



NOTICE OF HEARING

May 16, 2023

Alejandro Pina
17097 S Monroe Ln.
Mulino, OR 97042

RE:: County of Clackamas v. Alejandro Pina
File: V0033922

Hearing Date: June, 8, 2023

Time: This item will not begin before 10:30am however it may begin later depending on the length of preceding items.

Location: Hearing will be held by virtual Zoom meeting. Please see attached information regarding the process for the Zoom meeting.

Enclosed you will find the following:

1. Notice of Rights
2. Copy of Complaint and Request for Hearing

You **must** appear at the time set forth in this Notice of Hearing or the relief requested in the **Complaint** may be **granted against you by default**.

You can access the complete hearing packet at <https://www.clackamas.us/codeenforcement/hearings>

You may contact Diane Bautista, Code Compliance Specialist for Clackamas County at (503) 742-4459, should you have any questions about the violation(s) in the **Complaint**. Do not call the Compliance Hearings Officer.

Enclosures

CC: Carl Cox -Compliance Hearings Officer

STATEMENT OF RIGHTS

1. **Prior to the Hearing.** You have the right to make the following requests:
 - (A) You can request the opportunity to review public records and to talk to County staff about the violations or request a subpoena for that purpose if the County does not allow you to do so.
 - (B) You can request that the Hearings Officer postpone the hearing for good cause by writing the Hearings Officer at least 7 calendar days prior to the scheduled hearing date.
 - (C) You can request that the Hearings Officer decide the matter based exclusively on written materials from the parties or conduct the hearing by phone.
2. **Procedure.** The hearing will be governed by general rules of procedure designed to allow you to hear and confront the evidence against you, and for you to present evidence favorable to you. You are not required to present any evidence, the burden is on the County to establish by a preponderance of the evidence that a violation exists, or existed. Either party may, at their own expense, obtain an attorney to represent them at the hearing. If you wish to be represented by an attorney they need only notify the County and the Hearings Officer in writing of their intent to appear on your behalf. The County will present evidence first, and then you may question that evidence. You may then present your own evidence, if you wish, and the County may question your evidence. Testimony by witnesses is evidence. The Hearings Officer may inquire into any facts that are relevant to the hearing and may question the parties or witnesses about the case. Evidence of a type commonly relied upon by reasonably prudent persons in the conduct of their serious affairs shall be admissible.
3. **Record of Proceedings.** An audio record will be made of the proceedings when a hearing is conducted. The audio record is available through the Clackamas County Code Enforcement Section and is available to you upon request.
4. **Hearings Officer.** The Hearings Officer is an independent contractor paid by the County to conduct hearings and render decisions. He/she is not a County employee. His/her function is to preside over the hearing, make a record of proceedings, consider admissible evidence, and interpret and apply the law. After the hearing is closed the Hearings Officer will enter written findings of fact, conclusions of law, and any Order deemed proper. If a violation is proven, then the Order may include civil penalties, fines, administrative fees, or may require the respondent to take certain actions, or refrain from certain actions. An Order issued by the Hearings Officer may be a Final Order or Continuing Order. The Hearings Officer's Order is the final decision of the County, and may be appealed pursuant to Oregon law. The Hearings Officer for Clackamas County is:

Carl Cox
Attorney at Law
14725 NE 20th Street, #D-5
Bellevue, WA 98007
5. **Right to Recess.** If, during the course of the hearing, Respondent or the County requests a recess or postponement, or additional time to present crucial evidence, the Hearings Officer may allow a continuance of the hearing for good cause. The Respondent may also request that the proceeding be continued after the end of the hearing if the Respondent determines that additional evidence should be brought to the attention of the Hearings Officer.
6. **Right to Appeal.** The Final Order of the Hearings Officer shall set forth the right of the respondent to appeal any adverse Order. Appeal may be taken pursuant to Section 2.07.130 of the Clackamas County Hearings Officer Code, and Oregon Revised Statute 34.010-34.100. If appeal is taken, appellant is responsible for all costs of appeal including preparation of transcript.



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

You must have access to the internet or to a telephone line to use the Zoom platform. Please contact Diane Bautista to receive either the link or the phone number with password in order to attend the hearing.

If you would like to present evidence at the Hearing please email or mail your evidence to DianeBau@clackamas.us or 150 Beaver Creek Rd, Oregon City, Oregon 97045, **no later than 4 work days prior** to the hearing. Staff will number your evidence for the hearing and provide the numbered documents to the Hearings Officer and send them back to you for reference.

If you are unable to participate in a hearing through the Zoom platform please contact Diane Bautista at 503-742-4459 or DianeBau@clackamas.us within **3 calendar days** of receipt of the notice of hearing packet.

If you do not know how to use Zoom, please Google “how to use Zoom” and there are many interactive guides on the internet.

If you experience difficulties connecting to the Zoom hearing before your scheduled start time, please call 503-830-9960 for assistance.

**Clackamas County encourages voluntary compliance with code violations to support a safe and healthy community for all. Please note that a \$75.00 monthly Administrative Compliance Fee will be assessed if a violation has been determined and has not been abated. When a property owner works cooperatively with the County to resolve a confirmed code violation, the County may waive all or part of that fee.*

Department of Transportation and Development

Nondiscrimination Policy:

The Department of Transportation and Development is committed to non-discrimination. For more information go to: www.clackamas.us/transportation/nondiscrimination, email JKauppi@clackamas.us or call (503) 742-4452.

¡LE DAMOS LA BIENVENIDA! Spanish

El Departamento de Transporte y Desarrollo está comprometido con la no discriminación. Para obtener más información, visite: www.clackamas.us/transportation/nondiscrimination, envíe un correo electrónico a JKauppi@clackamas.us o llame al 503-742-4452.

ДОБРО ПОЖАЛОВАТЬ! Russian

Департамент транспорта и развития инфраструктуры стремится к соблюдению политики недопущения дискриминации. Для получения дополнительной информации посетите веб-сайт: www.clackamas.us/transportation/nondiscrimination, отправьте письмо на адрес эл. почты JKauppi@clackamas.us или позвоните по телефону 503-742-4452.

欢迎! Chinese (Mandarin)

交通和发展部致力于实现非歧视。如需了解更多信息，请访问 www.clackamas.us/transportation/nondiscrimination，发送电子邮件至 JKauppi@clackamas.us 或致电 503-742-4452。

CHÀO MỪNG! Vietnamese

Bộ Vận Tải và Phát Triển cam kết thực thi chính sách không phân biệt đối xử. Để biết thêm thông tin, vui lòng truy cập trang mạng: www.clackamas.us/transportation/nondiscrimination, gửi email đến JKauppi@clackamas.us hoặc gọi điện thoại theo số 503-742-4452.

환영합니다. Korean

운송개발부는 차별 금지를 위해 모든 노력을 기울이고 있습니다. 자세한 내용은 홈페이지 www.clackamas.us/transportation/nondiscrimination을 참조하거나 이메일 JKauppi@clackamas.us, 또는 전화 503-742-4452번으로 연락 주십시오.

BEFORE THE COMPLIANCE HEARINGS OFFICER
for the
CLACKAMAS COUNTY BOARD OF COMMISSIONERS

COUNTY OF CLACKAMAS,

Petitioner,

v.

ALEJANDRO PINA,

Respondent.

File No: V0033922

COMPLAINT AND REQUEST FOR HEARING

I, Diane Bautista, Code Enforcement Specialist for Clackamas County, allege the following:

1.

Respondent's place of residence is: 17097 S. Monroe Ln., Mulino, OR 97042.

2.

The location of the violation(s) of law alleged in this Complaint is: 17097 S. Monroe Ln., Mulino, OR 97042, also known as T5S, R2E, Section 01B, Tax Lot 00704, and is located in Clackamas County, Oregon.

3.

On or about the 11th day of April, 2023 Respondent violated the following laws, in the following ways:

- a. Respondent violated the Clackamas County Building Code, Title 9.02 by failing to obtain required building and electrical permits for an addition to a single family. This violation is a Priority 1 violation pursuant to the Clackamas County Violation Priorities.

4.

The Department initiating this procedure is the Code Enforcement Section of the Department of Transportation and Development.

5.

