B20/D015

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 2, 2002

9001 Glendale

Dean Zaffery
904 Pawnee Street NE
Albuquerque New Mexico 87123

RE: Building Permit vis-à-vis Lot 18, Block 16, Tract 1, Unit 3, North Albuquerque Acres

Dear Mr. Zaffery:

This is in response to your inquiry regarding the issuance of a building permit for the above referenced property. I have attached the following information for your review.

1. Zone Atlas Page B-20-Z showing lot 18. The shaded area is outside the city limits.
2. An aerial photo from the City's AGIS, which was flown in 1999. The aerial photo shows the lot 18, outline of the 100-year floodplain (blue dotted), and surrounding roads.
3. Contour drawing for lot 18 showing the100-year floodplain, and the 100-year storm runoff of 673 cfs adjacent to lot 18 (cfs is short for cubic feet per second which is the standard for measuring runoff of water).
4. A portion of the City's Drainage Ordinance (Section 14-5-2-7-(F)
5. A portion of the Flood Insurance Rate Map (Panel 133) showing the 100-year floodplains in the vicinity of your lot.

The 100-year floodplain is located adjacent to the south side of your lot on Glendale Avenue. The 100-year floodplain is that area impacted by the 100-year storm. The 100-year storm is precipitation within a six-hour period and resulting runoff that has a 1% chance of being equaled or exceeded in any given year.

The information above indicates that during the 100-year storm, the runoff within the floodplain adjacent to your lot is 673 cfs with a depth of 1 and 2 feet. Glendale Avenue, the road by which you access the property is clearly within the floodplain. Access to your property from Glendale Avenue during the 100-year storm would be extremely dangerous. The velocity and depth of the runoff could stall vehicles and carry them downstream. To mitigate the danger and protect against loss of life and property the City's Drainage Ordinance requires that an all-weather access road be provided to the property during the 100-year storm.

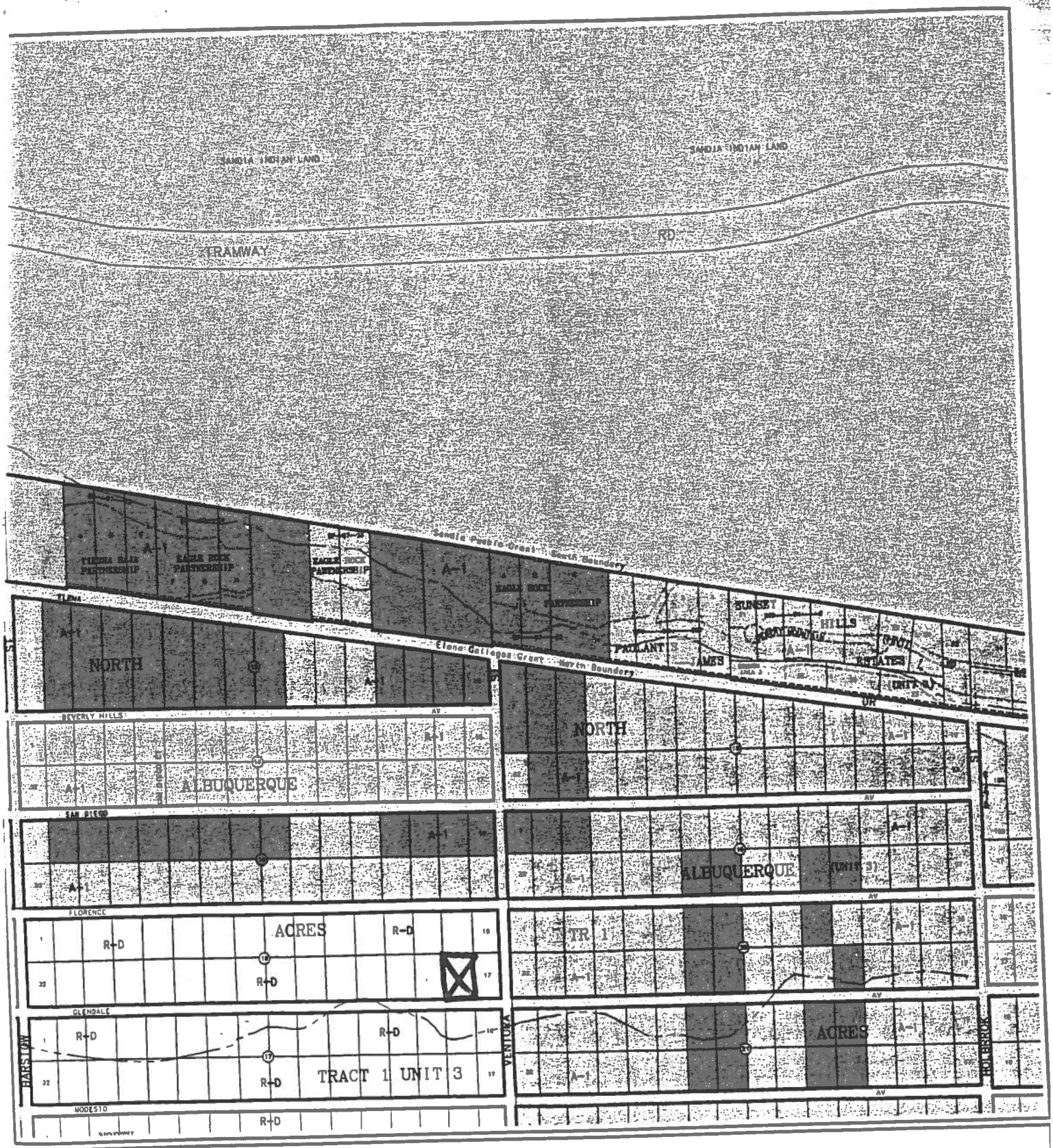
A building permit cannot be issued for this property unless a 100-year all weather access is constructed, or alternative ingress and egress is provided to the lot that does not cross the 100-year floodplain. Of course there would have to be legal access for the alternative access.

