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

Si quiere solicitar servicios de traducción o adaptaciones para la discapacidad, contáctenos en/al **DTDcompliance@clackamas.us** | **503-742-4400**.

Чтобы запросить перевод или приспособления, связанные с инвалидностью, пожалуйста, свяжитесь с нами по:
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**.

如需翻译服务或残障相关的协助，请与我们联系：
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

CLACKAMAS COUNTY

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT
DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

NOTICE OF HEARING

October 6, 2026

Roberto Perez Gonzalez
2068 W 64th St.
Los Angeles, CA 90047

RE: County of Clackamas v. Robert Perez Gonzalez
File: V0018326

Hearing Date: November 12, 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

You may contact Shane Potter, Code Compliance Specialist for Clackamas County at (503) 742-4465, 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.

CLACKAMAS COUNTY

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. 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 Shane Potter at SPotter@clackamas.us or mail your evidence, **no later than 4 working days prior to the hearing** to:

Shane Potter
150 Beavercreek 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 Shane Potter at 503-742-4465 **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/83989134918?pwd=xBsri7zAcesILXyyzfcNs17r6QRWTl.1

Passcode: 839117

+19712471195,,83989134918# US (Portland) 16027530140,,83989134918# US +(Phoenix)

Join via Audio:

+1 971 247 1195 US (Portland)
+1 602 753 0140 US (Phoenix)
+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)
+1 689 278 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
+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)

Webinar ID: 839 8913 4918

International number available: https://clackamascounty.zoom.us/u/kelvaWryMM

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. LOS PINCHES TACOS AND ROBERTO GONZALEZ, Respondents.	File No: V0018326 COMPLAINT AND REQUEST FOR HEARING

I, Shane Potter, Code Enforcement Specialist for Clackamas County, allege the following:

1.

Respondent's mailing address is: 2068 W 64th St., Los Angelas, CA 90047.

2.

The Respondents occupies the address or location of the violation(s) of law alleged in this Complaint is right of in front of property located at 11250 SE 82nd Ave., Happy Valley, OR 97086, also known as the right of way in front of T1S, R2E, Section 33BC, Tax Lot No Tax Lot, and is located in Clackamas County, Oregon. The property lies in the RTL (Retail Commercial) zone and is the location of violation(s) asserted by the County.

3.

On or about the 13th day of July, 2026 and on or about the 14th day of July 2026 the Respondents violated the following laws, in the following ways:

a. Respondents violated the Clackamas County Code Title 12 Zoning and Development Ordinance Section 12.510 by operating a commercial business without land use approval. This violation is a Priority 3 violation pursuant to the Clackamas County Violation Priorities.

4.

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

5.

Notice of the Violations was given to Respondents in the following manner: Violation Notice July 13, 2026 and Citation and Complaint #2600183 - 1 in the amount of $316.00 was mailed via first class mail on July 16, 2026. A copy of the notice document is attached to this Complaint as exhibits C and E, and incorporated by this reference.

6.

Based on these allegations, petitioner requests that a hearing be set in this matter. Petitioner seeks an Order from the Hearings Officer granting the following relief:

1. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondents to immediately abate the violation 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 Zoning Code Priority 3 violation being $514.00 to $1,543.00 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 2nd day of October 2026.

Shane Potter
Code Enforcement Specialist
FOR CLACKAMAS COUNTY

CLACKAMAS COUNTY, Petitioner, v. LOS PINCHES TACOS AND ROBERTO GONZALEZ, Respondents.	File No.: V0018326 STATEMENT OF PROOF

History of Events and Exhibits:

Exhibit A	Respondents' Roberto Gonzalez mailing address is 2068 W 64th St., Los Angelas, CA 90047. Respondents occupy right of way in front of property located at 11250 SE 82nd Ave., Happy Valley, OR 97086, also known as T1S, R2E, Section 33BC, Tax Lot No Tax Lot, located within Clackamas County. The area is zoned RTL (Retail Commercial) Exhibit A page 2. Pages 3 through 7 are documentation provided by engineering showing the location of the right of way.
April 22, 2026	Clackamas County opened a violation after receiving numerous complaints about a food stand blocking the sidewalk.
June 2, 2026 Exhibit B	Code Enforcement Specialist Shane Potter received an email from Sergeant Ross Clemson with the Clackamas County Sheriff's Department regarding a contact they had on May 10, 2026, with the operators of the food stand. There also have been numerous discussions with deputies regarding ongoing activities taking place daily at this location for the food cart. The exhibit also contains photos obtained from social media in 2025 showing the activities and advertising at this location.
July 13, 2026 Exhibit C	A Notice of Violation was prepared for Zoning Ordinance violation for operating a food stand. The notice provided an immediate pause to the activities until approval could be obtained. The notice was mailed first class mail to Roberto Perez Gonzalez and a copy was served to Roberto Aquire at the food stand on this same day. I also sent a copy of this letter to a representative at the Oregon Department of Transportation by email on this date. The notice was not returned to the County.

July 14, 2026 Exhibit D	Clackamas County Deputy Aaron Clark emailed County Staff to confirm that the sidewalk remained blocked by the food stand.
July 16, 2026 Exhibit E	CES Potter issued Citation #2600183 – 1 for a Priority 3 Zoning Ordinance violation, in the amount of $316.00. The citation was mailed first class mail to Roberto Perez Gonzalez and was served to employee Mateo Francisco Alexis at Los Pinches Tacos food stand. The citation was not returned to the County. The citation was paid.
July 19, 2026 To Present Exhibit F	Clackamas County Code continued to receive updates from Clackamas County Sheriff's Deputy Aaron Clark mostly by email with a few photos beginning on July 19, 2026. Specifically, the dates of emails received were on July 19, 2026, July 20, 2026, July 26, 2026, August 2, 2026, August 10, 2026, August 10, 2026, August 11, 2026, August 24, 2026, and September 1, 2026. The County has continued to receive updates from the Sheriff's Department verbally regarding ongoing violations of the food stand located on the sidewalk in this same location continuously throughout this time and continuing as of the date of this report. Photos were included for dates July 26, 2026, Exhibit F page 1, August 2, 2026, page 2, and September 1, 2026, page 3.
October 2, 2026	Clackamas County referred this matter to the Code Enforcement Hearings Officer.

