



Floodplain Use Permit- Case History

RECORD: P19FC00504

Building/Floodplain Use Permit

Case Name:NHE

Issue: Detached garage

8/13/2019 Application Intake - Submitted: Application successfully submitted

Case Reviewer:Gail Kroth

8/14/2019 Review - Note: Permit for a detached garage. Entire parcel in 1.0 ft sheetflow floodplain.

Case Reviewer:Philip Calabrese

8/14/2019 Review - Note: Property has a cargo container and RV on site. RV does not appear to be habited so will not call on in RFC. Cargo container has been called out as to be removed before final inspections on detached garage. Will add to RFC that we will be placing a hold on final inspections until we see the cargo container removed.

Case Reviewer:Philip Calabrese

8/14/2019 Review - Note: Site plan is very well done. Only issue is upstream stemwall will need to be 48" and unfortunately will need to be constructed as a retaining wall since it will hold more than 4 ft of soil. Will draft RFC calling this out. Will also ask them to add a simple note to site plan further explaining the BFE/RFE requirement. They do not really need to do this but might as well have them call it out if they are having to engineer the foundation anyways.

Case Reviewer:Philip Calabrese

8/14/2019 Review - Note: RFC letter drafted. Please review

Case Reviewer:Philip Calabrese

8/14/2019 Review - Note: Draft RFC review complete, ok.

Case Reviewer:Francisco Ramirez

8/14/2019 Review - Request for Corrections: RFC emailed and mailed to applicant

Case Reviewer:Philip Calabrese



11/22/2019 Application Intake - Resubmit: Revised site plan submitted 11/12/2019 with structural engineering calculations.

Case Reviewer:Jeffrey Graupmann

11/22/2019 Review - Request for Corrections: Comment letter emailed to applicant and architect.

Case Reviewer:Jeffrey Graupmann

1/15/2020 Application Intake - Note: Revised plan set submitted

Case Reviewer:Philip Calabrese

1/21/2020 Application Intake - Resubmit: Resubmittal was sent to Phil Calabrese by mail, and a new set of drawings was submitted electronically.

Case Reviewer:Jeffrey Graupmann

1/21/2020 Review - Request for Corrections: Request for corrections submitted to architect via email.

Case Reviewer:Jeffrey Graupmann

2/26/2020 Application Intake - Resubmit: Revised plans submitted via email 2/20/20.

Case Reviewer:Jeffrey Graupmann

2/26/2020 Review - Request for Corrections: Drawings with required corrections sent to applicant and architect via email.

Case Reviewer:Jeffrey Graupmann

8/20/2020 Application Intake - Note: new submittal from architect with engineering updated

Case Reviewer:Philip Calabrese

8/31/2020 Application Intake - Resubmit: Revised site plan received via email.

Case Reviewer:Jeffrey Graupmann

8/31/2020 Review - Note: FPUP ready for supervisor review.

Case Reviewer:Jeffrey Graupmann

9/2/2020 Review - Approved: FPUP approved. D1FC1 plan set uploaded to DSD plan review folder.

Case Reviewer:Francisco Ramirez



9/3/2020 Issuance - Note: Email sent to owner with FPUP form to sign.
Case Reviewer:Jeffrey Graupmann

9/30/2020 Issuance - Note: resent approval email to applicant
Case Reviewer:Philip Calabrese

10/1/2020 Issuance - Issued - Documents Required: permit signed for and issued
Case Reviewer:Philip Calabrese

10/8/2020 Inspection - Note: 9/30/20 WAITING FOR EL CERT TO BE RETURNED.
Case Reviewer:Deanna Reyes

11/8/2023 Inspection - Note: Applicant called requesting help getting started with Vuspex Go app in order to schedule pre-slab inspection. I referred him to DSD for help with scheduling inspections, but also let him know about the hold we have on the P2S inspection for the return of the P2S el cert.
Case Reviewer:Ben Scholl

4/4/2025 Inspection - Note: Applicant sent copy of elevation certificate at counter 04/04/2025
Case Reviewer:Sydney Aguirre

7/2/2025 Inspection - Note: Do Zengene stopped by on 07/02/2025 and wanted an update on the El cert hold on his permit. He stated he sent it to Irene last week but she is out of office today. He emailed Phil his El cert while at the counter today. (RN)
Case Reviewer:Rocky Nanez

7/2/2025 Inspection - Documents Approved: 07/02/2025 - P2F elcert approved. FFE is 1.02 ft above BFE. PJC
Case Reviewer:Philip Calabrese

