



NOTICE OF HEARING

May 6, 2025

Alicia Jubel
330 W Dartmouth St
Gladstone, OR 97027

RE:: County of Clackamas v. Alicia Jubel
File: V0038923

Hearing Date: June 12, 2025

Time: This hearing will begin at 10:00 am 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 Officers 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. A Zoom invite has been sent to Alicia.jubel4317@gmail.com. A copy of the link is provided below. Once you have joined the meeting, please allow the moderator to promote you to a panelist. **Closed captioning is available for the zoom platform upon request.**

If you would like to present evidence at the Hearing please email or mail your evidence to Code Enforcement at 150 Beavercreek 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. **When joining the webinar please accept the request to join as a panelist.**

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

Zoom invite

Topic: Code Enforcement Hearing - Alicia Jubel - June 12, 2025 - 10:00 am

Join from PC, Mac, iPad, or Android:

<https://clackamascounty.zoom.us/j/85138989047?pwd=Gu42kbJtiuDPvFUwKZbrWGcHS7ocid.1>

Passcode:507098

Phone one-tap:

+12532050468,,85138989047#,,,,*507098# US

+12532158782,,85138989047#,,,,*507098# US (Tacoma)

Join via audio:

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

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+1 408 638 0968 US (San Jose)
+1 669 444 9171 US
+1 669 900 6833 US (San Jose)
+1 719 359 4580 US
+1 646 931 3860 US
+1 689 278 1000 US
+1 301 715 8592 US (Washington DC)
+1 305 224 1968 US
+1 309 205 3325 US
+1 312 626 6799 US (Chicago)
+1 360 209 5623 US
+1 386 347 5053 US
+1 507 473 4847 US
+1 564 217 2000 US
+1 646 876 9923 US (New York)

Webinar ID: 851 3898 9047

Passcode: 507098

International numbers available: <https://clackamascounty.zoom.us/j/85138989047>

Join from an H.323/SIP room system:

H.323:

144.195.19.161 (US West)
206.247.11.121 (US East)
115.114.131.7 (India Mumbai)
115.114.115.7 (India Hyderabad)
159.124.15.191 (Amsterdam Netherlands)
159.124.47.249 (Germany)
159.124.104.213 (Australia Sydney)
159.124.74.212 (Australia Melbourne)
170.114.180.219 (Singapore)
64.211.144.160 (Brazil)
159.124.132.243 (Mexico)
159.124.168.213 (Canada Toronto)
159.124.196.25 (Canada Vancouver)
170.114.194.163 (Japan Tokyo)
147.124.100.25 (Japan Osaka)

Meeting ID: 851 3898 9047

Passcode: 507098

SIP: [85138989047@zoomcrc.com](https://clackamascounty.zoom.us/j/85138989047)

Passcode: 507098

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.

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

COUNTY OF CLACKAMAS,

Petitioner,

v.

ALICIA JUBEL,

Respondent.

File No: V0038923

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondent Alicia Jubel mailing address is: 330 W. Dartmouth St., Gladstone, OR 97027.

2.

The Respondent(s) own/owns or occupies the address or location of the violation(s) of law alleged in this Complaint 330 W. Dartmouth St., Gladstone, OR 97027, also known as T2S, R2E, Section 20CB, Tax Lot 17900, and is located in Clackamas County, Oregon. The property is zoned Urban Low Density Residential (R-5) and is the location of violation(s) asserted by the County.

On or about the 6th day of March, 2025, and on or about the 9th day of April, 2025, the Respondent violated the following laws, in the following ways:

- a. Respondent violated the Clackamas County Building Code, Title 9.02 by failing to obtain final approved inspections for building permit B0585723 and plumbing permit P00033424. 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 violation was given to Respondent in the following manner: Violation Notice dated March 6, 2025 and Citation and Complaint #2300389. A copy of the notice documents are attached to this Complaint as Exhibits G and H, 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; and
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:
5. Ordering any other relief deemed reasonably necessary to correct the violations.

DATED THIS 6th day of May, 2025.



Diane Bautista
Code Enforcement Specialist
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

v.

ALICIA JUBEL,

Respondent.

