



## Floodplain Use Permit- Case History

**RECORD: P24FC00629**

Building/Floodplain Use Permit

**Case Name:**SFR

**Issue:** Custom single family residence

7/22/2024 Application Intake - Submitted: Created from RFCD Review ad-hoc

Case Reviewer:Stefanie Matthews

7/23/2024 Review - Note: See FPUP #P23FC00334 also on this property. Seems like 23-334 was proposed for guest house, 24-629 is for main house. Spoke with owner (Jesus Ballesteros? Spanish speaker, ph. number (520) 332-9508), appears he would like to focus on 24-629 for main house. I'm not sure if owner would like to withdraw 23-334 (guest house). I set up meeting w/ owner & SM for 07/23/2024 3:00-4:00p. I also have meeting w/ Robert Otero, applicant for 23-334, set for 07/26/2024 2:30-3:30p.

Case Reviewer:Ben Scholl

7/24/2024 Review - Request for Corrections: Minor corrections needed. Emailed applicant corrections and annotated D1.

Case Reviewer:Stefanie Matthews

7/25/2024 Application Intake - Resubmit: Corrections completed by applicant.

Case Reviewer:Stefanie Matthews

7/25/2024 Review - Supervisor Approval Review Requested: Completed FPUP submitted for approval.

Case Reviewer:Stefanie Matthews

7/30/2024 Supervisor Approval Review - Approved: Permit approved D1FC1 uploaded to DSD

Case Reviewer:Philip Calabrese

7/30/2024 Issuance - Note: FPUP, covs, and el certs emailed to applicant.

Case Reviewer:Stefanie Matthews



7/31/2024 Issuance - Issued - Documents Required: Signed FPUP and covs returned at counter. Still need el certs.

Case Reviewer:Stefanie Matthews

8/6/2024 Documents - Note: 7/31/24 WAITING FOR EL CERT AND COVS (SM)

Case Reviewer:Deanna Reyes

11/26/2024 Documents - Note: Angel Ballesteros visited front counter to obtain the P2S & P2F el certs. Printed both for him & also list of surveyors. Explained requirements for when el certs must be returned.

Case Reviewer:Ben Scholl

2/18/2025 Documents - Documents Received: 2/18/2025 P2S - El-cert reviewed and approved. FFE = 1.03' above BFE. IC

Case Reviewer:Irene Castillo

3/10/2026 Documents - Note: Final el-cert received but images show that the structure's construction is not complete. Emailed surveyor to resubmit el-cert when structure is complete.

Case Reviewer:Irene Castillo

3/12/2026 Documents - Documents Approved: P2F-El-cert reviewed and approved. FFE = 1.0' above BFE. IC 3/12/2026

Case Reviewer:Irene Castillo

3/12/2026 Close Out - Note: 3/12/26 WAITING FOR EL CERT (IC)

Case Reviewer:Deanna Reyes

3/20/2026 Close Out - Complete: No Comments

Case Reviewer:Valerie Gonzales

FPUP # P24FC00629

DSD # P24BP06715

### 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>Angel &amp; Jesus Ballesteros</u>		Policy Number: _____
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>7360 S Victor Dr</u>		Company NAIC Number: _____
City: <u>Tucson</u> State: <u>Arizona</u> ZIP Code: <u>85757</u>		
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: Taxcode: <u>210-41-009D</u> Township <u>15S</u> Range <u>12E</u> Section <u>21</u>		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>Residential: Single Family Residence</u>		
A5. Latitude/Longitude: Lat. <u>32.117810</u> Long. <u>-111.123590</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). <u>Pima County Regional Flood Control District requires four (4) photographs</u>		
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>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>462</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>0</u> Engineered flood openings: <u>0</u>		
d) Total net open area of non-engineered flood openings in A9.c: <u>0</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 2855</u>
B5. Suffix: <u>L</u>	B6. FIRM Index Date: <u>09/28/2012</u>	
B7. FIRM Panel Effective/Revised Date: <u>6/16/11</u>		
B8. Flood Zone(s): <u>A</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.:

7360 S Victor Dr

City: Tucson

State: Arizona

ZIP Code: 85757

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: 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):

102.03

Check the measurement used:

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):

102.0

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):

102.03

feet  meters

f) Lowest Adjacent Grade (LAG) next to building:  Natural  Finished

100.0

feet  meters

PCRFC Note: Indicate lowest adjacent natural grade (LANG) in Section D.

g) Highest Adjacent Grade (HAG) next to building:  Natural  Finished

101.1

feet  meters

PCRFC Note: Indicate highest adjacent natural grade (HANG) in Section D.

h) Finished LAG at lowest elevation of attached deck or stairs, including structural support:

N/A

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: 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: 3-11-26

Telephone: 520-403-6045 Ext.: N/A Email: Tucsonflie@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 Heater.

Highest adjacent natural grade is 100.0 ft Lowest adjacent natural grade is 99.0

A/c on Roof



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City: Tucson

State: Arizona

ZIP Code: 85757

## 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:

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State: Arizona

ZIP Code: 85757

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: P24FC00629 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: Stefanie Matthews

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: Stefanie Matthews

Date: 7/25/24

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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Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:  
7360 S Victor Dr

City: Tucson State: Arizona ZIP Code: 85757

## 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 5–8. 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.:  
7360 S Victor Dr

City: Tucson State: Arizona ZIP Code: 85757

**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 (East) 3-11-26*



Photo Two Caption:

*Right side (North) 3-11-26*

**ELEVATION CERTIFICATE**  
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**BUILDING PHOTOGRAPHS**

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:  
7360 S Victor Dr

**FOR INSURANCE COMPANY USE**

City: Tucson State: Arizona ZIP Code: 85757

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 (West) 3-11-26



Photo Four Caption:

Left Side (South) 3-11-26