If the Hearings Officer affirms the County's position that a violation of a Zoning Ordinance for operating a food stand without land use approval exists on the subject property, the County requests a Final Order. There are no options for them to operate while they go through the land use process, so staff find no way for a path for a Continuing Order in this case. Also, there is no approval process on the right of way that staff is aware of. The County is requesting the Respondents:

- Citation No. 2600183 - 1 for $316.00 for a Priority 3 Zoning Ordinance violation was paid.
- Assessment of a civil penalty between $514.00 and $1,543.00 for a Priority 3 Zoning Ordinance violation, for date cited July 16, 2026.
- Assessment of Administrative Compliance fee beginning on July 13, 2026 the date of the Notice of Violation is as follows:
    - Calculated at a rate of $102 per month (starting July 13, 2026) for 4 months for a total amount of $408.00 as of the date of this report.
- If the violations are not abated the County may request authorization for further enforcement action including to proceed to Circuit Court.
- The County requests the Hearing's Officer to permanently enjoin the Respondents from violating these laws in the future.
- The County would also ask that reimbursement be ordered for any expense the County incurs in collection of these monies.

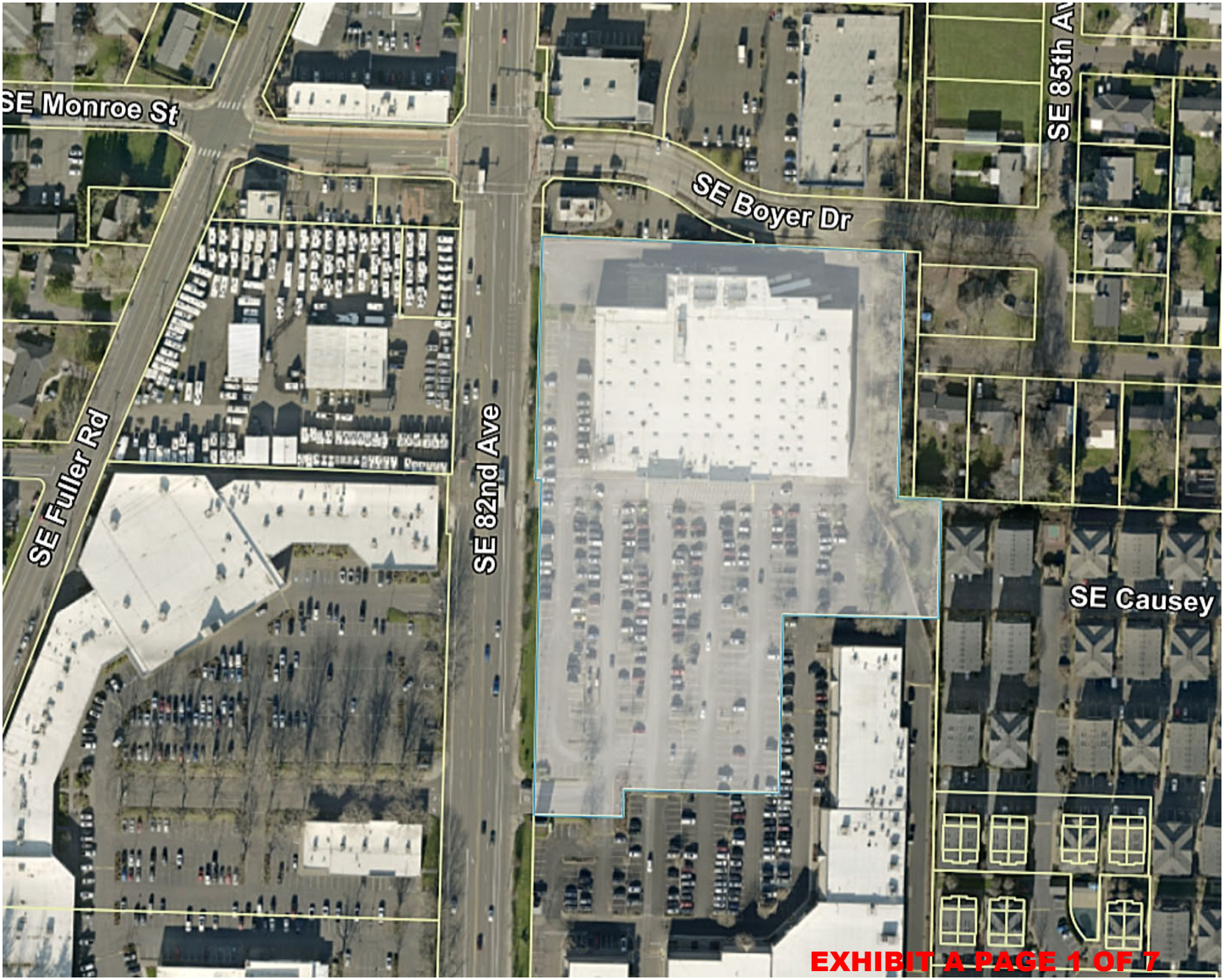
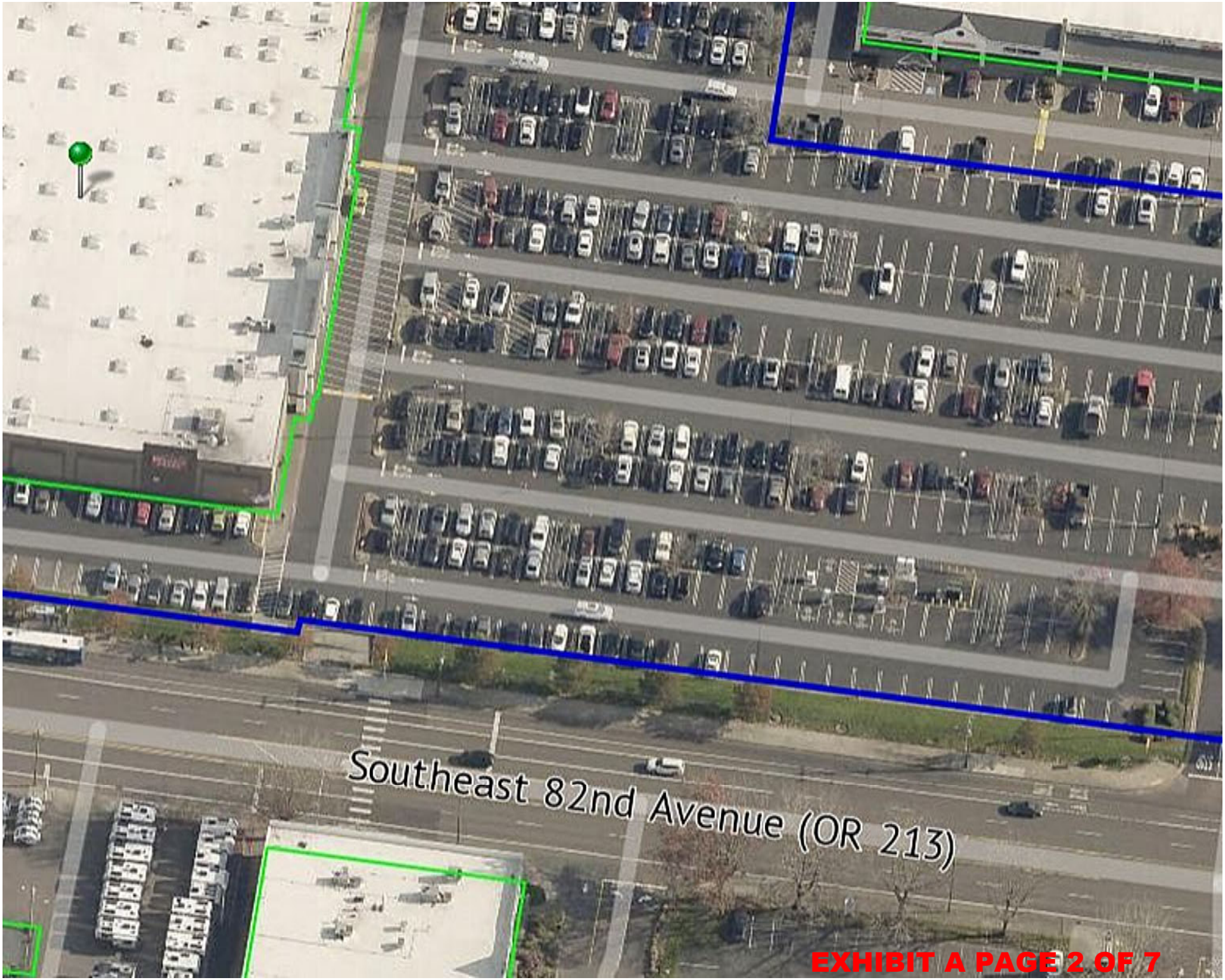


