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13881800 B: 11301 P: 284 Total Pages: 8
02/01/2022 10:34 AM By: salvarado Fees: \$0.00
JUDGE - JUDGMENT
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: WEST JORDAN CITY
8000 S REDWOOD RD WEST JORDAN, UT 84088



Community Development Department
Code Enforcement Division

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

Parcel #: 21204030020000
Case #: 21-01271

Default Judgement

VINCENT T NGUYEN

6623 S SLALOM WY
WEST JORDAN UT, 84084

Address Of Violation: 6623 S SLALOM WAY, 84084
Date Of Notice Of Violation: November 19, 2021

Date Of Review: December 08, 2021

Property Description:
LOT 58, OLYMPIC POINTE PH 1 SUB. 7891-1634 8294-8365 8665-9080 8812-1662 8824-1802 10507-8118



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Summary Of Notice Of Violation:

November 03, 2021
Zahlmann

On 11/3/2021 at approximately 1335 hours, I responded to this address on the complaint of a possible vehicle sales business being operated out of the home. Upon arrival, I found more than 10 vehicles parked in the roadway in front of the home and/or in the driveway of the parcel.

I attempted contact at the door and received no response. I was able to locate a phone number for the home owner and called him. I spoke with Vincent Nguyen by phone, who informed me that he is running a vehicle rental business out of his home. Vincent stated he recently moved into the home and was relocating his business to Utah from Oregon. He further indicated that he is in the process of looking for a warehouse where he could operate the business. Vincent further stated that customers come to his home to pick up the vehicles and he authors the rental agreements out of the home.

I informed Vincent that this type of business was most likely not allowed to be operated within a Residential Zone in City limits. I told him that I would speak with B/L and Planning/Zoning about this and send out a CN if it is not allowed. I spoke with Barbara in B/L who stated that this type of Business is not permitted within Residential Zones within City limits due to a number of issues. I was able to find a State Registration for the Business Lux Rental LLC, which lists this address where the business is located. It also lists Vincent's name as the owner/registered agent.

Photos are saved to the case. A CN will be sent via USPS.

November 19, 2021
Zahlmann

On 11/19/2021 at approximately 1150 hours, I responded to this address for a courtesy re-inspection. Upon arrival, I found 10 vehicles parked in the driveway, RV pad, or in the street in front of the location. They were primarily the same types/styles as were located on the parcel on the initial inspection. I checked the State Department of Commerce and this address is still the listed address for Lux Rental LLC. I also checked with B/L and Barbara informed me that they have not received an application for the business or had contact with the owner of the property/business. A business license has not been issued. Due to all the aforementioned, this violation has not been resolved and the business is still being operated from the property without a Business License.

I also found 1 blue Audi SUV parked in the driveway that was almost completely blocking the sidewalk in front of the home. This violation will be added to the NOV that will be sent.

Updated photos are saved to the case. A NOV will now be sent.

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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December 08, 2021
Zahlmann

On 12/8/2021 at approximately 0920 hours, I responded to this address for a second inspection. Prior to arrival, I was informed by Marsha and Barbara from B/L that a business license has still not been obtained. They further stated that a business license will not be issued due to the amount of vehicles stored on the property, which exceed more than allowable per the home occupation standards.

Upon arrival, I found approximately 11 vehicles parked in the driveway, on the RV pad, and in the street in front of the home. The vehicles were the same style and type as observed during the 2 previous inspections. I also came across a male who stated that he was an employee of Lux Rental LLC. He was in the process of cleaning and vacuuming some of the vehicles on the parcel. This male confirmed that Lux Rental LLC was still being operated from the property and that the owner Vincent was not home. I gave him the Default Hearing Notice and explained it to him. He stated that he would give it to Vincent.

I also found 2 vehicles parked in the driveway that were blocking the sidewalk in front of the property. Neither violation has been resolved. As previously mentioned, the hearing notice was served to the employee on scene. The hearing is set for 1/14/2021 @ 8am. This case will now be placed into default status pending the hearing.

December 14, 2021
Hoogveldt

New complaint received via service request for business being ran out of this property.

January 14, 2022
Zahlmann

On 1/14/2022 the Default Hearing was conducted with Judge Newman. The property owner did not appear for the hearing and a \$2000 and the ability to abate judgement was granted.

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 \$158.00. 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 lien on the listed property, and the City may abate the violations at the owners expense.

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Required Action By Responsible Person(s):

VIOLATIONS:

13-11-2 ~ Home Occupation Standards
7-3-04 ~ Prohibited Parking

REMEDY:

There is a vehicle rental business (Lux Rental LLC) that is being run out of this home that is located within West Jordan City limits. Per the City Planning/Zoning and Business License Departments, this type of business is not permitted to be operated within a Residential Zone within City limits.

