



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (OUT AS SHOWN)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY BONNER COUNTY, IDAHO (Unincorporated Areas) COMMUNITY NO.: 160206 NUMBER: 1602060285C AFFECTED MAP PANEL NAME: BONNER COUNTY, IDAHO DATE: 08/04/1987	Lots 16, 18, and 19, Westwood Village, as shown on the Plat recorded in Book 3, Page 130, and a portion of Government Lot 2, Section 28, Township 57 North, Range 2 West, Boise Meridian, described as Parcel 1 in the Addendum No. 3 to Declaration of Condominium, recorded as Instrument No. 204363 in the Office of the Recorder, Bonner County, Idaho. The legal description of the portion mentioned above is as follows: COMMENCING at the north quarter corner of Section 28; thence S 00°32'59" E, 2549.00 feet along the north-south centerline of Section 28;	
FLOODING SOURCE: PEND OREILLE RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 48.261, -116.575 SOURCE OF LAT & LONG: PRECISION MAPPING STREETS 4.0 DATUM: NAD 83

DETERMINATION

LOT	BLOCK/SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS OUTSIDE OF THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
—	—	Westwood Village	—	Portion of Property	C	—	—	—

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).

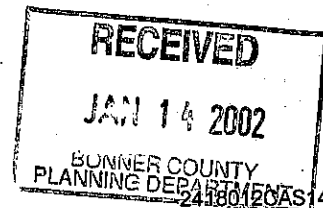
ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION
 DETERMINATION TABLE (CONTINUED)
 STUDY UNDERWAY

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the property(ies) is/are not 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). The subject property is correctly shown outside the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. If the policy has been written using an incorrect zone, it can be endorsed to correct the zone for the current policy year and one prior policy term. Please contact the insurance agent or company involved to request endorsement of the policy. 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 Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 600, Alexandria, VA 22304-6439.

Matthew B. Miller
 Matthew B. Miller, P.E., Chief
 Hazards Study Branch
 Federal Insurance and Mitigation Administration





Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (OUT AS SHOWN)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

thence East, 536.19 feet to the POINT OF BEGINNING; thence N 01°01'11" E, 119.45 feet; thence N 00°02'16" W, 173.57 feet; thence N 89°53'55" W, 121.65 feet; thence N 02°03'05" E, 100.00 feet; thence S 88°53'55" E, 89.87 feet; thence N 01°03'06" E, 415.39 feet; thence East, 695.92 feet; thence South, 600.00 feet; thence southwesterly to the POINT OF BEGINNING

DETERMINATION TABLE (CONTINUED)

LOT	ANNUAL FLOOD BLOCK/SECTION	LOWEST ADJACENT GRADE ELEVATION SUBDIVISION	LOWEST ADJACENT GRADE ELEVATION STREET	OUTCOME WHAT IS OUTSIDE OF THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
16	—	Westwood Village	—	Property	C	—	—	—
18-19	—	Westwood Village	—	Property	C	—	—	—

STUDY UNDERWAY (This additional consideration applies to all properties in the LOMA-OAS DETERMINATION DOCUMENT (OUT AS SHOWN))

This determination is based on the flood data presently available. However, the Federal Emergency Management Agency is currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. When the new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 600, Alexandria, VA 22304-6439.

Matthew B. Miller

Matthew B. Miller, P.E., Chief
Hazards Study Branch

Federal Insurance and Mitigation Administration

Version 1.3.3

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Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

PROPERTY AND MAP PANEL INFORMATION

LEGAL PROPERTY DESCRIPTION

COMMUNITY
BONNER COUNTY, IDAHO
(Unincorporated Areas)
COMMUNITY NO.: 160206
NUMBER: 1602060285C
AFFECTED MAP PANEL
NAME: BONNER COUNTY, IDAHO
DATE: 08/04/1987

Lots 16, 18, and 19, Westwood Village, as shown on the Plat recorded in Book 3, Page 130, and a portion of Government Lot 2, Section 28, Township 57 North, Range 2 West, Boise Meridian, described as Parcel I in the Addendum No. 3 to Declaration of Condominium, recorded as Instrument No. 204363 in the Office of the Recorder, Bonner County, Idaho

The legal description of the portion mentioned above is as follows:
COMMENCING at the north quarter corner of Section 28; thence S 00°32'59" E, 2549.00 feet along the north-south centerline of Section 28;

FLOODING SOURCE: PEND OREILLE RIVER

APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 48.261, -116.575
SOURCE OF LAT & LONG: PRECISION MAPPING STREETS 4.0 **DATUM:** NAD 83

DETERMINATION

LOT	BLOCK/SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
		Westwood Village		Structure (Shea)	C	2070.0 feet	2073.9 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 STUDY UNDERWAY

DETERMINATION TABLE (CONTINUED)

PORTIONS REMAIN IN THE SFHA

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment 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 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 amends the effective NFIP map to remove the subject property from 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 Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 600, Alexandria, VA 22304-6439.

Matthew B. Miller

Matthew B. Miller, P.E., Chief
Hazards Study Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

thence East, 536.19 feet to the POINT OF BEGINNING; thence N 01°01'11" E, 119.45 feet; thence N 00°02'16" W, 173.57 feet; thence N 89°53'55" W, 121.65 feet; thence N 02°03'05" E, 100.00 feet; thence S 88°53'55" E, 89.87 feet; thence N 01°03'06" E, 415.39 feet; thence East, 695.92 feet; thence South, 600.00 feet; thence southwesterly 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.

DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	ADJACENT SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
		Westwood Village		Maintenance Building	C	2070.0 feet	2078.2 feet	

STUDY UNDERWAY (This additional consideration applies to all properties in the LOMA DETERMINATION DOCUMENT (REMOVAL))

This determination is based on the flood data presently available. However, the Federal Emergency Management Agency is currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. When the new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 600, Alexandria, VA 22304-6439.

Matthew B. Miller

Matthew B. Miller, P.E., Chief
Hazards Study Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

January 9, 2002

MR. BILL WISE
WESTWOOD VILLAGE HOMEOWNER'S ASSN.
P.O. BOX 773
SANDPOINT, ID 83864

CASE NO.: 02-10-087A
COMMUNITY: BONNER COUNTY, IDAHO
(UNINCORPORATED AREAS)
COMMUNITY NO.: 160206

DEAR MR. WISE:

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 Amendment (LOMA) 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 LOMAs. 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 Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 600, Alexandria, VA 22304-6439.

Sincerely,

Matthew B. Miller

Matthew B. Miller, P.E., Chief
Hazards Study Branch
Federal Insurance and Mitigation Administration

LIST OF ENCLOSURES:

- LOMA-OAS DETERMINATION DOCUMENT (OUT AS SHOWN)
- LOMA DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator
Community Map Repository
Region