



NOTICE OF HEARING

June 21, 2023

Wen Jue Yu & Guo Lan
1008 Melcher St.
San Leandro, CA 94577

RE:: County of Clackamas v. Wen Jue Yu & Guo Lan
File: V0018121

Hearing Date: July 18, 2023

Time: This item will not begin before 12:30pm 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.



You must have access to the internet or to a telephone line to use the Zoom platform. A copy of the Zoom link is provided below.

If you would like to present evidence at the Hearing please email or mail your evidence to jkauppi@clackamas.us or 150 Beaver Creek Rd, Oregon City, Oregon 97045, **no later than 4 working 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 **within 3 calendar days of receipt of the Notice of Hearing**.

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.

Zoom invite

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join.

<https://clackamascounty.zoom.us/j/86569759261?pwd=WUpRUWVBTTJKZ08xYlR3NU16dXhLZz09>

Passcode: 835928

Or One tap mobile:

+12532158782,,86569759261# US (Tacoma)

+13462487799,,86569759261# US (Houston)

Or join by phone:

Dial(for higher quality, dial a number based on your current location):

US: +1 253 215 8782 or +1 346 248 7799 or +1 408 638 0968 or +1 669 444 9171 or +1 669 900 6833 or +1 719 359 4580 or +1 253 205 0468 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 or +1 646 876 9923 or +1 646 931 3860 or +1 689 278 1000 or +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799

Webinar ID: 865 6975 9261

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.

WEN JUE YU and,
GUO LAN LAN

Respondents.

File No: V0018121

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondent's place of residence is: 1008 Melcher St., San Leandro, CA 94577.

2.

The address or location of the violation(s) of law alleged in this Complaint is:

17342 S. Henrici Rd., Oregon City, OR 97045, also known as T3S, R2E, Section 13B, Tax Lot 00200, and is located in Clackamas County, Oregon.

3.

On or about the 30th day of March, 2022 Respondents violated the following laws, in the following ways:

- a. Respondents violated the Clackamas County Building Code, Title 9.02 by failing to obtain required building, plumbing, mechanical and electrical permits and final approved inspections for an addition to a single family residence and construction of an accessory structure. This violation is a Priority 1 violation pursuant to the Clackamas County

Violation Priorities.

- b. Respondents violated the Clackamas County Grading and Excavation Code, Chapter 9.03 by failing to obtain required grading permits and final approved inspections for the grading and excavation done to accommodate the construction of the new accessory structure. This violation is a Priority 4 violation pursuant to the Clackamas County Violation Priorities.

On or about the 12th day of May, 2022 Respondents violated the following laws, in the following ways:

- a. Respondents violated the Clackamas County Building Code, Title 9.02 by failing to obtain required building, plumbing, mechanical and electrical permits and final approved inspections for an addition to a single family residence and construction of an accessory structure. This violation is a Priority 1 violation pursuant to the Clackamas County Violation Priorities.
- b. Respondents violated the Clackamas County Grading and Excavation Code, Chapter 9.03 by failing to obtain required grading permits and final approved inspections for the grading and excavation done to accommodate the construction of the new accessory structure. This violation is a Priority 4 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 Respondents in the following manner:

Citation and Complaint #2100181-01 in the amount of \$200.00 was mailed via first class mail on March 31, 2022 and Citation and Complaint #2100181-02 in the amount of \$1,000.00 was mailed via first class mail on May 12, 2022. A copy of the notice documents are attached to this Complaint as Exhibit D and 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 Respondents to immediately abate the violations and bring the property at issue into compliance with all laws, and permanently enjoining Respondents from violating these laws in the future;

2. Pursuant to Clackamas County Code Section 2.07.090, imposing a civil penalty against Respondents 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; and Said range for an Excavation and Grading Code Chapter 9.03 Priority 4 violation being \$100.00 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 Respondents 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 Respondents 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 22nd day of June, 2023.



Diane Bautista
Code Enforcement Specialist
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

v.

WEN JUE YU and,
GUO LAN LAN

Respondents.

File No.: V0018121

STATEMENT OF PROOF

History of Events and Exhibits:

- | | |
|---------------------------------|---|
| May 10, 2021 | Clackamas County received a complaint regarding a remodel to a single family residence and an accessory structure being built without permits. |
| May 13, 2021
Exhibit A | Building inspector Luke Johnson conducted a site inspection and found work being done to the single family residence, an accessory structure being built and grading that will require permits. |
| May 17, 2021
Exhibit B | Correspondence was sent to the Respondents with a deadline of June 17, 2021 to abate the violations. This Correspondence was not returned. |
| September 23, 2021
Exhibit C | Respondents applied for building permit B0543021 for the addition to the single family residence. |
| March 31, 2022
Exhibit D | A review of County permits showed Building Permit B0543021 for the addition to the single family residence had not been issued and no grading permit or building permit for the accessory structure had been submitted. Citation 2100181-01 was issued for \$200.00. This citation was not returned. This citation has not been paid. |
| May 12, 2022
Exhibit E | A review of County permits showed Building Permit B0543021 for the addition to the single family residence had not been issued and no grading permit or building permit for the accessory structure had been submitted. Citation 2100181-02 was issued for \$1,000.00. This citation was not returned. This citation has not been paid. |
| May 18, 2022
Exhibit F | Respondents applied for building permit B0314522 for a 3,600 square foot storage building. This permit was issued on May 18, 2023. No inspections have occurred. |
| June 22, 2023 | 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 Respondents be ordered to bring the property into compliance with the Clackamas County Building Code and the Clackamas County Excavation and Grading Code.
 - Obtain required permits for the addition to the single family residence and respond to all requests for additional plan review information within ten days of you being notified by Building Codes. The permits must have the fees paid in full within 10 day of being notified by Building Codes. Final approved inspections be obtained not later than 45 days of the date of receipt of your approved permits.
 - Obtain required permits for grading and excavation and respond to all requests for additional plan review information within ten days of you being notified by Building Codes. The permits must have the fees paid in full within 10 day of being notified by Building Codes. Final approved inspections be obtained not later than 45 days of the date of receipt of your approved permits.
 - Obtain required final approved inspections for the storage building not later than 45 days of the date of the Continuing Order.

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 Violations of up to \$1,000.00 for dates cited March 31, 2022 and May 12, 2022. For a total amount of \$2,000.00.
 - The imposition of civil penalties for the Grading Code violation of up to \$1,000.00 for dates cited March 31, 2022 and May 12, 2022. For a total amount of \$2,000.00.
 - Payment for Citation 2100181-01 for \$200.00 and Citation 2100181-02 for \$1,000.00. For a total amount of 1,200.00.
 - The administrative compliance fee to be imposed from June 2021 until the violations are abated. As of this report the total is amount due is \$1,875.00.
 - The County requests the Hearings Officer to permanently prohibit the Respondents from violating this law in the future.
 - If the Respondents 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.

Clackamas County

Inspection History for Record #V0018121

Applicant Name:

Work Description: ALLEGED - POLE BARN W/OUT PERMITS. ADDITION TO BACK OF HOUSE & FULL HOUSE REMODEL - NO PERMITS

Address: 17342 S HENRICI RD, OREGON CITY, OR 97045

Inspection Date	Inspection Type	Inspector	Status	Comments
5/13/2021 2:26:35 PM	270 Miscellaneous/Consultation	Luke Johnson	In Violation	<p>Date: 5/13/2021 Front entry has been removed, and a porch cover has been added on the front of the house. Work has been done on the back of the house also, but was unable to tell if it was an addition or repair, but either way a permit would be required.</p> <p>There is also an accessory structure being built in the back that is more than 200 sq ft and will also require a permit.</p> <p>The hill in the rear has also been cut out to accommodate accessory structure and needs a grading permit.</p>







May 17, 2021

Wen Jue Yu and Guo Lan
1008 Melcher Street
San Leandro, CA 94577

SUBJECT: Violation of the Clackamas County Building Code, Title 9.02.040 (B), (C), (D) and (E) and Clackamas County Excavation and Grading Code, Chapter 9.030.030

VIOLATION #: V0018121

SITE ADDRESS: 17342 S. Henrici Rd., Oregon City, OR 97045
LEGAL DESCRIPTION: T3S, R2E, Section 13B, Tax Lot 00200

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

- Remodel to single family residence without permits
- Accessory structure being built without permits
- Grading without permits

VIOLATIONS & HOW TO RESOLVE

Remodel to single family residence without permits

Remodel of a single family residence without permits constitutes a violation of Clackamas County Code Title 9.02.040 (B), (C), (D), and (E). To abate these violations you must complete the following **no later than June 17, 2021**:

- Submit the appropriate building, plumbing, mechanical and electrical permit applications, and technically complete plans and pay the appropriate fee(s).
 - The permit must be picked up within ten (10) days of being notified that the permit is ready.
 - Please schedule all inspections so that final inspections may be obtained no later than 45 days from the date of the permit being issued.

Construction of an accessory structure without permits

The construction of an accessory structure without permits constitutes a violation of Clackamas County Code Title 9.02.040 (E). To abate the violation you must complete the following **no later than June 17, 2021**:

- Submit the appropriate building applications, and technically complete plans and pay the appropriate fee(s).
 - The permit must be picked up within ten (10) days of being notified that the permit is ready.
 - Please schedule all inspections so that final inspections may be obtained no later than 45 days from the date of the permit being issued.

Grading without a permit

The grading that has occurred on site constitutes a violation of the Grading and Excavation Code, Chapter 9.03.030 of the Clackamas County Code. To abate the violation you must complete the following **no later than June 17, 2021**:

- Submit the appropriate building applications, and technically complete plans and pay the appropriate fee(s).
 - The permit must be picked up within ten (10) days of being notified that the permit is ready.
 - Please schedule all inspections so that final inspections may be obtained no later than 45 days from the date of the permit being issued.
- For a Grading permit application, which includes submittal requirement information, you can go to this link:
<https://www.clackamas.us/building/building.html#electronicsubmittalforms>

CONTACT INFORMATION

Grading – If you have questions regarding obtaining a grading permit please contact the Building Department at 503-742-4240 or via email at bldservice@clackamas.us.

Building – If you have questions concerning permitting requirements please contact the building department at 503-742-4240 or on-line at bldservice@clackamas.us.

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

ITEMS INCLUDED IN THIS PACKET

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

A handwritten signature in blue ink that reads "Diane Bautista". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Diane Bautista
Code Enforcement Specialist
Clackamas County Code Enforcement

REQUIRED NOTICE OF FINES AND PENALTIES

It is important that you contact the Code Enforcement Section to resolve the violations described in the enclosed letter. Failure to resolve those violations may result in one or more of the following: (1) a citation and fine, (2) assessment of a \$75 per month administrative compliance fee, and (3) referral of this matter to the County Code Enforcement Hearings Officer.

Clackamas County Code provides for fine amounts of up to \$500 and additional civil penalties 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 Code Enforcement Hearings Officer may order the violation to be abated by the County at the expense of the property owner(s) and responsible parties.

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.

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 Road.

Also, be advised that non-compliance with a Hearing 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.

Finally, recurrence of abated violations may result in the issuance of a citation without prior notice.

RECORDING REQUESTED BY:



12550 SE 93rd Ave, Ste 420
Clackamas, OR 97015

Clackamas County Official Records
Sherry Hall, County Clerk

2020-083134

10/06/2020 01:44:02 PM

D-D Cnt=1 Stn=73 LESLIE
\$15.00 \$16.00 \$10.00 \$62.00

\$103.00

AFTER RECORDING RETURN TO:

Order No.: 162001881-SB
Wen Jue Yu and Guo Lan Lan
1008 Melcher Street
San Leandro, CA 94577

SEND TAX STATEMENTS TO:

Wen Jue Yu and Guo Lan Lan
1008 Melcher Street
San Leandro, CA 94577

APN: 00874940
17342 S Henrici Road, Oregon City, OR 97045

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Michael S Crader and Stephanie K Crader, as tenants by the entirety, Grantor, conveys and warrants to Wen Jue Yu and Guo Lan Lan, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Clackamas, State of Oregon:

32E13B 00200

00874940

A tract of land in Section 13, Township 3 South, Range 2 East of the Willamette Meridian in the County of Clackamas and State of Oregon being more particularly described as follows:

Beginning at a point 1540.2 feet East of the Northwest corner of Section 13, Township 3 South, Range 2 East of the Willamette Meridian, thence South 582 feet; thence East 311.1 feet; thence North 582 feet to the North line of said Section 13; thence West 311.1 feet to the place of beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FOUR HUNDRED THREE THOUSAND AND NO/100 DOLLARS (**\$403,000.00**). (See ORS 93.030).

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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.

cks

LAWYERS TITLE 162001881 SB

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 10/5/20
Michael S Crader
Michael S Crader

Stephanie K Crader
Stephanie K Crader

State of Oregon
County of Clatsop

This instrument was acknowledged before me on October 5, 2020 by Michael S Crader and Stephanie K Crader.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 9-19-2022

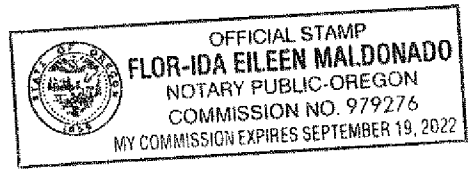


EXHIBIT "A"
Exceptions

Subject to:

Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2020-2021.

Taxes, including current year, have been assessed with an exemption. If the exempt status is terminated under the statute prior to the date on which the assessment roll becomes the tax roll in the year in which said taxes were assessed, an additional tax may be levied.

Exemption: Farm Land
Tax Account No.: 00874940

Rights of the public to any portion of the Land lying within the area commonly known as
Henrici Road.

Reservations of water oil, gas and/or other minerals, and, unless specifically excluded or waived, rights of surface access for the development or extraction thereof, and all other rights, title and interests reserved and excepted in deed from Oregon and California Railroad Company.

Recording Date: August 18, 1894
Recording No.: Book 56, Page 118



Permit #: B0543021	Applied: 09/23/2021
Type: New / Residential	Approved:
Status: In Review	Final:
Valuation: \$72,393.06	Expiration:
Address: 17342 S HENRICI RD OREGON CITY, OR 97045	

Applicant: (503) 442-7535
 Owner: WENJUE YU 4158167028
 Contractor: ZEN CONSTRUCTION LLC 9717129192

Certificate of Occupancy Required:

Parcel: 32E13B 00200	Class:	
Entered By:	Occupancy:	
Insp Area:	Units:	Bldgs:
Printed: 06/20/2023	Violation:	
Description: V018121 - ADDITION - LEGALIZATION OF ADDITION ON THE FIRST LEVEL TO HAVE A COVERED DECK AND BEDROOMS. ALTERATION TO RECONFIGURE SECOND FLOOR MASTER BEDROOM AND BATHROOM. RELATED PLUMBING, ELECTRICLA AND MECHANICAL WORKS.		
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 (EAS). 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	342	\$342.06



BUILDING CODES DIVISION

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

Residential Plan Review	1	\$342.06
Residential Structural Permit	1	\$526.24
State Surcharge	1	\$83.55
Investigation Fee (Hours)	2	\$170.00
Plot Plan check - Remodel Bldg. Permit	1	\$85.00
Total Fees:		\$1,548.91
Total Payments:		\$342.06
Balance Due:		\$1,206.85

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>



Citation No. 2100181-01

Case No. V0018121

ADMINISTRATIVE CITATION

Date Issued: March 31, 2022

Name and Address of Person(s) Cited:

Name: Wen Jue Yu
Name: Guo Lan
Mailing Address: 1008 Melcher Street
City, State, Zip: San Leandro, CA 94577

Date Violation(s) Confirmed: On the 30th day of March, 2022, 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): 17342 S. Henrici Rd., Oregon City, OR 97045

Legal Description: T3S, R2E Section 13B, Tax Lot(s) 00200

Law(s) Violated:

- Chapter 9.02 of CCC Application and Enforcement of the Clackamas County Building Code, Section 9.02.040, (B), (C), (D) and (E)
- Chapter 9.03 of CCC Excavation and Grading, Section 9.03.030

Description of the violation(s):

- 1) Failure to obtain required permits for a remodel to a single family dwelling and the construction of an accessory structure

Maximum Civil Penalty \$1,000.00 Fine \$100.00

- 2) Failure to obtain required grading permit

Maximum Civil Penalty \$1,000.00 Fine \$100.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$200.00. 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: March 31, 2022
Department Initiating Enforcement Action: Code Enforcement



Citation No. 2100181-2

Case No. V0018121

ADMINISTRATIVE CITATION

Date Issued: May 12, 2022

Name and Address of Person(s) Cited:

Name: Wen Jue Yu
Name: Guo Lan
Mailing Address: 1008 Melcher Street
City, State, Zip: San Leandro, CA 94577

Date Violation(s) Confirmed: On the 30th day of March, 2022 and continues to exist on the 12th day of May 2022, the person(s) cited committed or allowed to be committed, the violations(s) of law described below, at the following address:

Address of Violation(s): 17342 S. Henrici Rd., Oregon City, OR 97045

Legal Description: T3S, R2E, Section 13B, Tax Lot(s) 00200

Law(s) Violated:

- Chapter 9.02 of CCC Application and Enforcement of the Clackamas County Building Code, Section 9.02.040, (B), (C), (D) and (E)
- Chapter 9.03 of CCC Excavation and Grading, Section 9.03.030

Description of the violation(s):

- 1) Failure to obtain required permits for a remodel to a single family dwelling and the construction of an accessory structure

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

- 2) Failure to obtain required grading permit

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

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: May 12, 2022
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: _____



Permit #: B0314522 Applied: 05/18/2022
 Type: New / Residential Approved:
 Status: Issued Final:
 Valuation: \$172,080.00 Expiration: 11/13/2023
 Address: 17342 S HENRICI RD OREGON CITY, OR 97045

Applicant: (503) 442-7535
 Owner: WENJUE YU (415) 816-7028
 Contractor: HOMEOWNER DOING WORK

Certificate of Occupancy Required:

Parcel: 32E13B 00200 Class: 438-
 Detached/Attached
 Garage and Carport
 (Not Pole Buildings)
 Entered By: Occupancy: Private Garages
 Insp Area: 3 CLL Units: Bldgs:
 Printed: 06/20/2023 Violation:
 Description: V0018121 LEGALIZATION OF 3,600 SQ. FT. STORAGE BUILDING
 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):	
Investigation Fee (Hours)	2	\$170.00
Planning Surcharge - Addition to Structure (SFR, MH, new or addition to Accessory)	1	\$315.00



BUILDING CODES DIVISION

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

Residential Plan Review	1	\$598.62
Residential Structural Permit	1	\$920.95
State Surcharge	1	\$130.91
Plot Plan check - New Bldg Permit	1	\$165.00
Total Fees:		\$2,300.48
Total Payments:		\$2,300.48
Balance Due:		\$0.00

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>