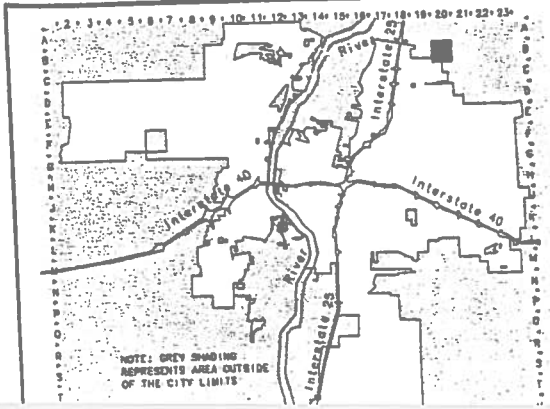
If you have any questions please call me at 924-3982.

Sincerely,

Carlos A. Montoya
City Floodplain Administrator

C: Fred Aguirre, City Engineer
David L. Steele, Chief Building Official





CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

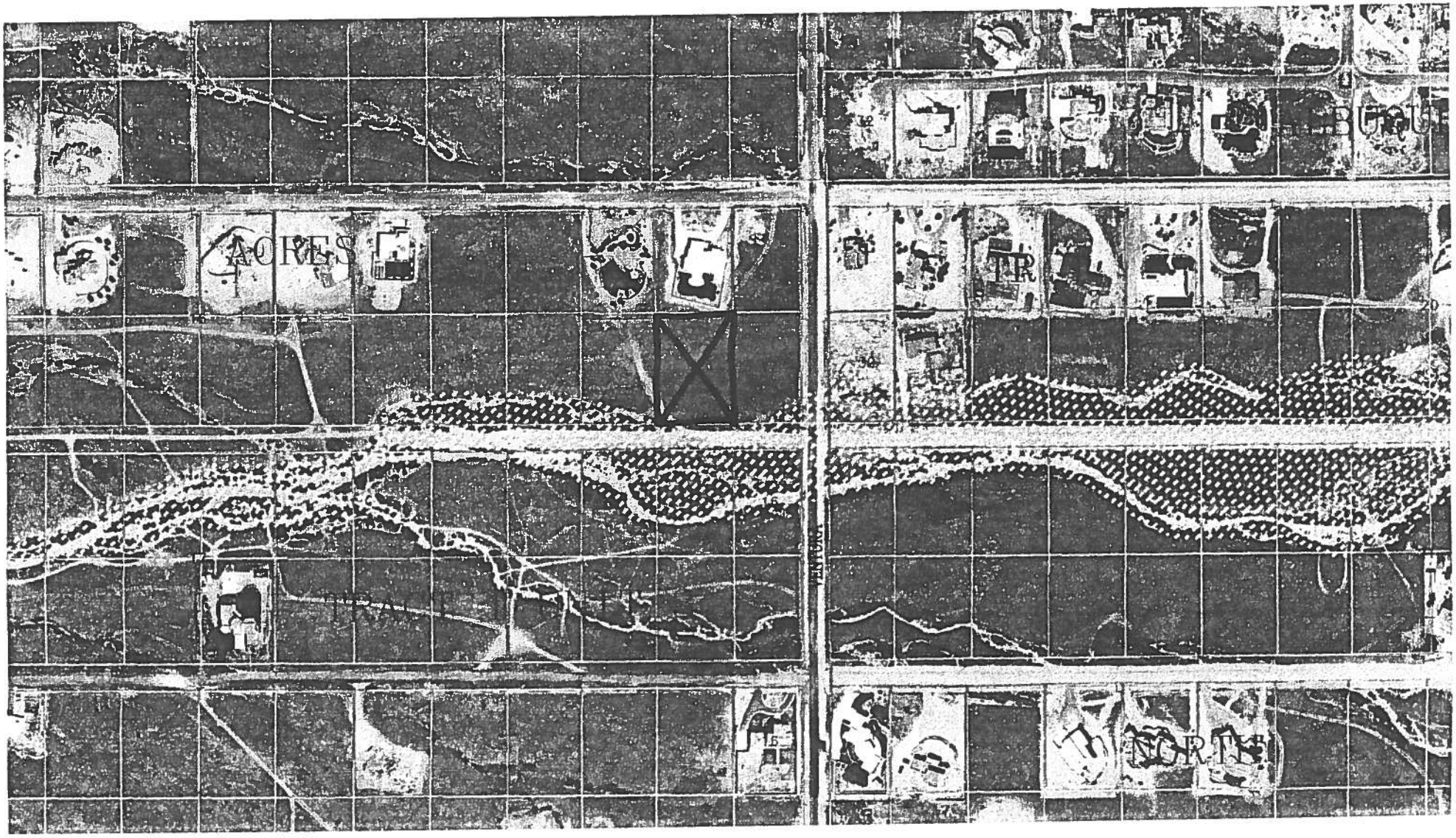
GRAPHIC SCALE IN FEET

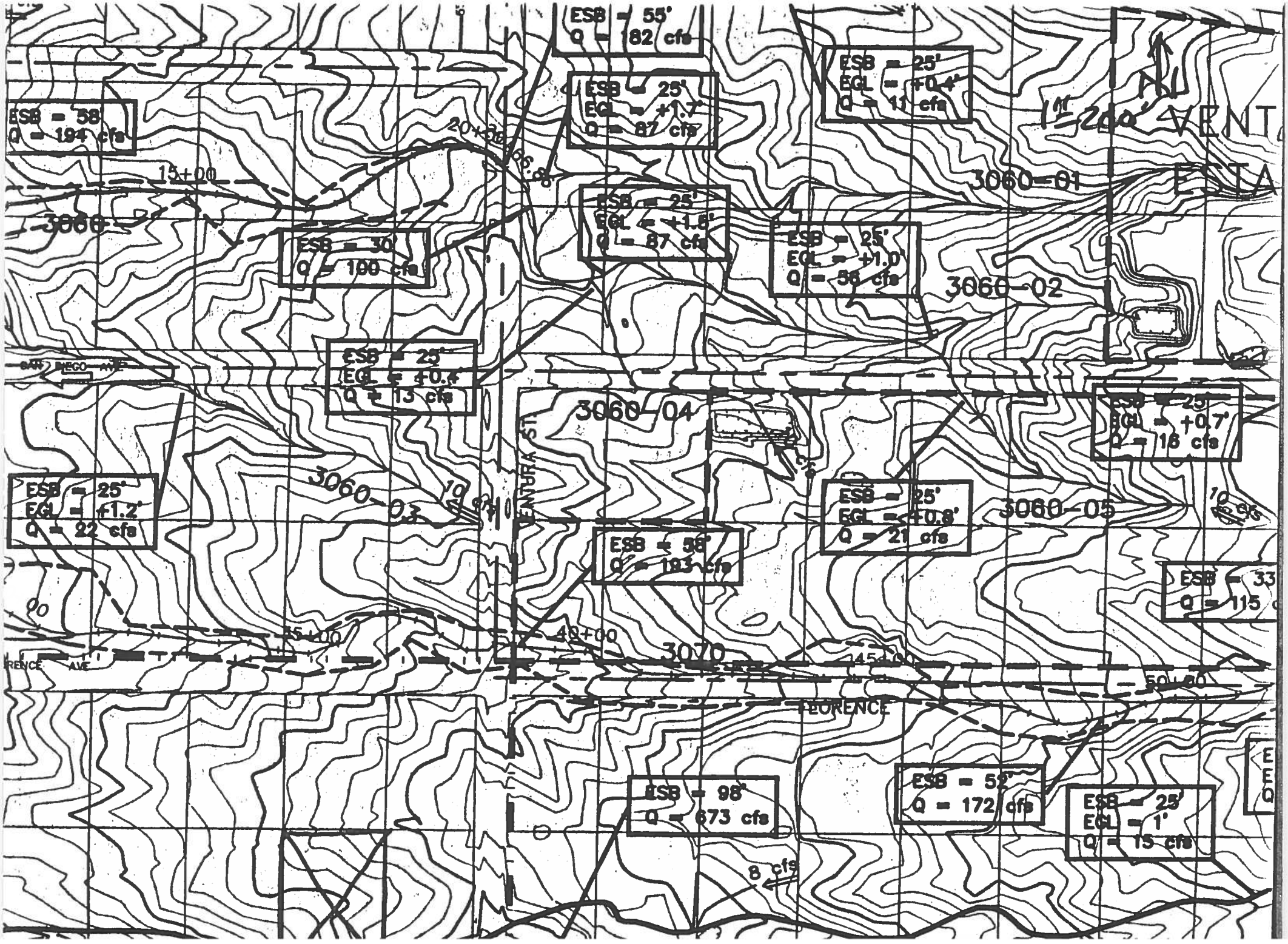
250 0 750 1000

