



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

B20/D015  
Scanned  
8/19/14

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 the 100-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,

A handwritten signature in black ink, appearing to read "Carlos A. Montoya", followed by a horizontal line.

Carlos A. Montoya  
City Floodplain Administrator

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

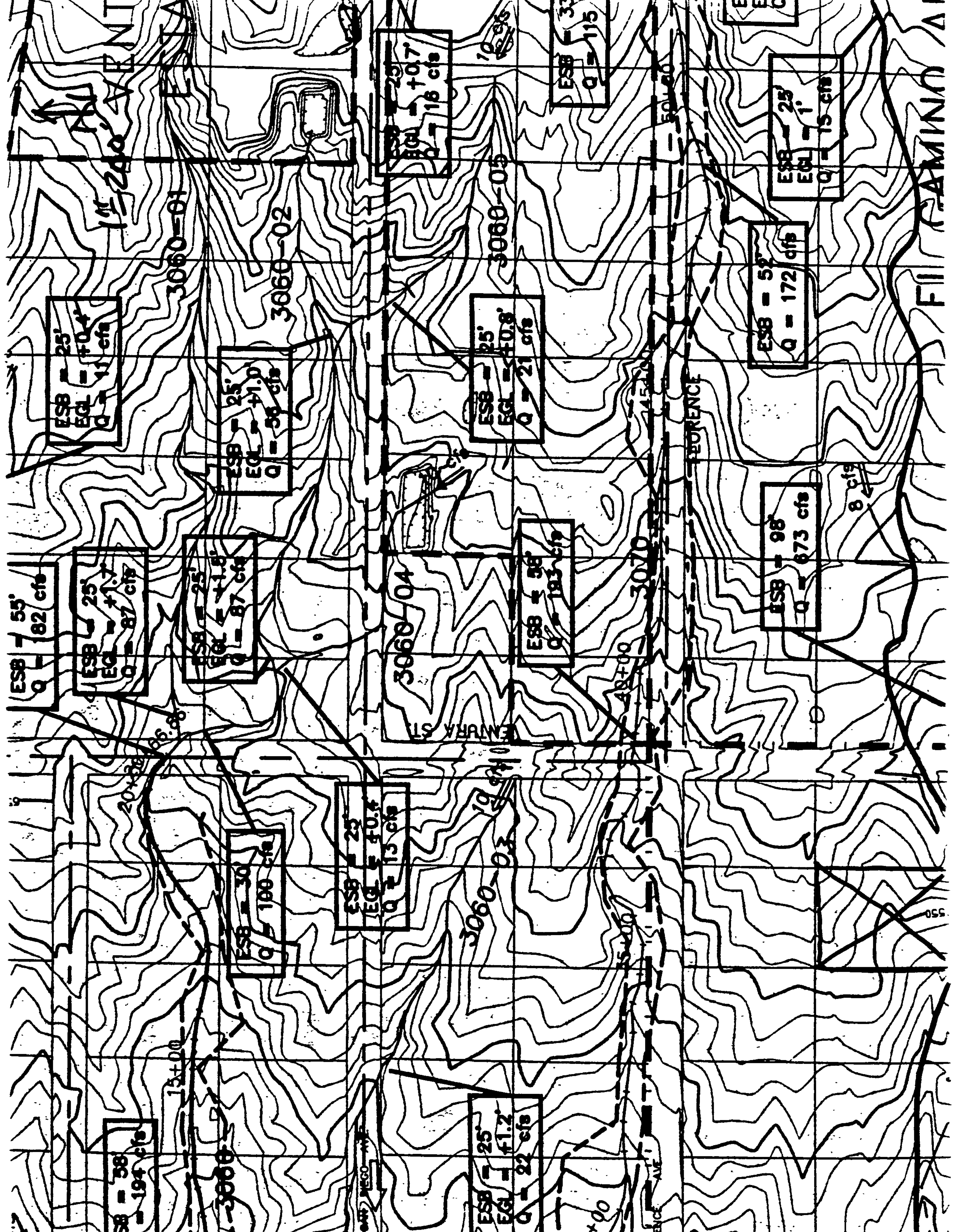












ESB = 55'  
Q = 82 cfs

ESB = 25'  
ECL = +1.7'  
Q = 87 cfs

ESB = 25'  
ECL = +1.8'  
Q = 87 cfs

ESB = 30'  
Q = 100 cfs

ESB = 25'  
ECL = +0.4'  
Q = 13 cfs

ESB = 25'  
ECL = +1.2'  
Q = 22 cfs

ESB = 38'  
Q = 193 cfs

ESB = 25'  
ECL = +0.8'  
Q = 21 cfs

ESB = 33'  
Q = 115 cfs

ESB = 98'  
Q = 673 cfs

ESB = 52'  
Q = 172 cfs

ESB = 25'  
ECL = 1'  
Q = 15 cfs

ESB = 25'  
ECL = +0.4'  
Q = 11 cfs

ESB = 25'  
ECL = +1.0'  
Q = 56 cfs

ESB = 25'  
ECL = +0.7'  
Q = 16 cfs

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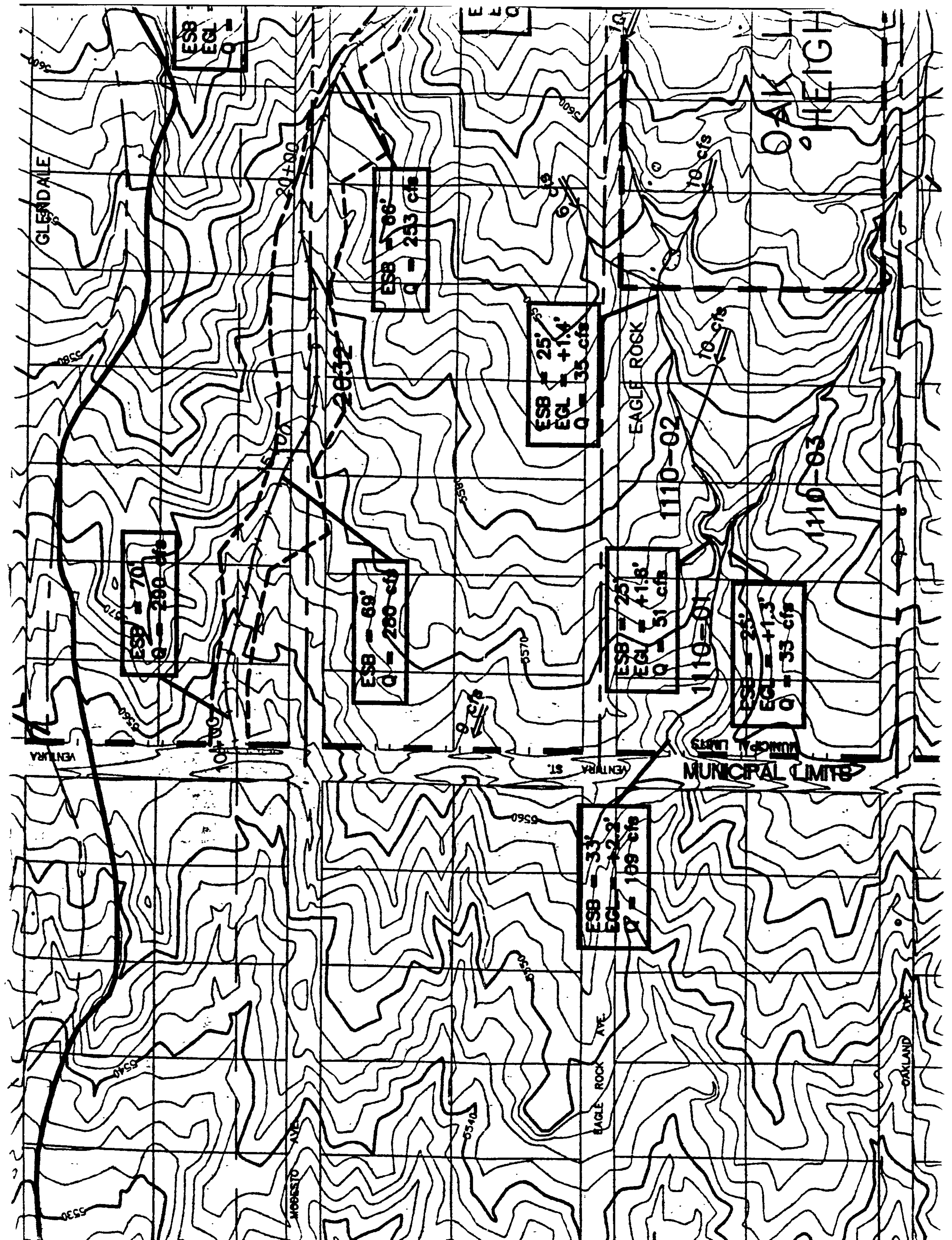
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emptied in 24 hours or less. The use of individual lot ponding shall be governed by the standards established by the City Engineer.

(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.

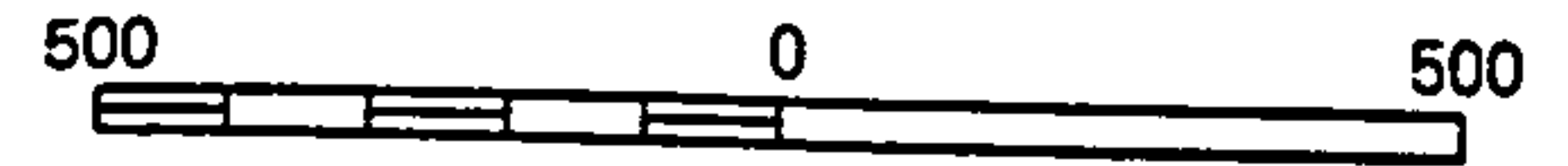
(C) Where feasible, temporary crossings shall be designed so they may be incorporated into the future permanent crossing structure and so that they meet street design standards established by the Traffic Engineer.

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

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

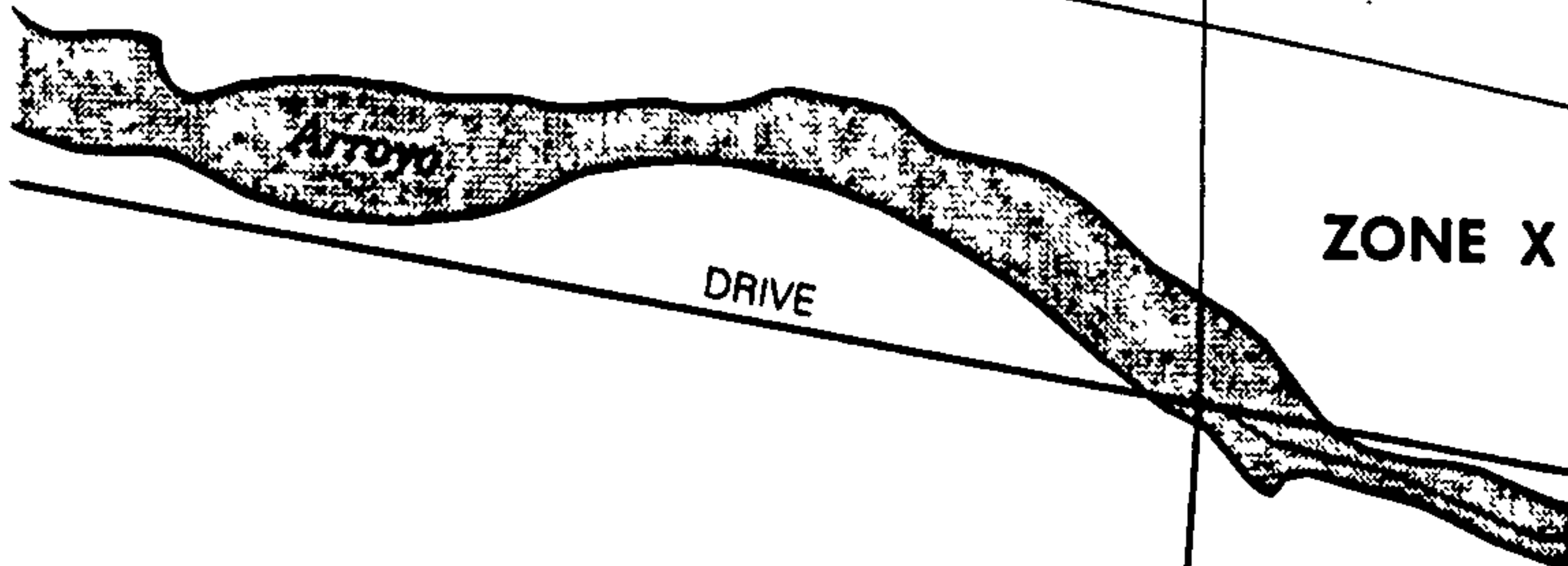


APPROXIMATE SCALE IN FEET



9

NE AO  
DEPTH 1)



ZONE X

DRIVE

FLORENCE

AVENUE

ZONE AO  
(DEPTH 3)

STREET

ZONE AO  
(DEPTH 2)

HOLBROOK

35°11'15"  
106°31'52"

## NATIONAL FLOOD INSURANCE PROGRAM

# FIRM FLOOD INSURANCE RATE MAP

BERNALILLO COUNTY,  
NEW MEXICO AND  
INCORPORATED AREAS

PANEL 133 OF 825

(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS:  
COMMUNITY

NUMBER PANEL SUFFIX

ALBUQUERQUE, CITY OF  
BERNALILLO COUNTY,  
UNINCORPORATED AREAS

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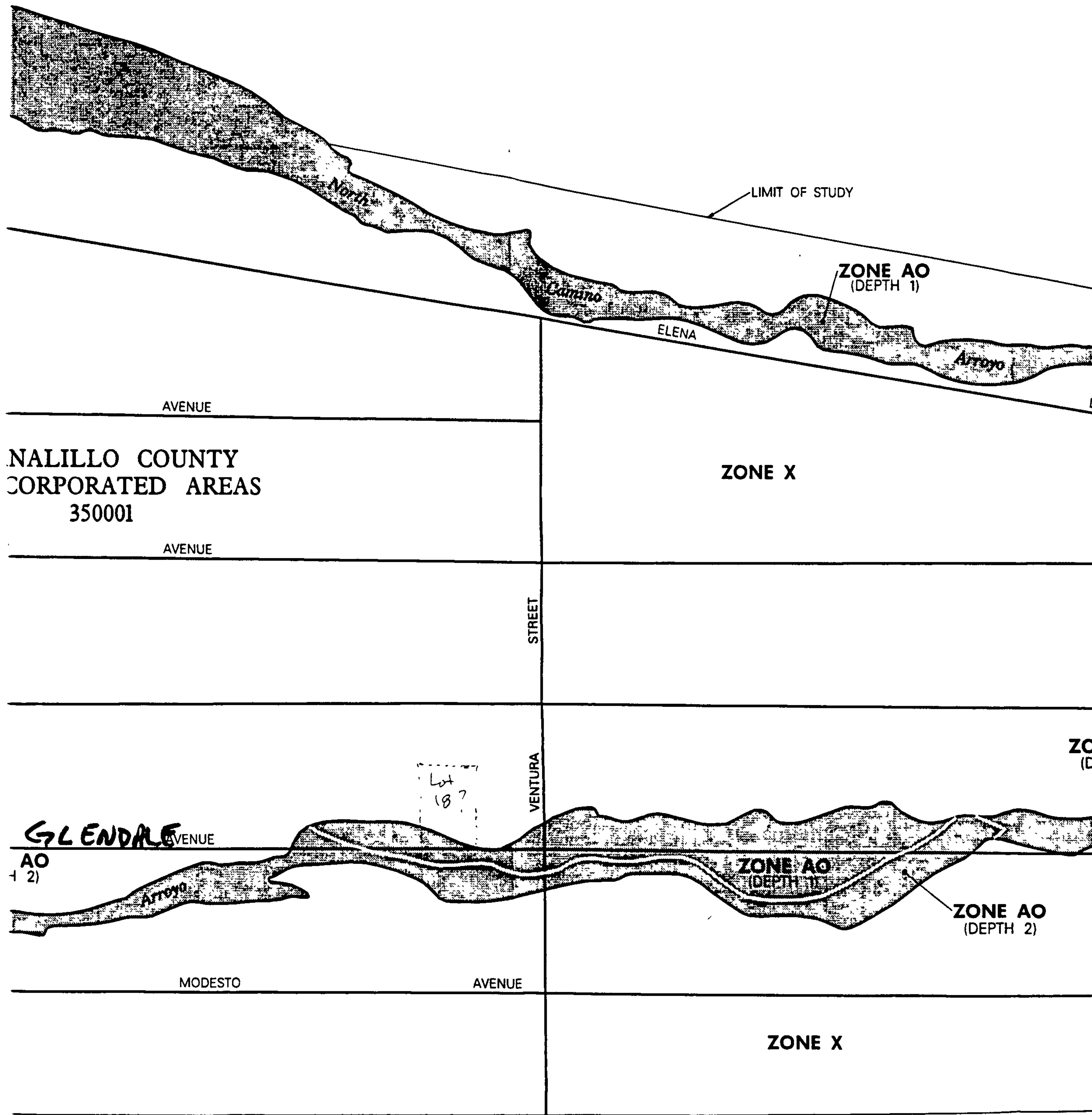
MAP NUMBER  
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EFFECTIVE DATE:  
SEPTEMBER 20, 1996



Federal Emergency Management Agency





NALILLO COUNTY  
CORPORATED AREAS  
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(DEPTH 1)

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(DEPTH 2)

ZONE X

JOINS PANEL 0141