



# City of Alamogordo

Engineering Department 1376 E. Ninth Street Alamogordo, New Mexico 88310 PH (575) 439-4235 FAX (575) 439-4343

## FEMA-025-2022

February 28, 2022

Sullivan Family Revocable Trust  
1761 Loma Verde  
Alamogordo, NM 88310

The property located at 1761 Loma Verde, Las Lomas Subdivision, Lot: 19, Alamogordo, Otero County, New Mexico, has been located on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for our community. The main building on this property is located in a Special Flood Hazard Area.

Alamogordo's community number: 350045  
The property is located on panel number: 0939 Suffix: D  
The date of the FIRM index: December 17, 2010  
The property is located in FIRM zone: AE  
The base flood elevation is 4448.3, NAVD '88

Enclosed is an elevation certificate for the referenced property. A licensed surveyor, architect or engineer will need to certify the actual elevation of the building **and a copy of the certificate returned to this office for our records**. Please be advised that City Code requires written certification that the elevation of the lowest floor of the structure is at or above the elevation specified in Section B (block B9) of the Elevation Certificate. For non-residential structures only, flood-proofing is allowable below the required BFE or height, following FEMA requirements for flood-proofing (Technical Bulletin 2). A flood-proofing certificate, certified by a registered professional engineer or architect, will be required along with the Elevation Certificate.

Federal law requires that a flood insurance policy be obtained as a condition of a federally-backed mortgage or loan that is secured by the building. It is up to the lender to determine whether flood insurance is required for a property. Flood insurance is available in Alamogordo. More information on flood insurance is attached.

NOTE: This information is based on the current FEMA Flood Insurance Rate Map for the city. This letter does not imply that the referenced property will or will not be free from flooding or damage. A property not in a Special Flood Hazard Area may be damaged by a flood greater than that predicted on the FIRM or from a local drainage problem not shown on the map. The sole purpose of providing the above information is to assist you in complying with the requirements of Chapter 13, Flood Damage Prevention, of the City Code and to advise you about the availability of flood insurance. This letter does not create liability on the part of the city, or any officer or employee thereof, for any damage that results from reliance on this information.

If you need any further assistance, please feel free to contact me at (575) 439-42354241 or via email at [nbeshaler@ci.alamogordo.nm.us](mailto:nbeshaler@ci.alamogordo.nm.us). Flood information and city ordinances are available on the city's website <https://ci.alamogordo.nm.us>

Sincerely,

Nancy Beshaler, CFM  
Floodplain Manager

## FLOOD INSURANCE

**NFIP:** Alamogordo participates in the National Flood Insurance Program (NFIP). The NFIP makes federally backed flood insurance available for all buildings, whether they are in a floodplain or not. Flood insurance covers direct losses caused by surface flooding, including an arroyo flowing over its banks, and local drainage problems.

The NFIP insures buildings, including mobile homes, with two types of coverage: structural and contents. Structural coverage is for the walls, floors, insulation, furnace, and other items permanently attached to the structure. Contents coverage may be purchased separately provided the contents are in an insurable building.

**Mandatory Purchase Requirement:** The mandatory purchase requirement applies to all forms of federal or federally related financial assistance for buildings located in a Special Flood Hazard Area (SFHA). This requirement affects loans and grants for the purchase, construction, repair, or improvement of any publicly or privately owned buildings in the SFHA, including machinery, equipment, fixtures, and furnishings contained in such buildings.

Financial assistance programs affected include loans and grants from agencies such as the Department of Veterans Affairs, Farmers Home Administration, Federal Housing Administration, Small Business Administration, and Federal Emergency Management Agency. The requirement also applies to secured mortgage loans from financial institutions, such as commercial lenders, savings and loan associations, savings banks, and credit unions that are regulated, supervised or insured by Federal agencies such as the Federal Deposit Insurance Corporation and the Office of Thrift Supervision. It also applies to all mortgage loans purchased by Fannie Mae or Freddie Mac in the secondary mortgage market.

**How it Works:** Before a person can receive a loan or other financial assistance from one of the affected agencies or lenders, there must be a check (Map Determination) to see if the building is in a Special Flood Hazard Area (SFHA). The SFHA is the base (100-year) floodplain mapped on a Flood Insurance Rate Map (FIRM). It is shown as one or more zones that begin with the letter "A" or "V".

Copies of the FIRMs are available for review at the public library, the Engineering Department at City Hall, the city's website <https://ci.alamogordo.nm.us/317/Flood-Information>, and FEMA's website <https://msc.fema.gov/portal>. Many lenders and insurance agents also have copies. It is the agency's or the lender's responsibility to check the FIRM to determine if the building is in an SFHA.

