

PERMIT No. \_\_\_\_\_

PERMIT FOR: \_\_\_\_\_ DATE: \_\_\_\_\_

BUILDING SITE ADDRESS (legal description or commonly known address): \_\_\_\_\_

**BUILDING PERMIT APPLICANT: Please read the following and complete the requirements (this is your responsibility). IF YOU HAVE ANY QUESTIONS, PLEASE ASK THE CITY CLERK ABOUT THEM IMMEDIATELY.**

The attached sheets need to be filled out completely. The City requests signatures of both neighbors as a courtesy only. If a neighbor refuses to sign, just bring the slip back to the City Clerk's Office. The actual Application for Building Permit is the second attachment. Plans and footings need to be approved by Steve Richardson, building inspector - 211 Sixth Street - 428-4270 or 712-251-3044.

P & Z requires a total of 15 feet side yard - minimum of 5 feet on one side.

A tiling system is required for construction of residences.

Backflow valves are required - drainage pipe serving floor drains or fixtures, the levels of which are located below the elevation of the curb or property line at the point where the building sewer intersects the sewer main, shall drain by gravity into the main sewer, and shall be protected from the backflow of sewage by installing an approved type backwater valve, and each such backwater valve shall be installed only in that branch or section of the drainage system which receives the discharge from the floor drains or fixtures located below the elevation of the curb or property line.

Tracer wires are required in plastic sewer and water service pipe. The wires shall be installed adjacent to or within six (6) inches of the service lines starting at the water meter and continuing along the pipe to the curb box where it will be placed alongside and brought to the top terminating in a six (6) inch drop loop. The wire shall be covered copper not less than No. 12 in size. The tracer wires for the sewer shall be installed adjacent to or within six (6) inches of the plastic pipe where it shall be brought to the top terminating in a six (6) inch loop. The wire shall be covered copper not less than No. 12 in size.

**Any Electrical or Plumbing work has to be performed and inspected by a State Licensed contractor.**

**ALSO, any contractor that connects to the city water and sewer line must have a certificate of insurance and bond on file with the City Clerk.**

**If you are building something in your back yard, you need to contact Steve Richardson at 428-4270. He will measure your back yard for the 30% requirements. You need to know your own lot lines.**

Steve Richardson Signature \_\_\_\_\_

Building Permit Fee: \_\_\_\_\_ Water Permit Fee: \_\_\_\_\_

001-0950-1-4122 600-9810-1-4502

Sewer Permit Fee: \_\_\_\_\_ Water Meter Charge: \_\_\_\_\_

610-9815-1-4511 600-9810-1-4520

Building Inspector Signature \_\_\_\_\_ Date: \_\_\_\_\_

Steve Richardson

Note: Where is your water shutoff located? We need its location before any construction begins. It cannot be in the driveway. If so, it will have to be moved at your own expense if a problem arises.

**URBAN REVITALIZATION TAX ABATEMENT PLAN: DO YOU QUALIFY FOR THIS PLAN? IF YOU ARE BUILDING AN ALL NEW STRUCTURE, YOU DO QUALIFY. BUT IF YOU ARE DOING SOME REMODELING, YOUR REMODELING NEEDS TO BE TEN (10%) PERCENT OF THE ASSESSED VALUE OF YOUR DWELLING FOR YOU TO QUALIFY FOR URBAN REVITALIZATION TAX ABATEMENT CONSIDERATION.**

*Example: Your dwelling has an assessed value of \$100,000. The remodel will have to equal at least \$10,000.*

**IT IS YOUR RESPONSIBILITY TO RETURN ALL THESE PAPERS TO THE CITY CLERK'S OFFICE FOR CONSIDERATION.**

**WASHING OUT OF CONCRETE TRUCKS IS NOT ALLOWED IN ALLEYS OR LOCAL DITCHES.**

I have read the building permit application fully and understand that I need to call IOWA ONE CALL @ 1-800-292-8989 before any construction is started. IOWA ONE CALL requires 48 hours' notice.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

