



## Floodplain Use Permit- Case History

**RECORD: P24FC00254**

Building/Floodplain Use Permit

**Case Name:**SFR

**Issue:** Guest house - 768 s.f.

3/13/2024 Application Intake - Submitted: Application successfully submitted

Case Reviewer:Melissa Fisher

3/20/2024 Review - Note: EM applicant. Add footer depth sheet to site plan. Advised would need structur. engr for retaining stem wall.

Case Reviewer:Rodrigo Morales

3/21/2024 Application Intake - Note: EM to applicant answering question: need for more stringent erosion protection.

Case Reviewer:Rodrigo Morales

3/21/2024 Review - Request for Corrections: Phone call. Questioning why flood requirements. Advised it's in a floodplain w/ flow corridor

Case Reviewer:Rodrigo Morales

4/29/2024 Application Intake - Note: Asked PC for guidance on responding to applicant's non-compliance concerning structural engr's seal (retaining wall).

Case Reviewer:Rodrigo Morales

4/29/2024 Application Intake - Note: Phone call w/ owner Robert S. Unhappy with more materials needed due to deeper footer. MAY appeal to District Mangement

Case Reviewer:Rodrigo Morales

5/1/2024 Application Intake - Resubmit: No Comments

Case Reviewer:Rodrigo Morales



5/1/2024 Review - Note: RFC ready for supe review. ADS pre-approves of retaining wall if another 12 in.is added for footer

Case Reviewer:Rodrigo Morales

5/8/2024 Review - Note: Ready for permit review

Case Reviewer:Rodrigo Morales

5/8/2024 Review - Note: Prior to approval corrections required. 1) D1FC1 Site Plan add note that driveway (which isn't shown) shall be at-grade 2) Conditions FC-025 add "detached" for clarify, FC-104 remove any language not necessary referring to FEMA, FC-110 downstream footer depth is missing.

Case Reviewer:Francisco Ramirez

5/8/2024 Review - Approved: Corrections applied. permit approved. D1FC1 uploaded to DSD

Case Reviewer:Philip Calabrese

5/10/2024 Issuance - Issued - Documents Required: need covs

Case Reviewer:Rodrigo Morales

5/20/2024 Inspection - Note: 5/10/24 WAITING FOR EL CERT AND COVS (RM)

Case Reviewer:Deanna Reyes

8/16/2024 Inspection - Note: BP had applicant shift the structure due to property setback. Review req'd

Case Reviewer:Rodrigo Morales

8/19/2024 Inspection - Note: EM FR & PC if agree that new location is in 0.5 ft. FP.

Case Reviewer:Rodrigo Morales

8/26/2024 Inspection - Documents Received: Covs and signed FPUP returned at counter. Awaiting el certs.

Case Reviewer:Stefanie Matthews

9/23/2024 Inspection - Note: Owner came to counter. Cleared up that guest house is 768 sq. ft per revised site plan

Case Reviewer:Stefanie Matthews

11/25/2024 Inspection - Note: Owner EM that they wish to go back to original location (SW) due to more costs (fill for NE site). Asked ADS for District approval design (EM in e file)



Case Reviewer:Rodrigo Morales

11/25/2024 Inspection - Note: EM owner to comply w/ Table 404 of IRCfor retaining wall

Case Reviewer:Rodrigo Morales

11/27/2024 Inspection - Note: Met with owners and Andy at the counter, architect will need to indicate width of monopour foundation, if it is 12" and they should meet the requirements of the Table 404 of the IRC.

Case Reviewer:Melissa Fisher

12/9/2024 Inspection - Note: Proposed casita returned to sw corner of property. Toe depth detail complies w/ Table 404 per RB & BS consensus

Case Reviewer:Rodrigo Morales

2/28/2025 Inspection - Documents Received: 2/28/2025 P2S EI-cert reviewed and approved. FFE = 1.0' above BFE. IC

Case Reviewer:Irene Castillo

10/21/2025 Inspection - Documents Approved: P2F - EI-Cert reviewed and approved. FFE = 1.0' above BFE. IC 10/20/2025

Case Reviewer:Irene Castillo

11/18/2025 Close Out - Complete: No Comments

Case Reviewer:Valerie Gonzales

U.S. DEPARTMENT OF HOMELAND SECURITY  
Federal Emergency Management Agency  
National Flood Insurance Program