File No.: V0038923

STATEMENT OF PROOF

History of Events and Exhibits:

September 28, 2023 Exhibit A	Clackamas County received a complaint regarding construction/remodel of a single family dwelling without permits that was listed for sale. Online research and a review of permits showed that the permits that had been issued for the remodel had not obtained final approved inspections.
October 5, 2023 Exhibit B	I emailed the listing agent Brittney Gibbs with Move Real Estate in Oregon City to let her know that the construction done to the home needed permits and approved final inspections. Brittney called me after receiving my email and said she did not know that the permits had not been completed.
November 4, 2023 Exhibit C	Ownership transferred to the Respondent and was recorded with the County Clerks office on November 13, 2023.
December 6, 2023 Exhibit D	Correspondence was sent to the Respondent with a deadline of January 6, 2024 to obtain required permits and approved final inspections.
November 13, 2024 Exhibit E	I received an email from the Respondent stating that electrical permit E0061424 had received final approved inspections.
January 13, 2025 Exhibit F	A review of permits showed that building permit B0585723 has not received an approved final inspection and plumbing permit P0033424 has expired without an approved final inspection. Citation 2300389 was issued. No fine was assessed as the County will be seeking civil penalties. This citation was not returned to the County. This citation has been voided due to inaccurate ownership information.
March 6, 2025 Exhibit G	Updated correspondence was sent to the Respondent with a deadline of April 6, 2025 to obtain required permits and approved final inspections.
April 9, 2025 Exhibit H	A review of permits showed that building permit B0585723 has not received an approved final inspection and plumbing permit P0033424 has expired without an approved final inspection. Citation 2300389 was issued. No fine was assessed as the County will be seeking civil penalties. This citation was not returned to the County.

May 6, 2025

The County referred this matter to the Code Enforcement Hearings Officer.

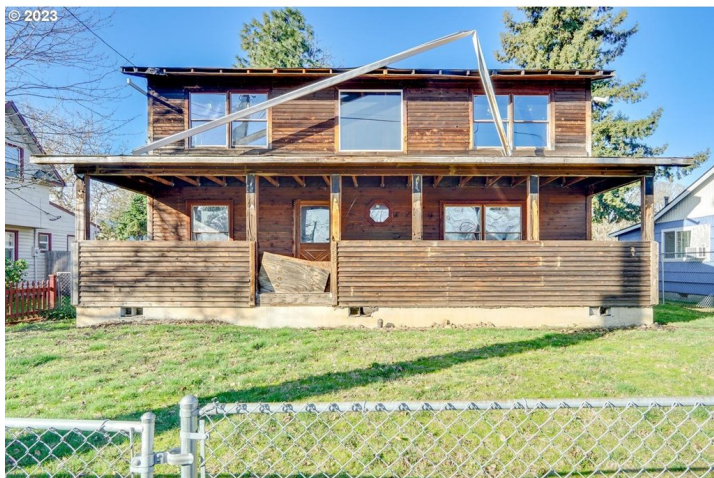
If the Compliance Hearings Officer affirms the County's position by a preponderance of the evidence, the County may request a Continuing Order in this matter recommending the following:

- The Respondent be ordered to bring the property into compliance with the Clackamas County Building Code within 30 days of the Continuing Order by receiving an approved final inspection for plumbing permit P0033424 and building permit B0585723.
- 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 Respondent.
- The report may include the following recommendations:
- The imposition of civil penalties for the Building Code violations of up to \$2,000.00 for date cited April 9, 2025.
- The administrative compliance fee to be imposed from December 2023 until the violation is abated. As of this report the total is \$1,275.00.
- The County requests the Hearings Officer to permanently prohibit the Respondent from violating this law in the future.
- If the Respondent fails 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.

D'Anne Rome MORE Realty

503-310-4312

dannerome@aol.com



Cedar home-construction began in 2001-Exterior sided, windows/doors in. New roof & gutters needed. Interior of home is framed, much construction material in the home, new appliances, kitchen cabinets many not put together. County says 4 Bdrm 2 bath-at current stage rooms could be differently configured. Wood windows, furnace installed, some electric run-This home has incredible potential. APPT ONLY-PLEASE BE VERY CAREFUL=STAIRS TO UPSTAIRS NOT TOTALLY SECURED EXCLUDE: BIG ORANGE SNOW MACHINE/ATTMT

Client Full

Residential

11/15/2023
3:33PM**\$310,000** 4 bd | 2 / 0 ba | 1654 sqftStatus: **Sold**

List Date: 2/3/2023

DOM: 7

Acres: 0.11

MLS#: 23552124

Year Built: 2001 / FIXER

330 W DARTMOUTH ST Gladstone, OR 97027

Unit #:

Condo Loc:

XST/Dir: West on Dartmouth from McLoughlin Blvd. to property between Barton & Beatrice

Property Details:

Property Type: Detached

Area: 145

Style: 2 Story

Zoning:

County: Clackamas

Seller Disclosure: Disclosure

Nhood/Bldg: West Gladstone

Waterfront:

CC&Rs:

Lot Desc: Level

Legal: 114 WEST

Lot Size: 5,000 to 6,999 SqFt

GLADSTONE LT 17 BLK 5

Lot Dimensions:

Warranty:

View:

55+ w/Affidavit Y/N: N

Body Water:

Open House:

Tax ID: 00541079

[VirtualTour #1](#)

Upcoming Open House:

Schools:

Elementary: John Wetten

Middle: Kraxberger

High: Gladstone

Residence Information:

Upper SQFT: 827

SQFT Source: Appraisal

Main SQFT: 827

Total Up/Main: 1654

Lower SQFT: 0

Fireplaces:

Additional SQFT:

Garage: 0 / , ,

Unreinforced Masonry

Foundation: Concrete

Building:

Perimeter

Levels: 2

Roof: Composition

Parking: Off Street, On Street

Basement: None

Road Surface: Paved

Green Certification:

Energy Efficiency:

Exterior: Cedar, Wood Siding

RV Description: RV Parking

Approximate Room Sizes and Descriptions:

Primary

U

Bedroom:

Baths - Full/Part

Upper Level: 1/0

Main Level: 1/0

Lower Level: 0/0

Total Baths: 2/0

Features and Utilities:

Kitchen:

Interior:

Exterior: Fenced, Porch, Yard

Accessibility:

Security: None

Internet:

Windows: Wood Frames

Cool:

Water: Public Water

Heat: Forced Air

Sewer: Public Sewer

Fuel: Gas

Hot Water:

Financial:

Property Tax/Yr: \$3,051.68 /
2022

Rent, If Rented:
Dues:

Short Sale: N
Other Dues:

Bank Owned/Real Estate
Owned: N

HOA: N

Association Amenities:

Terms Considered: Cash

Comparable Information:

Pending Date: 2/10/2023

Sold Date: 2/21/2023

Original Price: \$290,000

List Price: \$290,000

Sold Price: \$310,000

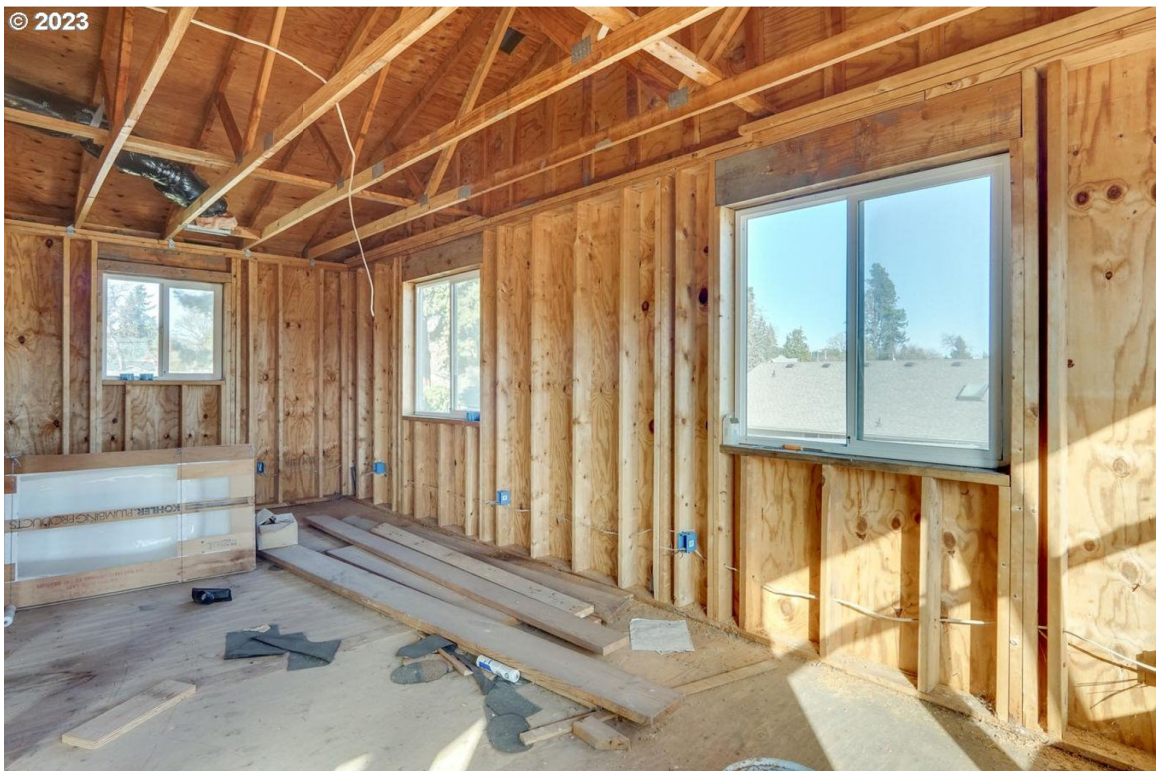
Sold Terms: Cash

© RMLS 2023. ALL RIGHTS RESERVED. - INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.
SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Cedar home-construction began in 2001-Exterior sided, windows/doors in. New roof & gutters needed. Interior of home is framed, much construction material in the home, new appliances, kitchen cabinets many not put together. County says 4 Bdrm 2 bath-at current stage rooms could be differently configured. Wood windows, furnace installed, some electric run-This home has incredible potential. APPT ONLY-PLEASE BE VERY CAREFUL=STAIRS TO UPSTAIRS NOT TOTALLY SECURED EXCLUDE:BIG ORANGE SNOW MACHINE/ATTMT





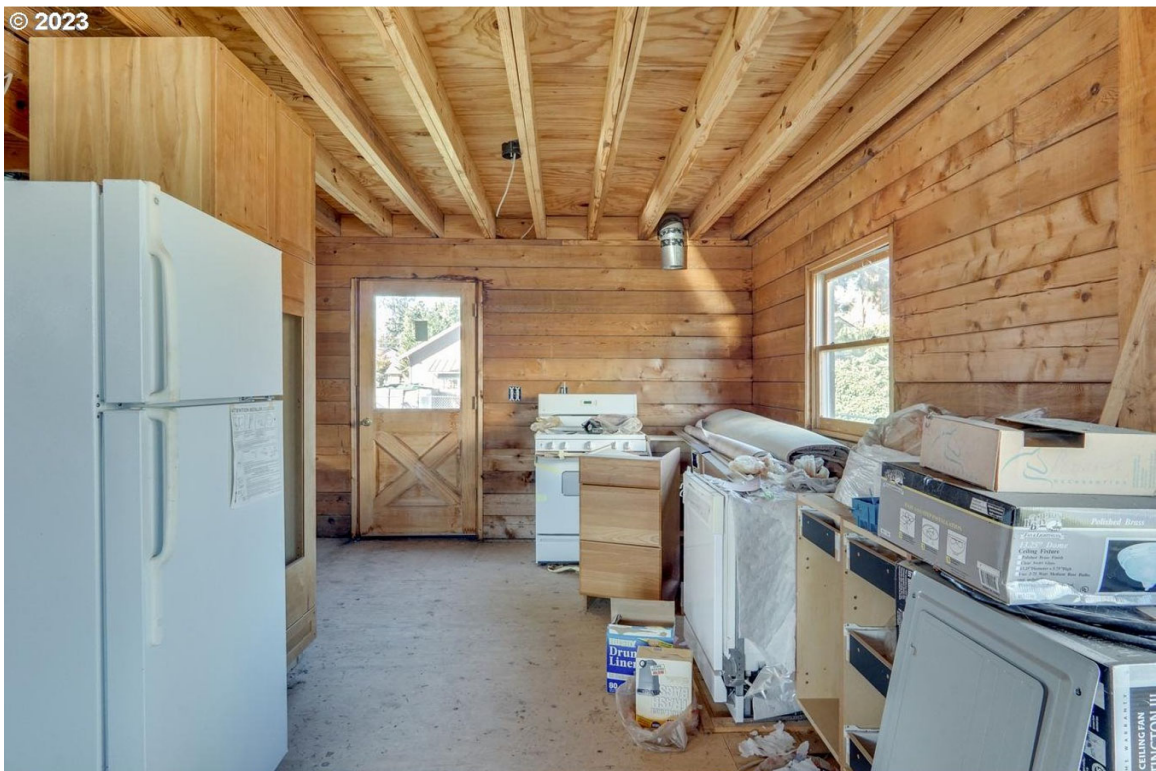






























© 2023





Permit #: B0585723

Type: New / Residential

Status: Issued

Valuation: \$40,000.00

Address: 330 W DARTMOUTH ST GLADSTONE, OR 97027

Applied: 11/05/2023

Approved:

Final:

Expiration: 05/13/2025

Applicant: Dung Nyugen 5038362010

Owner: NGUYEN DUNG & TAI SI HUA

Contractor: FRAMING FORCE INC 9714007657

Certificate of Occupancy Required:

Taxlot: 22E20CB17900

Class: 434-Residential
Addition/Remodel

Entered By:

Occupancy: R-3 SFR/Duplex Type

Units: V-B

Insp Area: 1 RMC

Bldgs:

Printed: 02/24/2025

Violation:

Description: Bought home without knowing the permits weren't final. trying to retroactively permit.

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):

1 & 2 Family Mechanical Minimum Permit and
Reinspection Fee

85

\$85.00



BUILDING CODES DIVISION

DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

State Surcharge	1	\$30.60
Investigation Fee (Hours)	2	\$170.00
Planning Surcharge - Addition to Structure (SFR, MH, new or addition to Accessory)	1	\$315.00
Residential Plan Review	1	\$231.40
Residential Structural Permit	1	\$356.00
State Surcharge	1	\$63.12
Total Fees:		\$1,251.12
Total Payments:		\$1,251.12
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>

Clackamas County
Inspection History for Record #B0585723

Applicant Name: Dung Nyugen

Work Description: Bought home without knowing the permits weren't final. trying to retroactively permit.

Address: 330 W DARTMOUTH ST, GLADSTONE, OR 97027

Inspection Date	Inspection Type	Inspector	Status	Comments
6/24/2024 12:00:00 AM	245 Rough Mechanical/Gas Fireplace/Woodstove	Kevin Streb	Cancelled	All work covered prior to inspection. Please provide any photos of mechanical work including gas lines., R109.1.
9/11/2024 12:00:00 AM	200 Footings	Don Countryman	Denied	1) Submit pictures of the rear deck footings...covered prior to inspection., R109.3 Verify with Architect is these were the only new footings requested by him. No other footings inspected.
9/11/2024 12:00:00 AM	210 Slab/Flatwork	Don Countryman	Denied	1) The (2) thickened slabs @ front & rear not per plan and concrete was placed prior to inspection. Extend slab for a minimum of 36" from edge of stairs as discussed., R311.7.6
9/11/2024 12:00:00 AM	235 Insulation	Don Countryman	Denied	1) Kraft paper on underfloor insulation shall face toward the condition space., R318.1 2) Kraft paper in the attic shall face toward the conditioned space and be insulated to R-49., R106.3.1 There are a number of items for building final (not scheduled for today) are listed below: Exterior flashing above window and doors missing., R703.4.1 Compliant handrail at stairs., R311.7.8. Smoke/carbon alarm @ main floor., R314/315 Maximum 8" rise on interior stairs(top riser to landing)., R311.7.5.1 Remove deck boards to verify ledger attachment @ rear deck., R109.3.1
9/11/2024 12:00:00 AM	298 Mechanical Final	Don Countryman	Denied	1) Flex ducts in crawlspace shall be supported 4' o.c. and remove large sags where connected to register boots., M1307.1 2) Remove large duct from attic access opening., R807.1 Not a complete inspection, review of pictures taken before cover not viewed @ this time.



BUILDING CODES DIVISION

DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

Permit #: B0253800

Type: New / Residential

Status: EXPIRED

Valuation: \$136,458.00

Address: 330 W DARTMOUTH ST

Applied: 07/19/2000

Approved:

Final:

Expiration: 06/07/2003

Gladstone 97027

Applicant:

Owner: CASON JAMES O JR

Contractor:

Certificate of Occupancy Required:

Taxlot: 22E20CB17900

Class: 101-NSFR

Entered By: BLD1

Occupancy:

Insp Area: 1

Units: Bldgs:

Printed: 02/24/2025

Violation:

Description: NEW SFR; LOG HOUSE

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.

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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):

Bldg St Surcharge	1	\$39.98
Bldg Tri-Co Surcharge	1	\$5.72
Plan Check	1	\$354.96
Bldg Sp In Surcharge	1	\$0.00
Transportation SDC	1	\$0.00



BUILDING CODES DIVISION

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

SFR	1	\$0.00
Eng-Driveway	1	\$0.00
Mechanical	1	\$40.50
Building	1	\$530.50
PSDC-Parks	1	\$0.00
PSDC-Building	1	\$0.00
PSDC-TSDC	1	\$0.00
SSV Park	1	\$0.00
SSV Road	1	\$0.00
Total Fees:		\$971.66
Total Payments:		\$971.66
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>

