



Floodplain Use Permit- Case History

RECORD: P24FC00968

Building/Floodplain Use Permit

Case Name:SFR

Issue: Custom single family residence

12/5/2024 Application Intake - Submitted: Created from RFCD Review ad-hoc

Case Reviewer:Ben Scholl

12/13/2024 Review - Supervisor Approval Review Requested: MH demo'ed w/ another permit (P24BP08682)

Case Reviewer:Rodrigo Morales

12/16/2024 Supervisor Approval Review - Note: Contacted applicant asking for site plan sheet showing AC. They will EM me mechanical sheet

Case Reviewer:Rodrigo Morales

12/17/2024 Supervisor Approval Review - Note: Applicant EM sheets w/ AC condenser location. Put sheets in site plan

Case Reviewer:Rodrigo Morales

12/18/2024 Supervisor Approval Review - Approved: D1FC1 uploaded to DSD

Case Reviewer:Francisco Ramirez

1/3/2025 Issuance - Issued - Documents Required: Signed FPUP at counter. Covs to be returned.

Case Reviewer:Saadia Sajjad

1/3/2025 Documents - Documents Received: Signed general covs at the counter. Awaiting El Cert.

Case Reviewer:Saadia Sajjad

1/23/2025 Documents - Note: 1/3/25 WAITING FOR EL CERT AND COVS (SS)

Case Reviewer:Deanna Reyes



2/19/2025 Documents - Note: Applicant came to counter. Will EM to get approval for 41' change on width of structure

Case Reviewer:Rodrigo Morales

3/7/2025 Documents - Note: Applicant will EM new site plan due to new architect

Case Reviewer:Rodrigo Morales

3/26/2025 Documents - Note: D2FC1 uploaded by RM was corrupted - multiple pages were blank. Old D2FC1 deleted and replaced with new one in BP docs.

Case Reviewer:Stefanie Matthews

5/15/2025 Documents - Note: Customer Jesus came to front counter to ask about requirements for proposing alternate location for the SFR. BP has been issued, I directed him to DSD to start a revision for any modifications to the plan set.

Case Reviewer:Ben Scholl

7/23/2025 Documents - Documents Received: P2S - El-cert reviewed and approved. FFE = 1.0' above BFE. IC 7/23/2025

Case Reviewer:Irene Castillo

3/5/2026 Documents - Documents Approved: P2F-El-cert reviewed and approved. FFE = 1.06' above BFE. IC 3/5/2026

Case Reviewer:Irene Castillo

3/6/2026 Close Out - Complete: No Comments

Case Reviewer:Deanna Reyes

FPUP # P24FC00968

DSD # P24BP10403

PM 24.083

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: Sibling Financial LLC
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
12480 W Rudasill Rd
City: Tucson

Policy Number: _____
Company NAIC Number: _____

State: Arizona ZIP Code: 85743

A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number:
Taxcode: 21313075J Township 13S Range 11E Section 09 N195' S240' W222.12' E666.34' SW4 NW4

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): Residential: Single Family Residence

A5. Latitude/Longitude: Lat. 32.108780 Long. -111.027310 Horizontal Datum: NAD 1927 NAD 1983 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).
Pima County Regional Flood Control District requires four (4) photographs

A7. Building Diagram Number: 1B

A8. For a building with a crawlspace or enclosure(s):

- a) Square footage of crawlspace or enclosure(s): N/A sq. ft.
- b) Is there at least one permanent flood opening on two different sides of each enclosed area? Yes No 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: N/A Engineered flood openings: N/A
- d) Total net open area of non-engineered flood openings in A8.c: N/A sq. in.
- e) Total rated area of engineered flood openings in A8.c (attach documentation - see Instructions): N/A sq. ft.
- f) Sum of A8.d and A8.e rated area (if applicable - see Instructions): N/A sq. ft.

A9. For a building with an attached garage:

- a) Square footage of attached garage: +600 sq. ft.
- b) Is there at least one permanent flood opening on two different sides of the attached garage? Yes No N/A
- c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade:
Non-engineered flood openings: N/A Engineered flood openings: NA
- d) Total net open area of non-engineered flood openings in A9.c: N/A sq. in.
- e) Total rated area of engineered flood openings in A9.c (attach documentation - see Instructions): N/A sq. ft.
- f) Sum of A9.d and A9.e rated area (if applicable - see Instructions): N/A sq. ft.

