

Received 6/11/21 PER\*

JUNE 11, 2021

To: Salt Lake County  
case #. CE221-0272

This is JOE RAMIREZ  
3697 So BUCKWOOD CIR,  
MADISON UT 84041.

NAME  
ADDRESS

A1) I am trying to have my sub-contractors  
do a concrete & foundation inspection. Right now  
they're each six weeks out

Marty 801 230 6661 is one of my  
sub-contractors which will not be able to approach  
my property for six weeks

Thank you

Joe Ramirez  
801 792 8732

USE THIS ADDRESS

JOE RAMIREZ  
5700 So WILDERLAND Lane  
TAYLORSVILLE, UT. 84129

13659494  
05/11/2021 02:52 PM \$0.00  
Book - 11172 Pg - 5841-5865  
RASHELLE HOBBS  
RECORDER, SALT LAKE COUNTY, UTAH  
GREATER SALT LAKE MSD  
N3-600 ATTN: PATRICIA RUST  
BY: ARA, DEPUTY - MI 25 P.

When recorded return to:  
Magna Metro Township  
Steve Szemerey  
Code Enforcement Supervisor  
2001 South State Street  
Room #N3-600  
Salt Lake City, UT 84114

**NOTICE OF NONCOMPLIANCE  
AND  
ORDER TO VACATE AND DEMOLISH OR REPAIR**

Parcel No: 14-33-151-023-0000

STATE OF UTAH )  
COUNTY OF SALT LAKE )

Steve Szemerey, Code enforcement Supervisor for the Metro Township of Magna (the "Municipality"), being first duly sworn, affirms, certifies, and verifies that:

On or about May 11, 2021 , the Municipality issued a Notice and Order to Vacate and Demolish or Repair (the "Notice and Order") regarding certain violations of Municipal Code and a dangerous structure located on certain real property located at 3697 South Buckeroo Cir., Magna UT 84044 (the "Property"), more particularly described in **Exhibit A**. A copy of the Notice and Order is Attached as **Exhibit B**.

The Municipality hereby provides notice that the Property is not in compliance with Municipal Code as set forth in the Notice and Oder.

DATED this \_\_\_\_ day of \_\_\_\_\_, 202\_.

  
Steve Szemerey

STATE OF UTAH )  
COUNTY OF SALT LAKE )

Subscribed and sworn to before me on this 11 day of May, 2020 by Shawna K. Winter



  
NOTARY PUBLIC

**EXHIBIT A**  
**Property Description**

Address: 3697 South Buckeroo Cir., Magna UT, 84044

Legal Description:

LOT 25, CHAPARRAL WEST PLAT A. 5291-1398, 1399 5310-1512 7278-2129

# **EXHIBIT B**

## **Notice and Order to Vacate and Demolish or Repair**

**Dangerous Building  
Abatement  
NOTICE & ORDER  
TO VACATE AND DEMOLISH  
OR REPAIR**

May 12, 2021

Joe H. JR Ramirez  
3697 South Buckeroo Cir.  
Magna UT, 84044

Case Number: CEZ21-0272

Metro Township of Magna (the "**Municipality**").

Violating Property Address: 3697 South Buckeroo Cir., Magna UT, 84044, Salt Lake County  
Parcel No. 14-33-151-023-0000 (the "**Property**").

Owner(s) of Record: Joe H JR Ramirez

Date and time violation(s) was observed: February 25, 2021 at 8:37 am (the "**Date of Violation**").

Deadline to Demolish or Repair: June 13, 2021

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Dear Mr. Ramirez:

**Notice** is hereby given that the Property contains dangerous structures which must be vacated and demolished pursuant to the Uniform Code for the Abatement of Dangerous Buildings (1997 Edition) as adopted by Municipal Code § 15.16.010.

**SUBJECT PROPERTY DESCRIPTION**

This Dangerous Building Abatement Notice & Order to Vacate and Demolish ("**Notice and Order**"), relates to the Property described above. Improvements on the Property consist of a single-family dwelling (the "**Structure**"). The Property lies within the jurisdiction of the Municipality.

In accordance with Sections 401.3 and 401.4 of the Uniform Code for the Abatement of Dangerous Buildings, this Notice and Order is served upon you, as the individual listed on the records of Salt Lake County as the owner of the Property, by certified mail, postage prepaid, return receipt request and by posting on the Property.

**NOTHING IN THIS NOTICE AND ORDER CONCEDES, ADJUDICATES, OR ESTABLISHES OWNERSHIP INTEREST IN THE PROPERTY AND ANY STRUCTURES THEREON.**

### **DISASTER: FIRE DAMAGE**

On or about February 25, 2021, the Municipality issued a Notice of Violation, attached as **Exhibit A**, describing numerous violations and dangerous conditions on the Property. The Notice of Violation, and all violations therein are incorporated by reference into this Notice and Order.

