



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (NON-REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	MESA COUNTY, COLORADO (Unincorporated Areas)	Lots 1 through 18, Block 1, Lots 1 through 16, Block 2, River Bend Townhomes, as shown on the Plat recorded as Document No. 1833500, in Book 2, Page 111, in the Office of the Recorders, Mesa County, Colorado
	COMMUNITY NO.: 080115	
AFFECTED MAP PANEL	NUMBER: 08077C0836F	
	DATE: 7/6/2010	
FLOODING SOURCE: LEWIS WASH		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 39.061, -108.477 SOURCE OF LAT & LONG: GOOGLE EARTH PRO DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS NOT REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
1 - 3	1	River Bend Townhomes	385 Sunnyside Circle #A - #C	Structure	A	4617.7 feet	4615.1 feet	--

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

DETERMINATION TABLE (CONTINUED)

ZONE A

STUDY UNDERWAY

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the structure(s) on the property(ies) is/are located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). Therefore, flood insurance is required for the property described above. The lowest adjacent grade elevation to a structure must be at or above the Base Flood Elevation for a structure to be outside of the SFHA.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination and information regarding your options for obtaining a Letter of Map Amendment. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075.

Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration



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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS NOT REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
4 - 5	1	River Bend Townhomes	385 Sunnyside Circle #D, #E	Structure	A	4617.9 feet	4615.1 feet	--
6 - 8	1	River Bend Townhomes	385 Sunnyside Circle #F - #H	Structure	A	4618.1 feet	4615.1 feet	--
9 - 10	1	River Bend Townhomes	387 Sunnyside Circle #A, #B	Structure	A	4618.4 feet	4615.4 feet	--
11 - 12	1	River Bend Townhomes	387 Sunnyside Circle #C, #D	Structure	A	4618.6 feet	4615.4 feet	--
13 - 14	1	River Bend Townhomes	387 Sunnyside Circle #E, #F	Structure	A	4618.7 feet	4615.4 feet	--
15 - 16	1	River Bend Townhomes	389 Sunnyside Circle #A, #B	Structure	A	4619.0 feet	4616.4 feet	--
17 - 18	1	River Bend Townhomes	389 Sunnyside Circle #C, #D	Structure	A	4619.2 feet	4616.4 feet	--
1 - 2	2	River Bend Townhomes	382 Sunnyside Circle #A, #B	Structure	A	4617.7 feet	4614.8 feet	--
3 - 4	2	River Bend Townhomes	382 Sunnyside Circle #C, #D	Structure	A	4617.9 feet	4614.8 feet	--
5 - 7	2	River Bend Townhomes	384 Sunnyside Circle #A - #C	Structure	A	4618.3 feet	4615.4 feet	--

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075.

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LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS NOT REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
8 - 9	2	River Bend Townhomes	384 Sunnyside Circle #D, #E	Structure	A	4618.4 feet	4615.4 feet	--
10	2	River Bend Townhomes	384 Sunnyside Circle #F	Structure	A	4618.6 feet	4615.4 feet	--
11 - 12	2	River Bend Townhomes	384 Sunnyside Circle #G, #H	Structure	A	4618.7 feet	4615.4 feet	--
13 - 14	2	River Bend Townhomes	386 Sunnyside Circle #A, #B	Structure	A	4619.0 feet	4616.9 feet	--
15	2	River Bend Townhomes	386 Sunnyside Circle #C	Structure	A	4619.1 feet	4616.9 feet	--
16	2	River Bend Townhomes	386 Sunnyside Circle #D	Structure	A	4619.0 feet	4616.9 feet	--

ZONE A (This Additional Consideration applies to the preceding 17 Properties.)

The National Flood Insurance Program map affecting this property depicts a Special Flood Hazard Area that was determined using the best flood hazard data available to FEMA, but without performing a detailed engineering analysis. The flood elevation used to make this determination is based on approximate methods and has not been formalized through the standard process for establishing base flood elevations published in the Flood Insurance Study. This flood elevation is subject to change.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075.

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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

STUDY UNDERWAY (This Additional Consideration applies to all properties in the LOMA-DEN DETERMINATION DOCUMENT (NON-REMOVAL))

This determination is based on the flood data presently available. However, the Federal Emergency Management Agency is currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. When the new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075.

A handwritten signature in black ink, appearing to read "Luis Rodriguez".

Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration