



Floodplain Use Permit- Case History

RECORD: P24FC00568

Building/Floodplain Use Permit

Case Name:MHS

Issue: New 2024 Manufactured home replacement & T400 reconnect

6/28/2024 Application Intake - Submitted: Application successfully submitted

Case Reviewer:Ben Scholl

7/3/2024 Review - Note: Submitted to FPM supervisor for RFC approval

Case Reviewer:Jessica Carvalho

7/11/2024 Review - Note: Draft RFC ok.

Case Reviewer:Francisco Ramirez

7/12/2024 Review - Request for Corrections: Applicant has been emailed the RFC Letter. The owner has been mailed the RFC Letter

Case Reviewer:Jessica Carvalho

7/29/2024 Application Intake - Note: 7/22/24 RFC LETTER RETURNED TO SENDER TO SUCH STREET. UNABLE TO FORWARD. RETURNING TO JC.

Case Reviewer:Deanna Reyes

10/21/2024 Application Intake - Note: I was contacted by both the applicant and owner. I informed them I still need the photos for debris removal, elevation methods, and confirmation for placement and orientation of MH

Case Reviewer:Jessica Carvalho

10/23/2024 Application Intake - Resubmit: Updated planset and put a FC9000 P2E Hold for the before and after photos of the debris removal

Case Reviewer:Jessica Carvalho

10/23/2024 Review - Note: Submitted to FPM Supervisor for approval



Case Reviewer:Jessica Carvalho

10/23/2024 Review - Approved: Condition FC-200 was missing but has since been added.

Case Reviewer:Francisco Ramirez

10/23/2024 Issuance - Note: I have emailed the applicant the approval package including the FPUP, Covenants and El Cert

Case Reviewer:Jessica Carvalho

11/8/2024 Issuance - Issued - Documents Required: Received signed FPUP via email. Still need el cert, covenants and photos of debris removal to lift final hold

Case Reviewer:Jessica Carvalho

11/22/2024 Inspection - Documents Received: Owner signed access & general covs at front counter. Still need el cert & photos of debris removal. Covs w/ admin.

Case Reviewer:Ben Scholl

11/26/2024 Inspection - Note: 11/22/24 WAITING FOR EL CERT AND COVS (JC)

Case Reviewer:Deanna Reyes

6/27/2025 Inspection - Note: El-cert reviewed, corrections required. Emailed surveyor, Robin Settlemyer, for corrections.

Case Reviewer:Irene Castillo

6/27/2025 Inspection - Documents Received: Property owner Cassandra Joos submitted photos via 05/09/2025 email showing debris removal. Debris has been sufficiently removed, see efile for photos. Still need P2E el cert.

Case Reviewer:Ben Scholl

6/27/2025 Inspection - Note: Email for Cassandra Joos (owner): cjoosinak@gmail.com.

Case Reviewer:Ben Scholl

7/18/2025 Inspection - Note: Owner Ms. Joos called, asked after elevation certificate, I informed her District sent EC corrections back to surveyor. I asked IC to forward corrections email to Ms. Joos so she can be up-to-date.

Case Reviewer:Ben Scholl



7/22/2025 Inspection - Documents Approved: P2E - El-cert reviewed and approved. LSM = 1.26' above BFE. IC 7/22/2025

Case Reviewer:Irene Castillo

7/31/2025 Close Out - Complete: No Comments

Case Reviewer:Valerie Gonzales

FPUP # P24FC00568

DSD # P24BP06120

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>Cassandra Joos</u>	Policy Number: _____
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>3270 #2 E El Toro Rd</u>	Company NAIC Number: _____
City: <u>Sahuarita</u> State: <u>Arizona</u> ZIP Code: <u>85629</u>	
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: <u>Taxcode: 303-63-036E Township 17S Range 14E Section 21 E2 NE4 NW4 NW4 EXC S307.33' E2 THEREOF 2.67 AC SEC 21-17-14</u>	
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>Residential: Manufactured Home</u>	
A5. Latitude/Longitude: Lat. <u>31.942210</u> Long. <u>-110.923370</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>5</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 3460</u> B5. Suffix: <u>L</u>
B6. FIRM Index Date: <u>09/28/2012</u>	B7. FIRM Panel Effective/Revised Date: <u>6/16/2011</u>
B8. Flood Zone(s): <u>X</u>	B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): <u>100.5</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 checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: <u>Highest Adjacent Natural Grade (=2780.56)</u>	
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>3270 #2 E El Toro Rd</u>	FOR INSURANCE COMPANY USE
City: <u>Sahuarita</u> State: <u>Arizona</u> ZIP Code: <u>85629</u>	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: AZ CORS NETWORK Vertical Datum: NAVD88

PCRFCD 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: _____

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>2783.75</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
b) Top of the next higher floor (see Instructions):	<u>NA</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (see Instructions):	<u>2782.32</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
d) Attached garage (top of slab):	<u>NA</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>2783.72</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	<u>2780.42</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
<small>PCRFCD Note : Indicate lowest adjacent natural grade (LANG) in Section D.</small>			
g) Highest Adjacent Grade (HAG) next to building: <input type="checkbox"/> Natural <input checked="" type="checkbox"/> Finished	<u>2780.66</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
<small>PCRFCD Note : Indicate highest adjacent natural grade (HANG) in Section D.</small>			
h) Finished LAG at lowest elevation of attached deck or stairs, including structural support:	<u>2780.49</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.

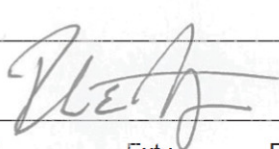
Certifier's Name: Robin E. Settlemeier License Number: RLS26932

Title: Owner

Company Name: Settlemeier LLC

Address: POBox 12612

City: Tucson State: AZ ZIP Code: 85732

Signature:  Date: 6/4/25

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 compressor
 Highest adjacent natural grade is 2780.56 Lowest adjacent natural grade is 2780.42
 Lowest floor elevation of the existing structure 2783.75

ELEVATION CERTIFICATE

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City: <u>Sahuarita</u> State: <u>Arizona</u> ZIP Code: <u>85629</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.

F4. 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>3270 #2 E El Toro Rd</u>	FOR INSURANCE COMPANY USE Policy Number: _____ Company NAIC Number: _____
City: <u>Sahuarita</u> State: <u>Arizona</u> ZIP Code: <u>85629</u>	

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: P24FC00568 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: 100.5 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: 101.5 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: Jessica Carvalho Title: Hydrologist

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: Jessica Carvalho Date: 10/23/2024

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):

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.: 3270 #2 E El Toro Rd	FOR INSURANCE COMPANY USE
City: <u>Sahuarita</u> State: <u>Arizona</u> ZIP Code: <u>85629</u>	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.:
3270 #2 E El Toro Rd

City: Sahuarita State: Arizona ZIP Code: 85629

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: **Front - Northwest Face**

5/14/25



Photo Two

Photo Two Caption: **Northeast Side**

5/14/25

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.:
3270 #2 E El Toro Rd

City: Sahuarita State: Arizona ZIP Code: 85629

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:

Rear - Southeast Side

5/14/25



Photo Four

Photo Four Caption:
Clear Photo Four

Southwest Side

5/14/25