



PORTLAND MAINE

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*Penny St. Louis Littell- Director of Planning and Urban Development
Marge Schmuckal, Zoning Administrator*

April 23, 2010

Clearview Portland WG, LLC
2311 Cedar Springs Road
Dallas, Texas 75201

RE: Walgreen's – 336 Allen Avenue, Portland, Maine (the "Premises") – 344-E-036 –
B-2 Zone

To Whom It May Concern:

The undersigned hereby certifies with respect the above-mention Premises as follows:

- 1). The Premises is located in the B-2 Community Business Zone (B-2 Zone).
- 2.) The operation of the Premises as a retail pharmacy is a permitted use in the B-2 Zone. Additionally, the operation of a drive-thru window is a conditional use in the B-2 Zone. On January 13, 2009 the City of Portland Planning Board granted a site development plan and conditional use approval for the retail pharmacy with a drive-thru.
- 3). Building permit #09-0577 was issued 7/30/2009 for the demolition of the existing on-site structures. Building permit #09-0604 was issued 7/31/2009 for the construction of a new foundation only. Building permit #09-0332 was issued on 8/28/2009 for the new building on the constructed foundation.
- 4). A Certificate of Occupancy was issued on 4/22/2010 with a condition that "Any electronic messaging (i.e. signage) shall not change copy more than once every twenty (20) minutes, other than display of time and temperature".
- 5). The site is in compliance with the approved plans and there are no pending or threatened enforcement actions regarding the site development.
- 6). As stated previously, A Certificate of Occupancy has been issued and is in effect for this property.
- 7). The City of Portland's applicable Land Use Zoning Ordinance, including, but not limited to parking requirements, setbacks and building height for the B-2 Zone can be found online at www.portlandmaine.gov.

If you have any questions regarding this matter, please do not hesitate to contact me at (207) 874-8695.

Very truly yours,

A handwritten signature in black ink, appearing to read "Marge Schmuckal", with a long horizontal flourish extending to the right.

Marge Schmuckal
Zoning Administrator
City of Portland, Maine

Cc: Moncure & Barnicle, Attorneys at Law, PO Box 636, Brunswick, ME 04011

Enclosures

MONCURE & BARNICLE

ATTORNEYS AT LAW

P.O. Box 636

BRUNSWICK, ME 04011

TELEPHONE 207-729-0856

TELEFAX 207-729-7790

EMAIL: jmoncure@mb-law.com

EMAIL: nicole@mb-law.com

WEBSITE <http://www.mb-law.com>

JOHN MONCURE*

JOHN F. BARNICLE

RICHARD L. HORNBECK

RICHARD R. REGAN

JESSICA L. MAHER**

THOMAS W. BELL

*ALSO ADMITTED IN NY & THE DISTRICT OF COLUMBIA

** ALSO ADMITTED IN MA

Street Address:

9 Bowdoin Mill Island.

formerly 1 Main Street

Topsham, ME 04086

April 14, 2010

Marge Schmuckal,
Zoning Administrator
City of Portland
389 Congress St
Room 308
Portland, Maine 04101

Dear Ms. Schmuckal,

Pursuant to our phone conversation today regarding a Zoning Letter for the Walgreens store at 330-340 Allen Avenue, please find enclosed our check in the amount of \$150.

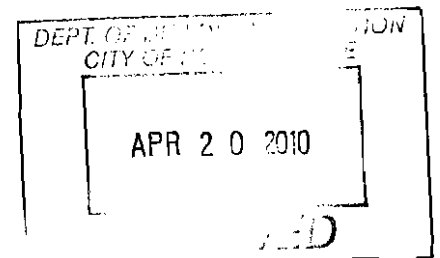
Thank you for your assistance with this matter.

If you have any questions, please feel free to call.