EXHIBIT A PAGE 1 OF 7


Southeast 82nd Avenue (OR 213)

From: Cutshall, Doug
To: Hager, Carol
Cc: Potter, Shane
Subject: RE: Right of Way Questions
Date: Wednesday, July 8, 2026 3:54:46 PM
Attachments: Winco.docx
image001.png
image002.jpg
image005.jpg
image006.jpg
image007.jpg
image008.jpg
serve - 2026-07-08T132123.242.tiff
WINCO SIDEWALK.pdf
image004.png

Hi Carol and Shane,
Please find attached a map showing the controlling centerline monuments (red circles with X's) of 82nd Avenue also known State Highway 213. Also attached is the latest State Highway right of way map between Causey Avenue and Boyer Drive showing the centerline and controlling monuments. The last attachment is a PDF aerial depicting the referenced centerline monuments and right of way as they relate to the improvements. I was able to see the centerline monuments in the aerial as a white spot in the road.
It appears to me that the complaint should go to the State or ODOT, since the state owns the dirt (fee title absolute) under their highway. Please let me know if you have any questions. Thank you,
Doug

Clackamas County Development Services staff will:

- ***NEVER*** request payment via wire transfer or text message
- ***NEVER*** require all communication by email (they are happy to take calls at 503-742-4400)

1. **Customers should check before they respond to an email or text message requesting payment.**
   - Official staff emails end in **@clackamas.us** or **@co.clackamas.or.us**
   - Development Direct permitting system emails end in **@avolvecloud.net**

Douglas Cutshall
Surveying and Engineering Technician
Clackamas County I Transtransportaiton & Development I Transportation Engineering & Const
503-742-4669
150 Beavercreek Road
Oregon City, Or. 97045
Monday-Thursday 6:00 AM-4:30 PM

Follow Clackamas County: | | | | | |

-

From: Hager, Carol <CHager@clackamas.us>
Sent: Wednesday, July 8, 2026 8:06 AM
To: Cutshall, Doug <DougCut@clackamas.us>
Cc: Potter, Shane <SPotter@clackamas.us>
Subject: FW: Right of Way Questions

Hi Doug,

Could you please assist Shane with figuring out where the ROW line is in front of 11250 SE 82nd Ave. ? There is more background information in Shane's email below.

Carol Hager, SR/WA, R/W-RAC
Survey & Right-of-Way Supervisor
Clackamas County | Transportation & Development | Transportation Engineering & Const
150 Beavercreek Rd., Oregon City, OR 97045
503-742-4674 (office)
971-421-9530 (cell)
Hours of operation: Mon-Thu, 7am-5:30pm

From: Potter, Shane <SPotter@clackamas.us>
Sent: Wednesday, July 8, 2026 7:53 AM
To: Hager, Carol <CHager@clackamas.us>
Subject: Right of Way Questions

