

CCPR2-2024-0006 NOPH
Juan Cervantes
31535 SE Dodge Park Blvd
Gresham, OR 97080

Mailed Certified Mail
Date 09/10/2025
Tracking No: 9589071052702807495901
Prepared by: Heidi Konopnicki

September 10, 2025

Cover Letter

Juan Cervantes,

Attached to this cover letter is a Notice of Public Hearing that has been mailed to all neighbors within 750 feet of your 31535 SE Dodge Park Blvd Gresham OR property.

The notice indicates that the hearing will be held virtually at 10:30 am on 09/26/2025, and that interested parties may register to attend the virtual hearing.

As the appellant, you will be automatically registered for the hearing, and will receive an email containing the link that you will need to join the hearing. If you do not receive the link to email address [REDACTED] at least 7 days prior to the hearing, then please let me know and I will make sure that you have that information prior to September 26, 2025.

Thank you.

Heidi Konopnicki, Code Compliance Specialist

Attachment: Notice of Public Hearing

NOTICE OF PUBLIC HEARING

This notice concerns a public hearing scheduled to consider the Code Case described below.

Code Case File: CCPR2-2024-0006

Scheduled before one of the County's Hearing's Officer on **Friday, September 26, 2025 at 10:30 a.m.** via virtual hearing. Virtual Hearing Instructions may be found at www.multco.us/landuse/public-notices.

This Hearing will be open to the public. Interested parties may contact our office to register for this event. Please provide your name, phone number, and email address either by phone to 503-988-3043 or by email to LUP-hearings@multco.us **no later than noon on Thursday, September 25, 2025.**

SUBJECT OF THE HEARING: Appeal of Notice of Violation:
Non-permitted commercial activity and accessory structures (canopies)

LOCATION: 31535 SE Dodge Park Blvd Gresham, OR **Property ID #** R342375
Map, Tax lot: 1S4E20AC -00700 **Alt. Acct. #** R994201160

APPELLANT: Juan Cervantes

OWNER: Juan Cervantes

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- ❖ **PUBLIC PARTICIPATION AND HEARING PROCESS:** A copy of the Notice of Violation (NOV), Staff Report, and all evidence submitted in support of the NOV is available for inspection, at no cost, by contacting LUP-hearings@multco.us or by visiting our website at www.multco.us/landuse/hearings-officer. Paper copies of all documents may be purchased at the rate of \$0.71/page. For further information on this case, contact LUP-hearings@multco.us.

All interested parties may appear and testify virtually or submit written comment on the Notice of Violation at or prior to the hearing. Comments should address either support of, or opposition to, the specific violation(s) of Multnomah County Code being appealed; and must be received prior to the close of the public hearing. The hearing procedure will follow the Hearings Officer's *Rules of Procedure* and will be explained at the hearing. must be received prior to the close of the public hearing. The hearing procedure will follow the Hearing Officer's Rules of Procedure and will be explained at the hearing.

The Hearings Officer may announce a decision at the close of the hearing or on a later date, or the hearing may be continued to a time certain. Notice of the decision will be mailed to the hearing participants, usually within 10 days of the announcement. A decision by the Hearings

Officer may be appealed by the appellant, the County, or any aggrieved party to the Oregon Circuit Court, or the Columbia River Gorge Commission if the property in violation is located in the Columbia River Gorge National Scenic Area.



❖ **APPLICABLE ENFORCEMENT CRITERIA** [Multnomah County Code (MCC)]:

Violations, Enforcement and Fines: MCC 39.1530 *Notice of Violation, Abatement, Fine and Right to Appeal*, MCC 39.1545 *No Appeal*, and 39.1550 *Appeal*.

Base Zone: MCC 39.4305 *Uses*

Copies of the referenced Multnomah County Code sections are available by contacting our office at (503) 988-3043 or by visiting our website at <https://multco.us/landuse/zoning-codes/> under the link **Chapter 39: Multnomah County Zoning Code** and at <https://multco.us/landuse/comprehensive-plan> under the link **Multnomah County Comprehensive Plan**.

Notice to Mortgage, Lien Holder, Vendor, or Seller:

ORS Chapter 215 requires that if you receive this notice, it must be promptly forwarded to the purchaser.