Sincerely,



Nicole L. Chipman
Legal Assistant



CITY OF PORTLAND, MAINE
PLANNING BOARD

David Silk, Chair
Stanton Chokora, Vice Chair
Ball Hall
Joe Lewis
Lee Lewis, III
Janice Leveson
Michael J. Patterson

January 27, 2009

David Latulippe
The Richmond Company
23 Concord Street
Wilmington, MA 01887

Maureen M. McGlone
Gorrill-Palmer Consulting Engineers
P.O. Box 1237
15 Shaker Road
Gray, ME 04039

**RE: Walgreens Pharmacy with Pharmacy Drive-Thru
340 Allen Avenue
Application # 2007-0189
CBL 344 E 8, 12, 36, 37, 42, 27, 50**

Dear Mr. Latulippe and Ms. McGlone:

On January 13, 2009, the Portland Planning Board considered the proposal for a 14,014 sq ft Walgreens Pharmacy with drive-thru service located at 340 Allen Avenue. The Planning Board reviewed the proposal for conformance with the B2 Conditional Use Standards and Site Plan Ordinance. The Planning Board voted 7-0 to approve the application with the following motions, waivers and conditions as presented below.

CONDITIONAL USE

On the basis of the application, plans, reports and other information submitted by the applicant, findings and recommendations contained in the Planning Board Report # 02-09, relevant to Portland's Conditional Use Standards and other regulations, and the testimony presented at the Planning Board hearing, the Planning Board voted 7-0 that the proposed conditional use for a drive-thru adjacent to a residential use or zone is in conformance with the standards of the Land Use Code, Section 14-183 for the B2 zone, subject to the following condition(s):

- i. That the applicant shall submit, for the City's Associate Corporation Counsel review and approval prior to the issuance of a building permit, final easement documentation/agreements that allow for the access and boundary revisions and associated works on the properties owned by Allen Avenue Extension L.L.C (Esposito's) and Ritco Properties, Inc (Laundromat) properties, and by which agreement such owners agree that no site changes other than shown on the approved plan shall be made to their properties without Planning Authority approval; and
- ii. That the applicant shall conduct a detailed Traffic Monitoring Study, as described in the January 7, 2009 comments from Tom Ferrico, 18 months following the opening of the pharmacy to the public, such date to be informed to the City Planning Authority. A report summarizing the outcomes of the Traffic Monitoring Study, including the identification of deficiencies and corrective measures (if any), shall be submitted to the City Planning Authority immediately upon completion and no later than one month after the Study is conducted; and

- iii. That if mitigation actions are identified, the City of Portland shall be responsible for all costs associated with implementation of improvements within the public right of way and the four foot easement area referenced below in item iv., provided the applicant shall be responsible for reasonable on-site signage or similar improvements as required by the Planning Authority. Such improvements shall not include the elimination of either the right-turn entry or the exit movements as approved, provided that the City can make whatever other improvements, the nature and scope at the City's sole discretion, within the public right of way and the four foot easement area referenced below in item iv.; and
- iv. That the applicant shall provide, prior to the issuance of a building permit, a four foot wide easement along the applicant's Washington Avenue property boundary for possible improvement requirements as identified in the Traffic Monitoring Study; and
- v. That the applicant shall implement, prior to the issuance of a Certificate of Occupancy, pavement reconstruction, pavement markings and signing improvements to create a central turning lane along Allen Avenue from west of their site to their easterly site drive (similar to that shown in an indicative plan titled "Off-site Improvements" dated 9.22.2008 and referenced as Attachment M21 to Report #02-09.) The applicant shall be responsible for preparing construction design plans and documents for such work, which shall be subject to review and approval by the Planning Authority prior to issuance of a building permit; and
- vi. That the existing "stamped" islands on Allen Avenue, that are to be modified as part of Walgreens Off-site Improvements plan referenced in condition v. above, shall not be painted black, but milled and replaced with new bituminous pavement; and
- vii. That the applicant shall submit, prior to the issuance of a building permit, a more detailed design to clarify the layout and operation of the area adjacent to joint access with the Ritco; and
- viii. That deliveries to the site and trash removal shall be restricted to between the hours of 8am and 8pm everyday, and that the pharmacy drive-thru hours shall be limited to 7am to 11pm everyday; and

WAIVERS

On the basis of the application, plans, reports and other information submitted by the applicant, findings and recommendations contained in the Planning Board Report # 02-09 relevant to the Portland Technical and Design Standards and Guidelines and other regulations and the testimony presented at the Planning Board hearing:

- i. The Planning Board voted 7-0 to waive the requirements of Section III.2.A.(b) of the Technical and Design Standards and Guidelines which requires driveway widths to be no greater than 30 feet, to allow the Washington Avenue drive and easterly Allen Avenue drive to exceed this width as shown on the approved Plan C1.1 Rev B (Attachment M7 to Report #02-09).
- ii. The Planning Board voted 7-0 to waive the requirement of Section III.3.A of the Technical and Design Standards and Guidelines for parking spaces to be 9 feet by 19 feet, to allow 9 feet by 18 feet parking spaces as shown on the approved Plan C1.1 Rev B (Attachment M2 to Report #02-09).

