



LYON COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING • DEVELOPMENT ENGINEERING • PLANNING

27 S. MAIN STREET
YERINGTON, NEVADA 89447
(775) 463-6592
FAX: (775) 463-5305

34 LAKES BOULEVARD
DAYTON, NEVADA 89403
(775) 246-6135
FAX: (775) 246-6147

FLOODPLAIN MANAGEMENT REQUIREMENTS
PRIOR TO SUBMITTING FOR A BUILDING PERMIT
WHEN CONSTRUCTING IN THE SPECIAL FLOOD HAZARD AREA
OR WITHIN THE X-SHADED FLOOD ZONE

FOR ALL CONSTRUCTION AND SUBSTANTIAL IMPROVEMENTS:

1. Determine the Flood Zone designation of the property.
 - Please contact Community Development staff at (775) 463-6592 with assistance in determining the flood zone designation.

OR

 - Find the Flood Zone designation on the FEMA Map Services website, by putting in the Address, City and State information. <https://msc.fema.gov/portal/home>
2. If the property is within a Special Flood Hazard Area (SFHA) **Zones: A, AE, AH, AO**, (*Areas determined by the Federal Emergency Management Agency (FEMA) to be within the 100-year floodplain; Areas subject to a 1 percent or greater chance of flooding in any given year.*)
Please submit the following to the Floodplain Administrator for review prior to submitting for a Building Permit Application:
 - a. Floodplain Development Permit Application;
 - b. Elevation Certificate based on Construction Drawings prepared by an Engineer or Surveyor licensed in the State of Nevada.
 - If the project consists of two or more detached structures (i.e. Single-family residence with a detached garage) within the SFHA, an Elevation Certificate based on construction drawings is required for each separate structure.
 - c. Construction drawings: to include, Site Plan, Floor Plan, Section Drawings, and any/all plans required by the Building Department.
3. If the project is the installation of a new/replacement of/or relocating a Manufactured Home the above requirements 1. and 2. a. b. & c. apply.
4. If the property is within the **X-Shaded Flood Zone** (*Areas determined by FEMA to have a 0.2% Annual Chance Flood Hazard; Areas of 1% annual chance flood with average depths less than one foot or with drainage areas of less than one square mile.*)
Please submit the following to the Floodplain Administrator for review prior to submitting for a Building Permit Application:
 - a. Floodplain Development Permit Application
 - b. Construction drawings: to include, Site Plan, Floor Plan, Section Drawings, and any/all plans required by the Building Department.

5. Please be aware that Three (3) Elevation Certificates are required during the course of construction when constructing in the SFHA:
- First Elevation Certificate based on Construction Drawings submitted with Building Permit application;
 - Second Elevation Certificate based on Building Under Construction at finished floor inspection;
 - Third Elevation Certificate based on Finished Construction at Final Inspection.

If you should have any questions on these requirements or would like additional information on Floodplain Management please refer to Lyon County Code Title 15.800. To set up an appointment to submit the required items, please contact the Floodplain Administrator at tkinsley@lyon-county.org or by calling (775) 463-6592.

Thank you Lyon County Community Development

Attachment: Floodplain Development Permit Application

Other references:

<https://www.fema.gov/elevation-certificate/>

<http://www.nevadafloods.org/>

<https://www.fema.gov/>

<https://www.floodsmart.gov/>

<https://www.fema.gov/national-flood-insurance-program>

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FLOODPLAIN DEVELOPMENT PERMIT APPLICATION

Date Received _____
 Received by _____
 Fee \$325 Yes N/A
 FLD Permit Number _____
 BLD Permit Number _____

SECTION 1: General Provisions (APPLICANT(s) to read, sign and date):

1. No work of any kind may start until a floodplain development permit is issued.
2. The floodplain development permit may be revoked if any false statements are made herein.
3. If revoked, all work must cease until a floodplain development permit is re-issued.
4. Development shall not be used or occupied until a Certificate of Compliance is issued.
5. The permit will expire if no work is commenced within six months of issuance.
6. Applicant is hereby informed that other permits may be required to fulfill local, state and federal regulatory requirements; and no floodplain development permit can be issued without these other permits as may be required.
7. Applicant hereby gives consent to the floodplain administrator or his/her representative to make reasonable inspections required to verify compliance.
8. THE APPLICANT(s) CERTIFY THAT ALL STATEMENTS HEREIN AND IN ATTACHMENTS TO THIS APPLICATION FOR DEVELOPMENT IN A SPECIAL FLOOD HAZARD AREA (SFHA) ARE, TO THE BEST OF MY KNOWLEDGE, TRUE AND ACCURATE.

