P.L.S. #783760
- FOUND MONUMENT AS DESCRIBED
- PROPOSED WATER METER LOCATION
- PROPOSED POWER BOX LOCATION
- TEST PIT LOCATION

**OWNER:**

LEEDS, WASHINGTON COUNTY, UTAH  
PHONE: 674-2012

**ADDITIONAL NOTES**

1. ALL UTILITIES SHOWN ARE BASED ON RECORD PLANS AND FIELD SURVEY. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY CHANGES TO THESE UTILITIES SINCE THE DATE OF THE SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR THE LOCATION OR DEPTH OF UTILITIES NOT SHOWN ON THIS PLAT.

2. THE PROPOSED ENGINEERING REBAR AND CAP SHALL BE INSTALLED IN ACCORDANCE WITH THE UTAH DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.

3. THE PROPOSED WATER METER LOCATION SHALL BE IN ACCORDANCE WITH THE UTAH DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.

4. THE PROPOSED POWER BOX LOCATION SHALL BE IN ACCORDANCE WITH THE UTAH DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.

5. THE TEST PIT LOCATION SHALL BE IN ACCORDANCE WITH THE UTAH DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.

**BOUNDARY DESCRIPTION (PARCEL L-3-E)**

BEGINNING AT A POINT NORTH 27°30'00" EAST ALONG THE WEST SECTION LINE, 1641.79 FEET AND SOUTH 87°30'00" EAST 216.55 FEET FROM THE SOUTHWEST CORNER OF SECTION 5, T41S, R13W, SLB.8M, THENCE NORTH 87°30'00" EAST 216.55 FEET TO THE POINT OF BEGINNING CONTAINING 2.00 ACRES.

**PARCEL A DESCRIPTION**

BEGINNING AT A POINT NORTH 27°30'00" EAST ALONG THE WEST SECTION LINE, 1641.79 FEET AND SOUTH 87°30'00" EAST 216.55 FEET FROM THE SOUTHWEST CORNER OF SECTION 5, T41S, R13W, SLB.8M, THENCE NORTH 87°30'00" EAST 216.55 FEET TO THE POINT OF BEGINNING CONTAINING 2.00 ACRES.

**PARCEL B DESCRIPTION**

BEGINNING AT A POINT NORTH 27°30'00" EAST ALONG THE WEST SECTION LINE, 1641.79 FEET AND SOUTH 87°30'00" EAST 216.55 FEET FROM THE SOUTHWEST CORNER OF SECTION 5, T41S, R13W, SLB.8M, THENCE NORTH 87°30'00" EAST 216.55 FEET TO THE POINT OF BEGINNING CONTAINING 5.05 ACRES.

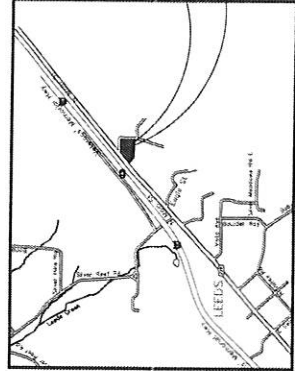
PRELIMINARY PLAT FOR:  
**MAIN STREET MINOR SUBDIVISION**  
LEEDS, WASHINGTON COUNTY, UTAH  
LOCATED IN THE SW1/4 OF SECTION 5, T41S, R13W, SLB.8M

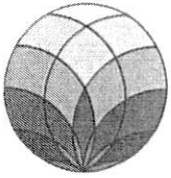
PROVAL ENGINEERING, INC.  
Engineers - Land Surveyors  
2000 South 200 West, Suite 100  
Provo, Utah 84601  
Phone: (801) 771-1000  
Fax: (801) 771-1001



PROVAL ENGINEERING, INC.  
Engineers - Land Surveyors  
2000 South 200 West, Suite 100  
Provo, Utah 84601  
Phone: (801) 771-1000  
Fax: (801) 771-1001

**PROJECT LOCATION**





**MSH**  
Investments, LLC

October 6, 2020

Town of Leeds  
218 N. Main Street  
P.O. Box 460879  
Leeds, UT 84746

Re: MSH Investments, LLC Delegation of Authority Letter

To the Town of Leeds:

I am Managing Member of MSH Investments, LLC and am duly authorized to sign this Delegation of Authorization Letter on behalf of MSH Investments, LLC.

