

# PERMIT ISSUED

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

Permit No: 03-0448	Issue Date: <b>MAY 06 2003</b>	CBL: 395 K028001
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Location of Construction: 163 Deepwood Dr	Owner Name: Koocher Scott D &	Owner Address: 165 Deepwood Dr <b>CITY OF PORTLAND</b>	Phone: 878-5099
Business Name:	Contractor Name: Mark Levasseur	Contractor Address: 66 Western Ave Biddeford	Phone: <b>286-4849</b>
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: <b>R2</b>

Past Use: Single Family	Proposed Use: Single Family	Permit Fee: \$86.00	Cost of Work: \$8,400.00	CEO District: 2
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<p style="font-size: 2em; transform: rotate(-15deg);"><i>Contractor</i></p> <p style="font-size: 1.5em; transform: rotate(-15deg);"><i>282-2558</i></p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">                 FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied             </td> <td style="width: 50%;">                 INSPECTION:                  Use Group: <b>R3</b> Type: <b>SB</b>                  BOCA 1999                  Signature: <i>[Signature]</i> 5/6/03             </td> </tr> </table>	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <b>R3</b> Type: <b>SB</b> BOCA 1999 Signature: <i>[Signature]</i> 5/6/03
FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <b>R3</b> Type: <b>SB</b> BOCA 1999 Signature: <i>[Signature]</i> 5/6/03		

Proposed Project Description: Build 14x19 screen porch w/6x15 deck	Signature: _____ PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____
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Permit Taken By: jmb	Date Applied For: 05/06/2003	<b>Zoning Approval</b>
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<ol style="list-style-type: none"> <li>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>2. Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th style="text-align: left;">Special Zone or Reviews</th></tr> <tr><td><input type="checkbox"/> Shoreland</td></tr> <tr><td><input type="checkbox"/> Wetland <i>Approved</i></td></tr> <tr><td><input type="checkbox"/> Flood Zone</td></tr> <tr><td><input type="checkbox"/> Subdivision</td></tr> <tr><td><input type="checkbox"/> Site Plan</td></tr> <tr><td>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></td></tr> <tr><td>Date: <i>5/6/03</i> <i>[Signature]</i></td></tr> </table>	Special Zone or Reviews	<input type="checkbox"/> Shoreland	<input type="checkbox"/> Wetland <i>Approved</i>	<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"/>	Date: <i>5/6/03</i> <i>[Signature]</i>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th style="text-align: left;">Zoning Appeal</th></tr> <tr><td><input type="checkbox"/> Variance</td></tr> <tr><td><input type="checkbox"/> Miscellaneous</td></tr> <tr><td><input type="checkbox"/> Conditional Use</td></tr> <tr><td><input type="checkbox"/> Interpretation</td></tr> <tr><td><input type="checkbox"/> Approved</td></tr> <tr><td><input type="checkbox"/> Denied</td></tr> <tr><td>Date: _____</td></tr> </table>	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	Date: _____	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th style="text-align: left;">Historic Preservation</th></tr> <tr><td><input checked="" type="checkbox"/> Not in District or Landmark</td></tr> <tr><td><input type="checkbox"/> Does Not Require Review</td></tr> <tr><td><input type="checkbox"/> Requires Review</td></tr> <tr><td><input type="checkbox"/> Approved</td></tr> <tr><td><input type="checkbox"/> Approved w/Conditions</td></tr> <tr><td><input type="checkbox"/> Denied</td></tr> <tr><td>Date: <i>[Signature]</i></td></tr> </table>	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: <i>[Signature]</i>
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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

# 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: <u>1145 Deepwood Drive</u>		
Total Square Footage of Proposed Structure <u>356 Sq. ft.</u>	Square Footage of Lot <u>15,000</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>395</u> Block# <u>K</u> Lot# <u>28</u>	Owner: <u>Scott + Alise Koacher</u>	Telephone: <u>8785099</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ <u>8400</u> Fee: \$
Current use: <u>Single Family</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Single Family</u>		
Project description: <u>Build 14'x12' Sun Porch + 15'x6' Deck</u>		
Contractor's name, address & telephone: <u>Mark Levasseur</u>		
Who should we contact when the permit is ready: _____		
Mailing address: _____		
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. <b>PHONE:</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.**

