



PORTLAND MAINE

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*Jeff Levine, AICP, Director
Marge Schmuckal, Zoning Administrator*

April 11, 2013

The Planning & Zoning Resource Corporation
100 NE 5th Street
Oklahoma City, Oklahoma 73104
Attn: Tammy Pote

RE: 257 Canco Road – 149-B-001 & 161-A-001 (the “Property”) –C-42 Zone
Reference Number: 67045-29


Dear Ms. Pote,

I am in receipt of your request for a determination letter regarding the Property. The Property is within the conditional contract rezoning area of C-42. A copy of that conditional contract rezoning is enclosed. I am also enclosing a zoning map that shows the property in question and the abutting zones. To the north of the Property are two zones: R-3 residential and ROS recreation and open space. To the east is a continuation of the C-42 conditional contract zone. To the south is an I-L industrial light zone. To the west is a continuation of the C-42 zone. It is my understanding that the Property was developed as a Planned Residential Unit Development (PRUD) under the R-5A standards. A copy of the R-5A PRUD requirements are enclosed.

To the best of my knowledge, there are no legal nonconforming issues in regard to the Property. As previously mentioned, the Property was granted a conditional contract rezoning of the Property which is enclosed. I am unaware of any unresolved zoning code violations. There are no open zoning violations on file in our records. To the best of my knowledge there are no unresolved or open building code violations and/or complaints in our records.

The Property was developed with site plan approvals. Copies of the site plan approval letters are enclosed. This office does not have access to the approved site plan/subdivision plan. Please note that all subdivision plans are required to be filed at the Cumberland County Registry of Deeds. Copies of issued building permits and certificates of occupancy are also enclosed. If you have any questions regarding this matter, please do not hesitate to contact me at (207) 874-8695.

Very truly yours,


Marge Schmuckal
Zoning Administrator

City of Portland, Maine
IN THE CITY COUNCIL

Order 59
Tab 20 84-97
C-42

AMENDMENT TO ZONING MAP
RE: R-5A AND R-OS CONDITIONAL REZONING/VICINITY CANCO ROAD

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PORTLAND, MAINE
IN CITY COUNCIL ASSEMBLED AS FOLLOWS:**

That the Zoning Map of the City of Portland, dated March 1958, as amended and on file in the Department of Planning and Urban Development, and incorporated by reference into the Zoning Ordinance by §14-49 of the Portland City Code, be and hereby is amended by adopting the map change amendments shown on Attachment A.

BE IT FURTHER ORDAINED that such rezoning shall be subject to the following conditions:

1. The development shall be substantially as shown on the plan attached hereto as Attachment B, subject to final approval by the Planning Board.

2. In the event that the property is transferred to a non-profit entity, the current owner attains non-profit status, or the property, together with any improvements thereon, is otherwise determined to be exempt from municipal taxation, the owner shall make a payment in lieu of taxes in the full amount of the taxes that would be due and payable on the property if it were taxable. Such payments shall be made at the same time that property tax bills are due. Notwithstanding the foregoing, any present or future owner of the property who may be obligated by reason of this conditional rezoning to make a payment in lieu of taxes may appeal the valuation of the property, but not the obligation to make such a payment, pursuant to 36 M.R.S.A. §841. Failure to make payments required under this section shall result in a rezoning of the property to O-P, or a successor zone, after notice to the then owner of the property and a hearing by the City Council.

In the event that this condition is determined by a court of law to be unenforceable, then the use of the property permitted in the R-5A zone shall cease and the zoning classification shall revert to O-P or any successor zone after notice to the owner and a hearing by the City Council.

3. Public access shall be provided as shown on Attachment B. The Owner shall provide a deed for such access, in a form acceptable to the City's Corporation Counsel. Areas shown on

R-5ACANCREPB.FIN
07.23.97

Attachment B as open space park and easement areas shall remain undeveloped and shall not be disturbed, except for removal of dead or diseased trees or other vegetation, planting of new vegetation, installation and maintenance of utilities if areas are appropriately restored after such work, and construction and maintenance of trails.

4. This rezoning shall run with the land and shall be binding upon the owner, its successors and assigns, and any users of the property.

5. An attested copy of this conditional rezoning order shall be recorded in the Cumberland County Registry of Deeds.

59
ORDER

AMENDMENT TO ZONING MAP RE: R-5A AND
R-OS CONDITIONALREZONING/VICINITY
CANCO ROAD - SPONSORED THE PLANNING
BOARD, CYRUS HAGGE, CHAIR.

IN THE CITY COUNCIL

AUGUST 4, 1997

Attest:

Nadene M. Daniels

City Clerk

August 4, 1997: *Yeas* This order received a first reading. *Nays*

August 18, 1997: Motion made by Councilor Dawson to accept Order 59; seconded by Councilor McDonough. Roll Call vote, Passed 7-0.

Motion made by Mayor Campbell to reconsider Order 59; seconded by Councilor Dawson. Passed 7-0.

Motion made by Councilor Dawson to amend Order 59 by leaving the 60' x 102' out parcel in the R-5A rather than R-OS zone (Attachment 8); seconded by Councilor Mavodones. Passed 7-0.

Att. 8

CITY OF PORTLAND, MAINE

Att. 9

PLANNING BOARD

John Carroll, Chair
Jaimy Caron, Vice Chair
Kenneth M. Cole III
Cyrus Y. Hagge
Deborah Krichels
Erin Rodriguez
Mark Malone

April 10, 1998

Owens A. McCullough, P.E.
Project Manager
Sebago Technics
12 Westbrook Common
P.O. Box 1339
Westbrook, ME 04098

RE: Portland Retirement Residence

Dear Owens:

On March 10, 1998 the Portland Planning Board voted unanimously to approve the site plan and site location of development for Portland Retirement Residence at 219 Canco Road. The approval was granted for the project with the following conditions:

- i. that the applicant provide a revised deed for public access, in a form acceptable to the City's Corporation Counsel recognizing the existence of the Portland Trails trail.
- ii. that the remaining sidewalk and granite curb be installed at such time that the abutting property be developed or at the time that Phase II is developed or within five (5) years, whichever is first.
- iii. replacement of two (2) catch basins in Canco road, located across from the southwesterly site boundary, and replacement of the existing cross culvert connecting these basins with a pipe of appropriate size and avoiding conflict with the existing sanitary sewer manhole.
- iv. replacement of the outfall pipe which drains these two catch basins and directs runoff towards the existing swale located on the southwesterly abutting property.
- v. that the Development Review Coordinator's comments be addressed relating to book and page for easements, access door, emergency wier, and length of level lip spreaders, the confirmation of state permits not required and documentation of treatment pond calculations and maintenance plan.

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report #3-98, which is attached.

9a

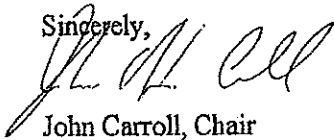
Please note the following provisions and requirements for all site plan approvals:

1. A performance guarantee covering the site improvements as well as an inspection fee payment of 1.7% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
2. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.
5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact the Planning Staff.

Sincerely,



John Carroll, Chair
Portland Planning Board

- cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
— Kandice Talbot, Planner
P. Samuel Hoffses, Building Inspector
Marge Schmuckal, Zoning Administrator
Tony Lombardo, Project Engineer
Development Review Coordinator
William Bray, Deputy Director of Public Works

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 257 Canco Rd		Owner: Portland Retirement Residence LLC		Phone:	Permit No: 980740
Owner Address:		Lessee/Buyer's Name: Portland Retirement Residence		Phone:	Business Name:
Contractor Name: Colson & Colson Construction Co.		Address: P.O. Box 14111 Salem, OR		Phone: 97309 503-370-7070	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: JUL - 9 1998 CITY OF PORTLAND </div>
Past Use: Vacant Land	Proposed Use: Retirement Complex		COST OF WORK: \$ 4,731.00	PERMIT FEE: \$ 23,675.87	
Proposed Project Description: Construct Retirement Complex		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: <i>R2</i> Type <i>5A</i> Signature: <i>[Signature]</i> PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____		Zone: CBL: <i>R-3A</i> 149-B-001 Zoning Approval: <i>[Signature]</i> 7/7/98 Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan major <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: Mary Gresik		Date Applied For: 24 March 1998			