SITE PLAN REVIEW

On the basis of the application, plans, reports and other information submitted by the applicant, findings and recommendations contained in Planning Board Report # 02-09 relevant to the Site Plan Ordinance and other regulations and the testimony presented at the Planning Board hearing, the Planning Board voted 7-0 that the plan is in conformance with the site plan standards of the land use code, subject to the following conditions:

- i. That the applicant shall submit, for the City's Associate Corporation Counsel review and approval prior to the issuance of a building permit, final easement documentation/ agreements that allow for the access and boundary revisions and associated works on the properties owned by Allen Avenue Extension LLC (Esposito's) and Ritco Properties, Inc (Laudromat) properties, and by which agreement such owners agree that no site changes other than shown on the approved plan shall be undertaken to their properties without Planning Authority approval; and
- ii. That the applicant shall conduct a detailed Traffic Monitoring Study, as described in the January 7, 2009 comments from Tom Errico, 18 months following the opening of the pharmacy to the public, such date to be informed to the City Planning Authority. A report summarizing the outcomes of the Traffic Monitoring Study, including the identification of deficiencies and corrective measures (if any), shall be submitted to the City Planning Authority immediately upon completion and no later than one month after the Study is conducted; and
- iii. That if mitigation actions are identified, the City of Portland shall be responsible for all costs associated with implementation of improvements within the public right of way and the four foot easement area referenced below in item iv., provided the applicant shall be responsible for reasonable on-site signage or similar improvements as required by the Planning Authority. Such improvements shall not include the elimination of either the right-turn entry or the exit movements as approved, provided that the City can make whatever other improvements, the nature and scope at the City's sole discretion, within the public right of way and the four foot easement area referenced below in item iv.; and
- iv. That the applicant shall provide, prior to the issuance of a building permit, a four foot wide easement along the applicant's Washington Avenue property boundary for possible improvement requirements as identified in the Traffic Monitoring Study; and
- v. That the applicant shall implement, prior to the issuance of a Certificate of Occupancy, pavement reconstruction, pavement markings and signing improvements to create a central turning lane along Allen Avenue from west of their site to their easterly site drive (similar to that shown in an indicative plan titled "Off-site Improvements" dated 9.22.2008 and referenced as Attachment M21 to Report #02-09.) The applicant shall be responsible for preparing construction design plans and documents for such work, which shall be subject to review and approval by the Planning Authority prior to issuance of a building permit for new construction; and
- vi. That the existing "stamped" islands on Allen Avenue, that are to be modified as part of Walgreens Off-site Improvements plan referenced in condition v. above, shall not be painted black, but milled and replaced with new bituminous pavement; and
- vii. That the easterly drive from Allen Avenue shall have the channelization island comprise of sloped granite curbing and the main body of the island be of a material that can carry the weight of a fire truck and not be obstructed by landscaping; and

- viii. That the applicant shall submit, prior to the issuance of a building permit, a more detailed design to clarify the layout and operation of the area adjacent to joint access with the Riteo Properties Inc. and
- ix. That the Landscape Plan be revised and submitted for review and approval; such revisions to 'crown' or slightly below the landscape and turf area between the parking lot and Washington Avenue along with the 'bump-outs' or islands that project out into the parking area; and
- x. That the sprinkler connection shall be located on the Allen Avenue side of the pharmacy building to facilitate Fire Department operations; and
- xi. That the applicant shall submit, for review and approval prior to the issuance of a building permit, a construction mobilization plan that will include, but is not limited to, access, demolition, sequencing, site stabilization, hours of operation, and interim lighting; and
- xii. That deliveries to the site and trash removal shall be restricted to between the hours of 8am and 8pm everyday and that the pharmacy drive-thru hours shall be limited to 7am to 11pm everyday, and
- xiii. That the applicant shall revise the site plan as necessary to resolve any conflict between the landscape and snow storage areas, for Planning Authority review and approval; and
- xiv. That the applicant agrees that the employee's parking area lighting shall be turned off not later than one hour after the Walgreens store closes.

