



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 // Website: 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



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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").

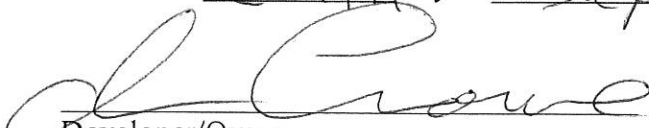
Owner hereby acknowledges that he or she has read the Subdivision Ordinance (or that an agent of Owner has), and that he or she understands the provisions of the Subdivision Ordinance and that he or she will fully and completely comply with the provisions and requirements therein contained to the best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



SUBDIVISION PRELIMINARY PLAN APPLICATION

CHAPTER 21, SUBDIVISIONS in the LAND USE ORDINANCE

Description

- 21.6.1.7.** A minor subdivision (less than five lots) may be eligible for the streamlined approval process referenced in Section 21.7.1. if the following criteria are met:
 - 21.6.1.7.1.** Town Staff has reviewed the application;
 - 21.6.1.7.2.** A recommendation has been received by the Planning Commission and a Public Hearing is held;
 - 21.6.1.7.3.** The applicant shall provide or guarantee a provision of improvements, such as curb, gutter and sidewalks, on existing streets as are normally required by the Leeds Construction and Design Standards and Specifications;
 - 21.6.1.7.4.** The subdivision has been approved by the Town Council;
 - 21.6.1.7.5.** The subdivision is not traversed by the mapped lines of a proposed street as shown in the General Plan, or in a Town Road Master Plan showing future collector and arterial streets and does not require the dedication of any land for street or other public purposes;
 - 21.6.1.7.6.** If the subdivision is located in a zoned area, each lot in the subdivision meets the frontage, width and area requirements of the Land Use Ordinance or has been granted a variance from those requirements by the Board of Adjustment;
 - 21.6.1.7.7.** If the lots front a fully improved public street serviced by necessary utilities;
 - 21.6.1.7.8.** If this subdivision is not a continuation of a previous subdivision;
 - 21.6.1.7.9.** If the map is completed by a licensed surveyor and shows the location of existing and required utilities; and
 - 21.6.1.7.10.** If the map meets the Town of Leeds Title Block standards.



Requirements

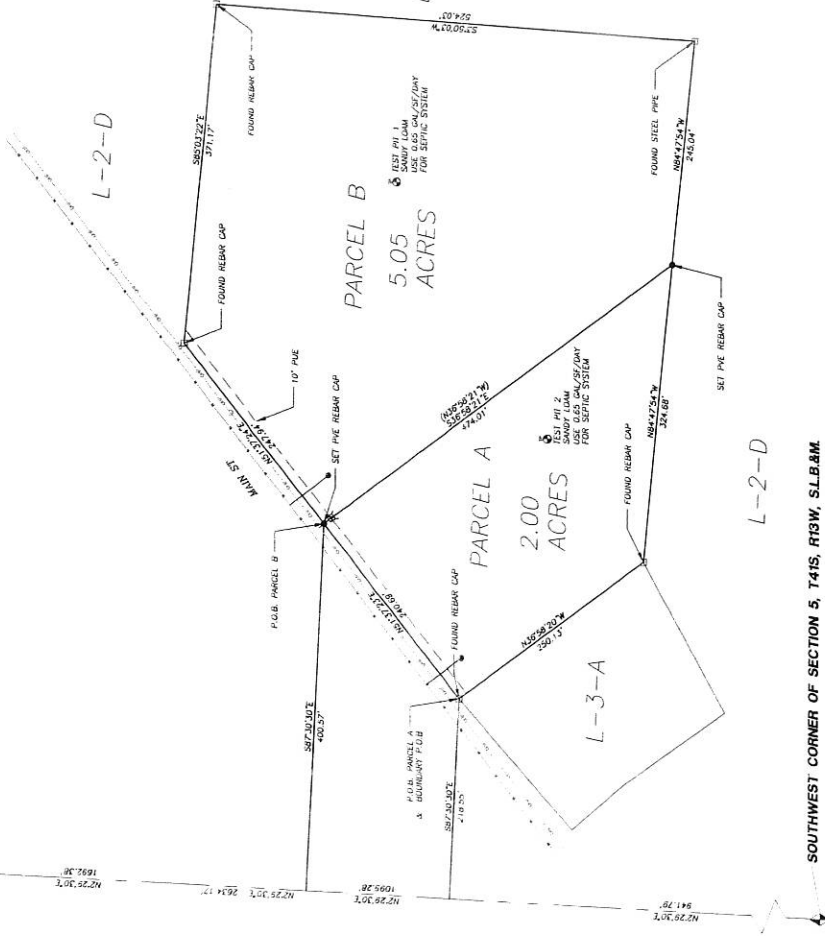
1. A Plat Map of all lots proposed in the minor subdivision will be submitted to the Planning Commission indicating a Metes and Bounds description of the original parcel and each proposed lot.
2. Plat Map will indicate all existing and proposed easements, if any.
3. All utilities proposed to service lots will be provided to each lot. It will be the responsibility of the subdivider to repair all streets disturbed by trenching and restored to the pre-existing condition.
4. Subdivider shall, upon the sale of each lot obtain a signed and notarized FORM #001 (following page) from each lot purchaser. This form will become a part of any future building permit application pertaining to that lot.

