

To request translation or disability-related accommodations, please contact us at DTDcompliance@clackamas.us | 503-742-4400.

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DTDcompliance@clackamas.us | 503-742-4400.

Щоб попросити переклад або спеціальні послуги для осіб з особливими потребами, зверніться до нас, скориставшись такими контактними даними:
DTDcompliance@clackamas.us | 503-742-4400.

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DTDcompliance@clackamas.us | 503-742-4400。

Để yêu cầu dịch vụ dịch thuật hoặc điều chỉnh liên quan đến tình trạng khuyết tật, vui lòng liên hệ với chúng tôi qua DTDcompliance@clackamas.us | 503-742-4400.



Clackamas County
www.clackamas.us



NOTICE OF HEARING

September 17, 2026

Mitica D Leontescu Trustee
23300 SW Stafford Hill Dr.
West Linn, OR 97068

Carmen D Leontescu Trustee
23300 SW Stafford Hill Dr.
West Linn, OR 97068

The Mitica D Leontescu Revocable Trust U/A/D
23300 SW Stafford Hill Dr.
West Linn, OR 97068

The Carmen D Leontescu Revocable Trust U/A/D
23300 SW Stafford Hill Dr.
West Linn, OR 97068

RE: County of Clackamas v. Mitica D Leontescu Trustee, Carmen D Leontescu Trustee,
The Mitica D Leontescu Revocable Trust U/A/D
& The Carmen D Leontescu Revocable Trust U/A/D

File: V0005826

Hearing Date: October 27, 2026

Time: This item will not begin before 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>



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

You may contact Jennifer Kauppi, Code Compliance Specialist for Clackamas County at (503) 742-4759, 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 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 evidence that a violation exists or existed. Either party may, at their own expense, obtain an attorney, to represent that 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 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 a continuing order. The Hearings Officer 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, the 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 proceedings 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 Hearing Officer Code, and Oregon Revised Statute 34.010-34.100. If appeal is taken, the 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 telephone to use the Zoom platform. A Zoom invite has been emailed to Mitica@CreativeFD.com and DannaMitica@yahoo.com. The link is provided on the next page. Once you have joined the meeting, you will be prompted to **JOIN AS PANELIST**. Please accept the request to **JOIN AS PANELIST**.

If you would like to present evidence at the hearing, please email Jennifer Kauppi at JKauppi@clackamas.us or mail your evidence, **no later than 4 working days prior to the hearing** to:

Jennifer Kauppi
150 Beaver Creek Rd.
Oregon City, OR 97045

Staff will process your evidence for the hearing and provide the numbered documents to the Hearings Officer and send them back to you for your reference.

If you are unable to participate in the hearing through the Zoom platform, please contact Jennifer Kauppi at 503-742-4759 **within 3 calendar days of the receipt of the Notice of Hearing**.

If you are unfamiliar with using the Zoom platform, please perform an internet search "How to use Zoom" prior to the hearing date. There are many interactive guides available.

If you experience difficulties connecting to the Zoom hearing prior to your scheduled start time, please call 971-930-6134, for assistance.

Zoom Information:

Join from PC, Mac, iPad, or Android:

<https://clackamascounty.zoom.us/j/85124393189?pwd=iPGgZ0liu3kcM6basiHOQ0aBuhjXpn.1>

Passcode: 213835

Phone One-Tap:

+19712471195,,85124393189# US (Portland) 16692192599,,85124393189# US +(San Jose)

Join via Audio:

+1 971 247 1195 US (Portland)
+1 669 219 2599 US (San Jose)
+1 669 444 9171 US
+1 669 900 6833 US (San Jose)
+1 719 359 4580 US
+1 720 928 9299 US (Denver)
+1 206 337 9723 US (Seattle)
+1 213 338 8477 US (Los Angeles)
+1 253 205 0468 US
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 408 638 0968 US (San Jose)
+1 602 753 0140 US (Phoenix)
+1 564 217 2000 US
+1 646 518 9805 US (New York)
+1 646 876 9923 US (New York)

+1 646 931 3860 US
+1 651 372 8299 US (Minnesota)
+1 689 278 1000 US
+1 786 635 1003 US (Miami)
+1 267 831 0333 US (Philadelphia)
+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
+1 470 250 9358 US (Atlanta)
+1 470 381 2552 US (Atlanta)
+1 507 473 4847 US

Webinar ID: 851 2439 3189

International number available: <https://clackamascounty.zoom.us/j/kc6SAVwZti>

Department of Transportation and Development

Non-Discrimination Policy:

The Department of Transportation and Development is committed to non-discrimination. For more information, please visit: www.clackamas.us/transportation/nondiscrimination

¡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

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

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

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

환영합니다. Korean

운송개발부는 차별 금지를 위해 모든 노력을 기울이고 있습니다. 자세한 내용은 홈페이지 www.clackamas.us/transportation/nondiscrimination

BEFORE THE COMPLIANCE HEARINGS OFFICER
for
COUNTY OF CLACKAMAS

COUNTY OF CLACKAMAS,

Petitioner,

v.

MITICA D LEONTESCU TRUSTEE,
CARMEN D LEONTESCU TRUSTEE,
THE MITICA D LEONTESCU
REVOCABLE TRUST U/A/D AND THE
CARMEN D LEONTESCU REVOCABLE
TRUST U/A/D,

Respondents.

File No: V0005826

COMPLAINT AND REQUEST FOR HEARING

I, Jennifer Kauppi, Code Enforcement Specialist for Clackamas County, allege the following:

1.

Respondent's mailing address is: 23300 SW Stafford Hill Dr., West Linn, OR
97068.

2.

The Respondent(s) own/owns or occupies the address or location of the violation(s) of law alleged in this Complaint is 23300 SW Stafford Hill Dr, West Linn, OR 97068 also known as T2S, R1E, Section 33, Tax Lot 01112, and is located in Clackamas County, Oregon. The property is zoned TBR and RRFF5 and is the location of violation(s) asserted by the County.

3.

