

IMPORTANT FLOOD ZONE INFORMATION



May 2011

Dear Property Owners/Residents;

You are receiving this additional notification from the Regional Flood Control District to alert you of changes in your flood zone designation. There are three areas in Clark County where 100-year high risk flood zones have been reevaluated by FEMA and are being expanded. The vicinities, identified on the enclosed map, are:

- Gowan and Rancho (Rancho Drive/US 95 Area)
- Las Vegas Wash through Desert Rose Golf Course (Las Vegas Wash Area)
- Muddy River near the Bowman Reservoir Diversion Canal (Moapa Valley Area)

You will be required to purchase flood insurance when the change is finalized by the Federal Emergency Management Agency (FEMA) in November 2011. If you do not have a federally-backed mortgage or you own your home outright, FEMA does not require you to purchase flood insurance. However, your home is vulnerable to flooding, and purchasing flood insurance is recommended.

You have been notified previously, and this is your final notification about flood zone changes from the Regional Flood Control District. FEMA will announce the official change in the local newspapers in November 2011. If you are included in the enclosed map, you must buy flood insurance. The rate is cheaper if you buy it before November 1, 2011.

While flood insurance is not required until the maps officially change, the District believes it is in your best interest to purchase flood insurance now to **protect your home and take advantage of lower premiums prior to the map change**. Please see the enclosed brochure for more information about purchasing lower cost flood insurance through the National Flood Insurance Program (NFIP). The parcel number for your property is included in the envelope address line.

Below is the cost comparison for buying flood insurance now versus waiting until FEMA officially changes your flood zone status.

THE COST OF FLOOD INSURANCE

Example Coverage

Purchase Before Map Change

\$350 a year*

\$930 a year* after map changes

Purchase After Map Change

\$1,700 a year*

**coverage for structure and contents
(\$250,000 structure/\$100,000 contents)*

For more detailed information about specific parcels, you can go to our website, www.regionalflood.org, and near the top of the home page in the gray bar, click on the link, **Flood Zone Changes**. Then you can type in your street address to find out if your property's designation will be changing. You may also call our office at 685-0000 with any questions you may have.

Also you may wish to attend an **OPEN HOUSE** this month to address your questions regarding these changes. The dates and locations for those events are:

Tuesday, May 24th

Muddy River

Overton Community Center
320 N. Moapa Valley Blvd
4:00 p.m. – 7:00 p.m.

Wednesday, May 25th

Las Vegas Wash

Desert Rose Golf Club
1911 E. Desert Inn
5:00 p.m. – 7:00 p.m.

Thursday, May 26th

Gowan and Rancho

Mtn. Crest Neighborhood Services Center
4701 N. Durango
5:00 p.m. – 7:00 p.m.

Clark County Regional Flood Control District

600 S. Grand Central Pkwy. #300 – Las Vegas, NV 89106 – www.regionalflood.org

(702) 685-0000