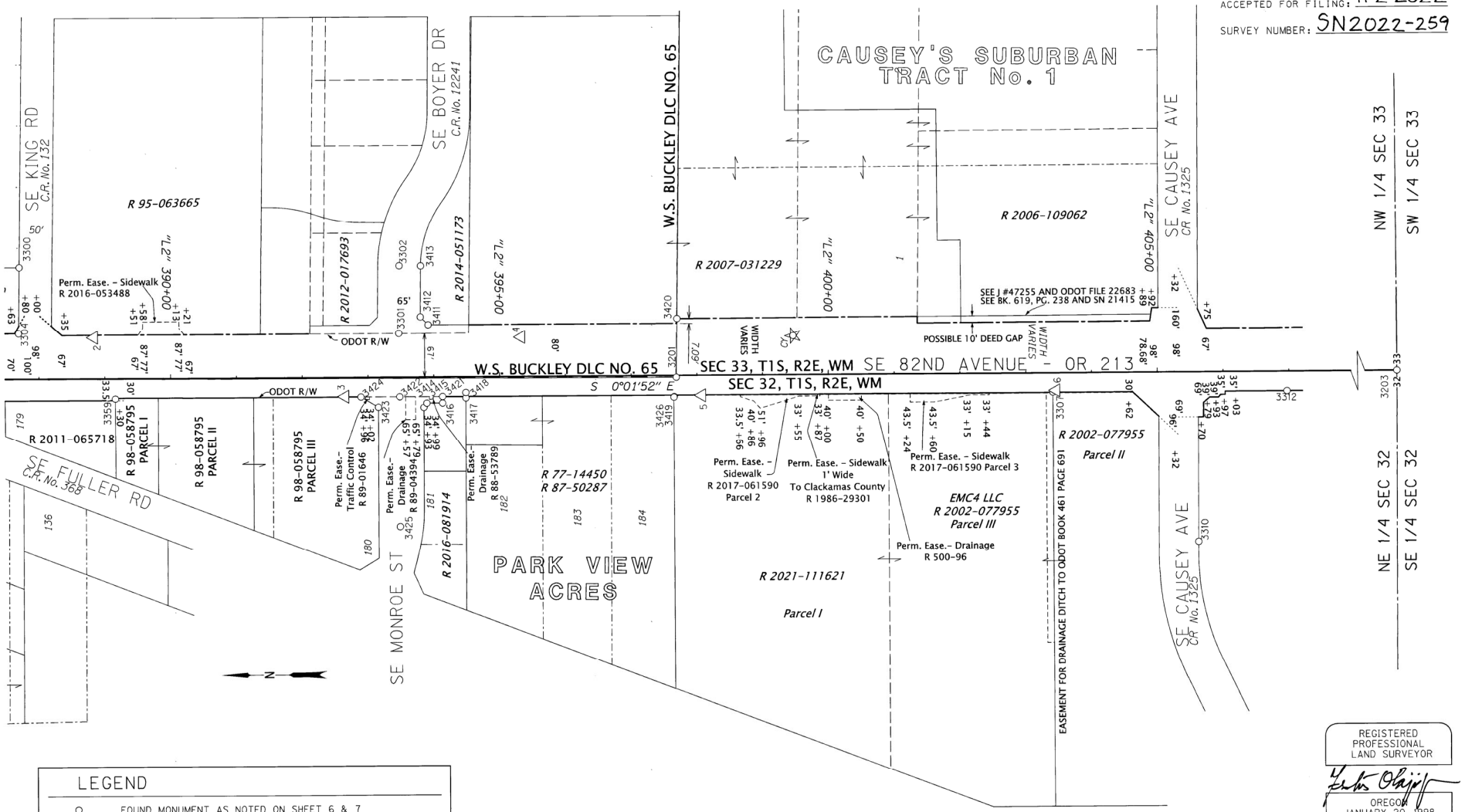
Hi Carol,

My name is Shane Potter I work with Code Enforcement. I had reached out to the roads with a question per our County Counsel for a question about right away at an address of 11250 SE 82nd Ave. I am hoping to speak with you or someone from your department not necessarily to have you do the work but see if you can assist me on where I can find the information on finding the exact property line information on whether the sidewalk and any portion of 82nd lies within their property line. I am needing to obtain proof of that for a file I am working on as we are addressing a violation for a vendor on a sidewalk in front of the Winco on one of these businesses. Any help you or your department can be to me would me much appreciated. I am in the office today and can be reached by TEAMs or feel free to call me at xtn 4465.


BOYER DRIVE
RIGHT OF WAY
RIGHT OF WAY
WINCO FOODS
SW CORNER WILLIAM
BUCKLEY DLC
CENTERLINE STATE HIGHWAY
213 AKA 82ND AVENUE
RIGHT OF WAY
RIGHT OF WAY
87.09'
RIGHT OF WAY
RIGHT OF WAY
77.09'
CAUSEY AVENUE

NE 1/4 SEC. 32, AND NW 1/4 SEC. 33, T.1S, R.2E, W.M.
W.S. BUCKLEY D.L.C. NO. 65, CLACKAMAS COUNTY, OREGON

CLACKAMAS COUNTY SURVEYOR
RECEIVED: 10-25-2022
ACCEPTED FOR FILING: 11-2-2022
SURVEY NUMBER: SN2022-259



LEGEND

- FOUND MONUMENT AS NOTED ON SHEET 6 & 7
- SET SECONDARY NETWORK STATION AS NOTED ON SHEET 2
- SET GPS STATION AS NOTED ON SHEET 2
- FOUND GPS STATION SET IN SN2019-041
- FOUND SECONDARY NETWORK POINT SET IN SN2019-041
- FOUND SECONDARY NETWORK POINT AS NOTED ON SHEET 2
- R — CLACKAMAS COUNTY DEED RECORDING NO.
- PROPERTY LINE
- SUBDIVISION LOT LINE
- OLD PROPERTY/SUBDIVISION LOT LINE
- RIGHT-OF-WAY
- EASEMENT
- FALSE CALL
- ACCESS CONTROL

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JANUARY 20, 1998
FESTUS I. OBIJIOFOR
2852
EXPIRES: 12-31-2022

OREGON DEPARTMENT OF TRANSPORTATION
GEODETIC CONTROL REPORT,
HORIZONTAL CONTROL, RECOVERY AND RETRACEMENT SURVEY
OR213 (82MD AVE) SE FOSTER RD - SE LINDY ST
CASCADE HIGHWAY NORTH (HWY. NO. 68)
MULTNOMAH COUNTY AND
CLACKAMAS COUNTY, OREGON

ODOT REGION 1, SURVEY UNIT
123 NW FLANDERS STREET
PORTLAND, OR 97209-4037
KEY NO. 21177
PHONE NUMBER: 503-731-3240
OCTOBER 04, 20
SCALE: 1" = 1(
SHEET 5 OF

EXHIBIT A PAGE 6 OF 7



EXHIBIT A PAGE 7 OF 7

From: Clemson, Ross
To: Clark, Aaron; Potter, Shane
Subject: RE: Mobile Vending Unit on 82nd Ave
Date: Tuesday, June 2, 2026 9:01:33 AM
Attachments: image002.png
image003.png

Mr. Potter,

Apologies for the late reply. On May 10th, Deputy Clark went out and performed a field contact where he contacted a couple individuals who were working the food cart on SE 82nd Ave near WinCo. He documented his interaction in a field contact report (CCSO case 26-08828). You should be able to receive a copy of this report if you go through our Records portal, here: https://clackamas.govqa.us/WEBAPP/_rs/(S(0t4ww4yq5zkqjpdmoienoi2s))/SupportHome.aspx

One of the individuals who appeared to be in charge was as follows:

Roberto Aguirre-Diego
DOB 02/24/1991
Male, 5'04" tall, 130 pounds, black hair, brown eyes
[redacted]

Let me know if you have any questions,

Ross

Sergeant Ross Clemson
Investigations Division - Child Abuse Team
Clackamas County Sheriff's Office
9101 SE Sunnybrook Blvd, Clackamas, OR 97015
Mail: 2223 Kaen Rd, Oregon City, OR 97045
www.JoinCCSO.com

A Tradition of Service Since 1845

Disclosure: Messages to and from this email address may be subject to Oregon Public Records Law.

