



**LOGAN COUNTY  
PLANNING AND ZONING DEPARTMENT**

315 MAIN STREET  
STERLING, COLORADO 80751  
970-522-7879

OFFICE USE

Floodplain Permit No. \_\_\_\_\_  
 Building Permit No. \_\_\_\_\_  
 Approved \_\_\_ Yes \_\_\_ No  
 Effective Date: \_\_\_\_\_

**FLOODPLAIN DEVELOPMENT PERMIT  
AND APPLICATION FORM**

OWNER AND PROPERTY INFORMATION		
Applicant/Owner Name:	Phone:	
Address:	Fax:	
City:	State:	Zip:
Engineer/Contractor Name:	Phone:	
Address:	Fax:	
City:	State:	Zip:
PROJECT INFORMATION		
Location of Development:	City:	
Section/Township/Range:		
Proposed Project: <input type="checkbox"/> Construction of New Structure <input type="checkbox"/> Addition or Remodel (circle one) <input type="checkbox"/> Manufactured Home <input type="checkbox"/> Attached Garage		
<input type="checkbox"/> Accessory Structure <input type="checkbox"/> Change of use <input type="checkbox"/> Fill <input type="checkbox"/> Paving <input type="checkbox"/> Drilling <input type="checkbox"/> Mining <input type="checkbox"/> Excavation		
<input type="checkbox"/> Driving of Piles <input type="checkbox"/> Dredging <input type="checkbox"/> Grading <input type="checkbox"/> Land Clearing <input type="checkbox"/> Storage of materials and/or equipment		
Other (describe):		
Description of Development (see attached addendum):		
SUBMITTAL REQUIREMENTS <i>(check items Included with application)</i>		
<input type="checkbox"/> Construction and Material Specification <input type="checkbox"/> Location Map (2000 scale U.S.G.S topo)		
<input type="checkbox"/> Development Plan (stamped by Colorado Registered Professional Engineer)		
REMODELS AND REDEVELOPMENT ONLY		
Cost of Improvement for this project: <i>(submit itemized cost list, or projected appraised value upon completion)</i>		
Value of Structure: <i>(submit current (within 1 year) appraiser's valuation of structure)</i>		
Cumulative value of improvements:		
Substantial Improvement: <input type="checkbox"/> Yes <input type="checkbox"/> No <i>(Yes, if cost of project ≥ 50% of appraised valuation)</i>		
<i>If no, have other improvements been made to the structure since Sept 11, 2013?</i> <input type="checkbox"/> Yes <input type="checkbox"/> No		
Cumulative Value of all improvements:		
Substantial Improvement: <input type="checkbox"/> Yes <input type="checkbox"/> No <i>(Yes, if costs of all improvements since Sept 11, 2013 ≥ 50% of appraised valuation)</i>		



## ADDENDUM

**Development** - Any man-made change in improved and unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

For any proposed floodway development, before a local floodplain permit can be issued, the applicant must provide evidence that “no rise” will occur or obtain a Conditional Letter of Map Revision (CLOMR). You will need a qualified engineer to make sure your proposed project won’t increase flooding on other properties.

A permit is required to repair substantial damage from any cause — fire, flood, wind, or even a truck running into a building. Check with your community permit office before you begin repairs. You will be asked to provide a detailed cost estimate to repair the building to its pre-damaged condition. If the repair costs are 50% or more of the pre-damage market value of the building, then the building is Substantial Improved and you must bring the building into full compliance.

Application for a Floodplain Development Permit shall be presented to the Logan County Planning and Zoning Department on forms furnished by him/her and may include, but not be limited to, plans in duplicate drawn to scale showing the location, dimensions, and elevation of proposed landscape alterations, existing and proposed structures, including the placement of manufactured homes, and the location of the foregoing in relation to Special Flood Hazard Area. Permits are required to ensure that proposed development projects meet the requirements of the NFIP and these floodplain management regulations.

View online flood maps or order paper copies of the flood maps at the FEMA Map Service Center at <http://www.msc.fema.gov>.

The Elevation Certificate (EC) is a FEMA form, must be completed and sealed by a registered surveyor or engineer.

**Structure** - A walled and roofed building, including a gas or liquid storage tank, which is principally above ground, as well as a manufactured home.

**Residential Construction:** The lowest floor (including basement), electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities (including ductwork), must be elevated to one foot above the Base Flood Elevation that existed prior to the placement of fill.

**Non Residential Construction:** The lowest floor (including basement), electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities (including ductwork), must be elevated to one foot above the Base Flood Elevation that existed prior to the placement of fill, or together with attendant utility and sanitary facilities be designed so that the structure or addition is watertight to at least one foot above the base flood level that existed prior to the placement of fill with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads of effects of buoyancy.

Lowest Floor means the lowest floor of the lowest enclosed area (including basement). An unfinished or

flood resistant enclosure (that is not a basement) is not the lowest floor if the enclosure is built as required in the local ordinance, which includes limited uses.

**Manufactured Home** - A structure transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. The term "manufactured home" does not include a "recreational vehicle".

Manufactured homes must be anchored to resist flotation, collapse, or lateral movement. All manufactured homes shall be installed using methods and practices which minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable State and local anchoring requirements for resisting wind forces.

**Accessory Structure:** means a structure that is located on the same parcel of land as a principal structure and whose use is incidental to the use of the principle structure. Accessory structures should be no more than a minimal initial investment, may not be used for human habitation, and must be designed to minimize flood damage (ie be anchored to resist floating, have flood openings/vents, be built of flood resistant materials, have elevated utilities, have documented floor elevation and not be modified for different use in the future). Examples: detached garages, carports, storage sheds, pole barns, and hay sheds.

Farm Houses are not agricultural structures.

**Mining, paving, drilling, dredging, driving of piles, grading:** Review permits for proposed development to assure that all necessary permits have been obtained from those Federal, State or local governmental agencies (including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334) from which prior approval is required.

**Improvements** such as clearing, grading and filling: do not include the installation of streets and/or walkways; nor does it include excavation for basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building

**Substantial improvement** means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement. This term includes structures which have incurred substantial damage, regardless of the actual repair work performed.

**Storage of materials and/or equipment:** must be elevated and anchored to resist floating.