



# FLOODPLAIN DEVELOPMENT PERMIT

Town of Corte Madera – Department of Public Works  
 300 Tamalpais Drive, Corte Madera, CA 94925  
[pwcounter@tcmmail.org](mailto:pwcounter@tcmmail.org) | [www.townofcortemadera.org](http://www.townofcortemadera.org)  
 Phone: (415) 927-5057 | Fax: (415) 927-5039

<b>PERMIT NUMBER</b>
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<b>Site Address:</b>	<b>Assessor's Parcel Number (APN):</b>
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OWNER	TENANT	CONTRACTOR
<b>Name:</b>	<b>Name:</b>	<b>Company Name:</b>
<b>Address:</b>	<b>Address:</b>	<b>Address:</b>
<b>City / State / Zip:</b>	<b>City / State / Zip:</b>	<b>City / State / Zip:</b>
<b>Phone:</b>	<b>Phone:</b>	<b>Phone:</b>
<b>Emergency Phone:</b>	<b>Emergency Phone:</b>	<b>State License #:</b> <b>License Classifications:</b>
<b>Email:</b>	<b>Email:</b>	<b>Town Bus. License #:</b>

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:**

<b>WORK MAY PROCEED UPON SIGNATURE</b>
By: _____ <div style="text-align: center;">Floodplain Administrator</div>
Date Issued: _____

PERMIT FEES	FEES PAID
<u>Cumulative Improvement Ratio:</u>	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