



Gunnison County, CO
Community Development Department
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Information Sheet: Floodplain Development Permit

Gunnison County requires that you secure a Floodplain Development Permit if your development is proposed within the 100-year floodplain. These regulations are required as a part of the Federal Emergency Management Agency (FEMA) standards, and that agency has reviewed and approved Gunnison County's regulations.

You can obtain a Floodplain Development Permit application from the Planning Department, by postal mail, e-mail or on the Department's website.

The language from the *Gunnison County Land Use Resolution* that addresses this permitting process is in Section 11-103: L., as follows:

- A. FLOODPLAIN DEVELOPMENT PERMIT REQUIRED.** A Floodplain Development Permit shall be obtained from the Planning Department before any development begins within the 100-year floodplain.
- 1. FLOODPLAIN DEVELOPMENT PERMIT APPLICATION.** The Planning Department shall provide and the applicant shall complete an application form for floodplain development that at a minimum shall include:
- a. ELEVATION CERTIFICATE.** A copy of an Elevation Certificate, in a form prescribed by FEMA, with applicable sections completed, including certification by a qualified professional engineer licensed in the State of Colorado, is required for any proposed structure. Colorado Professional Engineers should use methodology acceptable to the Federal Emergency Management Agency, including methods noted in *Managing Development in Floodplains in Approximate A Zone Areas - A Guide For Obtaining and Determining Base (100-year) Flood Elevations*, FEMA publication 265, April 1995.
 - b. BUFFER AREA COMPLIANCE.** Evidence of compliance with Section 11-107: *Protection of Water Quality*, if applicable;
 - c. WETLANDS PROTECTION COMPLIANCE.** Evidence of compliance with Section 404 of the *Federal Clean Water Act* concerning protection of wetlands, if applicable;
 - d. ISDS COMPLIANCE.** Evidence of compliance with the *Gunnison County Individual Sewage Disposal System Regulations*, if applicable;
 - e. MAPS AND PLANS.** Maps and plans stamped by a qualified professional engineer licensed in the State of Colorado showing:
 - 1. SITE LOCATION;**
 - 2. LEGAL DESCRIPTION.** Legal description of parcel;
 - 3. BOUNDARIES.** Boundaries of 100-year floodplain;
 - 4. WATERCOURSES.** Names and locations of all watercourses, ponds, lakes, and other bodies of water;
 - 5. ELEVATION.** Elevation in relation to mean sea level of the lowest floor (including basement) of all new or substantially improved structures, and a statement whether or not they structures contain basements;
 - 6. PROPOSED FLOOD PROOFING.** Proposed elevations in relation to mean sea level that structures will be, or have been flood proofed, if applicable;
 - 7. ROADWAYS.** Location of existing roads and utilities;

8. **WATER SUPPLY.** Existing water supply ditches, irrigation ditches and laterals;
 9. **CROSS-SECTIONS.** Typical valley cross-section (where required) showing:
 - (a.) **WATERCOURSE CHANNELS.** Channels of any watercourses;
 - (b.) **FLOODPLAIN LIMITS.** Limits of floodplain adjoining each side of channel;
 - (c.) **FLOODWAY DELINEATION.** Delineation of floodway, if applicable;
 - (d.) **DEVELOPMENT SITE.** Area to be occupied by the proposed development;
 10. **ALTERATION OF WATERCOURSE.** A description of the extent to that any watercourse is proposed to be altered or relocated as a result of the proposed development;
 11. **DRAINAGE FACILITIES.** A description of proposed drainage system including, if appropriate, design drawings and construction specifications showing typical sections and noting standards to be applied;
 12. **CONSTRUCTION SPECIFICATIONS.** Design and construction specifications for structures, flood proofing, bridges, filling, dredging, grading, channel improvements, storage of materials and utilities, as applicable;
 13. **INDIVIDUAL SEWAGE DISPOSAL SYSTEMS LOCATIONS.** Location of individual sewage disposal systems, if applicable;
 14. **ADDITIONAL APPLICABLE INFORMATION.** Such additional information as may be required by the Planning Department, to determine if the requirements of this Section have been or will be fulfilled.
2. **ACTION ON FLOODPLAIN DEVELOPMENT PERMIT APPLICATIONS.**
- a. **PLANNING DEPARTMENT REVIEW.** The Planning Department shall review all submitted information, shall evaluate the suitability of the proposed use in relation to the flood hazard, and may forward any application to the appropriate Colorado agency, or to an engineering firm of the County's choice, to review the application and provide technical expertise in evaluating the flood potential of a given site.
 - b. **PLANNING DEPARTMENT APPROVAL OR DENIAL.** If the Planning Director determines that the application for a Floodplain Development Permit meets the requirements of this Section, he shall sign and issue the permit and may attach any conditions as deemed necessary to ensure compliance with this Section. If the Director determines that the requirements cannot reasonably be met, the application shall be denied.
3. **APPEAL OF ACTION ON FLOODPLAIN DEVELOPMENT PERMITS.** The applicant, or any affected person aggrieved by a decision on an application for a Floodplain Development Permit, may appeal such decision by filing a written appeal. The appeal shall follow the process outlined in Section 8-103: *Appeals*, and shall be limited solely to the question of the action taken on the Floodplain Development Permit application. The Board's decision on such appeal shall be final and subject only to judicial review.
4. **EXPIRATION OF FLOODPLAIN DEVELOPMENT PERMIT.** A Floodplain Development Permit shall expire two years after the date of issuance if the permit holder has not begun construction pursuant to the permit.