*I hereby 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 of 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: <u>[Signature]</u>	Date: <u>May 6 2003</u>
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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 4<sup>th</sup> floor of City Hall**

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

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<b>Business Name:</b>	<b>Contractor Name:</b> Mark Levasseur	<b>Contractor Address:</b> 66 Western Ave Biddeford	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family	<b>Proposed Project Description:</b> Build 14x19 screen porch w/6x15 deck
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<b>Dept:</b> Zoning	<b>Status:</b> Approved	<b>Reviewer:</b> Jeanine Bourke	<b>Approval Date:</b> 05/06/2003
<b>Note:</b>			<b>Ok to Issue:</b> <input type="checkbox"/>

<b>Dept:</b> Building	<b>Status:</b> Approved	<b>Reviewer:</b> Jeanine Bourke	<b>Approval Date:</b> 05/06/2003
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

# Mark Levasseur Construction

66 Western Avenue  
Biddeford, ME 04005  
207-282-2558

# Estimate

Number: E105

Date: May 01, 2003

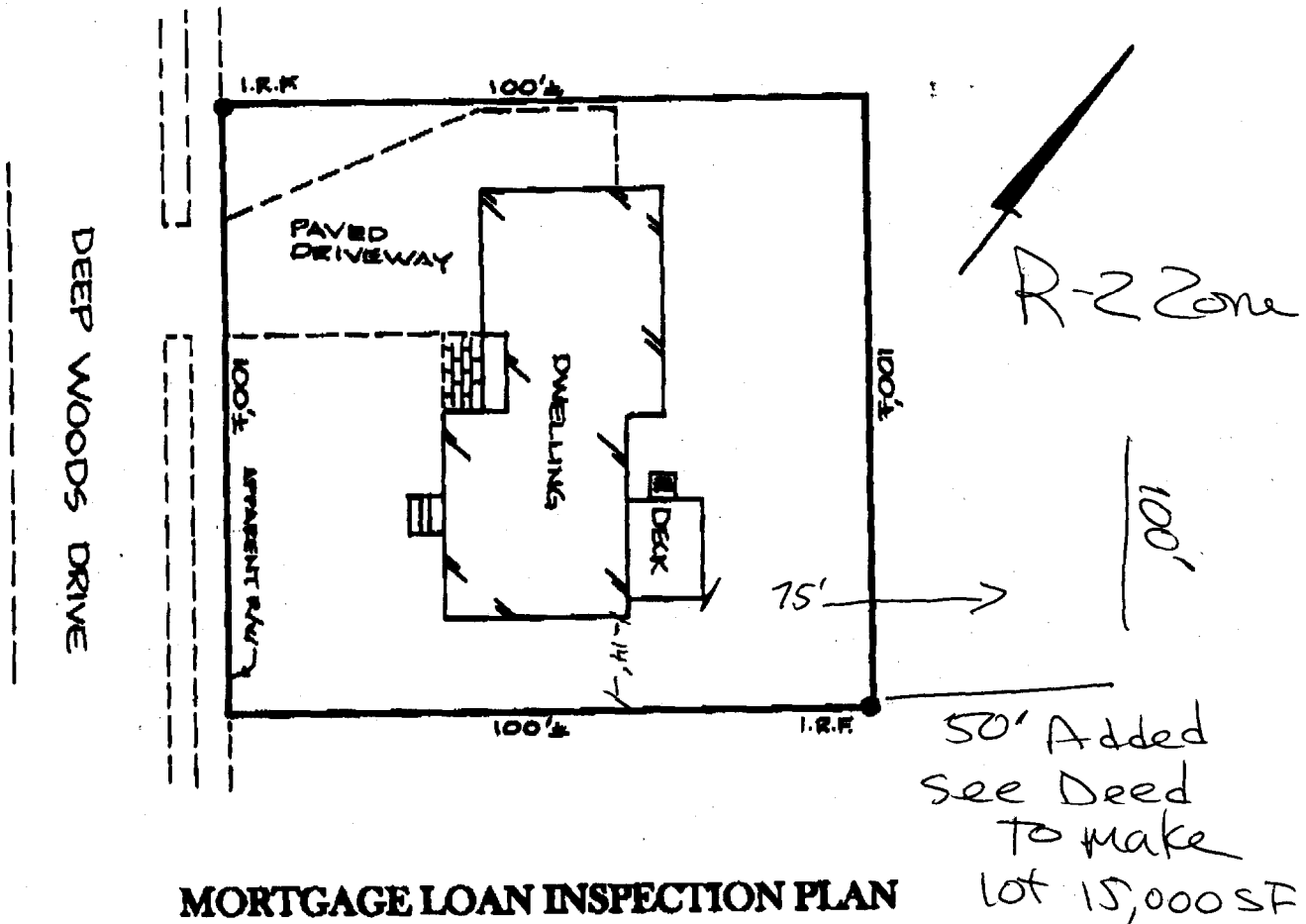
**Bill To:**

Scott Koocher  
Deepwoods Rd  
Portland Me.

**Ship To:**

Description	Amount
Labor and material to build a 14 x 19 enclosed screen porch, plus 6 x 15 deck with stairs. Estimated cost \$8400.00	8,400.00
<b>Total</b>	<b>\$8,400.00</b>