If the building is in a SFHA, the agency or lender is required by law to require the recipient to purchase a flood insurance policy on the building. The requirement is for structural coverage equal to the amount of the loan (or other financial assistance) or the maximum amount available, whichever is less. The maximum amount available for a single-family house is \$250,000.

The mandatory purchase requirement does not affect loans or financial assistance for items that are not covered by a flood insurance policy, such as vehicles, business expenses, landscaping, and vacant lots. It does not affect loans for buildings that are not in the SFHA, even though a portion of the lot may be flood prone. While not mandated by law, a lender may require a flood insurance policy as a condition of a loan for a property in any zone on a Flood Insurance Rate Map.

**13-02-030. - Permit procedures.**

**(a)**

Application for a development permit shall be presented to the floodplain administrator on forms furnished by him/her and may include, but not be limited to, plans in duplicate drawn to scale showing the location, dimensions, and elevation of proposed landscape alterations, existing and proposed structures, and the location of the foregoing in relation to areas of special flood hazard. Additionally, the following information is required:

**(1)**

Elevation (in relation to mean sea level) of the lowest floor (including basement) of all new and substantially improved structures;

**(2)**

Elevation in relation to mean sea level to which any non-residential structure shall be floodproofed;

**(3)**

A certificate from a registered professional engineer or architect that the nonresidential floodproofed structure shall meet the floodproofing criteria of section 13-03-020(2);

**(4)**

Description of the extent to which any watercourse or natural drainage will be altered or relocated as a result of proposed development;

FLOOD MAP INFORMATION FOR NEW CONSTRUCTION (GOLD FORM)

8 1/2" X 11" Scaled Site Plan Required

ALL of the following information is required for accurate flood map information. Turnaround time is typically 3 business days. If all of the information is not provided below, your request may not be processed. You may either pick-up the information once it is complete or we will mail it to you. We WILL NOT FAX the information. If you have any questions, please call the Planning & Zoning Department at (575) 439-4220. You may fax your request to (575) 439-4343.

DATE OF REQUEST: 02.24.22

REQUESTOR'S NAME: Alamotero Land Surveyors LLC

REQUESTOR'S PHONE NO. : 575-437-7074

REQUESTOR'S ADDRESS: 1101 N. Florida ave. Alamogordo, N.M.

NAME TO BE PUT ON LETTER IF OTHER THAN REQUESTOR'S NAME:

SULLIVAN FAMILY REVOCABLE TRUST

CHECK ONE:  MAIL DOCUMENT TO REQUESTOR'S ADDRESS ABOVE

CALL REQUESTOR AT PHONE NUMBER ABOVE WHEN DOCUMENT IS READY TO BE PICKED-UP

PROPERTY ADDRESS: 1761 LOMA VERDE ALAMOGORDO 88310

PROPERTY FULL LEGAL DESCRIPTION:

Lot: 19, LAS LOMAS

(Example: Lot 123, Block 123, Mountain Subdivision, Unit 123)

NOTE: Legal descriptions may be found on Warranty Deeds, Mortgages, Tax Records, or acquired from the Otero County Assessor.

CHECK ONE: Building Use:  Residential  Non-Residential

Special Instructions: \_\_\_\_\_

FOR OFFICE USE ONLY

Date: 2.25.22 Zone: AE Elevation: 4448.3 Panel No. 1180D

Map Panel Date: December 17, 2010 Datum: NAVD '88 Letter Number: FEMA- 025-2022

Previous Letter Number: \_\_\_\_\_

Comments: \_\_\_\_\_

Line Item No. FC-011-3705-312-1120 Fee: \$85.00 Receipt No.: 88034

183  
250 x 10 = 7.3

FEB 28 2022

# ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

8 025-2022

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name SULLIVAN FAMILY REVOCABLE TRUST				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1761 LOMA VERDE				Company NAIC Number:	
City ALAMOGORDO		State New Mexico		ZIP Code 88310	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) LOT 19 LAS LOMAS SUBDIVISION					
A4. Building Use (a.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>RESIDENTIAL</u>					
A5. Latitude/Longitude: Lat <u>N32°52'14.00119"</u> Long <u>W105°56'38.57499"</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>1A</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>N/A</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A8.b <u>N/A</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>704.00</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A9.b <u>0.00</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number CITY OF ALAMOGORDO 350045			B2. County Name OTERO COUNTY		B3. State New Mexico
B4. Map/Panel Number 35035C1180	B5. Suffix D	B6. FIRM Index Date 12-17-2010	B7. FIRM Panel Effective/ Revised Date 12-17-2010	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 4448.3
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input checked="" type="checkbox"/> Other/Source: <u>CITY OF ALAMOGORDO FLOODPLAIN MANAGER</u>					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

