



NOTICE OF HEARING

September 15, 2025

Gloria Peraza, Javier Montalvo,
Bernice Peraza Ake, Gloria Ake Beltran,
Jorge Peraza Carillo

RE:: County of Clackamas v. Gloria Peraza, Javier Montalvo, Bernice Peraza Ake,
Gloria Ake Beltran, Jorge Peraza Carillo

File: V0005825

Hearing Date: October 21, 2025

Time: **This hearing will begin at 9:30 am** however it may begin later
depending on the length of preceding items.

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

Enclosed you will find the following:

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

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

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

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

Enclosures

CC: Carl Cox -Compliance Hearings Officer

STATEMENT OF RIGHTS

1. Prior to the Hearing. You have the right to make the following requests:

- (A) You can request the opportunity to review public records and 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 to a telephone line to use the Zoom platform. A Zoom invite has been sent to Javier.prestohomes@gmail.com and Peraza.beerenice@gmail.com. A copy of the link is provided below. Once you have joined the meeting, please allow the moderator to promote you to a panelist. **Closed captioning is available for the zoom platform upon request.**

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

If you are unable to participate in a hearing through the Zoom platform please contact Diane Bautista at 503-742-4459 **within 3 calendar days of receipt of the Notice of Hearing.**

If you do not know how to use Zoom, please Google “how to use Zoom” and there are many interactive guides on the internet. **When joining the webinar please accept the request to join as a panelist.**

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

Zoom invite

Topic: Code Enforcement Hearing - Gloria Peraza, Javier Montalvo, Bernice Peraza Ake, Gloria Ake Beltran, Jorge Peraza Carillo, Oct 21, 9:30 am

Join from PC, Mac, iPad, or Android:

<https://clackamascounty.zoom.us/j/84825247219?pwd=4QLbe5FE0gaeKAawYGaJZvt2RdMzaH.1>

Passcode:075837

Phone one-tap:

+12532158782,,84825247219#,,,,*075837# US (Tacoma)

+13462487799,,84825247219#,,,,*075837# US (Houston)

Join via audio:

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

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+1 408 638 0968 US (San Jose)
+1 669 444 9171 US
+1 669 900 6833 US (San Jose)
+1 719 359 4580 US
+1 253 205 0468 US
+1 309 205 3325 US
+1 312 626 6799 US (Chicago)
+1 360 209 5623 US
+1 386 347 5053 US
+1 507 473 4847 US
+1 564 217 2000 US
+1 646 876 9923 US (New York)
+1 646 931 3860 US
+1 689 278 1000 US
+1 301 715 8592 US (Washington DC)
+1 305 224 1968 US

Webinar ID: 848 2524 7219

Passcode: 075837

International numbers available: <https://clackamascounty.zoom.us/j/84825247219>

Join from an H.323/SIP room system:

H.323:

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

Meeting ID: 848 2524 7219

Passcode: 075837

SIP: 84825247219@zoomcrc.com

Passcode: 075837

Department of Transportation and Development

Nondiscrimination Policy:

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

¡LE DAMOS LA BIENVENIDA! Spanish

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

ДОБРО ПОЖАЛОВАТЬ! Russian

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

欢迎! Chinese (Mandarin)

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

CHÀO MỪNG! Vietnamese

Bộ Vận Tải và Phát Triển cam kết thực thi chính sách không phân biệt đối xử. Để biết thêm thông tin, vui lòng truy cập trang mạng:

www.clackamas.us/transportation/nondiscrimination, gửi email đến JKauppi@clackamas.us hoặc gọi điện thoại theo số 503-742-4452.

환영합니다. Korean

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

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

COUNTY OF CLACKAMAS,

Petitioner,

v.

GLORIA PERAZA,
JAVIER MONTALVO,
BERNICE PERAZA AKE,
GLORIA AKE BELTRAN,
JORGE PERAZA CARILLO,

Respondents.

File No: V0005825

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondent's mailing address is: 21498 SW Jay St., Beaverton, OR 97003.

2.

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

19380 S. Nelson Ln., Oregon City, OR 97045, also known as T3S, R2E, Section 11, Tax Lot 00611,
and is located in Clackamas County, Oregon. The property is zoned AG/Forest (AG/F) outside
the UGB and is the location of violation(s) asserted by the County.

3.

On or about the 21st day of April, 2025 and June 10, 2025, the Respondents violated the
following laws, in the following ways:

- a. Respondents violated the Clackamas County Building Code, Title 9.02 by failing to obtain a Change of Use permit for agricultural exempt building AGM01917. This violation is a Priority 1 violation pursuant to the Clackamas County Violation Priorities.
- b. Respondents violated the Clackamas County Excavation and Grading Code 9.03, Section 9.03.030 by failing to obtain a grading permit and approved final inspections for the fill that was brought on site. 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 dated April 21, 2025 and Citation and Complaint #2500058-2. A copy of the notice documents are attached to this Complaint as Exhibits F and H, and incorporated by this reference.

