



(D23/D34)

Federal Emergency Management Agency

Washington, D.C. 20472

DEC 30 1993

(~~1-18/D52~~)

Mr. Gilbert Aldaz, P.E., P.S.
City/County Floodplain Administrator
P.O. Box 1293
Albuquerque, New Mexico 87103

IN REPLY REFER TO:
Case No.: 93-06-332A
Community: City of Albuquerque,
New Mexico
Community No.: 350002

T-218-70-OS

Dear Mr. Aldaz:

This is in response to your letter dated August 30, 1993, regarding our June 29, 1993, Letter of Map Amendment for the property described below. You requested that the Federal Emergency Management Agency reconsider whether the following property is located in a Special Flood Hazard Area (SFHA), an area that would be inundated by the 100-year (1-percent annual chance) flood.

Property Description: Lot 1019, Sandia Heights South Unit 10, as described in the Warranty Deed recorded in Book 80-8717, Page 348, in the Office of the Recorder, Bernalillo County, New Mexico

Street Address: 1019 Tramway Lane, NE.

Community: City of Albuquerque

State: New Mexico

After evaluating the additional information that you provided and comparing this information to the National Flood Insurance Program (NFIP) map for the City of Albuquerque, New Mexico, we determined that although portions of the property described above would be inundated by a 100-year flood, the existing structure on the property would not be inundated. This structure is correctly shown outside the SFHA on the current NFIP map and is now located in Zone C, an area of minimal flooding outside the 500-year floodplain. Because portions of the property are in the SFHA, any future construction or substantial improvement on this property remains subject to Federal, State, and local regulations for floodplain management.

You should note that this property could be inundated by a flood greater than a 100-year flood or by local flooding conditions not shown on the NFIP map. Also, although we have based our determination on the flood information presently available, flood conditions may change or new information may be generated that would supersede this determination.

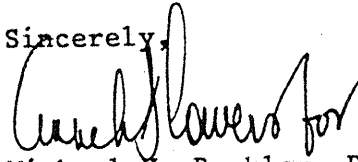
Please be advised that the NFIP offers a policy designed for one-family to four-family homes in areas that are not designated as SFHAs, but where flood exposure still presents a significant risk. The policy is the Preferred Risk Policy. It is a comprehensive policy that is available to property owners in B, C, and X zones only. Information about the Preferred Risk Policy and how one can qualify is enclosed.

If this structure is covered by a flood insurance policy, and if the mortgage company or lending institution agrees to waive the flood insurance requirement, then the NFIP will refund the premium paid for the current policy year, providing that no claim is pending or has been paid on the policy during the current policy year. To receive a refund, a written waiver or certificate must be obtained from the mortgage company or lending institution. This written waiver or certificate must then be sent to the insurance agent, who will process the premium refund.

This response to your request is based on the minimum criteria established by the NFIP. State and community officials, based on knowledge of local conditions and in the interest of public safety, may set higher standards for construction in the floodplain. If the State of New Mexico or your community has adopted more restrictive and comprehensive floodplain management criteria, those criteria take precedence over the minimum Federal criteria.

If you have any questions regarding this matter, please contact Ms. Agnes de Coca of our staff in Washington, DC, at (202) 646-2746, or by facsimile at (202) 646-3445.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael K. Buckley for".

Michael K. Buckley, P.E., Chief
Hazard Identification Branch
Mitigation Directorate

Enclosure



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 1, 1993

Diane L. Calhoun
Emergency Management Specialist
Region VI, Federal Center
800 North Loop 288
Denton, Texas 76201-3698

RE: LETTER OF MAP AMENDMENT REQUEST FOR LOT 1019, SANDIA HEIGHTS SOUTH,
UNIT 10, COMMUNITY No. 350002-0011c

Dear Mrs. Calhoun:

The owner of the referenced property has requested a Letter of Map Amendment. Please note that the floodzone is designated Zone AO, (Depth 1) and is shown to be confined to the arroyo south of the structure per the attached panel 350002-0011c.

Please note that the structure is not shown to be inundated by sheetflow flooding on both sides of the structure per the referenced panel; therefore, our Community feels that the following criteria recently imposed by FEMA in 1992 is not applicable in this case:

"In areas of sheetflow flooding (AO Zones), the elevation of the lowest adjacent grade and the elevation of the lowest floor (as appropriate) must be above the elevation of the highest surrounding ground by at least the amount of the depth specified on the FIRM. In addition, adequate drainage paths must be maintained to guide floodwaters around and away from the structure(s)."

Our Community believes that the base flood elevation (BFE) should be determined by taking the elevation of the flowline along the arroyo and adding the depth specified on the FIRM, then compare this elevation with the adjacent grade of the area concerned, since the BFE changes throughout the reach of the arroyo.

PUBLIC WORKS DEPARTMENT

Diane L. Calhoun
Page 2

We have attached the following information for your review:

- a. Copy of Deed.
- b. Copy of effective FIRM, with property location.
- c. A Licensed Surveyor's Topographic Map.
- d. Elevation Information Form.
- e. Property Information Form.
- f. Copy of Zone Atlas Map D-23, with property location.

If you should need any additional information, please do not hesitate to call me at 768-2650.

Cordially,

Gilbert Aldaz, P.E. & P.S.
City/County Floodplain Administrator

xc: L. Thomas James, Owner

wp+7652



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

D23/434

August 30, 1993

Bob Hendrix, Branch Chief
Region VI, Federal Center
800 North Loop 288
Denton, Texas 76201-3698

RE: APPEAL OF LETTER OF MAP AMENDMENT DETERMINATION FOR LOT 1019, SANDIA
HEIGHTS SOUTH, UNIT 10, BERNALILLO COUNTY, NM, CASE NO. RVI-218-70-N

Dear Mr. Hendrix:

The purpose of this letter is to request an appeal and a re-evaluation of your decision for the above referenced case. We have attached additional information demonstrating that the above referenced site should be applicable for a LOMA request:

1. The Flood Insurance Study dated April 14, 1983, references a Northeast Heights Drainage Management Plan done by "Leonard Rice Consulting Engineers dated April 1975". Attached is a copy of a Flood Profile from this study for this floodplain. The base flood elevation on the upstream side of this lot is shown to be 6236.5, on the downstream side of this lot it is shown to be 6228.0. If you are to take cross sections to the floodplain and compare the water surface profile to the adjacent grade, such as a HEC-2 will compare with the right overbanks, it will show that the adjacent grades are higher than the base flood elevation.

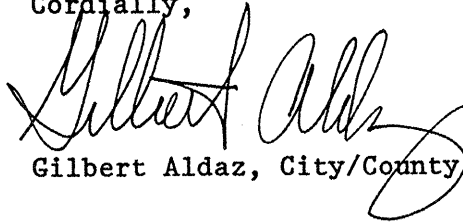
Please note that the structure is not shown to be inundated by sheetflow flooding on both sides of the structure as shown on the panel. If you look close enough the structure appears to be in floodzone "C" but clearly the property is in floodzone A0 (depth 1).

With the above mentioned data, this should give FEMA a comfort level for issuing a Letter of Map Amendment at this time. If the above mentioned data is not applicable for this case, we would appreciate a response to what would be acceptable information for future cases.

Bob Hendrix, Branch Chief
Page 2

If you should have any questions concerning this request, please do not hesitate to call me at (505) 768-2650.

Cordially,

A handwritten signature in cursive script, appearing to read "Gilbert Aldaz". The signature is written in dark ink and is positioned above the printed name.

Gilbert Aldaz, City/County Floodplain Adm.

GA/WP+1596

xc: Karl Mohr, FEMA

File



Federal Emergency Management Agency

Region VI
Federal Regional Center
800 North Loop 288
Denton, TX 76201-3698

JUL 6 1993

NTH

June 29, 1993
IN REPLY REFER TO:
RVI-218-70-N

Mr. Gilbert Aldaz, P.E. & P.S.
City/County Floodplain Administrator
P. O. Box 1293
Albuquerque, New Mexico 87103

Dear Mr. Aldaz:

This is in response to your letter dated March 1, 1993 requesting that the Federal Emergency Management Agency (FEMA) determine whether the following property is located in a Special Flood Hazard Area (SFHA), an area that would be inundated by the 100-year (one-percent annual chance) flood.

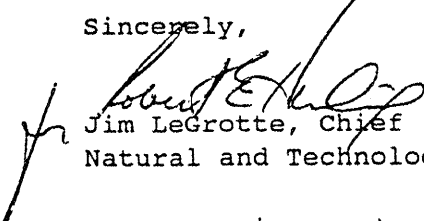
Property Description: Lot 1019, Sandia Heights South, Unit 10, as recorded in Warranty Deed Book 8717, Page 348, Bernalillo County, NM
Street Address: 1019 Tramway Lane NE
Community: Albuquerque
State: New Mexico

On April 5, 1993, we received all information necessary to process your request. After comparing this information with the National Flood Insurance Program (NFIP) map for Albuquerque, New Mexico, (NFIP Map Number 350002, Panel 0011C, dated October 14, 1983), we determined that the structure on this property would be inundated by a 100-year flood and is correctly shown on the current NFIP map as being in an SFHA, Zone A0.

Since the elevation of the lowest adjacent grade to the structure, 6234.3*, is lower than the 100-year flood elevation, 6236.1*, the structure is within the SFHA; therefore, flood insurance is required. *These elevations are referenced to the National Geodetic Vertical Datum. This determination is based on the flood data presently available.

If you have any questions or if we can be of further assistance, please call us at 817/898-5333.

