

FOR STAFF USE ONLY	
Permit Number (* Fee paid if applicable)	
Received By	Date

FLOODPLAIN DEVELOPMENT PERMIT

INSTRUCTIONS TO APPLICANT

A ***Floodplain Development Permit*** is required for any grading or construction on parcels located within a FEMA designated ***Special Flood Hazard Area (SFHA)*** or ***X-shaded flood zone***. FEMA requires an ***Elevation Certificate*** be prepared for **ALL** construction located within a SFHA. This includes dwelling units and non-habitable accessory structures (shed, garage, barn, etc). Douglas County may issue an administrative ***Variance for a Non-Habitable Structure in a Primary Flood Zone*** if all the requirements on this document are satisfied.

For the purposes of this application, the areas of *special flood hazard area* or *X-shaded flood zone* are identified by the Federal Insurance Administration (FIA) of the Federal Emergency Management Agency (FEMA) in the Flood Insurance Study (FIS) and accompanying Flood Insurance Rate Maps (FIRM) dated November 8, 1999, and all subsequent amendments and or revisions.

As an owner/applicant/agent, you must complete this form, along with the applicable *Building Permit, Site Improvement Permit* or *Grading Permit*, and incorporate all requested information. Incomplete applications will not be accepted by the Community Development Department.

***All construction in the "A" flood zone will incur a \$100.00 fee to review the method of determining the BFE.**

SITE DATA:

1. Street Address: _____ Assessor's Parcel Number (APN): _____
2. Type of Development (circle all applicable): Filling Grading Excavation Min. Improvement Routine Maintenance Substantial Improvement New Construction Other _____
3. Description of Development: _____
4. Site Info: Proposed Structure/Addition Size: _____ square feet Existing Structure Size: _____
 Principal Use: _____ Accessory Uses (i.e. storage, parking): _____
 Total Area of Site: _____ square feet/acres
5. Addition or modification to a nonconforming use? Yes No
6. Value of Improvement (fair market): \$ _____ Pre-improvement value of structure (fair market): \$ _____
7. Is property located within a FEMA designated **FLOODWAY**? Yes No (The **FLOODWAY**, means the channel of a River, Steam, Creek or Wash, that must be reserved (kept free of obstructions) to allow floodwaters to move freely downstream. If answered YES, certification must be provided prior to the issuance of a Permit to develop, that the proposed development will result in *no increase in the BASE FLOOD (100 year) ELEVATION*.)
8. Elevation of the 100-year flood (ID source) _____ MSL / NGVD
9. Elevation of the proposed development site _____ MSL / NGVD
10. Elevation/flood proofing requirement _____ MSL / NGVD
11. FLOOD ZONE _____ FEMA PANEL # _____ DATE _____
12. Other floodplain elevation information (ID and describe source) _____

OWNER:

Name: _____ E-mail: _____
 Address: _____ City/State/Zip: _____ Phone No: _____

CONTRACTOR:

Name: _____ NV License #/Limit Amount _____/_____
 Address: _____ City/State/Zip: _____ Phone No. _____
 E-mail: _____

ENGINEER OR ARCHITECT:

Name: _____ NV License _____
 Address: _____ City/State/Zip: _____ Phone No. _____
 E-mail: _____

TO THE ADMINISTRATOR: The undersigned hereby makes application for a Permit to develop in a floodplain. The work to be performed, including flood protection, is as described herein and in attachments hereto. The undersigned agrees that all such work shall be done in accordance with the requirements of the Floodplain Management Ordinance and with all other applicable county ordinances; the laws and regulations of the State of Nevada; Building Codes; and all applicable federal laws regarding FEMA flood plain management regulations and Title 44 CFR.

Signature of Owner/Contractor/Agent: _____

Name and Title (please print): _____

Staff Use Only Below This Line

This Permit is **Approved / Denied** by:

Signature of Authorizing Official	Printed Name and Title	Date

CONDITIONS OF APPROVAL:

This permit is issued with the following conditions:

_____The proposed development is a **RESIDENTIAL-HABITABLE** Structure (**home, sunroom, office, game room, etc**) located in a **PRIMARY (100 year) flood zone (A, AE, AH, AO)**. This permit is issued with the condition that the **LOWEST FLOOR (INCLUDING THE BASEMENT OR CRAWLSPACE)** of any new or substantially improved **RESIDENTIAL** building must be elevated _____ foot/feet above the **BASE FLOOD ELEVATION/HIGHEST ADJACENT GRADE (H.A.G)**.

_____The proposed development is a **RESIDENTIAL-NON HABITABLE** Structure (**garage, barn, patio cover**) located in a **PRIMARY (100-year) flood zone (A, AE, AH, AO)**. This permit is issued with the condition that the structure be **FLOODPROOFED _____ INCHES ABOVE THE HIGHEST ADJACENT GRADE (H.A.G.)/BASE FLOOD ELEVATION (B.F.E.)**. **FLOOD VENTS REQUIRED? YES -- NO (Please circle one)**

_____The proposed development is a **RESIDENTIAL** Structure located within an **X-SHADED FLOOD ZONE (500-year floodplain)**, the **LOWEST FLOOR, (INCLUDING THE BASEMENT OR CRAWLSPACE)** shall be elevated at least **ONE FOOT (12 inches)** above the pre-developed Highest Adjacent Grade (H.A.G.) or Flood proofed 12 Inches above the H.A.G.

_____The proposed development is a **NON-RESIDENTIAL** (commercial) building within an **X-SHADED flood zone (500-year floodplain)**, this permit is issued with the condition that the **LOWEST FLOOR (INCLUDING THE BASEMENT OR CRAWLSPACE)** be elevated **ONE FOOT (12 Inches)** above the pre-developed Highest Adjacent Grade (H.A.G.) or flood Proofed 24 Inches above the H.A.G.

_____The proposed development is a **NON-RESIDENTIAL** (commercial) building, located in a **PRIMARY (100 year) flood zone (A, AE, AH, AO)**, this permit is issued with the condition that the **LOWEST FLOOR (INCLUDING THE BASEMENT OR CRAWLSPACE)** of a new or substantially improved **NON-RESIDENTIAL** building must be elevated or flood proofed _____ foot/feet above the **BASE FLOOD ELEVATION/HIGHEST ADJACENT GRADE**

_____ **THE PROPERTY HAS FIRM IDENTIFIED FLOOD BOUNDARIES, BUT STRUCTURE IS LOCATED WITHIN THE X-UNSHADED FLOOD ZONE. NO FLOODPROOFING REQUIREMENTS.**

_____ **OTHER CONDITIONS:**

Variance for a Non-Habitable Structure in a Primary Flood Zone

The following requirements must be met in order for an administrative variance to be granted:

_____ The proposed structure has a _____ inch/foot stem-wall of flood-proof material (stone, brick, cement, etc.) and/or is a *barn* constructed entirely of metal.

_____ Any mechanical or electrical equipment to service the structure located is elevated _____ inches/feet above the Highest Adjacent Grade (HAG) or Base Food Elevation (BFE).

_____ **Flood Vents:** The structure has a minimum of two (2) openings having a total net area of not less than one (1) square inch for every (1) square foot of enclosed area subject to flooding and the bottom of all such openings is no higher than one foot above the lowest adjacent finished grade (the lowest adjacent finish grade includes areas within the building crawlspace).