It is understood that this method of subdivision by Metes and Bounds must be approved by the Council of the Town of Leeds. However, the Town of Leeds is not obligated to approve and may require additional improvements to an already existing street to upgrades said street to a subdivision standard if it is not already in that condition.

PRELIMINARY PLAT FOR:
MAIN STREET MINOR SUBDIVISION

LOCATED IN THE SW1/4 OF THE SW1/4 OF SECTION 5, T41S, R13W, SLB&M

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



SOUTHWEST CORNER OF SECTION 5, T41S, R13W, SLB&M

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- EXISTING OVERHEAD POWER
- EXISTING WHEREAS
- SECTION CORNER AS DESCRIBED
- SET PROPOSED ENGINEERING REBAR & CAP
- FOUND REBAR
- FOUND REBAR AS DESCRIBED
- PROPOSED WATER WELLS LOCATION
- PROPOSED WATER WELLS LOCATION
- WELL PIT LOCATION

OWNER:
EDWARD LAMM
PHONE: 819-16212
LEEDS, UT 84746

ADDITIONAL NOTES

1. THE PROPERTY SHOWN HEREON IS THE PROPERTY OF EDWARD LAMM, AS SHOWN ON THE RECORD MAP OF THE LEEDS MINOR SUBDIVISION, PLAT NO. 1, 1987, IN THE SW1/4 OF THE SW1/4 OF SECTION 5, T41S, R13W, SLB&M.

2. THE PROPERTY SHOWN HEREON IS THE PROPERTY OF EDWARD LAMM, AS SHOWN ON THE RECORD MAP OF THE LEEDS MINOR SUBDIVISION, PLAT NO. 1, 1987, IN THE SW1/4 OF THE SW1/4 OF SECTION 5, T41S, R13W, SLB&M.

3. THE PROPERTY SHOWN HEREON IS THE PROPERTY OF EDWARD LAMM, AS SHOWN ON THE RECORD MAP OF THE LEEDS MINOR SUBDIVISION, PLAT NO. 1, 1987, IN THE SW1/4 OF THE SW1/4 OF SECTION 5, T41S, R13W, SLB&M.

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BOUNDARY DESCRIPTION (PARCEL L-3-E)

BEGINNING AT A POINT NORTH 27°30'00" EAST, 218.55 FEET TO THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 41 SOUTH, RANGE 13 WEST, DALLAS BASE AND MERIDIAN, AND RUNNING THENCE NORTH 31°37'37" EAST 140.00 FEET, THENCE NORTH 35°50'21" EAST 474.01 FEET, THENCE SOUTH 85°03'22" EAST 371.17 FEET, THENCE SOUTH 03°50'03" WEST 524.03 FEET, THENCE NORTH 84°47'54" WEST 308.72 FEET, THENCE NORTH 35°50'21" WEST 500.13 FEET TO THE POINT OF BEGINNING, CONTAINING 7.00 ACRES.

