



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF WESTMINSTER, JEFFERSON COUNTY, COLORADO; ADAMS COUNTY, COLORADO (Unincorporated Areas)	A portion of Section 22, Township 1 South, Range 68 West, 6th Principal Meridian, as described in the Special Warranty Deed recorded as Document No. CO449417 in Book 5480, Pages 0879 and 0880; A portion of Section 22, Township 1 South, Range 68 West, 6th Principal Meridian; as described in the QuitClaim Deed recorded as Reception No. 406669 in Book 473, Pages 187, 188, through 189; A portion of Section 22, Township 1 South, Range 68 West, 6th Principal Meridian, as described in the Warranty
	COMMUNITY NO.: 080008; 080001	
AFFECTED MAP PANEL	NUMBER: 08059C0103E; 08001C0303H DATE: 6/17/2003; 3/5/2008	
FLOODING SOURCE: MCKAY LAKE DRAINAGE		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 39.953, -104.988 SOURCE OF LAT & LONG: PRECISION MAPPING STREETS 7.0 DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
--	--	--	--	Portion of Property	X (unshaded)	--	--	5179.7 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	REVISED BY LETTER OF MAP REVISION
FILL RECOMMENDATION	ZONE A
PORTIONS REMAIN IN THE SFHA	STUDY UNDERWAY

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision based on Fill 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 revises 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, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

William R. Blanton Jr.

William R. Blanton Jr., CFM, Chief
Engineering Management Branch
Mitigation Directorate



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**LETTER OF MAP REVISION BASED ON FILL
DETERMINATION DOCUMENT (REMOVAL)**

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

Deed recorded as Document No. 10181 in Book 36; A portion of Section 22, Township 1 South, Range 68 West, 6th Principal Meridian, as described in the Quitclaim Deed, recorded as Document No. C1251163, Page 0001, all in the Office of the Recorder, Adams County, Colorado

The portion of property is more particularly described by the following metes and bounds:

COMMENCING at the northwest corner of said NW ¼ Section 22; thence S89°55'11"E along the north line said northwest one-quarter a distance of 2420.81 feet to a point on the west right-of-way line of Interstate 25; thence S00°45'13"E along said west right-of-way line a distance of 914.28 feet to the POINT OF BEGINNING; thence S06°17'29"E, 106.60 feet; thence S03°23'19"E, 190.62 feet; thence N81°18'00"E, 15.38 feet; thence S85°32'59"E, 11.99 feet; thence S00°09'22"E, 43.32 feet; thence S27°55'19"W, 16.64 feet; thence S57°29'09"W, 25.15 feet; thence S20°33'22"W, 17.97 feet; thence S01°44'50"E, 30.45 feet; thence S08°12'55"W, 41.26 feet; thence N64°25'07"W, 4.43 feet; thence N64°25'07"W, 24.02 feet; thence N57°54'39"W, 52.12 feet; thence N82°04'13"W, 20.26 feet; thence S46°13'35"W, 20.08 feet; thence N19°59'32"W, 14.06 feet; thence N24°43'07"E, 11.31 feet; thence N48°21'48"E, 48.13 feet; thence N01°36'06"W, 17.65 feet; thence N01°36'06"W, 20.32 feet; thence N15°16'58"W, 143.56 feet; thence N17°14'54"W, 74.55 feet; thence N18°04'04"W, 121.18 feet; N62°32'59"E, 19.20 feet; thence N73°02'01"E, 64.17 feet; thence S84°23'56"E, 65.52 feet; thence S44°12'55"E, 19.36 feet to the POINT OF BEGINNING

FILL RECOMMENDATION (This Additional Consideration applies to the preceding 1 Property.)

The minimum NFIP criteria for removal of the subject area based on fill have been met for this request and the community in which the property is located has certified that the area and any subsequent structure(s) built on the filled area are reasonably safe from flooding. FEMA's Technical Bulletin 10-01 provides guidance for the construction of buildings on land elevated above the base flood elevation through the placement of fill. A copy of Technical Bulletin 10-01 can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <http://www.fema.gov/mit/tb1001.pdf>. Although the minimum NFIP standards no longer apply to this area, some communities may have floodplain management regulations that are more restrictive and may continue to enforce some or all of their requirements in areas outside the Special Flood Hazard Area.

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, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

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.

REVISED BY LETTER OF MAP REVISION (This Additional Consideration applies to the preceding 1 Property.)

The effective National Flood Insurance Program map for the subject property, has since been revised by a Letter of Map Revision (LOMR) dated 9/26/2008. The 9/26/2008 LOMR has been used in making the determination/comment for the subject property.

ZONE A (This Additional Consideration applies to the preceding 1 Property.)

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.

STUDY UNDERWAY (This Additional Consideration applies to all properties in the LOMR-F DETERMINATION DOCUMENT (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, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

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