On or about the 25th day of February, 2026 and on the 19th day of August, 2026 the Respondents violated the following laws, in the following ways:

- a. Respondents violated the Clackamas County Building Code, Chapter 9.02.040 by failing to obtain approved permits and approved final inspections for an outdoor patio cover and kitchen installed in a residential accessory structure. 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 Respondents in the following manner: Violation Notice February 25, 2026 and Citation and Complaint 2600058 in the amount of \$1,056.00 was mailed via first class mail on August 19, 2026. A copy of the notice document is attached to this Complaint as Exhibits C and F, 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 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 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 15th day of September, 2026.



Jennifer Kauppi
Code Enforcement Specialist
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

MITICA D LEONTESCU TRUSTEE,
CARMEN D LEONTESCU TRUSTEE,
THE MITICA D LEONTESCU
REVOCABLE TRUST U/A/D AND THE
CARMEN D LEONTESCU REVOCABLE
TRUST U/A/D

Respondents.

File No.: V0005826

STATEMENT OF PROOF

History of Events and Exhibits:

February 10, 2026 Exhibit A	Correspondence was mailed to the Respondent s regarding the alleged venue operating without land use approval and a commercial grade kitchen built inside an accessory structure without approved permits.
February 10, 2026 Exhibit B	I conducted online research and found Chateau De Leon was operating on the subject property offering a venue space for events and cooking classes inside the residential accessory structure. Images of the interior of the structure show that a commercial grade kitchen had been installed. I also found that a large patio cover had been built between 2024 and 2025. A search of County records found no approved land use for the venue nor approved permits for the kitchen and patio cover.
February 24, 2026	I spoke with Carmen who stated she had stopped the venue and other commercial activity on the property. She stated that the kitchen and cover had been built by her husband.
February 25, 2026 Exhibit C	A Notice of Violation was mailed to the owners of the property providing a deadline date of March 25, 2026 to abate the violations.
April 2, 2026	I spoke with Carmen and discussed some of the challenges that she was having both personally and financially. I told Carmen to submit the paperwork for the patio cover. On April 20 th , Carmen submitted an agricultural exemption application for the patio cover.
June 10, 2026	I called Carmen and left her a voicemail letting her know the plan review corrections for the agricultural exemption permit had been sent back to her on May 20 th and to respond to the request for additional information no later than June 17, 2026.

July 14, 2026 Exhibit D	I reviewed the County records and found that the agricultural exemption had not been responded to nor had any permits for the removal of the kitchen been applied for. Citation 2600058 in the amount of \$1,056.00 for the Priority 1 Building Code violation was sent first class mail. The citation was returned to the County marked temporarily away.
July 23, 2026 Exhibit E	I emailed a copy of the citation to the Respondents. Mitica responded to my email.
August 19, 2026 Exhibit F	Amended Citation 2600058 was mailed to the Respondents. The minimum and maximum range for the civil penalties was corrected. I also emailed a copy of the amended citation to the Respondents.
September 15, 2026	This matter was referred to the Hearings Officer.

If the Compliance Hearings Officer affirms the County's position that a violation of the Building Code, Title 9.02.040 (B)(C)(D)(E) exists, the County is requesting a Final Order in this matter. The County makes this request as the Respondents have not taken all necessary steps to abate the violation by the deadline date provided.

- The report includes the following recommendations:
- The imposition of civil penalties for the Building Code violation of between \$750.00 up to \$1,000.00 for date cited August 19, 2026 for the unpermitted outdoor patio cover.
- The imposition of civil penalties for the Building Code violation of between \$750.00 up to \$1,000.00 for date cited August 19, 2026 for the unpermitted kitchen.
- Payment for Citation No. 2600058 issued on August 19, 2026 for \$1,056.00.
- The administrative compliance fee to be imposed from February 2026 to June 2026 at \$100.00 per month for a total of \$400.00.
- The administrative compliance fee to be imposed from July 2026 to October 2026 at \$102.00 per month for a total of \$408.00. Total amount due for the administrative compliance fees are \$808.00.
- The County requests the Hearings Officer to permanently prohibit the Respondents from violating this law in the future.
- The County is requesting the Hearings Officer to authorize the County further enforcement action including to proceed to Circuit Court.

OR

Should mitigating factors be presented in the hearing, which the Hearings Officer determines to warrant a Continuing Order, the County would recommend the following:

- The Respondents be ordered to bring the property into compliance with the Building Code within 14 days of the date of the Order by submitting a response for plan review comments for agricultural exemption permit AG006726 and submit electrical and mechanical applications for removal of the stove and venting. A plumbing permit is also required for the additional sink that was added in the kitchen. Obtain approved final inspections within 45 days of permits being issued.



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

February 10, 2026

Carmen D Leontescu Revocable Trust U/A/D
23300 SW Stafford Hill Dr
West Linn, OR 97068

Carmen D Leontescu Trustee
23300 SW Stafford Hill Dr
West Linn, OR 97068

Mitica D Leontescu Revocable Trust U/A/D
23300 SW Stafford Hill Dr
West Linn, OR 97068

Mitica D Leontescu Trustee
23300 SW Stafford Hill Dr
West Linn, OR 97068

Subject: Alleged Violations of the Zoning and Development Ordinance, Title 12, Section 406, and the Building Code, Chapter 9.02.040 of the Clackamas County Code

Site Address: 23300 SW Stafford Hill Dr. West Linn, OR 97068

Legal Description: T2S, R1E, Section 33, Tax Lot 1112

It has come to the attention of Clackamas County Code Enforcement a remodel, including a kitchen in an accessory building may have been done without the benefit of permits on the above referenced property.

There may also be a wedding and event venue operating from the above referenced property without land use approval.

This may constitute a violation of the Zoning and Development Ordinance, Title 12, Section 406, Building Code, Chapter 9.02.040

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

E-mail address is Andreahal@clackamas.us

Telephone number is 503-742-4467

Please note that a \$100.00 monthly Administrative Compliance Fee will be assessed if a violation has been determined and has not been abated.

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

¡LE DAMOS LA BIENVENIDA! Spanish

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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

欢迎! Chinese (Mandarin)

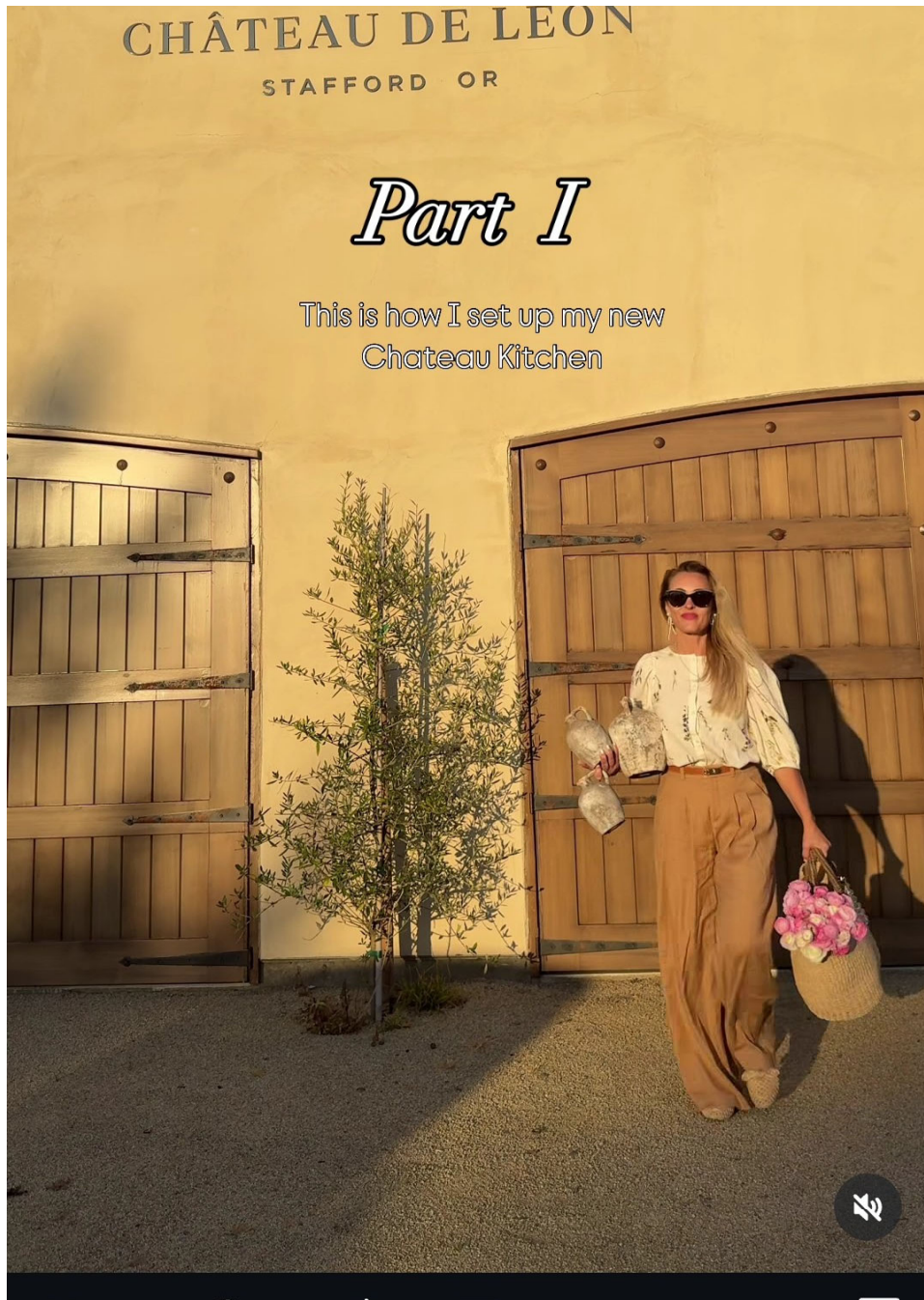
交通和发展部致力于实现非歧视。如需了解更多信息，请访问
www.clackamas.us/transportation/nondiscrimination

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

환영합니다. Korean

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a full menu!... more

October 25, 2025



chateau_de_leon

Stafford, Oregon



1/7

The wait is finally over!

Chateau Class schedule
and sign ups coming up in my
stories this Saturday!



141 83 85

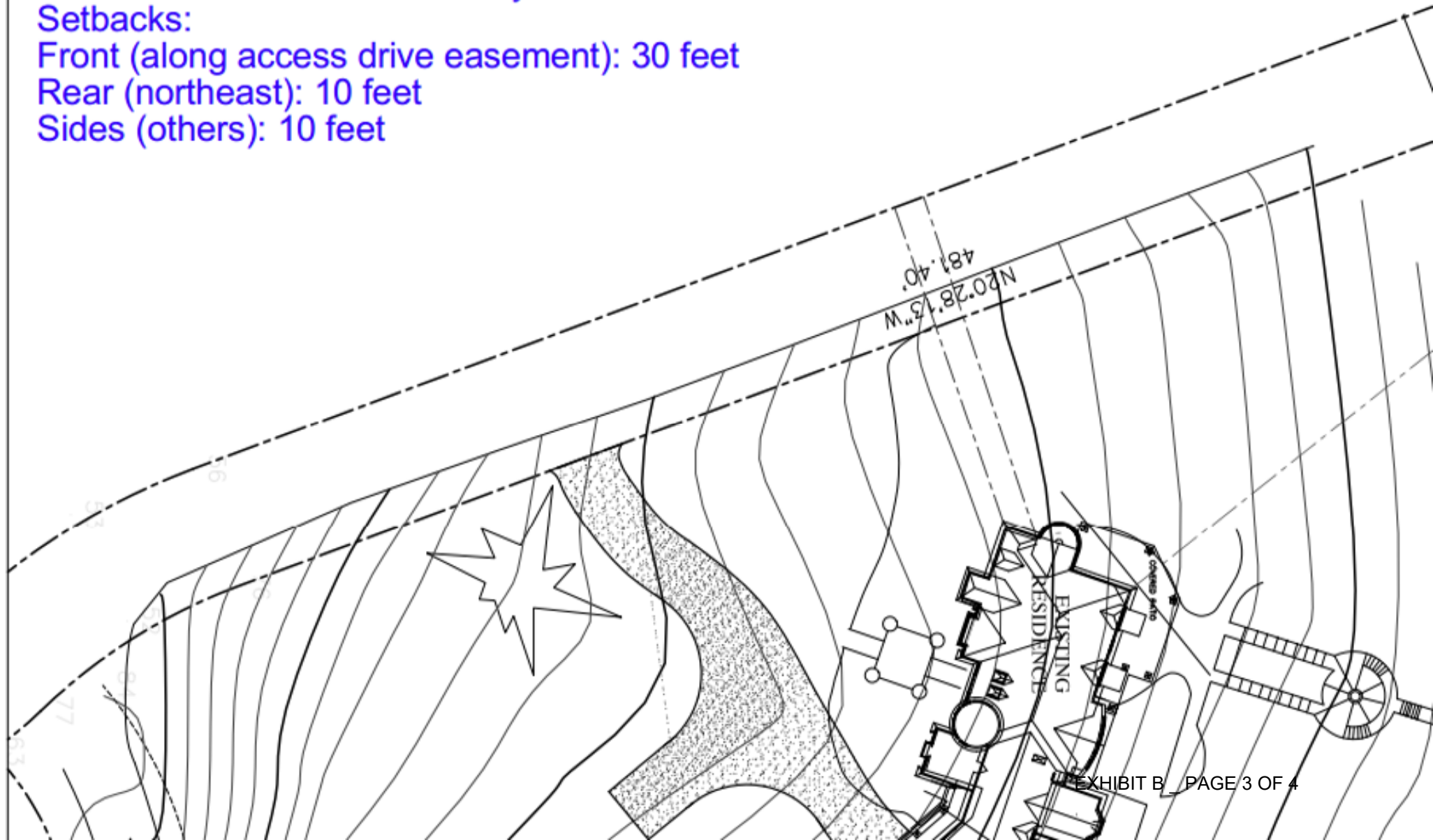
Accessory Use Building, accessory to dwelling established under building permit B0184208. Garage with loft catwalks and pool house/"gathering room". TBR Zoning. Structure is not to be used for overnight habitation. Bathroom is okay. No kitchen proposed or authorized. Landslides on property but shallow slopes. Geotechnical report is not required, but recommended. No other environmental overlays.

Setbacks:

Front (along access drive easement): 30 feet

Rear (northeast): 10 feet

Sides (others): 10 feet





Dec 2023 - < image 1 of 9 > 11/18/2023



< image 2 of 10 > 11/29/2025



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

NOTICE OF VIOLATION

February 25, 2026

Mitica D. Leontescu Trustee
23300 SW Stafford Hill Dr
West Linn, OR 97068

Carmen D. Leontescu Trustee
23300 SW Stafford Hill Dr
West Linn, OR 97068

Mitica D. Leontescu Revocable Trust u/a/d
23300 SW Stafford Hill Dr
West Linn, OR 97068

Carmen D. Leontescu Revocable Trust u/a/d
23300 SW Stafford Hill Dr
West Linn, OR 97068

SUBJECT: Violation of the Clackamas County Zoning and Development Ordinance, Title 12, Section 406.04 (A) and Building Code, Title 9.02.040 (B)(C)(D)(E)

VIOLATION: V0005826

PRIORITY 2: Zoning Violation

PRIORITY 1: Building Code Violation

SITE ADDRESS: 23300 SW Stafford Hill Dr., West Linn, OR 97068

LEGAL DESCRIPTION: T2S, R1E, Section 33, Tax Lot 01112

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

- Operating an event space without land use approval.
- Kitchen installed in residential accessory structure without approved permits.
- Residential accessory structure converted to commercial use without approved permits.
- Outdoor patio cover built between 2024 and 2025 without approved permits.

VIOLATIONS & HOW TO RESOLVE

After receiving a complaint regarding an event space operating from the subject property and a kitchen installed in an approved residential accessory structure without approved permits I conducted research online and found Chateau de leon being operated from this address. Several online videos of the events were found which included video of the large kitchen that had been added to the residential accessory

structure. While researching the permit history and online videos, I also found that a large, covered patio had been built on the property between 2024 and 2025. I could find no approved permits or agricultural exemptions for this structure.

I spoke with Daniella on February 24th after she received the alleged letter that was mailed from our office. Daniella stated that she was no longer going to be operating the event center from this address as the property would be listed for sale shortly. Daniella did state that two family members were going to be married at the property on May 2nd and one on August 8th but no other events were scheduled and the structure would not be used for these weddings.

Daniella and I spoke about the kitchen that was added to the accessory structure without permits. I did inform Daniella the kitchen would have to be removed.

In order to abate the violation(s), you must complete the following **no later than March 25, 2026**

Operating Chateau de leon

1. Discontinue the use;
2. Move the use to an approved parcel; or
3. Obtain land use approval. We have identified a Conditional Use land use permit as possible land use option(s). A pre-application is required first before applying. However, we encourage you to reach out to Planning and Zoning by phone at 503-742-4500 or by email at zoninginfo@clackamas.us to determine whether other options exist.
 - a. If you pause the use and begin the land use process, we will pause the enforcement of this file. If the use continues on the property before you obtain land use approval, we will continue with the enforcement of this file.
 - b. If you obtain land use approval, you must implement all conditions of approval before staff will close this file. A final inspection may be required to confirm that all conditions of approval have been implemented.

Kitchen in residential accessory structure

- Please submit, or have your professional submit, the electrical permit, mechanical permit and plumbing permits application(s). Permits are accepted online only, for more information on this process please refer to the County's website at <https://www.clackamas.us/building>

The electrical permit is for the removal of the 220 amp for the stove.

The mechanical permit is for the removal of the range hood over the stove.

The plumbing permit is for the removal or permitting of the sink that was installed in the kitchen.

Please contact the building department to determine what permits you will be able to submit as a homeowner and what permits will require a licensed professional to submit as the house is going to be sold.

- All requests for additional information to complete permit review must be responded to within ten days of being notified.
- The trade permits must have the fee(s) paid in full within ten days of your being notified by Building Codes.
- Please schedule all inspections so that final inspections may be obtained not later than 60 days of the date of receipt of your approved permit(s).

Outdoor patio cover

- Please submit, or have your professional submit, the building permit application(s) or agricultural exempt permit application. Permits are accepted online only, for more information on this process please refer to the County's website at <https://www.clackamas.us/building>
 - All requests for additional information to complete plan review must be responded to within ten days of being notified.
 - The permit(s) and any required trade permits for the structure must have the fee(s) paid in full within ten days of your being notified by Building Codes.
 - Please schedule all inspections so that final inspections may be obtained not later than 60 days of the date of receipt of your approved permit(s).

CONTACT INFORMATION

Planning – If you have questions concerning land use requirements and to obtain an application for land use, please contact the building department at 503-742-4500 or on-line at zoninginfo@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.

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

If you have any questions my direct telephone number is 503-742-4759 and my email is jkauppi@clackamas.us.

Jennifer Kauppi

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 \$100 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, and (3) a lien being placed against the subject property for the amount due from citations and fees which will accrue interest.
3. **Request for a Hearing:** If you dispute the existence of the violations described in the enclosed letter you may request a hearing before the Hearings Officer by sending a written request for a hearing, including your name and address to: Code Enforcement Section, 150 Beaver Creek Rd., Oregon City, OR 97045, or to codeenforcement@clackamas.us.
4. **Potential Fines and Penalties:** The Clackamas County Code provides for Citation fine amounts of up to \$514 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. **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.
6. **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.
7. **Recurrences will result in additional Citations:** Finally, recurrences of abated violations may result in the issuance of a citation without prior notice.

After Recording Return to:
Four Point Legal, P.C.
John J. Christianson
2035 NW Front Avenue, Ste. 200
Portland, OR 97209

Until Further Notice, Send Tax Statements to:
Mitica D. Leontescu, Trustee
Carmen D. Leontescu, Trustee
23300 Stafford Hill Drive
West Linn, OR 97068

Clackamas County Official Records
Sherry Hall, County Clerk

2019-054047

09/06/2019 02:29:00 PM

D-D Cnt=1 Stn=7 LISA
\$20.00 \$16.00 \$10.00 \$62.00

\$108.00

Bargain & Sale Deed

Mitica D. Leontescu and Carmen D. Leontescu ("Grantors") convey to Mitica D. Leontescu and Carmen D. Leontescu, Trustees or their successors in trust of the **Mitica D. Leontescu Revocable Trust u/a/d September 5, 2019**, an undivided one-half interest, and to Carmen D. Leontescu and Mitica D. Leontescu, Trustees or their successors in trust of the **Carmen D. Leontescu Revocable Trust u/a/d September 5, 2019**, an undivided one-half interest, ("Grantees") all of Grantors' right, title and interest in and to that certain real property commonly known as 23300 Stafford Hill Drive, in the City of West Linn, County of Clackamas and State of Oregon and legally described as:

See "Exhibit A" attached hereto and incorporated herein.

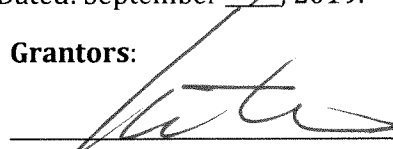
The true and actual consideration for this transfer is \$0. This transfer is for estate planning purposes.

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.

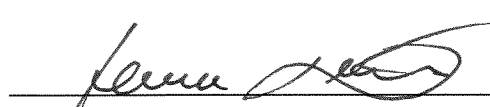
(Signatures on following page)

Dated: September 5, 2019.

Grantors:



Mitica D. Leontescu



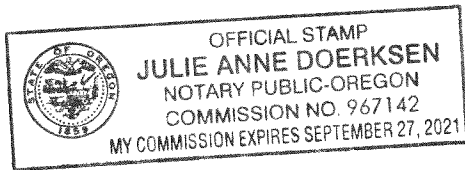
Carmen D. Leontescu

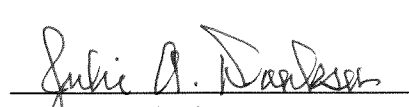
State of Oregon

ss.

County of Multnomah

This instrument was acknowledged before me on September 5, 2019 by **Mitica D. Leontescu** and **Carmen D. Leontescu**.





Notary Public for Oregon
My commission expires: 9.27.21

"EXHIBIT A"

A portion of Section 33, Township 2 South, Range 1 East of the Willamette Meridian, in the County of Clackamas and State of Oregon, being more particularly described as follows:

Beginning at a 5/8-inch iron rod which is South 89°49'30" East 1120.02 feet and South 31°32'36" East a distance of 492.96 feet from the Northwest corner of the Southwest quarter of said Section 33; and running thence North 47°32'39" East a distance of 6.70 feet to a 5/8-inch iron rod at a point of non-tangent curvature, the radial center of which bears North 77°32'39" East; thence Northeasterly along the arc of a 50.00-foot radius curve to the right, through a central angle of 112°23'08", an arc distance of 98.08 feet (the long chord of which bears North 43°44'13" East 83.09 feet) to a 5/8-inch iron rod at a point of non-tangent curvature, the radial center of which bears South 09°55'47" West; thence North 33°30'28" East 23.74 feet to a 5/8-inch iron rod at a point of curvature; thence Northeasterly along the arc of a 180.00-foot radius curve to the left, through a central angle of 06°26'54", an arc distance of 20.26 feet (the long chord of which bears North 30°17'01" East 20.25 feet) to a 5/8-inch iron rod at a point of tangency; thence North 27°03'34" East 244.00 feet to a 5/8-inch iron rod at a point of curvature; thence Northeasterly along the arc of a 120.00-foot radius curve to the right, through a central angle of 61°55'34", an arc distance of 129.70 feet (the long chord of which bears North 58°01'22" East 123.48 feet) to a 5/8-inch iron rod at a point of reverse curvature; thence Northeasterly along the arc of an 80.00-foot radius curve to the left, through a central angle of 133°03'49", an arc distance of 185.79 feet (the long chord of which bears North 22°27'15" East 146.76 feet) to a 5/8-inch iron rod at a point of reverse curvature; thence Northwesterly along the arc of a 220.00-foot radius curve to the right, through a central angle of 23°36'26", an arc distance of 90.64 feet (the long chord of which bears North 32°16'27" West 90.00 feet) to a 5/8-inch iron rod at a point of tangency; thence North 20°28'14" West 481.40 feet to a 5/8-inch iron rod; thence North 31°56'01" West 288.00 feet to a 5/8-inch iron rod; thence North 05°46'24" West 260.00 feet to a 5/8-inch iron rod; thence North 22°30'41" West 245.00 feet to a 5/8-inch iron rod; thence North 41°48'12" West 66.00 feet to a 5/8-inch iron rod; thence North 29°25'48" East 92.70 feet to a 5/8-inch iron rod; thence North 34°55'48" East 126.00 feet to a 5/8-inch iron rod on the Southerly line of the excepted parcel in that certain described tract in Book 571, Page 329, Deed Records of Clackamas County; thence North 60°00'48" East along said Southerly line 253.90 feet to an iron pipe; thence North 80°10'48" East along said Southerly line 229.03 feet to an iron pipe; thence North 83°31'48" East along said Southerly line 461.84 feet to a 5/8-inch iron rod on the Southerly right-of-way line of Turner Road; thence South 42°52'16" East along said Southerly right-of-way line 49.70 feet to a 5/8-inch iron rod; thence leaving said Southerly right-of-way line South 83°31'48" West 490.16 feet to a 5/8-inch iron rod; thence South 80°10'48" West 220.75 feet to a 5/8-inch iron rod; thence South 60°00'48" West 237.88 feet to a 5/8-inch iron rod; thence South 34°55'48" West 115.18 feet to a 5/8-inch iron rod; thence South 29°25'48" West 62.12 feet to a 5/8-inch iron rod; thence South 41°48'12" East 44.14 feet to a 5/8-inch iron rod; thence South 22°30'40" East 251.46 feet to a 5/8-inch iron rod at a point of curvature; thence Southeasterly along the arc of a 280.00-foot radius curve to the left, through a central angle of 57°58'57", an arc distance of 283.36 feet (the long chord of which bears South 51°59'01" East 271.42 feet) to a 5/8-inch iron rod at a point of reverse curvature; thence Southeasterly along the arc of a 120.00-foot radius curve to the right, through a central angle of 115°22'36", an arc distance of 241.64 feet (the long chord of which bears South 23°17'12" East 202.84 feet) to a 5/8-inch iron rod at a point of non-tangent curvature, the radial center of which bears North 55°35'54" West; thence North 87°07'27" East 200.00 feet to a 5/8-inch iron rod; thence North 39°01'54" East 350.00 feet to a 5/8-inch iron rod; thence North 76°06'51" East 434.00 feet to a 5/8-inch iron rod; thence South 48°41'12" East 480.00 feet to a 5/8-inch iron rod; thence South 66°04'29" West 897.00 feet to a 5/8-inch iron rod; thence South 19°48'23" West 400.00 feet to a 5/8-inch iron rod; thence North 76°01'30" West 57.96 feet to a 5/8-inch iron rod at a point of curvature; thence Southwesterly along the arc of a 90.00-foot radius curve to the left, through

a central angle of $58^{\circ}27'33''$, an arc distance of 91.83 feet (the long chord of which bears South $74^{\circ}44'43''$ West 87.90 feet) to a 5/8-inch iron rod at a point of intersection; thence Southwesterly along the arc of a 120.00-foot radius curve to the right, through a central angle of $123^{\circ}28'06''$, an arc length of 258.59 feet (the long chord of which bears South $27^{\circ}15'07''$ West 211.38 feet) to a 5/8-inch iron rod at a point of reverse curvature; thence Southwesterly along the arc of an 80.00-foot radius curve to the left, through a central angle of $61^{\circ}55'34''$, an arc distance of 86.46 feet (the long chord of which bears South $58^{\circ}01'23''$ West 82.32 feet) to a 5/8-inch iron rod at a point of tangency; thence South $27^{\circ}03'34''$ West 244.00 feet to a point of curvature; thence Southwesterly along the arc of a 220.00-foot radius curve to the right, through a central angle of $06^{\circ}26'54''$, an arc distance of 24.76 feet (the long chord of which bears South $30^{\circ}17'01''$ West 24.75 feet) to a 5/8-inch iron rod at a point of tangency; thence South $33^{\circ}30'28''$ West 23.74 feet to a 5/8-inch iron rod at a point of non-tangent curvature, the radial center of which bears South $57^{\circ}05'10''$ West; thence Southwesterly along the arc of a 50.00-foot radius curve to the right, through a central angle of $140^{\circ}27'29''$, an arc distance of 122.57 feet (the long chord of which bears South $37^{\circ}18'54''$ West 94.10 feet) to a 5/8-inch iron rod at a point of non-tangent curvature, the radial center of which bears North $17^{\circ}32'39''$ East; thence South $47^{\circ}32'39''$ West 206.70 feet to a point of curvature; thence Southwesterly along the arc of a 475.00-foot radius curve to the left, through a central angle of $65^{\circ}00'00''$, an arc distance of 538.87 feet (the long chord of which bears South $15^{\circ}02'39''$ West 510.44 feet) to a 5/8-inch iron rod at a point of tangency; thence South $17^{\circ}27'21''$ East 234.42 feet to a 5/8-inch iron rod at a point of curvature; thence Southwesterly along the arc of a 525.00-foot radius curve to the right, through a central angle of $51^{\circ}35'09''$, an arc distance of 472.68 feet (the long chord of which bears South $08^{\circ}20'13''$ West 456.88 feet) to a point of non-tangency; thence North $55^{\circ}52'12''$ West 25.00 feet to a point of non-tangent curvature, the radial center of which bears North $55^{\circ}52'12''$ West; thence Northeasterly along the arc of a 500.00-foot radius curve to the left through a central angle of $26^{\circ}33'58''$, an arc distance of 231.83 feet (the long chord of which bears North $20^{\circ}50'49''$ East 229.76 feet) to a point of non-tangency; thence North $82^{\circ}26'10''$ West 25.00 feet to a point of non-tangent curvature, the radial center of which bears North $82^{\circ}26'10''$ West; thence Northeasterly along the arc of a 475.00-foot radius curve to the left through a central angle of $25^{\circ}01'11''$, an arc distance of 207.42 feet (the long chord which bears North $04^{\circ}56'46''$ West 205.78 feet) to a point of tangency; thence North $17^{\circ}27'21''$ West 234.42 feet to a 5/8-inch iron rod at a point of curvature; thence Northeasterly along the arc of a 525.00-foot radius curve to the right, through a central angle of $65^{\circ}00'00''$, an arc distance of 595.59 feet (the long chord of which bears North $15^{\circ}02'39''$ East 564.16 feet) to a 5/8-inch iron rod at a point of tangency; thence North $47^{\circ}32'39''$ East 200.00 feet to the point of beginning.

TOGETHER WITH those easements as set forth in Restated Declaration recorded July 7, 1988, Recorder's Fee No. 88-27277, and by Amendment recorded July 21, 1988, Recorder's Fee No. 88-29476, and by Amendment recorded May 28, 1992, Recorder's Fee No. 92-32100.



Citation No. 2600058

Case No. V0005826

ADMINISTRATIVE CITATION

Date Issued: July 14, 2026

Name and Address of Person(s) Cited:

Name:	Mitica D. Leontescu Trustee	Carmen D. Leontescu Trustee
	Mitica D. Leontescu Revocable Trust u/a/d	Carmen. D. Leontescu Revocable Trust u/a/d
Mailing Address:	23300 SW Stafford Hill Dr	23300 SW Stafford Hill Dr
City, State, Zip:	West Linn, OR 97068	West Linn, OR 97068

Date Violation(s) Confirmed: On the 14th day of July, 2026 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): 23300 SW Stafford Hill Dr., West Linn, OR 97068

Legal Description: T2S, R1E Section 33, Tax Lot(s) 01112

Law(s) Violated:

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

Description of the violation(s):

- 1) Outdoor patio cover built without approved permits or approved inspections.

Minimum Civil Penalty \$1,029.00 - Maximum Civil Penalty \$3,601.00 Fine \$528.00

- 2) Installation of plumbing, electrical and mechanical for a kitchen in an accessory structure without approved permits or inspections.

Minimum Civil Penalty \$1,029.00 - Maximum Civil Penalty \$3,601.00 Fine \$528.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$.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 \$102.00 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: Jennifer Kauppi
Telephone No.: 503-742-4759

Date: July 14, 2026
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. If you fail to exercise one of the following options within fifteen calendar days of the citation date, the County may request a Default Order from the Compliance Hearings Officer finding you in violation and assessing fines and monthly administrative fees, or the County may request a hearing before the Compliance 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 including the administrative compliance fees that have accrued.
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 number and Case number; 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. Until the violation is abated a monthly administrative compliance fee is being assessed.
4. 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: _____



CLACKAMAS
COUNTY

DEVELOPMENT SERVICES BUILDING
DTD - CODE ENFORCEMENT

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

FIRST-CLASS
AUTO LETTER



US POSTAGE TM PITNEY BOWES



ZIP 97045 \$ 000.621
02 7W
0008029510 JUL 14 2026

LEONTESCU, MITICA
RETURN TO SENDER
TEMPORARILY AWAY
BC: 97045430250
2929-01498-18-18

Mitica D. Leontescu Trustee
Mitica D. Leontescu Revocable Trust u/a/d
23300 SW Stafford Hill Dr
West Linn, OR 97068

.. 9326020207704737

END
22 FRAMES 57068

EXHIBIT D - PAGE 3 OF 5



Citation No. 2600058

Case No. V0005826

ADMINISTRATIVE CITATION

Date Issued: July 14, 2026

Name and Address of Person(s) Cited:

Name:	Mitica D. Leontescu Trustee	Carmen D. Leontescu Trustee
	Mitica D. Leontescu Revocable Trust u/a/d	Carmen. D. Leontescu Revocable Trust u/a/d
Mailing Address:	23300 SW Stafford Hill Dr	23300 SW Stafford Hill Dr
City, State, Zip:	West Linn, OR 97068	West Linn, OR 97068

Date Violation(s) Confirmed: On the 14th day of July, 2026 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): 23300 SW Stafford Hill Dr., West Linn, OR 97068

Legal Description: T2S, R1E Section 33, Tax Lot(s) 01112

Law(s) Violated:

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

Description of the violation(s):

- 1) Outdoor patio cover built without approved permits or approved inspections.

Minimum Civil Penalty \$1,029.00 - Maximum Civil Penalty \$3,601.00 Fine \$528.00

- 2) Installation of plumbing, electrical and mechanical for a kitchen in an accessory structure without approved permits or inspections.

