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# County of Bernalillo

State of New Mexico

ONE CIVIC PLAZA, N.W.  
ALBUQUERQUE, NEW MEXICO 87102

ADMINISTRATION (505) 768-4000

COMMISSION (505) 768-4217

FAX (505) 768-4329

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RAY GALLAGHER, SHERIFF

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October 11, 1994

Roger A. Paul, P.E.  
Development Review/Hydrology  
Bernalillo County PWD  
2400 Broadway SE  
Albuquerque, New Mexico 87102

RE: GRADING AND DRAINAGE PLAN FOR COORS PARK SOUTH, (Q10/D1),  
(PWD-94-498), SUBMITTED FOR PRELIMINARY PLAT APPROVAL, ENGINEER'S  
STAMP DATED 9/19/94.

Dear Roger:

Panel 43 of FEMA's Flood Insurance Rate Maps shows that this entire site is within a Special Flood Hazard Area (SFHA). The construction of the Don Felipe Dam, however, essentially removed the 100-year floodplain from this site. Enclosed is a copy of the exhibit sent to FEMA with the request for the Letter of Map Revision (LOMR) which shows this area.

The LOMR was not issued by FEMA because an additional study was requested. Attached is a letter from AMAFCA which says that they intend to pursue the LOMR for the dam. With this letter, I will be able to grant a variance for each lot within this subdivision. Therefore, no floodproofing will be required for the subject development.

FEMA will recognize that these lots are still located within the SFHA until the LOMR is complete, therefore the property owners may be subject to flood insurance. The standard floodplain note must be included on the plat.

If I can be of further assistance, please feel free to call me at 768-2666.

Sincerely,

A handwritten signature in cursive script that reads "Susan Calongne".

Susan Calongne  
City/County Floodplain Administrator

wphyd/8861

c: Chris Rivera, City Hydrology  
Kurt Browning, AMAFCA  
Marvin Kortum  
File

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EXECUTIVE ENGINEER



Albuquerque  
Metropolitan  
Arroyo  
Flood  
Control  
Authority

2600 PROSPECT N.E. - ALBUQUERQUE, N.M. 87107

TELEPHONE (505) 884-2215

August 18, 1994

Susan Calongne  
City/County Floodplain Administrator  
PO Box 1293  
Albuquerque, NM 87103

Dear Susan:

Because of the construction of Don Felipe and Raymac Dams in 1986, we believe that substantial areas downstream of the dams have been removed from the 100-year flood zone. An application for a Letter of Map Revision (LOMR) to the Federal Emergency Management Agency (FEMA) has not yet been prepared, but we anticipate that we will authorize our engineering consultant to prepare this application in the near future. If this application proceeds as expected and FEMA approves the LOMR in a timely manner, we hope that the LOMR will be approved by the end of 1995.

Sincerely,  
AMAFCA

Larry A. Blair, P.E.  
Executive Engineer

LAB:ij



100 YEAR FLOODPLAIN  
TO BE REMOVED

ZONE AO  
(DEPTH 3)

KIRSTEN ROAD

GUN CLUB LATERAL

DON FELIPE  
DAM

ZONE A

ZONE AO  
(DEPTH 1)

ZONE A1  
(EL 4920)

ZONE AO  
(DEPTH 1)

ZONE A1  
(EL 4921)

ZONE AH  
(EL 4814)

ZONE AO  
(DEPTH 2)

ZONE AO  
(DEPTH 3)

\* Revised 100 Year Flood Boundary  
(BHI 06/83)

ZONE C

Deleted Boundary & Screen  
(BHI 06/83)

OUTH

ZONE B





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JUAN R. VIGIL, COUNTY MANAGER

# County of Bernalillo

State of New Mexico

ONE CIVIC PLAZA, N.W.  
ALBUQUERQUE, NEW MEXICO 87102

ADMINISTRATION (505) 768-4000

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MARK J. CARRILLO, ASSESSOR

JUDY D. WOODWARD, CLERK

THOMAS J. MESCALL, PROBATE JUDGE

RAY GALLAGHER, SHERIFF

H. R. FINE, TREASURER

December 8, 1994

Roger A. Paul, P.E.  
Development Review/Hydrology  
Bernalillo County Public Works Dept.  
2400 Broadway SE  
Albuquerque, New Mexico 87102

RE: GRADING AND DRAINAGE PLAN FOR COORS PARK SOUTH (Q10/D1)  
(PWD 94-498), SUBMITTED FOR SITE DEVELOPMENT PLAN AND  
FINAL PLAT APPROVAL, ENGINEER'S STAMP DATED 11/11/94.

Dear Roger:

Since Coors Park South is a County subdivision, the County remains the lead review agency for comments. Therefore, my comments are as follows:

- Based on the information provided in the above referenced submittal, the plan is approved with respect to flood plain issues.
- Prior to release of Building Permit for each lot, the property owners must be granted a variance through this office.
- Please be advised that prior to the County Building Department performing a final inspection, an Engineer's Certification must be submitted to and approved by this office.

Please provide me with a copy of the final approved plans for my files. If I can be of further assistance, please feel free to call me at 768-2666.

Sincerely,

A handwritten signature in cursive script that reads "Susan M. Calongne".

Susan M. Calongne, P.E.  
City/County Floodplain Administrator

c: Chris Rivera, City Hydrology  
Raymond Quintana, County Building and Zoning  
Kurt Browning, AMAFCA  
Marvin Kortum  
File



# County of Bernalillo

State of New Mexico

2400 BROADWAY, S.E.  
ALBUQUERQUE, NEW MEXICO 87102  
PUBLIC WORKS (505) 848-1500

## BOARD OF COUNTY COMMISSIONERS

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JOE BOWDICH, SHERIFF  
H. R. FINE, TREASURER

March 20, 1995

Roger A. Paul, P.E.  
Development Review/Hydrology  
Bernalillo County Public Works Dept.  
2400 Broadway SE  
Albuquerque, New Mexico 87102

**RE: GRADING AND DRAINAGE PLAN FOR COORS PARK SOUTH  
(Q10/D1) (PWD 94-498), RESUBMITTED FOR SITE DEVELOPMENT  
PLAN AND FINAL PLAT APPROVAL, ENGINEER'S STAMP DATED  
2/28/95.**

Dear Mr. Paul:

Since the County Public Works Department remains the lead agency for this subdivision, please forward these comments to the engineer regarding his concerns with the flood plain variance and Engineer's Certification.

My office will grant a variance for this project based on the following reasons:

1. The letter from AMAFCA dated August 18, 1995 states that a request for a Letter of Map Revision (LOMR) will be submitted to FEMA in the near future. We anticipate that FEMA will agree that the construction of the Don Felipe Dam has removed the existing flood plain that now encompasses the entire subdivision.
2. The plans state that in the event of a storm greater than the 100-year storm the streets are designed to accommodate flows to a depth of about three feet with no hazard to the proposed homes. The plan also states that the estimated 100-year flows from both on-site and off-site will result in street flows of a depth of less than 6" which will be retained within the 8" curbs.

Roger Paul  
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After the grading has been complete, the Engineer must certify with an as-built plan that the grades are in compliance with the approved grading plan. This Certification must be submitted to and approved by my office. The property owners must comply with the approved plan and must not lower any of the certified building pad elevations. Since the property owners may be subject to flood insurance until the LOMR is received, it is in the owner's best interest to be in compliance with this plan.

Again, please provide me with a copy of the final approved plans for my files. If you have any questions, please feel free to call me at 768-2666.

Sincerely,



Susan M. Calongne, P.E.  
City/County Floodplain Administrator

c: Lawrence Rael, Chief Administrative Officer, COA  
Chris Rivera, City Hydrology  
Raymond Quintana, County Building and Zoning  
Kurt Browning, AMAFCA  
Marvin Kortum  
File