APPLICANT'S SIGNATURE _____ DATE: _____

SECTION 2: Proposed Development (To be completed by the APPLICANT):

NAME	ADDRESS	CONTACT PHONE	EMAIL ADDRESS
APPLICANT:			
OWNER:			
ENGINEER:			
CONTRACTOR:			

PROJECT LOCATION/INFORMATION:

ASSESSOR'S PARCEL NUMBER	ADDRESS	TOWNSHIP/RANGE/ SECTION

DESCRIPTION OF WORK (Check all applicable boxes):

Activity <input type="checkbox"/> New Structure <input type="checkbox"/> Addition <input type="checkbox"/> Relocation <input type="checkbox"/> Demolition <input type="checkbox"/> Replacement	Structure Type <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential (Floodproofing? Yes) <input type="checkbox"/> Commercial <input type="checkbox"/> Manufactured Home
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SECTION 2 (continued)

Other Development Activities:

- Clearing Fill Mining Drilling Grading
 Excavation (Except for Structural Development Checked Above)
 Watercourse Alteration (Including Dredging and Channel Modification)
 Drainage Improvements (Including Culvert Work)
 Road, Street or Bridge Construction
 Individual Water or Sewer System
 Other (Please specify) _____

After completing SECTION 2, APPLICANT should submit this form to the Floodplain Administrator for review.

SECTION 3: Floodplain Determination (To be completed by the Administrator)

The proposed development is located on the FIRM Panel Number: _____ dated: _____

The proposed development:

- Is NOT located in a Special Flood Hazard Area (Notify the applicant that the application review is complete and NO FLOODPLAIN DEVELOPMENT PERMIT IS REQUIRED.)
- Is partially located in the SFHA, but the building/development is not.
- Is located in a Special Flood Hazard Area; FIRM Zone designation is _____ as per the FIRM panel number: _____ dated: _____
The 100-year base flood elevation at the site is: _____ft (NGVD, MSL) Unavailable
- Is located in a Floodway:
FBFM Panel No. _____ dated: _____
(If different from the FIRM panel and date)

Refer to SECTION 4 for additional instructions and requirements

SIGNED: _____ DATE: _____
Floodplain Administrator

SECTION 4: Additional Information Required (To be completed by the Administrator)

The applicant must submit the documents checked below before the application can be processed:

- A Site Plan showing the location of all existing structures, water bodies, adjacent roads, lot dimensions, and the proposed development.
- Development Plans. Drawn to scale, and specifications, including where applicable: details for anchoring structures, proposed elevations of lowest floor (including basement), types of water-resistant materials used below the first floor, details of Floodproofing of utilities located below the first floor, and details of enclosures below the first floor.

Also, _____

SECTION 4 (continued)

- Subdivision or other development plans. (If the subdivision or other development exceeds 50 lots or 5 acres, whichever is lesser, the applicant must provide “100-year” base flood elevations if they are not otherwise available).
- Plans showing the extent of watercourse relocation and/or landform alterations.
- Change in water elevation (in feet) _____ Meets the ordinance limits on elevation increases: YES NO
- Top of new compacted fill elevation _____ ft. NGVD (MSL)
- Floodproofing protection level (non-residential only) _____ ft. NGVD (MSL). For floodproofed structures, applicant must attach certification form a professional engineer or architect licensed in the State of Nevada.
- Certification from a professional engineer or architect licensed in the State of Nevada that the proposed activity in a regulatory floodway will not result in any increase in the height of the “100-year” base flood elevation. A copy of all data and Hydraulic & Hydrologic calculations supporting this finding must also be submitted.

Other: _____

SECTION 5: PERMIT DETERMINATION (To be completed by ADMINISTRATOR)

The proposed activity: A. Is
B. Is not

In conformance with the provisions of Title 15.800. The permit is issued subject to the conditions attached to and made part of this Permit.

SIGNED _____ date: _____
Floodplain Administrator

SIGNED _____ date: _____
Lyon County Engineer (*if required*)

If Box A is checked: The Floodplain Administrator may issue the Floodplain Development Permit together with a Building Permit. Or if no building permit is required, may issue this Permit upon payment of the designated fee of \$325.

If Box B is checked: The Floodplain Administrator will provide a written summary of deficiencies. Applicant may revise and resubmit an application to the Floodplain Administrator or may request an Appeal hearing from the Board of Commissioners.

APPEALS: Appealed to Board of Commissioners: Yes No
Hearing date: _____
Decision by the Board of Commissioners – Approved Yes No
Reasons/Conditions: _____

SECTION 6: AS-BUILT ELEVATIONS (to be submitted by the **APPLICANT** before Certification of Compliance is issued)

The following information must be provided for all structures that are part of this application. This section must be completed by a professional engineer or land surveyor licensed in the State of Nevada, (or attach a certification to this application). Complete items 1 and 2 below:

1. Actual (As-Built) Elevation of the top of the lowest floor, including basement is: ____ft. NGVD (MSL)
2. Actual (As-Built) Elevation of Floodproofing protection is: _____ft. NGVD (MSL)

SECTION 7: COMPLIANCE ACTION (To be completed by **ADMINISTRATOR**)

The Floodplain Administrator (or his/her designee) will complete this section as applicable based on inspection of the lowest floor elevation and/or elevation of Floodproofing protection and/or venting requirement to ensure compliance with Lyon County's Title 15.800 for flood damage prevention.

INSPECTIONS: (THREE REQUIRED)

DATE: _____ BY: _____ ELEVATION CERTIFICATE RECEIVED YES NO
ANY DEFICIENCIES YES NO
COMMENTS: _____

DATE: _____ BY: _____ ELEVATION CERTIFICATE RECEIVED YES NO
ANY DEFICIENCIES YES NO
COMMENTS: _____

DATE: _____ BY: _____ ELEVATION CERTIFICATE RECEIVED YES NO
ANY DEFICIENCIES YES NO
COMMENTS: _____

SECTION 8: CERTIFICATE OF COMPLIANCE (To be completed by **ADMINISTRATOR**)

Certificate of Compliance issued: DATE _____ BY _____

FLD Permit # _____ and BLD Permit # _____ (if applicable)

CONDITIONS OF APPROVAL (referencing Floodplain Management Title 15.800- 15.811):

_____ The proposed development is a **RESIDENTIAL HABITABLE** structure (residence, home, new construction or residential addition, office, game room, sunroom, etc.) located in a Special Flood Hazard Area (SFHA) (100-year floodplain) Zone: A, AE, AH, AO.

This permit is issued with the condition that the **LOWEST FLOOR (INCLUDING THE BASEMENT OR CRAWLSPACE)** of the structure be **FLOODPROOFED** up to **ONE AND A HALF Feet** above the BFE, or constructed with lowest floor **ONE AND A HALF Feet** above the **BASE FLOOD ELEVATION OR ONE AND A HALF Feet** above the depth number as indicated, in Feet, on the Flood Insurance Rate Map (FIRM).

Are FLOOD VENTS REQUIRED? YES
 NO

_____ The proposed development is a **NON-RESIDENTIAL (COMMERCIAL)** structure located in a Special Flood Hazard Area (SFHA) (100-year floodplain) Zone: A, AE, AH, AO.

This permit is issued with the condition that the structure be **FLOODPROOFED** up to **ONE AND A HALF Feet** above the BFE, or constructed with lowest floor **ONE AND A HALF Feet** above the **BASE FLOOD ELEVATION OR ONE AND A HALF Feet** above the depth number specified in Feet on the Flood Insurance Rate Map (FIRM).

Are FLOOD VENTS REQUIRED? YES
 NO

_____ The proposed **RESIDENTIAL, NON-HABITABLE** structure may include fully enclosed areas below the lowest adjacent habitable floor (attached or detached garage, building access or storage) located in a Special Flood Hazard Area (SFHA) (100-year floodplain) Zone: A, AE, AH, AO.

This permit is issued with the condition that the fully enclosed areas must be elevated either **ONE AND A HALF Feet** above the **BASE FLOOD ELEVATION** or **ONE AND A HALF Feet** above the depth number specified in feet on the FIRM.

Are FLOOD VENTS REQUIRED? YES
 NO

_____ The Property has FIRM identified flood boundaries, but the structure is located within the **X-shaded or X-unshaded flood zone.**

Variance for construction and substantial improvements in the Special Flood Hazard Area 15.800.14:

The following requirements must be met:

- (1) A showing of good and sufficient cause such as renovation, rehabilitation or reconstruction. Variances issued for economic considerations, aesthetics or because variances have been used in the past are not good and sufficient cause;
- (2) A determination that failure to grant the variance would result in exceptional hardship to the applicant; and
- (3) A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public or conflict with existing local laws or ordinances