This letter confirms Ian Crowe is an authorized representative and delegate of MSH Investments, LLC and has authority to sign documents and act on behalf of MSH Investments, LLC relating to the a subdivision of Tax Parcel ID L-3-E, Washington County, Utah. This authorization and delegation letter is effective as of October 1st, 2020 and shall remain in full force and effect for a period of two (2) years unless earlier revoked by MSH Investments, LLC. The authority delegated under this Delegation of Authority Letter is not subject to sub-delegation to other individuals or parties.

Please contact me at (610) 664-3542 or [jkrichter@comcast.net](mailto:jkrichter@comcast.net) with any questions in this regard.

*Jon M Richter, managing member*

Name: Jon Richter

Title: Managing Member, MSH Investments, LLC

*10/6/2020*

Date:

# LEEDS DOMESTIC WATERUSERS ASSOCIATION

P.O. Box 460627, 1901 Silver Reef Drive, Leeds, Utah 84746-0627

Office Phone: 435-879-0278

E-mail: [LDWACORP@infowest.com](mailto:LDWACORP@infowest.com) // [www.LDWAUtah.org](http://www.LDWAUtah.org)

## PRELIMINARY WATER SERVICE NOTICE

October 1, 2020

ATTN: Karl Rasmussen, Pro Value Engineering, Hurricane, UT

### REFERENCE

TAX PARCEL ID: L-3-E, Washington County, Utah

DEED ACCOUNT: 0854354

TAX DISTRICT: 06 – Leeds Town

LOT SIZE: 7.05 Acres

PROPERTY OWNER: MSH Investments, LLC  
20 Mary Watersford Rd.  
Bala Cynwyd, PA 19004-2039

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The property referenced above, TAX PARCEL ID # L-3-E located in Washington County, the Town of Leeds, Utah, currently owned by MSH Investments, LLC, 20 Mary Watersford Rd., Bala Cynwyd, PA 19004-2039, is within the Leeds Domestic Waterusers Association service area for culinary water.

Our commitment to serve is conditional upon the property owner meeting Leeds Domestic Waterusers Association: (i) standards, (ii) fees, (iii) specifications outlined in the LDWA By-Laws and Articles of Incorporation, and (iv) upon satisfying the costs to purchase one water share for the parcel prior to construction on the parcel.

This Service Notice is valid for one year through September 30, 2021, and will expire after that date.

If you have any questions, please email LDWA at [LDWAcorp@infowest.com](mailto:LDWAcorp@infowest.com) or Voice Mail 435-879-0278.

Respectfully,

Leeds Domestic Waterusers Association (LDWA)

Cc: Town of Leeds, Leeds, UT  
Southwest Utah Health Department, St George, UT



**Grapevine Wash Local  
District**

October 2, 2020

ATTN: Scott Messel, Leeds Town Planner  
TAX PARCEL ID: L-3-E, Washington County, Utah  
LOT SIZE: 7.05 Acres

PROPERTY OWNER: MSH Investments LLC, 20 Mary Watersford Rd. Bala Cynwyd, PA 19004-2039

**PRELIMINARY WASTE-WATER SERVICE NOTICE**

The property referenced above, TAX PARCEL ID # L-3-E located in Washington County, the Town of Leeds, Utah, currently owned by MSH Investments, LLC, 20 Mary Watersford Rd., Bala Cynwyd, PA 19004-2039, is within the Grapevine Wash Local District service area for waste-water in Leeds Utah.

GWLD commitment to serve is conditional upon the waste-water systems to be served being approved by the Utah Department of Environmental Quality and the waste-water discharge meeting the requirements of the Hansen Allen Luce study 1997.

The systems used will be designed for the use and structure to be built. A deed restriction will be placed on the parcels to ensure that any wastewater system to be built meets the requirements of Hansen Allen Luce prior to any building permit being issued.