Sincerely,


Jim LeGrotte, Chief
Natural and Technological Hazards Division

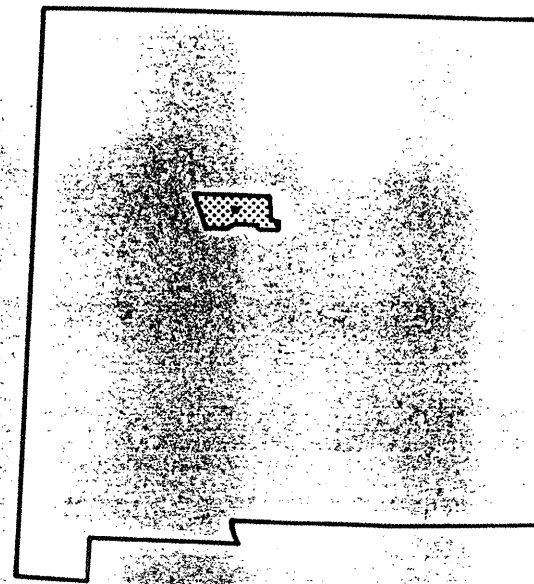
cc: Ms. Fay Davis, FEMA HQ

*Bob Hendrix
talked w/ Vicki
clater*

FLOOD INSURANCE STUDY



CITY OF ALBUQUERQUE,
NEW MEXICO
BERNALILLO COUNTY



APRIL 14, 1983



Federal Emergency Management Agency

COMMUNITY NUMBER - 350002

3.2 Hydraulic Analyses

Analyses of the hydraulic characteristics of the flooding sources studied in detail in Albuquerque were carried out to provide estimates of the elevations of floods of the selected recurrence intervals along each of the flood sources.

Most flooding in Albuquerque is either shallow flooding along the many small braided streams and along roads that flow near critical depth or shallow ponding in the valley areas. Because the flows are at shallow depths, the AO designation (shallow flooding) was used to delineate flood areas with average depths given at 1, 2, or 3 feet (Reference 12). Only the 100-year flood was analyzed for these areas and no profiles were computed. Estimated depths were based on normal or critical depth calculations, which agree closely to each other.

Step-backwater analyses of braided streams and ponding areas did not necessarily improve the accuracy of flood plain delineation. The step-backwater computer analysis of shallow flow near critical depths tends to produce an oscillation between adjacent cross sections of low stage and high velocity and then high stage and low velocity. Within the valley areas, various types of embankments, rather than hydraulic characteristics, are very often the controlling features.

There are several concrete lined channels within the study area that are designed to carry the 100-year discharge with freeboard. Evaluation of 500 year flooding along these channels is not economically justified and profiles for the constructed channels were not computed. These channels are shown and noted as constructed channels on the flood maps.

The Rio Grande, Arroyo de las Calabacillas, and Tijeras Arroyos were studied by detailed methods and the 10-, 50-, 100- and 500-year profiles were developed.

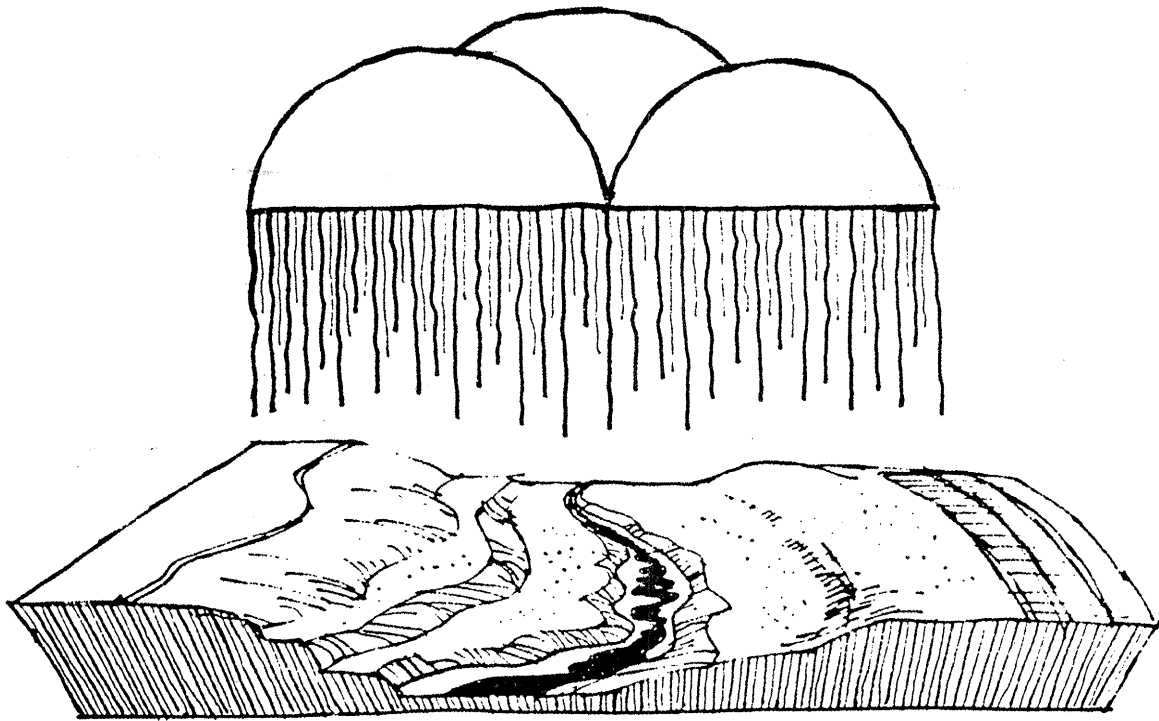
Cross-sections for the backwater analyses were obtained from the following aerial photographs:

Flooding Source	Date of Photography	Scale of Negative
Rio Grande	December 19, 1979	1:24000
Arroyo de las Calabacillas	March 21, 1980	1:10800
Tijeras Arroyo	October 26, 1979	1:12000

8.0 REFERENCES

1. Bohannon-Huston, Inc., Albuquerque Master Drainage Study, January 1981.
2. Boyle Engineering Corporation, Design Report for the Ladera Storm Drainage Diversion and Detention System, June 1979.
3. Leonard Rice Consulting Water Engineers, Inc., Northeast Heights Drainage Management Plan, Volume I, April 1975.
4. William Matotan and Associates, Drainage Management Plan, Western Albuquerque Metropolitan Area, August 1975.
5. U.S. Army Corps of Engineers, Albuquerque District, Middle Rio Grande Flood Protection, Bernalillo to Belen, New Mexico, Interim Report, Volume III, Appendices D-E-F, May 1979.
6. Verbal Communication, University of New Mexico, Bureau of Business and Economic Research, (505) 277-2216.
7. U.S. Department of Commerce, Local Climatological Data, Albuquerque, New Mexico, 1978.
8. U.S. Army Corps of Engineers, Rio Grande above Elephant Butte Dam, New Mexico, 1960.
9. U.S. Army Corps of Engineers, Albuquerque District, Cochiti Lake, Rio Grande Basin, New Mexico, Water Control Manual, Appendix C, July 1978.
10. U.S. Department of Housing and Urban Development, Federal Insurance Administration, Code of Federal Regulations, Title 24, Chapter 10, Parts 1910.3A and 3B, Federal Register, Volume 41, No. 207, Revision 1976.
11. U.S. Water Resources Council, Guidelines for Determining Flood Flow Frequency, Bulletin No. 17A, Hydrology Committee, June 1977.

Albuquerque
Metropolitan Arroyo Flood Control Authority



VOLUME 2

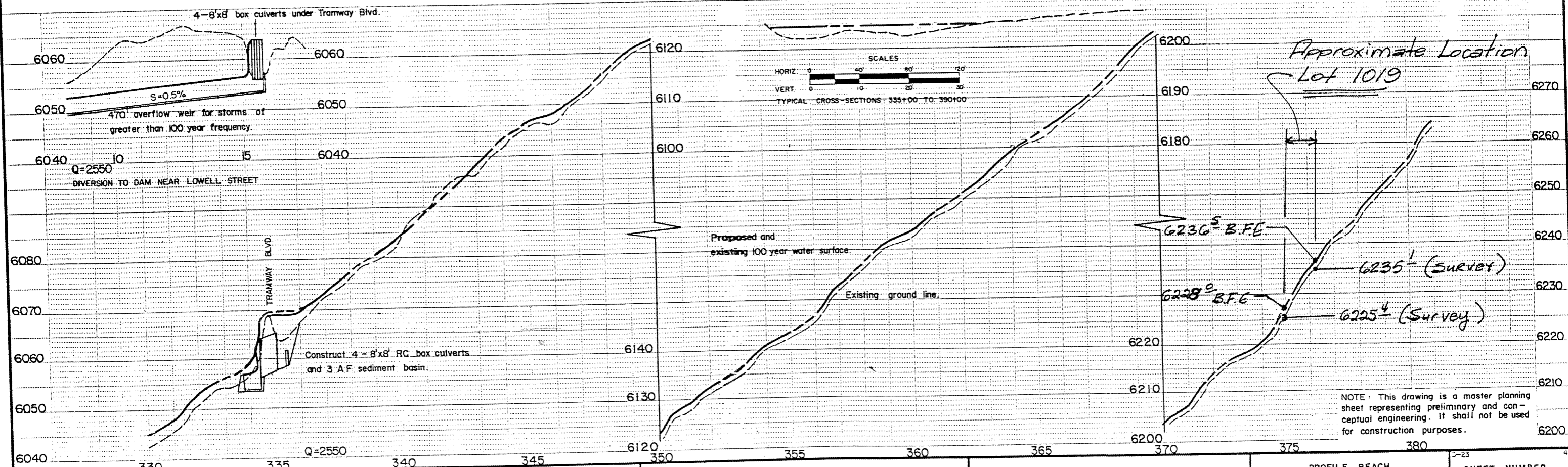
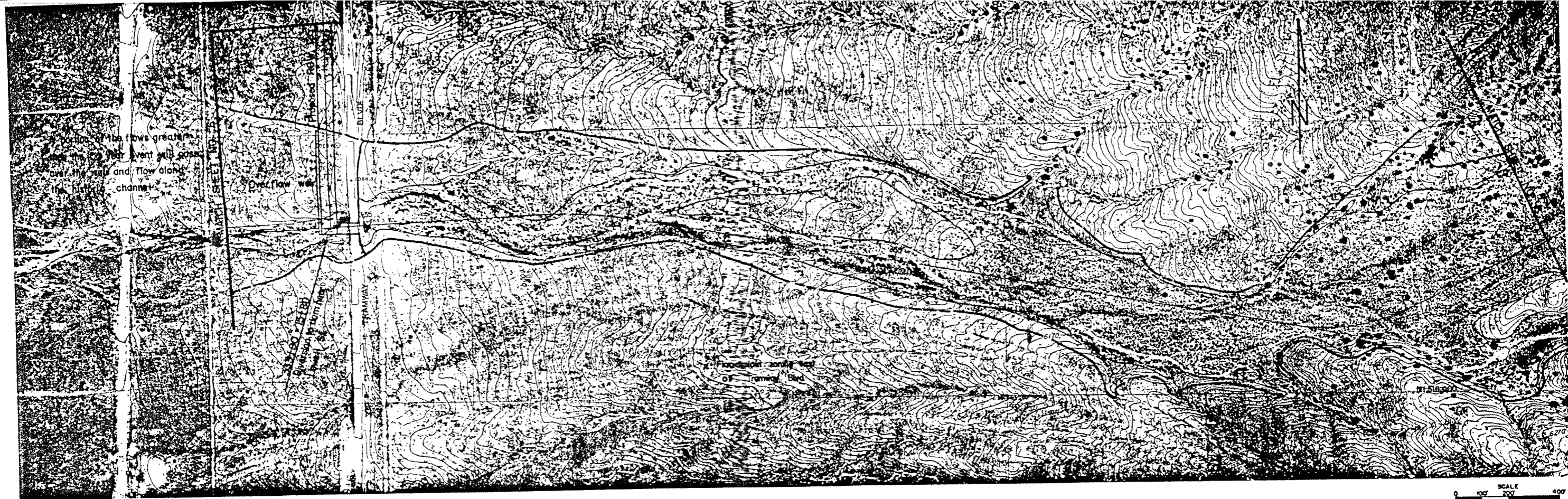
**Northeast
Heights**
Drainage Management Plan

Leonard Rice Consulting Water Engineers, Inc.



APRIL 1975

77



NOTE: This drawing is a master planning sheet representing preliminary and conceptual engineering. It shall not be used for construction purposes.

GROUND CONTROL SURVEY BY CITY OF ALBUQUERQUE
AERIAL PHOTOGRAPHY BY BOHANNAN · WESTMAN · HUSTON
TOPOGRAPHIC MAPPING BY BOHANNAN · WESTMAN · HUSTON
CONTOUR INTERVAL 2 FEET DATE FLOWN 5/15/73

Leonard Rice Consulting Water Engineers, Inc.
Denver Albuquerque

DESIGNED L.H.B. DATE DEC. 1974
DRAWN D.J.B. DATE DEC. 1974
CHECKED K.H.L. DATE JAN. 1975
REVISED DATE

ALBUQUERQUE METROPOLITAN
ARROYO FLOOD CONTROL AUTHORITY

DRAINAGE MANAGEMENT PLAN
NORTHEAST HEIGHTS

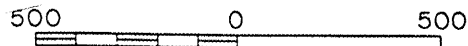
PROFILE REACH
ARROYO DE DOMINGO BACA
STA. 330+00 TO STA. 381+00

SHEET NUMBER
7 OF 8

ine if flood insurance is available in this community,
our insurance agent, or call the National Flood Insurance
t (800) 638-6620.



SCALE: 1"=500'



NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

CITY OF

ALBUQUERQUE,

NEW MEXICO

BERNALILLO COUNTY

PANEL 11 OF 50

COMMUNITY-PANEL NUMBER

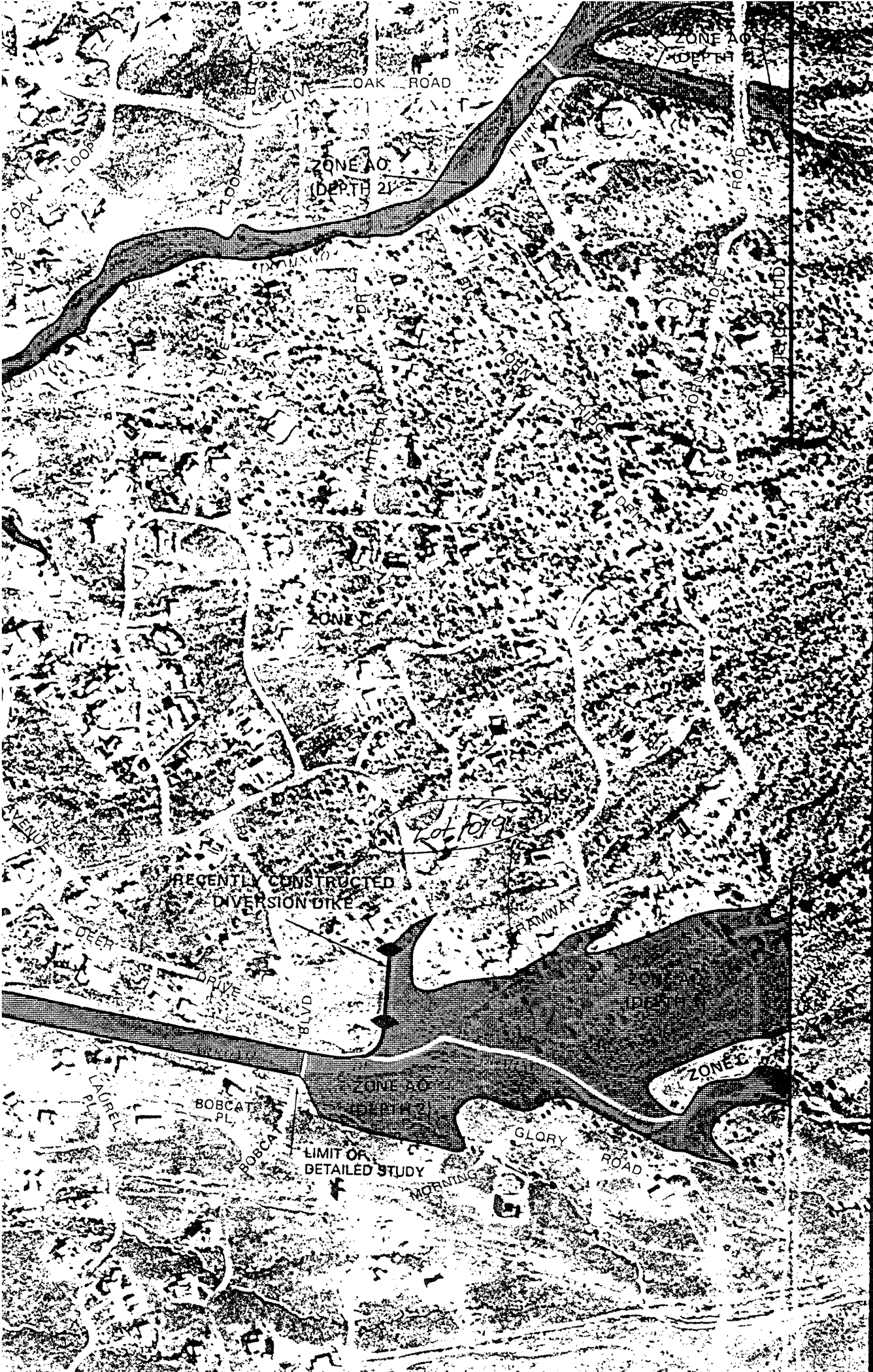
350002 0011 C

EFFECTIVE DATE:

OCTOBER 14, 1983



Federal Emergency Management Agency



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FEMA USE (

PROPERTY INFORMATION

This form may be completed by the property owner.

1. Community Name: Albuquerque State: NM
Community Number: 350002 Panel or Map Number: 0011C
Effective Date: 10-14-83
2. Street Address of Property: _____
3. Description of Property (if a street address cannot be provided):
Lot 1019, Sandia Heights South, Unit 10,
See Vicinity Map D-23 1034
4. Are you requesting that the SFHA designation be removed from (a) all of the land within the bounds of the property, (b) a portion of land within the bounds of the property (metes and bounds description is required), or (c) the structure(s) on the property? (Answer "a," "b," or "c")
C
5. Is this request for (a) a single residential structure or lot, (b) a single commercial structure or lot, or (c) multiple structures or lots? (Answer "a," "b," or "c") a
6. Is this request for (a) existing conditions or (b) a proposed project? (Answer "a" or "b")
a
7. Has fill been placed in an identified SFHA? no If yes, when? _____
8. For proposed projects, will fill be placed to elevate this land or structure(s)? _____
9. Do you know of previous requests that have been submitted to FEMA for this property or adjacent properties? no
If yes, what was the date of FEMA's response letter? _____

10. I have enclosed the following documents in support of this request:

- ☒ a. Copy of the Deed (with recordation data) and tax assessor's map
OR
☐ b. Copy of the Plat Map (with recordation data)
- ☒ c. Copy of the effective FIRM panel on which the property location has been accurately plotted (If the request is for more than one lot/structure, this location must be certified by a registered professional engineer or licensed land surveyor)
- ☒ d. A topographic map showing the locations of any structures existing on or proposed for the property (certified by a registered professional engineer or licensed land surveyor)
- ☐ e. Metes and bounds description and appropriate map (only if the request is for a portion of land within the bounds of the property, not structure(s) only)
- ☒ f. Elevation Information form
- ☐ g. Community Acknowledgment form (only if fill has been/will be placed)
- ☐ h. Certification of Fill Compaction form (only if fill has been/will be placed and the request is not for a single residential structure)
- Initial fee (only if the request is based on a proposed project)
- ☐ i. Single residential structure or lot: \$175
☐ j. All others: \$245
- ☐ k. Additional information Zone Atlas Map D-23
(please specify)

11. All documents submitted in support of this request are correct to the best of my knowledge. I understand that any false statement may be punishable by fine or imprisonment under Title 18 of the United States Code, Section 1001.

Applicant's Name: L. THOMAS JAMES
(please print or type)

Mailing Address: 1019 TRAMWAY LANE NE ALBUQUERQUE NM
87122

(please print or type)

Daytime Telephone Number: 505 844 1918

2/24/93
Date

L. T. James
Signature of Applicant



FEMA USE ONLY

ELEVATION INFORMATION

This form must be completed by a registered professional engineer or licensed land surveyor.

1. Community Name: ALBUQUERQUE, NEW MEXICO
2. Legal Description of Property: LOT 1019, SANDIA HEIGHTS SOUTH, UNIT 10
3. Flooding Source: ARROYO DE DOMINGO BACA
4. Based on the FIRM, this property is located in Zone(s) ZONES C AND AO
5. Is any portion of this property located in the adopted regulatory floodway? NO
Are any structures (existing or proposed) located in the regulatory floodway? NO
6. Is this area subject to land subsidence or uplift? NO If yes, what is the date of the current releveling? _____
7. What is the BFE for this property? (Provide elevation to nearest tenth of a foot and datum)*
6236.1 at east property line. 6229.8 at west edge of property per
City of Alb. Datum
8. How was the BFE determined (attach a copy of the Flood Profile or table from the FIS report, if appropriate)? By taking the invert or flow line elevation of the arroyo
where it entered the property and adding the depth shown on the FIRM
(The depth was shown as Zone AO, Depth 1)

*For multiple lots/structures, complete the Summary of Elevations—Individual Lot Breakdown form, identifying the elevation for each lot/structure.

9. If this request is to remove the SFHA designation from a parcel of land or lot(s), what is the existing or proposed elevation of the lowest grade; that is, the lowest ground on the property? (Provide elevation to nearest tenth of a foot and datum)* _____
10. If this request is to remove the SFHA designation from a structure(s), what is the elevation of the existing or proposed lowest adjacent grade; that is, the lowest ground touching the structure? (Provide elevation to nearest tenth of a foot and datum)* 6234.3,
per Stat."1-C24" Elevation 6353.00 City of Albuquerque datum
11. If fill has been/will be placed to elevate the structure(s) on this property, what is the existing or proposed elevation of the lowest floor, including basement? (Provide elevation to nearest tenth of a foot and datum)* No

*For multiple lots/structures, complete the appropriate column(s) of the Summary of Elevations—Individual Lot Breakdown form, identifying the elevation for each lot/structure.

12. All information submitted in support of this request is correct to the best of my knowledge. I understand that any false statement may be punishable by fine or imprisonment under Title 18 of the United States Code, Section 1001.

Name: ANTHONY L. HARRIS
(please print or type)

Title: OWNER, HARRIS SURVEYING INC.
(please print or type)

Registration No. 11463 Expiration Date: 12-92

State NEW MEXICO

Anthony L. Harris
Signature

11-4-92
Date



Seal

80 8717

WARRANTY DEED

348

2023250

SANDIA PEAK TRAM COMPANY, a New Mexico corporation

to L. THOMAS JAMES and JUDITH K. JAMES, his wife

whose address is 13013 Gray Hills Rd. NE
Albuquerque, N.M. 87111

the following described real estate in Bernalillo County, New Mexico:

Lot No. 1019, Sandia Heights South, Unit 10, as the same is shown and designated on the Plat of said subdivision filed in the Office of the County Clerk, Bernalillo County, March 11, 1974.

Subject to patent reservations, restrictions, and easements of record.

with warranty covenants.

WITNESS hand and seal this 6th day of April, 1977

(Seal) Sandia Peak Tram Company (Seal)

ATTEST:

Jane Woodward (Seal) J. Rosenthal (Seal)
Secretary Vice-President

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO

COUNTY OF

ss.

The foregoing instrument was acknowledged before me this day of, 19

by (Name or Names of Person or Persons Acknowledging)

My commission expires:
(Seal)

Notary Public

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF Bernalillo

ss.

