



Federal Emergency Management Agency

Washington, D.C. 20472

CONDITIONAL LETTER OF MAP REVISION BASED ON FILL

COMMENT DOCUMENT

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	LARIMER COUNTY, COLORADO (Unincorporated Areas)	A portion of Parcel 1 and Parcel 2, Section 9, Township 7 North, Range 68 West, as described in the Deed recorded as Reception No.. 20220006278, in the Office of the County Clerk and Recorder, Larimer County, Colorado The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 080101	
AFFECTED MAP PANEL	NUMBER: 08069C0984H	
	DATE: 5/2/2012	
FLOODING SOURCE: COOPER SLOUGH OVERFLOW; COPPER SLOUGH; PONDING		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY:40.582562, -105.009847 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

COMMENT TABLE REGARDING THE PROPOSED PROPERTY (PLEASE NOTE THAT THIS IS NOT A FINAL DETERMINATION. A FINAL DETERMINATION WILL BE MADE UPON RECEIPT OF AS-BUILT INFORMATION REGARDING THIS PROPERTY.)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT WOULD BE REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	--	Portion of Property (Area 3)	X (shaded)	4930.5 feet	--	4932.0 feet

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION PORTIONS REMAIN IN THE SFHA CONDITIONAL LOMR-F DETERMINATION	REVISED BY LETTER OF MAP REVISION STATE LOCAL CONSIDERATIONS
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This document provides the Federal Emergency Management Agency's comment regarding a request for a Conditional Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the proposed described portion(s) of the property(ies) would not be located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood) if built as proposed. Our final determination will be made upon receipt of a copy of this document, as-built elevations, and a completed Community Acknowledgement form. Proper completion of this form certifies the subject property is reasonably safe from flooding in accordance with Part 65.5(a)(4) of our regulations. Further guidance on determining if the subject property is reasonably safe from flooding may be found in FEMA Technical Bulletin 10-01. A copy of this bulletin can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <http://www.fema.gov/mit/tb1001.pdf>. This document is not a final determination; it only provides our comment on the proposed project in relation to the SFHA shown on the effective NFIP map.

This comment document is based on the flood data presently available. The enclosed documents provide additional information regarding this request. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.



Patrick "Rick" F. Sacbibit, P.E., Branch Chief
 Engineering Services Branch
 Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

CONDITIONAL LETTER OF MAP REVISION BASED ON FILL COMMENT DOCUMENT

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

Area 1 (Portion of Parcel 1):

COMMENCING at the South Quarter corner of said Section 9 and assuming the West line of said SE1/4 as bearing North 00°08' 12" West, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2635.11 feet, monumented by a #6 rebar with 3.25" aluminum cap stamped LS 25372 on the Center Quarter corner and a #8 rebar with 2" aluminum cap stamped LS 17497 and with all other bearings contained herein relative thereto; THENCE North 00°08'12" West, along said West line, a distance of 551.30 feet to the Northwest corner of said Parcel 1; THENCE South 57°33'57" East a distance of 45.02 feet to the POINT OF BEGINNING; THENCE South 87°57'20" East a distance of 164.24 feet; THENCE South 44°39'22" West a distance of 61.41 feet; THENCE South 68°25'25" West a distance of 84.00 feet; THENCE South 67°38'55" West a distance of 46.04 feet; THENCE North 02°42'06" West a distance of 93.86 feet Point of Curvature (PC); THENCE along the arc of a curve concave to the Southeast a distance of 6.61 feet, having a Radius of 4.00 feet, a Delta of 94°44'45" and is subtended by a Chord that bears North 44°40'17" East a distance of 5.89 feet to the POINT OF BEGINNING.

Area 2 (Portion of Parcel 1):