### **DETERMINATION**

Pursuant to Sections 302 and 401.2 paragraph 2, of the Uniform Code for the Abatement of Dangerous Buildings the Director of Development Services for the Municipality has found the following conditions which render the Structures dangerous:

1. More than 10 years ago the Structure on the Property caught fire.
2. The fire caused significant damage to the Structure, including sever structural damage.
3. Following the fire, the Structure remains in place only as a foundation and subfloor.
4. The Structure has been exposed to the elements and has continued to suffer structural damage and degradation.
5. The Structure, or portions thereof, have become weakened and/or are prone to collapse posing a threat to life, health, and safety.
6. Additionally, the Structure, or portions thereof, have been damaged by fire and the elements to such an extent that the structural strength or stability is materially less than the minimum required by the Municipal Code.
7. Due to damage to the subfloor and foundation, portions of the Structure are likely to fail or collapse and thereby injure persons.
8. Portions of the Structure are racked, warped, buckled, and settled to an extent that the other structural portions have materially less resistance to earthquakes than is required by Municipal Code for similar new construction.
9. Due to dilapidation, deterioration and/or decay the subfloor is likely to partially or completely collapse.
10. The damage to the Structure, has rendered it manifestly unsafe as a dwelling and incapable of occupancy.
11. Portions of the Structure remain on site after the partial demolition or destruction of the Structure and has been abandoned for a period in excess of six months so as to constitute the Structure as an attractive nuisance and hazard to the Public.

## NOTICE TO VACATE

Pursuant to Section 404.2 of the Uniform Code for the Abatement of Dangerous Buildings, the Director has found that the conditions detailed in the foregoing determinations create an emergency by presenting an ongoing and imminent threat to public health, safety, and welfare and the health and safety of any individual who enters or remains in the Structures.

## ORDER

Based on the determinations, as authorized, by the Director of Planning and Development Services for the Municipality, it is hereby **ORDERED that the Structure be VACATED IMMEDIATELY and DEMOLISHED OR REPAIRED WITHIN 30 DAYS** of the service of this Order pursuant to Uniform Code for the Abatement of Dangerous Buildings Section 401 3.3. Pursuant to the Uniform Code for the Abatement of Dangerous Buildings Section 401 3.3, the Director has determined that under the circumstances, demolition of the Structures, including securing all required permits, **WITHIN 30 DAYS** of the service of this Order is reasonable and necessary because the Structures are immediately dangerous to the life, limb, property or safety of the public and/or adjacent properties, and notice has been duly posted on the Subject Property.

**PURSUANT TO THIS ORDER, no person shall remain in or enter the Dwelling. A PERMIT IS REQUIRED PRIOR TO ANY ENTRY TO REPAIR OR DEMOLISH.**

## FAILURE TO DEMOLISH OR REPAIR

If the property owner(s) fail to timely commence demolition or repair, including securing all required permits, **WITHIN 30 DAYS** of the date of this Notice and Order, the **MUNICIPALITY WILL CAUSE THE DEMOLITION WORK TO COMMENCE AND CHARGE THE COSTS THEREOF AGAINST THE PROPERTY AND/OR ITS OWNER(S)** pursuant to Section 401.2, paragraph 4, and Section 701.2 of the Uniform Code for the Abatement of Dangerous Buildings.

## DEADLINE TO APPEAL AND WAIVER OF RIGHT TO APPEAL

Pursuant to the Uniform Code for the Abatement of Dangerous Buildings Section 501.1 paragraph 7, because the Structures are immediately dangerous to the life, limb, property or safety of the public and/or adjacent properties, and notice has been duly posted on the property, **APPEAL MUST BE MADE WITHIN 30 DAYS OF THE SERVICE OF THIS NOTICE AND ORDER.** With the exception of the deadline to file the appeal, the appeal shall proceed pursuant to Municipal Code Section 1.16.010, *et seq.*

**FAILURE TO TIMELY APPEAL IS A WAIVER OF YOUR RIGHT TO AN ADMINISTRATIVE HEARING REGARDING THE NOTICE AND ORDER OR ANY PORTION THEREOF AND WILL RESULT IN DEMOLITION OF THE STRUCTURE AT YOUR EXPENSE.**

### FORM OF APPEAL

Appeal may be made by filing a written appeal pursuant to Chapter 5 of the Uniform Code for the Abatement of Dangerous Buildings at following address:

Magna Metro Township  
c/o Lupita McClenning  
2001 South State Street  
Room #N3-600  
Salt Lake City, UT 84114

Pursuant to Chapter 5 of the Uniform Code for the Abatement of Dangerous Buildings, the Appeal must contain the following:

