



13939794 B: 11332 P: 4792 Total Pages: 7  
04/26/2022 09:07 AM By: bmeans Fees: \$0.00  
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](mailto:code.enforcement@westjordan.utah.gov)

Parcel #: 21204030020000  
Case #: 22-00254

**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: March 01, 2022

Date Of Review: April 08, 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:

March 01, 2022  
Zahlmann

On 3/1/2022 at approximately 1020 hours, while driving through the area, I found several vehicles parked in the driveway and in the roadway in front of the home. I have previous knowledge that a business called Lux Rental LLC has been operating out of this residential property within City limits.

I spoke with an employee of the business and he informed me that the 8 vehicles that are parked on parcel at this time, are registered to the business Lux Rental LLC. He also stated that some of them are used for the multiple employees (up to 11 but generally about 7 or 8) that live in the home and others are used as rentals for the business. He confirmed that the business is still being operated at the home and was told that it was not allowed to be operated in a residential zone within City limits. He stated that he knows that and that the owner, Vincent, is looking to relocate it. This is in violation of the Business Licensing City Code.

I also observed a black passenger car parked in the driveway that was parked blocking the sidewalk in front of the home. In all, 2 violations were observed and documented.

Photos are saved to the case. A NOV was posted to the front door due to the number of cases and violations recently involving this business.

March 16, 2022  
Zahlmann

On 3/16/2022 at approximately 1100 hours, I responded to this address for a re-inspection. Upon arrival, I found at least 8 vehicles parked in the driveway and in front of the home. These vehicles have been documented previously as being on the property. The same vehicles that the employees have identified as being owned by Lux Renal LLC. Also as being used by employees and rented out to customers. Also, per the State Department of Commerce, this address is listed on the registration as where the business is being operated. Additionally, a City business license has not been issued for this business. This violation has not been resolved.

All vehicles on scene were parked on approved surfaces and not blocking the sidewalk. That violation has been resolved.

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

April 08, 2022  
Zahlmann

The Default Hearing was held on 4/8/2022 with Judge Newman. The responsible party did not show for the hearing. A Default Judgement was granted in the amount of \$1000 and the ability to abate if necessary. All paperwork was retained by HUDSON and TIFFANYE.

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

### 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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**Default Judgement**

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 still being operated out of this home. Due to this business being a car rental business, it cannot be operated out of a residential zone within City limits. This business needs to be relocated to a zone in which can legally be operated. All business operations need to cease at this location.

Per this City Code, "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."

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:

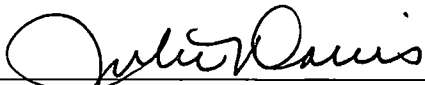
**\$1,000.00 reduced to \$1,000.00 if compliant by .**

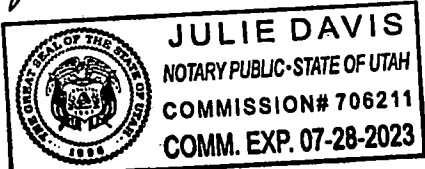
It is so ordered, this 8 day of April, 2022.

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 20 day of April, 2022.

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



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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**NOTICE OF VIOLATION**

VINCENT T NGUYEN

March 01, 2022

6623 S SLALOM WY  
WEST JORDAN UT, 84084

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

Dear Owner,

On Tuesday, March 1, 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 Tuesday, March 15, 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

**REMEDY:**

Lux Rental LLC is still being operated out of this home. Due to this business being a car rental business, it cannot be operated out of a residential zone within City limits. This business needs to be relocated to a zone in which can legally be operated. All business operations need to cease at this location.

Per this City Code, "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."

There is a black passenger car that is parked in the driveway that is completely blocking the sidewalk. Per this City Code, vehicles cannot be parked so as to prohibit access to the adjacent public right of way (sidewalk). This vehicle and any other blocking the sidewalk, need to be moved and cannot prohibit access to the sidewalk.

**COMPLIANCE DUE DATE:** March 15, 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.



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**NOTICE OF VIOLATION**

Todd Zahlmann  
Code Enforcement Official

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



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Code Enforcement Division

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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**.