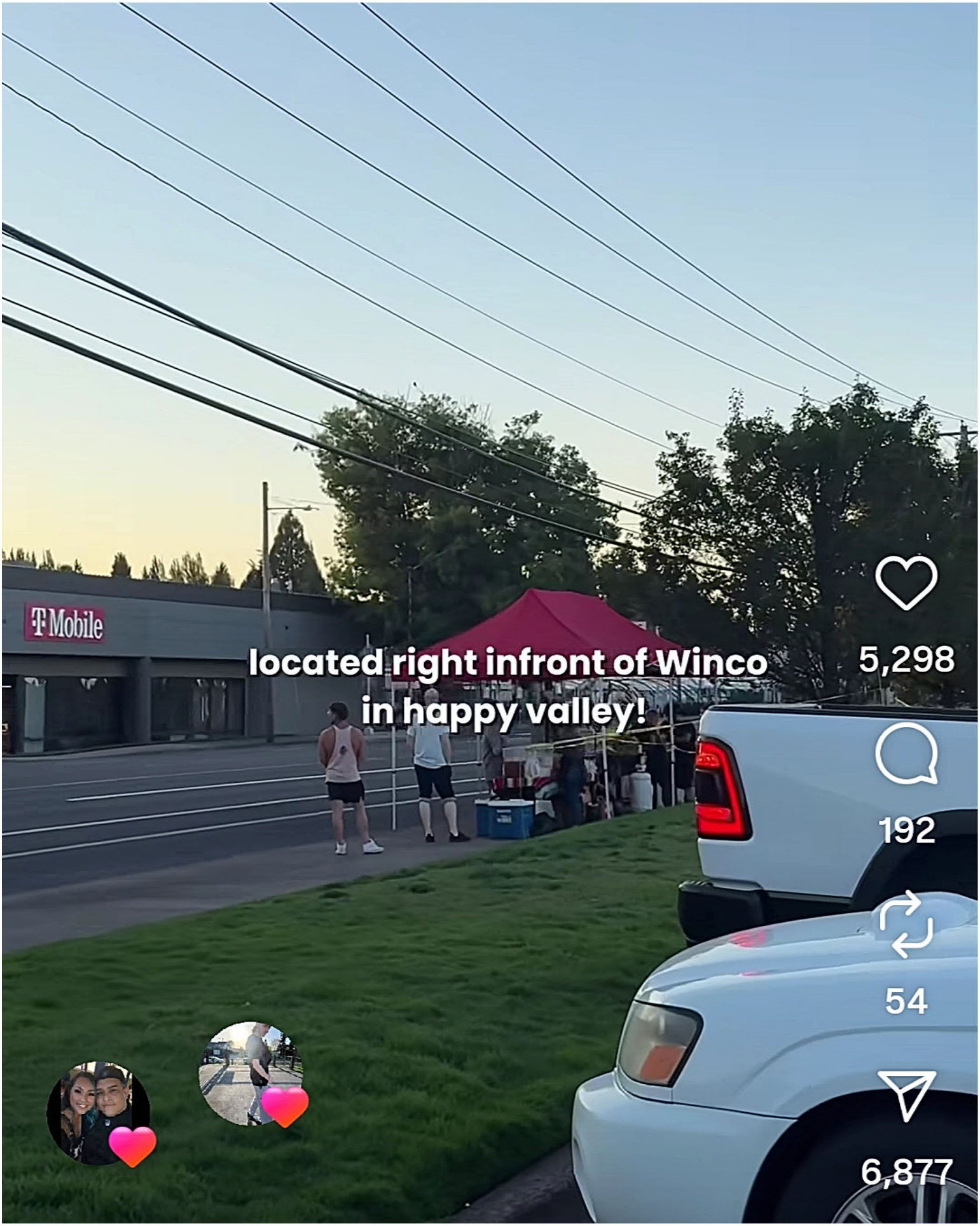


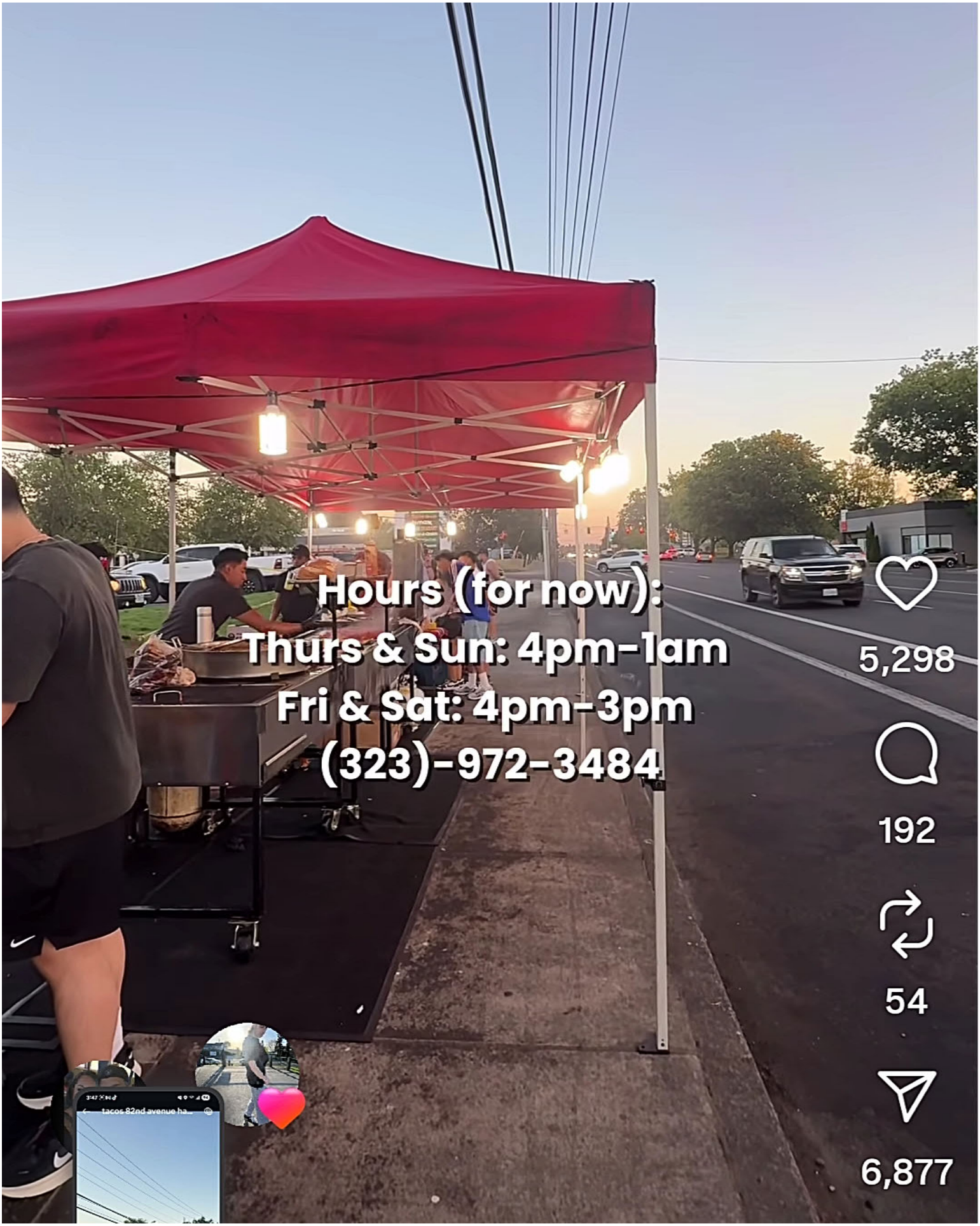
Puesto de tacos pop-up en la SE 82nd Ave! : r/Portland