1. A heading in the words "Before the Administrative Law Judge of the Magna Metro Township."
2. A caption reading "Appeal of Dangerous Building Abatement Notice & Order to Vacate and Demolish."
3. A brief statement setting forth the legal interests of each of the appellants in the building or land involved in the notice and order.
4. A brief statement in ordinary and concise language of the specific order or action protested, together with any material facts claimed to support the contentions of the appellant.
5. A brief statement in ordinary and concise language of the relief sought and the reasons why it is claimed the protested order or action should be reversed, modified or set aside.
6. The signatures of all parties named as appellants and their official mailing addresses.
7. The verification (by declaration under penalty of perjury) of at least one appellant as to the truth of the matters stated in the appeal.

If you have any questions regarding this Notice IMMEDIATELY contact Steve Szemerey, Magna Metro Township Planning and Development (385) 468-6700.

Regards,

Steve Szemerey  
Code Enforcement Supervisor  
Planning & Development Services  
Magna Metro Township

cc: Magna Metro Township



**EXHIBIT A**

**To**

**NOTICE AND ORDER TO VACATE AND DEMOLISH OR REPAIR**



## Notice of Violation

Thursday, February 25, 2021

JOE H JR RAMIREZ  
3697 S BUCKEROO CIR  
MAGNA UT, 84044

Case Number: CEZ21-0272  
Metro Township of Magna  
Violating Property Address: 3697 S BUCKEROO CIR, MAGNA, 84044  
Owner(s) of Record: Joe H Jr Ramirez  
Date and time violation(s) was observed: February 25, 2021 at 8:37 am  
Deadline to Correct: March 31, 2021

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Dear Joe H Jr Ramirez:

Pursuant to Municipal Code Section 12.2.020, notice is hereby given that the property at the above listed address (the “**Property**”) is in violation of the code sections described below.

### Summary of Violation(s)

Applicable Code Section(s): Other Public Nuisance

Description of Violation(s): On the Date of Violation, the following conditions were observed during an inspection of the property:

#### 12.2.310 Authority\*

Whenever the Director determines that a property or building requires demolition, he or she may demolish or remove the offending structure, or exercise any or all of the powers listed in Section 12.2.210 once appropriate notice has been given to a responsible person pursuant to the Uniform Abatement of Dangerous Buildings Code or Uniform Fire Codes as required under state law, provided that the notice shall include a written description of the Director's findings explaining the need for the demolition and citations to the applicable ordinances or laws authorizing the demolition. The responsible person shall be liable for all costs associated with the demolition. Costs may be recovered pursuant to this Title.

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## Section 302 DANGEROUS BUILDING

For the purpose of this code, any building or structures which has any or all of the conditions or defects hereinafter described shall be deemed to be a dangerous building, provided that such conditions or defects exist to the extent that the life, health, property or safety of the public or its occupants are endangered.

5. whenever any portion or member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.
7. whenever any portion thereof has wracked, warped, buckled, or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction.
8. whenever the building or structure or any portion thereof, because of (i) dilapidation, deterioration, or decay; (ii) faulty construction; (iii) the removal, movement, or instability of any portion of the ground necessary for the purpose of supporting such building; (iv) the deterioration, decay or inadequacy of its foundation; or (v) any other cause, is likely to partially or completely collapse.
9. whenever, for any reason, the building or structure, or any portion thereof, is manifestly unsafe for the purpose for which it is being used.
12. whenever any building or structure has been so damaged by fire, wind, earthquake, or flood, or has become so dilapidated as to become (i) an attractive nuisance to children; (ii) a harbor for vagrants, criminals, or immoral persons; or as to (iii) enable persons to resort thereto for the purpose of committing unlawful or immoral acts.
18. whenever any portion of a building or structure remains on site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned for a period in excess of six months so as to constitute such building or portion thereof an attractive nuisance or hazard to the public.

Corrective Action(s) Required: In order to correct the above listed violations, the following corrective actions must be taken by : March 31, 2021

More than ten years ago, the single-family dwelling (the "Dwelling") at the Property caught fire. The fire caused significant damage to the structure, including severe structural damage. For many years, the Dwelling has consisted of only a foundation and a subfloor. The subfloor has been exposed to the elements and has also suffered structural damage. The Director has determined that the Dwelling, or portions thereof, as the weakened subfloor is prone to collapse posing a threat to life, health and safety of public and/or the occupants. Additionally, the Dwelling, or portions thereof, have been damaged by fire and the elements to such an extent that the structural strength or stability is materially less than the minimum requirements of Magna ' building code for a similar structure. Additionally, due to the damage, the subfloor and foundations are likely to fail or collapse and thereby injure persons. Portions of the Dwelling are racked, warped, buckled, and settled to an extent that the other structural portions have materially less resistance to earthquakes than is required by the Code for similar new construction. Due to dilapidation, deterioration and/or decay the subfloor is likely to partially or completely collapse. The damage to the Dwelling has rendered it manifestly unsafe as a dwelling and incapable of occupancy. Finally, portions of the Dwelling remain on site after the demolition and destruction of the Dwelling and has been abandoned for a period in excess of six months so as to constitute the Dwelling an attractive nuisance and hazard to the public. Photographs of the Dwelling are enclosed with this Notice.

