



Community Development Department
Code Enforcement Division

8000 South Redwood Road
West Jordan, Utah 84088
(801) 256-2107
Email: code.enforcement@westjordan.utah.gov

13908518 B: 11315 P: 4539 Total Pages: 6
03/10/2022 12:42 PM By: dsalazar Fees: \$0.00
JUDGE - JUDGMENT
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: WEST JORDAN CITY
8000 S REDWOOD RDWEST JORDAN, UT 84088



Parcel #: 21204030020000
Case #: 22-00112

Default Judgement

VINCENT T NGUYEN

6623 S SLALOM WY
WEST JORDAN UT, 84084

Address Of Violation: 6623 S SLALOM WAY, 84084

Date Of Notice Of Violation: January 25, 2022

Date Of Review: February 09, 2022

Property Description:

LOT 58, OLYMPIC POINTE PH 1 SUB. 7891-1634 8294-8365 8665-9080 8812-1662 8824-1802 10507-8118



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Summary Of Notice Of Violation:

January 25, 2022 On 1/25/2022 at approximately 1300 hours, I responded to this address to check if the business Lux Rental LLC was still being operated out of the home. I found several high end vehicles parked in the driveway and along the roadway in front of the home. I also found an employee cleaning/vacuuming out a couple of the vehicles. It is clear that the car rental business is still operating out of this home. I also found 1 vehicle (white SUV) parked on the front lawn. Both are in violation of City Code.

Zahlmann

Photos are saved to the case. A NOV will be sent to the property owner due to repeated failure to comply with City Code. Contact was not made.

February 09, 2022 On 2/9/2022 at approximately 1345 hours, I responded to this address for a re-inspection. The property owner had not called for a re-inspection and the compliance due date was set for 2/8/2022. Upon arrival, I found at least 8 luxury style vehicles parked in the driveway and in front of the home. They include Maserati, MBW, Audi, Jeep, Cadillac, and others. I also found vehicle cleaning equipment in the driveway around the vehicles. Per the Department of Commerce and Bizpdeia, this address is still listed as the address for Lux Rental LLC. This business is still being operated out of this home within a Residential Zone. This violation has not been resolved.

Zahlmann

The vehicle had been removed from the front lawn and all other vehicles were stored/parked on approved surfaces. That violation has been resolved. This case will be placed into Default status pending the ALJ hearing. The hearing is set for 3/4/2022 @ 8am. The hearing notice was posted to the door.

March 04, 2022 On 3/4/2022 the Default Judgement was held with Judge Newman. The responsible party did not appear for the hearing. Judge Newman granted the City's request of \$1000.00 and the ability to abate if necessary.

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 \$1,158.00. 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 notice on the listed property, and the City may abate the violations at the owners expense.

Further information regarding a default judgment and how to request to set aside a default judgment, as well as the entire Administrative Code Enforcement Procedures can be found online in the West Jordan Municipal Code, at westjordan.utah.gov.



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Required Action By Responsible Person(s):

VIOLATIONS:

4-1B-1 ~ Unlawful To Conduct Business Within The City Without A Business License

REMEDY:

Lux Rental LLC is being operated out of this property. This property is located within a residential zone. The type of business that is being operated is a car rental business and cannot be operated out of a residential zone. This business is being operated within City limits is operating without a City Business License being issued.

Per this City Code, "4-1B-1: UNLAWFUL TO CONDUCT BUSINESS WITHIN THE CITY WITHOUT A BUSINESS LICENSE:
Unless specifically exempt from such requirement in this title or other applicable law, it shall be unlawful for any person to engage in or carry on any business within the City, without first procuring a business license, or for any person to continue to engage in or carry on a business when the required business license has been suspended or revoked."

This business cannot be approved to operate within the zone it is located. This business and all the business related vehicles must be removed and relocated to a zone that allows for this type of business to operate.

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 \$158.00 must be paid in advance of scheduling a re-inspection.

AFFIRMED ADMINISTRATIVE PENALTY AND COSTS:

\$1,000.00 reduced to \$1,000.00 if compliant by .

It is so ordered, this 4 day of March, 2022.

I authorize the City of West Jordan to abate the above violation(s)



Todd Newman - West Jordan City Administrative Law Judge

Subscribed and sworn before me this 7 day of March, 2022.



Notary public residing in Salt Lake County. My commission expires on 07/28/2023.



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NOTICE OF VIOLATION

VINCENT T NGUYEN

January 25, 2022

6623 S SLALOM WY
WEST JORDAN UT, 84084

Address Of Violation: 6623 S SLALOM WAY, 84084, West Jordan, UT

Dear Owner,

On Tuesday, January 25, 2022 a Code Enforcement Officer conducted an inspection of the property listed above and found it in violation of West Jordan City code. The violation(s) and remedy are included in the violation section below. A re-inspection will need to be requested by the compliance due date of Tuesday, February 8, 2022. Please call our office (801) 256-2107 when the violations have been corrected.

VIOLATIONS:

4-1B-1 ~ Unlawful To Conduct Business Within The City Without A Business License

13-12-5(e2) ~ Parking Restrictions In Single-Family And Duplex Areas: Approved Surfaces

REMEDY:

Lux Rental LLC is being operated out of this property. This property is located within a residential zone. The type of business that is being operated is a car rental business and cannot be operated out of a residential zone. This business is being operated within City limits is operating without a City Business License being issued.

Per this City Code, "4-1B-1: UNLAWFUL TO CONDUCT BUSINESS WITHIN THE CITY WITHOUT A BUSINESS LICENSE: Unless specifically exempt from such requirement in this title or other applicable law, it shall be unlawful for any person to engage in or carry on any business within the City, without first procuring a business license, or for any person to continue to engage in or carry on a business when the required business license has been suspended or revoked."

This business cannot be approved to operate within the zone it is located. This business and all the business related vehicles must be removed and relocated to a zone that allows for this type of business to operate.

There is a white SUV that is parked on the front lawn of the property. The surface upon which it is parked is not approved for parking surfaces within residential zones. Per this City Code, "2. Other parking areas within any front, side, corner side, or rear yard shall have a parking surface constructed of asphalt, concrete, grasscrete, a minimum three-fourth inch (3/4") or larger gravel mix, pavers, permeable asphalt or concrete, rock, stone, turf block or any combination of the aforementioned materials and shall be kept free of weeds and debris."

This vehicle needs to be moved and stored on an aforementioned approved surface so as to comply with this City Code.

COMPLIANCE DUE DATE: February 08, 2022



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NOTICE OF VIOLATION

ADMINISTRATIVE PENALTIES COULD BE ASSESSED

If you correct the described violation(s) and seek a City compliance inspection by the DEADLINE noted above, the City will dismiss any and all penalties associated with the cited violations. These penalties will only be dismissed for those violations cited above and do not, unless otherwise stated, remove any penalties associated with any additional Code violations or subsequently noticed City violations.

Possible Fees: \$50.00 a day per violation up to the compliance due date. \$100.00 a day per violation after the compliance due date.

Todd Zahlmann
Code Enforcement Official

Office: (801) 256-2107
Cell: (801) 520-1247
Contact Numbers For Enforcement Official



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NOTICE OF VIOLATION

Important Information, 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 stopped, the responsible person(s) has/have the responsibility to request a compliance inspection and to obtain a Notice Of Compliance to bring this matter to a conclusion.
- * To appeal this Notice Of Violation, any person affected must send a written request for a hearing by mailing the request to Chief Administrative Office at 8000 S. Redwood Rd. Est Jordan, UT 84088. If this appeal step is not taken, this Notice Of Violation will become a final Enforcement Order in **fourteen (14) days**.