6.

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

1. Pursuant to Clackamas County Code Section 2.07.090, ordering 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 Respondent for each violation, within the range established by the Board of County Commissioners. Said range for a Building Code Title 9.02 Priority 1 violation being \$750.00 to \$1,000.00 per occurrence as provided by Appendix B to the Clackamas County Code; and said range for a Excavation and Grading Code Title 9.03 Priority 1 violation being \$1,000.00 to \$3,500.00 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 of 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 violation.

DATED THIS 4th DAY OF SEPTEMBER 2025.



Diane Bautista
Code Enforcement Specialist
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

v.

GLORIA PERAZA,
JAVIER MONTALVO,
BERNICE PERAZA AKE,
GLORIA AKE BELTRAN,
JORGE PERAZA CARILLO,

Respondents.

File No.: V0005825

STATEMENT OF PROOF

History of Events and Exhibits:

February 13, 2025	Clackamas County received a complaint regarding an agricultural exempt accessory structure being used for an auto repair business and a large amount of fill brought on site.
February 19, 2025 Exhibit A	Correspondence was sent to the Respondents regarding the auto repair business.
March 4, 2025 Exhibit B	I conducted a site inspection and confirmed an auto body shop was operating in the agricultural exempt building.
March 6, 2025 Exhibit C	Correspondence was sent to the Respondents for the inoperable and/or non-currently licensed vehicles and operating an auto repair business without land use approval with a deadline of April 6, 2025.
April 15, 2025 Exhibit D	I conducted a site inspection and confirmed several vehicles registered to owners in other cities, miscellaneous debris in front of the shop, vehicles being worked on in the agricultural structure and 2 employees on site. I also located a large amount of fill dirt that had been placed on the back side of the property. The pictures of the fill were reviewed by Plans Examiner Supervisor Richard Carlson who confirmed a grading permit would be required.
April 16, 2025 Exhibit E	Citation 2500058 in the amount of \$400.00 was issued for operating a car repair business without land use approval. This citation was not returned to the County. This citation remains unpaid.
April 21, 2025 Exhibit F	Correspondence was sent to the Respondents for not submitting a Change of Use permit for the agriculturally exempt structure and fill brought on site without a grading permit with a deadline of May 21, 2025.

June 10, 2025 Exhibit G	I conducted a site inspection and confirmed an auto body shop was operating in the agricultural exempt building.
June 11, 2025 Exhibit H	Citation 2500058-2 in the amount of \$500.00 was issued for failure to obtain a Change of Use permit for the agriculturally exempt structure being used for a commercial business and for failure to obtain a grading permit for the fill placed on site. This citation was not returned to the County. This citation remains unpaid.
June 24, 2025 Exhibit I	On June 24, 2025 I met with Javier and Paul on site. The agricultural building was empty and no longer being used as an auto repair business. Javier stated that the 12 inoperable and/or non currently licensed vehicles would be removed within 2 weeks. We also walked down the driveway and I photographed the fill from the upper level of the slope. These photos were reviewed by Richard Carlson and he advised that more than 50 yards of fill requires a grading permit and Respondents will need to provide a site plan and an evaluation from a Geotech.
July 22, 2025 Exhibit J	I conducted a site inspection and 6 inoperable/non-currently licensed remain on site. I also reviewed our permitting system and no Change of Use or grading permit had been submitted.
July 28, 2025 Exhibit K	Citation 2500058-3 in the amount of \$308.00 was issued for an accumulation of inoperable and non-currently licensed vehicles. This citation was not returned to the County. This citation remains unpaid.
September 2, 2025 Exhibit L	I conducted a site inspection and only 2 vehicles remain on site. Solid Waste violation reduced to a low priority violation. Auto repair business no longer operating from this site. Zoning violation abated. No permit applications have been received for grading or a change of use for the agricultural structure.
September 4, 2025	The County referred this matter to the Code Enforcement Hearings Officer.