**THE MUNICIPAL SERVICE DISTRICT BUILDING OFFICIAL HAS DETERMINED THAT THE STRUCTURE LEFT ON THE PROPERTY IS UNSAFE AND A PUBLIC NUISANCE AND MUST BE REMOVED ALONG WITH ALL THE ITEMS OPENLY STORED ON PROPERTY. YOU HAVE 30 DAYS TO REMOVE STRUCTURE AND ALL ITEMS OPENLY STORED. FAILURE TO COMPLY WITH THIS NOTICE BY COMPLIANCE DATE WILL RESULT WITH A LIEN BEING PLACED ON PROPERTY, \$50.00 PER DAY CIVIL PENALTY AND THE REMOVAL OF ALL ITEMS ON PROPERTY ALONG WITH THE REMAINING STRUCTURE. THIS WILL ALL BE AT YOUR EXPENSE AND IF NOT PAID WILL BE APPLIED TO YOUR YEARLY PROPERTY TAXES.**

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Once you have completed the above corrective actions, please notify Steve Szemerey at 801-381-2663 so the code enforcement officer may inspect your property to verify completion of the corrective actions.

### **Failure to Correct Violations**

**If you do not correct the violation(s) and contact the code enforcement officer to arrange an inspection before the deadline, civil penalties of \$50.00 will begin to accrue immediately on expiration of the date to correct violations on a daily basis in the following amount(s):**

Civil penalties shall continue to accrue until the violation(s) has/have been brought into compliance with the Municipal Code or applicable state codes. Only one notice of violation is required for any 12-month period, and civil penalties will begin to accrue immediately upon any subsequent violations of this Notice. **The failure to pay civil penalties may result in the Director taking legal action to collect the civil penalties as provided in the law.** The civil penalties shall be paid directly to the Metro Municipal Treasurer's Office.

Failure to complete the corrective actions listed above and correct the violations by the above deadline may include, but are not limited to, criminal prosecution, civil penalties, revocation of permits, recordation of the notice of violation; withholding of future municipal permits; abatement or removal of the violation by the Municipality, and re-payment to the Municipality the costs of the abatement, other costs incurred by the Municipality, including administrative and attorneys' fees, and any other remedies in law or equity.

### **How to Appeal This Notice**

If you believe this notice is in error, you may appeal it by requesting a hearing with the Municipality's Administrative Law Judge (Municipal Code Section 12.2.530). You must file your request for a hearing within **30 calendars days** of the date of this notice. Your request should:

- (1) describe the reason for your appeal and include any supporting documentation;
- (2) include the above case number;
- (3) include the address of the violating property;
- (4) be signed by a person who is: (i) the owner of the violating property; (ii) an authorized agent of the owner; (iii) leasing the property; or (iv) the executor, administrator, trustee, or guardian of the estate of the owner of the property (Municipal Code Section 12.1.110(29)); and
- (5) be mailed or delivered to Magna the Administrative Law Judge, c/o Lupita McClenning, 2001 South State Street, Salt Lake City, Utah 84190.

