

The phrasing "must lose twice" in Nevada planning appeals usually refers to the **exhaustion of administrative remedies** before seeking judicial review in court. Under [NRS 278.3195](#), a party "loses twice" by first receiving an adverse decision from a lower planning body and then losing again on appeal to the local governing body.



Parcel search

Explore the Changes:

The below map identifies whether a parcel is within the current 100-year floodplain, the updated 100-year floodplain, or outside the 100-year floodplain entirely. Use this map to quickly assess flood risk and understand how changes in floodplain boundaries may impact specific areas.