7/14/2025 Close Out - Complete: No Comments
Case Reviewer:Valerie Gonzales

FPUP # P19FC00504

DSD # P19BP05013

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

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: <u>Zengene Do</u> A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>13555 W. Sacred Earth Pl.</u>	Policy Number: _____ Company NAIC Number: _____
City: <u>Tucson</u> State: <u>Arizona</u> ZIP Code: <u>85735</u>	
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: <u>Taxcode: 209-18-0250 Township 15S Range 11E Section 19</u>	
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>Accessory: Detached Garage</u>	
A5. Latitude/Longitude: Lat. <u>32.11116</u> Long. <u>-111.25642</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983 <input type="checkbox"/> WGS 84	
A6. Attach at least two and when possible four clear photographs (one for each side) of the building (see Form pages 7 and 8). <i>Pima County Regional Flood Control District requires four (4) photographs</i>	
A7. Building Diagram Number: <u>1B</u>	
A8. For a building with a crawlspace or enclosure(s): a) Square footage of crawlspace or enclosure(s): <u>NA</u> sq. ft. b) Is there at least one permanent flood opening on two different sides of each enclosed area? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>NA</u> Engineered flood openings: <u>NA</u> d) Total net open area of non-engineered flood openings in A8.c: <u>NA</u> sq. in. e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): <u>NA</u> sq. ft. f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): <u>NA</u> sq. ft.	
A9. For a building with an attached garage: a) Square footage of attached garage: <u>NA</u> sq. ft. b) Is there at least one permanent flood opening on two different sides of the attached garage? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>NA</u> Engineered flood openings: <u>NA</u> d) Total net open area of non-engineered flood openings in A9.c: <u>NA</u> sq. in. e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): <u>NA</u> sq. ft. f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): <u>NA</u> sq. ft.	
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION	
B1.a. NFIP Community Name: <u>Pima County</u> B1.b. NFIP Community Identification Number: <u>040073</u>	
B2. County Name: <u>Pima County</u> B3. State: <u>Arizona</u> B4. Map/Panel No.: <u>04019C 2810</u> B5. Suffix: <u>L</u>	
B6. FIRM Index Date: <u>09/28/2012</u> B7. FIRM Panel Effective/Revised Date: <u>06/16/2011</u>	
B8. Flood Zone(s): <u>X</u> B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): <u>101.0</u>	
B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9: <input type="checkbox"/> FIS <input type="checkbox"/> FIRM <input checked="" type="checkbox"/> Community Determined <input type="checkbox"/> Other: _____	
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input checked="" type="checkbox"/> Other/Source: _____ Highest Adjacent Natural Grade (=100.0 ft)	
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: <u>N/A</u> <input type="checkbox"/> CBRS <input type="checkbox"/> OPA	
B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

13555 W. Sacred Earth Pl.

City: Tucson

State: Arizona

ZIP Code: 85735

FOR INSURANCE COMPANY USE

Policy Number: _____

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, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: NA Vertical Datum: LOCAL

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

NGVD 1929 NAVD 1988 Other: Established Elevation = 100 ft

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

Yes No

If Yes, describe the source of the conversion factor in the Section D Comments area.

Check the measurement used:

a) Top of bottom floor (including basement, crawlspace, or enclosure floor): 102.02 feet meters

b) Top of the next higher floor (see Instructions): NA feet meters

c) Bottom of the lowest horizontal structural member (see Instructions): NA feet meters

d) Attached garage (top of slab): NA feet meters

e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area): 111.02 feet meters

f) Lowest Adjacent Grade (LAG) next to building: Natural ~~Finished~~ 98.80 feet meters

PCRFCD Note: For projects involving a fill pad indicate lowest adjacent finished grade in Section D

g) Highest Adjacent Grade (HAG) next to building: Natural ~~Finished~~ 98.90 feet meters

PCRFCD Note: For projects involving a fill pad indicate highest adjacent finished grade in Section D

h) Finished LAG at lowest elevation of attached deck or stairs, including structural support: NA feet 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 state 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 and describe in the Comments area.

Certifier's Name: Robin E Settlemeier License Number: RLS 26932

Title: Owner

Company Name: Settlemeier LLC

Address: P.O. Box 12612

City: Tucson

State: AZ

ZIP Code: 85732

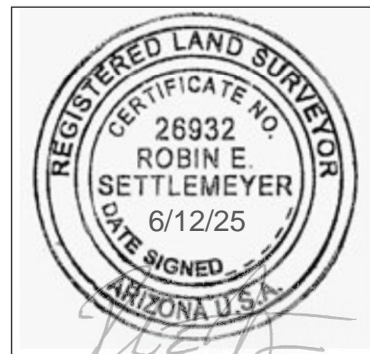
Signature: _____

Date: 6/12/25

Telephone: 520.512.0666

Ext.: _____

Email: Settlemeier@Outlook.com



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

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):

The lowest service equipment (C2.e) is the Air Conditioner - Wall Mounted 9 ft above finish floor.