# ELEVATION CERTIFICATE

OMB No. 1660-0008  
Expiration Date: November 30, 2022

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1761 LOMA VERDE			Policy Number:
City ALAMOGORDO	State New Mexico	ZIP Code 88310	Company NAIC Number

## SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on:  Construction Drawings\*  Building Under Construction\*  Finished Construction  
 \*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO.  
 Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: RTXNET NMAL 0519 Vertical Datum: 4374.55

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929  NAVD 1988  Other/Source: \_\_\_\_\_

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- |   |        |  |                                 |
|---|--------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor)   | 4450.3 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor   | N/A    | <input type="checkbox"/> feet            | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only)   | N/A    | <input type="checkbox"/> feet            | <input type="checkbox"/> meters |
| d) Attached garage (top of slab)  | 4450.0 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building<br>(Describe type of equipment and location in Comments) | 4450.0 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG)  | 4449.6 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG)   | 4450.1 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support                                  | N/A    | <input type="checkbox"/> feet            | <input type="checkbox"/> meters |

## SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor?  Yes  No  Check here if attachments.

Certifier's Name LARRY L. STERLING	License Number NMPS 11010		
Title PROFESSIONAL SURVEYOR			
Company Name ALAMOTERO LAND SURVEYORS, LLC			
Address 1101 NORTH FLORIDA AVENUE			
City ALAMOGORDO	State New Mexico		ZIP Code 88310
Signature <i>Larry L. Sterling</i>	Date 02-28-2022	Telephone (575) 437-7074	Ext

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

**ELEVATION CERTIFICATE**

OMB No. 1660-0008  
Expiration Date: November 30, 2022

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1761 LOMA VERDE			Policy Number:
City ALAMOGORDO	State New Mexico	ZIP Code 88310	Company NAIC Number

**SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED)  
FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E3. Attached garage (top of slab) is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?  Yes  No  Unknown. The local official must certify this information in Section G.

**SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION**

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name

Address City State ZIP Code

Signature Date Telephone

Comments

Check here if attachments.

# ELEVATION CERTIFICATE

OMB No. 1660-0008  
Expiration Date: November 30, 2022

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1761 LOMA VERDE			Policy Number:
City ALAMOGORDO	State New Mexico	ZIP Code 88310	Company NAIC Number

## SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1.  The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.  A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3.  The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued
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G7. This permit has been issued for:       New Construction     Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: \_\_\_\_\_  feet     meters    Datum \_\_\_\_\_

G9. BFE or (in Zone AO) depth of flooding at the building site: \_\_\_\_\_  feet     meters    Datum \_\_\_\_\_

G10. Community's design flood elevation: \_\_\_\_\_  feet     meters    Datum \_\_\_\_\_

Local Official's Name	Title
Community Name	Telephone
Signature	Date

Comments (including type of equipment and location, per C2(e), if applicable)

Check here if attachments.

**ELEVATION CERTIFICATE**

**BUILDING PHOTOGRAPHS**

See Instructions for Item A6.

OMB No. 1660-0008  
Expiration Date: November 30, 2022

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1761 LOMA VERDE			Policy Number:
City ALAMOGORDO	State New Mexico	ZIP Code 88310	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