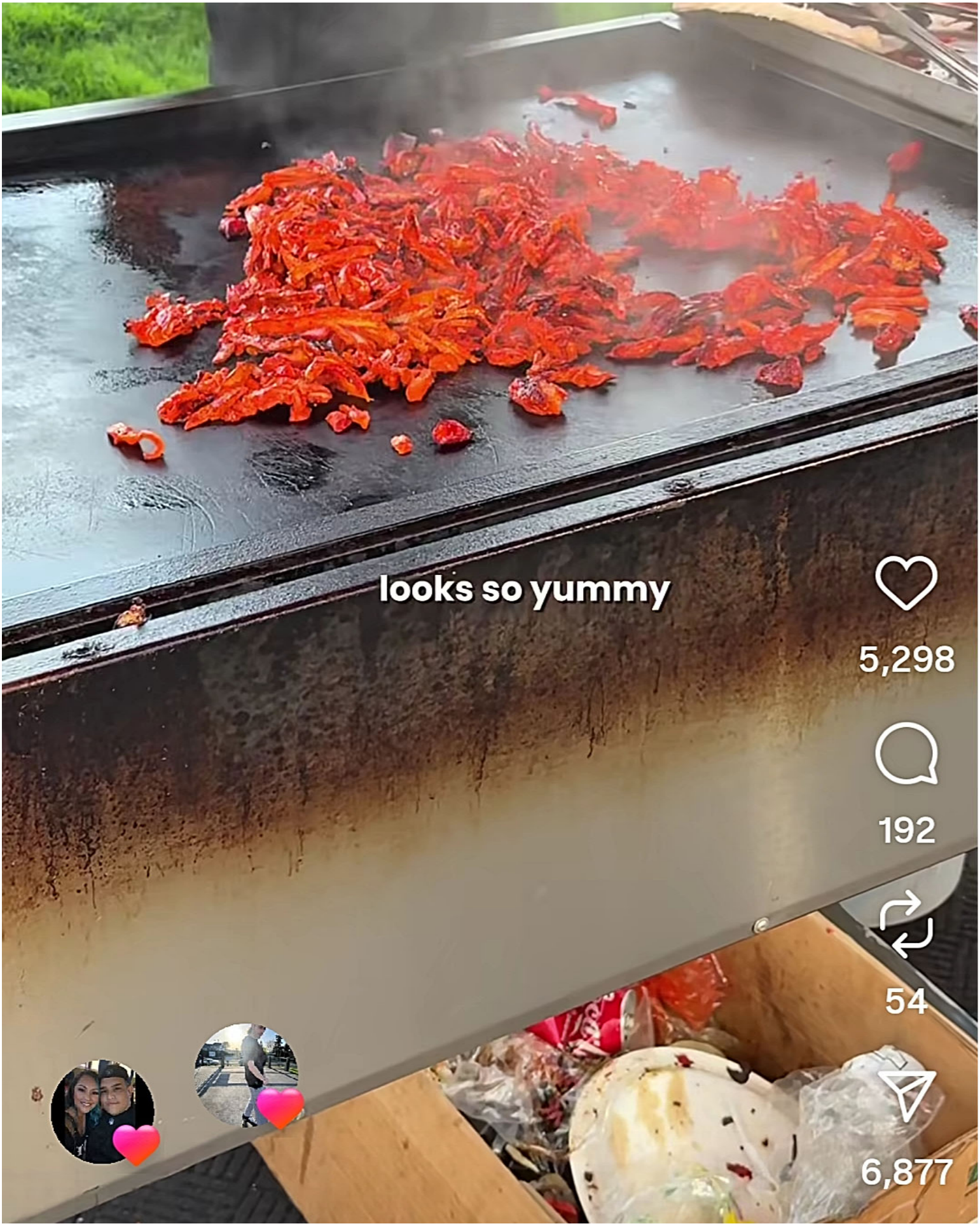
Visit ›

Images may be subject to copyright. Learn More


Los Pinches Tacos 🌮
📍Happy Valley OR
5,298
192
54
6,877
WARNING
AVISO

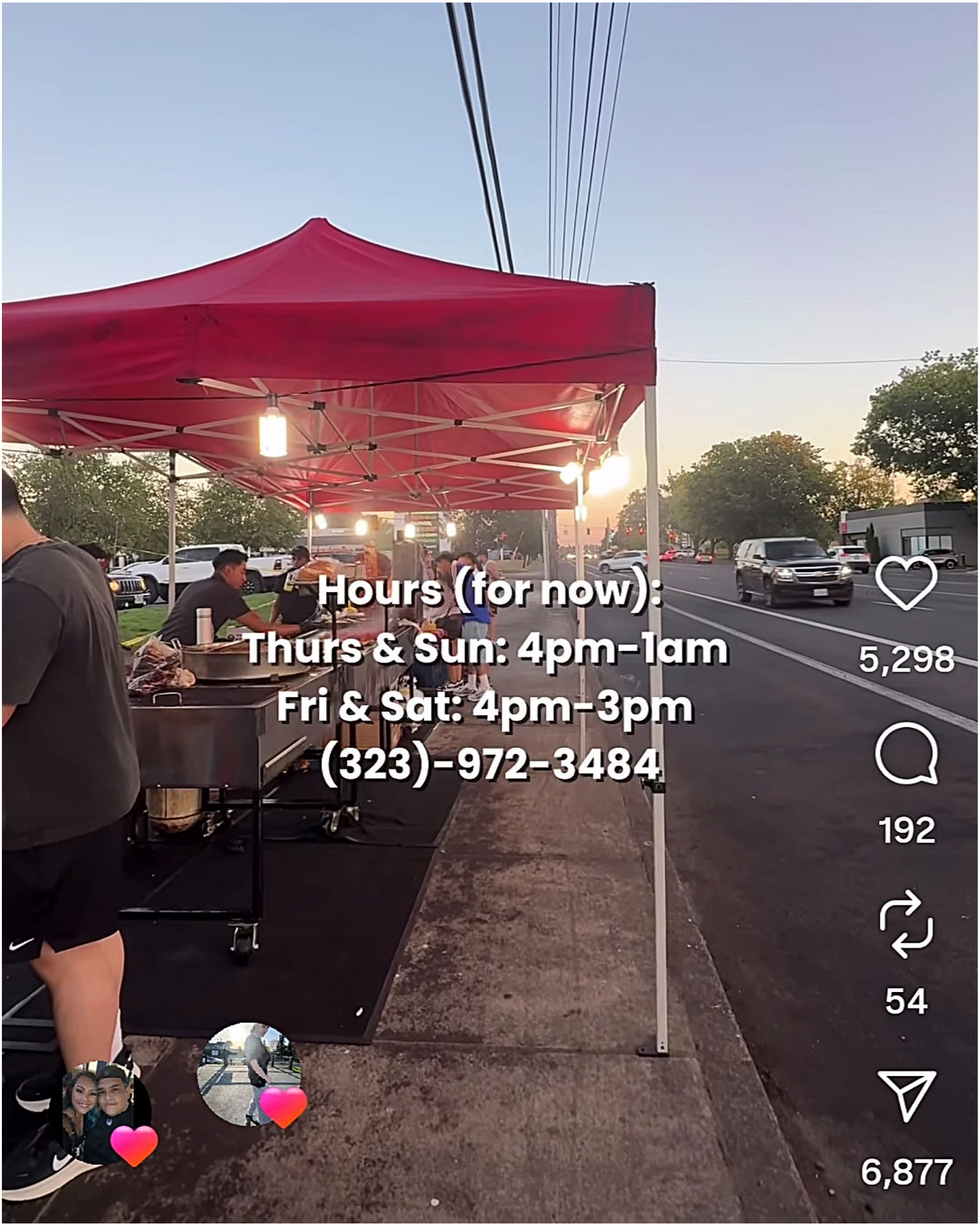

T-Mobile
located right infront of Winco
in happy valley!
5,298
192
54
6,877


Hours (for now):
Thurs & Sun: 4pm-1am
Fri & Sat: 4pm-3pm
(323)-972-3484
5,298
192
54
6,877


looks so yummy
5,298
192
54
6,877


5,298
192
54
6,877
tacos 82nd avenue ha...


Los Pinches Tacos 🌮
Happy Valley OR
5,298
192
54
6,877
WARNING
AVISO


Hours (for now):
Thurs & Sun: 4pm-1am
Fri & Sat: 4pm-3pm
(323)-972-3484
5,298
192
54
6,877

CLACKAMAS COUNTY

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT
DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

NOTICE OF VIOLATION

July 13, 2026

Violation No.: V0018326

Oregon Department of Transportation
355 Capitol Street NE, MS 11
Salem, OR 97301-3871

Los Pinches Tacos
No Situs
No Situs

Roberto Perez Gonzalez
2068 W 64th St.
Los Angeles, CA 90047

RE: CLACKAMAS COUNTY NO. V0018326

CLACKAMAS COUNTY CODE SECTIONS VIOLATED:

1. CLACKAMAS COUNTY CODE TITLE 12: ZONING AND DEVELOPMENT ORDINANCE – SECTION 12.510.03: USES PERMITTED

ZONING:	RTL (Retail Commercial)
SITE ADDRESS:	Right of way in front of 11250 SE 82nd Ave., Happy Valley, OR 97086
LEGAL DESCRIPTION	Right of way adjacent to T1S, R2E, SECTION 33BC, TAX LOT 01400

Dear Roberto Perez Gonzalez (Los Pinches Tacos)

Clackamas County has confirmed a food stand has been operating from this location without land use approval. This is a Priority 2 Zoning Ordinance Violation. You must abate the violation by immediately pausing the use until you have obtained land use approval and complied with all conditions of approval. To abate the violation, you must complete one of the following **NO LATER THAN: immediately**