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

- The imposition of civil penalties for the Building Code Violation of up to \$1,000.00 for date cited June 11, 2025.
- The imposition of civil penalties for the Grading Code Violation of up to \$3,500.00 for date cited June 11, 2025.
- Payment for Citation 2500058 for \$400.00 issued on April 16, 2025.
- Payment for Citation 2500058-2 for \$500.00 issued on June 11, 2025.
- Payment for Citation 2500058-3 for \$308.00 issued on July 28, 2025.
- The administrative compliance fee of \$75.00 to be imposed from March to June 2025 for a total the amount of \$225.00.
- The administrative compliance fee of \$100.00 to be imposed from July 2025 until the violations are abated. As of this report the total amount due is \$300.00. For a total amount of \$525.00.
- Hearings Officer to authorize the County further enforcement action including to proceed to Circuit Court.



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

February 19, 2025

Gloria Mercedes Peraza, Javier Garcia Montalvo, Berenice Anali Peraza Ake,
Gloria Fidelina Ake Beltran, Jorge Alberto Peraza Carillo
21498 SW Jay St.
Beaverton, OR 97003

Subject: Alleged Violations of the Zoning and Development Ordinance, Title 12,
Section 407 of the Clackamas County Code

Site Address: 19380 S. Nelson Ln. Oregon City, OR 97045

Legal Description: T3S, R2E, Section 11, Tax Lot 611

It has come to the attention of Clackamas County Code Enforcement that an automotive repair business may be operating at the above mentioned property without land use approval.

This may constitute a violation of the Zoning and Development Ordinance, Title 12, Section 407 of the Clackamas County Code.

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

E-mail address is dianebau@clackamas.us

Telephone number is 503-742-4459.

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

Department of Transportation and Development

Nondiscrimination Policy:

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¡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

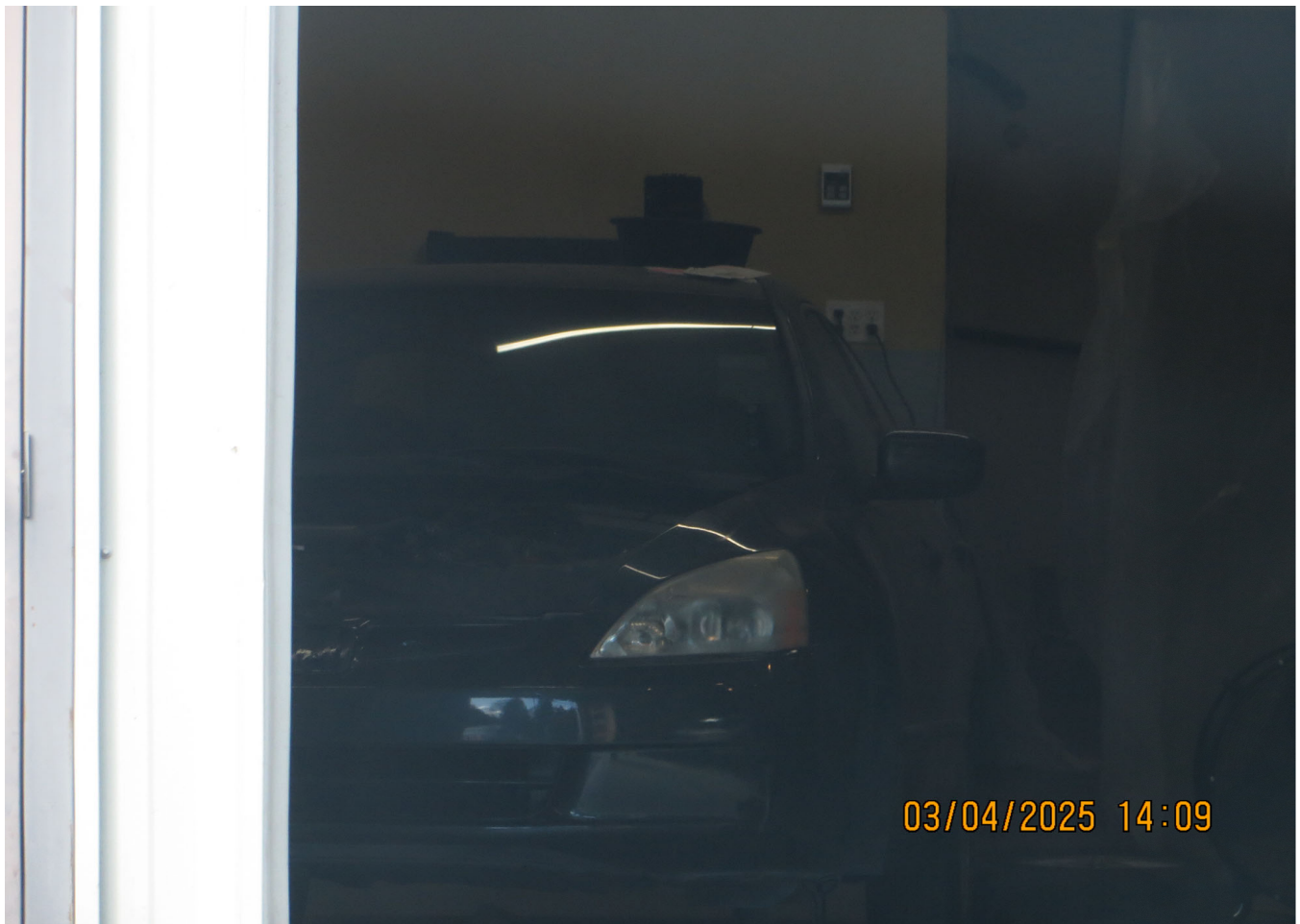
운송개발부는 차별 금지를 위해 모든 노력을 기울이고 있습니다. 자세한 내용은 홈페이지 www.clackamas.us/transportation/nondiscrimination.













DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

March 6, 2025

Gloria Mercedes
Javier Montalvo
Berenice Ake
Gloria Beltran
Jorge Carillo
21498 SW Jay Street
Beaverton, OR 97003

Gloria Mercedes
Javier Montalvo
Berenice Aka
Gloria Beltran
Jorge Carillo
19380 S. Nelson Lane
Oregon City, OR 97045

**SUBJECT: Violation of Clackamas County Zoning and Development Ordinance,
Title 12, Section 407.04**

VIOLATION: V0005825

ZONING: AG/Forest District (AG/F)
SITE ADDRESS: 19380 S. Nelson Rd., Oregon City, OR 97045
LEGAL DESCRIPTION: T3S, R2E, Section 11, Tax Lot 00611

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

- Operating an automotive restoration business without land use approval
- Accumulation of inoperable and/or non-currently licensed vehicles

VIOLATIONS & HOW TO RESOLVE

Operating Automotive Restoration business without Land Use Approval

Currently an automotive restoration business is operating from this site without land use approval. This constitutes a violation of Clackamas County Zoning and Development Ordinance, Title 12, Section 704.04. The subject property is zoned AG/Forest District (AG/F). In this zone businesses must receive land use approval in order to operate. You must abate the violation by completing one of the following **no later than April 6, 2025:**

1. Cease the unauthorized use and schedule an inspection to confirm, **or;**
2. Contact the Clackamas County Planning Department regarding a potential Home Occupation Permit, submit the appropriate paperwork which is available on our website at www.clackamas.us/planning/supplemental.

- 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.
- 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.

Inoperable and/or Non-Currently Licensed Vehicles

Inoperable and/or non-currently licensed vehicles constitute a violation of Solid Waste and Waste Management Code, Title 10, Chapters 10.03.060 (A) and (B), as it provides a condition of unsightliness and is considered a public nuisance. In order to abate the violations, you must complete the following **no later than April 6, 2025**:

- Remove the inoperable and/or not currently licensed vehicles from the subject property, **and/or**;
- Render the inoperable and/or currently unlicensed vehicles, operable and licensed, **and/or**;
- Place the inoperable and/or not currently licensed vehicles inside a permitted structure, **and/or**;
- Screen no more than two (2) vehicles from view of the road and surrounding properties, in accordance with the minimum screening requirements of the code (see Title 10.03.060 (C)). Please note: placing vehicles under tarps or tarp structures does not remedy the violation.

CONTACT INFORMATION

Planning – If you have questions concerning land use requirements please contact the Land Use and Planning Department at 503-742-4500 or on-line at ZoningInfo@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 and 8:00 a.m. to 3:00 p.m. on Fridays.

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

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

Diane Bautista
Code Enforcement Specialist
Clackamas County Code Enforcement

REQUIRED NOTICE OF FINES AND PENALTIES

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

Clackamas County Code provides for fine amounts of up to \$500 and additional civil penalties of up to \$3,500 for each day the County verifies the noncompliance. Fine amounts and civil penalties may be assessed for each cited violation and may be assessed separately against each named party. In addition, the Code Enforcement Hearings Officer may order the violation to be abated by the County at the expense of the property owner(s) and responsible parties.

Clackamas County encourages voluntary compliance with code violations to support a safe and healthy community for all. Please note that when a property owner works cooperatively with the County to resolve a confirmed code enforcement violation, the County may in its discretion waive all or part of the \$75 per month administrative fee.

Fines and costs are payable upon the effective date of the final order declaring the fine and costs. Fines and costs under this Chapter are a debt owing to the County, pursuant to ORS 30.460, and may be collected in the same manner as any other debt allowed by law. If fines or costs are not paid within 60 days after payment is ordered the County may file and record the order for payment in the County Clerk Lien Road.

Also, be advised that non-compliance with a Hearing Officer's Order may result in the matter being referred to County Counsel; for legal action in Circuit Court which may result in additional penalties or other sanctions.

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

RECORDING REQUESTED BY:



4949 SW Meadows Rd., Suite 100
Lake Oswego, OR 97035

Clackamas County Official Records
Catherine McMullen, County Clerk

2024-017664

05/21/2024 09:05:02 AM

D-D Cnt=1 Stn=9 COUNTER1
\$25.00 \$16.00 \$10.00 \$62.00

\$113.00

GRANTOR'S NAME:

Gloria Mercedes Peraza

GRANTEE'S NAME:

Gloria Mercedes Peraza & Javier Garcia Montalvo
Berenice Anali Peraza Ake
Gloria Fidelina Ake Beltran and Jorge Alberto
Peraza Carillo

AFTER RECORDING RETURN TO:

Order No.: 472524001669-DB
Gloria Mercedes Peraza,
21498 SW Jay St
Beaverton, OR 97003

SEND TAX STATEMENTS TO:

Gloria Mercedes Peraza
21498 SW Jay St
Beaverton, OR 97003

APN/Parcel ID(s): 01407953
00871676

19380 S Nelson Ln, Oregon City, OR 97045

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Gloria Mercedes Peraza, Grantor, conveys and warrants to Gloria Mercedes Peraza and Javier Garcia Montalvo as to a 33.34% interest, Berenice Anali Peraza Ake as to a 33.33% interest and Gloria Fidelina Ake Beltran and Jorge Alberto Peraza Carillo as to a 33.33% interest,

Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Clackamas, State of Oregon:

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

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED TWENTY-SEVEN THOUSAND ONE HUNDRED SEVENTY-THREE AND NO/100 DOLLARS (\$127,173.00). (See ORS 93.030).

Subject to:

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

CHICAGO TITLE 472524001669-42

STATUTORY WARRANTY DEED
(continued)

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.

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

Dated: 5.20.24

Gloria Mercedes Peraza
Gloria Mercedes Peraza

State of OREGON
County of CLACKAMAS

This instrument was acknowledged before me on 5.20.24 by Gloria Mercedes Peraza.

Jennelle Nadine Morris
Notary Public - State of Oregon

My Commission Expires: 10.11.26

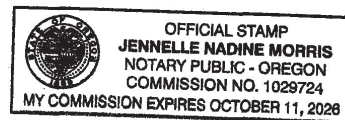


EXHIBIT "A"
Legal Description

A part of the Washington Williams Donation Land Claim No. 56, in Sections 10 and 11, Township 3 South, Range 2 East of the Willamette Meridian, in the Clackamas County and State of Oregon, being a portion of the John C. Kunzman property as described in Deed Book 277, Page 190, Clackamas County Deed Records, more particularly described as follows:

Beginning at the Southeast corner of said Washington Williams Donation Land Claim; thence Westerly along the Southerly line of said Donation Land Claim, 28.0 chains to the Southeast corner of a tract of land conveyed to Clarence Porter and wife by Deed recorded in Book 49, Page 463, Clackamas County Deed Records; thence Northerly, along the East line of said Porter Tract, 1081.53 feet, more or less, to the Northwest corner of the David E. McNabb property described in Film Jacket 77-028087, Clackamas County Deed Records, said point being 325.0 feet North of the South line of the Bonneville Power Administration Easement described in Book 502, Page 251, Clackamas County Deed Records, said point being the true point of beginning of the tract of land to be described; thence, from said point of beginning, North 89°15'48" East, on the North line of the aforementioned McNabb property, 1283.50 feet to a 5/8 inch iron rod; thence South 0°05'28" East 682.80 feet to a 5/8 inch iron rod that is on the Easterly projection of the North line of the Darrell L. Wallace property described in Film Jacket 80-046295, Clackamas County Deed Records; thence South 89°36'55" West 817.50 feet to the Northeast corner of the Wallace property; thence continuing South 89°36'55" West, on the North line of the Darrell L. Wallace property, 440.93 feet, a 5/8 inch iron rod at the Northwest corner thereof; thence continuing South 89°36'55" West, on the North line of that property conveyed to Clackamas County for road purposes described in Film Jacket 80-044522, a distance of 25 feet to a point on the West line of the aforementioned McNabb property; thence North 0°05'08" West, on said West line, following the remains of an old fence line, 674.92 feet to the point of beginning.