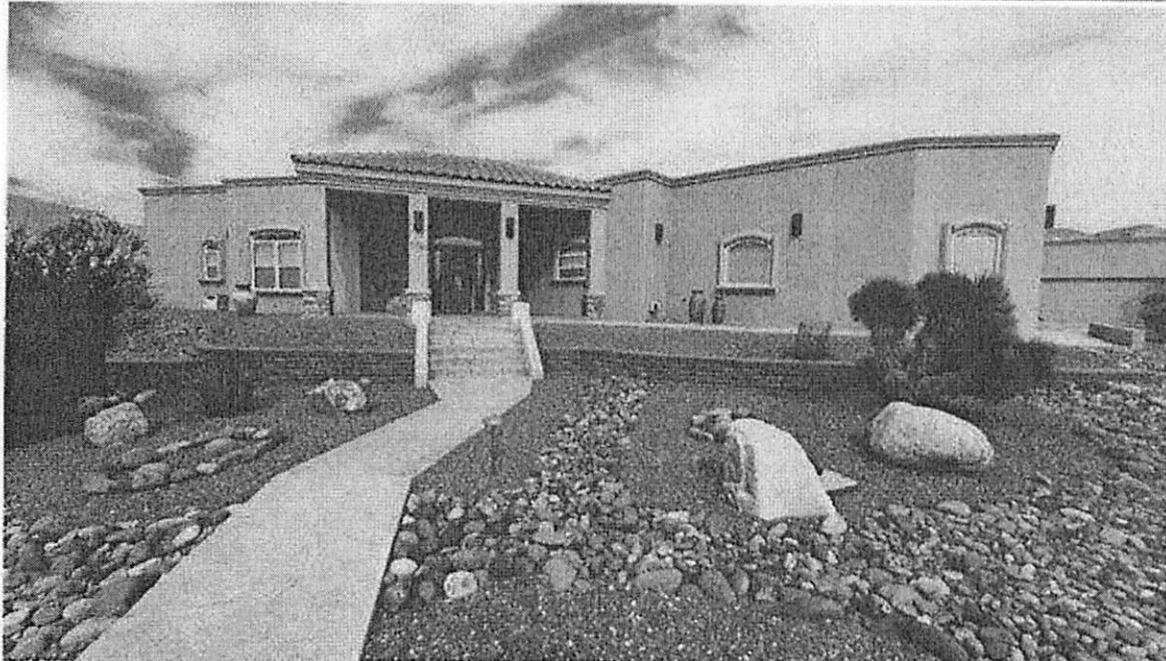


Photo One

Photo One Caption FRONT OF RESIDENCE

Clear Photo One



Photo Two

Photo Two Caption BACK OF RESIDENCE

Clear Photo Two

**ELEVATION CERTIFICATE**

**BUILDING PHOTOGRAPHS**

Continuation Page

OMB No. 1660-0008  
Expiration Date: November 30, 2022

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1761 LOMA VERDE			Policy Number:
City ALAMOGORDO	State New Mexico	ZIP Code 88310	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



Photo Three

Photo Three Caption RIGHT SIDE OF RESIDENCE

Clear Photo Three

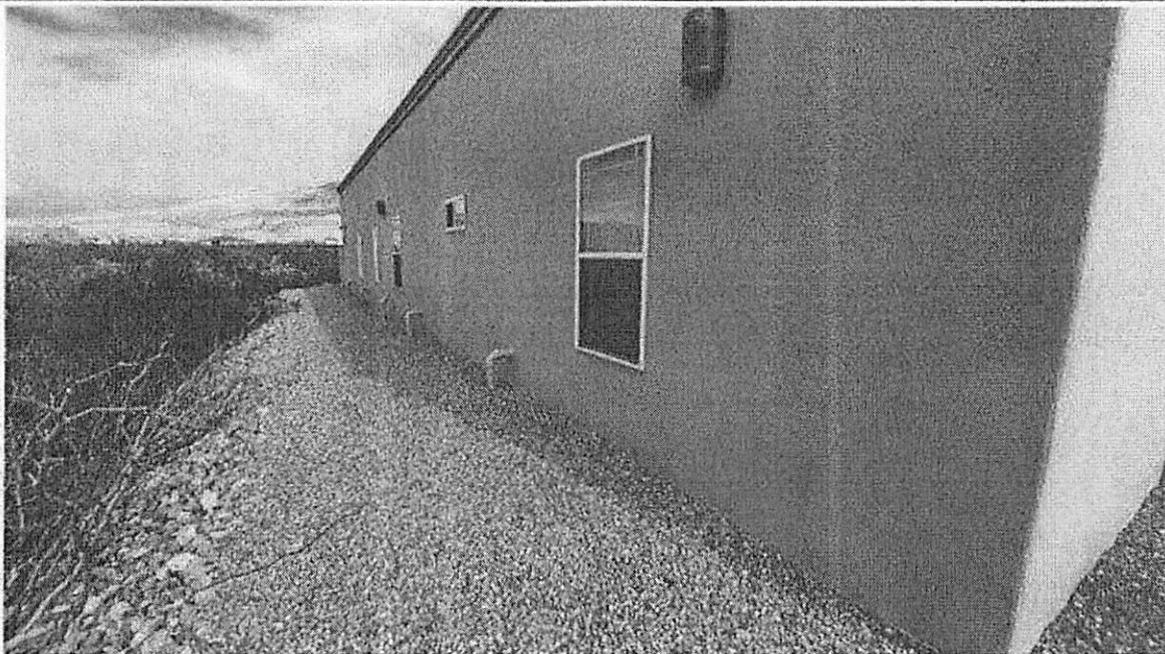


Photo Four

Photo Four Caption LEFT SIDE OF RESIDENCE

Clear Photo Four