



Community Development Department
Code Enforcement Division

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

13908520 B: 11315 P: 4553 Total Pages: 7
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
6000 S REDWOOD RD WEST JORDAN, UT 84088



Parcel #: 21204030020000
Case #: 22-00098

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 19, 2022

Date Of Review: February 03, 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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Summary Of Notice Of Violation:

January 19, 2022
Zahlmann

On 1/19/2022 at approximately 1315 hours, I responded to this address due to several previous complaints received indicating a car rental business was being operated out of the home on this parcel. This is in relation to previous case from 2021.

Upon arrival, I found approximately 15 vehicles parked in the driveway, on the front lawn, and in the street in front of the home. These are all high end vehicles, such as: Range Rover, Audi, BMW, Tesla, and Porsche. The business Lux Rental LLC has this address listed with the State Department of Commerce as the location for where the business is being operated. I also observed a vacuum in the driveway that was being used to clean the vehicles from the previous case. The business is being operated out of this residence and does not have a City issued business license. Additionally, this type of business is not allowed to be operated out of a residential zone within City limits.

Also, at least 2 vehicles were parked blocking the sidewalk in front of the home. Finally, 2 vehicles (black SUV and silver Audi) were parked on the front lawn of the parcel. The surface upon which they are parked is not approved per City Code. In all, 3 violations were observed and documented.

Photos are saved to the case. Department of Commerce information is also saved to the case. Due to the disregard of the property owner to comply on previous cases, a NOV will be posted on the front door of the property.

January 19, 2022
Zahlmann

Related case 21-01271. It should be noted that as I returned to post the NOV, one of Vincent's employees arrived with a client to rent a vehicle. It is obvious that the business is still operating from this home.

February 03, 2022
Zahlmann

On 2/3/2022 at approximately 1020 hours, I responded to this address for a second inspection. Upon arrival, I found 7 luxury vehicles parked in the driveway and in the street in front of the home. These vehicles were similar to those that were documented during the initial inspection. They were BMW's, Audi's, Tesla's, and Range Rover's. Per the State Department of Commerce, Lux Rental LLC is still listed as being operated out of this address. 1 of the 3 violations are still occurring. All other vehicles were parked on approved surfaces and out of the public right of way. Due to this, this case will be set for a Default Hearing on 3/4/2022 @ 8am.

Updated photos are saved to the case. The hearing notice was posted on the front door of the property. I attempted contact with the property owner at the door and received no response. I also attempted contact by phone, there was no answer and a message was left. This case will be placed into default status pending the ALJ hearing.

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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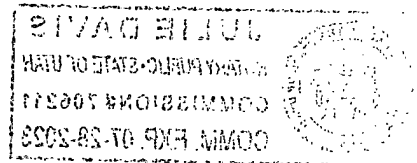
Default Judgement

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 \$1000.00 fine and the ability to abate if necessary.

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 \$1,158.00. 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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Required Action By Responsible Person(s):

VIOLATIONS:

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

REMEDY:

Lux Rental LLC is being operated at this property. Lux Rental LLC is a car rental business and this type of business is not allowed to be operated within the residential zone in which the property is located. All business related operations need to cease at this location. All vehicles need to be removed from the property and the business relocated to a zone in which this type of business is allowed per local zoning regulations.

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:
\$1,000.00 reduced to \$1,000.00 if compliant by .

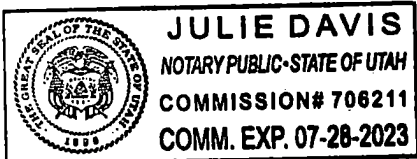
It is so ordered, this 4 day of March, 2022.

I authorize the City of West Jordan to abate the above violation(s)

[Signature]
Todd Newman - West Jordan City Administrative Law Judge

Subscribed and sworn before me this 7 day of March, 2022

[Signature]
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 19, 2022

6623 S SLALOM WY
WEST JORDAN UT, 84084

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

Dear Owner,

On Wednesday, January 19, 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 Wednesday, February 2, 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 at this property. Lux Rental LLC is a car rental business and this type of business is not allowed to be operated within the residential zone in which the property is located. All business related operations need to cease at this location. All vehicles need to be removed from the property and the business relocated to a zone in which this type of business is allowed per local zoning regulations.

There are at least 2 vehicles parked in the driveway that are completely blocking the sidewalk in front of the home. Per this City code, vehicles cannot be parked so as to block, impede, or prohibit access to the public right of way. These vehicles, and any other parked on the property, need to be removed from the public right of way.

There are 2 vehicles (black SUV and silver Audi passenger car) parked on the front lawn of the property. The surface upon which they are parked is unapproved per City Code. 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. Gravel, gravel mix, crushed rock and stone shall have a minimum depth of four inches (4") and shall be kept free of dirt, weeds and debris."

These vehicles, and any other on the parcel, need to be moved and parked on an aforementioned surface so as to comply with this City Code.

COMPLIANCE DUE DATE: February 02, 2022



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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**.