Clackamas County Inspection History for Record #B0253800

Applicant Name: CASON JAMES O JR

Work Description: NEW SFR; LOG HOUSE

Address: 330 W DARTMOUTH ST , Gladstone 97027

Inspection Date	Inspection Type	Inspector	Status	Comments
9/26/2000 12:00:00 AM	200 Footings		APPROVED	IVRS - Inspection ----\$
9/28/2000 12:00:00 AM	205 Foundation		APPROVED	IVRS - Inspection ----\$
9/26/2000 12:00:00 AM	205 Foundation		DENIED	IVRS - Inspection ----\$
1/24/2001 12:00:00 AM	215 Post & Beam		CANCEL	IVRS - AP canceled
12/20/2000 12:00:00 AM	215 Post & Beam		APPROVED	IVRS - Inspection ----\$
4/27/2001 12:00:00 AM	225 Framing		DENIED	IVRS - Inspection ----\$
1/25/2001 12:00:00 AM	225 Framing		PARTIAL APPROVAL	IVRS - Inspection ----\$
5/14/2001 12:00:00 AM	245 Mechanical		PARTIAL APPROVAL	IVRS - Inspection ----\$
4/27/2001 12:00:00 AM	245 Mechanical		DENIED	IVRS - Inspection ----\$
12/20/2000 12:00:00 AM	245 Mechanical		PARTIAL APPROVAL	IVRS - Inspection ----\$
11/19/2001 12:00:00 AM	270 Other/Misc Structures		APPROVED	EXTENTION
3/8/2001 12:00:00 AM	270 Other/Misc Structures		PARTIAL APPROVAL	IVRS - Inspection ----\$

Inspection Date	Inspection Type	Inspector	Status	Comments
12/9/2002 12:00:00 AM	270 Other/Misc Structures		APPROVED	6 MOS EXTENTION PER SCOTT C



Permit #: P0033424

Type: Plumbing / Plumbing

Status: Expired

Valuation: \$0.00

Address: 330 W DARTMOUTH ST GLADSTONE, OR 97027

Applied: 01/30/2024

Approved: 04/11/2024

Final:

Expiration: 12/04/2024

Applicant: 5037044971

Owner: Brittany Gibbs 5038362010

Contractor: PLUMB SOLUTIONS LLC

5037044971

Certificate of Occupancy Required:

Taxlot: 22E20CB17900

Class:

Entered By:

Occupancy:

Insp Area:

Units:

Bldgs:

Printed: 02/24/2025

Violation:

Description: V0038923 - PLUMBING THROUGHOUT THE HOME - TEMP-PLUMB-SSA-24697

2- tubs
1-Kitchen sink
3-Lavs
3-toilets
1-dishwasher
1-Water Heater
1-Laundry
2-Hose bibs

Conditions:

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.

SFR/Dup 1st Unit(sqft):

Additional Unit(sqft):

Investigation Fee (Hours)

1

\$85.00



BUILDING CODES DIVISION

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

State Surcharge	1	\$52.08
Sink/Basin/Lavatory	3	\$93.00
Clothes Washer	1	\$31.00
Dishwasher	1	\$31.00
Shower/Bath/Pan	2	\$62.00
Hose Bib	2	\$62.00
Water Closet	3	\$93.00
Water Heater	1	\$31.00
Disposal	1	\$31.00
State Surcharge	0	\$10.20
Total Fees:		\$581.28
Total Payments:		\$581.28
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>

Clackamas County

150 Beaver Creek Rd
Oregon City, OR 97045

Tel: Inspection: 503-742-4720

Location:

330 W DARTMOUTH ST
GLADSTONE, OR 97027

Inspection Date:

6/4/2024 8:00:00 AM

Record Type:

Building - Plumbing

Record ID:

P0033424

Inspection Type:

399 Plumbing Final

Inspector:

Kevin Drake

Result:

Denied

Comments:

This permit is to complete existing plumbing permit that was never completed P0193500. Pictures of existing reports have been attached to this permit. The last inspection stated that rough-in and plumbing final to come on 12-21-2000(different owner).

New homeowner stated there may be pictures before drywall went up of the plumbing. Waiting to see pictures to address rough-in inspection that was never completed.

While on site the only noticeable correction was upstairs master toilet to be caulked at floor and shower valve at master also to be sealed. OPSC 402.2

Will need to connect downspouts to rain drain risers. OPSC 1101.2

Plumbing and crawlspace was up to code.

320 Rough-in plumbing and 399 final to come.

Inspector

Contractor



Permit #: E0061424

Type: Electrical / Electrical

Status: Final

Valuation: \$0.00

Address: 330 W DARTMOUTH ST GLADSTONE, OR 97027

Applied: 01/23/2024

Approved: 04/11/2024

Final: 11/13/2024

Expiration: 05/13/2025

Applicant: 5034770704

Owner: JUBEL ALICIA CLAIRE

Contractor: QUALITY PLUS FRAMING & ELECTRICAL INC

5034770704

Certificate of Occupancy Required:

Taxlot: 22E20CB17900

Class:

Entered By:

Occupancy:

Insp Area:

Units:

Bldgs:

Printed: 02/24/2025

Violation:

Description: V0038923 - Pulling this permit for work done by others without a permit - TEMP-ELEC-SSA-24397

Pulling this permit for work done by others without a permit. We have gone through this work and made a few minor corrections. Electrical service and main floor wiring appears to have been completed by the previous owner.