The foregoing instrument was acknowledged before me this 6th day of April, 1977

by Julius H. Rosenthal (Name of Officer)

Vice President of Sandia Peak Tram Company (Name of Corporation Acknowledging)

a New Mexico corporation, on behalf of said corporation.
(State of Incorporation)

My commission expires:

(Seal)

2-28-80

Notary Public

FOR RECORDER'S USE ONLY
STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

FEB 11 2 55 PM '80

BY 114416 348

TERRY C. CULP

CLERK OF RECORD

DEPUTY

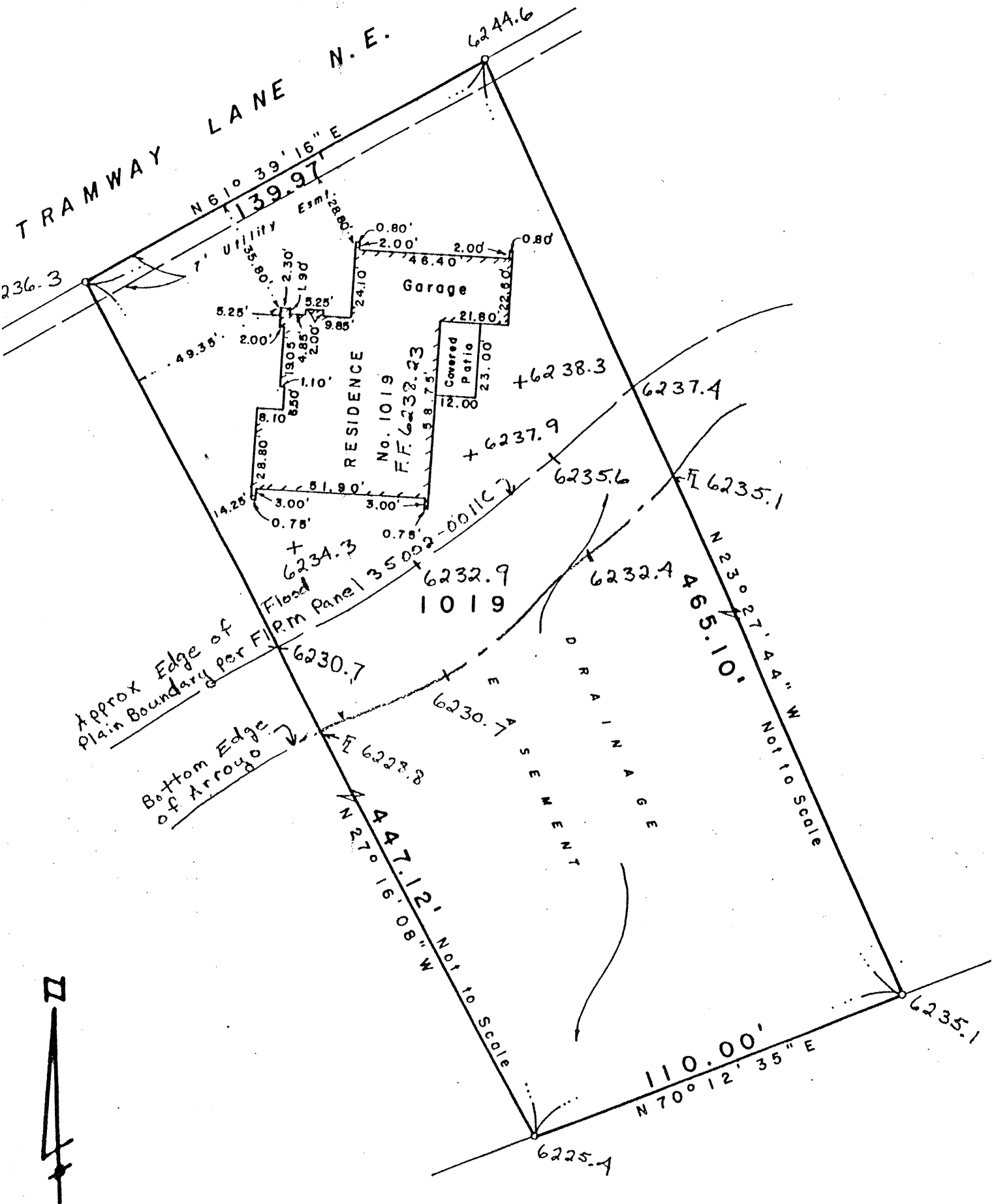
EXHIBIT "A"

TO

SURVEYOR'S INSPECTION REPORT

LEGAL DESCRIPTION:

Lot numbered One thousand-nineteen (1019) of SANDIA HEIGHTS SOUTH, UNIT 10, and Replat of Lots 9114 and 9116 in Unit 9, a Subdivision in Bernalillo County, New Mexico, as the same is shown and designated on the Plat of said Subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 11, 1974 in Plat Book D6, page 26.



Scale: 1"=40'
 Order No: 86-1585
 Field Book: Page:
 Ordered By:

NOTE: All elevations shown hereon are based on the Station "1-C24", Elevation 6353.00, City of Albuquerque datum.

Anthony L. Harris, N.M.P.S. #11463 HARRIS SURVEYING, INC.
 124 Monroe Street, NE • Albuquerque, New Mexico 87108
 Telephone (505) 266-0660 • FAX (505) 260-1813

• The property shown hereon is _____ within the 100 year flood plain. (Zone "____", FIRM Panel # _____ Dated: _____)