32E11 00610
32E11 00611

00871676
01407953

EXHIBIT "B"

Exceptions

Subject to:

1. The Land has been classified as Farmland, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.

Account No.: 01407953

Account No.: 00871676

2. As disclosed by the assessment and tax roll, the premises herein were once specially assessed for farmland, forestland or other special assessment status and later disqualified. Per ORS 308A.700 to 308A.733, additional taxes were imposed and remain as potential additional tax liability for the property. A check with the Assessor's office will be necessary to determine the effect and continuation of the additional tax liability.

Additional Tax Liability Amount: \$5,640.23

Account No.: 01407953

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Owners of adjoining property
Purpose: Roadway
Recording Date: November 6, 1913
Recording No: Book 133, Page 100
Affects: Northwestern portion of subject property

Said easement was also imposed by Decree entered December 11, 1968, Case No. 66630, Circuit Court for Clackamas County, Oregon.

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: United States of America
Purpose: Electric power transmission line
Recording Date: October 10, 1955
Recording No: Book 502, Page 251
Affects: Northerly portion of subject property

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Portland General Electric Company
Purpose: Utility
Recording Date: October 16, 1957
Recording No: Book 532, Page 109
Affects: Northerly portion of subject property

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: United States of America
Purpose: Road purposes, together with cuts, fills and turnouts, and for curves at the angle points
Recording Date: April 14, 1961
Recording No: Book 585, Page 529
Affects: Reference is hereby made to said document for full particulars

EXHIBIT "B"

Exceptions

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: United States of America
Purpose: Electric power transmission lines and roadway
Recording Date: September 10, 1968
Recording No: 68-010732
Affects: Northwesterly portion of the subject property

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Owners of adjoining property
Purpose: Roadway and utility
Recording Date: March 13, 1984
Recording No: 84-009027
Affects: Westerly 25 feet of the subject property

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Portland General Electric Company, an Oregon corporation
Purpose: Utility service easement
Recording Date: May 30, 2017
Recording No: 2017-035864
Affects: 10-foot wide strip as described in said instrument

10. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$937,500.00
Dated: February 26, 2024
Trustor/Grantor: Gloria Mercedes Peraza
Trustee: Lawyers Title of Oregon, LLC
Beneficiary: Velocity Commercial Capital, LLC, a California limited liability company
Recording Date: February 28, 2024
Recording No.: 2024-006797

The Deed of Trust set forth above is purported to be a "Credit Line" Deed of Trust. It is a requirement that the Trustor/Grantor of said Deed of Trust provide written authorization to close said credit line account to the Lender when the Deed of Trust is being paid off through the Company or other Settlement/Escrow Agent or provide a satisfactory subordination of this Deed of Trust to the proposed Deed of Trust to be recorded at closing.

An assignment of the beneficial interest under said deed of trust which names:

Assignee: U.S. Bank Trust Company, National Association, as Trustee for
Velocity Commercial Capital Loan Trust 2024-2
Loan No.: 6723172611
Recording Date: April 30, 2024
Recording No.: 2024-015103













Citation No. 2500058

Case No. V0005825

ADMINISTRATIVE CITATION

Date Issued: April 16, 2025

Name and Address of Person(s) Cited:

Name: Gloria Mercedes Peraza, Javier Garcia Montalvo, Berenice Anali Peraza Ake,
Name: Gloria Fidelina Ake Beltran, Jorge Alberto Peraza Carillo
Mailing Address: 21498 SW Jay Street
City, State, Zip: Beaverton, OR 97003

Date Violation(s) Confirmed: On the 15th day of April, 2025, the person(s) cited committed or allowed to be committed, the violations(s) of law described below, at the following address:

Address of Violation(s): 19380 S. Nelson Ln., Oregon City, OR 97045

Legal Description: T3S, R2E Section 11, Tax Lot(s) 00611

Law(s) Violated:

☒ Title 12 and 13 of CCC Zoning and Development Ordinance, Section 407.04

Description of the violation(s):

- 1) Operating a car repair business without land use approval

Maximum Civil Penalty \$2,500.00

Fine \$400.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$400.00. If you have questions regarding how to abate the violation(s) contact Clackamas County Code Enforcement at the number listed below. Please be advised a \$75 monthly administrative fee is being assessed.

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

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

Date: April 16, 2025
Department Initiating Enforcement Action: Code Enforcement

PLEASE READ CAREFULLY!

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

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

Options:

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

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

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

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

STATEMENT OF UNDERSTANDING

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

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

Signature: _____ Date: _____

Address: _____
City, State, Zip

Contact Number: _____ Email: _____



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

April 21, 2025

Gloria Mercedes
Javier Montalvo
Berenice Ake
Gloria Beltran
Jorge Carillo
21498 SW Jay Street
Beaverton, OR 97003

Gloria Mercedes
Javier Montalvo
Berenice Aka
Gloria Beltran
Jorge Carillo
19380 S. Nelson Lane
Oregon City, OR 97045

SUBJECT: Violations of Clackamas County Excavation and Grading Code 9.03.030 and the Clackamas County Building Code, Title 9.02.040 (A)

VIOLATION: V0005825

ZONING: AG/Forest District (AG/F)
SITE ADDRESS: 19380 S. Nelson Rd., Oregon City, OR 97045
LEGAL DESCRIPTION: T3S, R2E, Section 11, Tax Lot 00611

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

- Fill brought on site without required grading permit
- Agricultural exempt structure (AGM01917) being used for commercial business

Fill brought on site without a grading permit

The fill that has been placed on this site constitutes a violation of the Excavation and Grading Code, Chapter 9.03.030 of the Clackamas County Code. To abate the violation you must complete the following **no later than May 21, 2025**:

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

Agricultural exempt structure (AGM01917) being used for commercial business

The change of use of an agricultural exempt structure for a commercial business is a violation of Clackamas County Building Code, Title 9.02.040 (A). In order to abate the violation, please complete one of the following **no later than May 21, 2024**:

- Contact the Building Department at 503-742-4240 regarding Plan Review submittal requirements and submit the building permit application and appropriate fee(s).
 - The permit must be picked up within ten days of being notified that the permit is ready.
 - Please schedule all inspections so that final inspections may be obtained not later than 45 days of the date of the permit being issued, **or**;
- Contact the Building Department at 503-742-4240 to see if you may qualify for an agricultural exemption and submit an AG 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>

CONTACT INFORMATION

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

Planning – If you have questions concerning land use requirements please contact the Land Use and Planning Department at 503-742-4500 or on-line at ZoningInfo@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.

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

ITEMS INCLUDED IN THIS PACKET

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



Diane Bautista
Code Enforcement Specialist
Clackamas County Code Enforcement

Important Notices

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

Clackamas County
Department of Transportation & Development - Building Codes Division
150 Beavercreek Road, Oregon City, OR 97045
www.clackamas.us

Permit #: AGM01917

Applied: 03/17/2017

Type: Marijuana / Agriculture

Approved:

Status: Issued

Final:

Valuation: \$0.00

Expiration:

Address: 19380 S NELSON LN OREGON CITY, OR 97045

Applicant: JEFF MILLER 503-515-6824

Owner: J&S MILLER FARM LLC

Contractor:

Certificate of Occupancy Required:

Parcel: 32E11 00611

Class:

Entered By: CHRISTINEC

Occupancy:

Insp Area:

Units:

Bldgs:

Printed: 04/03/2017

Violation:

Description: AG EXEMPT BLDG 60 X 44 - RECREATIONAL MARIJUANA PRODUCTION

Conditions:

SFR/Dup 1st Unit(sqft):

Additional Unit(sqft):

Total Fees:

Total Payments:

Balance Due:

\$0.00

Our goal is to provide you with excellent service. If you would like to discuss your experience with us, contact Diane Gissel at 503 742-4339, dianeg@co.clackamas.or.us or simply fill out our online survey at <https://www.surveymonkey.com/s/cccustomersurvey>

P. 503.742.4240 F. 503.742.4741 WWW.CLACKAMAS.US
Inspection Request Line: 503.742.4720















Citation No. 2500058-2

Case No. V0005825

ADMINISTRATIVE CITATION

Date Issued: June 11, 2025

Name and Address of Person(s) Cited:

Name: Gloria Mercedes Peraza, Javier Garcia Montalvo, Berenice Anali Peraza Ake,
Name: Gloria Fidelina Ake Beltran, Jorge Alberto Peraza Carillo
Mailing Address: 21498 SW Jay Street
City, State, Zip: Beaverton, OR 97003

Date Violation(s) Confirmed: On the 10th day of June, 2025, the person(s) cited committed or allowed to be committed, the violations(s) of law described below, at the following address:

Address of Violation(s): 19380 S. Nelson Ln., Oregon City, OR 97045

Legal Description: T3S, R2E Section 11, Tax Lot(s) 00611

Law(s) Violated:

- ☒ Chapter 9.02 of CCC Application and Enforcement of the Clackamas County Building Code, Section 9.02.040,
(A)
☒ Chapter 9.03 of CCC Excavation and Grading, Section 9.03.030

Description of the violation(s):

- 1) Agricultural exempt structured being used for commercial business without required permits

Maximum Civil Penalty \$1,000.00 Fine ~~\$500.00~~ **FINE ISSUED IN ERROR - VOIDED**

- 2) Fill brought on site without required grading permit

Maximum Civil Penalty \$3,500.00 Fine \$500.00

Total fine should be \$500.00

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

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

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

Date: June 11, 2025
Department Initiating Enforcement Action: Code Enforcement

PLEASE READ CAREFULLY!

