



Community Development Department
Code Enforcement Division

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

Parcel # 21281770250000
Case #: 24-00597

14274255 B: 11510 P: 2432 Total Pages: 6
08/03/2024 02:35 PM By: BGORDON Fees: \$0.00
Rashelle Hobbs Recorder, Salt Lake County, Utah
Return To: WEST JORDAN CITY CODE ENFORCEMENT 8000 S REDWOOD RD WEST JORDAN, UT 84088
Case #: 24-00597

Default Judgement

HARRY JASON MCQUISTON

2892 W LEISURE CIR
WEST JORDAN UT, 84084
Address Of Violation: 2892 W LEISURE CIR 84084
Date Of Notice Of Violation: May 16, 2024

Date Of Review: June 04, 2024

Property Description:
LOT 9 LEISURE ACRES 4168-0140 8859-1703 8859-1705 10194-9465

Summary Of Notice Of Violation:

May 16, 2024 DAVID MAGO On 4/30/24, I responded to this address for a complaint of tall weeds in the backyard. Upon inspection, there were grass and weeds in the back yard that were in excess of 12 inches in height. There was also a pile of wood, a refrigerator, tires and wheels being stored in the open areas of the property in the driveway. There was a pickup truck parked on the grass/dirt to the east side of the driveway and there was a cargo trailer parked on the grass to the east side of the garage. Photos uploaded, CN was posted.

May 16, 2024 DAVID MAGO On this date, I responded to this address for a courtesy re-inspection and found the noted property still in violation. There was no apparent change to the condition of the property or the violations. Photos uploaded, NOV posted.

June 04, 2024 DAVID MAGO I responded to this address for a 2nd inspection and found the noted property to still be in violation. The grass had been mowed, however, there were still grass and weeds in excess of 12 inches in height in the front flower bed area and behind the fence to the west side of the property. The only violation that was resolved was the cargo trailer that was on the grass to the east side of the property. It had been moved and was parked on the street. The trash and debris did not appear to have been changed and there was still a pickup truck parked on the dirt/grass to the east side of the driveway. Photos uploaded, default hearing notice was mailed to the property owner via certified mail.

July 11, 2024 TIFFANY EKINS The CM DHN was unclaimed 7/10/2024. I have attached a copy of the envelope to the case.

August 02, 2024 DAVID MAGO The default hearing was held today with Judge Newman presiding. The property owner did not appear. Judge Newman found in favor of the city for a default judgment in the amount of \$2250 and 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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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 \$2,415 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.

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Default Judgement

Required Action By Responsible Person(s):

VIOLATIONS:

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

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....There is a pile of wood, a refrigerator, tires and wheels being stored in the open areas of the property in the driveway

13-12-5(e2) ~ Parking Restrictions In Single-Family And Duplex Areas: Approved Surfaces.. There is a pickup truck parked on the grass/dirt to the east side of the driveway

13-5B-7(d) ~ Location Of Boats, Trailers, Campers And RVs....there is a cargo trailer parked on the grass to the east side of the garage

REMEDY:

All grass and weeds on the property need to be trimmed and maintained at less than 12 in ches.

All tangible personal property and or trash and debris needs to be removed from the property or stored in a fully enclosed structure like a garage or shed.

All vehicles on the property need to be removed from the grass/dirt and stored on approved surface such as concrete, asphalt, gravel to a depth of 4 inches, pavers, etc

This trailer and any other trailer, camper, RV, Motorhome etc needs to be removed from the grass/dirt or parked on approved surface such as concrete, asphalt, gravel to a depth of 4 inches, pavers etc.

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 \$165.00 must be paid in advance of scheduling a re-inspection

AFFIRMED ADMINISTRATIVE PENALTY AND COSTS:

\$2,250.00 reduced to \$2,250.00 if compliant by .

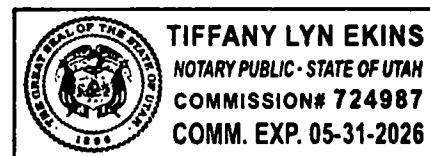
It is so ordered, this 2 day of August, 2024.

Todd Newman - West Jordan City Administrative Law Judge

Subscribed and sworn before me this 2 day of August, 2024



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



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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NOTICE OF VIOLATION

HARRY JASON MCQUISTON

May 16, 2024

2892 W LEISURE CIR
WEST JORDAN UT, 84084

Address Of Violation: 2892 W LEISURE CIR 84084, West Jordan, UT

Dear Owner,

On Thursday, May 16, 2024 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 Friday, May 31, 2024. Please call our office at (801) 256-2107 when the violations have been corrected.

VIOLATION:

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

REMEDY:

All grass and weeds on the property need to be trimmed and maintained at less than 12 inches.

VIOLATION:

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 ..There is a pile of wood, a refrigerator, tires and wheels being stored in the open areas of the property in the driveway

REMEDY:

All tangible personal property and or trash and debris needs to be removed from the property or stored in a fully enclosed structure like a garage or shed

VIOLATION:

13-12-5(e2) ~ Parking Restrictions In Single-Family And Duplex Areas. Approved Surfaces....There is a pickup truck parked on the grass/dirt to the east side of the driveway

REMEDY:

All vehicles on the property need to be removed from the grass/dirt and stored on approved surface such as concrete, asphalt, gravel to a depth of 4 inches, pavers, etc

VIOLATION:

13-5B-7(d) ~ Location Of Boats, Trailers, Campers And RVs....there is a cargo trailer parked on the grass to the east side of the garage

REMEDY:

This trailer and any other trailer, camper, RV, Motorhome etc needs to be removed from the grass/dirt or parked on approved surface such as concrete, asphalt, gravel to a depth of 4 inches, pavers etc.

COMPLIANCE DUE DATE: May 31, 2024



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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 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

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

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.