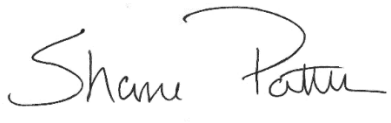
OPERATING A FOOD STAND WITHOUT LAND USE APPROVAL

1. Discontinue the use immediately;
2. Move the use to an approved parcel; or
3. Obtain land use approval. 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. (Note: Resuming your operation before meeting conditions of approval may result in further enforcement action unless otherwise stated by Planning and Zoning).

4. If the stand is moved to another location within Clackamas County, without first obtaining land use approval for that location, further enforcement action may occur without any further notice.

If you have questions concerning permit requirements, the online submittal process, or the land use process, please contact the department listed below at the phone number or email listed, or stop by the offices located at 150 Beavercreek Rd., Oregon City, OR 97045, Monday through Thursday between the hours of 8:00 a.m. and 4:00 p.m. The offices are closed on Fridays.



Shane Potter
Code Enforcement Specialist
Clackamas County Code Enforcement
Phone: 503-742-4465
spotter@clackamas.us

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 $102 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 Beavercreek 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 $528 and additional civil penalties imposed by the Hearings Officer of up to $3,601 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.

From: Thran, Michael
To: Heimbuck, Dave
Cc: Potter, Shane
Subject: RE: V0018326 - Right of way in front of 11250 SE 82nd Ave
Date: Monday, July 13, 2026 10:13:15 PM
Attachments: image001.png
image002.png

As of 9 pm, they are still out on the sidewalk and serving food.