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Mail To: Curry Brandaw Architects
 2260 McGilchrist St SE, Ste #100
 Salem OR 97302

? 's CALL: Clifford Curry 503-399-1090
 FAX: 503-399-0565

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

[Signature]

06 July 1998 - Permit Routed

24 March XXXX 1998

SIGNATURE OF APPLICANT Owens McCullough ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

**PERMIT ISSUED
 WITH REQUIREMENTS**

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: *[Signature]*

CEO DISTRICT *[Signature]*



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 257 Canco Road (CBL: 149-B-001)

Issued to Portland Retirement Partnership LLC

Date of Issue July 27, 1999

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 980740, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

115 Dwelling Units 1 Main Building
13 Dwelling Units 6 Cottages

APPROVED OCCUPANCY

Use Group R-2
Type of Construction 5A

Limiting Conditions:

This certificate supersedes
certificate issued:

Approved:

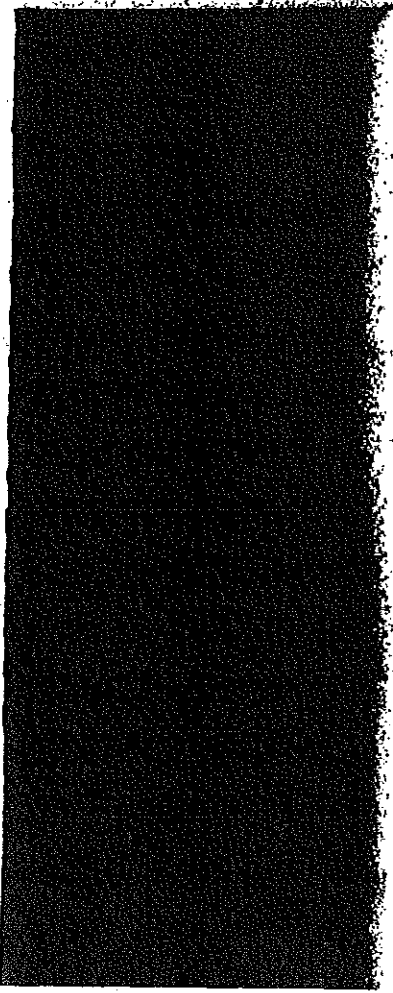
2 Sept 99
(Date)

[Signature]
Inspector

[Signature]
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

1/22/99
9/22/99



CITY OF PORTLAND, MAINE

PLANNING BOARD

Orlando E. Delogu, Chair
Lee Lowry III, Vice Chair
John Anton
Kevin Beal
Michael Patterson
David Silk
Janice E. Tevastian

April 30, 2004

Kristin Newland
Curry Brandaw Architects
2601 25th Street, SE
Suite 300
Salem, Oregon 97302

RE: Canco Woods, Phase II, 219 Canco Road
ID #2003-0196, CBL #149-B-1

Dear Ms. Newland:

On April 27, 2004 the Portland Planning Board voted 6-1 (Silk opposed) to approve the subdivision, site plan and site location of development for Portland Retirement Residence at 219 Canco Road. The approval was granted for the project with the following conditions:

- i. that the project engineer address the Development Review Coordinator's comments raised in the April 21, 2004 memo, and the final plans shall require approval by the Development Review Coordinator after such consultation.
- ii. that the applicant provide a subdivision recording plat for the development, as required by the subdivision ordinance, which shall include all easements between Parcel A and Parcel B.
- iii. that the applicant revise the plans in accordance with the Public Works' comments dated March 10, 2004 regarding the sewer connection.
- iv. that the applicant submit the Tier 1 Wetlands Alteration Permit approval from the Maine Department of Environmental Protection prior to issuance of a building permit.
- v. that the applicant submit easement deed or deeds between owners of Parcel A and Parcel B for review and approval by Corporation Counsel.
- vi. that the applicant shall provide satisfactory evidence of it's legal right to install a sewer line within Dudley Street and Lee Street as shown on the plan and, if no such right is shown, applicant will provide an alternative design and location to the Planning Authority for review and approval prior to the issuance of a Certificate of Occupancy.
- vii. Prior to issuance of a building permit, the Zoning Administrator will be provided the subdivision plan for review with compliance with zoning provisions of ordinance relative to the lots.