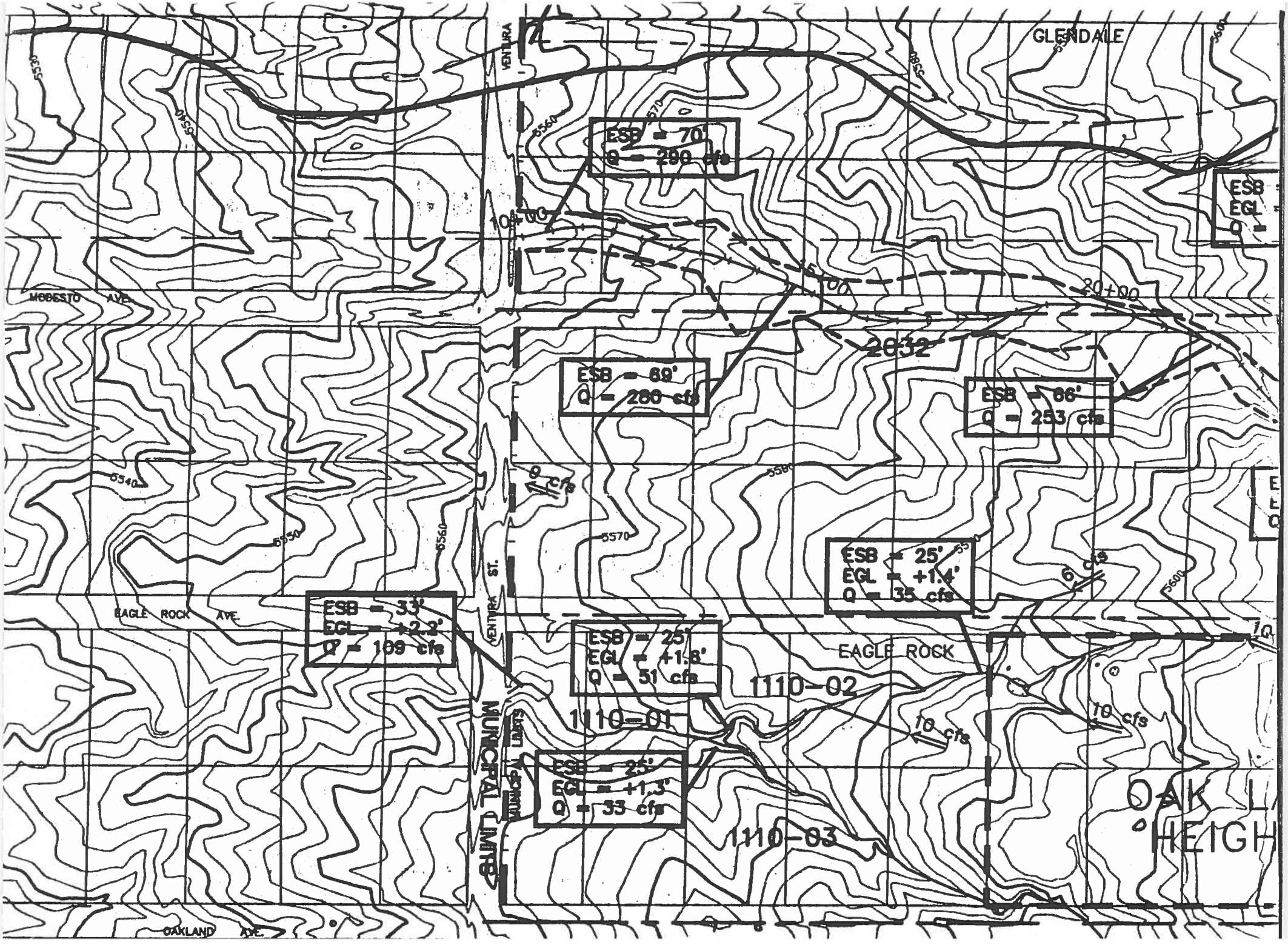
Zone Atlas Page

B-20-Z

Map Amended through July 27, 2000


W
S
ACRES
TR
NORTH


ESB = 55'
Q = 182 cfs
ESB = 25'
EGL = +0.4'
Q = 11 cfs
ESB = 58
Q = 194 cfs
ESB = 25'
EGL = +1.7'
Q = 87 cfs
1"=200' VENTA
15+00
20+50
3060-01
ESTA
ESB = 25'
EGL = +1.6'
Q = 87 cfs
ESB = 30'
Q = 100 cfs
ESB = 25'
EGL = +1.0'
Q = 56 cfs
3060-02
ESB = 25'
EGL = +0.4'
Q = 13 cfs
