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BK 8353 PG 891

E 3546735 B 8353 P 891-893
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
10/6/2023 2:58 PM
FEE 0.00 Pgs: 3
DEP MEC REC'D FOR CLEARFIELD
CITY CORPORATION

DEFAULT JUDGMENT

Code Compliance Division
55 South State Street
Clearfield, Utah 84015
(801) 525-2845

OFFICE USE ONLY

CASE Number: 23-00358
PARCEL: 122420009

Name of Responsible Person(s): CHELEMES ENTERPRISES LLC

Mailing Address: 4741 REDTAIL HAWK BAY, SALT LAKE CITY, UT 84117

Date of Notice of Violation: Friday, September 1, 2023

Place of Violation Occurrence: 175 W ANTELOPE DR. Date of Review: _____

Property Description:

ALL OF LOT 5, HOLT COMMERCIAL SUB. CONT. 6.505 ACRES ALSO: ALL OF LOT 6, LARSEN COMMERCIAL SUB. CONT. 0.566 ACRES LESS & EXCEPT: BEG ON THE S'LY R/W LINE OF SD EXIST HWY AT A PT 51.35 FT PERP'LY DISTANT S'LY FR THE CENTERLINE OF SD PROJECT AT ENGINEER STATION 149+07.77, WH PT IS THE NE COR OF SD LOT 5; SD PT BEING 388.00 FT N 89°59'50" W ALG THE N LINE OF SD SEC 14 & 33.00 FT S 0°10'11" W FR THE NE COR OF SD SEC 14; & RUN TH N 89°59'50" W 545.37 FT TO THE NW COR OF SD LOT 6; TH S 0°10'11" W 0.49 FT ALG THE WLY LOT LINE OF SD LOT 6 TO A PT 55.00 FT PERP'LY DISTANT S'LY FR SD CENTERLINE AT ENGINEER STATION 154+53.03; TH S 89°39'55" E 545.37 FT ALG A LINE PARALLEL TO SD CENTERLINE TO A PT ON THE E'LY LOT LINE OF SD LOT 5; TH N 0°10'11" E 3.65 FT ALG SD E'LY LOT LINE TO THE POB. CONT. 0.026 ACRES ALSO LESS & EXCEPT THAT PART OF SD LOT 5 CONV IN WARRANTY DEED RECORDED 12/23/2014 AS E# 2840503 BK 6170 PG 471 DESC AS FOLLOWS: A PARCEL OF LAND IN FEE, BEING PART OF LOT 5, HOLT COMMERCIAL SUB, SIT IN THE NE 1/4 OF THE NE 1/4 OF SEC 14-T4N-R2W, SLB&M; THE BNDRY OF SD PARCEL OF LAND ARE DESC AS FOLLOWS: BEG AT THE NE COR OF SD LOT 5, WH COR IS 188.00 FT N 89°59'50" W ALG THE SEC LINE & 238.10 FT S 0°10'11" W FR THE NE COR OF SD SEC 14; & RUN TH S 0°10'11" W 27.00 FT ALG THE E'LY BNDRY LINE OF SD LOT 5; TH N 89°59'50" W 200.00 FT; TH N 0°10'11" E 27.00 FT TO THE SW COR OF LOT 1 OF ANTELOPE BUSINESS PARK SUB; TH S 89°59'50" E 200.00 FT ALG THE S'LY BNDRY LINE OF SD LOT 1 TO THE POB. CONT. 0.124 ACRES TOTAL ACREAGE 6.921 ACRES

Summary of Notice of Violation:

8/23/23: While following up with a complaint that we received on this property, I observed the weeds on the perimeter of the property, especially those that border the sidewalks and street edges, are overgrown as to exceed the 6" height limit. They are obstructing the sidewalks along the Antelope Dr. side of the property and the South Main side of the property. Additionally, the roadway/driveway that accesses South Main St. is also overgrown with weeds exceeding the 6" height limit. Photo evidence and documentation added to case file. Pending case review.

9/1/23: Mailed NOV to information on record with Davis County. CHELEMES ENTERPRISES LLC, 4741 REDTAIL HAWK BAY, SALT LAKE CITY, UT 84117.

9/22/23: Property owner failed to request re-inspection, request an extension, or did not comply with NOV. Pending default review.

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 Clearfield Municipal Code, at clearfieldcity.org



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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 \$700.00. All fees shall be paid to the Clearfield City Customer Service Center on the First Floor of the Clearfield City Hall, 55 South State Street, Clearfield, Utah 84015. 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 owner's expense.



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Required Action by Responsible Person(s): CHELEMES ENTERPRISES LLC (the "Responsible Party") shall pay the \$700.00 penalty accrued for the violation of Clearfield City Code Section 5-1-3 after having received a Notice of Violation (NOV) dated September 1, 2023 for failure to maintain weeds, trees and vegetation on or about August 23, 2023 and failing to come into compliance or request an inspection by the compliance date. The penalty shall be paid within 15 days following service of this default judgment or the Responsible Party may submit a Motion to Set Aside this default judgment and request a hearing to show good cause why this judgment should be set aside. The Responsible Party shall cure the violations outlined in the NOV within 15 days following service of this default judgment or be subjected to further penalties. If the Responsible Party fails to bring the property into compliance, Clearfield City may enter the yard area to cause the abatement of violations and the Responsible Party shall pay the cost of such abatement.

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 Compliance 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.

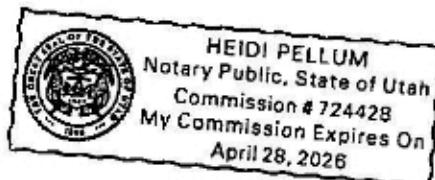
Performance Bond Required: Yes No Amount: \$ N/A

IT IS SO ORDERED, this 2nd day of October, 2023.

Law Judge - Clearfield City Administrative Law Judge

Subscribed and sworn before me this 2nd day of Oct, 2023.

Notary public residing in Davis County. My commission expires on 04/28/2026



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