PARCEL A DESCRIPTION

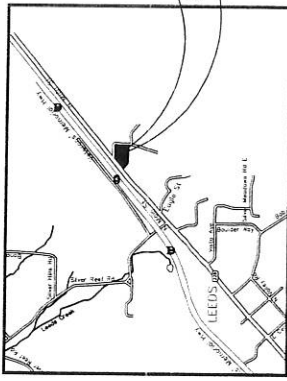
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PARCEL B DESCRIPTION

BEGINNING AT A POINT NORTH 27°30'00" EAST, 218.55 FEET TO THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 41 SOUTH, RANGE 13 WEST, DALLAS BASE AND MERIDIAN, AND RUNNING THENCE NORTH 31°37'37" EAST 140.00 FEET, THENCE NORTH 35°50'21" EAST 474.01 FEET, THENCE SOUTH 85°03'22" EAST 371.17 FEET, THENCE SOUTH 03°50'03" WEST 524.03 FEET, THENCE NORTH 84°47'54" WEST 308.72 FEET, THENCE NORTH 35°50'21" WEST 500.13 FEET TO THE POINT OF BEGINNING, CONTAINING 7.00 ACRES.

PRELIMINARY PLAT FOR:
MAIN STREET MINOR SUBDIVISION
LOCATED IN THE SW1/4 OF THE SW1/4 OF SECTION 5, T41S, R13W, SLB&M

PROJECT LOCATION





Utah Department of Environmental Quality
195 North 1950 West, Salt Lake City, Utah
Office: 801-536-4400 ~ Hotline: 1-800-458-0145

PERCOLATION TEST DATA SHEET

TEST HOLE NUMBER: 1

DATE TESTED 29-Jul-20

PROJECT LOCATION: LEEDS LOT SPLIT - MAIN STREET

SOIL DATA FROM TEST HOLE:

DEPTH (inches)	SOIL TEXTURE	SOIL STRUCTURE	SOIL CONSISTENCY	MOTTLES	%ROCK
0-12	TOP SOIL	GRAINY			
12-78	SANDY LOAM	GRAINY	ALL THE SAME	NONE	2
78-120	SANDY LOAM	GRAINY	ALL THE SAME	NONE	3

DEPTH OF BOTTOM OF TEST HOLE	120	Inches
DEPTH TO GROUND WATER	NONE	feet
DEPTH TO PERCOLATION HOLE	2	feet
SIZE OF PERC HOLE (DIA. OR DIM.)	12	inches

PRESOAKING:

RUN #	START DATE	START TIME	END TIME	ELAPSED TIME	INITIAL DEPTH
1	29-Jul-20	1:00 PM	4:00 PM	4 HR	12 inches

PERCOLATION TEST:

RUN#	START TIME (H:M:S)	END TIME (H:M:S)	ELAPSED TIME Ti (min)	MEASURED WATER DROP (inches)	PERCOLATION RATE, Pi (min/in)	$(T_i + T_{i+1})/2$ Ave. T (min)	$P_{i+1} - P_i$ ΔP	$\Delta P / \Delta T$ %
1	2:00:00 PM	2:11:00 PM	11.000	1	11.00	N/A	N/A	N/A
2	2:11 PM	2:26:00 PM	15.000	1	15.00	13.000	4.00	0.31
3	2:28:00 PM	2:44:00 PM	16.000	1	16.00	15.500	1.00	0.06
4	2:45:00 PM	3:01:30 PM	16.500	1	16.50	16.250	0.50	0.03
5	3:03:00 PM	3:19:30 PM	16.500	1	16.50	16.500	0.00	0.00
6								
7								

STABILIZED PERCOLATION RATE

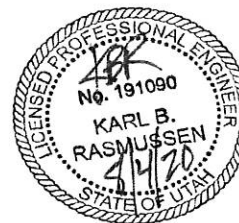
17.00 MINUTES PER INCH

USE SOIL DATA FOR 0.65 GAL/SF/DAY

Person Responsible:

Name: Karl B. Rasmussen
Company: ProValue Engineering, Inc.
Address: 20 South 850 West, Suite 1, Hurricane, UT 84737
Phone #: 435-668-8307 Fax #: 1-866-435-3070

Professional Seal:





Utah Department of Environmental Quality
195 North 1950 West, Salt Lake City, Utah
Office: 801-536-4400 ~ Hotline: 1-800-458-0145

PERCOLATION TEST DATA SHEET

TEST HOLE NUMBER: 2 DATE TESTED 29-Jul-20
PROJECT LOCATION: LEEDS LOT SPLIT - MAIN STREET

SOIL DATA FROM TEST HOLE:

DEPTH (inches)	SOIL TEXTURE	SOIL STRUCTURE	SOIL CONSISTENCY	MOTTLES	%ROCK
0-12	TOP SOIL	GRAINY			
12-84	SANDY LOAM	GRAINY	ALL THE SAME	NONE	0
84-120	SANDY LOAM	GRAINY	ALL THE SAME	NONE	4
DEPTH OF BOTTOM OF TEST HOLE		120	Inches		
DEPTH TO GROUND WATER		NONE	feet		
DEPTH TO PERCOLATION HOLE		2	feet		
SIZE OF PERC HOLE (DIA. OR DIM.)		12	inches		

PRESOAKING:

RUN #	START DATE	START TIME	END TIME	ELAPSED TIME	INITIAL DEPTH
1	29-Jul-20	1:00 PM	4:00 PM	4 HR	12 inches

PERCOLATION TEST:

RUN#	START TIME (H:M:S)	END TIME (H:M:S)	ELAPSED TIME Ti (min)	MEASURED WATER DROP (inches)	PERCOLATION RATE, Pi (min/in)	(Ti+Ti+1)/2 Ave. T (min)	Pi+1-Pi ΔP	ΔP/ΔT %
1			0.000	1	0.00	N/A	N/A	N/A
2			0.000	1	0.00	0.000	0.00	#DIV/0!
3			0.000	1	0.00	0.000	0.00	#DIV/0!
4			0.000	1	0.00	0.000	0.00	#DIV/0!
5			0.000	1	0.00	0.000	0.00	#DIV/0!
6								
7								

STABILIZED PERCOLATION RATE

n/a MINUTES PER INCH
USE SOIL DATA FOR 0.65 GAL/SF/DAY

Person Responsible:

Name: Karl B. Rasmussen
Company: ProValue Engineering, Inc.
Address: 20 South 850 West, Suite 1, Hurricane, UT 84737
Phone #: 435-668-8307 Fax #: 1-866-435-3070

Professional Seal:





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 Commerical

Existing Use Storage Units RV parking

Proposed Use extension of Storage Units & RV Parking

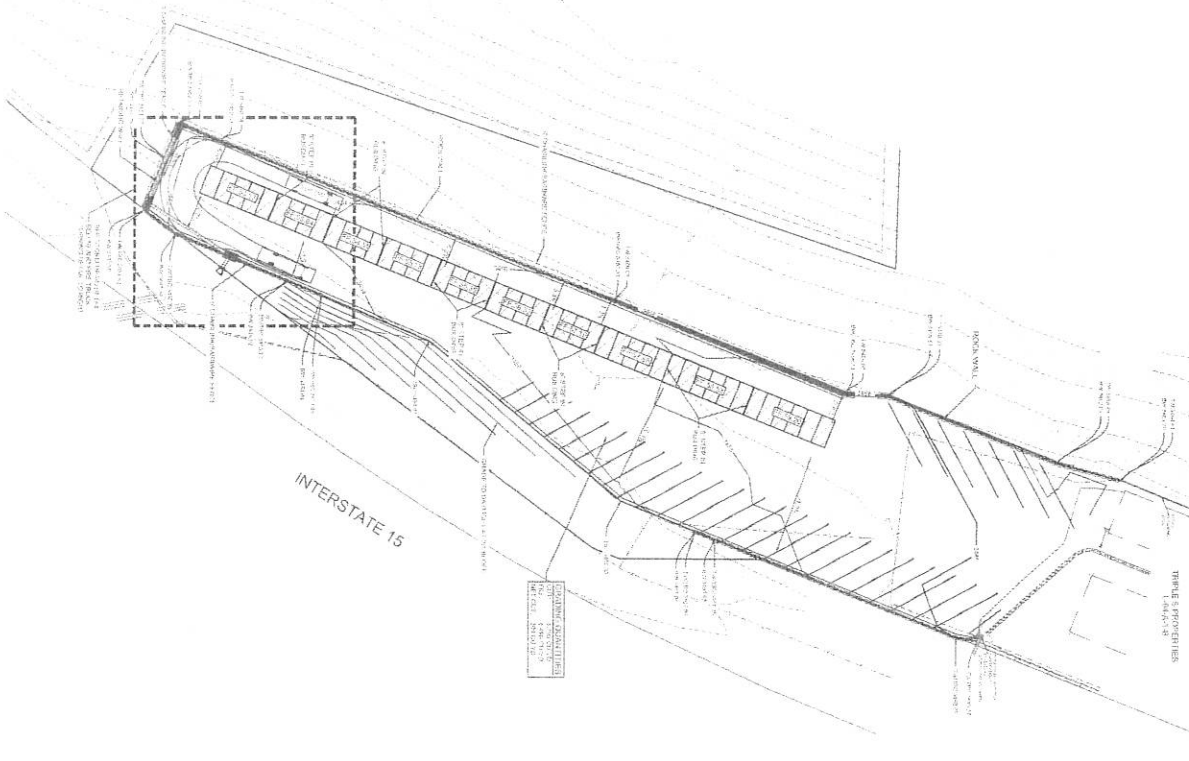
Any Other Relevant Information related to property or proposed project need to excavate land and take dirt up to above lot to make pad for house.

