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01/31/2019 12:53 PM \$0.00
Book - 10749 Pg - 6071-6075
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
WEST JORDAN CITY
8000 S REDWOOD RD
WEST JORDAN UT 84088
BY: RWP, DEPUTY - MA 5 P.

DEFAULT JUDGMENT

Administrative Code Enforcement Program
8000 South Redwood Road
West Jordan, Utah 84088
Code Enforcement Information (801) 256-2107

OFFICE USE ONLY

CASE Number: 18-01607

PARCEL: 26-02-351-005-4002

Name of Responsible	STS PROPERTIES, LLC
Mailing Address:	360 NORTH 700 WEST NORTH SALT LAKE UT 84054
Date of Notice of Violation:	<u>Wednesday, October 31, 2018</u>
Date of Review:	<u>01/29/2019</u>

Property Description:

BEG S 89°48' E 934.12 FT FR SW COR SEC 2, T3S, R2W, SLM; N 89°48' W 569.11 FT; N 1°04'28" E 817.09 FT; S 89°57' E 71.99 FT; S 0°03' W 60 FT; S 89°57' E 496.07 FT; S 1°04'28" W 5.01 FT; S 89°57' E 36.06 FT; S 0°01'21" W 364.28 FT; N 89°52'30" W 42.75 FT; S 1°04'28" W 389.29 FT TO BEG. LESS THAT PORTION OUTSIDE JORDAN VALLEY WATER DISTRICT. (CONTAINING ALL OF PARCEL A, 21ST CENTURY BUSINESS PARK PH 1 LOT 102 AMD). 10.299 AC M OR L. 9870-8429 9788-2674 9943-5898 10135-9221 10160-8567 10492-5928 10579-4813 10579-4813

Summary of Notice of Violation:

10.31.2018 1230 PM SREESE. I arrived at the property and found trash/debris(tree trimming, tires and old sections of concrete and concrete piping) in the open spaces of the property. This is a violation of West Jordan City Code. A Notice of Violation (NOV) will be sent by first class mail. 11/09/18 LDYE Returned NOV received and scanned into T-drive. 11/28/18 ACURTIS New NOV has been sent out with updated address Per Brock. Saved to the t:drive. 12/12/18 LDYE Returned NOV, per Brock sent to State listed Business Address. 12.18.2018 850 AM SREESE. I received an email from Brock Hudson yesterday stating that the NOV for this address was accidentally put into the the same letter/envelope for case 18-01549 (email in the T drive). According to the T drive information the 2nd NOV was returned to our office, it was addressed to 259 South Riverbend Way STE 102 North Salt Lake UT 84054. On 11.28.2018 office staff resent the NOV (see above case notes) I do not know what address the office staff sent the NOV to, however it would appear that it was the office staff who accidentally placed the NOV into the wrong envelope. I will sent yet another NOV with a new due date to the Registered Agent Address: 3165 East Millrock Drive STE 500 SALT LAKE CITY UT 84121. 01/07/19 LDYE STS Property representative, Ryan Brimley, called and stated they received the NOV but his company had not put anything on the property. He will send someone out to look at the property and clean it up. He was advised to call for a reinspection. 01.24.2019 930 AM SREESE. As of this time and date, no contact has been made to the City of West Jordan Code Enforcement Department or myself by the property owner to request a re-inspection of this property. Per West Jordan City Code section 1-14C-6, "It is prima facie evidence that the violation is continuing if no inspection or review is requested." Pending approval of an Administrative Law Judge a

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notice of default will be drafted and mailed first class.

Affirmed Administrative Penalty and Costs:

The responsible person(s), having failed to timely request a hearing, following service of the notice at issue, or having failed to attend and participate in a requested hearing, is hereby found to be in Default in the amount of **\$1,000.00 as of 01/24/19**. All fees shall be paid to the West Jordan City Finance Department on the First Floor of the West Jordan City Hall, 8000 South Redwood Road, West Jordan, Utah 84088. A default judgment is final and non-appealable. All penalties may be filed with the County recorder as a lien on the listed property, and the City may abate the violations at the owners expense.

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Required Action by Responsible Person(s):

All trash/debris/outside storage (stove/oven) must be removed from the open spaces of the yard per the Code of West Jordan City.


Payment of the monetary penalty does not relieve the responsible person(s) of the duty to correct the violation. Once the violations have been corrected and/or stopped, the responsible person(s) shall request a compliance inspection and a Notice of Compliance form from the Code Enforcement Division to bring this matter to a conclusion. A re-inspection fee of **\$150.00** must be paid in advance of scheduling a re-inspection.

