



Community Development Department
Code Enforcement Division

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

14168202 B: 11453 P: 1338 Total Pages: 5
10/27/2023 12:16 PM By: Jattermann Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: SANDY CITY RECORDER
10000 CENTENNIAL PARKWAYSANDY, UT 84070



Parcel # 27051800060000
Case # 23-DM117

Default Judgement

Third Rock Capitol LLC
3660 W 9000 S
West Jordan, UT 84088

Address Of Violation: 3660 W 9000 S, West Jordan, UT 84088

Date Of Notice Of Violation: August 30, 2023
Date Of Review: September 13, 2023

Property Description: BEG S 89°13'30" E 2261.96 FT & 0°46'30" E 59 24 FT FR W 1/4 COR SEC 5, T3S, R1W, SLM; SWLY ALG 5676.58 FT RADIUS CURVE TO R, 71 36 FT (CHD S 89°48'59" W), N 89°49'25" W 8 25 FT; N0°46'30" E 602.02 FT, S 89°13'30" E 161.55 FT; S 5°58'54" W 548.49 FT; S 31°18'55" W 63.31 FT TO BEG.

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Summary Of Notice Of Violation:

On 8/8/23, I responded to this address for a complaint regarding an oversized sign on the fence. Upon inspection, there was a "David Pack" sign that was exceeding 8 square feet. In addition, there was a Joel Frost real estate sign that was also oversized. These signs and any other sign exceeding 8 square feet need to be removed from the fence. Photos uploaded, CN mailed.

On 8/30/23 Upon re-inspection, the "David Pack" signs had been removed, however, the Joel Frost real estate sign was still present on the fence. In addition, there were grass and weeds growing in excess of 12 inches in height throughout the parcel. The weeds violation was added to the case. Photos uploaded, NOV mailed.

On 9/18/23, I responded to this address for a 2nd inspection and found the main portion of the property to be mowed, however, there were still grass and weeds along the south edge of the property/fence line that were exceeding 12 inches in height. Additionally, the Joel Frost real estate sign was still on the fence. Photos uploaded, hearing notice mailed to the property owner.

On 9/19/23, there was a change in schedule regarding the default hearings, which were re-scheduled for 10-13-23. A new default hearing notice with new zoom link was mailed to the property owner.

On 10/13/23, the default hearing was held with Judge Newman presiding. The property owner was present. Judge Newman found in favor of the city. Default judgment was issued for \$750 with the ability to abate.

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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Parcel #: 21343290190000

Case #: 21-01359

Default Judgement

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 \$908 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 lien on the listed property, and the City may abate the violations at the owners expense.

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Parcel #
27051800060000
Case #: 23-DM117

Default Judgement

Required Action By Responsible Person(s).

VIOLATIONS:

12-2-1: **Illegal Signs:** There was a "David Pack" sign that was exceeding 8 square feet. In addition, there was a Joel Frost real estate sign that was also oversized. These signs and any other sign exceeding 8 square feet need to be removed from the fence.....Upon re-inspection, the David Pack sign was removed, however, the Joel Frost real estate sign was still there.

5-3-1(a9) ~ **Weeds ~ Must Be No Taller Than 12 Inches In Height**. There are grass and weeds in excess of 12 inches in height throughout the parcel.

REMEDY:

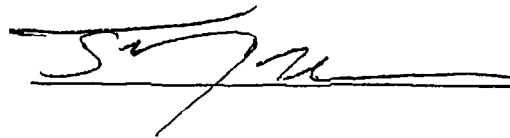
The Joel Frost sign is not permitted and needs to be removed.

All grass and weeds on the parcel need to be cut and maintained at less than 12 inches in height.

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:

\$ 908 reduced to \$ 908 .



It is so ordered, this day of ,
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 13 day of October 2023



Notary Public residing in Tooele County. My commission expires on 05/31/2026





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Parcel # 27051800060000
Case # 23-DM117

NOTICE OF VIOLATION

Third Rock Capitol LLC
3660 W 9000 S
West Jordan, UT 84088

August 30, 2023

Address Of Violation: 3660 W 9000 S, West Jordan, UT 84088

Property Description: BEG S 89°13'30" E 2261.96 FT & 0°46'30" E 59.24 FT FR W 1/4 COR SEC 5, T3S, R1W, SLM; SWLY ALG 5676.58 FT RADIUS CURVE TO R, 71.36 FT (CHD S 89°48'59" W); N 89°49'25" W 8.25 FT, N0°46'30" E 602.02 FT; S 89°13'30" E 161.55 FT; S 5°58'54" W 548.49 FT, S 31°18'55" W 63.31 FT TO BEG.

Dear Owner,

On Wednesday, August 30, 2023 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 Wednesday, September 13, 2023. Please call our office at (801) 256-2107 when the violations have been corrected.

VIOLATION: 12-2-1: Illegal Signs: There was a "David Pack" sign that was exceeding 8 square feet. In addition, there was a Joel Frost real estate sign that was also oversized. These signs and any other sign exceeding 8 square feet need to be removed from the fence.....Upon re-inspection, the David Pack sign was removed, however, the Joel Frost real estate sign was still there.

5-3-1(a9) ~ Weeds ~ Must Be No Taller Than 12 Inches In Height....There are grass and weeds in excess of 12 inches in height throughout the parcel

REMEDY:

The Joel Frost sign is not permitted and needs to be removed. All grass and weeds on the parcel need to be cut and maintained at less than 12 inches in height.

COMPLIANCE DUE DATE: September 13, 2023

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 Penalties: If you fail to comply with the terms and deadlines prescribed in this Notice of Violation you may be subject to following: fines up to \$50.00 a day per violation up to the compliance due date; \$100.00 a day per violation after the compliance due date up to the amount allowed by State Statute, Revocation of Permits, Recordation of the Notice of Violation; Withholding Municipal Permits, Abatement of the violation(s); Cost of Abatement; Administrative Fees; and any other legal remedies.

David Mago
Code Enforcement Official

Contact Numbers For Enforcement Official
Office: (801) 256-2107
Cell: (385) 341-1574

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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 a request for hearing shall be made in writing and filed with the Administrative Law Judge and the City's Manager of Community Preservation within 14 days of receipt of this Notice. The request shall contain the case number, the address of the violation, the mailing address of the responsible person filing the request, the residential address of the responsible person filing the request, and the signature of the responsible person filing the request. The hearing request must be sent either by mail to 8000 S. Redwood Rd. West Jordan, UT 84088 or by email to code.enforcement@westjordan.utah.gov
- Failure to request a hearing as provided shall constitute a waiver of the right to a hearing and a waiver of the right to challenge the action. If no written appeal is filed and if no extension in time is requested then a default order will be issued in the case after 14 calendar days.