The approval is based on the submitted plans and the findings related to site plan and conditional use review standards as contained in Planning Report #02-09, which is attached.

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

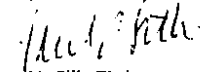
1. The site shall be developed and maintained as depicted in the site plan and the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or the planning authority pursuant to the terms of this article. Any such parcel lawfully altered prior to the enactment date of these revisions shall not be further altered without approval as provided herein. Modification or alteration shall mean and include any deviations from the approved site plan including, but not limited to, topography, vegetation and impervious surfaces shown on the site plan. No action, other than an amendment approved by the planning authority or Planning Board, and field changes approved by the Public Services authority as provided herein, by any authority or department shall authorize any such modification or alteration.
2. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
3. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Dept. prior to the release of a building permit, street opening permit or certificate of occupancy for site plans.
4. 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.

5. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.
6. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
7. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Service'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 pre-construction meeting.
8. 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.)

Philip DiPietro, Development Review Coordinator, must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at 874-8632. 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 Jenn Fraser at (207) 874-8728.

Sincerely,



David Silk, Chair
Portland Planning Board

Attachments:

1. Tom Errico (Timlic Engineering Reviewer) comments of January 7, 2009
2. Planning Board Report #02-09
3. Performance Guarantee Packet

Electronic Distribution:

Penny St Louis Catell, Director of Planning and Urban Development
 Alexander Joergeman, Planning Division Director
 Barbara Barbyak, Development Review Services Manager
 Jean Frasca, Planner
 Philip DiPietro, Development Review Coordinator
 Stacey Schmalckal, Zoning Administrator
 Tammy Stanton, Inspection Division Director
 Lisa Danforth, Administrative Assistant
 Michael Robinson, Public Services Director
 Kathy Farley, Public Services
 Hill Clark, Public Services
 David Margolis-Fusco, Deputy Civil Engineer
 Jane Ward, Public Services
 Captain Greg Cass, Fire Prevention
 Jeff Taring, City Arborist
 Tom Errico, Wilbur Smith Consulting Engineers
 Dan Guette, Woodward & Curran
 Assessor's Office
 Approval Letter File
 Hard Copy - Project File

O:\PLAN\Dev Rev Allen Ave. - 340 (Walgreen's Pharmacy)\Approval letter Walgreen- Allen Avenue
01.13.2009.docx

page 5.



City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-0604	Issue Date: 7/31/09	CBL: 344 E036001
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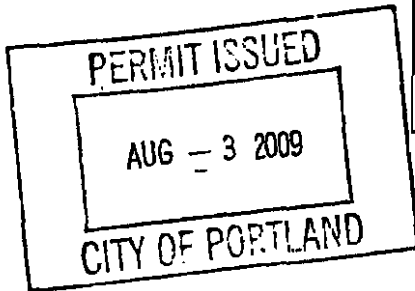
Location of Construction: 336 ALLEN AVE	Owner Name: LOCKARD ROBERT A	Owner Address: 69 HANCOCK RD	Phone: 207-282-7697
Business Name:	Contractor Name: P M Construction Co.	Contractor Address: 19 Industrial Park Rd Saco	Phone: 2072827697
Lessee/Buyer's Name	Phone:	Permit Type: Foundation Only/Commercial	Zone:

Past Use: Multi commercial buildings on lots	Proposed Use: Commercial-Walgreens - Foundation Only Permit. For Building Application #09-0332. Cost of Work on original permit	Permit Fee: \$30.00	Cost of Work: \$0.00	CEO District: 5
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied * see crown.	INSPECTION: Use Group: M Type: IIB IBC-2003	

Proposed Project Description: Foundation Only Permit. For Building Application #09-0332. Cost of Work on original permit	Signature: 	Signature: 
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:		Date:

Permit Taken By: lmd	Date Applied For: 06/11/2009	Zoning Approval
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland N/A</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone <i>Zone 2 Zone X</i></p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan <i>2001-0699</i></p> <p>Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>OK w/cond.</i></p> <p>Date: <i>5/1/09 AS CSW</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input checked="" type="checkbox"/> Conditional Use <i>Granted 1/31/09 Z.B.</i></p> <p><input checked="" type="checkbox"/> Interpretation <i>Granted 7/17/08 RE: # Setback ZBA</i></p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>CSW</i></p>
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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: 09-0332	Issue Date: 8/20/09	CBL: 344 E036001
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Location of Construction: 336 ALLEN AVE	Owner Name: LOCKARD ROBERT A	Owner Address: 69 HANCOCK RD	Phone:
Business Name: Walgreens	Contractor Name: P M Construction Co.	Contractor Address: 19 Industrial Park Rd Saco	Phone: 2072827697
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	Zone: B-2

Past Use: Warehouse Multi-Commercial uses	Proposed Use: Commercial - "Walgreens" New 14,097 sq ft "Walgreens"	Permit Fee: \$20,395.00	Cost of Work: \$2,050,000.00	CEO District: 5
Proposed Project Description: New 14,097 sq ft "Walgreens"		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied # See CONDITIONS	INSPECTION: Use Group: M Type: U/S IBC-2003	
		Signature: (KG)	Signature: (CL)	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: Llobson	Date Applied For: 04/16/2009	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"/> Shorthand NA <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone Panel 2 zone X <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan 2007-0109 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 5/11/09	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input checked="" type="checkbox"/> Conditional Use created 4/15/09 <input checked="" type="checkbox"/> Interpretation created 4/15/09 re: final submit EGA <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic/Preservation <input checked="" 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: _____
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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



Certificate of Occupancy

LOCATION 336 ALLEN AVE CBL 344/E036001

Issued to Lockard Robert A/P M Construction Co. Date of Issue 04/22/2010

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. 09-0332, 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

Entire

APPROVED OCCUPANCY

Mercantile "Wallgreens"
Use Group: M
Type: 2 B
IBC, 2003

Limiting Conditions:

"Any electronic messaging (i.e. signage) shall not change copy more than once every twenty (20) minutes, other than display of time and temperature".

This certificate supersedes certificate issued

Approved:
04/22/10
(Date)

[Signature]
Inspector

[Signature]
Inspector of Buildings
for Penny St. Louis L.H.C.

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.

From: Nicole Chipman <nicole@mb-law.com>
To: "MES@portlandmaine.gov" <MES@portlandmaine.gov>
Date: 4/14/2010 4:26 PM
Subject: FW: Walgreen's
Attachments: Walgreens 97 Oak St 3 17 10.pdf

We will need the same type of letter, but in this case buyer is Clearview Portland WG, LLC
Will send check out today.

Thanks,
Nicole

RE: ~~Allen~~ Ave

Nicole L. Chipman, Manager
Pejepscot Title Company
Moncure & Bamicle
9 Bowdoin Mill Island
Topsham, ME 04086
(207) 729-0856
(207) 729-7790 FAX
nicole@mb-law.com <mailto:nicole@mb-law.com>

344-E-008
B-2 Zone

→ 344-E-036

permits under issued

Demo # 09-0573 - 7/30/2009
New Bldg # 09-0332 8/20/2009
Foundation # 09-0604 7/31/2009

TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: April 22, 2010

RE: C. of O. for # 336 Allen Ave, Walgreen's Pharmacy
(Id # 2007-0189) (CBL 334 E 036001)

After visiting the site, I have the following comments:

Site work complete

At this time, I recommend issuing a permanent Certificate of Occupancy.

Cc: Barbara Barhydt, Development Review Services Manager
Inspection Services Manager
File: Urban Insight



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

Received from _____

Location of Work _____

Cost of Construction \$ _____

Building Fee _____

Permit Fee _____

Site Fee _____

Certificate of Occupancy Fee _____

Total _____

Building (11) _____

Plumbing (15) _____

Electrical (17) _____

Site Plan (12) _____

Other _____

CEL _____

Check _____

Total Collected _____

No work is to be started until permit is issued.
Please keep original receipt for your records.

Taken by _____

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy