



CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

May 22, 1989

JACK FOERSCHLER
2663 Snyder Avenue
Carson City, Nevada 89701

Dear Mr. Foerschler:

Your property at 2663 Snyder Avenue is located in an area of Carson City for which a detailed flood plain or floodway study has not been completed by the Federal Emergency Management Agency (FEMA). While the area is shown as a "A" flood zone on the map, a review of your site plan indicates that there is a drainage course or stream channel on your property or within close proximity.

Carson City is a participant in the Flood Hazard Reduction Program, and as such, allows property owners to obtain flood insurance at rates more reasonable than non-participating areas. In order to ensure that your house is outside the area of 100 year flooding, and therefore insuring that you qualify for flood insurance, we need additional information:

Please have your engineer or surveyor review a topographic map, and provide us with a site plan showing the precise location of the drainage course in relation to the siting of your house and other structures. In addition, the site plan should show the difference in elevation between the bottom of the joists under your subfloor and the elevation of the drainage course. We will review this information, if it appears that the potential exists for floodwaters during a one hundred year storm to enter your crawlspace or basement, the City may require that an actual flood study be prepared by a qualified engineer. The purpose of this study is to determine whether your house and belongings will be located at least one foot above the highest flood stage.

The reason for this two step approach is to reduce your costs. If it becomes apparent from the site plan that there is little chance of flooding, the site plan is all you will need to provide. If more information is needed, we will let you know.

Thank you for your cooperation, and please, call me if you have any questions.

Sincerely,

COMMUNITY DEVELOPMENT DEPARTMENT
Walter A. Sullivan, Director


Eric Jay Toll, Deputy Director
Planning Division



Haddan Engineering

Civil Engineering, Surveying & Consulting

April 2, 1990

RECEIVED

da

Mr. Walter Sullivan, Director
Carson City Community Development
Department
2621 Northgate Lane
Carson City, Nevada 89706

Re: Assessor's Parcel No. [REDACTED] Foerschler 2663 Snyder
(Record of Survey Map 1088)

Dear Walt:

Reference is made to my November 11, 1988 letter to you concerning the John J. and Frances L. Stein Parcel Map. The subject parcel is directly west of the Stein parcels (across the Carson River) and also falls between the detailed flood studies conducted by FEMA for Carson City and Douglas County. The parcel falls upstream of the Mexican Dam (100-year flood plain elevation = 4,633.2 feet) and downstream of Section 132 in Douglas County (100-year flood plain elevation = 4,644.3 feet).

I recommend that structures built on APN 10-501-01 have their minimum finish floor elevation at 4,645.3 feet, which is 1 foot above Section 132 of the Douglas County FEMA Map.

If you have any questions or concerns, please contact me.

Sincerely,

JAMES P. HADDAN, P.E., R.L.S.

JPH/dh

cc: Charlene Foerschler

SCALE: 1" = 100'

Land Master File Inquiry - Carson City

[Home](#) | [New Window](#) | [Support](#)
[Email](#) | [Help](#)

Land Master File Inquiry

Parcel Number:

010-501-01

Old Account Number:

Location ID:	129110
Street address:	5505 GOLDEN EAGLE LN CARSON CITY NV 89701
Subdivision:	RECORD OF SURVEY MAP #1088
Current owner:	FOERSCHLER, JACK & CHARLENE 5505 GOLDEN EAGLE LN CARSON CITY NV 89701
Person/company:	P
Phone:	
Plat/book/page:	
Zoning:	SF5A SINGLE FAMILY FIVE ACRE
Variance:	
Fire zone:	