3060-04
ESB = 25'
EGL = +0.7'
Q = 18 cfs
ESB = 25'
EGL = +1.2'
Q = 22 cfs
3060-03
10 cfs
VENTURA ST
ESB = 25'
EGL = +0.8'
Q = 21 cfs
3060-05
10 cfs
ESB = 36'
Q = 193 cfs
ESB = 33
Q = 115
40+00
3070
45+00
50+60
FLORENCE
ESB = 98'
Q = 673 cfs
ESB = 52'
Q = 172 cfs
ESB = 25'
EGL = 1'
Q = 15 cfs
8 cfs


GLENDALE
VENTURA
MODESTO AVE.
EAGLE ROCK AVE.
OAKLAND AVE.
VENTURA ST.
MUNICIPAL LIMITS
EAGLE ROCK
OAK
HEIGH
ESB = 70'
Q = 290 cfs
ESB = 69'
Q = 286 cfs
ESB = 66'
Q = 253 cfs
ESB = 25'
EGL = +1.4'
Q = 35 cfs
ESB = 33'
EGL = +2.2'
Q = 109 cfs
ESB = 25'
EGL = +1.8'
Q = 51 cfs
ESB = 25'
EGL = +1.3'
Q = 33 cfs
2032
1110-01
1110-02
1110-03
10+00
20+00
9 cfs
6 cfs
10 cfs
10 cfs

emptied in 24 hours or less. The use of individual lot ponding shall be governed by the standards established by the City Engineer.

