

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

**CITY OF PORTLAND**  
BUILDING DEPARTMENT

Please Read  
through this  
Application And  
Notes, If Any,  
Attached

Permit Number: 041458

This is to certify that Claiborn James M & /Stephanie M Grann  
has permission to Kitchen Renovation, New deck, new door  
AT 24 Partridge Cir 228 C007001 PORTLAND

OCT 22 2004

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is altered or closed-in.  
HEAR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. \_\_\_\_\_  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

*[Signature]*  
10/21/04  
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

**City of Portland, Maine - Building or Use Permit Application**

Permit No: 04-1458	Issue Date:	CBL: 228 C007001
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Location of Construction: 24 Partridge Cir	Owner Name: Claiborn James M &	Owner Address: 24 Partridge Cir	Phone:
Business Name:	Contractor Name: Stephen Brann	Contractor Address: 39 South Freeport Road Freeport	Phone: 2073290910
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R-2

Past Use: Single Family Home	Proposed Use: Single Family Home / Kitchen Renovation, New deck, new dormer	\$336.00	\$35,000.00	3
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FIRE DEPT: <i>N/A</i>	<input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R-3</i> Type: <i>SB</i> <i>IRC 2003</i>
Signature:	Signature:	

Proposed Project Description:  
Kitchen Renovation, New deck, new dormer

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: Idobson	Date Applied For: 09/29/2004	<b>Zoning Approval</b>	
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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**

Shoreland *Well beyond 75' HWMA*

Wetland

Flood Zone *Panel 12*

Subdivision *Zone X*

Site Plan

Maj  Minor  MIM

Date: *10/21/04*

**Zoning Appeal**

Variance

Miscellaneous

Conditional Use

Interpretation

Approved

Denied

Date: \_\_\_\_\_

**Historic Preservation**

Not in District or Landmark

Does Not Require Review

Requires Review

Approved

Approved w/Conditions

Denied

Date: *10/21/04*

**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**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

<b>Permit No:</b> 04-1458	<b>Date Applied For:</b> 09/29/2004	<b>CBL:</b> 228 C007001
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<b>Location of Construction:</b> 24 Partridge Cir	<b>Owner Name:</b> Claiborn James M &	<b>Owner Address:</b> 24 Partridge Cir	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Stephen Brann	<b>Contractor Address:</b> 39 South Freeport Road Freeport	<b>Phone</b> (207) 329-09 10
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	
<b>Proposed Use:</b> Single Family Home / Kitchen Renovation, New deck, new dormer		<b>Proposed Project Description:</b> Kitchen Renovation, New deck, new dormer	

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 10/21/2004

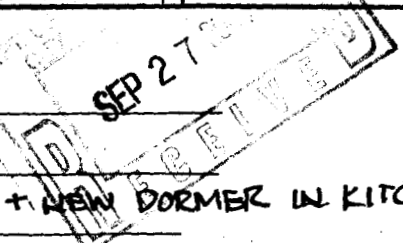
**Note:** **Okto Issue:**

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 2) Separate permits are required for any electrical, plumbing, or heating.

# All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <b>24 PARTRIDGE CIRCLE</b>		
Total Square Footage of Proposed Structure <b>EXISTING STRUCTURE; NOT EXPANDED</b>	Square Footage of Lot <b>27,660 SF (0.635 AC.)</b>	
Tax Assessor's Chart, Block & Lot Chart# <b>228</b> Block# <b>C</b> Lot# <b>007</b>	Owner: <b>JAMES M. + CAROLYN C. CLAIBORN</b>	Telephone: <b>207.899.1240</b>
Lessee/Buyer's Name (if Applicable) <b>N/A</b>	Applicant name, address & telephone: <b>AGENT: 926-3939</b> <b>ANDY FILLMORE</b> <b>INTERURBAN PLANNING + DESIGN</b> <b>400 INTERVUE RD, NEW GLOUCESTER</b>	Cost Of Work: \$ <b>35,000</b> Fee: \$ <b>336.00</b>
Current use: <u>Single Family</u>		
If the location is currently vacant, what was prior use: <u>N/A</u>		
Approximately how long has it been vacant: <u>N/A</u>		
Proposed use: <u>KITCHEN RENOVATION + NEW REAR DECK + NEW DORMER IN KITCHEN</u> Project description:		
Contractor's name, address & telephone: <b>STEPHEN BRAUN, 39 SOUTH FREEPORT RD. FREEPORT ME. 04032</b>		
Who should we contact when the permit is ready: <u>ANDY FILLMORE @ 926-3939</u> Mailing address: <u>400 INTERVUE RD. NEW GLOUCESTER, ME. 04260</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <b>926-3939</b>		



**IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.**

*Thereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws or this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.*

Signature of Applicant: <b>(AGENT) P.A. FILLMORE</b>	Date: <b>9/27/04</b>
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**This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall**

**WARRANTY DEED**  
**Joint Tenancy**  
**Maine Statutory Short Form**

**KNOW ALL PERSONS BY THESE PRESENTS, That**

**Alice M. Batson**

of Portland, county of Cumberland, State of Maine,

for consideration paid, grant to **James M. Claiborn and Carolyn C. Claiborn**

of Manchester, County of New Hampshire,

whose mailing address is 1644 Union Street, Manchester, NH 03104

with warranty covenants, as joint tenants the land in Portland, County of Cumberland, and State of Maine, described on the attached **EXHIBIT A.**

**WITNESS** our/my hand(s) and seal(s) this 23rd day of April, 2004.

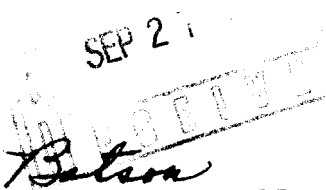
*Signed, Sealed and Delivered in*

MAINE REAL ESTATE TAX PAID

Witness

Witness

*Alice M. Batson*  
\_\_\_\_\_  
Alice M. Batson



STATE OF MAINE

April 23, 2004

COUNTY OF Cumberland

Then personally appeared the above named Alice M. Batson and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Ginger R. Heoch  
Notary Public, Maine  
My Commission Exp: 8/8/09

*Ginger R. Heoch*  
\_\_\_\_\_  
Notary Public  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

Order No: 61853 (Claiborn)

**EXHIBIT 'A'**

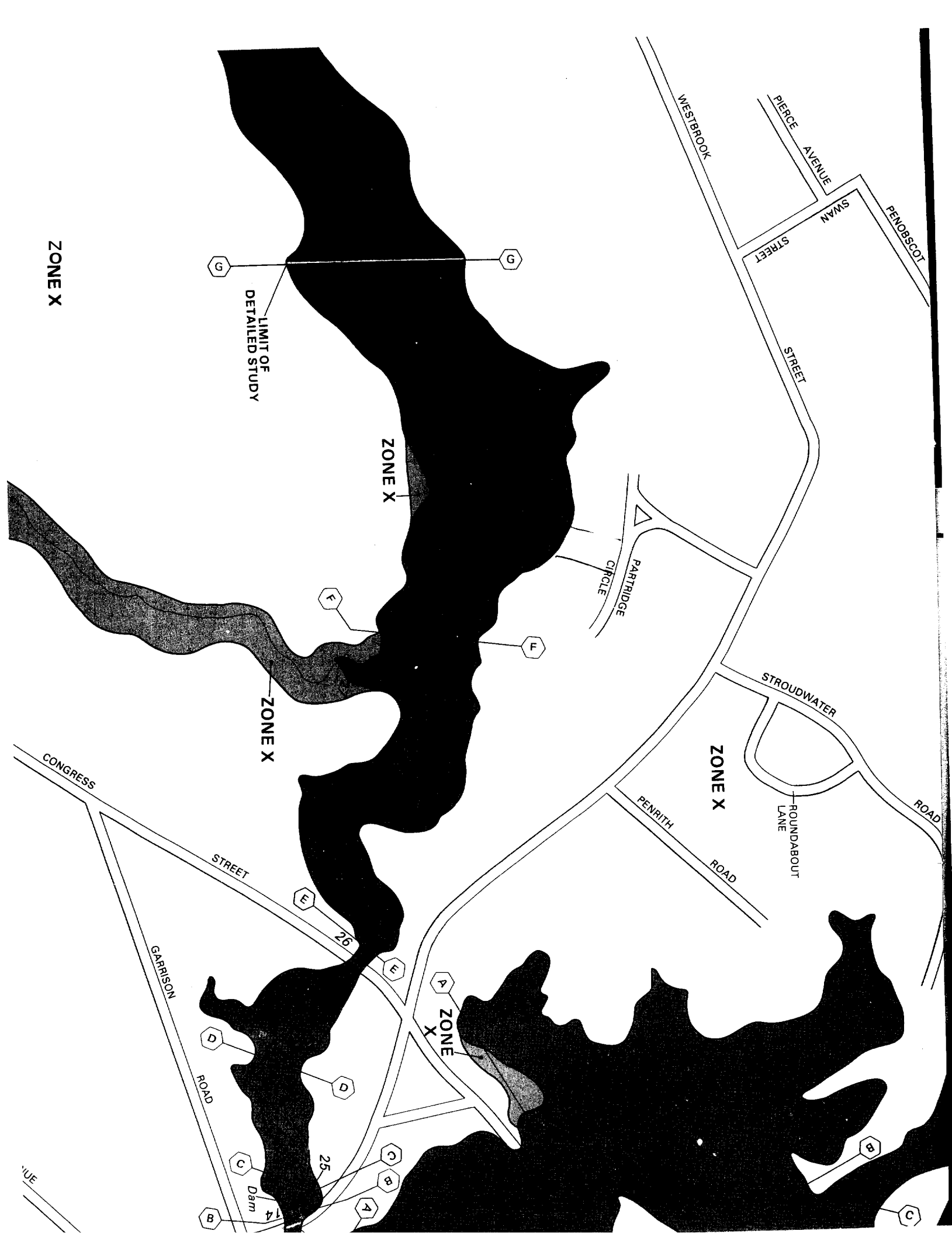
A CERTAIN LOT OR PARCEL OF LAND WITH THE BUILDINGS THEREON, SITUATED IN PORTLAND, IN THE COUNTY OF CUMBERLAND AND STATE OF MAINE, AND BEING LOT NUMBERED THIRTEEN (13) AS SHOWN ON THE PLAN OF RIVERVIEW RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK **46**, PAGE 14.

