



## DEFAULT JUDGMENT

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

RETURNED

NOV 25 2024

OFFICE USE ONLY

E 3596449 B 8634 P 310-312  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
11/25/2024 11:00 AM  
FEE 0.00 Pgs: 3  
DEP AAM REC'D FOR CLEARFIELD  
CITY CORPORATION

CASE Number: **24-00183**

PARCEL: **15-100-0002**

Name of Responsible Person(s): **NU PROPERTY INC**  
Mailing Address: **1176 E EAGLEWOOD LOOP, NORTH SALT LAKE, UT 84054**  
Date of Notice of Violation: **Wednesday, April 10, 2024**  
Place of Violation Occurrence: **49 E 200 S** Date of Review: \_\_\_\_\_

### Property Description:

ALL OF LOT 2, SECOND STATE SUBDIVISION. CONT. 1.35200 ACRES.

### Summary of Notice of Violation:

4/10/24: While in the area, I observed overgrown weeds/vegetation on this property, notably along the back of the building and the western portion of the property along Depot St. Likewise, there is some overgrown weeds/vegetation obstructing the sidewalk along 200 S. Inside the dumpster enclosure on the east side of the building, the weeds and vegetation are excessively overgrown, which is a potential hazard since that is where the building transformer is housed and it should be kept clear and accessible. Also, there is graffiti on the back of the building needing to be removed. There are also some miscellaneous junk-like items on the property needing to be removed or properly stored. Photo evidence and documentation added to case file. 4/12/24: Mailed NOV to information on record with Davis County. NU PROPERTY INC, 1176 E EAGLEWOOD LOOP, NORTH SALT LAKE, UT 84054.

4/16/24: I received a voicemail from the property owner, Kang Lee, wanting more information on what it needed for compliance. I called him back and explained what is needed and he requested that I stop by the property and talk with Eva about what is needed. He asked for more time if they need. I told him that they would just need to let me know by the compliance deadline if they'll need more time and I would work with them. He was appreciative.

4/17/24: Stopped by the property and spoke with Brent and Ava and out lined the violations that are needing to be addressed. They understood what is expected. I told them to reach out before the compliance deadline to request an extension if needed. They agreed.

5/16/24: I have not heard back from the business owners that I spoke with about the violations, at the request of the property owner, so I stopped by the property to follow up and see what progress has been made. I observed the weeds were kind of taken care of where some were scraped and removed and placed into piles, others were just laid over, and others were missed altogether. With that, I would not consider it sufficient enough to be compliant. Also, the graffiti was still on the back of the building, the bush was still overgrowing the front sidewalk, and the dumpster enclosure was still overgrown with trees. I will give it another week or so and see if any other progress occurs or if they reach out.



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6/14/24: I still have not heard from anyone. I stopped by the property and found that little has been done since last time. The weeds have begun to grow back up again, the bush obstructing the sidewalk has been cut down, but the trimmings have just been piled in the parking lot, the graffiti is still on the back of the building, and nothing has been done with the dumpster enclosure. I called Kang Lee and informed him of these things and he said that he will be out there on Monday to check it out. I offered to meet him there to go over everything with him and he agreed to that.

6/17/24: I met with Kang Lee (the property owner) and Ava (the center manager) on site to go over everything that is needed. Ava said that she would talk to the landscaper on the trees in the dumpster enclosure and Brent will need to arrange to have the weeds removed again. Also, I told them that the graffiti just needs to be painted over on the building to deter that kind of activity. She said that she'd talk to Brent about those things that he needs to do, but she wanted me to follow up with him after Wednesday to arrange a new compliance deadline. She gave me her and Brent's contact info.

8/1/24: The dumpster enclosure has been cleared out and maintained, but the weeds behind the building and along the west side of the property still to be cut, as well as the graffiti still needs to be painted over or removed. I emailed Brent and CC'd Ava to inquire about a timeline for getting those things done. Brent replied later that evening stating that he will arrange to get the last two things resolved and inquired about the neighbors weeds.

8/6/24: I replied back to Brent inquiring about if he is going to mow the weeds or scrape them again, as scraping didn't seem to be as effective or as efficient as mowing would have been. I also told him that I will reach back out to the neighboring property once the road construction is completed and their construction staging has been removed. I did not receive a reply to this email.

9/27/24: The property owner or business owners have failed to request a re-inspection, request an additional extension, and/or did not adequately address all violations specified in the Notice of Violation in a timely manner. As a result, a default judgment has been issued against the property for non-compliance.

### 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.

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](http://clearfieldcity.org)



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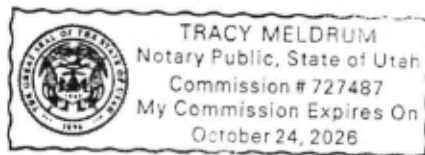
PARCEL: 15-100-0002

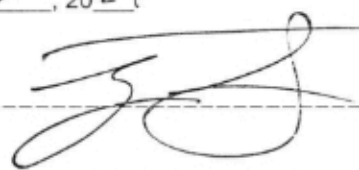
**Required Action by Responsible Person(s):** NU PROPERTY INC (Responsible Party) shall pay the \$700.00 penalty accrued for the violation of Clearfield City Code Section 5-1-3-20, 5-1-3-22, 5-1-3-26, 5-1-3-12, and 5-1-3-10 after having received Notice of Violation (NOV) for failing to maintain property as required in each of these sections as required in the NOV, and failing to come into compliance or request a re-inspection by the compliance date listed on NOV. 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 as described in required remedies within 15 days following service of this default judgment or be subjected to further penalties. If Responsible Party fails to bring the property into compliance, Clearfield City may enter the yard area to cause abatement of violations and the Responsible Party shall pay the costs of such abatement according to Clearfield City Code.

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.

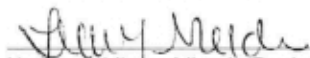
Performance Bond Required: Yes ☐ No ☒ Amount: \$ N/A

IT IS SO ORDERED, this 21 day of November, 2024



  
Law Judge - Clearfield City Administrative Law Judge

Subscribed and sworn before me this 21 day of Nov, 2024.



Notary public, residing in Davis County. My commission expires on 10/24/2026