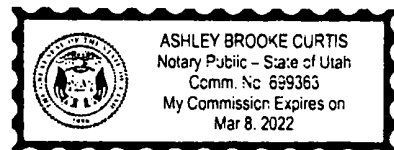
Performance Bond Required: Yes No Amount: \$ N/A

IT IS SO ORDERED, this ____ day of _____, 20__:



Brian Clegg - West Jordan City Administrative Law Judge

Subscribed and sworn before me this 28th day of JANUARY, 2019.

Notary public residing in Salt Lake County. My commission expires on 03/08/2022



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CALL FOR RE-INSPECTION WHEN VIOLATION(S)
ARE IN COMPLIANCE (801) 256-2107

CASE Number: 18-01607

PARCEL: 26-02-351-005-4002

NOTICE OF VIOLATION

Name of Responsible: STS PROPERTIES, LLC
Mailing Address: 3165 East Millrock Drive STE 500 SALT LAKE CITY UT 84121
Place of Violation Occurrence: 6307 DANNON WY
Inspection/Observation Date: Wednesday, October 31, 2018

SUMMARY OF FINDINGS
Code Section(s) violated:
13-8-15 ~ Storage of trash and debris - No person shall store, leave or accumulate junk, garbage, trash, debris or other tangible personal property in any yard, open space

YOUR RESPONSIBILITIES
YOU MUST CONTACT CODE ENFORCEMENT FOR A RE-INSPECTION WHEN VIOLATION(S) ARE IN COMPLIANCE IN ORDER TO AVOID FINES OR FEES. A FAILED RE-INSPECTION FEE OF \$150.00 WILL BE ASSESSED IF A SECOND RE-INSPECTION IS NEEDED.

Required Remedy
YOU ARE REQUIRED TO CEASE AND DESIST FROM AND/OR ABATE THE CODE VIOLATIONS DESCRIBED ABOVE.
SPECIFICALLY:
All trash/debris (tree trimming, tires and old sections of concrete and concrete piping) must be removed from the property per the Code of West Jordan City.

Deadline for Compliance No Later Than: Friday, January 4, 2019

ADMINISTRATIVE PENALTY ASSESSED

A penalty of \$50.00 per day will be assessed for the above described violation(s) and this penalty will accrue daily until the violation is corrected. If you correct the described violation(s) and seek a City compliance inspection by the DEADLINE noted above, the City will delete any and all penalties associated with the cited violations. These penalties will only be removed for those violations cited above and do not, unless otherwise stated, remove any penalties associated with any additional Code violations or subsequently noticed Code violations.

S REESE
Signature of Issuing Enforcement Official

Code Enforcement Official
Title of Enforcement Official

801.256.2107
Contact Number for Enforcement Official



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NOTICE OF VIOLATION

IMPORTANT: Please read carefully:

- * IF YOU NEED ADDITIONAL TIME FOR CURE OR COMPLIANCE, YOU MUST SEEK AN EXTENSION OF THE DEADLINE IN WRITING FROM THE ISSUING ENFORCEMENT OFFICIAL WITHIN FOURTEEN (14) BUSINESS DAYS OF THE DATE OF THIS NOTICE OF VIOLATION.
- * ONCE THE VIOLATIONS HAVE BEEN CORRECTED AND/OR OR STOPPED, THE RESPONSIBLE PERSON(S) HAS THE RESPONSIBILITY TO REQUEST A COMPLIANCE INSPECTION AND TO OBTAIN A NOTICE OF COMPLIANCE TO BRING THIS MATTER TO A CONCLUSION.
- * THIS NOTICE OF VIOLATION SHALL BECOME A FINAL CITY CODE ENFORCEMENT ORDER BY DEFAULT UNLESS, NO LATER THAN 14-DAYS AFTER THE DATE OF THIS NOTICE, ANY PERSON AGGRIEVED BY THIS NOTICE OF VIOLATION REQUESTS, IN WRITING, A HEARING. A HEARING MAY BE REQUESTED THROUGH THE CITY ATTORNEY'S OFFICE AT THE ADDRESS SHOWN ABOVE.

*PAYMENT OF A MONETARY PENALTY DOES NOT RELIEVE THE RESPONSIBLE PERSON(S) OF
THE DUTY TO CORRECT THE VIOLATION*

If the required correction(s) is/are not completed by the DEADLINE date specified above, the City may proceed to take action to abate the violation and charge the costs thereof as a lien against the property and as a joint and separate personal obligation of any person responsible for the violation. In addition to the cost of abatement, any penalty imposed for failing to comply with the requirements of this section by the date specified above will be billed to you separately.