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WEST VALLEY CITY
Unity • Pride • Progress

COMMUNITY & ECONOMIC DEVELOPMENT
DEPARTMENT

ORDINANCE ENFORCEMENT / ANIMAL SERVICES
DIVISION

CERTIFICATE OF NON-COMPLIANCE

CASE NO.: 99-3455

PROPERTY ADDRESS: 5661 West 4510 South


LEGAL DESCRIPTION OF PROPERTY:

LOT 21, CAPE COD ESTATES PH 1. 6014-2251 6024-0088 6984-2717

PARCEL NUMBER: 20-02-431-008-0000

NAME OF PROPERTY OWNER: Mauro Figueroa

I, C. Mullins, an agent of and acting for the West Valley City Ordinance Enforcement Division, do hereby certify that the Ordinance Enforcement Division has found the above described property to be in violation of the West Valley City Municipal Code on July 1, 1999. Mauro Figueroa the legally recorded owner, was legally served with a notice to remove cited violations and/or are accruing daily fines. Failure to act may result in the abatement of violation(s) by the department. Services provided by the Department will be charged to the property owner in the form of a lien.


C. Mullins
Ordinance Enforcement Officer

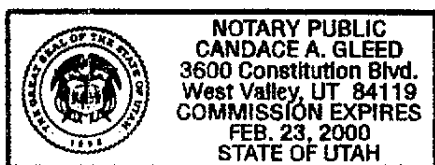
**PLEASE RECORD FOR THE WEST VALLEY CITY ORDINANCE ENFORCEMENT
DIVISION OF COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT**

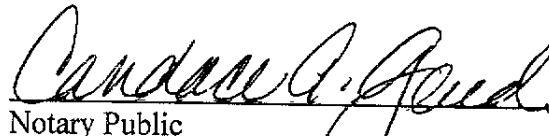
STATE OF UTAH)

COUNTY OF SALT LAKE)

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On this 19th day of July 1999, C. Mullins personally appeared before me, who is an acting representative of West Valley City Ordinance Enforcement Department, and acknowledged that he/she signed the above certificate and that the statements contained therein are true.




Notary Public
Residing in Salt Lake County, Utah



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NOTICE OF VIOLATION

Date: July 1, 1999

LOCATION OF VIOLATION: 5661 West 4510 South Case No. 99-3455
Owner of Record: Mauro Figueroa
Assessor's Parcel No.: 20-02-431-008-0000

Mauro Figueroa
5661 West 4510 South
West Valley City, UT 84120

Dear Mauro Figueroa:

An Ordinance Enforcement Officer conducted an inspection of the property identified above, on July 1, 1999. In accordance with the West Valley Municipal Code, the following violation(s) observed on your property include:

1. Abandoned, Junked or Inoperable Vehicle 24-2-111A \$25.00 per day
There is a black 280 Z in the driveway California plates of 3xzz311 expired 6/99.
2. Standard of Weed Control 24-8-106 \$25.00 per day
There is weeds and grass which exceed 6 inches in height.

In order to bring your property into compliance with the law, you are required to meet the conditions stated below, request an inspection, and obtain a Notice of Compliance from an Ordinance Enforcement Officer for the entire property. A Notice of Compliance must be obtained by July 15, 1999.

1. Remove, license and make operable or store in a garage all vehicles on the property including that listed above.
2. Cut all weeds and grass below 6 inches in height and maintain there.

Failure to comply by July 15, 1999 shall result in a daily fine of \$50.00 beginning on July 16, 1999. The fines will be owed every day until an officer inspects the property and finds it in

compliance. **IT IS YOUR RESPONSIBILITY** to contact our office and schedule a compliance inspection. No additional notice will be sent to you. If you fail to have the property inspected and obtain a Notice of Compliance, you will be billed on a monthly basis for fines and fees owed to the city. Without additional notice to you, the city may also obtain an order to enter your property and remove the violations at your expense.

Please be advised that the city will conduct one compliance inspection at no charge to you. If the property is not in compliance at that time and additional inspections are necessary, a \$50 reinspection fee will be charged for each additional inspection. This amount will be added to your monthly bill.

Attached is a document which outlines your rights and the procedures available to you to assist in handling this matter. If you have any questions, please call 963-3289 or write to the above address.



C. Mullins
Ordinance Enforcement Officer

Encl.

IMPORTANT--PLEASE READ

Defense

If you no longer own this property, please immediately provide the City with a copy of the documents showing the transfer of ownership so that no charges are assessed to you. If you believe you have a non-conforming use, conditional use or variance which would allow the use to remain on your property, please immediately provide the City with a copy of your supporting documents. Any application for special use permits must be made by the due date in this notice or the penalties will be assessed until application is made or the condition removed.

Hearing Rights

You have the right to request a hearing to determine if any violations exist on your property or if you have allowed violations to occur for which you are responsible. You must file a written request for hearing within 10 days from the date the notice of violation was issued. If the notice was mailed, the request for hearing must be made within 13 days of the mailing date. Address the request to the attention of "Administrative Hearing Coordinator." Please include your name, address, telephone number, case or citation number, and violation address. An Administrative Fee may be assessed for costs associated with the hearing of your case. You have the right to hire an attorney to represent you in the hearing although it is not required. An attorney will not be appointed for you. If you hire an attorney, you must notify this office at least 24 hours before the hearing. A notice of hearing will be mailed to you instructing you when and where to appear.

*****Failure to file a written request for a hearing within 10 days waives your right to a hearing.*****

How to Pay Fine

The amount of the fine is indicated on the first page of this notice. That amount is due each day the property remains in violation. Prior to receiving a request for payment from the City, you may pay by mail at 3600 South Constitution Blvd., West Valley City, 84119, or in person at the Information Counter. Payment should be made by personal check, cashier's check, or money order, payable to West Valley City. Please write the citation or account number on your check or money order so that it will be properly credited to your account. You will receive a request for payment from the City. Please follow the instructions on the request to ensure proper processing of your payment.

Consequences of Failure to Pay the Fine

The failure of any person to pay the fine assessed in this notice within the time specified on the request for payment will result in a claim being filed with the Small Claims Court or other legal remedy to collect such money. The City has the authority to collect attorney fees as well as all additional costs associated with the filing of such actions.

Consequences of Failure to Correct Violations

If you fail to correct the violations on your property the City may use any remedies available under the law which include but are not limited to: civil penalties (fines), removing or correcting the violation and associated costs, criminal prosecution, lawsuits, revocation of permits, withholding future permits, administrative fees, recording the violation with the County Recorder and a lien on any of your property. These options empower the City to collect fines, to demolish structures, or make necessary repairs at the owner's expense. Any of these options, or other legal remedies, may be used if the notice of violation does not achieve compliance.

Second or Subsequent Violations

All cases will be tracked for a twelve-month period. A second or subsequent violation of the same ordinance(s) in a twelve-month period will result in fines being charged to you without a ten-day grace period.

Revised September 29, 1998

BOOK 8297 PAGE 6001