

# Floodplain Development Permit Application

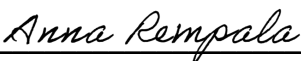
Planning Dept., City of Albuquerque

## Section 1: General Provisions (Applicant to read and sign)

1. No work of any kind may start in a Special Flood Hazard Area, SFHA, until a permit is issued.
2. Applicant is hereby informed that other permits may be required to fulfill local, state, and federal regulatory requirements.
3. Applicant hereby gives consent to the Floodplain Administrator and his/her representative to make reasonable inspections required to verify compliance.
4. Applicant must provide a Critical Habitat for Threatened & Endangered Species report prior to any work in a SFHA.
5. Applicant must provide the Base Flood Elevation, BFE, and must provide engineering calculations demonstrating that the development will not increase the BFE or result in increased flood risk on any neighboring property.
6. If this application is for a building the floodplain must be removed by first constructing any required storm drain and/or channel modifications and second acquiring a Letter of Map Revision, LOMR, from FEMA before a building permit will be issued. If storm drain and channel modifications are not involved then a draft Elevation Certificate must be submitted prior to Building Permit and a Final Elevation Certificate must be submitted prior to Certificate of Occupancy.
7. A Conditional Letter of Map Revision, CLOMR, is required prior to any work in the FLOODWAY, if applicable.
8. The applicant certifies that all statements herein and in attachments to this application are, to the best of my knowledge, true and accurate.

Applicant Signature  Date 11-24-2025

Applicant Printed Name Derek R Bohannon Phone #: 505-858-3100

Owner Signature  Date 11.24.25

Owner Printed Name Anna Rempala Phone #: 773.726.7389

Applicant is (check one): Owner ☐ Builder ☐ Engineer/Architect ☒ Engr.

## Section 2: Proposed Development in Special Flood Hazard Area (to be completed by Applicant)

Project address/Legal Disc/Location: 1020 Juan Tabo Blvd NE, Albuquerque NM 87112

NORTHERLY 135 FT TRACT OF LAND IN PORTION W/2 OF SW/4 OF SEC 15 T10N R4E & WEST 1/2 VACATED ALLEY WAY

Southeast corner of Mountain and Juan Tabo

**Section 2 (Cont.) - Description of Work in Special Flood Hazard Area (SFHA):**

**A. Building Development and Building Type**

<u>ACTIVITY</u>	<u>STRUCTURE TYPE</u>
<input type="checkbox"/> New Building	<u>n/a</u> Residential (1-4 Family)
<input type="checkbox"/> Addition	<u>n/a</u> Residential (More than 4 Family)
<input checked="" type="checkbox"/> Alteration	<u>n/a</u> Non Residential (Flood-proofing? <input type="checkbox"/> Yes)
<input type="checkbox"/> Relocation	<u>n/a</u> Combined Use (Residential & Commercial)
<input type="checkbox"/> Demolition	<u>n/a</u> Manufactured Home (In Mobile Home Park? <input type="checkbox"/> Yes)
<input type="checkbox"/> Replacement	

**If an addition or alteration:**

Estimated Cost of Project \$ \_\_\_\_\_

Estimated Value of structure before addition/alteration. \$ \_\_\_\_\_

Percent of value (new construction /existing value) \_\_\_\_\_ %

**B. Other Development Activities**

☐ Clearing      ☒ Grading      ☐ Utilities      ☒ Paving

☐ Watercourse Alteration (Bridge or Channel Modification)

☐ Drainage Improvements (Storm drain or culverts)

☐ Road, Street or Bridge Construction

☐ Subdivision

☐ Walls or Fences

☐ Storage of Materials/Equipment for more than a year. (Materials Volume (cu. Ft.) \_\_\_\_\_)

Other (Please Specify) Site improvements for a new use of a previously developed site.

**Is there a Grading & Drainage Plan associated with this work?**    Yes ☒ No ☐

Drainage file Number: HYDROTRANS # J22D074

### Section 3: Floodplain Determination (Completed by the Floodplain Administrator)

  x   The proposed development is located on FIRM Panel: 35001C0359G

       The proposed development is located in Zone X and NO FLOODPLAIN DEVELOPMENT PERMIT IS REQUIRED.

  x   A portion of the proposed development is located in a SFHA but not any buildings so an approved G&D Plan is required (Engineer's Stamp Date 11/18/25 ) prior to issuance of a Floodplain Development Permit and no Building Permit will be issued for this construction.

       A portion of the proposed Building is located in a SFHA but the project does not include any storm drain improvements and/or channel modifications so:

1. Approved G&D Plan is required (Engineer's Stamp Date                     ) prior to issuance of a Floodplain Development Permit,
2. Draft Elevation Certificate (Date                     ) is required prior to issuance of a Building Permit, and
3. Final Elevation Certificate and Engineer's Certification is required prior to Certificate of Occupancy.

       A portion of the proposed Building is located in a SFHA and the project includes storm drain improvements and/or channel modifications that will change the floodplain location so


1. An Approved Grading and Drainage Plan is required (Engineer's Stamp Date                     ) prior to issuing a Flood Plain Development Permit and a Grading Permit and/or a Work Order.
2. The improvements must be constructed and an Approved Engineer's Certification (Engineer's Stamp Date                     ) and an Approved LOMR Request (Engineer's Stamp Date                     ) must be approved by Hydrology prior to approval of the LOMR application to FEMA.
3. The Floodplain must be removed by a LOMR from FEMA (Date                     ) prior to issuance of a Building Permit.

       A portion of the proposed development is located in a FLOODWAY so:

1. Approved G&D Plan (Engineer's Stamp Date                     ) and an Approved CLOMR Request (Date                     ) is required prior to approval of the application to FEMA, and
2. CLOMR from FEMA (Date                     ) is required prior to issuance of a Floodplain Development Permit, a Grading Permit, and/or a Work Order.
3. The improvements must be constructed and an Approved Engineer's Certification (Engineer's Stamp Date                     ) and an Approved LOMR Request (Engineer's Stamp Date                     ) must be approved by Hydrology prior to approval of the LOMR application to FEMA (Date                     ).
4. The Floodplain must be removed by a LOMR from FEMA (Date                     ) prior to issuance of a Building Permit.

Drainage File Number: J22D074

Floodplain Permit Number: J22F074

Signed: 

Date: 11/24/2025

Printed Name: Anthony Montoya, Jr., P.E., C.F.M.