



Federal Emergency Management Agency

Washington, D.C. 20472

APR 07 1995

Mr. Russell D. Taylor, P.E.
R. D. Taylor & Associates
8850 Roadrunner Drive
Prescott Valley, Arizona 86314

IN REPLY REFER TO:
Case No.: 95-09-301A
Community: Town of Prescott Valley, Arizona
Community No.: 040121
Map Panel Affected: 0001 C

T-218-70-R

Dear Mr. Taylor:

This is in response to your letter dated February 10, 1995, requesting that the Federal Emergency Management Agency determine whether the following property is located in a Special Flood Hazard Area (SFHA), an area that would be inundated by the 100-year (1-percent annual chance) flood.

Property Description: A portion of Lot 8519, Prescott Valley Unit Nineteen, as shown on the Plat recorded in Book 15 of Maps and Plats, Page 47, in the Office of the Recorder, Yavapai County, Arizona

Street Address: 7075 East Wren Drive

Community: Town of Prescott Valley

State: Arizona

The legal description of the portion mentioned above is as follows:

Commencing from the northeast corner of said Lot 8519, said point being the TRUE POINT OF BEGINNING; thence S 31°42'43" E along the easterly line of Lot 8519, a distance of 110.00 feet to the southeast corner of Lot 8519; thence S 57°03'03" W along the southerly line of Lot 8519, a distance of 100.00 feet to the southwest corner of Lot 8519; thence N 34°11'13" W along the westerly line of Lot 8519, a distance of 81.00 feet to a point; thence N 27°19'03" E, a distance of 59.60 feet to a point on the north line of Lot 8519; thence N 57°03'03" E along the northerly line of Lot 8519, a distance of 52.37 feet to the northeast corner of Lot 8519, the TRUE POINT OF BEGINNING.

On March 14, 1995, we received all information necessary to process your request. After comparing this information to the National Flood Insurance Program (NFIP) map for the referenced community, we determined that the property described above would not be inundated by the 100-year flood. Therefore, this letter amends the NFIP map for the Town of Prescott Valley, Arizona (NFIP Map Number 040121, Panel 0001 C, dated July 16, 1990), to remove the property from the SFHA. The property is now located in Zone X (unshaded), an area of minimal flooding outside the 100-year floodplain.

You should note that this property could be inundated by a flood greater than the 100-year flood or by local flooding conditions not shown on the NFIP map. Also, although we have based our determination on the flood data presently available, flood conditions may change or new information may be generated that would supersede this determination.

If any current flood insurance policy issued under the NFIP covers a structure on this property and that policy was required by the mortgage company in conjunction with Federal flood insurance requirements, then flood insurance coverage is no longer required under the NFIP.

Accordingly, if a lender imposed the flood insurance requirement, that lender will have to determine whether or not to continue that requirement. The lender may determine, as a business decision, that it wishes to continue the flood insurance requirement in order to protect its collateral security on the loan. If the lender decides to release the borrower from the flood insurance requirement, and the insured decides to cancel the policy and seek a refund, the insured must obtain a written waiver of the flood insurance requirement from the lender to provide to their property insurance agent or company that is servicing their policy. The agent or company will then process the refund request for the insured.

Even though this property is not included in an SFHA, it could be inundated by a flooding event of greater magnitude than the 100-year flood. In fact, more than 25 percent of all losses in the NFIP occur to structures located outside the SFHA in Zones B, C, or X. More than 25 percent of all policies purchased under the NFIP protect structures located in these zones. This clearly illustrates that there is a risk of flooding in non-SFHAs. That risk is just not as great as the flood risk to structures located in SFHAs. In order to offer flood insurance protection to owners of such structures, the NFIP offers two types of flood insurance policies: the Standard Policy and the Preferred Risk Policy (PRP). The PRP is available at low cost for one- to four-family homes located outside the SFHA with little or no loss history. The Standard Policy is available for all other structures. Owners should discuss their individual flood risk situation and insurance needs with their insurance agent or company before making a final decision regarding flood insurance coverage.

A copy of this Letter of Map Amendment is being sent to your community's official NFIP map repository where, in accordance with regulations adopted by your community when it made application to join the NFIP, it will be attached to the community's official record copy of the NFIP map, which is available for public inspection.

This response to your request is based on the minimum criteria established by the NFIP. State and community officials, based on knowledge of local conditions and in the interest of public safety, may set higher standards for construction in the floodplain. If the State of Arizona or the Town of Prescott Valley has adopted more restrictive and comprehensive floodplain management criteria, those criteria take precedence over the minimum Federal criteria.

If you have any questions regarding this matter, please contact Ms. Agnes De Coca of our staff in Washington, DC, either by telephone at (202) 646-2746 or by facsimile at (202) 646-4596.

Sincerely,



Michael K. Buckley, P.E., Chief
Hazard Identification Branch
Mitigation Directorate

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cc: Community Map Repository