

Notice of Violation

Case #: 230086

Date: 05/25/2023

Parcel: 06-017-B-0041

Pg.1

Property owner: Superior Sand and Gravel LLC

Property owner mailing address: 783 Deer Hollow Rd, Tooele, UT 84074

Property address: Off Bauer Rd, Tooele, UT 84074

Legal description: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12, NORTH 00°13'45" WEST, A DISTANCE OF 117.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE NORTH 00°13'45" WEST, A DISTANCE OF 858.06 FEET; THENCE NORTH 89°52'28" EAST, A DISTANCE OF 3,506.37 FEET; THENCE SOUTH 04°46'50" WEST, A DISTANCE OF 638.61 FEET; THENCE SOUTH 64°28'12" WEST, A DISTANCE OF 2,444.88 FEET; THENCE SOUTH 44°12'03" WEST, A DISTANCE OF 270.00 FEET TO A POINT 30 FEET NORTHEAST AND PERPENDICULAR TO THE CENTERLINE OF AN EXISTING DIRT ROAD; THENCE PARALLEL TO SAID CENTERLINE THE FOLLOWING TWO (2) COURSES: 1) THENCE NORTH 45°47'57" WEST, A DISTANCE OF 781.00 FEET; 2) THENCE NORTH 46°18'01" WEST, A DISTANCE OF 685.24 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF PREVIOUSLY SAID SECTION 12 AND THE POINT OF BEGINNING. OUT OF 6-17-B-38 FOR 2023 YEAR. 100.00 AC

Tooele County has found the property to be in violation of one or more of the codes listed below. Please have these violations remedied to prevent any further significant negative impact and ongoing nuisance that this illegal usage of the property has had on surrounding neighbors and the general community.

Violation:

35-1-7. Plats required.

- (1) Unless a division of land is exempt from the plat requirements of this chapter, whenever any land is subdivided, the owner of that land shall provide an accurate plat that sets forth and describes:
 - (a) all the parcels divided, by their boundaries, course, and extent, and whether they are intended for streets or other public uses; and
 - (b) the lot or unit reference, the block or building reference, the road or site address, the road name or coordinate address, the acreage or square footage for all parcels, units, or lots, and the length and width of the blocks and lots intended for sale.
- (2) The owner of the land shall acknowledge the plat before an officer authorized by law to acknowledge conveyances of real estate.
- (3) The surveyor making the plat shall certify the plat.
- (4) The land use authority may approve the plat as provided in this chapter. Before the land use authority may approve a plat, the owner shall submit a tax clearance indicating that all taxes, interest, and penalties on the land have been paid.
- (5) After the plat has been acknowledged, certified, and approved, the county shall retain the plat until the owner records the plat. (Ord. 2022-32, 11/29/22)

Remedy action needed:

Property must go through a subdivision process.

Deadline: 06/15/2023

Penalties:

A penalty of \$100.00/day will be issued if the property is not in compliance by the deadline date above and will continue to accrue each day the violation continues to exist. An administrative penalty of \$100.00 will be assessed

Notice of Violation

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Pg. 2

amongst the other fees for any property found in violation after deadline. Any fees not paid when due will be placed on the parcel's tax rolls. Other consequences may include, but not limited to criminal prosecution, civil penalties, revocation of permits, recordation of the Notice of Violation, withholding any County permits, abatement of the violations, costs, administrative fees, and any other legal remedies. If abatement is necessary to bring the property into compliance all costs and penalties will be issued and due.

Compliance:

A compliance inspection is needed to bring the property into compliance. A courtesy inspection will be held 14 days on the deadline date listed in this notice, only if an inspection is not requested beforehand. If further inspections are required a responsible party shall pay reinspection fees at \$50 each. An extension MAY be granted, if requested in writing before the deadline date provided in this notice. An extension request must include all the property and owner's information, reasoning as to why the property will not be in compliance by the deadline given and a requested extension period.

Hearing:

Any responsible person(s) of the property may, in writing, request an administrative hearing/appeal regarding this notice. The hearing must be filed with the Community Development Department within 10 days of the date of service of this notice. The appeal fee is \$250. Failure to request a hearing within the 10 days of this notice shall constitute a waiver of the right to an administrative hearing and challenge the action and shall not affect the validity of the recorded notice of violation.

Trish DuClos
Trish DuClos, COSS



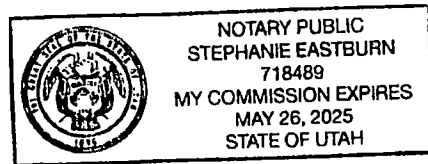
Ordinance Enforcement and Zoning Administrator
Tooele County
trish.duclos@tooeleco.org

Notary

STATE OF UTAH)

:SS

County of Tooele)



On this 25th day of MAY, 2023, Trish DuClos, Code Enforcement/Zoning Administrator, personally appeared before me and acknowledged that he/she signed the above Notice and that the statements contained therein are true.

May 26, 2025
My Commission Expires

Stephanie Eastburn
Notary Public