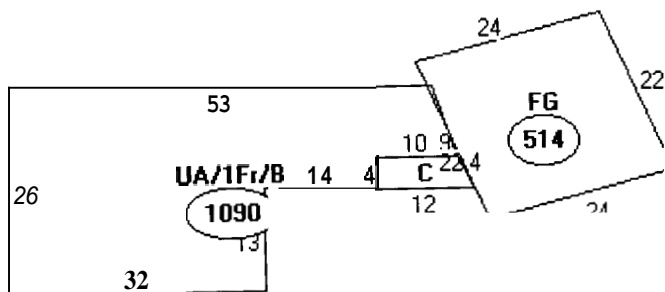
LOT **13** IS HEREBY CONVEYED SUBJECT TO THE COVENANTS SHOWN ON WARRANTY DEED OF GENIFRED H. PLOWMAN TO ARTHUR W. BATSON AND ALICE M. BATSON DATED MARCH 4, **1966** AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 2948, PAGE 440.

BEING THE SAME PREMISES CONVEYED TO ALICE M. BATSON BY VIRTUE OF A DEED FROM ARTHUR W. BATSON AND ALICE M. BATSON, RECORDED ON MAY 15, 1979 IN SAID REGISTRY OF DEEDS AS BOOK 4420, PAGE 137, ALSO A DEED FROM GENIFRED H. PLOWMAN, RECORDED ON MARCH 7, **1966** IN SAID REGISTRY OF DEEDS AS BOOK **2948**, PAGE **440**.

21  
1966

Retrieved  
Recorded Register of Deeds  
Apr 28, 2004 01:13:15P  
Cumberland County  
John B O'Brien





Descriptor/Area

A:UA/1Fr/B  
1090 sqft

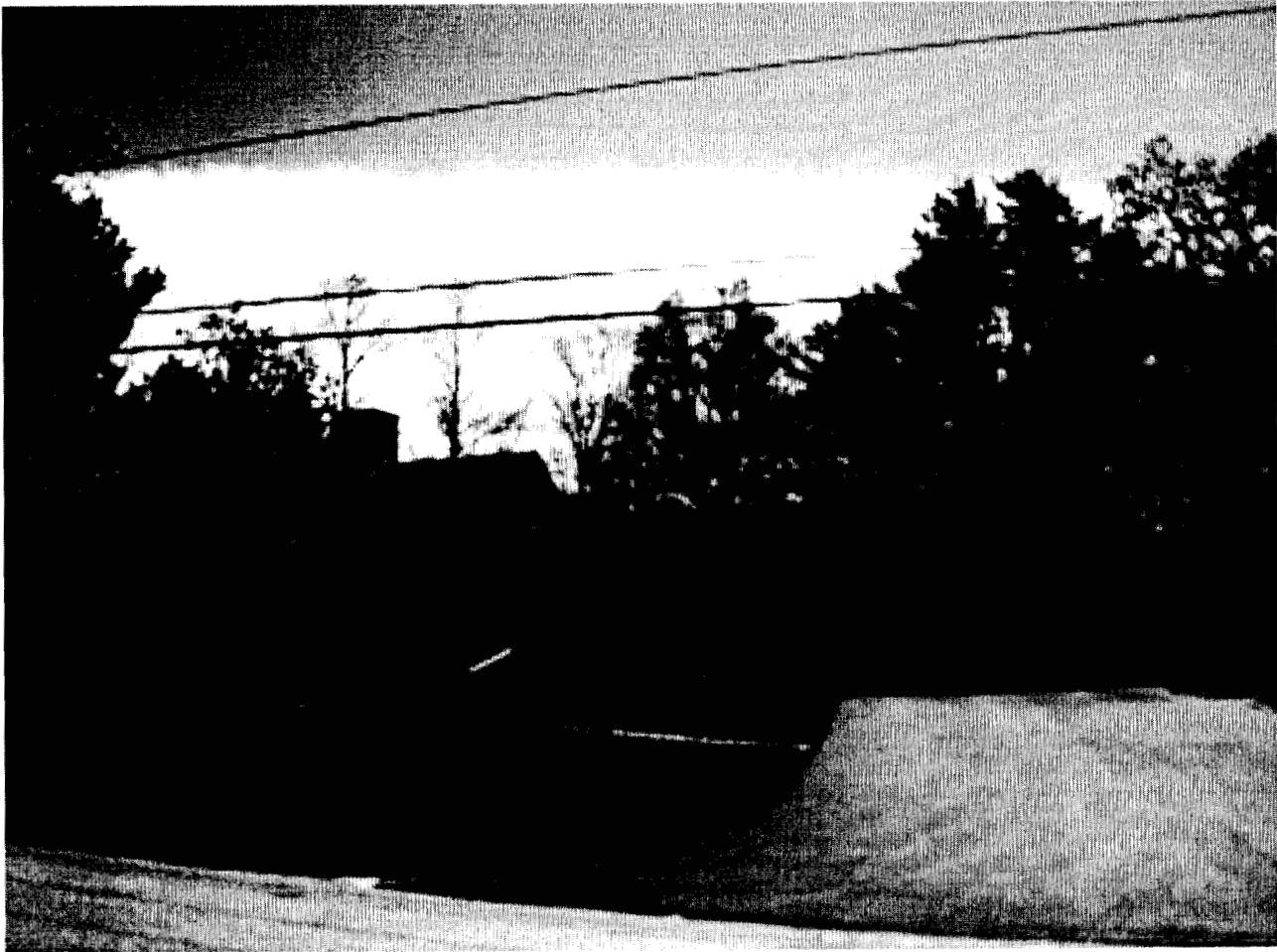
B:FG  
514 sqft

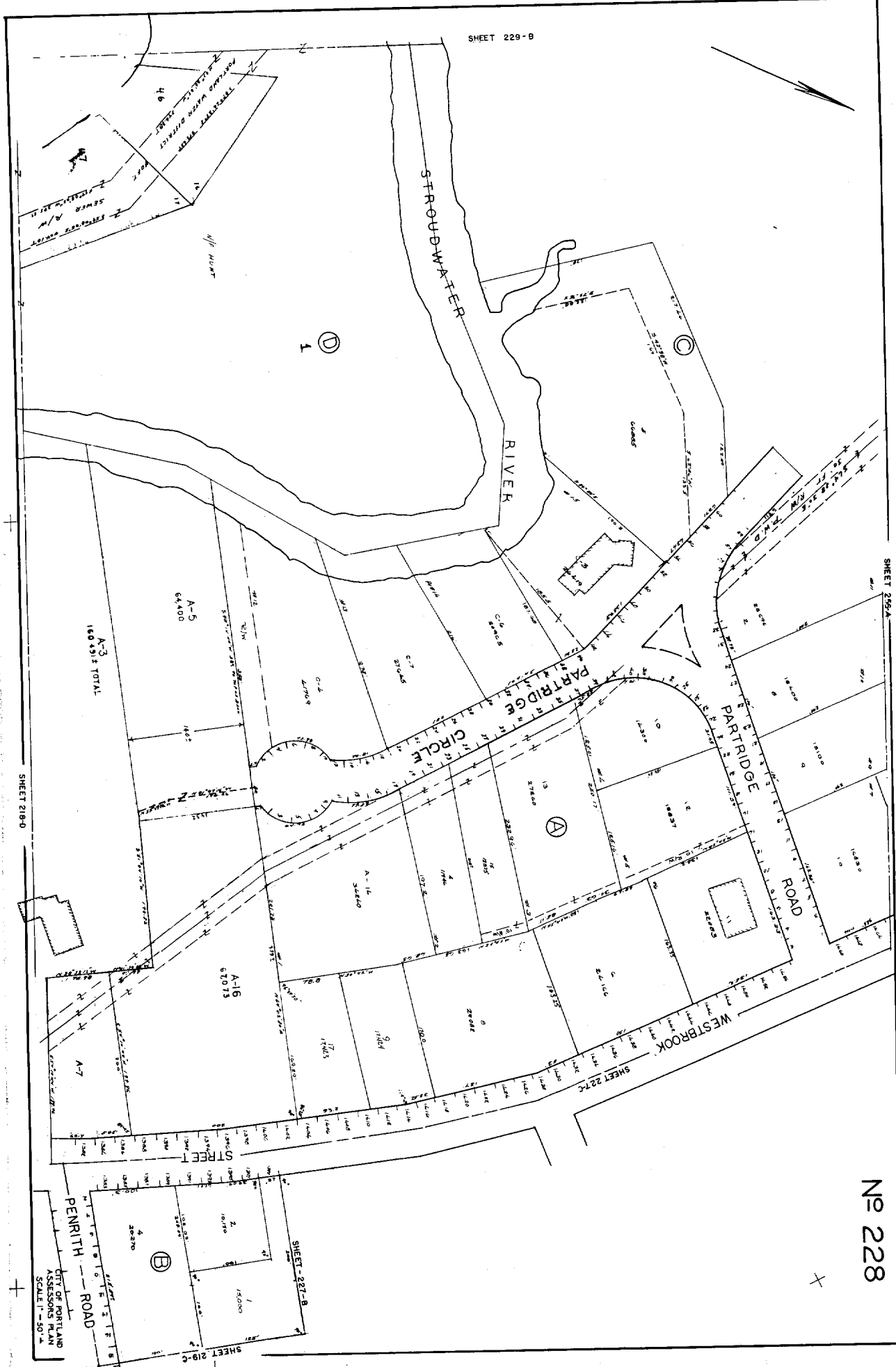
C:C  
44 sqft

*2-2  
Front + rear - 25'  
Sides - 12' 1 story  
14' 2 stories*

*Lot cov. 200/10  
OK*







SHEET 229-A

№ 228

SHEET 218-0

SHEET 227-C

SHEET 227-B

SHEET 219-C

CITY OF PORTLAND  
ASSESSORS PLAN  
SCALE 1" = 50'

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**

Card Number	I of 1
Parcel ID	228 C007001
Location	24 PARTRIDGE CIR
Land Use	SINGLE FAMILY
Owner Address	CLAIBORN JAMES M & CAROLYN C CLAIRBORN JTS 24 PARTRIDGE CIR PORTLAND ME 04102
Book/Page	21185/337
Legal	228-C-7 PARTRIDGE CIRCLE 20-30  27645 SF

**Valuation Information**

Land	Building	Total
\$49,350	\$109,830	\$159,180

**Property Information**

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1968	Cape	I	1790	0.635	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
3	2		6	Unfin	Full

**Outbuildings**

Type	Quantity	Year Built	Size	Grade	Condition
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**Sales Information**

Date	Type	Price	Book/Page
04/28/2004	LAND + BLDING	\$315,000	21185-337

**Picture and Sketch**

[Picture](#)      [Sketch](#)      [Tax Map](#)

[Click here to view Tax Roll Information.](#)

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

**New Search!**