



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO	A portion of Lot 1, Paul B. Boyd Minor Subdivision, as shown on the Plat recorded as Reception No. 2055042, in Book 18, Page 396, in the Office of the Clerk and Recorder, Mesa County, Colorado.  The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 080117	
AFFECTED MAP PANEL	NUMBER: 08077C0468G DATE: 10/16/2012	
FLOODING SOURCE: LEACH CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 39.127, -108.561 SOURCE OF LAT & LONG: GOOGLE EARTH PRO DATUM: NAD 83

### DETERMINATION

LOT	BLOCK/SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS 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	--	Paul B. Boyd Minor	838 26 1/2 Road	Portion of Property	X (unshaded)	4707.7 to 4713.5 feet	--	4711.9 to 4715.9 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.)

LEGAL PROPERTY DESCRIPTION  
PORTIONS REMAIN IN THE SFHA  
SUPERSEDES PREVIOUS DETERMINATION

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 described portion(s) of the property(ies) is/are not 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). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. 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, 847 South Pickett Street, Alexandria, VA 22304-4605.

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



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### ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

#### LEGAL PROPERTY DESCRIPTION (CONTINUED)

BEGINNING at the Southeast corner of Lot 1; thence N19°33'52"W, 143.21 feet; thence S70°41'29"W, 27.67 feet; thence S00°04'56"W, 12.34 feet; thence S45°14'29"W, 17.99 feet; thence N90°00'00"W, 11.31 feet; thence N48°16'11"W, 14.97 feet; thence N67°25'43"W, 21.60 feet; thence S58°14'50"W, 17.70 feet; thence S72°28'01"W, 35.59 feet; thence S63°40'15"W, 12.26 feet; thence S48°23'27"W, 8.11 feet; thence S13°43'10"W, 46.10 feet; thence S06°41'33"E, 21.08 feet; thence S59°03'28" E, 9.11 feet; thence S82°02'09"E, 6.07 feet; thence S08°14'15"E, 18.17 feet; thence S26°54'39"W, 11.37 feet; thence S75°35'43"W, 21.04 feet; thence S83°51'44"W, 24.27 feet; thence S40°57'06"W, 11.89 feet; thence S05°36'33"W, 36.31 feet; thence S05°15'31"E, 25.54 feet; thence S22°33'47"W, 33.81 feet; thence S02°28'13"W, 11.44 feet; thence S51°40'41"W, 28.04 feet; thence N41°19'26"W, 35.63 feet; thence N80°08'32"W, 35.05 feet; thence S41°50'07"W, 20.86 feet; thence S11°02'42"E, 29.51 feet; thence S69°49'03"E, 39.27 feet; thence S11°16'52"W, 23.41 feet; thence S42°19'43"W, 10.98 feet; thence 216.60 feet along a curve to the left, having a radius of 280.00 feet; thence N45°01'43"E, 134.46 feet; thence 44.07 feet along a curve to the right, having a radius of 343.31 feet to the POINT OF BEGINNING.

#### **PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)**

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

#### **SUPERSEDES OUR PREVIOUS DETERMINATION (This Additional Consideration applies to all properties in the LOMA DETERMINATION DOCUMENT (REMOVAL))**

This Determination Document supersedes our previous determination dated 2/11/2014, for the subject property.

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, 847 South Pickett Street, Alexandria, VA 22304-4605.

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

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