From: Thran, Michael
Sent: Monday, July 13, 2026 5:22 PM
To: Heimbuck, Dave <dheimbuck@clackamas.us>
Cc: Potter, Shane <SPotter@clackamas.us>
Subject: RE: V0018326 - Right of way in front of 11250 SE 82nd Ave

Hey,
I served Roberto Agulre (2/2/1992) with the "Notice of Violation" and I explained the paperwork to him. I can keep you posted on if they actually abide by the violation later tonight.

-Thran

From: Heimbuck, Dave <dheimbuck@clackamas.us>
Sent: Monday, July 13, 2026 3:36 PM
To: Thran, Michael <mthran@clackamas.us>
Subject: FW: V0018326 - Right of way in front of 11250 SE 82nd Ave

I drove by Winco today and the food stand was S3. If they set up later tonight could you drop this off with an employee on behalf of Clackamas County code enforcement?

From: McClurg, Sara <saramcc@clackamas.us>
Sent: Friday, July 10, 2026 4:09 PM
To: Heimbuck, Dave <dheimbuck@clackamas.us>
Cc: Wildhaber, John <jwildhaber@clackamas.us>
Subject: FW: V0018326 - Right of way in front of 11250 SE 82nd Ave

Lt. Heimbuck –

Here is the violation letter that code enforcement is trying to get into the hands of the operators of the taco stand on SE 82nd next to Winco. Shane Potter was in hopes this could be submitted to the taco stand employees next Monday evening. I let him know this is not likely to be approved by Monday, and maybe not at all. Jeffrey Munns assisted

in crafting the language for this violation.

Sara McClurg
Outreach and Education

Clackamas County Sheriff's Office
9101 SE Sunnybrook Blvd., Clackamas, OR 97045
Mail: 2223 Kaen Road, Oregon City, OR 97045
Desk: 503-785-5077
saramcc@clackamas.us

From: Potter, Shane <SPotter@clackamas.us>
Sent: Friday, July 10, 2026 4:02 PM
To: McClurg, Sara <saramcc@clackamas.us>
Subject: V0018326 - Right of way in front of 11250 SE 82nd Ave

Hi Sara,

Attached is the violation letter we talked about for the mobile vending unit. If a deputy is able to post it that would be very beneficial.

Sincerely,

Shane Potter
Code Enforcement Specialist
Code Enforcement
Department of Transportation and Development
150 Beavercreek Rd., Oregon City, OR 97045
Primary Phone: 503-742-4465
spotter@clackamas.us
www.clackamas.us
Hours: M-F from 7:30 am until 4:00 pm
Lobby Hours are M-Th 8 am until 4:00 pm (Lobby closed to the public on Fridays)

Follow Clackamas County: Facebook | Twitter | YouTube | Nextdoor

From: Clark, Aaron <aclark@clackamas.us>
Sent: Tuesday, July 14, 2026 5:50 PM
To: DTD-CodeEnforcement <CodeEnforcement@clackamas.us>
Cc: Heimbuck, Dave <dheimbuck@clackamas.us>
Subject: Taco

The taco stand is fully set up and are there now blocking the sidewalk

Aaron Clark, Patrol
Deputy Sheriff
Field Training Officer
NLP/Drone

Clackamas County Sheriff's Office
9101 SE Sunnybrook Blvd., Clackamas, OR 97045
Mail: 2223 Kaen Road, Oregon City, OR 97045
Main: 503-785-5000
aclark@clackamas.us

CLACKAMAS COUNTY

Citation No. 2600183 - 1

Case No. V0018326

ADMINISTRATIVE CITATION

Date Issued: July 16, 2026

Name and Address of Person(s) Cited:

Name:	Roberto Perez Gonzalez	Los Pinches Tacos
Mailing Address:	2068 W 64th St.	No Situs
City, State, Zip:	Los Angeles, CA 8370590047	No Situs

Date Violation(s) Confirmed: On the 15th 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): Right of way in front of 11250 SE 82nd Ave., Happy Valley, OR 97086

Legal Description: Right of way adjacent to T1S, R2E Section33BC, Tax Lot 01400

Law(s) Violated:

☒ Title 12 and 13 of CCC Zoning and Development Ordinance, Section 12.510.03

Description of the violation(s):

1) Operating a mobile vending operation without land use approval.

Maximum Civil Penalty $1,543.00 Fine $316.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of $316.00. 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 $100.00 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:	Shane Potter	Date: July 16, 2026
Telephone No.:	503-742-4465	Department Initiating Enforcement Action: Code Enforcement

PLEASE READ CAREFULLY!

You have been cited for the violations(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: _____

From: Nyhus, David
To: Potter, Shane
Cc: Heimbuck, Dave
Subject: 11250 SE 82nd Ave
Date: Thursday, July 16, 2026 5:46:24 PM
Attachments: image001.png

Good evening,

I served the administrative citation to the taco stand located near 11250 SE 82nd Ave, today, July 16th at 1717 hours.

The citation was delivered to employee Mateo Francisco Alexis (DOB 10/26/2004).

Kind regards,

David Nyhus, Patrol
Deputy Sheriff

Clackamas County Sheriff's Office
9101 SE Sunnybrook Blvd., Clackamas, OR 97015
Mail: 2223 Kaen Road, Oregon City, OR 97045
Main: 503-785-5000
Desk:
dnyhus@clackamas.us

RECEIPT

Clackamas County
DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK RD.
OREGON CITY, OR 97045

Application: V0018326
Application Type: CodeEnforcement/Violation/NA/NA
Address: 11250 SE 82ND AVE
HAPPY VALLEY, OR 97086

Receipt No. 1453988

Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Comments	Payor
Cash		$316.00	7/20/2026	JENNIFERK		ROBERTO GONZALEZ
		$316.00				

Owner Info.: ROBERTO PEREZ GONZALEZ
2068 W 64TH ST
LOS ANGELES, CA 8370590047

Work Description: ALLEGED - SIDEWALK FOOD VENDOR - LOS PINCHES TACOS



EXHIBIT F PAGE 1 OF 3


OBJECTS IN MIRROR ARE CLOSER
THAN THEY APPEAR


ROAD
WORK
AHEAD
FINES
DOUBLE
RIGHT
LANE
BUSES &
RIGHT
TURNS
ONLY
SE Boyer Dr ahead