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

- B1.a. NFIP Community Name: Pima County B1.b. NFIP Community Identification Number: 040073
- B2. County Name: Pima County B3. State: Arizona B4. Map/Panel No.: 04019C 1650 B5. Suffix: L
- B6. FIRM Index Date: 09/28/2012 B7. FIRM Panel Effective/Revised Date: 6/16/2011
- B8. Flood Zone(s): X B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): 100.5
- B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9:
 FIS FIRM Community Determined Other: _____
- B11. Indicate elevation datum used for BFE in Item B9: NGVD 1929 NAVD 1988 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)? Yes No
Designation Date: N/A CBRS OPA
- B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? Yes No

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12480 W Rudasill Rd

FOR INSURANCE COMPANY USE

City: Tucson State: Arizona ZIP Code: 85743

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, ARA, ARAE, ARA1-A30, ARAH, ARAO, 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 = 100.00 ft.
PCRFC Note. When HANG is used as Datum, fill out "Vertical Datum" as "LOCAL"

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used?
If Yes, describe the source of the conversion factor in the Section D Comments area.

Yes No

Check the measurement used:

- a) Top of bottom floor (including basement, crawlspace, or enclosure floor): 101.79 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): 101.56 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): 103.29 feet meters
- f) Lowest Adjacent Grade (LAG) next to building: Natural Finished 99.68 feet meters
PCRFC Note: Indicate lowest adjacent natural grade (LANG) in Section D
- g) Highest Adjacent Grade (HAG) next to building: Natural Finished 100.00 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: James O. Reyes License Number: 23255

Title: Civil Engineer

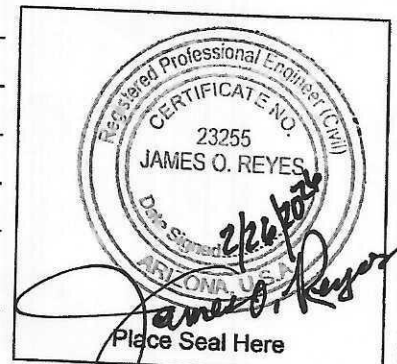
Company Name: James O. Reyes

Address: 5007 N Avra Road

City: Tucson State: Ariz ZIP Code: 85743

Signature: James O. Reyes Date: 2/26/2026

Telephone: (520) 425-0746 Ext.: N/A Email: jreyes1943@yahoo.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 Water Heater
Highest adjacent natural grade is 100.00 Lowest adjacent natural grade is 98.13

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City: Tucson State: Arizona ZIP Code: 85743

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.

_____ feet meters above or below the HAG.

_____ 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.:
12480 W Rudasill Rd

FOR INSURANCE COMPANY USE

City: Tucson State: Arizona ZIP Code: 85743

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: P24FC00968 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: Rodrigo Morales 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: Rodrigo Morales Date: 12/13/24

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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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 5–8. Top of bottom floor (include above-grade floors only for buildings with subgrade crawlspaces or enclosure floors) is: _____ feet meters above the LAG