The approval is based on the submitted site plan and the findings related to subdivision and site plan review standards as contained in Planning Report #15-04, which is attached.

Please note the following provisions and requirements for all site plan approvals:

1. A performance guarantee covering the site improvements as well as an inspection fee payment of 1.7% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the ~~Planning Division and Public Works~~ prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
2. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.
5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
6. The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Kandice Talbot, Planner at 874-8901.

Sincerely,


Orlando Delogu, Chair
Portland Planning Board

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 04-1193	Issue Date:	CBL: 149 B001001
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Location of Construction: 217 Canco Rd	Owner Name: Portland Retirement Residence	Owner Address: 2250 Mcgilchrist St Se Ste 200	Phone:
Business Name:	Contractor Name: Colson & Colson General Contractor	Contractor Address: PO Box 1411 Salem	Phone: 5033991090
Lessee/Buyer's Name	Phone:	Permit Type: Foundation Only/Commercial	Zone:

Past Use: Vacant Land	Proposed Use: 80 Unit assisted living facility w/ Two Duplex Structures	Permit Fee:	Cost of Work: \$0.00	CEO District: 4
Proposed Project Description: FOUNDATION ONLY		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: I-1 Type: 5A 8/17/08 Signature: <i>[Handwritten Signature]</i>	
		Signature:	Signature: <i>[Handwritten Signature]</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) 7		
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
		Signature:	Date:	

Permit Taken By: mjn	Date Applied For: 08/17/2004	Zoning Approval		
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
	Date:	Date:	Date:

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 04-0497	Issue Date:	CBL: 149 B001001
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Location of Construction: 217 Canco Rd	Owner Name: Portland Retirement Residence	Owner Address: 2250 Mcgilchrist St Se Ste 200	Phone:
Business Name: n/a	Contractor Name: Colson & Colson General Contractor	Contractor Address: PO Box 1411 Salem	Phone 5033991090
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Multi Family	Zone:

Past Use: Phase one is existing - this is phase two	Proposed Use: Build new 72,330 sq. Ft. 80 unit assisted living facility and 2 duplex cottages & 2-car Garage	Permit Fee: \$42,396.00	Cost of Work: \$4,700,000.00	CEO District: 4
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type	

Proposed Project Description: Build new 72330 sq. Ft. 80 unit assisted living facility and 2 duplex cottages & 2 Car Garage	Signature:	Signature:
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Condition <input type="checkbox"/> Denied		
Signature:	Date:	

Permit Taken By: gg	Date Applied For: 04/28/2004	Zoning Approval		
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zon <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date:	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Us <input type="checkbox"/> Interpretatio <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input type="checkbox"/> Not in District or Landma <input type="checkbox"/> Does Not Require Revie <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Condition <input type="checkbox"/> Denied Date:	

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICAN	ADDRESS	DATE	PHO
RESPONSIBLE PERSON IN CHARGE OF WORK, TIT		DATE	PHO



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 217 Canco Rd

CBL 149 B001001

Issued to Portland Retirement Residence/Colson & Colson General Cont Date of Issue 08/24/2005

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 04-0497, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES
84 Unit Assisted Living Facility Only

APPROVED OCCUPANCY
Assisted Living Facility
Use Group I-1
Type 5A
BOCA 1999

Limiting Conditions:

This permanent certificate shall supercede c/o dated 07/27/05.

This certificate supersedes certificate issued

Approved:

8/24/05
(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 217 Canco Rd

CBL 149 B001001

Issued to Portland Retirement Residence/Colson & Colson General Cont Date of Issue 10/13/2005

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 04-0497, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES
Assisted Living Facility-217 Canco Road
Cottage 1-Units 402 & 402

APPROVED OCCUPANCY
Use Group I-1 Type 5a
Boca 1999

Limiting Conditions:

This certificate applies to Cottage 1(units 401 & 402 only)

This certificate supersedes certificate issued

Approved:

10/13/05
(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

SHEET 2 OF 12

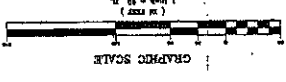
OVERALL DEVELOPMENT & LOT DIVISION
CORSTLAND ASSISTED LIVING FACILITY
PHASE II
MANAGEMENT, LLC & HOLIDAY RETIREMENT CORP.