Notice of the violations was given to Respondent in the following manner: Citation and Complaint #2200339-2 in the amount of \$1,000.00 was mailed via first class mail on April 11, 2023. A copy of the notice document is attached to this Complaint as Exhibit E, and incorporated by this reference.

6.

Based on these allegations, petitioner requests that a hearing be set in this matter.

Petitioner seeks an Order from the Hearings Officer granting the following relief:

1. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondent to immediately abate the violations and bring the property at issue into compliance with all laws, and permanently enjoining Respondent from violating these laws in the future;

2. Pursuant to Clackamas County Code Section 2.07.090, imposing a civil penalty against Respondent for each violation, within the range established by the Board of County Commissioners. Said range for a Building Code Title 9.02 Priority 1 violation being \$750.00 to \$1,000.00 per occurrence as provided by Appendix B to the Clackamas County Code;

3. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondent to pay an administrative compliance fee as provided by Appendix A to the Clackamas County Code;

4. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondent to reimburse the County for any expense the County may incur in collection of any penalties, fines or fees that may be imposed:

and

5. Ordering any other relief deemed reasonably necessary to correct the violations.

DATED THIS 16th day of May, 2023.



Diane Bautista
Code Enforcement Specialist
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

v.

ALEJANDRO PINA,

Respondent.

File No.: V0033922

STATEMENT OF PROOF

History of Events and Exhibits:

August 18, 2022
Exhibit A

Clackamas County received a complaint regarding structures being built without permits and occupied recreational vehicles. A review of the County permit system showed the Respondent applied for Building Permit B0062722 on January 30, 2022 to enclose the front porch for living room space and on April 19, 2022 applied for electrical permit E0256322. However, these permit had not been issued.

August 23, 2022
Exhibit B

Correspondence was sent to the Respondent regarding potential building and zoning violations.

December 14, 2022
Exhibit C

I conducted a site inspection and confirmed an addition to a residence was being done without permits. I was unable to confirm if the recreational vehicle was occupied.

February 13, 2023
Exhibit D

Correspondence was sent to the Respondent with a deadline of March 13, 2023 to abate the violation.

April 11, 2023
Exhibit E

A review of Clackamas County permits showed Building Permit B0062722 and Electrical Permit E0256322 had not been issued. Citation 2200339-2 was issued for \$1,000.00 for failure to obtain required building and electrical permits for the enclosed porch. This citation was not returned to the County. This citation remains unpaid.

May 16, 2023

A review of County permits showed no permits had been obtained and the County referred this matter to the Code Enforcement Hearings Officer.

If the Compliance Hearings Officer affirms the County's position by a preponderance of the evidence, the County may request a Continuing Order in this matter recommending the following:

- The Respondent be ordered to bring the property into compliance with the Clackamas County Building Code by obtaining required permits to bring the single family residence into compliance within 30 days of the Continuing Order and responding to County requests for additional information within 10 days of being notified. The permits must have the fees paid in full within ten days of you being notified by Building Codes. All inspections completed so that final inspections may be obtained not later than 45 days of the date of receipt of your approved permits.
- Code Enforcement to confirm compliance of the above items and the County will submit a Post Hearing Status Report. The Report will be sent to the Compliance Hearings Officer and to the Respondents.
- The report may include the following recommendations:
- The imposition of civil penalties for the Building Code violation of up to \$1,000.00 for date cited April 11, 2023.
- Payment for Citation 2200339-2 for \$500.00 issued on April 11, 2023.
- The administrative compliance fee to be imposed from February 2023 until the violation is abated. As of this report the total is amount due is \$225.00.
- The County requests the Hearings Officer to permanently prohibit the Respondent from violating this law in the future.
- If the Respondent fail to comply with the Hearings Officer's Continuing Order the County will request the Hearings Officer to issue a Final Order and will also request the Hearings Officer to authorize the County further enforcement action including to proceed to Circuit Court.



Permit #: B0062722	Applied: 01/30/2022
Type: New / Residential	Approved:
Status: Prescreen	Final:
Valuation: \$52,232.00	Expiration:
Address: 17097 S MONROE LN MULINO, OR 97042	

Applicant: Alan Moore (503) 858-5204
 Owner: PINA ALEJANDRO GOMEZ
 Contractor: PROPERTY OWNER DOING WORK

Certificate of Occupancy Required:

Parcel: 52E01B 00704	Class: 434-Residential Addition/Remodel
Entered By:	Occupancy: R-3 SFR/Duplex Type Units: V-B
Insp Area:	Bldgs:
Printed: 05/15/2023	Violation:
Description: ENCLOSING FRONT PORCH TO BECOME A LIVING ROOM SPACE - NO PLUMBING, NO MECHANICAL, NO STRUCTURAL. ADDING ELECTRICAL OUTLETS AND LIGHTING.	
Conditions:	

NOTICE: In accordance with ORS 455.355, the disposal of thermostats that contain mercury shall be in accordance with programs established by thermostat manufacturers, their representative or distributor, or by delivery to sites that will ensure that the mercury does not become part of the solid waste stream or wastewater.

NOTICE: The County in its review and approval of this application is not authorizing any activity that may result in a violation of the federal Endangered Species Act (ESA). You are specifically put on notice that it is your responsibility to determine whether activities undertaken pursuant to an approval result in conflict with the provisions of the ESA. It is further your responsibility to ensure that all activities taken pursuant to an approval are designed, constructed and maintained in a manner that does not violate the ESA or any other applicable federal, state or local law.

Any Transportation or Park System Development Charge decision made by the Department may be appealed to the County TSDC Hearings Officer by filing a written request with the Department within 14 days of the final decision. The fee is \$500.00.

SFR/Dup 1st Unit(sqft):	Additional Unit(sqft):	
Structural Pln/FLS Rev Deposit	283	\$283.82



BUILDING CODES DIVISION

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

Residential Plan Review	1	\$283.82
Residential Structural Permit	1	\$436.64
State Surcharge	1	\$52.40
School District Tax	540	\$540.00
Total Fees:		\$1,596.68
Total Payments:		\$0.00
Balance Due:		\$1,596.68

Our goal is to provide you with excellent service. If you would like to discuss your experience with us, contact one of our Customer Service Specialists at 503-742-4400, dtdcustomerinfo@clackamas.us or simply fill out our online survey at <https://www.surveymonkey.com/s/cccustomersurvey>



Permit #: E0256322	Applied: 04/19/2022
Type: Electrical / Electrical	Approved: 04/19/2022
Status: Ready	Final:
Valuation: \$0.00	Expiration:
Address: 17097 S MONROE LN MULINO, OR 97042	

Applicant: Alan Moore (503) 858-5204
 Owner: PINA ALEJANDRO GOMEZ
 Contractor: PROPERTY OWNER DOING WORK

Certificate of Occupancy Required:

Parcel: 52E01B 00704	Class:
Entered By:	Occupancy:
Insp Area:	Units: Bldgs:
Printed: 05/15/2023	Violation:
Description: ENCLOSING FRONT PORCH TO BECOME A LIVING ROOM SPACE - NO PLUMBING, NO MECHANICAL, NO STRUCTURAL. ADDING ELECTRICAL OUTLETS AND LIGHTING.	
Conditions:	

SFR/Dup 1st Unit(sqft):	Additional Unit(sqft):	0
Electrical State Surcharge	1	\$12.24
Branch Circuits w/o Purchase Service or Feeder	2	\$102.00
Total Fees:		\$114.24
Total Payments:		\$0.00
Balance Due:		\$114.24

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August 23, 2022

Alejandro Gomez Pina
17097 S. Monroe Ln.
Mulino, OR 97042

**Subject: Alleged Violations of the Zoning and Development Ordinance,
Title 12, Section 316 and the Building Code, Chapter 9.02.040
of the Clackamas County Code**

Site Address: 17097 S. Monroe Ln., Mulino, OR 97042
Legal Description: T5S, R2E, Section 01B, Tax Lot 00704

It has come to the attention of Clackamas County Code Enforcement that accessory structures may have been built without the benefit of permits.

Additionally, unauthorized occupied recreational vehicles may exist on the above referenced property without land use approval.

This may constitute a violation of the Zoning and Development Ordinance, Title 12, Section 316 and the Building Code, Chapter 9.02.040 of the Clackamas County Code.

Please contact Diane Bautista, Code Enforcement Specialist, within ten (10) days of the date of this letter in order to discuss this matter.

E-mail address is dianebau@clackamas.us

Telephone number is 503-742-4459

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ДОБРО ПОЖАЛОВАТЬ! Russian

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欢迎! Chinese (Mandarin)

交通和发展部致力于实现非歧视。如需了解更多信息，请访问 www.clackamas.us/transportation/nondiscrimination，发送电子邮件至 JKauppi@clackamas.us 或致电 503-742-4452。

CHÀO MỪNG! Vietnamese

Bộ Vận Tải và Phát Triển cam kết thực thi chính sách không phân biệt đối xử. Để biết thêm thông tin, vui lòng truy cập trang mạng: www.clackamas.us/transportation/nondiscrimination, gửi email đến JKauppi@clackamas.us hoặc gọi điện thoại theo số 503-742-4452.

환영합니다. Korean

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February 13, 2023

Alejandro Pina
17097 Monroe Lane
Mulino, OR 97042

SUBJECT: Violation of Clackamas County Building Code, Title 9.02.040 (D) and (E)

VIOLATION: V0033922

SITE ADDRESS: 17097 S. Monroe Ln., Mulino, OR 97042
LEGAL DESCRIPTION: T5S, R2E, Section 01B, Tax Lot 00704

This letter serves as notice of violations of the Clackamas County Code. The violations includes:

- Construction / Remodel to a single family residence without permits

VIOLATIONS & HOW TO RESOLVE

Building permit B0062722 and electrical permit E0256322 for the enclosure of the front porch to convert the area to habitable space have not been issued. A site inspection conducted on December 14, 2022 shows that the construction is almost complete. The remodel of a single family residence without required permits and inspections constitutes a violation of the Clackamas County Building Code Title 9.02.040 (D) and (E). In order to abate the violations you must complete the following no later than

March 13, 2023:

- Cease construction immediately, **and;**
- Obtain required permits, once the permits have been issued;
 - The permits must be picked up within ten days of being notified.
 - Schedule all inspections so that final inspections may be obtained not later than 45 days of the date of the permit being issued

CONTACT INFORMATION

Building - If you have any questions concerning these permit requirements or the online submittal process, please contact the Building Codes Division at 503-742-4240, via email at bldservice@clackamas.us.

You may also stop by the Planning, Permitting and Code Enforcement Offices at the Development Services Building, 150 Beaver Creek Road, Oregon City. The lobby is open Monday, Tuesday and Thursday between the hours of 8:00 a.m. to 4:00 p.m. The lobby is closed on Wednesday and Friday however staff is available by phone or email.

If you have any questions my direct telephone number is 503-742-4459 and my email is dianebau@clackamas.us.

ITEMS INCLUDED IN THIS PACKET

1. Violation Letter
2. Required Notice of Fines and Penalties



Diane Bautista
Code Enforcement Specialist
Clackamas County Code Enforcement

Important Notices

1. **Administrative Compliance Fees.** It is important that you contact the Code Enforcement Section to resolve the violations described in the enclosed letter. **An administration compliance fee of \$75 will now be assessed monthly until the violations are abated.**
2. **Failure to resolve those violations may result in one or more of the following:** (1) a citation and fine, and (2) referral of this matter to the County Code Enforcement Compliance Hearings Officer.
3. **Request for a Hearing:** If you dispute the existence of the violations described in the enclosed letter you may request a hearing before the Hearings Officer by sending a written request for a hearing, including your name and address to: Code Enforcement Section, 150 Beaver Creek Rd., Oregon City, OR 97045, or at codeenforcement@clackamas.us.
4. **Potential Fines and Penalties:** The Clackamas County Code provides for Citation fine amounts of up to \$500 and additional civil penalties imposed by the Hearings Officer of up to \$3,500 for each day the County verifies the noncompliance. Fine amounts and civil penalties may be assessed for each cited violation and may be assessed separately against each named party. In addition, the Hearings Officer may order the violation to be abated by the County at the expense of the property owner(s) and responsible parties.
5. **Voluntary Compliance:** Clackamas County encourages voluntary compliance with code violations to support a safe and healthy community for all. Please note that when a property owner works cooperatively with the County to resolve a confirmed code enforcement violation, the County may in its discretion waive all or part of the \$75 per month administrative fee.
6. **Non-Compliance may result in a lien upon your property:** Fines and costs are payable upon the effective date of the final order declaring the fine and costs. Fines and costs under this Chapter are a debt owing to the County, pursuant to ORS 30.460, and may be collected in the same manner as any other debt allowed by law. If fines or costs are not paid within 60 days after payment is ordered, the County may file and record the order for payment in the County Clerk Lien Record.
7. **Final Order may be enforced in Circuit Court:** Also, be advised that non-compliance with a Hearings Officer's Order may result in the matter being referred to County Counsel for legal action in Circuit Court which may result in additional penalties or other sanctions.
8. **Recurrences will result in additional Citations:** Finally, recurrences of abated violations may result in the issuance of a citation without prior notice.