Conditions:

SFR/Dup 1st Unit(sqft):	Additional Unit(sqft):	0
Electrical State Surcharge	1	\$30.84
Branch Circuits w/ Purchase Service or Feeder	8	\$96.00
Permanent Service/Feeder - <200 Amps	1	\$161.00
Electrical State Surcharge	0	\$10.20
Investigation Fee (Hours)	1	\$85.00
Total Fees:		\$383.04
Total Payments:		\$383.04
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>

Clackamas County

150 Beaver Creek Rd
Oregon City, OR 97045

Tel: Inspection: 503-742-4720

Location:

330 W DARTMOUTH ST
GLADSTONE, OR 97027

Inspection Date:

11/13/2024 12:00:00 AM

Record Type:

Building - Electrical

Record ID:

E0061424

Inspection Type:

199 Electrical Final

Inspector:

Johnny Sapp

Result:

Approved

Comments:

Reviewed photos of all corrections. Bonding of gas and water pipes and UFER grounding. Grounds and neutrals are separated and no MJB. Receptacle covers are in place.

Inspector

Contractor

Contact Brittany Gibbs



Please complete the form below.

First Name:*

Diane

Last Name:*

Bautista - Clackamas County Code Enfor

Email Address:*

dianebau@clackamas.us

Phone:*

503-742-4459

Questions / Where are you looking?*

CONSTRUCTION OF THIS HOME. Please contact me at 503-742-4459 or via email at dianebau@clackamas.us. PLEASE ADVISE SELLER AND POTENTIAL BUYERS THAT PERMITS WILL BE REQUIRED PRIOR TO OCCUPANCY.

Submit

Cancel

By proceeding, you expressly consent to receive texts at the number you provided, including marketing, from Move Real Estate about real estate related matters, but not as a condition of purchase. Message frequency varies. You can text Help for help a [More...](#)

This site is protected by reCAPTCHA and the Google [Privacy Policy](#) and [Terms of Service](#) apply.

RECORDING REQUESTED BY:



825 NE Multnomah St, Ste 1175
Portland, OR 97232

AFTER RECORDING RETURN TO:

Order No.: 262300992-ET
Alicia Claire Jubel
330 W Dartmouth Street
Gladstone, OR 97027

SEND TAX STATEMENTS TO:

Alicia Claire Jubel
330 W Dartmouth Street
Gladstone, OR 97027

APN: 00541079
Map: 22E20CB/17900

Clackamas County Official Records
Catherine McMullen, County Clerk

2023-040642

11/13/2023 04:12:02 PM

D-D Cnt=1 Stn=7 LISA
\$10.00 \$16.00 \$10.00 \$62.00

\$98.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Dung Nguyen and Tai Si Hua, as tenants by the entirety, Grantor, conveys and warrants to **Alicia Claire Jubel**, 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:

Lot 17, Block 5, WEST GLADSTONE, in the City of Gladstone, County of Clackamas and State of Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FOUR HUNDRED SIXTY-TWO THOUSAND AND NO/100 DOLLARS **(\$462,000.00)**. (See 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.

LAWYERS 262300992

STATUTORY WARRANTY DEED

(continued)

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

Dated: 11/4/2023

[Signature]
Dung Nguyen

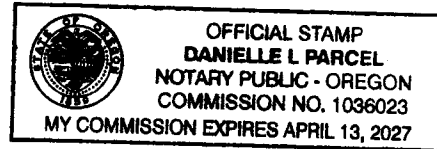
[Signature]
Tai Si Hua

State of Oregon
County of Clackamas

This instrument was acknowledged before me on 11/4/2023 by Dung Nguyen and Tai Si Hua.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 4/13/2027





DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

December 6, 2023

Alicia Claire
330 W. Dartmouth Street
Gladstone, OR 97027

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

VIOLATION: V0038923

SITE ADDRESS: 330 W. Dartmouth St., Gladstone, OR 97027
LEGAL DESCRIPTION: T2S, R2E, Section 20CB, Tax Lot 17900

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

- New single-family residence built without permits and approved final inspections

VIOLATIONS & HOW TO RESOLVE

New single-family residence built without permits and inspections

The construction of a residence without permits constitutes a violation of the Clackamas County Building Code, Title 9.02.040 (B), (C), (D), and (E). You must abate the violation by completing the following **no later than January 6, 2024**:

- Submit applicable building, mechanical, plumbing and electrical permit applications, technically complete plans and appropriate fee(s).
 - 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 permits being issued.

CONTACT INFORMATION

Permits are accepted online, for more information on this process please refer to the County's website at <https://www.clackamas.us/building>.