Highest adjacent finished grade is 99.90 ft Lowest adjacent finish grade is 99.20 ft.

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

13555 W. Sacred Earth Pl.

City: Tucson

State: Arizona ZIP Code: 85735

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION E – BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)

For Zones AO, AR/AO, and A (without BFE), complete Items E1–E5. For Items E1–E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.

Building measurements are based on: Construction Drawings* Building Under Construction* Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the 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 (C2.b in applicable Building Diagram) 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 AUTHORIZED REPRESENTATIVE) CERTIFICATION

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

Check here if attachments and describe in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Telephone: _____ Ext.: _____ Email: _____

Comments: _____

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

13555 W. Sacred Earth Pl.

City: Tucson

State: Arizona

ZIP Code: 85735

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION G – COMMUNITY INFORMATION (RECOMMENDED FOR COMMUNITY OFFICIAL COMPLETION)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Section A, B, C, E, G, or H of this Elevation Certificate. Complete the applicable item(s) and sign below when:

- 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 state law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.a. A local official completed Section E for a building located in Zone A (without a BFE), Zone AO, or Zone AR/AO, or when item E5 is completed for a building located in Zone AO.
- G2.b. A local official completed Section H for insurance purposes.
- G3. In the Comments area of Section G, the local official describes specific corrections to the information in Sections A, B, E and H.
- G4. The following information (Items G5–G11) is provided for community floodplain management purposes.
- G5. Permit Number: P19FC00504 G6. Date Permit Issued: 10/1/2020
- G7. Date Certificate of Compliance/Occupancy Issued: _____
- G8. This permit has been issued for: New Construction Substantial Improvement
- G9.a. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters Datum: _____
- G9.b. Elevation of bottom of as-built lowest horizontal structural member: _____ feet meters Datum: _____
- G10.a. BFE (or depth in Zone AO) of flooding at the building site: 101.0 feet meters Datum: HANG
- G10.b. Community's minimum elevation (or depth in Zone AO) requirement for the lowest floor or lowest horizontal structural member: 102.0 feet meters Datum: HANG
- G11. Variance issued? Yes No If yes, attach documentation and describe in the Comments area.

The local official who provides information in Section G must sign here. *I have completed the information in Section G and certify that it is correct to the best of my knowledge. If applicable, I have also provided specific corrections in the Comments area of this section.*

Local Official's Name: Irene Castillo

Title: Hydrologist II

NFIP Community Name: Pima County

Telephone: 520-724-4600

Ext.: _____

Email: irene.castillo@pima.gov

Address: 201 N Stone Ave 9th Fl

City: Tucson

State: AZ

ZIP Code: 85701

Signature: Irene Castillo

Date: 04/04/2025

Comments (including type of equipment and location, per C2.e; description of any attachments; and corrections to specific information in Sections A, B, D, E, or H):

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

13555 W. Sacred Earth Pl.

City: Tucson

State: Arizona

ZIP Code: 85735

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION H – BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES (SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)

The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). **Reference the Foundation Type Diagrams (at the end of Section H Instructions) and the appropriate Building Diagrams (at the end of Section I Instructions) to complete this section.**

H1. Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG):

a) For Building Diagrams 1A, 1B, 3, and 5–9. Top of bottom _____ feet meters above the LAG floor (include above-grade floors only for buildings with subgrade crawlspaces or enclosure floors) is:

b) For Building Diagrams 2A, 2B, 4, and 6–9. Top of next higher floor (i.e., the floor above basement, crawlspace, or enclosure floor) is: _____ feet meters above the LAG

H2. Is all Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram?

Yes No

SECTION I – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. *The statements in Sections A, B, and H are correct to the best of my knowledge.* **Note:** If the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G.

Check here if attachments are provided (including required photos) and describe each attachment in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____

State: _____

ZIP Code: _____

Signature: _____

Date: _____

Telephone: _____

Ext.: _____

Email: _____

Comments: _____

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19
BUILDING PHOTOGRAPHS

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
13555 W. Sacred Earth Pl.

City: Tucson State: Arizona ZIP Code: 85735

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo One

Photo One Caption:

North Face



Photo Two

Photo Two Caption:

South Face

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19
BUILDING PHOTOGRAPHS

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
13555 W. Sacred Earth Pl.

City: Tucson State: Arizona ZIP Code: 85735

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo Three

Photo Three Caption:

East Face



Photo Four

Photo Four Caption:

West Face