



Community Development Department  
Code Enforcement Division

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

13908519 B: 11315 P: 4545 Total Pages: 8  
03/10/2022 12:42 PM By: dsalazar 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



Parcel #: 21204030020000  
Case #: 22-00124

### 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: January 27, 2022

Date Of Review: February 11, 2022

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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### Default Judgement

Summary Of Notice Of Violation:

January 27, 2022  
Zahlmann  
On 1/27/2022 at approximately 1030 hours, I responded to check on this address for which several complaints have been received for running an unauthorized business out of this residential property. Upon arrival, I found several high end vehicles parked in the driveway, front yard, and roadway in front of the home. These vehicles are similar to those that have been documented in prior cases. They are primarily BMW's, Lexus', Audi, Cadillac, Acura, Porsche, and other type models. Per the State Department of Commerce, Lux Rental LLC is being operated out of this address. It is a car rental business that is not allowed to be operated within a residential zone within City limits per City Code.

I also found a white SUV parked on the front lawn (unapproved surface). Furthermore, at least 1 black SUV was parked blocking the sidewalk in front of the home. In all, 3 violations were observed. Photos are saved to the case. A NOV will be posted to the front door of the property.

February 11, 2022  
Zahlmann  
On 2/11/2022 at approximately 1030 hours, I responded to this address for a second inspection. Upon arrival, I found at least 6 vehicles parked on the property and in the roadway in front of the property. They were consistent with other luxury vehicles that have been stored on the property and that Lux Rental LLC frequently rents to its customers. They are Audi, Tesla, BMW, Jeep, and Toyota. There was also a vacuum and box of cleaning supplies that have been observed to be used for cleaning the vehicles associated with this business. This violation has not been resolved.

Additionally, I found a vehicle that was parked completely blocking the sidewalk in front of the home. There were also 2 vehicles that were partially parked on the front lawn. 2 wheels were on the grass and 2 wheels were on gravel for both vehicles. These 2 violations have not been resolved.

Updated photos are saved to the case. A Default Hearing notice was posted on the front door. This case will be placed into default status pending the ALJ hearing. The hearing is set for 3/4/2022 @ 8am.

March 04, 2022  
Zahlmann  
On 3/4/2022 the Default Hearing was held with Judge Newman. The responsible party did not appear for the hearing. Judge Newman granted the City's request of \$3000.00 fine and the ability to abate if necessary.

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](http://westjordan.utah.gov).



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### Default Judgement

Required Action By Responsible Person(s):

**VIOLATIONS:**

- 4-1B-1 ~ Unlawful To Conduct Business Within The City Without A Business License
- 7-3-04 ~ Prohibited Parking
- 13-12-5(e2) ~ Parking Restrictions In Single-Family And Duplex Areas: Approved Surfaces

**REMEDY:**

Lux Rental LLC is being operated out of this residential property. Per this City Code, "4-1B-1: UNLAWFUL TO CONDUCT BUSINESS WITHIN THE CITY WITHOUT A BUSINESS LICENSE:

Unless specifically exempt from such requirement in this title or other applicable law, it shall be unlawful for any person to engage in or carry on any business within the City, without first procuring a business license, or for any person to continue to engage in or carry on a business when the required business license has been suspended or revoked."

Per the City Business License and the Planning and Zoning Departments, this type of business is not allowed to be operated within a Residential Zone. This business needs to be relocated out of the residential zone. All vehicles and business related vehicles/equipment also need to be removed from the property.

There is a black SUV parked in the driveway of this parcel that is completely blocking the sidewalk. Per this City Code, vehicles cannot be parked so as to impede or interfere with access to the public right of way (sidewalk). This vehicle and any other need to be moved from blocking the sidewalk to allow access to the public right of way.

There is a white SUV parked on the front lawn of the property. The surface upon which the vehicle is parked is unapproved for vehicle parking on a residential lot within City limits. Per this City Code, "2. Other parking areas within any front, side, corner side, or rear yard shall have a parking surface constructed of asphalt, concrete, grasscrete, a minimum three-fourth inch (3/4") or larger gravel mix, pavers, permeable asphalt or concrete, rock, stone, turf block or any combination of the aforementioned materials and shall be kept free of weeds and debris."

This vehicle and any other that is parked on unapproved surfaces need to be moved and stored on an aforementioned approved surface 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:**  
**\$3,000.00 reduced to \$3,000.00 if compliant by .**

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### Default Judgement

**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 \$3,158.00. 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 notice on the listed property, and the City may abate the violations at the owners expense.



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**Default Judgement**

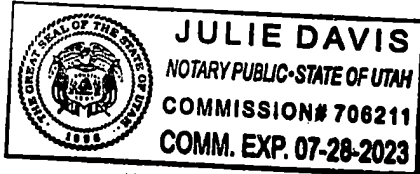
It is so ordered, this 4 day of March, 2022.

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 7 day of March, 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

January 27, 2022

6623 S SLALOM WY  
WEST JORDAN UT, 84084

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

Dear Owner,

On Thursday, January 27, 2022 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 Thursday, February 10, 2022. Please call our office (801) 256-2107 when the violations have been corrected.

**VIOLATIONS:**

4-1B-1 ~ Unlawful To Conduct Business Within The City Without A Business License

7-3-04 ~ Prohibited Parking

13-12-5(e2) ~ Parking Restrictions In Single-Family And Duplex Areas: Approved Surfaces

**REMEDY:**

Lux Rental LLC is being operated out of this residential property. Per this City Code, "4-1B-1: UNLAWFUL TO CONDUCT BUSINESS WITHIN THE CITY WITHOUT A BUSINESS LICENSE:

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Per the City Business License and the Planning and Zoning Departments, this type of business is not allowed to be operated within a Residential Zone. This business needs to be relocated out of the residential zone. All vehicles and business related vehicles/equipment also need to be removed from the property.

There is a black SUV parked in the driveway of this parcel that is completely blocking the sidewalk. Per this City Code, vehicles cannot be parked so as to impede or interfere with access to the public right of way (sidewalk). This vehicle and any other need to be moved from blocking the sidewalk to allow access to the public right of way.

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**NOTICE OF VIOLATION**

**COMPLIANCE DUE DATE:** February 10, 2022

**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**.