Minimum Civil Penalty \$1,029.00 - Maximum Civil Penalty \$3,601.00 Fine \$528.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$.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 \$102.00 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: Jennifer Kauppi
Telephone No.: 503-742-4759

Date: July 14, 2026
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. If you fail to exercise one of the following options within fifteen calendar days of the citation date, the County may request a Default Order from the Compliance Hearings Officer finding you in violation and assessing fines and monthly administrative fees, or the County may request a hearing before the Compliance 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 including the administrative compliance fees that have accrued. 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 Beavercreek 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 number and Case number; 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. Until the violation is abated a monthly administrative compliance fee is being assessed.
4. 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: _____

V0005826 - 23300 SW Stafford Hill Dr - Returned Citation



Kauppi, Jennifer

To ● 'MITICA@CREATIVEFD.COM'; ● 'dannamitica@yahoo.com'

[↩ Reply](#) [↩ Reply All](#) [→ Forward](#) [⋮](#)

Thu 7/23/2026 10:41 AM

 26-07-23 Returned Mail - Citation - Mitica.pdf
1 MB

 26-07-14 Citation 2600058.pdf
234 KB

Hello,

Please see the attached citation that was returned to us in the mail today.

Thank you

Jennifer Kauppi – Code Enforcement Specialist
Clackamas County | Transportation & Development | Code Enforcement

503-742-4759 (Office)
150 Beavercreek Road, Oregon City, OR 97045
Hours: Mon-Fri from 6:30 a.m. until 4:00 p.m.
Lobby Hours: 8:00 am until 4:00 pm Mon-Thurs

 WERE YOU HAPPY WITH THE SERVICE YOU RECEIVED TODAY?

Kauppi, Jennifer

From: Mitica Leontescu <mitica@creativefd.com>
Sent: Thursday, July 23, 2026 3:01 PM
To: Kauppi, Jennifer
Subject: Fwd: V0005826 - 23300 SW Stafford Hill Dr - Returned Citation
Attachments: image001.png; 26-07-23 Returned Mail - Citation - Mitica.pdf; 26-07-14 Citation 2600058.pdf

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

Jennifer, I am on vacation in Europe at the moment. My wife operated an illegal business out of the barn and she is responsible for resolving the issues with the violation. I’m under a restraining order and I have no access to the property as we are going through a divorce. You can contact her at 503-969-8850. She has continued to host events on the property even though I asked her to stop. She is extremely stubborn. I do not want to get divorce attorneys involved because the will skin me alive but you need to deal with her on this issue. Thank you! Mitica
Sent from my iPhone

Begin forwarded message:

From: Mitica Leontescu <mitica@creativefd.com>
Date: July 23, 2026 at 10:54:19 PM GMT+1
To: Daniela Leontescu <dannamitica@yahoo.com>
Subject: Fwd: V0005826 - 23300 SW Stafford Hill Dr - Returned Citation

You need to deal with this situation, you created this problem. Any fees will be your responsibility.
Sent from my iPhone

Begin forwarded message:

From: "Kauppi, Jennifer" <JKauppi@clackamas.us>
Date: July 23, 2026 at 6:41:39 PM GMT+1
To: Mitica Leontescu <mitica@creativefd.com>, dannamitica@yahoo.com
Subject: V0005826 - 23300 SW Stafford Hill Dr - Returned Citation

Hello,

Please see the attached citation that was returned to us in the mail today.

Thank you

Jennifer Kauppi – Code Enforcement Specialist
Clackamas County | Transportation & Development | Code Enforcement

503-742-4759 (Office)
150 Beavercreek Road, Oregon City, OR 97045
Hours: Mon-Fri from 6:30 a.m. until 4:00 p.m.
Lobby Hours: 8:00 am until 4:00 pm Mon-Thurs



Citation No. 2600058

Case No. V0005826

ADMINISTRATIVE CITATION AMENDED

Date Issued: August 19, 2026

Name and Address of Person(s) Cited:

Name:	Mitica D. Leontescu Trustee	Carmen D. Leontescu Trustee
	Mitica D. Leontescu Revocable Trust u/a/d	Carmen. D. Leontescu Revocable Trust u/a/d
Mailing Address:	23300 SW Stafford Hill Dr	23300 SW Stafford Hill Dr
City, State, Zip:	West Linn, OR 97068	West Linn, OR 97068

Date Violation(s) Confirmed: On the 19th day of August, 2026 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): 23300 SW Stafford Hill Dr., West Linn, OR 97068

Legal Description: T2S, R1E Section 33, Tax Lot(s) 01112

Law(s) Violated:

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

Description of the violation(s):

- 1) Outdoor patio cover built without approved permits or approved inspections.

Minimum Civil Penalty \$750.00 - Maximum Civil Penalty \$1,000.00

Fine \$528.00

- 2) Installation of plumbing, electrical and mechanical for a kitchen in an accessory structure without approved permits or inspections.

Minimum Civil Penalty \$750.00 - Maximum Civil Penalty \$1,000.00

Fine \$528.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$1,056.00. 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 \$102.00 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: Jennifer Kauppi

Date: August 19, 2026

Telephone No.: 503-742-4759

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. If you fail to exercise one of the following options within fifteen calendar days of the citation date, the County may request a Default Order from the Compliance Hearings Officer finding you in violation and assessing fines and monthly administrative fees, or the County may request a hearing before the Compliance 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 including the administrative compliance fees that have accrued. 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 number and Case number; 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. Until the violation is abated a monthly administrative compliance fee is being assessed.
4. 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: _____

AMENDED CITATION - 23300 SW Stafford Hill Dr



Kauppi, Jennifer

To • 'MITICA@CREATIVEFD.COM'; • 'dannamitica@yahoo.com'

Reply Reply All Forward

Wed 8/19/2026 9:15 AM



26-08-19 Amended Citation 2600058.pdf
236 KB

Hello,

Please see the attached amended citation that is being mailed to you today. The civil penalty range has been corrected to reflect what is currently shown in County Code. Please be advised that I am preparing this file to move forward to a Code Enforcement Hearing.

Thank you

Jennifer Kauppi – Code Enforcement Specialist
Clackamas County | Transportation & Development | Code Enforcement

503-742-4759 (Office)
150 Beavercreek Road, Oregon City, OR 97045
Hours: Mon-Fri from 6:30 a.m. until 4:00 p.m.
Lobby Hours: 8:00 am until 4:00 pm Mon-Thurs



WERE YOU HAPPY WITH THE SERVICE YOU RECEIVED TODAY?

EXHIBIT F _ PAGE 3 OF 3