OMB Control No. 1660-0008  
Expiration Date: 06/30/2026

FPUP # P24FC00254

DSD # P24BP02587

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>Robert Sulzbach &amp; Sandra Sulzbach</u>	Policy Number: _____
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>5150 N Old West Rd</u>	Company NAIC Number: _____
City: <u>Tucson</u> State: <u>Arizona</u> ZIP Code: <u>85743</u>	
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: Taxcode: <u>213220700</u> Township <u>13S</u> Range <u>11E</u> Section <u>16</u> Old West Ranchettes Lot 23	
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>Residential: Guest House</u>	
A5. Latitude/Longitude: Lat. <u>32.297730</u> Long. <u>-111.23297</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>n/a</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>n/a</u> Engineered flood openings: <u>n/a</u> d) Total net open area of non-engineered flood openings in A8.c: <u>n/a</u> sq. in. e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): <u>n/a</u> sq. ft. f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): <u>n/a</u> sq. ft.	
A9. For a building with an attached garage: a) Square footage of attached garage: <u>n/a</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 checked="" type="checkbox"/> No <input 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>n/a</u> Engineered flood openings: <u>n/a</u> d) Total net open area of non-engineered flood openings in A9.c: <u>n/a</u> sq. in. e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): <u>n/a</u> sq. ft. f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): <u>n/a</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 1650</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.:

5150 N Old West Rd

City: Tucson

State: Arizona

ZIP Code: 85743

## 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: n/a Vertical Datum: Local

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

NGVD 1929  NAVD 1988  Other: HANG = 100.0'

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): 102.0  feet  meters

b) Top of the next higher floor (see Instructions): N/A  feet  meters

c) Bottom of the lowest horizontal structural member (see Instructions): N/A  feet  meters

d) Attached garage (top of slab): N/A  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): 105.3  feet  meters

f) Lowest Adjacent Grade (LAG) next to building:  Natural  ~~Finished~~ 100.0  feet  meters

PCRFC 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~~ 100.3  feet  meters

PCRFC 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: 102.3  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: Ronald E Stoll

License Number: LS 11758

Title: President

Company Name: RES Land Surveys, Inc.

Address: 1910 E 14th Street

City: Tucson

State: AZ

ZIP Code: 85719

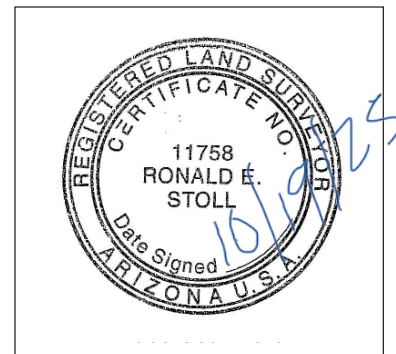
Signature: [Handwritten Signature]

Date: 10/20/25

Telephone: 520-624-1142

Ext.: \_\_\_\_\_

Email: reslandaz@gmail.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 ELECTRIC PANEL 105.3.

Highest adjacent finished grade is 100.5 Lowest adjacent finish grade is 100.1.

HOT WATER HEATER 102.6

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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

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

5150 N Old West Rd

City: Tucson

State: Arizona

ZIP Code: 85743

## 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: P24FC00254 G6. Date Permit Issued: \_\_\_\_\_
- 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: Rodrigo Morales

Title: Hydrologist

NFIP Community Name: Pima County

Telephone: 520-724-4600

Ext.: \_\_\_\_\_

Email: Rodrigo.Morales@pima.gov

Address: 201 N Stone Ave 9th Fl

City: Tucson

State: AZ

ZIP Code: 85701

Signature: Rodrigo Morales

Date: 12/09/2024

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):

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5150 N Old West Rd

City: Tucson

State: Arizona

ZIP Code: 85743

## 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.:  
5150 N Old West Rd

City: Tucson State: Arizona ZIP Code: 85743

**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: EAST SIDE 10-10-25



Photo Two

Photo Two Caption: NORTH SIDE 10-10-25

**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.:

5150 N Old West Rd

City: Tucson

State: Arizona

ZIP Code: 85743

**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: SOUTH SIDE 10-10-25



Photo Four

Photo Four Caption: WEST SIDE 10-10-25