Sincerely,

Ian Crowe, Chairman  
Grapevine Wash Local District

**Grapevine Wash Local District**

Po Box 1345 St. George UT 84771

+1 (702)381-3971

Grapevinewashlocaldistrict@gmail.com



TOWN OF LEEDS  
218 NORTH MAIN STREET  
PO BOX 460879  
LEEDS, UT 84746-0879  
PHONE: 435-879-2447

Paid CK #205

FILING FEE: \$50.00  
NON-REFUNDABLE  
Date 8/10/20  
Received by Peggy Johnson

## TOWN OF LEEDS

# 2020 Home Occupation Business License

### Application and Agreement of Terms

**THIS IS ONLY AN APPLICATION AND NOT A BUSINESS LICENSE.** You will receive your business license from the Town Clerk/Recorder when all documentation has been provided and verified.

Please check applicable box: ☒ New ☐ Renewal (Must still complete form) ☐ Address change

Do you have a Conditional Use Permit (CUP) Issued on this business location? ☐ Yes ☒ No

If a CUP was issued, is the business function still the same? ☐ Yes ☐ No

\*If you checked 'no' above, please attach explanation.

**Home Occupation Defined:** Any use conducted entirely within a dwelling, and carried on by persons residing in the dwelling unit, occupying no more than twenty-five (25) percent of the dwelling unit. The home occupation business is clearly incidental and secondary to the use of the dwelling unit for dwelling purposes and does not change the character thereof. The dwelling shall be the principal residents of the business owner/manager. The home occupation shall not include any display, stock in trade, employees or the use of advertising except as provided herein. The home occupation business shall not involve the use of any accessory buildings or space outside the main building. In all cases where a home occupation is engaged in, there shall be no advertising of said occupation, no window display, or signs except as permitted by Leeds Ordinance. The property resident must be the on site manager of the home occupation business.

#### PLEASE PRINT CLEARLY

##### Business:

Name: Southern Utah metal works

Street Address: 195 south main

Mailing Address: \_\_\_\_\_

Business Phone: 435-218-4842

Fax Number: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Website: \_\_\_\_\_

##### Owner of Property:

Name: Brant + Tiffany Jones

Address: 175 south main street

Home Phone: 435-632-2925

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

##### Applicant:

Name: Jared Turner

Street Address: ~~195 south main~~ 1955 main

Mailing Address: \_\_\_\_\_

Home Phone: \_\_\_\_\_

Cell: 435-218-4842

E-mail Address: Jared.turner92.Jt@gmail.com



TOWN OF LEEDS  
218 NORTH MAIN STREET  
PO BOX 460879  
LEEDS, UT 84746-0879  
PHONE: 435-879-2447

Describe the business: welding fabrication

What functions or activities will take place at the home? welding fabrication

Business is: ☐ Corporation ☒ Sole Proprietorship ☐ Partnership ☒ LLC

List all owners other than applicant. If a corporation, partnership, or LLC, list other officers, general partners or members. (\*If New Applicant, or if information has changed from previous year, attach copy of Articles of Incorporation or Articles of Organization & Certificate of Registration.)

Date of commencing business in Leeds: \_\_\_\_\_

Have you registered your business name with the State of Utah? ☒ Yes ☐ No (\*if new applicant, attach copy)

Federal Tax ID: 84-3922726 (\*If new applicant, attach copy of IRS form SS-4.)

Utah Sales Tax Number: \_\_\_\_\_ (\*If new applicant, attach copy of Sale Tax License from Utah State Tax Commission)

Is this a food or food preparation business? ☐ Yes ☒ No (If yes, attach a copy of Permit to Operate and / or annual Health Permit from Southwest Public Health Department.)

Is this business required to be licensed by the State? ☒ Yes ☐ No  
If yes, indicate type and number: \_\_\_\_\_ (Attach Copy of State License)

Average number of employees: 0 Days & hours of operation: mon - fri 7-5



TOWN OF LEEDS  
218 NORTH MAIN STREET  
PO BOX 460879  
LEEDS, UT 84746-0879  
PHONE: 435-879-2447

**Please complete the following to indicate compliance with the standards involving your business:**

Is the home occupation business owned and operated by a person who resides in the home where the business is located?

YES ☒ NO ☐

Is the applicant the primary provider of the labor, work, or service provided in the home occupation business?

YES ☒ NO ☐

I understand that tools, items, equipment, or activities conducted within the dwelling which are offensive or noxious by reason of the emission of odors, smoke, gas, vibration, magnetic interference or noise are prohibited.

YES ☒ NO ☐

I understand that the home occupation shall not disrupt the normal residential character of the neighborhood in which the residence is located.

YES ☒ NO ☐

Is there visible evidence from the exterior of the dwelling or building indicating that it is being used for any other purpose than that of the dwelling? If yes, explain:

no

Is the home occupation clearly incidental and secondary to the primary use of the dwelling for residential purposes? If no, explain:

yes

Are you going to have customers coming to the business? If yes, please explain:

No

Will your home occupation business generate pedestrian or vehicular traffic, or parking problems in excess of what is customarily associated with the zone in which the use is located? If yes, explain

No

Other than the business owner's personal transportation, will there be any vehicles or equipment stored on the property? This includes vehicles associated with the business. If yes please explain:

NO



TOWN OF LEEDS  
218 NORTH MAIN STREET  
PO BOX 460879  
LEEDS, UT 84746-0879  
PHONE: 435-879-2447

**NOTICE:**

*Applicant's signature indicates agreement to conduct the business in compliance with listed uses, Zoning Ordinance and all Ordinances that are applicable to the type of business being conducted. Any operations exceeding or not in compliance with Town of Leeds Ordinances require application for a Conditional Use Permit and said Permit will not be issued without prior recommendation from Planning Commission and approval from Leeds Town Council per the Land Use Ordinance.*

**FAILURE TO COMPLY WITH THE ABOVE CONDITIONS AND LEEDS ORDINANCES CAN RESULT IN SUSPENSION OR REVOCATION OF YOUR BUSINESS LICENSE AND IS A CLASS "B" MISDEMEANOR.**

**I HAVE READ AND UNDERSTAND, AND AM IN COMPLIANCE WITH THE CONDITIONS OF THE LAND USE ORDINANCE 2008-04; CHAPTER 24 - HOME OCCUPATIONS, AND CHAPTER 6 - PARKING REQUIREMENTS.**

Print Name Jared Turner

[Signature]  
Signature of Applicant

7/15/20  
Date

*I understand that falsifying any information on this form constitutes sufficient cause for rejection or revocation of my business license. I also understand that the Town Clerk may require additional information as permitted by ordinance, and also agree to supply the same as part of this form.*

**Authorized Representative**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

"Authorized Representative" shall mean: a) a responsible corporate officer, if the User is a corporation (i.e. a president, secretary-treasurer, or vice-president of the corporation, or the manager of one or more manufacturing, production or operation facilities, with authority to sign documents); b) a general partner or proprietor if the Industrial User is a partnership or proprietorship respectively; or c) a duly authorized representative (written authorization and written change of authorization are required) of the corporation, general partnership or proprietorship.

***Applicant's signature indicates agreement to conduct the business in compliance with listed uses, Zoning Ordinance and all Ordinances that are applicable to the type of business being conducted.***

**Deadline for filing business license renewal is January 31, 2021. Beginning February 1, 2021, a late charge will be assessed.**

**BUSINESS LICENSE EXPIRES ON December 31, 2012**

**For Town Use Only**

Current Zoning: \_\_\_\_\_

\_\_\_\_\_  
Town, Clerk/Recorder

\_\_\_\_\_  
Date

\_\_\_\_\_  
Town, Mayor

\_\_\_\_\_  
Date

# TOWN OF LEEDS

218 NORTH MAIN STREET  
PO BOX 460879  
LEEDS, UT 84746-0879  
PHONE: 435-879-2447 FAX: 435-879-6905  
E-mail: [leedstownhall@beyondbb.com](mailto:leedstownhall@beyondbb.com)  
Website: [www.leedsutah.org](http://www.leedsutah.org)

*Kaid CK # 205*  
FILING FEE: \$100 - Category I  
\$350 - Category II  
\$650 - Category III  
\$1,000 - Category IV

Non-refundable

DATE RECEIVED

BY

## CONDITIONAL USE PERMIT APPLICATION - CATEGORY II

TO THE PLANNING COMMISSION:

The undersigned applicant is the owner or agent of the following legally described property, (give exact legal description include: Lot, Block, Subdivision and Tract) Brant + Tiffany Jones

Property Tax ID#

The property is situated: (Street address or exterior boundaries of area petitioned for change by streets, alley, property lines, etc.)  
195 S. main street

Attach a plot plan, drawn to scale, of the property involved showing the location of all existing buildings and plans and descriptions of the proposed use of the property with plans for all proposed buildings:

1. Prepare site plans/elevations.
2. Show existing/proposed buildings
3. Show parking/loading areas.
4. Include other pertinent information

The applicant has the ability and intention to utilize said CONDITIONAL USE PERMIT within twelve (12) months from date of final approval; and the applicant understands that this CONDITIONAL USE PERMIT, if granted, becomes null and void and of no effect if unused within twelve (12) months from the date of filing of the application; or if any time after granting, the use is discontinued for a period of twelve (12) months; or if the property is sold or developed by someone other than the applicant.

WHEN A CONDITIONAL USE PERMIT IS GRANTED SUBJECT TO CONDITIONS, SUCH CONDITIONAL USE PERMIT DOES NOT BECOME EFFECTIVE UNTIL SUCH TIME AS THOSE CONDITIONS HAVE BEEN MET.

\*NOTE - A CONDITIONAL USE PERMIT does not eliminate the necessity of obtaining a Building Permit or Business License. A Building Permit is required for construction of all buildings in the project.

Are there any deed restriction affecting the use of the property involved? Give expiration date of restrictions.  
NO

List nature of business or use applying for: welding fabrication

The undersigned property owner requested a Conditional Use Permit as permitted to use the above described property for the following purposes: welding fabrication

[Signature]  
Applicants Signature

195 south main  
Address

435-218-4842  
Phone #

IT IS REQUIRED THAT THE APPLICANT SUBMIT STAMPED ADDRESSED ENVELOPES FOR ALL PROPERTY OWNERS WITHIN 300 FT OF THE AFFECTED PROPERTY.

### Town of Leeds Use Only

The applicant is hereby authorized to establish the requested use in accordance with the attached site plan subject to the following conditions:

Town of Leeds Mayor



UTAH DIVISION OF OCCUPATIONAL AND PROFESSIONAL LICENSING  
LICENSEE LOOKUP & VERIFICATION SYSTEM

## Details for Turner Trusted Services

### License Information

Name: Turner Trusted Services  
City, State, Zip, Country: Washington UT 84780 United States  
Profession: Contractor  
License Type: Contractor With LRF  
License Number: 11613126-5501  
Obtained By: Application  
License Status: Active  
Original Issue Date: 01/17/2020  
Expiration Date: 11/30/2021  
Agency and Disciplinary Action\*: NO DISCIPLINARY ACTIONS OR NO DISCIPLINARY ACTIONS WITHIN THE TIME FRAME ESTABLISHED IN UTAH CODE 63G-4-106 AND 107  
Docket Number: N/A

| Classification(s):                   | Qualifier(s):      | Association Date(s): |
|--------------------------------------|--------------------|----------------------|
| B100 - General Building Qualifier    | Jared Isaac Turner | 01/17/2020           |
| E100 - General Engineering Qualifier | Jared Isaac Turner | 01/17/2020           |

### Doing Business As:

SOUTHERN UTAH METAL WORKS



Reports require Adobe® Acrobat® Reader™

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This information is accurate as far as is contained in the Division's official records. It does not reflect whether an entity required to maintain a current registration with the Division of Corporations is current in that registration. You can verify such status at <https://secure.utah.gov/bes/bes>. Additionally, this verification does not show a complete license history or interruptions of licensure. Original issue dates listed as 01/01/1910 and 01/01/1911 were unknown at the time the Division implemented its first electronic licensing database.

\*NOTE: The disciplinary documents linked to this website include final orders issued by DOPL, with the exception of citations. Click [here](#) for citations.

Road

MAIN St.

Road

38'  
to  
road

28'2"  
to side  
walk

Drive  
way

8'6"

10'6"

Shipping  
Container

House

Garage

4 1/2'  
to road

JARED TURNER  
195 S. MAIN

September 3, 2020

To whom it may concern,

I, Tiffany Jones, give my permission and full support of Jared Turner conducting a welding and metal works home occupation business at 195 South Main Street in Leeds Utah.

I approve of and appreciate that he purchased a portable container that matches the color of the home to put items in thus eliminating outside storage of materials as indicated in 24.2.6.2. of the conditions section in chapter 24 of the land use ordinance, maintaining the residential character of the home.

Best regards,



Tiffany Jones

# Hurricane Valley Fire Spec. Serv. Dist.



Occupancy: **Jared Turner**  
Occupancy ID: **JT195**  
Address: **195 E Main ST**  
**Leeds UT 84746**

Inspection Type: **Reinspection**

Inspection Date: **9/1/2020**

By: **Gildea, Kevin J (5743)**

Time In: **16:29**

Time Out: **16:29**

Form: Fire Safety Business  
Inspection

Authorized Date: **Not Authorized** By:

Next Inspection Date: **No Inspection Scheduled**

## Inspection Description:

Fire Safety Business Inspection

## Inspection Topics:

### Fire Alarm/Escape

Off site monitoring tested for compliance

Off site monitoring tested for compliance

Status:

Notes:

Fire alarm working with no trouble lights

No Trouble lights

Status:

Notes:

Fire escape plans and practice records

Fire escape plans and practice records

Status:

Notes:

### Exits

Provide exit signs with letters at least 6" high on a contrasting background (Glow or Illuminated)

Ex

Status:

Notes:

Repair or maintain exit doors and hardware to operate properly.

Well maintained exit doors and panic hardware provide safe and easy egress from a building.

Status:

Notes:

Remove obstructions from exits, aisles, corridors, and stairways.

Clear exit access is essential to prevent panic or accidental falling of occupants during evacuation.

Status:

Notes:

Provide X extinguisher(s) of a X minimum rating.

Extinguishers provided need to be appropriate to the type of hazard.

**Status:**

**Notes:**

## Fire Protection Access and Equipment

Maintain clear access to and operation of standpipes, fire hose, sprinkler valves, fire hydrants, fire extinguishers, and other fire protection equipment

Access

**Status:**

**Notes:**

Install approved protective covers on fire department hose connection.

Protective covers must be installed on the supply connection to prevent accumulations of debris that might inhibit the system's effectiveness.

**Status:**

**Notes:**

Provide and maintain smoke detectors in proper operating condition.

The proper installation and maintenance of smoke detectors is of the utmost importance. In the event of a fire, they will notify occupants, and, in some cases, may automatically notify the Fire Department.

**Status:**

**Notes:**

Provide minimum 4 inches high address numbers so they are visible from the street.

Address numbers are critical to help emergency personnel find people who may need some sort of aid. The numbers must contrast with their background for greatest visibility.

**Status:**

**Notes:**

Remove obstructions and provide access in fire lanes.

Large fire apparatus need room to effectively maneuver in the event of an emergency.

**Status:**

**Notes:**

## Fire Separations

Keep attic and scuttle covers closed, and ceiling tiles in place.

Ceilings are an integral part of the building's fire protection. If kept in place, the ceiling will protect roof structures from premature collapse.

**Status:**

**Notes:**

Remove obstructions from fire doors and maintain to operate properly.

Fire and smoke doors should not be blocked open or obstructed or fire and smoke will easily travel through the opening and cause excessive risk to life and property.

**Status:**

**Notes:**

Seal unapproved openings with approved material.

Flame, smoke, and hot gases can easily travel through holes and pipe chases, thus creating more damage and a hazard to occupants.

**Status:**

**Notes:**

## Electrical

Discontinue use of extension cords in lieu of permanent wiring.

Temporary wire does not afford the durability, safety, and protection from shock or fire that is found in the construction of an enclosed electrical system.

**Status:**

**Notes:**

Maintain at least 30 inches clearance in front of electrical panel.

Access to electrical panels must be cleared to allow for general inspection and emergency shutdown.

**Status:**

**Notes:**

Each outlet box shall have a cover faceplate or fixture canopy.

Covers protect people from being shocked by exposed wires, prevent spread of electrical current, and heat and flame during short circuits.

**Status:**

**Notes:**

Discontinue use of non-approved multi-plug adapters.

Multi-plug adapters invite the overuse of the circuit that can result in overheating and a fire.

**Status:**

**Notes:**

Maintain wiring in good condition and protect from damage.

Worn or broken wires and plugs present a fire hazard and risk of electrical short circuit that can result in a fire.

**Status:**

**Notes:**

## Additional Time Spent on Inspection:

| Category                                  | Start Date / Time | End Date / Time |
|-------------------------------------------|-------------------|-----------------|
| <b>Notes:</b> No Additional time recorded |                   |                 |

**Total Additional Time: 0 minutes**

**Inspection Time: 0 minutes**

**Total Time: 0 minutes**

## Summary:

**Overall Result:** Passed with Comments

**Inspector Notes:** Garage is now sheetrocked. Chief Furley verified fire extinguisher has been inspected and tagged.

**LEEDS TOWN MAIN STREET SIDEWALK IMPROVEMENT PROJECT 2021**

**PHASE 1 ENGINEER'S ESTIMATE, MAY 2020 (UPDATED 10/14/2020)**

| ITEM #                         | DESCRIPTION                | QTY    | UNIT | UNIT PRICE   | TOTAL                |
|--------------------------------|----------------------------|--------|------|--------------|----------------------|
| 1                              | MOBILIZATION               | 1      | LS   | \$ 19,448.80 | \$ 19,448.80         |
| 2                              | REMOVAL OF CONCRETE        | 5256.4 | SF   | \$ 3.00      | \$ 15,769.20         |
| 3                              | FILL MATERIAL FOR SIDEWALK | 3500   | CY   | \$ 8.00      | \$ 28,000.00         |
| 4                              | NEW 4' SIDEWALK            | 5256.4 | SF   | \$ 5.00      | \$ 26,282.00         |
| 5                              | ADA TURNAROUNDS            | 7      | EA   | \$ 1,000.00  | \$ 7,000.00          |
| 6                              | RETAINING WALLS            | 900    | LF   | \$ 107.00    | \$ 96,300.00         |
| 7                              | WROUGHT IRON HANDRAIL      | 680    | LF   | \$ 70.00     | \$ 47,600.00         |
| 8                              | SIDEWALK LOT STEPS         | 5      | EA   | \$ 3,000.00  | \$ 15,000.00         |
| 9                              | SIDEWALK REPAIR IN LOTS    | 200    | SF   | \$ 9.00      | \$ 1,800.00          |
| 10                             | DRIVEWAY REPAIR            | 500    | SF   | \$ 12.00     | \$ 6,000.00          |
| 11                             | ADA RAMP RECONSTRUCTION    | 2      | EA   | \$ 4,000.00  | \$ 8,000.00          |
| 12                             | 9 FOOT DRIVEWAY TREATMENT  | 12     | EA   | \$ 900.00    | \$ 10,800.00         |
| 13                             | LANDSCAPE REPAIR           | 5000   | SF   | \$ 3.00      | \$ 15,000.00         |
| 14                             | CONTINGENCY                | 1      | LS   | \$ 15,000.00 | \$ 15,000.00         |
| <b>TOTAL CONST</b>             |                            |        |      |              | <b>\$ 312,000.00</b> |
| <b>ENGINEERING &amp; ADMIN</b> |                            |        |      |              | <b>\$ 30,000.00</b>  |
| <b>TOTAL PROJECT</b>           |                            |        |      |              | <b>\$ 342,000.00</b> |
| CITY PORTION                   |                            |        |      |              | \$ 82,080.00         |
| <b>UDOT PORTION</b>            |                            |        |      |              | <b>\$ 259,920.00</b> |