



**Rio Blanco County Community Development
Department Building Division**
P.O. Box 599
Meeker, CO 81641
Telephone: (970) 878-9450
Fax: (970) 878-5729

RIO BLANCO COUNTY FLOODPLAIN DEVELOPMENT INFORMATION

FLOOD INSURANCE

The National Flood Insurance Program (NFIP) provides flood insurance to individuals at much lower premiums than could otherwise be purchased through private insurers, and assures that federal monies are available to local communities. In order for citizens to be eligible for the national flood insurance rates, or for communities to receive certain kinds of federal monies, the community must agree to meet minimum floodplain standards.

In a participating NFIP community, flood insurance policies can be purchased from any local insurance agent at the national rate. Even though the policy may be issued as if it were coming from the insurance company you deal with, it is actually a Federal NFIP policy printed on the insurance agency's letterhead. The rates are determined by the flood risk zone in which you live and by the elevation of the lowest floor of your home, not by the insurance company, and should be the same regardless of which agent or agency sells you the insurance.

You may buy flood insurance for your own peace of mind, you may be required to buy it before a lending institution will make or refinance a loan, or you may not be buying flood insurance at all. Whatever the case, if the property which you propose to develop is located within a "Special Flood Hazard Area" on a flood map issued by the Federal Emergency Management Agency (FEMA), you **MUST** obtain a Floodplain Development Permit prior to beginning the project. This is a requirement of the Rio Blanco County Land Use Resolution and there are penalties for failing to do so.

FLOODPLAIN DEVELOPMENT PERMIT

Floodplain Development Permits are ONLY required for developments in areas designated as "Special Flood Hazard Areas" of FEMA-issued flood maps. Flood maps showing special flood hazard areas can be reviewed at the RBC Development Department or online at the FEMA website (www.FEMA.gov).

If you are proposing a development of any kind (constructing a new building, adding on to an existing building, clearing land, placing fill, grading land, mining, dredging, drilling, etc...) in a floodplain, you **MUST** submit Section 1 and 2 of the RBC Floodplain Development Permit Application, to the Local Floodplain Administrator at the Building Division of the Development Department. Depending upon the type of development you are proposing, additional forms **may** be required to be completed and submitted.

Typically, the Applicant completes Section 1 and 2 of the Permit Application and submits the information to the local FPA. The FPA reviews the submission and determines whether or not additional information is needed. If it is, the FPA will request the additional information from the Applicant. Once all required materials have been submitted, the FPA will make a permitting decision and either issue or deny the requested Floodplain Development Permit. (Denied permits may be appealed per the provisions of the RBC Floodplain Regulations).

A Floodplain Development Permit is a permit to complete the proposed development in a Special Flood Hazard Area. It is not a permit to construct a house, install a septic system, install a pipeline etc. Other Local, State or Federal permits may be required.

OTHER PERMITS

IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNERS AUTHORIZED AGENT TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS ARE OBTAINED.



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FLOODPLAIN DEVELOPMENT PERMIT APPLICATION INSTRUCTIONS

Complete sections 1 and 2 of the application and submit, along with a site plan or aerial photo showing the location of the proposed development, on the property, for review. Once the review has been completed you will be contacted and informed of whether a Floodplain Development Permit will be required, or not, and if any additional information will be required.

SECTION 1

GENERAL PROVISIONS:

The owner or authorized agent must read, sign and date (please ask questions if there is anything you do not understand on this application or about the Floodplain requirements).

SECTION 2

APPLICANT AND PROPERTY INFORMATION:

Box 1, print the Applicants Name, Mailing Address, Zip Code, and Phone #. (Note: If applicant is other than the owner the owner must provide a letter designating the applicant as the owners authorized agent)

Box 2, print the name of the Contractor or Person doing the work. (Name, Mailing Address, Zip Code, and Phone #).

Box 3, Print the property address, tax ID #, or other method to help us locate the property.

Because of the size of some properties in RBC, a site plan or aerial photo showing the location of the proposed development must be submitted with this application, so the Floodplain Administrator (FPA) can determine if the development is within a Special Flood Hazard Area.

Box 4, Mark all type(s) of Development proposed and Structure type.

SECTION 3

FLOODPLAIN DETERMINATION: This section is to be completed by the local Floodplain Administrator.

If the proposed development is determined to NOT be in a Special Flood Hazard Area, no floodplain development permit will be required and the work may be approved to go forward, or the associated Building Permit issued. If the FPA determines the proposed development is in a Special Flood Hazard Area, additional information will be required to be submitted. See Section 4 for additional instructions.

SECTION 4

ADDITIONAL INFORMATION REQUIRED: This section is a request for additional information required for review. The information provided must be reviewed and approved before a permit may be issued. The applicant must submit complete information for review for all items of the list that are marked. Note: Incomplete information will be rejected and will cause the Permit Issuance to be delayed.

SECTION 5

PERMIT DETERMINATION: The Floodplain Administrator will indicate whether or not the proposed development conforms to the requirements of the local Floodplain development requirements, (RBC Land Use Regulations, Article 18 and whether or not the requested permit may be issued. If the decision is to NOT issue the permit the FPA will provide written explanation of the perceived deficiencies to the Applicant.

This section also allows for documentation of decisions and conditions made by the Board of Appeals, if the Applicant has decided to appeal the decision of the FPA.

SECTION 6

CERTIFICATE OF COMPLIANCE: The FPA will indicate the "As-Built" lowest floor elevation for any structural developments, list any inspections that have been performed, and issue the Certificate of Compliance to the Applicant when all Floodplain Development Permit requirements have been satisfied.