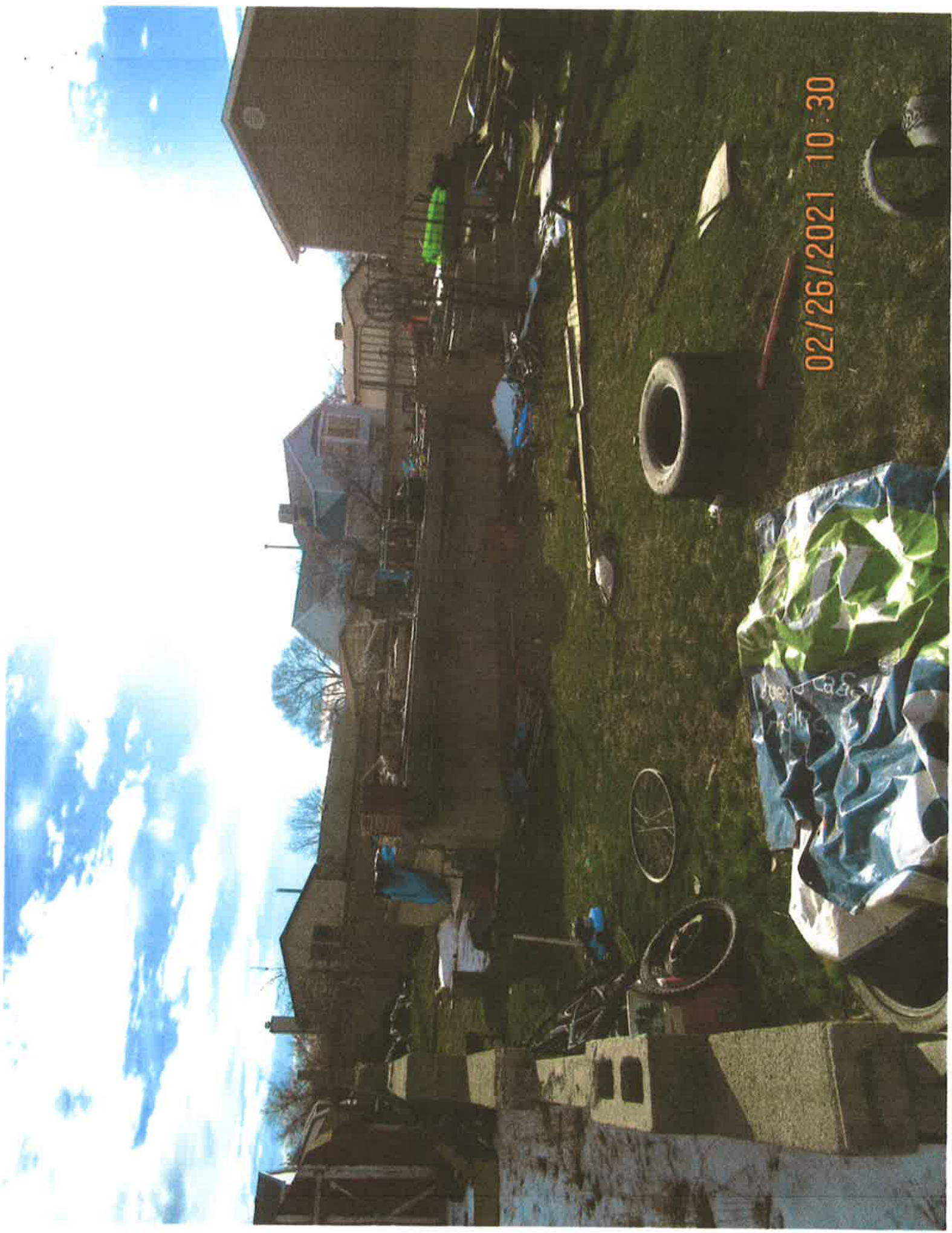
**Failure to timely request a hearing may result in a default hearing and an order being entered against you. The order may award civil penalties, fees and other costs to the Municipality.**

Sincerely,

Steve Szemerey  
sszemerey@msd.utah.gov  
Code Enforcement Official  
Magna



02/26/2021 10:30



02/26/2021 10:30

02/26/2021 10:31





02/26/2021 10:31





## Final Notice of Violation

JOE H JR RAMIREZ  
3697 S BUCKEROO CIR  
MAGNA UT, 84044

Case Number: CEZ21-0272  
Metro Township of Magna  
Violating Property Address: 3697 S BUCKEROO CIR, MAGNA, 84044  
Owner(s) of Record: Joe H Jr Ramirez  
Date Inspection Requested: March 31, 2021  
Date of Compliance Inspection: April 20, 2021

Dear Joe H Jr Ramirez:

You were previously given notice on February 25, 2021 of the provisions of the Municipal Code. You were given a warning period to correct the notice before penalties would accrue. You did not correct the violation. As a result, you received a second notice on February 25, 2021, which informed you that a penalty of \$50.00 per day would be levied against you until the violations are corrected pursuant to Section 19.94.070.

The purpose of this third and final notice is to inform you that your property was inspected on March 31, 2021, and is still in violation of the Municipal Code, as discussed below. *If you do not correct the violations as instructed below by April 20, 2021 the Municipality will remove the violations itself at your cost.*

### SUMMARY OF VIOLATIONS

Pursuant to Municipal Code Section 12.2.020, you are hereby notified for a final time that the Property is in violation.

Applicable Code Section(s): Other Public Nuisance

Description of Violation(s): On the Date of Violation, the following conditions were observed during an inspection of the property:

#### 12.2.310 Authority\*

Whenever the Director determines that a property or building requires demolition, he or she may demolish or remove the offending structure, or exercise any or all of the powers listed in Section 12.2.210 once appropriate notice has been given to a responsible person pursuant to the Uniform Abatement of Dangerous Buildings Code or Uniform Fire Codes as required under state law, provided that the notice shall include a written description of the Director's findings explaining the need for the demolition and citations to the applicable ordinances or laws authorizing the demolition. The responsible person shall be liable for all costs associated with the demolition. Costs may be recovered pursuant to this Title.