Side 1 story 8' Reg 14' shown  
Rear 25' Reg 75' shown



**MORTGAGE LOAN INSPECTION PLAN**

The dwelling does conform to local zoning building setbacks at the time of construction.

The dwelling is not in a special flood zone as defined by flood insurance rate map 230051-0002 dated 7-15-1992.

**THIS IS NOT A STANDARD BOUNDARY SURVEY.** Information shown on this plan is for mortgage purposes only. Property lines shown on this plan are based on current lines of occupation, current deed information (referenced below), and tax map information. A **STANDARD BOUNDARY SURVEY IS SUGGESTED TO CONFIRM ALL BOUNDARY LINES SHOWN ON THIS PLAN.** This plan may not be recorded or used for any land divisions. The property shown on this plan may be subject to easements, covenants, and restrictions of record which may not be shown on this plan.

This inspection conforms to the standards of the Maine Board of Licensure for Professional Land Surveyors, standards of practice for a Mortgage Loan Inspection.

**PROPERTY INFORMATION**

Street: 165 DEEP WOODS DRIVE Town: PORTLAND County: CUMBERLAND , Maine  
 Owner: MARK & LOURDES CRANDELL  
 Buyer: SCOTT KOOCHER  
 Deed Reference: book page  
 Plan Reference: book 181 page 29 lot 27  
 Tax Map # 395 Lot 28 Block K  
 Lending Institution: FIRST FINANCIAL MORTGAGE CORP.  
 Scale: 1 inch = 30 feet Date: APRIL 13, 1999

Atlantic Tide Company  
 76 Atlantic Place  
 South Portland, Maine 04106  
 Telephone (207) 774-4400

