

# Community Design Solutions

---

October 29, 2025

Mr. Anthony Montoya Jr., PE, CFM  
Senior Engineer, Hydrology  
Development Review Services  
600 2<sup>nd</sup> Street NW  
Albuquerque, New Mexico 87102

## RE: Notification of Flood Hazard Revisions

Dear Mr. Montoya Jr.,

The Flood Insurance Rate Map (FIRM) for a community depicts the floodplain, the area that has been determined to be subject to a 1-percent (100-year) or greater chance of flooding in any given year. The regulatory floodway is the portion of the floodplain that includes the channel of a river or other watercourse and the adjacent land area that must be reserved in order to discharge the base (1-percent-annual-chance) flood without cumulatively increasing the water-surface elevation by more than a designated height. The FIRM is used to help the community with floodplain management.

CDS is applying for a Conditional Letter of Map Revision (CLOMR) from the Federal Emergency Management Agency (FEMA) on behalf of the Pulte Group to revise FIRM number 35001C0307H for the Mirehaven Arroyo B in Albuquerque, New Mexico. CDS's is proposing to revise FIRM based on hydraulic models that reflect the proposed condition of the High Mesa Trail Subdivision with offsite infrastructure and updating the hydrologic data for developed conditions. The water surface elevation calculated at the West Pond is summarized below. Further explanation is provided in the CLOMR report.

Pond Name	Water Surface Elevation (ft)	Peak Storage Volume (Ac-Ft)
West Pond	5572.60	9.33

The City of Albuquerque Development Review Service office, in accordance with National Flood Insurance Program regulation at §65.7(b)(1), hereby gives notice of the intent to revise the 1-percent-annual-chance floodway Mirehaven Arroyo B, just downstream of High Mesa Drive.

The CLOMR will result in:

1. Narrowing of the 1% annual chance floodplain in the Atrisco Terrace Open Space (ATOS).
2. Narrowing of the floodplain on the High Mesa Trail Subdivision property.
3. Establishment of Base (1% annual chance) Flood Elevations (BFE's) to the West Pond.
4. Removal of the floodplain downstream of High Mesa Drive to the immediate upstream side of the Ladera Dam 5s.

This letter is to inform you of flood hazard revisions on your property. Maps and a detailed analysis of the flood hazard revision can be reviewed at the Development Review Services at 600 2<sup>nd</sup> Street NW Albuquerque, New Mexico 87102. If you have any questions or concerns about the proposed project or its effect on your property, you may contact the Development Review Service staff at (505) 924-3860 from 8:00 am to 5:00 pm during regular working hours.



Cassy McClintock, PE  
**CDS** | Project Manager  
cassy.mcclintock@cdsnm.com