File No.: 21-278608

Clackamas County Official Records **2021-092980**
Sherry Hall, County Clerk

10/15/2021 11:40:01 AM

D-D Cnt=1 Stn=75 TIFFANY
\$15.00 \$16.00 \$10.00 \$62.00

\$103.00

Grantor
Thomas R. Cipriano and Michelle D. Cipriano 161 Valley of the Moon Road Troy, MT 59923
Grantee
Alejandro Gomez Pina
After recording return to
Alejandro Gomez Pina 17097 S Monroe Lane Mulino, OR 97042
Until requested, all tax statements shall be sent to
Alejandro Gomez Pina 17097 S Monroe Lane Mulino, OR 97042 Tax Acct No(s): 52E01B 00704, 01084007

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Thomas R. Cipriano and Michelle D. Cipriano, as tenants by the entirety, Grantor(s) convey and warrant to Alejandro Gomez Pina, Grantee(s), the real property described in the attached Exhibit A, free of encumbrances EXCEPT covenants, conditions, restrictions, easements, and encumbrances of record as of the date hereof.


The true consideration for this conveyance is **\$490,000.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

WFG TRG 21-278608 \$5

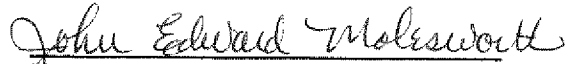
Executed this 13TH day of October, 2021

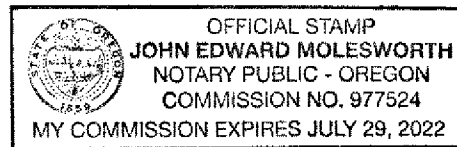

Thomas R. Cipriano


Michelle D. Cipriano

STATE OF OREGON
COUNTY OF CLACKAMAS

This instrument was acknowledged before me this 13TH day of October, 2021 by Thomas R. Cipriano and Michelle D. Cipriano.


Notary Public for Oregon
My Commission Expires: July 29, 2022



52E01B 00704

**EXHIBIT "A"
LEGAL DESCRIPTION**

01084007

Parcel 1, PARTITION PLAT NO. 1999-96, in the County of Clackamas and State of Oregon.

TOGETHER WITH an easement for ingress and egress as described in instrument recorded December 30, 1966 in Book 683, page 893.

ALSO TOGETHER WITH an easement for ingress and egress over Tract "A" as delineated on the Plat of OAKMEADOW ACRES.

ALSO TOGETHER WITH an easement 50 feet in width to be used in common with others for ingress, egress and all utility purposes which easement is described as follows:

Beginning at a point of intersection of the South line of Section 36, Township 4 South, Range 2 East, of the Willamette Meridian, in the County of Clackamas and State of Oregon, with the East line of the Charles Cutting Donation Land Claim No. 47; thence North 64° West 800.00 feet, more or less, to an iron pipe marking an angle corner of the tract conveyed to A.G. Schiewe, et ux, recorded November 24, 1958 in Book 548, page 374, Deed Records; thence North 60°34' West along the Southerly boundary of said Schiewe Tract 708.95 feet to an iron pipe at an angle corner therein and the Easterly terminus of that easement described in Book 683, page 894, Deed Records; thence North 3°17' East along terminus line of easement 25.00 feet; thence South 86°43.5' East along the Easterly extension of the Northerly line of said easement 50.00 feet, more or less, to a point that is North 29°26' East 50.00 feet from the said boundary of the Schiewe Tract; thence South 60°34' East parallel with and 50.00 feet distant from said Schiewe boundary 660.00 feet, more or less, to a point that is North 29°26' East 50.00 feet from the iron pipe marking the first mentioned angle corner of said Schiewe Tract; thence South 64° East 760.00 feet, more or less, to a point in the East line of said claim that is North 57.40 feet from the point of beginning; thence South along said claim line 57.40 feet to the true point of beginning.

cks



Citation No. 2200339-2

Case No. V0033922

ADMINISTRATIVE CITATION

Date Issued: April 11, 2023

Name and Address of Person(s) Cited:

Name: Alejandro Pina
Mailing Address: 17097 Monroe Lane
City, State, Zip: Mulino, OR 97042

Date Violation(s) Confirmed: On the 11th day of April, 2023, the person(s) cited committed or allowed to be committed, the violation(s) of law described below, at the following address:

Address of Violation(s): 17097 S. Monroe Ln., Mulino, OR 97042

Legal Description: T5S, R2E Section 01B, Tax Lot(s) 00704

Law(s) Violated:

Chapter 9.02 of CCC Application and Enforcement of the Clackamas County Building Code, Section 9.02.040, (D) and (E)

Description of the violation(s):

Should be 1 cite for building and electrical

- 1) Failure to obtain a building permit and approved inspections for an addition to a single family residence.

Maximum Civil Penalty \$1,000.00 Fine \$500.00

- 2) Failure to obtain an electrical permit and approved inspections for an addition to single family residence.

Maximum Civil Penalty \$1,000.00 Fine \$500.00 **VOID THIS FEE**

\$500.00 Total

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$1,000.00. If you have questions regarding how to abate the violation(s) contact Clackamas County Code Enforcement at the number listed below. Please be advised a \$75 monthly administrative fee is being assessed.

I hereby certify under penalties provided by ORS 153.990 that I have reasonable grounds to and do believe that the above person(s) committed or allowed to be committed the violation(s) described on this form.

Citation issued by: Diane Bautista
Telephone No.: 503-742-4459

Date: April 11, 2023
Department Initiating Enforcement Action: Code Enforcement

PLEASE READ CAREFULLY!

You have been cited for the violation(s) of law stated on the front of this form. You MUST exercise ONE of the following options within fifteen calendar days of the date of this citation.

If you fail to exercise one of these options within fifteen calendar days of the citation date, the County may request a hearing before the Code Enforcement Hearings Officer following which you may be ordered to pay the maximum civil penalty and abate the violation.

Options:

1. Abate the violation and pay the fine. Sign the statement of Understanding below and deliver or mail this form, together with a check or money order payable to Clackamas County in the amount of the fine to:
 Clackamas County Code Enforcement Section
 150 Beaver Creek Rd.
 Oregon City, OR 97045
2. Request a hearing in writing. You may request a hearing to contest the violation(s) alleged. A written request for a hearing must be mailed to Clackamas County at the address listed above or sent to codeenforcement@clackamas.us.

A request for hearing must contain all of the following information:

- a. Your name and address;
- b. A copy of the citation or the Citation No. and Case No.; and,
- c. The description of the relief you are requesting.

At the hearing, an administrative fee may be assessed by the Hearings Officer in addition to civil penalty(ies) if the Hearings Officer concludes you are responsible for the violation. If a civil penalty is imposed the amount will likely exceed the fine amount on this citation.

STATEMENT OF UNDERSTANDING

I, the undersigned, do hereby acknowledge that I understand the following:

1. By paying the fine I admit the existence of the violation(s) alleged on this citation and my responsibility for it.
2. Paying the fine does not relieve me of my responsibility to correct the violation and to comply with all applicable laws.
3. Additional citations may be issued to me if I fail to correct the violation or violate other applicable laws.

Signature: _____ Date: _____

Address: _____
City, State, Zip

Contact Number: _____ Email: _____