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

2AC

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

Currently: 165 storage units + 20 RV Parking



DATE: 10/1/01

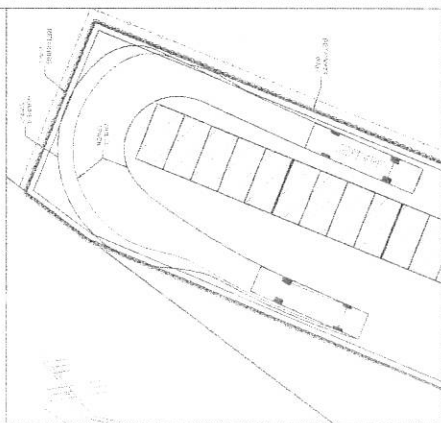
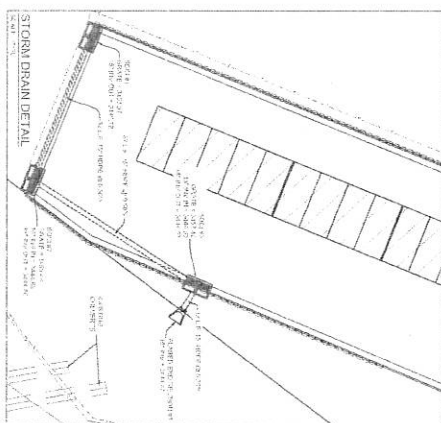
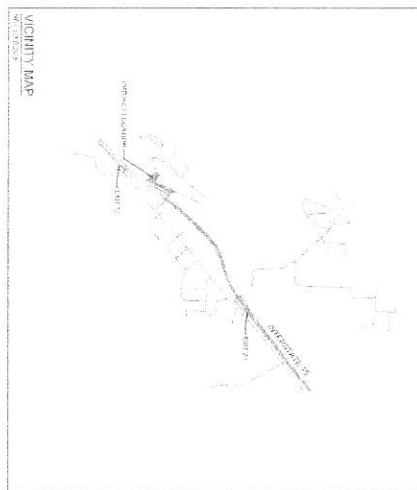


LEGEND

—	EXISTING GRADE
- - -	PROPOSED GRADE
—	STORM DRAIN
—	ACCESS ROAD
—	STORAGE UNIT
—	ROCK WALL
—	GRADE
—	1/4" = 10' (VERTICAL)
—	1/4" = 40' (HORIZONTAL)

CONTRACTOR NOTE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AGENCIES.



ST GEORGE FIRE TRUCK

LENGTH	20'0"
WIDTH	8'6"
HEIGHT	10'0"
TURNING RADIUS	14'0"
TURNING PATH	14'0"
TURNING CLEARANCE	14'0"



OWNER/DEVELOPER

ENGINEERING CONTACT

10/1/01

GRADING PLAN

BULLDOG STORAGE UNITS, PH 2

LEEDS, UTAH



BUSH & GUGGELL, INC.

