



FLOODPLAIN DEVELOPMENT PERMIT

Town of Corte Madera – Department of Public Works
300 Tamalpais Drive, Corte Madera, CA 94925
Phone: (415) 927-5057 | Fax: (415) 927-5039

<hr/> PERMIT NUMBER

SITE ADDRESS	APN
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OWNER	TENANT	CONTRACTOR
Name	Name	Company Name
Address	Address	Address
City / State / Zip	City / State / Zip	City / State / Zip
Phone	Phone	Phone
Emergency Phone	Emergency Phone	State Lic. # Town Bus. Lic. #

As required by this permit, I agree to accept and abide by the provisions of the applicable ordinances of the Town of Corte Madera:

Signature of Owner

Date

APPROVAL SECTION

In compliance with this application and subject to all the terms, conditions, and restrictions written below and in Municipal Code Chapter 16.10, Flood Damage Prevention:

PERMISSION IS HEREBY GRANTED TO DO WORK on the above referenced site in accordance with submitted approved plans, dated _____, prepared by _____,

and consisting of pages _____. Building Permit No. _____.

Project described as: _____.

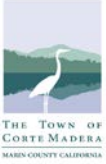
- See attached comments
- Substantial Improvement Calculation Attached _____
- Cumulative Improvement Calculation Attached _____
- Affidavit & Detailed Estimate Required (if Cumulative Improvement Ratio is between 40%-50%).
- Elevation Certificate required at project completion (if Cumulative Improvement Ratio is over 50%, and/or structure is elevated).

This permit is to be strictly construed and no work other than that specifically mentioned above is hereby authorized.

THIS PERMIT SHALL BE VOID IF WORK HAS NOT BEEN COMPLETED BY: _____

WORK MAY PROCEED UPON SIGNATURE
By: _____ Floodplain Administrator
Date Issued: _____

PERMIT FEES	FEES PAID
Cumulative Improvement Ratio:	Date: _____
Less than 40% - \$275	Receipt # _____
40 to 50% - \$375	Ck/MC/V # _____
Greater than 50% - Initial \$500 Deposit; any remainder will be refunded; additional staff time will be billed per Hourly Rate Schedule. Enter into Cost-Based Fee Agreement.	



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I. SUBSTANTIAL IMPROVEMENT CALCULATION

Estimated Value of Improvement (I): _____

Depreciated Value of Existing Structure (S): _____

Improvement Ratio (I/S): _____

Improvement Valuation Method: Job Valuation Method
 Other _____

Existing Structure Valuation Method: Appraised Value from Appraisal Report
 County Assessed Value
 Other _____

II. 5-YEAR CUMULATIVE IMPROVEMENT CALCULATION

Estimated Value of Previous Improvements (P): _____

Cumulative Value of Improvements (P+I): _____

Depreciated Value of Existing Structure (S): _____

Cumulative Improvement Ratio ((P+I)/S): _____

NOTE: The determination of “substantial improvement” or “substantial damage” is defined in the Town of Corte Madera Municipal Code Chapter 16.10 “Flood Damage Prevention” as “Any act or acts of reconstruction, rehabilitation, addition or other proposed new development of a structure occurring both after October 7, 1999 and within the five years immediately preceding the current application, regardless of any change in ownership during this time period, which act or acts aggregated have a total cost that equals or exceeds fifty percent of the market value of the structure before the ‘start of construction’ of the improvement.” The determination of “substantial improvement” or “substantial damage” is based upon the improvement ratio and cumulative improvement ratio calculated above, and if the cumulative improvement ratio equals or exceeds 50%, then the structure must conform to the flood hazard reduction provisions of Chapter 16.10.

Use of the term “improvement” within the context of this permit implies: improvements to an existing structure, repairs to a damaged structure, and/or construction of a new structure.

Prepared by: _____ Approved by: _____ Date: _____
Floodplain Administrator