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

You may also stop by the Planning, Permitting and Code Enforcement Offices at the Development Services Building, 150 Beavercreek Road, Oregon City. The lobby is open between the hours of 8:00 a.m. to 4:00 p.m. Monday through Thursday.

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

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

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 Beavercreek 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.

From: [Brittany Gibbs](#)
To: [Alicia Edington](#); [Bautista, Diane](#)
Subject: Dartmouth
Date: Wednesday, November 13, 2024 6:23:59 PM
Attachments: [InspectionReport.pdf](#)

Warning: External email. Be cautious opening attachments and links.

Good evening,

attaxged is electrical final. Hoping for plumbing this week and getting final reparis dont
hoepfully next week for the insoector to walk through

Clackamas County

150 Beavercreek Rd
Oregon City, OR 97045

Tel: Inspections: 503-742-4400

Location:

330 W DARTMOUTH ST GLADSTONE OR 97027

Inspection Date:

Wed, 13 Nov 2024

Record Type:

Building - Electrical

Record ID:

E0061424

Inspection Type:

199 Electrical Final

Inspector:

Johnny Sapp

Inspector Phone:

503-519-6457

Inspector Email:

jsapp@clackamas.us

Result:

Approved

Submit Time:

Wed, 13 Nov 2024 6:05:PM

Comments:

Reviewed photos of all corrections. Bonding of gas and water pipes and UFER grounding. Grounds and neutrals are separated and no MJB. Receptacle covers are in place.



Citation No. 2300389

Case No. V0038923

ADMINISTRATIVE CITATION

Date Issued: January 13, 2025

Name and Address of Person(s) Cited:

Name: Alicia Claire
Mailing Address: 330 W. Dartmouth Street
City, State, Zip: Gladstone, OR 97027

VOIDED

Date Violation(s) Confirmed: On the 13th day of January, 2025, 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): 330 W. Dartmouth St., Gladstone, OR 97027

Legal Description: T2S, R2E Section 20CB, Tax Lot(s) 17900

Law(s) Violated:

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

Description of the violation(s):

- 1) Failure to obtain final approved plumbing inspections for a single-family residence

Maximum Civil Penalty \$1,000.00

Fine: This is not subject to fine amount

- 2) Failure to obtain final approved building inspections for a single-family residence

Maximum Civil Penalty \$1,000.00

Fine: This is not subject to fine amount

You may avoid paying the civil penalty by abating the violations. 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: January 13, 2025
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: _____



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

March 6, 2025

UPDATED VIOLATION NOTICE

Alicia Jubel
330 W. Dartmouth Street
Gladstone, OR 97027

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

VIOLATION: V0038923

ZONING: Urban Low Density Residential (R-5)
SITE ADDRESS: 330 W. Dartmouth St., Gladstone, OR 97027
LEGAL DESCRIPTION: T2S, R2E, Section 20CB, Tax Lot 17900

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

- Failure to obtain final approved inspections for plumbing permit P0033424 and building permit B0585723 for a remodel to a single family residence

VIOLATIONS & HOW TO RESOLVE

Failure to obtain final approved inspections for remodel to single family residence

A remodel to a single family residence without approved final inspections constitutes a violation of the Clackamas County Building Code, Title 9.02.040 (C) and (E). You must abate the violation by completing the following **no later than April 6, 2025:**

- Renew and/or obtain required plumbing and building permits and submit applicable permit applications, technically complete plans and appropriate fee(s).
 - 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 permits being issued.

CONTACT INFORMATION

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

You may also stop by the Planning, Permitting and Code Enforcement Offices at the Development Services Building, 150 Beavercreek Road, Oregon City. The lobby is open between the hours of 8:00 a.m. to 4:00 p.m. Monday through Thursday.

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 Beavercreek 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.



Citation No. 2300389

Case No. V0038923

ADMINISTRATIVE CITATION

Date Issued: April 9, 2025

Name and Address of Person(s) Cited:

Corrected Citation

Name: Alicia Jubel
Mailing Address: 330 W. Dartmouth Street
City, State, Zip: Gladstone, OR 97027

Date Violation(s) Confirmed: On the 9th day of April, 2025, 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): 330 W. Dartmouth St., Gladstone, OR 97027

Legal Description: T2S, R2E Section 20CB, Tax Lot(s) 17900

Law(s) Violated:

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

Description of the violation(s):

- 1) Failure to obtain final approved inspections for plumbing permit P0033424 and building permit B0585723 for a remodel to a single family residence

Maximum Civil Penalty \$1,000.00

Fine: This is not subject to fine amount.

You may avoid paying the civil penalty by abating the violation(s). 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 9, 2025
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: _____