Some of the regulations for this City Code include:

K. Traffic, Parking Requirements: Home occupations shall meet the following traffic and parking requirements:

1. Only one vehicle and one trailer may be used in association with a home occupation. They shall be stored entirely on private property and not within the front yard or street side yard of a corner lot.

3. A home occupation shall not generate vehicular traffic (both type and volume) which is not commonly associated with the zone in which the home occupation is located (i.e., heavy trucks, delivery or service vehicles, significantly increased traffic, etc.).

L. Interference, Nuisance Prohibited: The home occupation shall not be discernible beyond the premises or unreasonably disturb the peace and quiet of the neighborhood by causing interference with radio, television or other electronic reception, or by reason of design, materials, construction, lighting, glare, color, spray, odor, smoke, dust, heat, noxious fumes, sound noise, vibration, vehicles, PARKING, general operation of the business, or other nuisance.

Due to the aforementioned, this business cannot be issued a Home Occupation Business License. This Business and all the vehicles associated with it, need to be removed from the property and relocated to an approved zone in which this Business can legally be operated. If there are any additional questions, please reach out to Mark Forsythe with the Planning/Zoning Department @ 801-569-5098 or Barbara Larsen with Business Licensing Department @ 801-569-5010.

There is a blue Audi SUV that is parked in the driveway of this property. The vehicle is blocking the sidewalk in front of the home. Per this City Code, vehicles parked on any parcel within City limits cannot block access to the public right of way (sidewalk) in any manner. This vehicle needs to be moved so that it does not impede access to the sidewalk so as to comply with this 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 Enforcement Division to bring this matter to a conclusion. A re-inspection fee of \$158.00 must be paid in advance of scheduling a re-inspection.

AFFIRMED ADMINISTRATIVE PENALTY AND COSTS:

\$2,000.00 reduced to \$ if compliant by .

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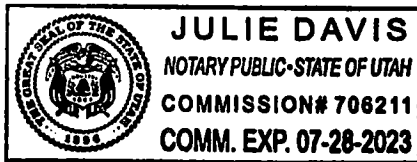
Default Judgement

It is so ordered, this day of , .
I authorize the City of West Jordan to abate the above violation(s)

Todd Newman West Jordan City Administrative Law Judge

Subscribed and sworn before me this 27 day of January, 2022.

Notary public residing in Salt Lake County. My commission expires on 07/28/2023.



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NOTICE OF VIOLATION

VINCENT T NGUYEN

November 19, 2021

6623 S SLALOM WY
WEST JORDAN UT, 84084

Address Of Violation: 6623 S SLALOM WAY, 84084, West Jordan, UT

Dear Owner,

On Friday, November 19, 2021 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 Tuesday, December 7, 2021. Please call our office (801) 256-2107 when the violations have been corrected.

VIOLATIONS:

13-11-2 ~ Home Occupation Standards

7-3-04 ~ Prohibited Parking

REMEDY:

There is a vehicle rental business (Lux Rental LLC) that is being run out of this home that is located within West Jordan City limits. Per the City Planning/Zoning and Business License Departments, this type of business is not permitted to be operated within a Residential Zone within City limits.

Some of the regulations for this City Code include:

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Due to the aforementioned, this business cannot be issued a Home Occupation Business License. This Business and all the vehicles associated with it, need to be removed from the property and relocated to an approved zone in which this Business can legally be operated. If there are any additional questions, please reach out to Mark Forsythe with the Planning/Zoning Department @ 801-569-5098 or Barbara Larsen with Business Licensing Department @ 801-569-5010.

There is a blue Audi SUV that is parked in the driveway of this property. The vehicle is blocking the sidewalk in front of the home. Per this City Code, vehicles parked on any parcel within City limits cannot block access to the public right of way (sidewalk) in any manner. This vehicle needs to be moved so that it does not impede access to the sidewalk so as to comply with this City Code.



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NOTICE OF VIOLATION

COMPLIANCE DUE DATE: December 07, 2021

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 Fees: \$50.00 a day per violation up to the compliance due date. \$100.00 a day per violation after the compliance due date.

A handwritten signature in black ink that reads "Todd Z." with a stylized flourish at the end.

Todd Zahlmann
Code Enforcement Official

Office: (801) 256-2107
Cell: (801) 520-1247
Contact Numbers For Enforcement Official



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NOTICE OF VIOLATION

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, any person affected must send a written request for a hearing by mailing the request to Chief Administrative Office at 8000 S. Redwood Rd. Est Jordan, UT 84088. If this appeal step is not taken, this Notice Of Violation will become a final Enforcement Order in **fourteen (14) days**.