Engineers - Planners - Surveyors

215 East 1000 North, Suite 200

St. George, Utah 84770

Phone: 435-771-1111 / Fax: 435-771-1112

www.bushguggell.com





Paid \$250 CK 6375
9/16/20

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



LEGAL

the 1990s, the number of people who have been infected with HIV has increased in many countries, and the number of people who have died of AIDS has increased in many countries. In the United States, the number of people who have been infected with HIV has increased from about 100,000 in 1980 to about 1,000,000 in 1995. The number of people who have died of AIDS has increased from about 10,000 in 1980 to about 100,000 in 1995. In many other countries, the number of people who have been infected with HIV has increased from about 100,000 in 1980 to about 1,000,000 in 1995. The number of people who have died of AIDS has increased from about 10,000 in 1980 to about 100,000 in 1995. In many other countries, the number of people who have been infected with HIV has increased from about 100,000 in 1980 to about 1,000,000 in 1995. The number of people who have died of AIDS has increased from about 10,000 in 1980 to about 100,000 in 1995.



OWNER / DEVELOPER
 TAYLOR & HOBSON
 14000 13th Ave.
 Denver, CO 80202

ENGINEERING CONSULT
 FISH & STEIN, LLC
 200 PARK S. 4000 10th Ave.
 #1000 DENVER, CO 80202

ARCHITECT
 HOK, INC. 1900 16th Ave.
 #1000 DENVER, CO 80202



Road

MAIN St.

38'
to
road

28'2"
to side
walk

Drive
way

8'6"

10'6"

Shipping
Container

House

Garage

4 1/2'
to road

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:

Remove storage from beneath exit stairs.

Items stored beneath stairs present a fire risk that can endanger persons using that escape route.

Status:

Notes:

Unlock all exit doors during business hours.

Locked exit doors make it impossible for occupants to escape safely and quickly.

Status:

Notes:

Remove unapproved locks or latches from exit doors.

Exit doors must be free to open without delay in the event of an emergency.

Status:

Notes:

Exterior Building

Building Address

An address needs to be visible on the building

Status:

Notes:

Hydrant located 250' or less from building.

A hydrant needs to be within 250' from the building.

Status:

Notes:

Exit Lighting

Provide lighting for exits, aisles, corridors, and stairways.

Well lighted exit ways prevent panic, and provide safer egress for occupants.

Status:

Notes:

Fire Extinguishers

Mount extinguishers where readily available, not more than 5 feet above floor.

Extinguishers must be easily within reach of all occupants, but not where they will be subject to damage.

Status:

Notes:

Post signs indicating location where extinguishers are not readily visible.

Where extinguishers are not clearly visible, signs help occupants find the equipment in a hurry.

Status:

Notes:

Portable fire extinguishers are due for annual maintenance on:

Annual maintenance will provide for properly charge and serviced extinguishing devices, and assure proper operation if needed to fight a small fire.

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 the 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:

Housekeeping

Remove storage to at least 18" below level of sprinklers, 24" unsprinklered (36" for storage piled over 12' high)
height of storage

Status:

Notes:

Remove or store rubbish, waste material, oily rags in closed metal containers.

Safety containers for oily and greasy rags are designed to prevent spontaneous ignition of their contents. Other highly flammable wastes must be separated from sources of ignition.

Status:

Notes:

Clean grease filters and hood/duct system over cooking equipment.

Regular cleaning of the hood, duct, and filters will eliminate flammable grease build-up and provide proper ventilation of heat through the exhaust outlet.

Status:

Notes:

Provide approved waste containers for combustible waste.

Heavy duty or metal containers are necessary to confine a fire in the receptacle to prevent it spreading to the building.

Status:

Notes:

Chain all compressed gas cylinders in an upright position and provide protective caps.

Compressed gas cylinders, empty or full, can take off like a rocket in any direction if they fail and rupture.

Status:

Notes:

Boiler, mechanical, and electrical panel rooms shall not be used for storage.

Combustible materials in these equipment rooms often get put too close to sources of heat and a fire will likely result.

Status:

Notes:

Post and enforce 'No Smoking' signs.

'No Smoking' areas are designated because the use of smoking materials in those areas could cause a fire.

Status:

Notes:

Move the dumpster at least 5 feet from the building or overhangs.

Dumpsters are a common fire target of vandals. Moving the dumpster away will reduce the risk of a fire spreading to the building.

Status:

Notes:

Flammable Liquids

Storage in excess of 10 gallons shall be in an approved cabinet.

In the event of a fire, flammable liquids can readily accelerate its spread. Confining the stored liquids to secure cabinets will limit this fire exposure.

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
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Notes: 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.