

Background:

Section 6.1B.2.a of the ZDC establishes criteria used to evaluate applicable limits of the mapped floodplain and floodway. It has been the City's practice to evaluate limits of the existing flood plain based on the current Flood Insurance Rate map or revised Flood Insurance Rate Map. Section 6.1B.2.a specifically provides that "the latest available information and maps from private and public sources including: Flood Insurance Rate Maps (FIRM) available from the Federal Emergency Management Agency (FEMA) shall be used to determine the flood plain and/or flood way."

This Administrative Regulation establishes on what flood plain mapping may be used when evaluating proposed development within a flood plain or flood way.

Administrative Interpretation:

It is the Director's interpretation that "latest available information and maps" under section 6.1B.2.a includes; a FEMA approved Conditional Letter of Map Revision (CLOMR) or Letter of Map Revision (LOMR), or other more current hydrologic and hydraulic evaluation completed by a professional engineer licensed in the state of Colorado, experienced in hydrologic and hydraulic evaluation to establish flood plain and flood way limits, and found to be acceptable by the Director.

It is the Director's interpretation that section 6.1B.2.a shall be interpreted, clarified and construed to provide that the City, at its sole option and discretion, may utilize flood plain and flood way information, more current or detailed than that of the FIRM, for management of the flood plain or flood way, including but not limited to, management and mitigation requirements for development within any mapped or unmapped flood plain or flood way.