(G) Wherever flood control, drainage or erosion control improvements are necessary within dedicated public open space, such improvements shall be designed and constructed in a manner reasonably consistent with the natural surroundings. All construction and maintenance activities in dedicated open space shall be performed so as to minimize the disruption and destruction of vegetation and adjacent land forms. Where such disturbance or destruction is unavoidable, revegetation shall be performed at the earliest practical time by those responsible for such disturbance and/or destruction.

(H) The City Engineer is responsible for establishing criteria, procedures and standards for design and construction of flood control, drainage control and erosion control improvements within the city. The City Engineer shall provide for variance from normal criteria and standards; when a variance is required or requested, the City Engineer shall document the justification for his decision and retain as public records such actions and justifications; appeals of the City Engineer's variance decisions is as provided in § 14-5-2-15. The City Engineer is also the designated flood control official for the city in accordance with the requirements of the Federal Insurance Administration.

(I) The introduction of groundwater cleanup flow to either natural or constructed storm drainage and flood control facilities shall be prohibited except as herein provided.
('74 Code, § 7-9-6) (Ord. 63-1982; Am. Ord. 89-1989)

§ 14-5-2-7 SURFACE USE OF STREETS FOR DRAINAGE AND FLOOD CONTROL PURPOSES.

(A) The surface of streets may be used for drainage and flood control purposes, to the extent such use does not interfere with the safe transportation of people and vehicles.

(B) The 100-year design storm runoff shall not exceed a depth of 0.87 feet at any point within the street right-of-way, or 0.2 feet above top of curb, in any street nor enter private property from a street, except in recorded drainage or flood control easements or rights-of-way (or historic channels and watercourses where easements or rights-of-way cannot be obtained).

(C) The 10-year design storm runoff shall not exceed a depth of 0.5 feet in any arterial street and shall flow such that 12.0-foot driving lane in each direction is free of flowing or standing water. The 10-year design storm runoff shall not exceed a depth of 0.5 feet in any collector street. Arterial and collector streets that are in the state highway system may require more stringent drainage criteria.

(D) The product of depth times velocity shall not exceed 6.5 at any location in any street in the event of a 10-year design storm (with velocity calculated as the average velocity measured in feet per second and depth measured at the gutter flowline in feet).

(E) The discharge of nuisance waters to public streets shall be discouraged. Arterial and collector streets shall be protected from damages to the pavement surface and from the safety hazards created by surface flow of nuisance waters across them.

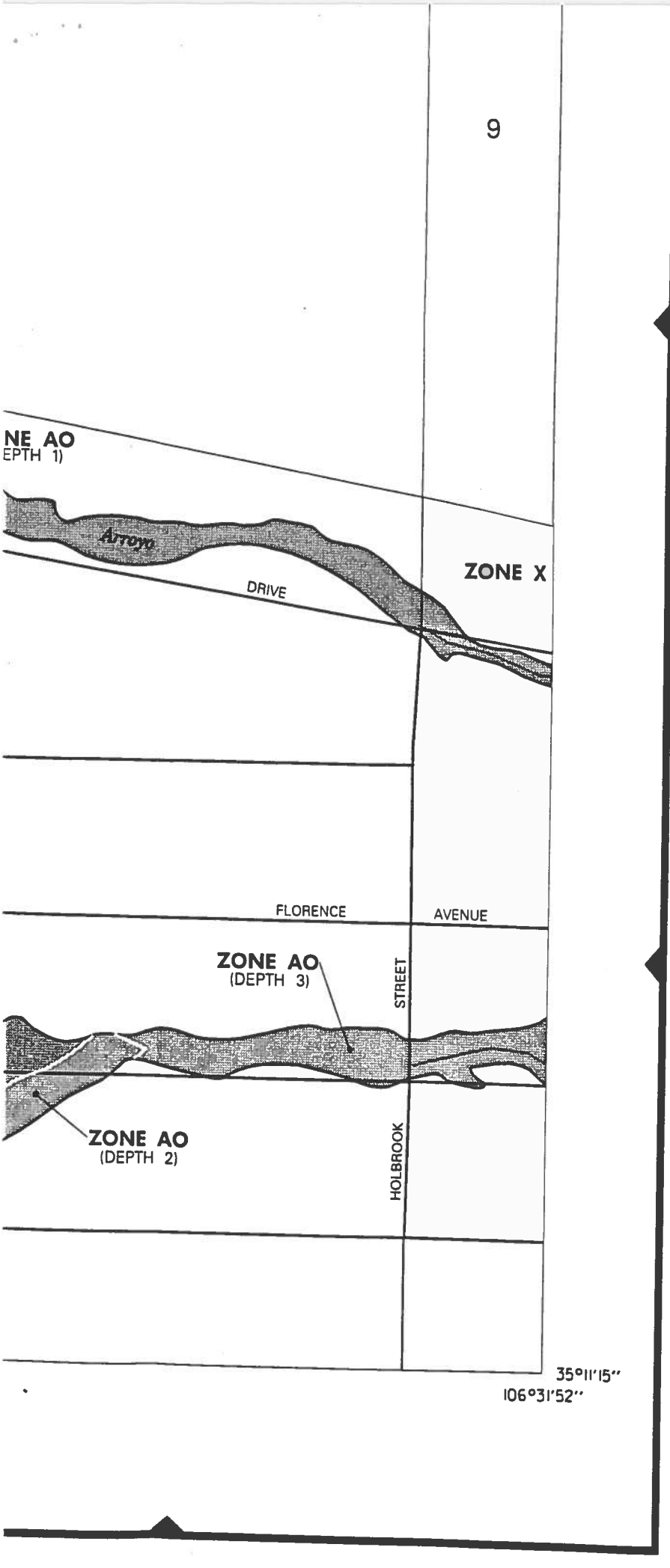
(F) All developed land within the city shall be served by at least one paved access that shall be an all-weather facility during a 100-year design storm, with all channel-crossing structures beneath the road-way being able to pass a 100-year design storm runoff event.
('74 Code, § 7-9-7) (Ord. 63-1982)

§ 14-5-2-8 CROSSINGS.

(A) Channel crossing structures shall be provided on all arterial and collector streets to safely pass the 100-year design storm runoff from major arroyos assuming a fully developed watershed.

(B) Streets other than arterial, collector and sole access may cross major arroyos and other water-courses by means of a "dip section" or "overflow section" provided depth times velocity (with velocity calculated as the average velocity measured in feet per second and depth measured in feet at the upstream edge of the roadway including sidewalk) does not exceed 6.5 for that portion of the 10-year storm runoff crossing on the street.

(C) Where feasible, temporary crossings shall be designed so they may be incorporated into the future permanent crossing structure and so that they meet street design standards established by the Traffic Engineer.



Refer to the FLOOD INSURANCE RATE MAP EFFECTIVE DATE show on this map to determine when actuarial rates apply to structures i zones where elevations or depths have been established.

To determine if flood insurance is available, contact an insurance agent c call the National Flood Insurance Program at (800) 638-6620.