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**RIO BLANCO COUNTY
FLOODPLAIN DEVELOPMENT PERMIT APPLICATION**

PERMIT NO. _____ APPROVED BY _____ DATE _____

SECTION 1: GENERAL PROVISIONS (Applicant to read & sign)

1. No work may start until a permit is issued.
2. The permit may be revoked if any false statements are made herein.
3. If revoked, all work must cease until 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, or is suspended or abandoned for 6 months.
6. Applicant is hereby informed that other permits may be required to fulfill local, state and federal regulatory requirements. (it shall be the responsibility of the applicant to assure all required permits have been issued).
7. Applicant hereby gives consent to the Local Floodplain Administrator or his/her representative to make reasonable inspections required to verify compliance.
8. I CERTIFY THAT ALL STATEMENTS HEREIN AND IN ATTACHMENTS TO THIS APPLICATION ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT I HAVE READ AND UNDERSTAND SECTION 1 OF THIS APPLICATION:

Applicant Signature

Date

SECTION 2: PROPOSED DEVELOPMENT (Applicant to complete)

Name	Mailing Address	Zip Code	Phone
Applicant:			
Contractor/Person doing work:			
Property address/ location or Legal Description (If no address):			

Type of Development

<input type="radio"/> New structure(s)	<input type="radio"/> Mining, drilling, grading
<input type="radio"/> Addition	<input type="radio"/> Excavation other than for new structure
<input type="radio"/> Alteration	<input type="radio"/> Watercourse alteration
<input type="radio"/> Demolition	<input type="radio"/> Road or bridge construction
<input type="radio"/> Replacement	<input type="radio"/> Subdivision (new or expansion)
<input type="radio"/> Fill	<input type="radio"/> Other: _____

Structure Type(s)

<input type="radio"/> Residential
<input type="radio"/> Non-residential
<input type="radio"/> Combined residential/commercial
<input type="radio"/> Manufactured/modular home
<input type="radio"/> Other: _____

SECTION 3: FLOODPLAIN DETERMINATION (To be completed by Local Administrator)

The proposed development is located on FIRM Panel No. _____ Dated _____.

The proposed development:

_____ is NOT located in a Special Flood Hazard Area. NO FLOODPLAIN DEVELOPMENT PERMIT IS REQUIRED.

_____ is LOCATED IN a Special Flood Hazard Area. FIRM zone designation is _____.

_____ 100-year flood elevation at site is _____ ft. or is _____ unavailable.

_____ the proposed development is located in a floodway. FBFM Panel No. _____ Dated _____.

_____ See Section 4 for additional instructions.



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SECTION 4: ADDITIONAL INFORMATION REQUIRED (To be completed by Local Floodplain Administrator)

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

- _____ A Site Plan showing the following:
 - a. Scale and North arrow.
 - b. The boundary of the 100 year Floodplain area on the property.
 - c. The location, dimensions and elevations of any existing and proposed structures.
 - d. The water surface elevation of the 100 year flood at the proposed building or development site.
 - e. The location of any watercourse or floodway alterations.
 - f. The locations of any fill placement and or excavations within the 100 year floodplain or floodway boundary.
 - g. Datum used for elevations { } NGVD 29; { } NAVD 88
- _____ Development plans, drawn to scale, including where applicable: details for anchoring structures, details of floodproofing of utilities located below the first floor), details of enclosures below the first floor, elevation of lowest floor (including basement). Also: _____.
- _____ Subdivision or other developments. If project exceeds 10 lots or 5 acres, whichever is less, applicant must provide 100-year flood elevations if they are not otherwise available.
- _____ Plans showing extent of watercourse relocation and/or landform alterations.
- _____ Top of new fill elevation: _____ ft. Fill type and amount _____.
- _____ Floodproofing protection level (non-residential only): _____.
- _____ Certification from Colorado Licensed Engineer that proposed activity in a regulatory floodway will not result in any increase in the height of the 100-year flood. A copy of all data and calculations supporting this finding must be submitted.
- _____ Elevation Certificate (residential and /or Floodproofing Certificate (non-residential) must be submitted before a Certificate of Compliance can be issued and the development used or occupied.
- _____ Completed application for permit for Authorization to Construct a Floodplain Compliant On-Site Wastewater Treatment System.
- _____ Market value of existing structure: \$ _____ Estimated value of improvements or repairs: \$ _____.
- _____ Other: _____.

SECTION 5: PERMIT DETERMINATION (To be completed by Local Floodplain Administrator)

I have determined that the proposed activity A. _____ is, B. _____ is not, in conformance with provisions of Local Regulations, Article 18 of the Rio Blanco County Land Use Resolution. Permit is issued subject to the conditions attached to and made part of this permit.

Local Floodplain Administrator _____ Date

If Box A is checked above, Local Administrator may issue a permit upon payment of fee. If Box B is checked above, Local Floodplain Administrator will provide written summary of deficiencies. Applicant may revise and re-submit an application to Local Floodplain Administrator or may request a hearing from the Board of Appeals.

Appealed to the Board of Appeals? _____yes _____ no. Date of hearing: _____ BA decision: _____yes_____ No

Conditions: _____

SECTION 6: CERTIFICATE OF COMPLIANCE (To be completed by Local Floodplain Administrator)

- _____ The developer/owner has provided certification by a Colorado Licensed Engineer or Land Surveyor that the (as-built) lowest floor (including basement) elevation of the completed Residential structure or substantial improvement has been elevated to at least two (2) feet above the base flood elevation.
- _____ The developer/owner has provided certification by a Colorado Licensed Engineer or Architect that the structural components of the completed non-residential structure is capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy and has been floodproofed (2) feet above the base flood level.
- _____ The developer/owner has provided certification by a Colorado Licensed Engineer or Land Surveyor that the elevation of the lowest floor (including basement) of the completed non-residential structure.

Certificate of Compliance # issued: _____ Date: _____ By: _____
Local Floodplain Administrator