COMMENCING at the South Quarter corner of said Section 9 and assuming the West line of said SE1/4 as bearing North 00°08' 12" West, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2635 11 feet, monumented by a #6 rebar with 3.25" aluminum cap stamped LS 25372 on the Center Quarter corner and a #8 rebar with 2" aluminum cap stamped LS 17497 and with all other bearings contained herein relative thereto; THENCE North 00°08'12" West, along said West line, a distance of 551.30 feet to the Northwest corner of said Parcel 1; THENCE South 17°24'31" East a distance of 127.95 feet to the POINT OF BEGINNING; THENCE North 67°38'55" East a distance of 46.04 feet; THENCE North 68°25'25" East a distance of 84.00 feet; THENCE North 44°39'22" East a distance of 61.41 feet; THENCE South 87°57'20" East a distance of 2.56 feet; THENCE North 64°15'47" East a distance of 21.49 feet; THENCE South 87°57' 10" East a distance of 62.57 feet to the East line of Parcel 1; Thence along the East and North lines of Parcel 1 the following two courses: THENCE South 00°29'14" West a distance of 178.87 feet; THENCE South 89°30'46" East a distance of 150.33 feet; THENCE South 01°15'57" West a distance of 7.91 feet to a Point of Curvature (PC); THENCE along the arc of a curve concave to the Northeast a distance of 17.38 feet, having a Radius of 11.00 feet, a Delta of 90°30'28" and is subtended by a Chord that bears South 43°59'17" East a distance of 15.63 feet to a Point of Tangency (PT); THENCE South 89°14'32" East a distance of 10.29 feet to a PC; THENCE along the arc of a curve concave to the Southwest a distance of 6.33 feet, having a Radius of 4.00 feet, a Delta of 90°43'27" and is subtended by a Chord that bears South 43°52'48" East a distance of 5.69 feet to a PT; THENCE South 01°28'56" West a distance of 100.29 feet to a PC; THENCE along the arc of a curve concave to the Northwest a distance of 7.27 feet, having a Radius of 4.00 feet, a Delta of 104°11' 10" and is subtended by a Chord that bears South 53°34'31" West a distance of 6.31 feet to a PT; THENCE North 74°19'54" West a distance of 101.69 feet; THENCE North 83°28'36" West a distance of 115.36 feet; THENCE North 82°14'54" West a distance of 112.44 feet; THENCE North 76°29'26" West a distance of 98.94 feet to a PC; THENCE along the arc of a curve concave to the Northeast a distance of 5.31 feet, having a Radius of 4.00 feet, a Delta of 76°03 '53" and is subtended by a Chord that bears North 38°27'29" West a distance of 4.93 feet to a PT; THENCE North 00°25'32" West a distance of 111.37 feet; THENCE North 41°07'35" East a distance of 14.96 feet; THENCE North 02°42'06" West a distance of 3.11 feet to the POINT OF BEGINNING.

Area 3 (Portion of Parcel 2):

COMMENCING at the South Quarter corner of said Section 9 and assuming the West line of said SE1/4 as bearing North 00°08' 12" West, being a Grid Bearing of the Colorado State Plane Coordinate System, North

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

CONDITIONAL LETTER OF MAP REVISION BASED ON FILL COMMENT DOCUMENT

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

Zone, North American Datum 1983/2011, a distance of 2635.11 feet, monumented by a #6 rebar with 3.25" aluminum cap stamped LS 25372 on the Center Quarter corner and a #8 rebar with 2" aluminum cap stamped LS 17497 and with all other bearings contained herein relative there to; THENCE North 00°08'12" West, along said West line, a distance of 551.30 feet to the Northwest corner of Parcel 1 of said Reception No. 20220006278; Thence along the North and East lines of said Parcel 1 the following two courses: THENCE South 89°30'46" East a distance of 286.76 feet; THENCE South 00°29' 14" West a distance of 20.56 feet to the POINT OF BEGINNING; THENCE South 87°57'10" East a distance of 60.52 feet to a Point of Curvature (PC); THENCE along the arc of a curve concave to the Southwest a distance of 6.14 feet, having a Radius of 4.00 feet, a Delta of 87°55'44" and is subtended by a Chord that bears South 43°59'18" East a distance of 5.55 feet to a Point of Tangency (PT); THENCE South 00°01'27" East a distance of 6.24 feet to a PC; THENCE along the arc of a curve concave to the Northeast a distance of 16.98 feet, having a Radius of 11.00 feet, a Delta of 88°26'18" and is subtended by a Chord that bears South 44°14'36" East a distance of 15.34 feet to a PT; THENCE South 88°27'45" East a distance of 73.23 feet to a PC; THENCE along the arc of a curve concave to the Southwest a distance of 6.26 feet, having a Radius of 4.00 feet, a Delta of 89°43'42" and is subtended by a Chord that bears South 43°35'54" East a distance of 5.64 feet to a PT; THENCE South 01°15'57" West a distance of 150.73 feet to the South line of Parcel 2; Thence along the South and West lines of Parcel 2 the following two courses: THENCE North 89°30'46" West a distance of 150.33 feet; THENCE North 00°29'14" East a distance of 178.87 feet to the POINT OF BEGINNING.

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

CONDITIONAL LOMR-F DETERMINATION (This Additional Consideration applies to the preceding 1 Property.)

Comments regarding this conditional request are based on the flood data presently available. Our final determination will be made upon receipt of this Comment Document, certified as-built elevations and/or certified as-built survey. Since this request is for a Conditional Letter of Map Revision based on Fill, we will also require the applicable processing fee, and the "Community Acknowledgement" form. Please note that additional items may be required before a final as-built determination is issued.

This letter does not relieve Federal agencies of the need to comply with Executive Order 11988 on Floodplain Management in carrying out their responsibilities and providing Federally undertaken, financed, or assisted construction and improvements, or in their regulating or licensing activities.

REVISED BY LETTER OF MAP REVISION (This Additional Consideration applies to the preceding 1 Property.)

The effective National Flood Insurance Program map for the subject property, has since been revised by a Letter of Map Revision (LOMR) dated 2/21/2019. The 2/21/2019 LOMR has been used in making the determination/comment for the subject property.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency
Washington, D.C. 20472

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COMMENT DOCUMENT**

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

**STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the
CLOMR-F COMMENT DOCUMENT)**

Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

A handwritten signature in black ink, appearing to read "Rick F. Sacbibit".

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
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COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	LARIMER COUNTY, COLORADO (Unincorporated Areas)	A portion of Parcel 1 and Parcel 2, Section 9, Township 7 North, Range 68 West, as described in the Deed recorded as Reception No.. 20220006278, in the Office of the County Clerk and Recorder, Larimer County, Colorado The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 080101	
AFFECTED MAP PANEL	NUMBER: 08069C0984H	
	DATE: 5/2/2012	
FLOODING SOURCE: COOPER SLOUGH OVERFLOW; COPPER SLOUGH; PONDING		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 40.582562, -105.009847 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

COMMENT TABLE REGARDING THE PROPOSED PROPERTY (PLEASE NOTE THAT THIS IS NOT A FINAL DETERMINATION. A FINAL DETERMINATION WILL BE MADE UPON RECEIPT OF AS-BUILT INFORMATION REGARDING THIS PROPERTY.)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT WOULD BE REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	3624 East Mulberry Street	Portion of Property (Area 2)	X (shaded)	4930.5 feet	--	4932.0 feet

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION DETERMINATION TABLE (CONTINUED) PORTIONS REMAIN IN THE FLOODWAY	CONDITIONAL LOMR-F DETERMINATION REVISED BY LETTER OF MAP REVISION STATE LOCAL CONSIDERATIONS
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This document provides the Federal Emergency Management Agency's comment regarding a request for a Conditional Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the proposed described portion(s) of the property(ies) would not be located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood) if built as proposed. Our final determination will be made upon receipt of a copy of this document, as-built elevations, and a completed Community Acknowledgement form. Proper completion of this form certifies the subject property is reasonably safe from flooding in accordance with Part 65.5(a)(4) of our regulations. Further guidance on determining if the subject property is reasonably safe from flooding may be found in FEMA Technical Bulletin 10-01. A copy of this bulletin can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <http://www.fema.gov/mit/tb1001.pdf>. This document is not a final determination; it only provides our comment on the proposed project in relation to the SFHA shown on the effective NFIP map.

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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

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Area 3 (Portion of Parcel 2):

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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

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DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT WOULD BE REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	3624 East Mulberry Street	Portion of Property (Area 1)	X (shaded)	4932.8 feet	--	4934.3 feet

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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

PORTIONS OF THE PROPERTY REMAIN IN THE FLOODWAY (This Additional Consideration applies to the preceding 2 Properties.)

A portion of this property is located within the Special Flood Hazard Area and the National Flood Insurance Program (NFIP) regulatory floodway for the flooding source indicated on the Determination/Comment Document while the subject of this determination is not. The NFIP regulatory floodway is the area that must remain unobstructed in order to prevent unacceptable increases in base flood elevations. Therefore, no construction may take place in an NFIP regulatory floodway that may cause an increase in the base flood elevation, and any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management. The NFIP regulatory floodway is provided to the community as a tool to regulate floodplain development. Modifications to the NFIP regulatory floodway must be accepted by both the Federal Emergency Management Agency (FEMA) and the community involved. Appropriate community actions are defined in Paragraph 60.3(d) of the NFIP regulations. Any proposed revision to the NFIP regulatory floodway must be submitted to FEMA by community officials. The community should contact either the Regional Director (for those communities in Regions I-IV, and VI-X), or the Regional Engineer (for those communities in Region V) for guidance on the data which must be submitted for a revision to the NFIP regulatory floodway. Contact information for each regional office can be obtained by calling the FEMA Mapping and Insurance eXchange toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <http://www.fema.gov/about/regoff.htm>.

CONDITIONAL LOMR-F DETERMINATION (This Additional Consideration applies to the preceding 2 Properties.)

Comments regarding this conditional request are based on the flood data presently available. Our final determination will be made upon receipt of this Comment Document, certified as-built elevations and/or certified as-built survey. Since this request is for a Conditional Letter of Map Revision based on Fill, we will also require the applicable processing fee, and the "Community Acknowledgement" form. Please note that additional items may be required before a final as-built determination is issued.

This letter does not relieve Federal agencies of the need to comply with Executive Order 11988 on Floodplain Management in carrying out their responsibilities and providing Federally undertaken, financed, or assisted construction and improvements, or in their regulating or licensing activities.

REVISED BY LETTER OF MAP REVISION (This Additional Consideration applies to the preceding 2 Properties.)

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STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the CLOMR-F COMMENT DOCUMENT)

Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

A handwritten signature in black ink, appearing to read "Rick Sacbibit".

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
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