Subago Technica
 10000 10th Street, Suite 100
 San Diego, CA 92121
 (619) 594-1111

NO.	DATE	REVISION
1	01-15-04	ISSUE FOR PERMITTING
2	02-10-04	REVISED TO SHOW CITY REVIEW

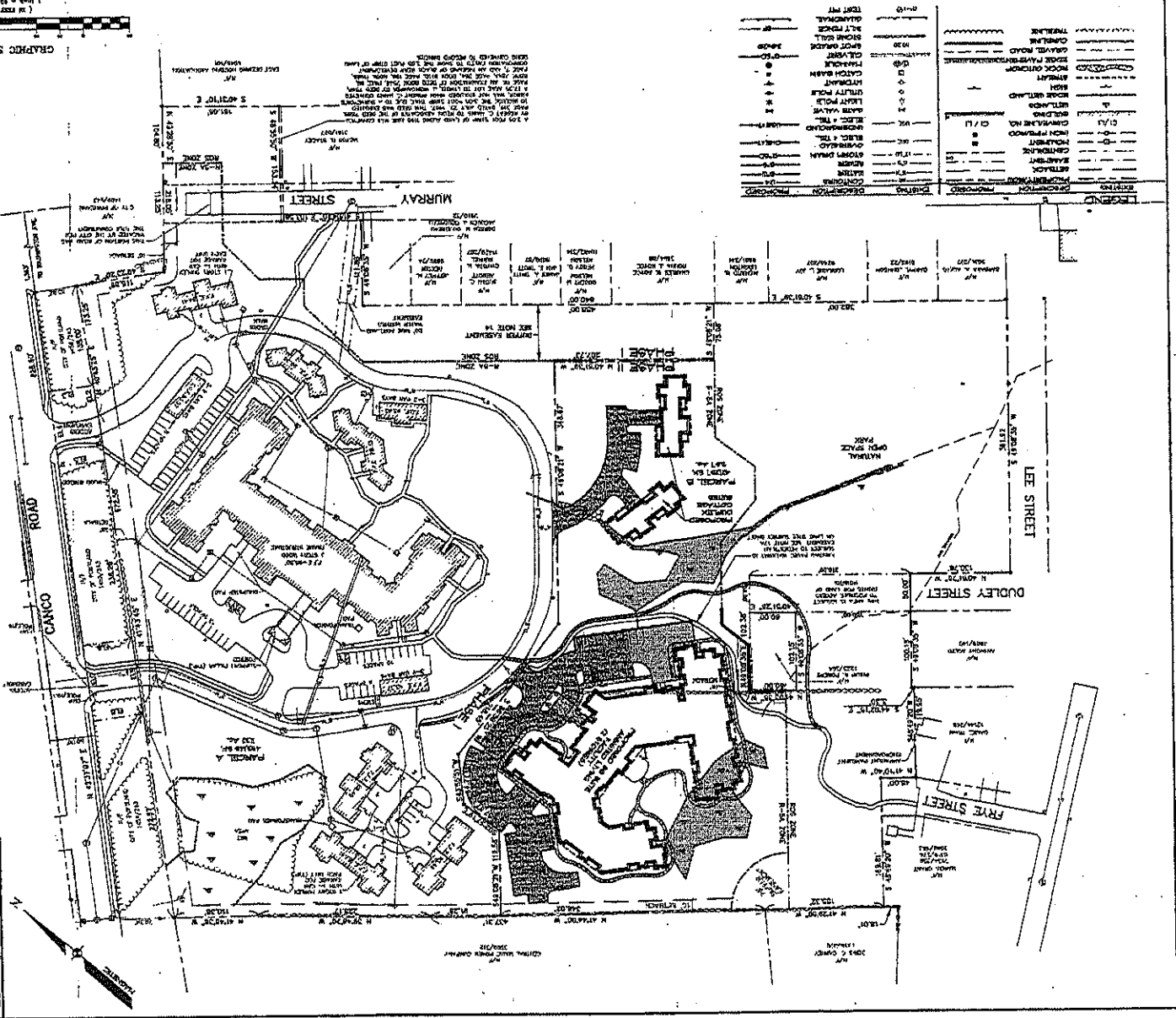
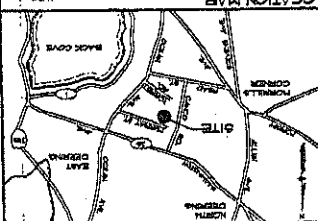
EASEMENT LINE DATA

LINE	START	END	DISTANCE
1	0+00	0+00	0.00
2	0+00	0+00	0.00
3	0+00	0+00	0.00
4	0+00	0+00	0.00
5	0+00	0+00	0.00
6	0+00	0+00	0.00
7	0+00	0+00	0.00
8	0+00	0+00	0.00
9	0+00	0+00	0.00
10	0+00	0+00	0.00



GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. THE SHOWN LOT LINES ARE BASED ON THE RECORD PLAT FOR THE SITE.
3. THE SHOWN LOT LINES ARE BASED ON THE RECORD PLAT FOR THE SITE.
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9. THE SHOWN LOT LINES ARE BASED ON THE RECORD PLAT FOR THE SITE.
10. THE SHOWN LOT LINES ARE BASED ON THE RECORD PLAT FOR THE SITE.



LEGEND

SYMBOL	DESCRIPTION
(Symbol)	EXISTING BUILDING
(Symbol)	PROPOSED BUILDING
(Symbol)	EXISTING DRIVEWAY
(Symbol)	PROPOSED DRIVEWAY
(Symbol)	EXISTING SIDEWALK
(Symbol)	PROPOSED SIDEWALK
(Symbol)	EXISTING CURB
(Symbol)	PROPOSED CURB
(Symbol)	EXISTING STREET
(Symbol)	PROPOSED STREET
(Symbol)	EXISTING EASEMENT
(Symbol)	PROPOSED EASEMENT
(Symbol)	EXISTING UTILITY
(Symbol)	PROPOSED UTILITY
(Symbol)	EXISTING FENCE
(Symbol)	PROPOSED FENCE
(Symbol)	EXISTING LANDSCAPE
(Symbol)	PROPOSED LANDSCAPE
(Symbol)	EXISTING TREES
(Symbol)	PROPOSED TREES
(Symbol)	EXISTING PAVEMENT
(Symbol)	PROPOSED PAVEMENT
(Symbol)	EXISTING CONCRETE
(Symbol)	PROPOSED CONCRETE
(Symbol)	EXISTING ASPHALT
(Symbol)	PROPOSED ASPHALT
(Symbol)	EXISTING GRAVEL
(Symbol)	PROPOSED GRAVEL
(Symbol)	EXISTING SAND
(Symbol)	PROPOSED SAND
(Symbol)	EXISTING SOIL
(Symbol)	PROPOSED SOIL
(Symbol)	EXISTING VEGETATION
(Symbol)	PROPOSED VEGETATION
(Symbol)	EXISTING WATER
(Symbol)	PROPOSED WATER
(Symbol)	EXISTING SEWER
(Symbol)	PROPOSED SEWER
(Symbol)	EXISTING GAS
(Symbol)	PROPOSED GAS
(Symbol)	EXISTING POWER
(Symbol)	PROPOSED POWER
(Symbol)	EXISTING TELEPHONE
(Symbol)	PROPOSED TELEPHONE
(Symbol)	EXISTING CABLE
(Symbol)	PROPOSED CABLE
(Symbol)	EXISTING FENCE
(Symbol)	PROPOSED FENCE
(Symbol)	EXISTING SIGN
(Symbol)	PROPOSED SIGN
(Symbol)	EXISTING LIGHT
(Symbol)	PROPOSED LIGHT
(Symbol)	EXISTING UTILITY
(Symbol)	PROPOSED UTILITY

257 Canco Road



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City of PMLAND

WOODS AT CANCO

POTLAND ASSISTED LIVING

S

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

City Home Departments City Council E-Services Calendar Jobs

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information:

Services

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

CBL 149 B001001
Land Use Type RETAIL & PERSONAL SERVICE
 Verily legal use with Inspections Division
Property Location 257 CANCO RD
Owner Information PORTLAND RETIREMENT RESIDENCE LLC
 PO BOX 700
 SISTERS OR 97759
Book and Page 13465/161
Legal Description 149-B-1 161-A-1
 CANCO RD
 471989 SF
 PARCEL A
Acres 10.8354

Current Assessed Valuation:

browse city services a-z

browse facts and links a-z

TAX ACCT NO. 21614 **OWNER OF RECORD AS OF APRIL 2012**
 PORTLAND RETIREMENT RESIDENCE LLC
 PO BOX 700
 SISTERS OR 97759
LAND VALUE \$1,566,500.00
BUILDING VALUE \$9,831,100.00
NET TAXABLE - REAL ESTATE \$11,397,600.00
TAX AMOUNT \$214,502.84



Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

Building Information:

Best viewed at 800x600, with Internet Explorer

Building 1
Year Built 1999
Style/Structure Type APARTMENT - GARDEN
Units 115
Building Num/Name 1 - WOODS AT CANCO
Square Feet 97082
[View Sketch](#) [View Map](#) [View Picture](#)



Building 2
Year Built 1999
Style/Structure Type APARTMENT - GARDEN
Units 2
Square Feet 2372
[View Sketch](#) [View Map](#) [View Picture](#)

Building 3
Year Built 1999
Style/Structure Type APARTMENT - GARDEN
Units 2
Square Feet 7317
[View Sketch](#) [View Map](#) [View Picture](#)

Building 4
Year Built 1999
Style/Structure Type APARTMENT - GARDEN
Units 3
Square Feet 3125
[View Sketch](#) [View Map](#) [View Picture](#)

Building 5
Year Built 1999
Style/Structure Type APARTMENT - GARDEN
Units 2
Square Feet 2336
[View Sketch](#) [View Map](#) [View Picture](#)



The Planning & Zoning Resource Corporation

100 NE 5th Street · Oklahoma City, Oklahoma 73104

Telephone (405) 840-4344 · Fax (405) 840-2608

Toll Free (800) 344-2944 · Toll Free Fax Available on Request

Please fax to my direct fax number 405-595-3628

RECEIVED

APR 08 2013

Dept. of Building Inspections
City of Portland Maine

To: Marge Schmuckal
Fax: 207 874 8716
Email:
Date: 04/04/2013
Subject: Request for zoning letter and additional documents
Ref. Number: 67045-29
RE: Woods at Canco, 257 Canco Road, Portland, Maine

149-B-001
161-A-001

Add'l Info:

Attached is our request for property information on the above-mentioned property. Please copy it onto your letterhead, provide the requested information, sign and return to me via either my direct fax, shown above or via email to Tammy.Pote@pzs.com.

It is my understanding that there will be fees associated with this request. Please be advised that the total fees are not to exceed \$150.00 without my approval. If you should expect the fees to exceed this amount, please notify me as soon as possible. Furthermore, any additional costs associated with this request must be approved, in writing, prior to their incurrence.

Thank you in advance for your time and consideration on the above matter. If there are any questions you are unable to answer please let me know who I should contact. If you have any questions or concerns, do not hesitate to contact me at the toll free number 800-344-2944, extension 3256. You may also reach me by email at: Tammy.Pote@pzs.com.

Sincerely,
Tammy Pote

(PLEASE COPY ONTO YOUR LETTERHEAD)

The Planning & Zoning Resource Corporation
100 NE 5th Street
Oklahoma City, OK 73104

04/04/2013

ATTN: Tammy Pote

Ref. No. 67045-29

RE: Woods at Canco, 257 Canco Road, Portland, Maine

Add'l Info.