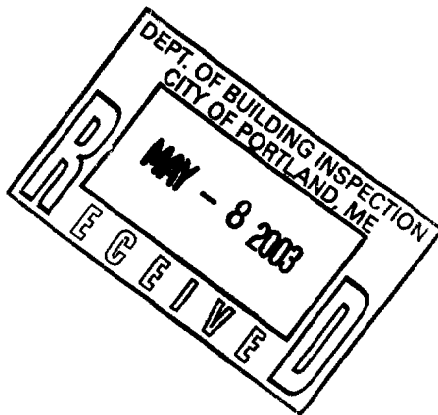


To: Jeannie Bourque

From: Mark Lewassans

Cell # 286-4849 - Call if you have  
any questions

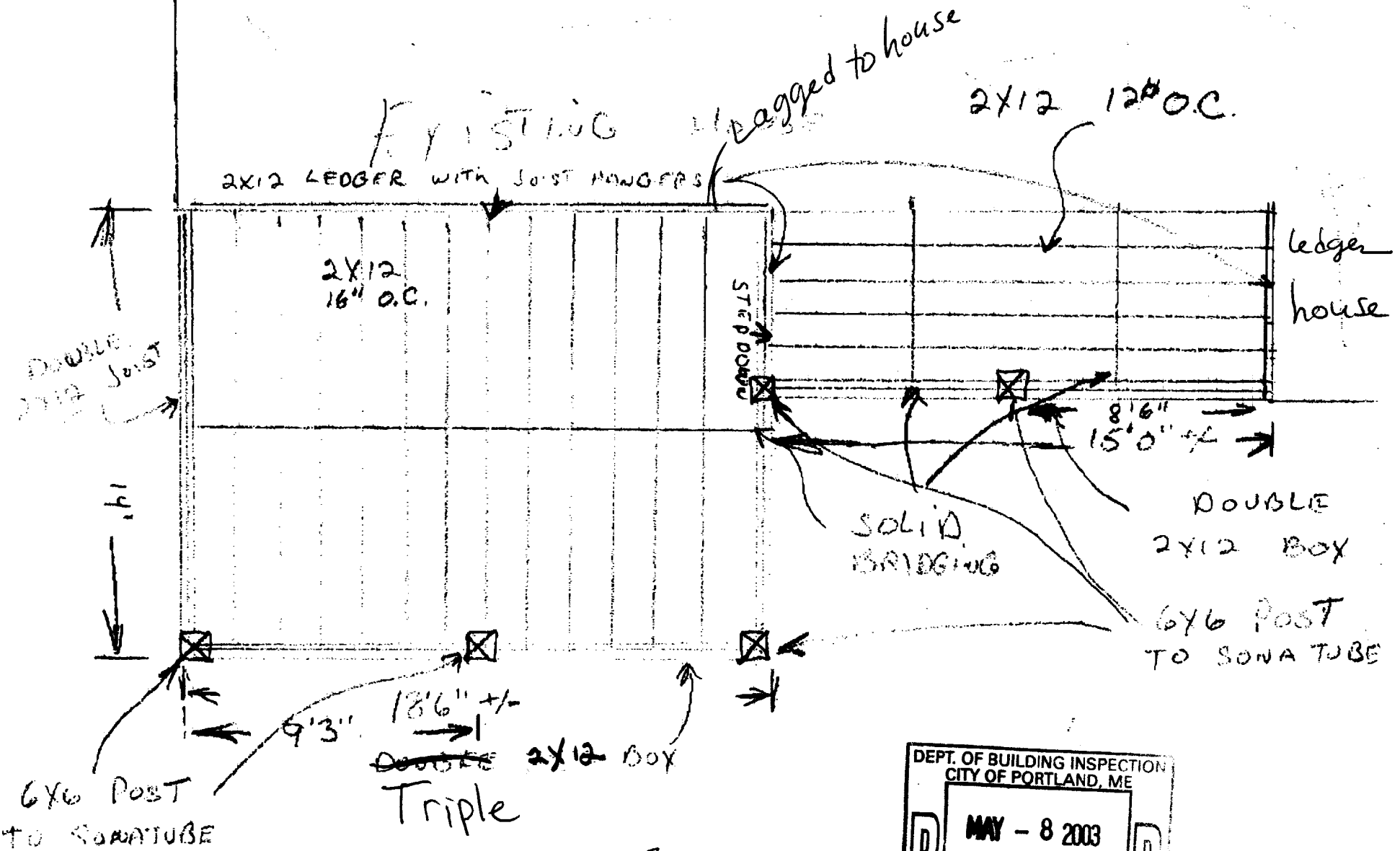
Re: Koocher Job



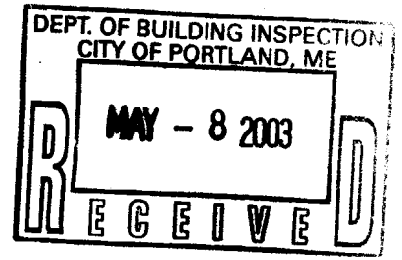
KOCHER JOB 163 DEEP WOODS DRIVE  
395-K028

NO. 289 P002

05/08/2003 06:31

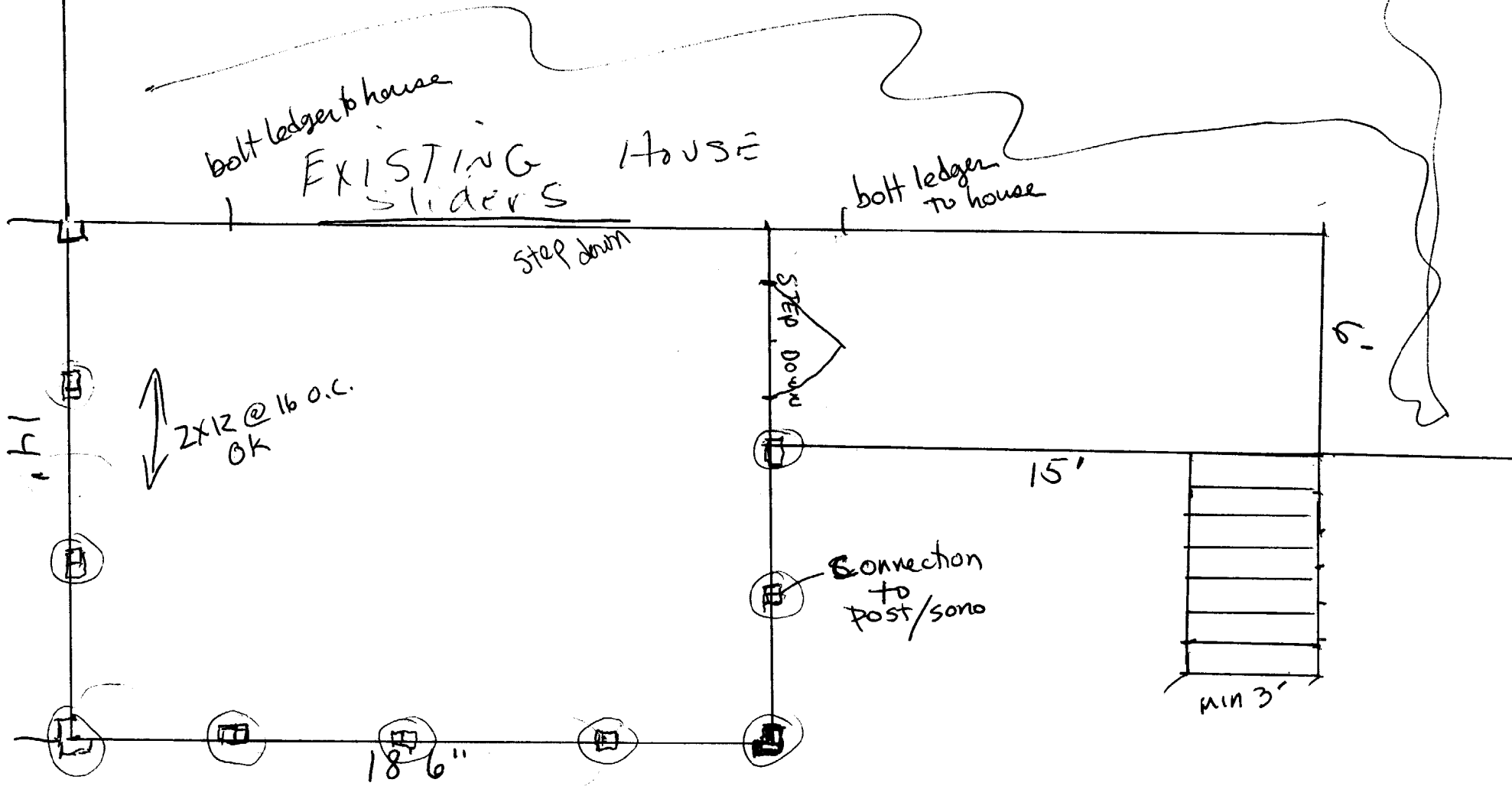


Foundation Plan





286-4849 mark-Builder

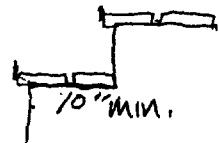


2x12 FLOOR JOIST 16" O.C.  
2x10 RAFTERS 16" O.C.  
6x4 POST TO SUPPORT DECKS

Koacher Porch

SPEC. SHEET FOR SCOTT KOOCHER'S SCREEN PORCH AT 165 DEEP WOODS DRIVE.

- ① 2'x2'x1' THICK CONCRETE FOOTINGS 4' BELOW GRADE TO ACCEPT 12" SONA TUBES TO GRADE.
- ② 6"x6" A.T. POST TO HOLD UP DECK + SCREEN PORCH
- ③ 2"x2" P.T. FLOOR JOIST 16" ON CENTER, FOR DECK + SCREEN PORCH.
- ④ 5/4 x 6" BOARD WALK DECKING TO BE USED.
- ⑤ WALLS TO BE CONSTRUCTED OF 2"x4" A.T.
- ⑥ RAFTER WILL BE 2"x10" AT A 10/12 PITCH
- ⑦ ROOF SHEATHING WILL BE 3/4" T+G PINE.
- ⑧ ROOF WILL HAVE ASPHALT SHINGLES
- ⑨ SCREEN'S FOR PORCH WILL BE ALUMINUM FRAMES
- ⑩ DECK SECTION WILL HAVE 42" <sup>OR 36" OK</sup> RAIL HEIGHT AND BALLISTER WILL BE NO MORE THAN 4" APART PER BOCA CODE.
- ⑪ STAIR WAY WILL HAVE HAND RAILS, AND BALISTERS WITH RISERS NO MORE THAN 7 1/2" INCHES WITH A TREAD WIDTH OF 11 1/2" INCHES. 10" Net



THIS SPEC SHEET WRITTEN BY;

Mark A. Leveson  
66 WESTERN AVE  
BLUDFORD ME

2822558

SHORT FORM WARRANTY DEED

William M. Richter and Susan A. Richter of 173 Deepwood Drive, Portland, ME, 04103, FOR CONSIDERATION PAID, grant to Scott Koocher and Alise Koocher of 165 Deepwood Drive, Portland, ME, 04103, as joint tenants and not as tenants in common, with WARRANTY COVENANTS, the following described real property located in the Town of Falmouth, County of Cumberland and State of Maine:

A certain lot or parcel of land, with any improvements thereon, located northeasterly of, but not adjacent thereto, the northeasterly sideline of Deepwood Drive (in the City of Portland), so-called, in the Town of Falmouth, County of Cumberland and State of Maine; being more particularly described as follows:

Beginning at a capped iron rod found (PLS #1038) on the Portland-Falmouth Town Line at the southeasterly corner of land now or formerly of Donald Grey Lowry and the northeasterly corner of land now or formerly of William S. Leroy and Lee H. Leroy; said point of beginning being NORTH 47° 30' 22" EAST a distance of one hundred (100.00) feet to a point on the northeasterly sideline of said Deepwood Drive at the southwesterly corner of land now or formerly of said Lowry and the northwesterly corner of land of said Leroy;

thence from said point of beginning NORTH 47° 30' 22" EAST a distance of fifty 50.00 feet to a capped iron rod to be set (PLS #2190) and remaining land now or formerly of said Lowry;

thence NORTH 42° 29' 38" WEST along remaining land now or formerly of said Lowry a distance of one hundred (100.00) feet to a capped iron rod set (PLS #2190) and other land to be conveyed to William Richter and Susan Richter;

thence SOUTH 47° 30' 22" WEST along the land to be conveyed to said Richter a distance of fifty (50.00) feet to a capped iron rod found (PLS #1038) and land now or formerly of said Lowry;

thence SOUTH 42° 29' 38" EAST along the land now or formerly of said Lowry a distance of one hundred (100.00) feet to the point of beginning.

All bearings refer to magnetic north as observed in 1987.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

This conveyance is made subject to unpaid real estate taxes for the current tax year, if any, which the Grantees herein, by acceptance of this deed, assume and agree to pay.

Meaning and intending to convey and hereby conveying a portion of the same premises conveyed to the Grantors herein by deed of Donald Grey Lowry dated January 26, 1999 and recorded in the Cumberland County Registry of Deeds in Book 14516, Page 60, being Parcel 2 described therein.

Town of Falmouth

Nancy G. Pinette, CMA  
Assistant Assessor



271 Falmouth Road  
Falmouth, ME 04105-2098  
(207) 781-5253 • Fax 781-8677  
www.town.falmouth.me.us

MAINE REAL ESTATE TAX PAID

WITNESS our hands and seals this 22<sup>ND</sup> day of September, 2002.

WITNESS

Jane H. Smith

William M. Richter  
William M. Richter

Jane H. Smith

Susan A. Richter  
Susan A. Richter

STATE OF MAINE

Cumberland, ss.

September 22, 2002

Personally appeared the above named William M. Richter and Susan A. Richter and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Jane H. Smith  
Notary Public/Attorney at Law

JANE H. SMITH

print name

Received  
Recorded Register of Deeds  
Sep 26, 2002 01:32:13  
Cumberland County  
John S. O'Brien

TITLE NOT EXAMINED

When recd:  
AMRRO 1  
P.O. BOX 1  
TROY, MICH  
ATTN: FINAN

LOAN #: 6

WORDS USE  
Words used in  
and 21. Certa  
(A) "Securit  
Instrument"  
(B) "Borrow

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(C) "Lender

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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**

<b>Card Number</b>	1 of 1
<b>Parcel ID</b>	395 K028001
<b>Location</b>	163 DEEPWOOD DR
<b>Land Use</b>	SINGLE FAMILY
<b>Owner Address</b>	KOOCHER SCOTT D & ALISE M JTS 165 DEEPWOOD DR PORTLAND ME 04103
<b>Book/Page</b>	14758/197
<b>Legal</b>	395-K-26 DEEPWOOD DR 161-167
	10000 SF

**Valuation Information**

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$39,270	\$165,380	\$204,650

**Property Information**

<b>Year Built</b>	<b>Style</b>	<b>Story Height</b>	<b>Sq. Ft.</b>	<b>Total Acres</b>	
1993	Colonial	2	2408	0.23	
<b>Bedrooms</b>	<b>Full Baths</b>	<b>Half Baths</b>	<b>Total Rooms</b>	<b>Attic</b>	<b>Basement</b>
4	2	1	8	None	Full

**Outbuildings**

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>
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**Sales Information**

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
05/17/1999	LAND + BLDING	\$223,000	14758-197

