



Floodplain Use Permit- Case History

RECORD: P24FC00463

Building/Floodplain Use Permit

Case Name:SFR

Issue: Custom SINGLE FAMILY RESIDENCE

5/22/2024 Application Intake - Submitted: Application successfully submitted

Case Reviewer:Rodrigo Morales

5/22/2024 Review - Note: SFR is 50'x60' - exceeds stem wall standard detail, but may be placed on 80' fill pad. Improper orientation. RFC draft submitted for approval.

Case Reviewer:Stefanie Matthews

5/24/2024 Review - Note: Draft RFC ok w/minor edit.

Case Reviewer:Francisco Ramirez

5/28/2024 Review - Request for Corrections: RFC letter emailed to applicant.

Case Reviewer:Stefanie Matthews

11/21/2024 Review - Request for Corrections: Engineering being reviewed by BS.

Case Reviewer:Stefanie Matthews

11/26/2024 Application Intake - Resubmit: Received plan set resubmittal via email from applicant dated 09/30/2024.

Case Reviewer:Ben Scholl

11/26/2024 Review - Note: Engineer working on this project is Jeff Stanley, stanley19263@msn.com, (520) 390-7920.

Case Reviewer:Ben Scholl

11/26/2024 Review - Note: Phys. folder is with BQS.

Case Reviewer:Ben Scholl



11/26/2024 Review - Note: Reviewed correspondence, uploaded D3 to working documents-->Second Engineering Submittal.

Case Reviewer:Ben Scholl

11/27/2024 Review - Note: Met with FR on 11/26/24 to discuss application of best available data from Carrie's Millstone Manor study, determined BFE = 1.0 ft, above HANG, BQS to comment back to engineer Jeff Stanley requesting resubmittal of engineering report using updated BFE information.

Case Reviewer:Ben Scholl

12/20/2024 Review - Request for Corrections: Emailed applicant engineering RFC 12/20/2024. See efile for correspondence.

Case Reviewer:Ben Scholl

1/9/2025 Application Intake - Note: Discussed w/ applicant & FR at counter, decided OK to use BFE = 1.0 ft. above HANG at proposed location of the residence. Sent revised RFC comments via email w/ redlines to report & plan set.

Case Reviewer:Ben Scholl

2/4/2025 Application Intake - Resubmit: Received plan set resubmittal via email from applicant 01/22/2025, received engineering report resubmittal via email from applicant 01/30/2025.

Case Reviewer:Ben Scholl

2/4/2025 Review - Approved: FPUP approved, D1FC1 uploaded to BP.

Case Reviewer:Ben Scholl

2/4/2025 Issuance - Issued - Documents Required: Applicant signed FPUP at front counter.

Case Reviewer:Ben Scholl

2/4/2025 Inspection - Documents Received: Property owners signed general, access, and specific covs at front counter. Covs w/ admin. Still need P2S & P2F el certs, as-built.

Case Reviewer:Ben Scholl

2/4/2025 Inspection - Note: Emailed applicant the as-built, el certs, and a copy of the signed FPUP.

Case Reviewer:Ben Scholl

2/27/2025 Inspection - Note: Request from DSD dated 02/11/2025 to re-review new D2 plan set. Reviewed plans & sent corrections via email to Luis Gastelum, Jeff Stanley, and Rene Martinez-Flores.



Case Reviewer:Ben Scholl

3/3/2025 Inspection - Revisions: No Comments

Case Reviewer:Ben Scholl

3/3/2025 Review - Note: FPUP in eng. review queue.

Case Reviewer:Ben Scholl

3/17/2025 Review - Approved: FPUP re-approved using plan set "P24BP05020 D2FC2," uploaded to BP.

Case Reviewer:Ben Scholl

3/17/2025 Issuance - Note: Received fifth engineering submittal via email from applicant dated 02/28/2025. Reviewed plans, looks OK, re-stamped plans, updated FPUP conditions for re-issuance, D2FC2 plan set uploaded to BP, approved "RFCD Review" in Building Permit, emailed Jim Pitts OK to start DSD review, sent FPUP to applicant for re-signing. Re-issuance of FPUP pending return of re-signed FPUP document.

Case Reviewer:Ben Scholl

3/20/2025 Issuance - Issued - Documents Required: FPUP re-issued using FPUP document signed by applicant 03/17/2025. Still need P2S & P2F el certs, as-built.

Case Reviewer:Ben Scholl

3/20/2025 Inspection - Note: Combined efile documents & uploaded to paperless folder.

Case Reviewer:Ben Scholl

4/23/2025 Inspection - Documents Received: 4/23/2025 P2S -El-Cert reviewed and approved. FFE = 1.0' above BFE. IC

Case Reviewer:Irene Castillo

4/24/2025 Inspection - Note: Received, Reviewed, & Approved As-Built sealed by Rene Martinez, PE. Certifying work was completed per plan, no field changes - RB 4/24/25

Case Reviewer:Ryan Bente

9/16/2025 Inspection - Documents Approved: P2F-El-cert reviewed and approved. FFE = 1.02' above BFE. IC 9/16/2025

Case Reviewer:Irene Castillo



9/26/2025 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 # P24FC00463

DSD # P24BP05020

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 1-11

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>Luis M. Gastelum Osorio and Lis Dareli Gastelum</u>	Policy Number: _____
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>7182 W IRVINGTON RD</u>	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: 212-42-022K Township 14S Range 12E Section 33 PARADISE ESTATES S339.81' W126.25' LOT 12</u>	
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>Residential: Single Family Residence</u>	
A5. Latitude/Longitude: Lat. <u>32.162973</u> Long. <u>-111.118131</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). <small>Pima County Regional Flood Control District requires four (4) photographs</small>	
A7. Building Diagram Number: <u>- 1 B</u>	
A8. For a building with a crawlspace or enclosure(s):	
a) Square footage of crawlspace or enclosure(s): <u>NIA</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>NIA</u> Engineered flood openings: <u>NIA</u>	
d) Total net open area of non-engineered flood openings in A8.c: <u>NIA</u> sq. in.	
e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): <u>NIA</u> sq. ft.	
f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): <u>NIA</u> sq. ft.	
A9. For a building with an attached garage:	
a) Square footage of attached garage: <u>796</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>1</u> Engineered flood openings: <u>0</u>	
d) Total net open area of non-engineered flood openings in A9.c: <u>116</u> sq. in.	
e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): <u>NIA</u> sq. ft.	
f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): <u>NIA</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 2265</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 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>7182 W IRVINGTON RD</u>	FOR INSURANCE COMPANY USE Policy Number: _____ Company NAIC Number: _____
City: <u>Tucson</u> State: <u>Arizona</u> ZIP Code: <u>85735</u>	

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: NIA Vertical Datum: Local
PCRFC Note: When HANG is used as Datum, fill out "Vertical Datum" as "LOCAL"

Indicate elevation datum used for the elevations in items a) through h) below.
 NGVD 1929 NAVD 1988 Other: HANG = 100.0 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.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor):	<u>102.37</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor (see Instructions):	<u>NIA</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (see Instructions):	<u>NIA</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab):	<u>102.02</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> 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):	<u>102.37</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest Adjacent Grade (LAG) next to building: <input type="checkbox"/> Natural <input checked="" type="checkbox"/> Finished <small>PCRFC Note: Indicate lowest adjacent natural grade (LANG) in Section D.</small>	<u>100.7</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest Adjacent Grade (HAG) next to building: <input type="checkbox"/> Natural <input checked="" type="checkbox"/> Finished <small>PCRFC Note: Indicate highest adjacent natural grade (HANG) in Section D.</small>	<u>101.0</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Finished LAG at lowest elevation of attached deck or stairs, including structural support:	<u>NIA</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> 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: Howard M. Brown License Number: 23942

Title: President

Company Name: Howard Brown Ent. LLC

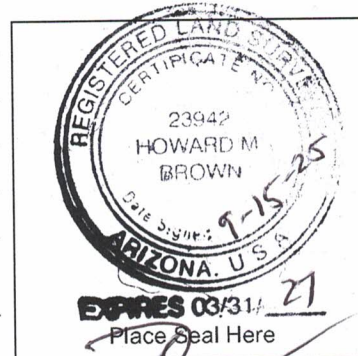
Address: 4960 N Vista de Loma Segunda

City: Tucson State: AZ ZIP Code: 85749

Signature: [Signature] Date: 9/15/25

Telephone: 520-403-6045 Ext.: NIA Email: Tucsonflier@aol.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 Heat/water heater
Highest adjacent natural grade is 100.0 ft Lowest adjacent natural grade is 99.0
Lowest floor elevation of the existing structure NIA

AC on roof.

ELEVATION CERTIFICATE

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City: <u>Tucson</u> State: <u>Arizona</u> ZIP Code: <u>85735</u>	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 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>7182 W IRVINGTON RD</u>	FOR INSURANCE COMPANY USE
City: <u>Tucson</u> State: <u>Arizona</u> ZIP Code: <u>85735</u>	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: P24FC00463 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: Ben Scholl Title: CFM

NFIP Community Name: Pima County

Telephone: 520-724-4600 Ext.: _____ Email: _____

Address: 201 N Stone Ave 9th Fl

City: Tucson State: AZ ZIP Code: 85701

Signature: Ben Scholl Date: 02/04/2025

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 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 7182 W IRVINGTON RD	FOR INSURANCE COMPANY USE
City: Tucson State: Arizona ZIP Code: 85735	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 5–8. 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 1-11
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.:
7182 W IRVINGTON RD

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 Caption:

Front (South) 9-15-25



Photo Two Caption:

Right Side (East) 9-15-25

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 1-11
BUILDING PHOTOGRAPHS

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
7182 W IRVINGTON RD

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 Caption:

Back (North) 9-15-25



Photo Four Caption:

Left Side (West) 9-15-25