## Section 302 DANGEROUS BUILDING

For the purpose of this code, any building or structures which has any or all of the conditions or defects hereinafter described shall be deemed to be a dangerous building, provided that such conditions or defects exist to the extent that the life, health, property or safety of the public or its occupants are endangered.

5. whenever any portion or member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.
7. whenever any portion thereof has wracked, warped, buckled, or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction.
8. whenever the building or structure or any portion thereof, because of (i) dilapidation, deterioration, or decay; (ii) faulty construction; (iii) the removal, movement, or instability of any portion of the ground necessary for the purpose of supporting such building; (iv) the deterioration, decay or inadequacy of its foundation; or (v) any other cause, is likely to partially or completely collapse.
9. whenever, for any reason, the building or structure, or any portion thereof, is manifestly unsafe for the purpose for which it is being used.
12. whenever any building or structure has been so damaged by fire, wind, earthquake, or flood, or has become so dilapidated as to become (i) an attractive nuisance to children; (ii) a harbor for vagrants, criminals, or immoral persons; or as to (iii) enable persons to resort thereto for the purpose of committing unlawful or immoral acts.
18. whenever any portion of a building or structure remains on site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned for a period in excess of six months so as to constitute such building or portion thereof an attractive nuisance or hazard to the public.

**Corrective Action(s) Required:** In order to correct the above listed violations, the following corrective actions must be taken by : March 31, 2021

More than ten years ago, the single-family dwelling (the "Dwelling") at the Property caught fire. The fire caused significant damage to the structure, including severe structural damage. For many years, the Dwelling has consisted of only a foundation and a subfloor. The subfloor has been exposed to the elements and has also suffered structural damage. The Director has determined that the Dwelling, or portions thereof, as the weakened subfloor is prone to collapse posing a threat to life, health and safety of public and/or the occupants. Additionally, the Dwelling, or portions thereof, have been damaged by fire and the elements to such an extent that the structural strength or stability is materially less than the minimum requirements of Magna ' building code for a similar structure. Additionally, due to the damage, the subfloor and foundations are likely to fail or collapse and thereby injure persons. Portions of the Dwelling are racked, warped, buckled, and settled to an extent that the other structural portions have materially less resistance to earthquakes than is required by the Code for similar new construction. Due to dilapidation, deterioration and/or decay the subfloor is likely to partially or completely collapse. The damage to the Dwelling has rendered it manifestly unsafe as a dwelling and incapable of occupancy. Finally, portions of the Dwelling remain on site after the demolition and destruction of the Dwelling and has been abandoned for a period in excess of six months so as to constitute the Dwelling an attractive nuisance and hazard to the public. Photographs of the Dwelling are enclosed with this Notice.

**THE MUNICIPAL SERVICE DISTRICT BUILDING OFFICIAL HAS DETERMINED THAT THE STRUCTURE LEFT ON THE PROPERTY IS UNSAFE AND A PUBLIC NUISANCE AND MUST BE REMOVED ALONG WITH ALL THE ITEMS OPENLY STORED ON PROPERTY. YOU HAVE 30 DAYS TO REMOVE STRUCTURE AND ALL ITEMS OPENLY STORED. FAILURE TO COMPLY WITH THIS NOTICE BY COMPLIANCE DATE WILL RESULT WITH A LIEN BEING PLACED ON PROPERTY, \$50.00 PER DAY CIVIL PENALTY AND THE REMOVAL OF ALL ITEMS ON PROPERTY ALONG WITH THE REMAINING STRUCTURE. THIS WILL ALL BE AT YOUR EXPENSE AND IF NOT PAID WILL BE APPLIED TO YOUR YEARLY PROPERTY TAXES.**

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Once you have completed the above corrective actions, please notify Steve Szemerey at 801-381-2663 so the code enforcement officer may inspect your property to verify completion of the corrective actions.

#### **Failure to Correct Violations**

**If you do not correct the violation(s) and contact the code enforcement officer to arrange an inspection before the deadline, civil penalties of \$50.00 will begin to accrue immediately on expiration of the date to correct violations on a daily basis in the following amount(s):**

Civil penalties shall continue to accrue until the violation(s) has/have been brought into compliance with the Municipal Code or applicable state codes. Only one notice of violation is required for any 12-month period, and civil penalties will begin to accrue immediately upon any subsequent violations of this Notice. **The failure to pay civil penalties may result in the Director taking legal action to collect the civil penalties as provided in the law.** The civil penalties shall be paid directly to the Metro Municipal Treasurer's Office.

Failure to complete the corrective actions listed above and correct the violations by the above deadline may include, but are not limited to, criminal prosecution, civil penalties, revocation of permits, recordation of the notice of violation; withholding of future municipal permits; abatement or removal of the violation by the Municipality, and re-payment to the Municipality the costs of the abatement, other costs incurred by the Municipality, including administrative and attorneys' fees, and any other remedies in law or equity.

#### **How to Appeal This Notice**

If you believe this notice is in error, you may appeal it by requesting a hearing with the Municipality's Administrative Law Judge (Municipal Code Section 12.2.530). You must file your request for a hearing within **20 calendars days** of the date of this notice. Your request should:

- (1) describe the reason for your appeal and include any supporting documentation;
- (2) include the above case number;
- (3) include the address of the violating property;
- (4) be signed by a person who is: (i) the owner of the violating property; (ii) an authorized agent of the owner; (iii) leasing the property; or (iv) the executor, administrator, trustee, or guardian of the estate of the owner of the property (Municipal Code Section 12.1.110(29)); and
- (5) be mailed or delivered to Magna the Administrative Law Judge, c/o Lupita McClenning, 2001 South State Street, Salt Lake City, Utah 84190.

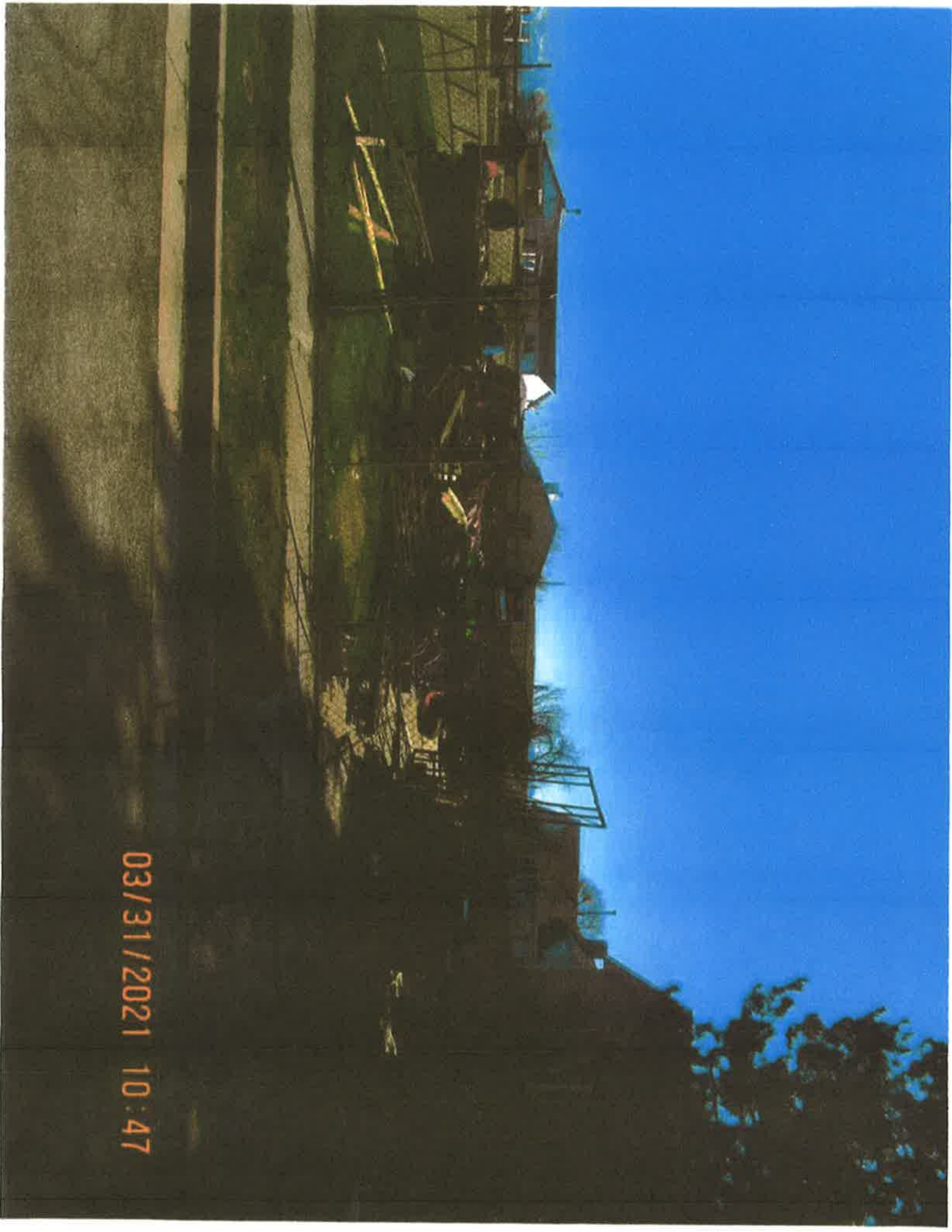
**Failure to timely request a hearing may result in a default hearing and an order being entered against you. The order may award civil penalties, fees and other costs to the Municipality.**