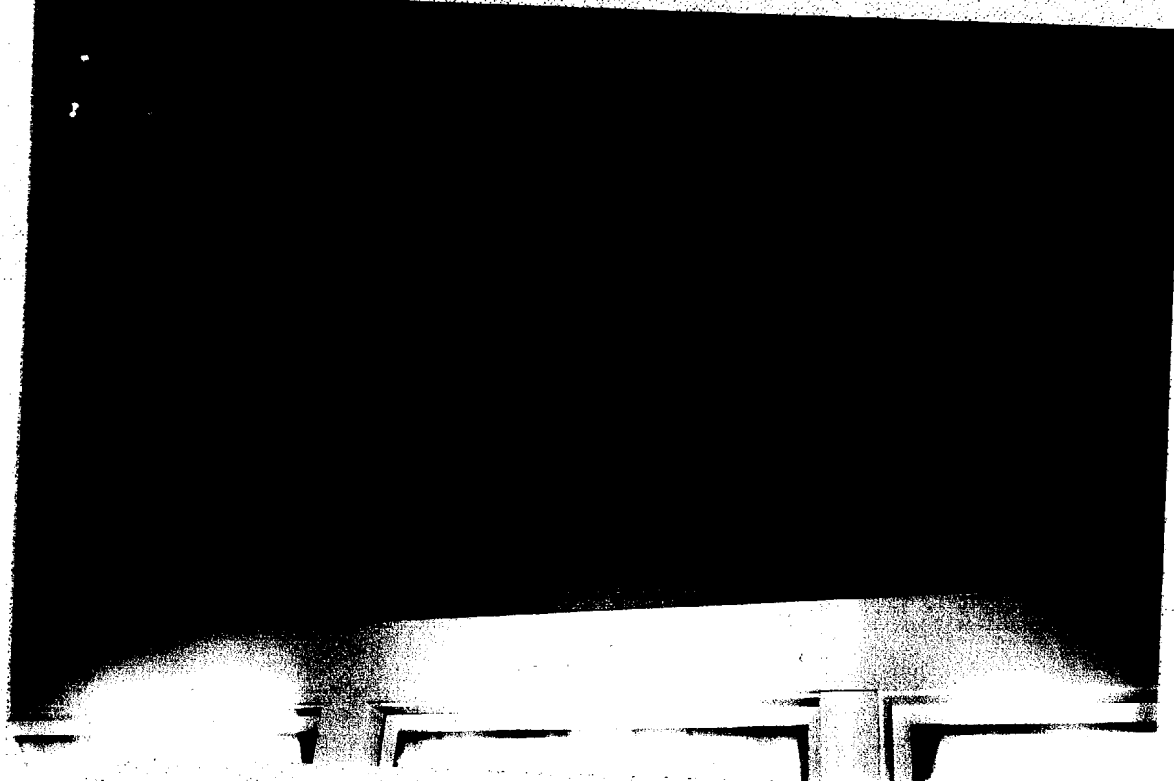
**Picture and Sketch**

[Picture](#)                      [Sketch](#)

[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.

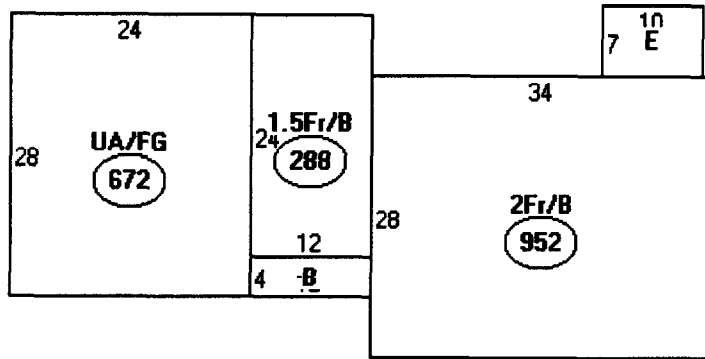




Based on  
This style







- Descriptor/Area
- A: 2Fr/B  
952 sqft
  - B: OFP  
48 sqft
  - C: UA/FG  
672 sqft
  - D: 1.5Fr/B  
288 sqft
  - E: WD  
70 sqft



# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or ~~874-8693~~ to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

JB **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. ~~Jay Reynolds, Development~~ Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

**Footing/Building Location Inspection:** Prior to pouring concrete

NA **Re-Bar Schedule Inspection:** Permit Separate Prior to pouring concrete

NA **Foundation Inspection:** Prior to placing ANY backfill

**Framing/Rough Plumbing/Electrical:** Permit Separate Prior to ~~any insulating or drywalling~~

**Final Certificate of Occupancy:** Prior to any occupancy of the structure or use. NOTE: ~~There is a \$75.00 fee per inspection at this point.~~

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

NA **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

Alison Koch

Signature of applicant/designee

Date

5/6/03

James Bonta

Signature of Inspections Official

Date

5/6/03

CBL: 375-K-028 Building Permit #: 03-0448

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

PERMIT ISSUED

Permit Number: 030448

MAY 06 2003

# PERMIT

This is to certify that Koocher Scott D & Mark Leveur has permission to Build 14x19 screen porch w/ 5 deck AT 163 Deepwood Dr 395 K028001

CITY OF PORTLAND

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine 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 when permission is procured before this building or part thereof is laid 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

*Jeanie Bonke* 5/6/03  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**