



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP REVISION FLOODWAY DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO	Lots 17 through 20, 23, 24, 25, 30, through, 33, 36, 37, 38, 42, and a portion of Lots 26 and 29, Block 1, Western Sun Subdivision Filing No. 6, as shown on the Plat and Warranty Deeds; recorded as Reception No. 01373542, in Plat Book A-4, Page 51; Document No. 217037054; and Document No. 218138288; all in the Office of the County Clerk and Recorder, El Paso County, Colorado
	COMMUNITY NO.: 080060	
AFFECTED MAP PANEL	NUMBER: 08041C0734G	
	DATE: 12/7/2018	
FLOODING SOURCE: SPRING CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 38.820107, -104.765548 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

### DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
17	1	Western Sun, Filing No. 6	825 Swift Court	Structure	X (unshaded)	--	--	--

**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.)

DETERMINATION TABLE (CONTINUED)  
INADVERTENT INCLUSION FLOODWAY 1

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the structure(s) on the property(ies) is/are not located in the NFIP regulatory floodway or the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document revises the effective NFIP map to remove the subject property from the NFIP regulatory floodway and the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

Luis V. Rodriguez, P.E., Director  
Engineering and Modeling Division  
Federal Insurance and Mitigation Administration



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### ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

#### DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
18	1	Western Sun, Filing No. 6	820 Swift Court	Structure	X (unshaded)	--	--	--
19	1	Western Sun, Filing No. 6	840 Swift Court	Structure	X (unshaded)	--	--	--
20	1	Western Sun, Filing No. 6	860 Swift Court	Structure	X (unshaded)	--	--	--
23	1	Western Sun, Filing No. 6	845 Toucan Court	Structure	X (unshaded)	--	--	--
24	1	Western Sun, Filing No. 6	825 Toucan Court	Structure	X (unshaded)	--	--	--
25	1	Western Sun, Filing No. 6	820 Toucan Court	Structure	X (unshaded)	--	--	--
26	1	Western Sun, Filing No. 6	840 Toucan Court	Structure	X (unshaded)	--	--	--
29	1	Western Sun, Filing No. 6	3330 Pampas Court	Structure	X (unshaded)	--	--	--
30	1	Western Sun, Filing No. 6	3320 Pampas Court	Structure	X (unshaded)	--	--	--
31	1	Western Sun, Filing No. 6	3310 Pampas Court	Structure	X (unshaded)	--	--	--

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 Luis V. Rodriguez, P.E., Director  
 Engineering and Modeling Division  
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### ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANGE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
32	1	Western Sun, Filing No. 6	3315 Pampas Court	Structure	X (unshaded)	--	--	--
33	1	Western Sun, Filing No. 6	3325 Pampas Court	Structure	X (unshaded)	--	--	--
36	1	Western Sun, Filing No. 6	894 Dawn Break Loop	Structure	X (unshaded)	--	--	--
37	1	Western Sun, Filing No. 6	896 Dawn Break Loop	Structure	X (unshaded)	--	--	--
38	1	Western Sun, Filing No. 6	905 Evening Star Court	Structure	X (unshaded)	--	--	--
42	1	Western Sun, Filing No. 6	910 Evening Star Court	Structure	X (unshaded)	--	--	--

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

Luis V. Rodriguez, P.E., Director  
Engineering and Modeling Division  
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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

### **INADVERTENT INCLUSION IN THE FLOODWAY 1 (PORTIONS OF THE PROPERTY REMAIN IN THE FLOODWAY) (This Additional Consideration applies to the preceding 17 Properties.)**

A portion of this property is located within the National Flood Insurance Program (NFIP) regulatory floodway for the flooding source indicated on the Determination 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. Therefore, the NFIP regulatory floodway modification described in the Determination Document, while acceptable to the Federal Emergency Management Agency (FEMA), must also be acceptable to the community and adopted by appropriate community action, as specified 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 Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <http://www.fema.gov/about/regoff.htm>.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

A handwritten signature in black ink, appearing to read "Luis V. Rodriguez".

Luis V. Rodriguez, P.E., Director  
Engineering and Modeling Division  
Federal Insurance and Mitigation Administration



# Federal Emergency Management Agency

Washington, D.C. 20472

**April 12, 2019**

THE HONORABLE JOHN SUTHERS  
MAYOR, CITY OF COLORADO SPRINGS  
30 SOUTH NEVADA AVENUE

COLORADO SPRINGS, CO 80903

**CASE NO.: 19-08-0458A**

COMMUNITY: CITY OF COLORADO SPRINGS, EL  
PASO COUNTY, COLORADO

COMMUNITY NO.: 080060

DEAR MR. SUTHERS:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property described in the enclosed document is located within an identified Special Flood Hazard Area, the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), on the effective National Flood Insurance Program (NFIP) map. Using the information submitted and the effective NFIP map, our determination is shown on the attached Letter of Map Revision (LOMR) Floodway Determination Document. This determination document provides additional information regarding the effective NFIP map, the legal description of the property and our determination.

Additional documents are enclosed which provide information regarding the subject property and LOMRs. Please see the List of Enclosures below to determine which documents are enclosed. Other attachments specific to this request may be included as referenced in the Determination/Comment document. If you have any questions about this letter or any of the enclosures, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

Sincerely,

Luis V. Rodriguez, P.E., Director  
Engineering and Modeling Division  
Federal Insurance and Mitigation Administration

**LIST OF ENCLOSURES:**

LOMR-FW DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator  
Community Map Repository  
Region  
Mr. Keith Curtis