CITY OF SLOAN

APPLICATION FOR BUILDING PERMIT

For Office Use:

Permit Number \_\_\_\_\_ Zoning \_\_\_\_\_

Application: Approved \_\_\_\_\_ Denied \_\_\_\_\_ Date: \_\_\_\_\_

Council \_\_\_\_\_

In accordance with Sloan City Ordinance, the undersigned hereby applies for a building permit:

Property Owner's Name \_\_\_\_\_ Telephone \_\_\_\_\_

Mailing Address \_\_\_\_\_

Address where construction is to occur \_\_\_\_\_

Lot No. \_\_\_\_\_ Block \_\_\_\_\_ Sub-Division \_\_\_\_\_

Structure described as:

Type: Frame, Brick, Concrete Block or \_\_\_\_\_

Length \_\_\_\_\_ Width \_\_\_\_\_ Height \_\_\_\_\_ Basement: Yes \_\_\_\_\_ No \_\_\_\_\_

Basement Walls: (material and dimensions) \_\_\_\_\_

Fire Zone \_\_\_\_\_ Chimney \_\_\_\_\_ Roof \_\_\_\_\_ Flood Zone: Yes \_\_\_\_\_ No \_\_\_\_\_ If yes  
Is checked, see attached flood permit form.

Footings: Material \_\_\_\_\_ Depth \_\_\_\_\_ Width \_\_\_\_\_

Estimated total cost when completed \$ \_\_\_\_\_

Architect \_\_\_\_\_ Contractor \_\_\_\_\_

Intended Use: \_\_\_\_\_

Additional Description:

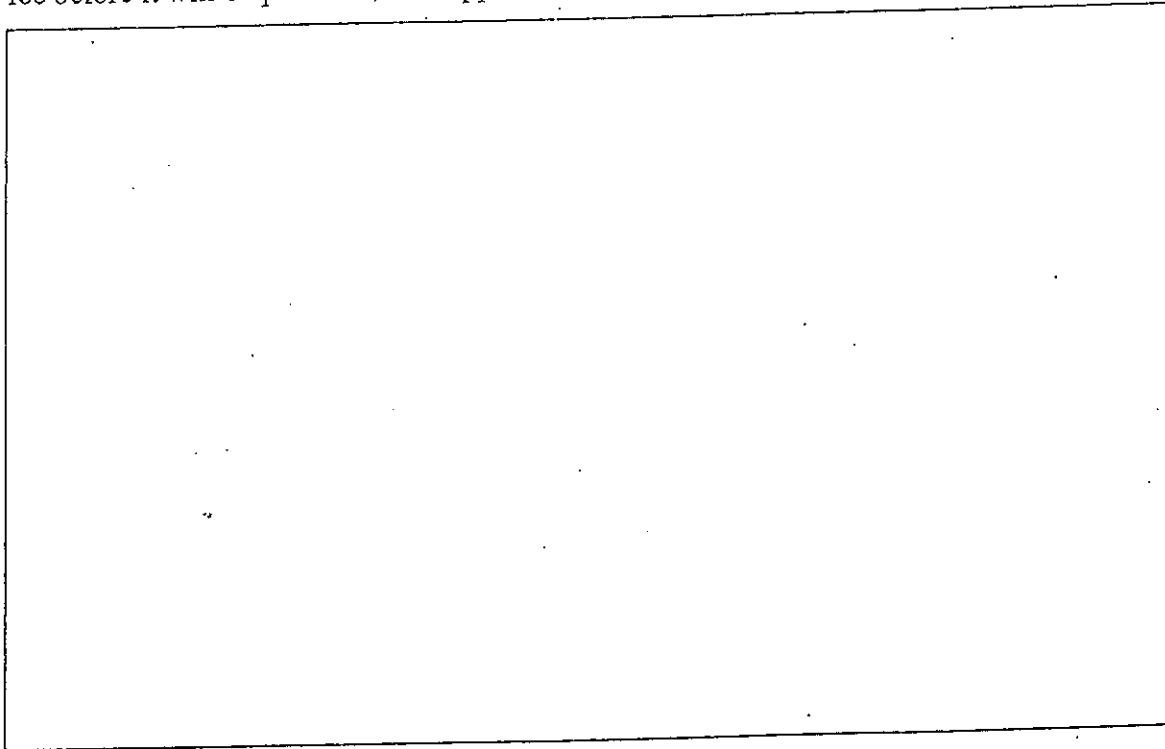
Applicant certifies that all work done under this permit shall be in strict conformance with the Municipal Code of the City of Sloan, that NO work shall begin until this permit has been granted and that he understands that any violation of the code constitutes a misdemeanor, liable to punishment as set forth therein.

Signed \_\_\_\_\_ Property Owner as Applicant

Or \_\_\_\_\_ Builder/Contractor

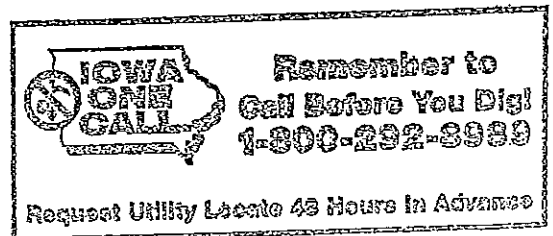
## SITE PLAN

1. Indicate north point and all abutting roads.
2. Show location of all structures and driveways; indicate if new or existing.
3. Show dimensions of proposed structures and other development, expressed in feet.
4. Show off-street parking and loading areas with dimensions. Contact city clerk for specific rules.
5. Show location of well and septic including tank and drain field, if applicable.
6. There may be designated setbacks which vary from one zoning district to another. The property owner is responsible and liable for exact measurements from all lot lines and road right-of-way lines. Check with the city clerk for zoning setbacks in the district in which you are improving.
7. Designated flood areas require a flood plain development permit which includes restrictions.
8. Application and drawing must be complete in its entirety and returned with the filing fee before it will be processed and approved.



Sit Plan Approved by Council

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



**URBAN REVITALIZATION TAX ABATEMENT PLAN  
SLOAN, IOWA**

**IMPORTANT:** This application must be approved by the City Council and filed with the County Assessor in order to claim tax exemption. Please complete and return this form with your building permit.

\_\_\_\_\_ Prior approval for  
\_\_\_\_\_ Intended Improvements

\_\_\_\_\_ Approval for Improvements  
\_\_\_\_\_ Completed

Address of Property: \_\_\_\_\_

Legal Description of Property: \_\_\_\_\_

Title Holder or Contract Buyer: \_\_\_\_\_

Address of Owner (if different than above): \_\_\_\_\_

Phone Number - Day Phone: \_\_\_\_\_

Existing Property Use:                      \_\_\_\_\_ Residential                      \_\_\_\_\_ Commerical  
   \_\_\_\_\_ Industrial                      \_\_\_\_\_ Vacant

Proposed Property Use:                      \_\_\_\_\_ Industrial                      \_\_\_\_\_ Commercial

Nature of Improvements:                      \_\_\_\_\_ New Construction                      \_\_\_\_\_ Addition  
   \_\_\_\_\_ General Improvements

Specify: \_\_\_\_\_  
\_\_\_\_\_

Estimated or Actual Date of Completion: \_\_\_\_\_

Estimated of Actual Cost of Improvements: \_\_\_\_\_

SIGNATURE OF APPLICANT: \_\_\_\_\_ DATE \_\_\_\_\_

**TAX EXEMPTIONS**

All qualified real estate property is eligible to receive a 100% exemption from taxation on the actual value added by the improvements for a period of three (3) years, except that any such improvements must increase the actual value of residential property by at least 10% and must increase the actual value of the commercial or industrial property by at least 20%.

The property must meet all applicable land use, zoning, and flood plain regulations.