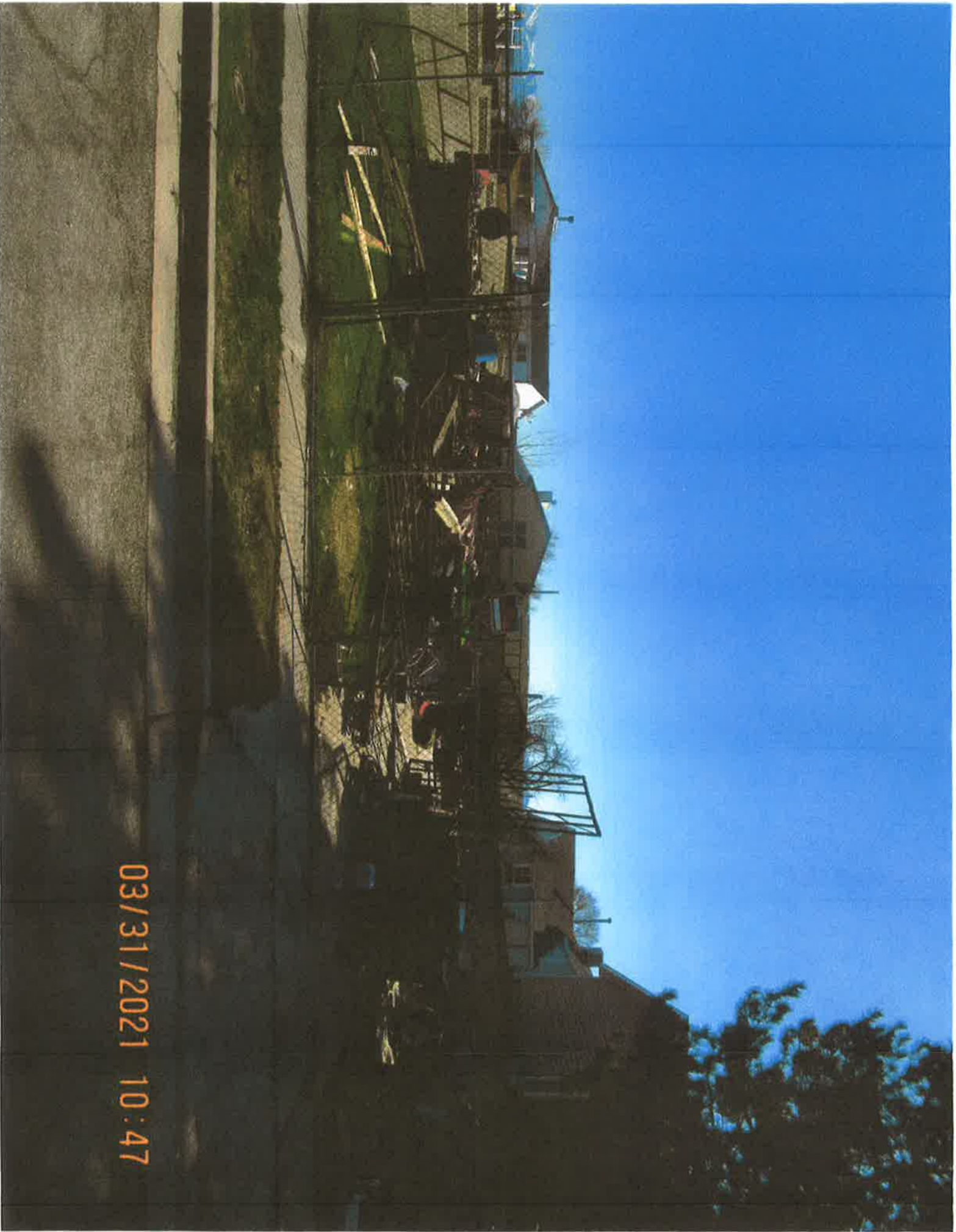
Sincerely,

Steve Szemerey  
sszemerey@msd.utah.gov  
Code Enforcement Official  
Magna

801-381-2663

03/31/2021 10:47





03/31/2021 10:47



03/31/2021 1





04/13/2021 11:45





04/22/2021 10:52

04/22/2021 10:51