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

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

Options:

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

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

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

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

STATEMENT OF UNDERSTANDING

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

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

Signature: _____ Date: _____

Address: _____
City, State, Zip

Contact Number: _____ Email: _____































Bautista, Diane

From: Carlson, Richard
Sent: Tuesday, June 24, 2025 1:45 PM
To: Bautista, Diane
Subject: RE: V0005825 - 19380 S. Nelson Lane - Grading Review

Advise them that they need a grading permit if there are more than 50 yards. Approximately 5 dump trucks. It appears to me that there is. They will need a site plan and evaluation form a Geotech.

Richard Carlson, Plans Examiner Supervisor

Department of Transportation and Development
Clackamas County Building Codes Division
150 Beavercreek Rd, Suite 225
Oregon City, OR. 97045
Primary: 503-742-4769
Cell: 971-346-1239
Hours of Operation: Mon – Fri, 7:30 a.m. – 4 p.m.
www.clackamas.us

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From: Bautista, Diane <DianeBau@clackamas.us>
Sent: Tuesday, June 24, 2025 1:27 PM
To: Carlson, Richard <richardcar@clackamas.us>
Subject: V0005825 - 19380 S. Nelson Lane - Grading Review

Good afternoon Richard,

I previously sent you pictures of a site inspection I conducted on April 15th from a lower vantage point adjacent to the above property and you determined it certainly appears that a grading permit was required. I was able to inspect the area again today from the site address driveway. The owner stated that they had removed a lot of blackberries and vegetation that was moving in towards there house and had placed some dirt on the edge to create a slope because it was a drop off area and their intent was to eventually plant vegetation to help with erosion control.

When you have time would you please review the pictures located in S:\DTD_Common\Bldg - Code Compliance\19380 S. Nelson Lane - Grading Review and let me know how to advise the property owner.

Thank you.

Diane Bautista
Code Enforcement Specialist
Clackamas County Code Enforcement Division
150 Beavercreek Rd.

Bautista, Diane

From: Bautista, Diane
Sent: Tuesday, June 24, 2025 2:03 PM
To: 'Javier Garcia'
Subject: V0005825 - 19380 S. Nelson Lane

Good afternoon,

I had our building code supervisor review the photos and he sent me an email stating that you will need a grading permit. You will need to provide a site plan and evaluation from a Geotech.

Also, as we discussed on site, the remaining vehicles will need to be removed and an agricultural exempt or building permit for the accessory structure.

Please let me know if you have any questions.

Thank you.

Diane Bautista
Code Enforcement Specialist
Clackamas County Code Enforcement Division
150 Beaver Creek Rd.
Oregon City, OR 97045
503-742-4459
Work Hours 6:30 a.m. until 4:00 p.m. Monday - Friday
Lobby hours 8:00 a.m. until 4:00 p.m. Monday -Thursday

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Were you happy with the service you received today?



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Citation No. 2500058-3

Case No. V0005825

ADMINISTRATIVE CITATION

Date Issued: July 28, 2025

Name and Address of Person(s) Cited:

Name: Gloria Mercedes Peraza, Javier Garcia Montalvo, Berenice Anali Peraza Ake,
Name: Gloria Fidelina Ake Beltran, Jorge Alberto Peraza Carillo
Mailing Address: 21498 SW Jay Street
City, State, Zip: Beaverton, OR 97003

Date Violation(s) Confirmed: On the 22nd day of July, 2025, the person(s) cited committed or allowed to be committed, the violations(s) of law described below, at the following address:

Address of Violation(s): 19380 S. Nelson Ln., Oregon City, OR 97045

Legal Description: T3S, R2E Section 11, Tax Lot(s) 00611

Law(s) Violated:

☒ Chapter 10.03 of CCC Solid Waste and Waste Management, Section 10.03.060

Description of the violation(s):

- 1) An accumulation of inoperable and/or non-currently licensed vehicles

Maximum Civil Penalty \$1,500.00

Fine \$308.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$308.00. If you have questions regarding how to abate the violation(s) contact Clackamas County Code Enforcement at the number listed below. Please be advised a \$75 monthly administrative fee is being assessed.

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

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

Date: July 28, 2025
Department Initiating Enforcement Action: Code Enforcement

PLEASE READ CAREFULLY!

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

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

Options:

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

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

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

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

STATEMENT OF UNDERSTANDING

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

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

Signature: _____ Date: _____

Address: _____

City, State, Zip

Contact Number: _____ Email: _____







