



Community Development Department
Code Enforcement Division

7960 South 4000 West
West Jordan, Utah 84088
(801) 256-2107
Email: code.enforcement@westjordan.utah.gov

13952575 B: 11339 P: 2923 Total Pages: 7
05/16/2022 11:03 AM By: zjorgensen Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: WEST JORDAN COMMUNITY DEVELOPMENT DEPARTMENT
7960 SOUTH 4000 WESTWEST JORDAN, UT 84088



Parcel #: 21204030020000
Case #: 22-00501

Default Judgement

VINCENT T NGUYEN

6623 S SLALOM WY
WEST JORDAN UT, 84084

Address Of Violation: 6623 S SLALOM WAY
Date Of Notice Of Violation: March 30, 2022

Date Of Review: April 14, 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:

March 30, 2022
Zahlmann
On 3/30/2022 at approximately 1130 hours, while driving through the area, I found 11 vehicles parked in the driveway and roadway in front of this property. This property is known to operate a rental car business out of it called Lux Rental LLC. Per the State department of Commerce, this address is listed as where the business is being operated. All vehicles on scene are of similar type and style that have been previously documented as being rental cars from this business. This business cannot operate within a residential zone within City limits. Neither does this business have a business license issued by the City.

Additionally, I found 2 vehicles parked in the driveway that were completely blocking the sidewalk. In all, 2 violations were observed and documented.

Photos are saved to the case. A NOV was posted due to the number of previous cases and violations occurring at this property.

April 14, 2022
Zahlmann
On 4/14/2022 at approximately 1105 hours, I responded to this address for a re-inspection. Upon arrival, I found 7 vehicles of the same type and style that have been previously documented to be on this property. Several that were also identified by employees of Lux Rental LLC as being used for employee use as well as rentals. I also found that this is listed address with the State Department of Commerce as where Lux Rental LLC is being operated. This business is still being operated from this property. Per City Code, a rental car business cannot be operated within a residential zone within City limits. This violation is still occurring. It should be noted that no vehicles were blocking the sidewalk, therefore, this violation was resolved.

Updated photos are saved to the case. A Hearing Notice was posted to the door, with the hearing set for 5/6/2022 @ 8am. This case will be placed into default status pending the ALJ Hearing.

May 06, 2022
Zahlmann
The Default Hearing was held today with Judge Newman. The property owner did not appear for the hearing. A Default Judgement was issued in the amount of \$1000 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.



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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 as a Rental Car Business out of this location. This type of Business is not allowed to be operational within a Residential Zone within City limits. Neither does this business have a business license issued to operate within the City of West Jordan. All business related operations need to cease at this location and the business needs to be relocated to an area which allows for it to operate.

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 .

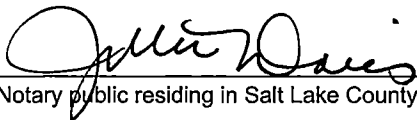
It is so ordered, this 6 day of May, 2022.

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

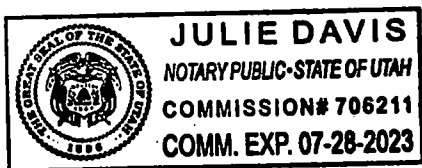


Todd Newman - West Jordan City Administrative Law Judge

Subscribed and sworn before me this 10 day of May, 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 30, 2022

6623 S SLALOM WY
WEST JORDAN UT, 84084

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

Dear Owner,

On Wednesday, March 30, 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, April 13, 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 being operated as a Rental Car Business out of this location. This type of Business is not allowed to be operational within a Residential Zone within City limits. Neither does this business have a business license issued to operate within the City of West Jordan. All business related operations need to cease at this location and the business needs to be relocated to an area which allows for it to operate.

There are at least 2 vehicles (red Bronco SUV and gray Toyota SUV) that are parked in the driveway. These vehicles are completely blocking access to the sidewalk in front of the home. Vehicles cannot be parked so as to impede access to the public right of way in any manner.

COMPLIANCE DUE DATE: April 13, 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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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**.