What is the current Zoning of the property? _____

What are the abutting zoning designations? North _____ South _____ East _____ West _____

Was this a Planned Unit Development? Yes No

If so, could we please get a copy of the PUD?

Is the property in any special, restrictive or overlay district?

Is this site in compliance with the current Zoning Ordinance?

Are there any legal nonconforming issues?

Was this property granted any variances, special exceptions, conditional use permits, or zoning relief of any kind?
If yes, please provide a copy of all the documents. If copies are unavailable, would you briefly outline the conditions of
the applicable document (excluding signage)? Yes No

To the best of your knowledge, do your records show any unresolved zoning code violations?

Yes, there are open violations on file in our records. (See attached list and/or copies/cases)

No, there are no open violations on file in our records.

*Please note, this request is for open violations of which you are aware. PZR is not requesting an inspection be made.

To the best of your knowledge, do your records show any unresolved building code violations and/or complaints?

Yes, there are open violations on file in our records. (See attached list and/or copies/cases)

No, there are no open violations on file in our records.

*Please note, this request is for open violations of which you are aware. PZR is not requesting an inspection be made.

Was this property developed with a Site Plan approval? Yes No

If so, could we get a copy of the approved plan and/or conditions, which includes information pertaining to: use,
density, setbacks, height and parking?

Were Certificates of Occupancy issued? If so, please provide all available copies. If copies are unavailable, please
fill out our attached form letter.

Please call the undersigned at _____, extension _____ if you have questions or concerns.

Sincerely:

Name: _____

Title: _____

(PLEASE COPY ONTO YOUR LETTERHEAD)

4/4/2013

Ref. No. 67045-29

RE: Woods at Canco, 257 Canco Road, Portland, Maine

Add'l Info:

Based on our records [choose one]:

- A valid final certificate of occupancy has been issued and is now outstanding for the Project. For any certificate of occupancies not found, the absence of a certificate of occupancy for the Project will not give rise to any enforcement action affecting the Project. (See Attached Copy Issued)
- Certificates of Occupancy are not required. Final Building Permits have been issued and are now outstanding for the Project. (See Attached Copy Issued)
- Certificates of Occupancy for projects constructed prior to the year _____ are no longer on file with this office. The Project was constructed in _____. The absence of a certificate of occupancy for the Project will not give rise to any enforcement action affecting the Project. A certificate of occupancy for the Project will only be required to the extent of any construction activity (such as restoring, renovating or expanding the Project or any part thereof).
- We are unable to locate a certificate of occupancy for the Project from our records. We have evidence in our records, however, one was issued and has been subsequently lost or misplaced. The absence of a certificate of occupancy for the Project will not give rise to any enforcement action affecting the Project. A certificate of occupancy for the Project will only be required to the extent of any construction activity, restoring, renovating or expanding the Project or any part thereof.
- This site is still being constructed. The absence of a certificate of occupancy for the Project will not give rise to any enforcement action affecting the Project. A certificate of occupancy for the Project will be issued when all final inspections have been passed.

Please call the undersigned at _____, extension _____ if you have questions or concerns.

Sincerely:

Name: _____

Title: _____

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
 389 Congress Street
 Portland, Maine 04101

RECEIPT OF FEES

Application No: 0000-1681	Applicant: PORTLAND RETIREMENT RESID
Project Name: 257 CANCO RD	Location: 257 CANCO RD
CBL: 149 B001001	Application Type: Determination Letter
Invoice Date: 04/09/2013	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$0.00		\$0.00		\$150.00		\$150.00		\$0.00	On Receipt

Previous Balance	\$0.00
-------------------------	---------------

Fee Description	Qty	Fee/Deposit Charge
Zoning Determinations	1	\$150.00
		\$150.00
	Total Current Fees:	+ \$150.00
	Total Current Payments:	- \$150.00
	Amount Due Now:	\$0.00

CBL 149 B001001
Bill to: PORTLAND RETIREMENT RESIDENCE LLC
 PO BOX 700
 SISTERS , OR 97759

Application No: 0000-1681
Invoice Date: 04/09/2013
Invoice No: 40673
Total Amt Due: \$0.00
Payment Amount: \$150.00

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.