APPROXIMATE SCALE IN FEET

500 0 500

NATIONAL FLOOD INSURANCE PROGI

FIRM

FLOOD INSURANCE RATE MA

BERNALILLO COUNT
NEW MEXICO AND
INCORPORATED AREA

PANEL 133 OF 825

(SEE MAP INDEX FOR PANELS NOT PRINT

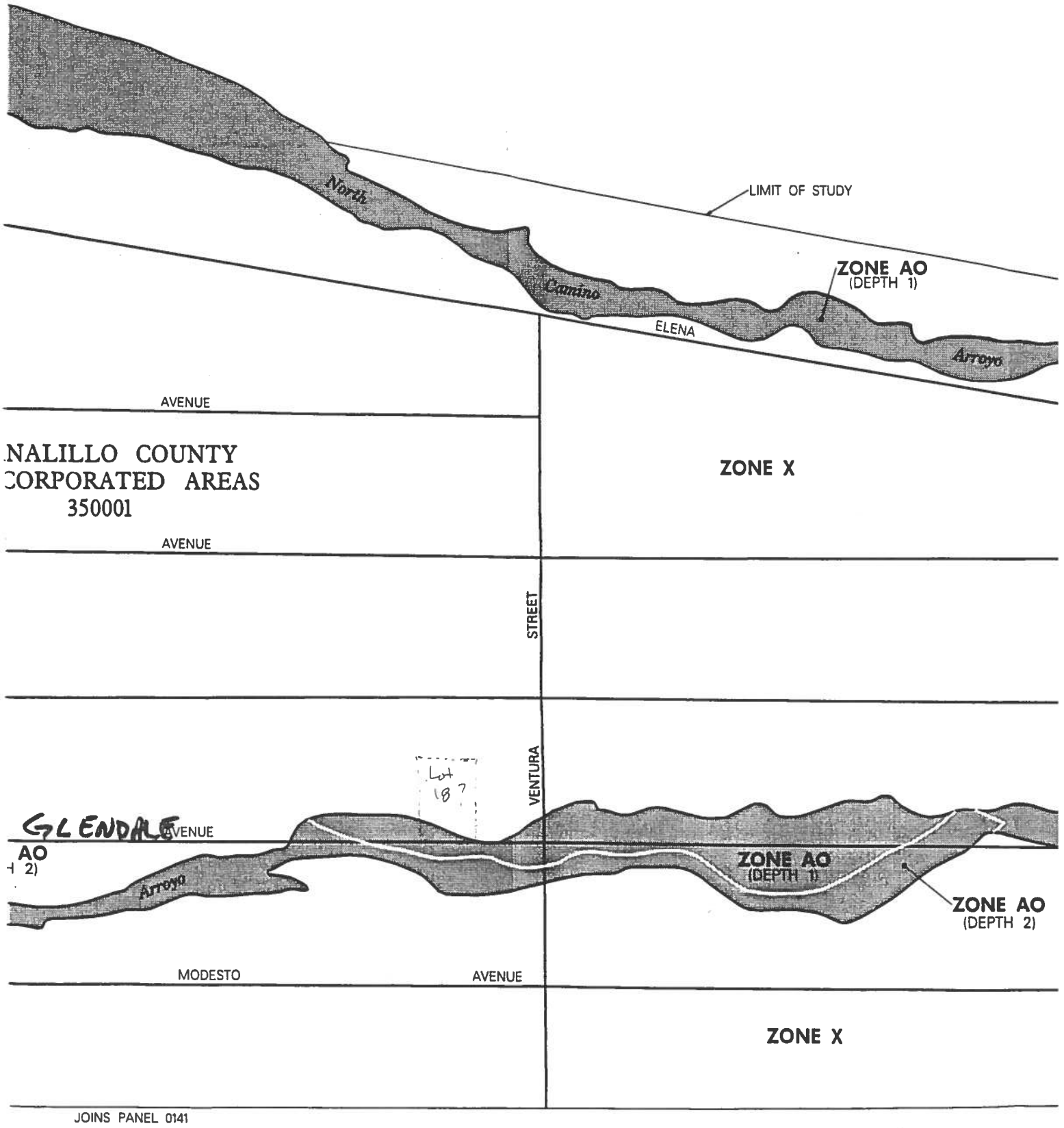
CONTAINS:

COMMUNITY	NUMBER	PANEL	SU
ALBUQUERQUE, CITY OF	350002	0133	
BERNALILLO COUNTY, UNINCORPORATED AREAS	350001	0133	

MAP NUMBI
35001C0133

EFFECTIVE DAT
SEPTEMBER 20, 19

Federal Emergency Management Age


North
Camino
Arroyo
LIMIT OF STUDY
ZONE AO
(DEPTH 1)
ELENA
AVENUE
NALILLO COUNTY
CORPORATED AREAS
350001
ZONE X
AVENUE
STREET
VENTURA
Lot
18
GLENDALE
AVENUE
AO
H 2)
Arroyo
ZONE AO
(DEPTH 1)
ZONE AO
(DEPTH 2)
MODESTO
AVENUE
ZONE X
JOINS PANEL 0141