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.:
12480 W Rudasill Rd

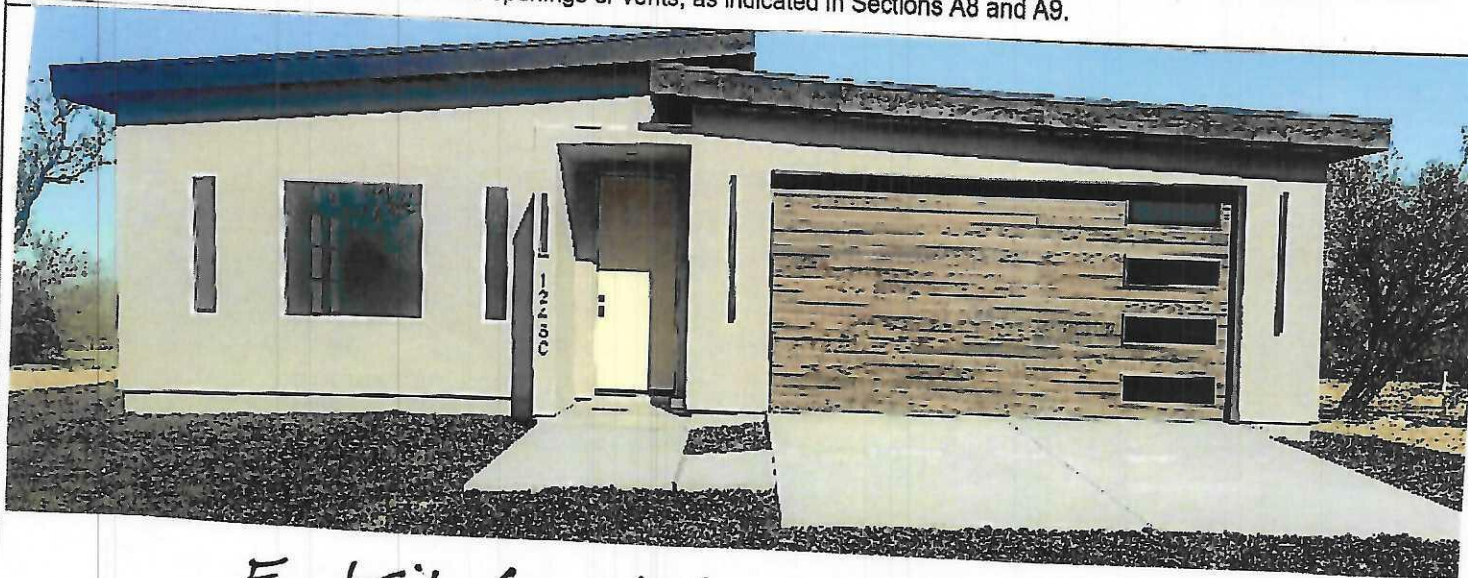
FOR INSURANCE COMPANY USE

City: Tucson State: Arizona ZIP Code: 85743

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.



Front Side (SE side looking NW) 2/26/2024

Photo One

Photo One Caption:



Right Side (NE side looking SW) 2/26/2024

Photo Two

Photo Two Caption:

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.:
12480 W Rudasill Rd

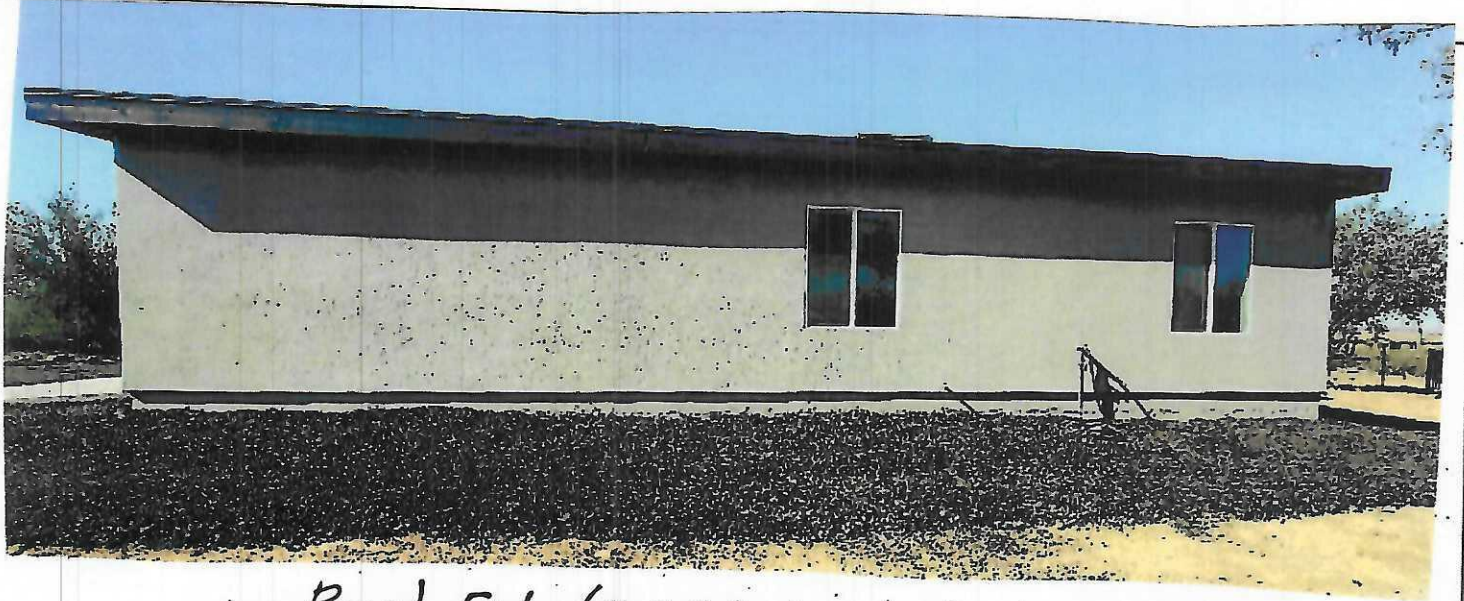
FOR INSURANCE COMPANY USE

City: Tucson State: Arizona ZIP Code: 85743

Policy Number: _____

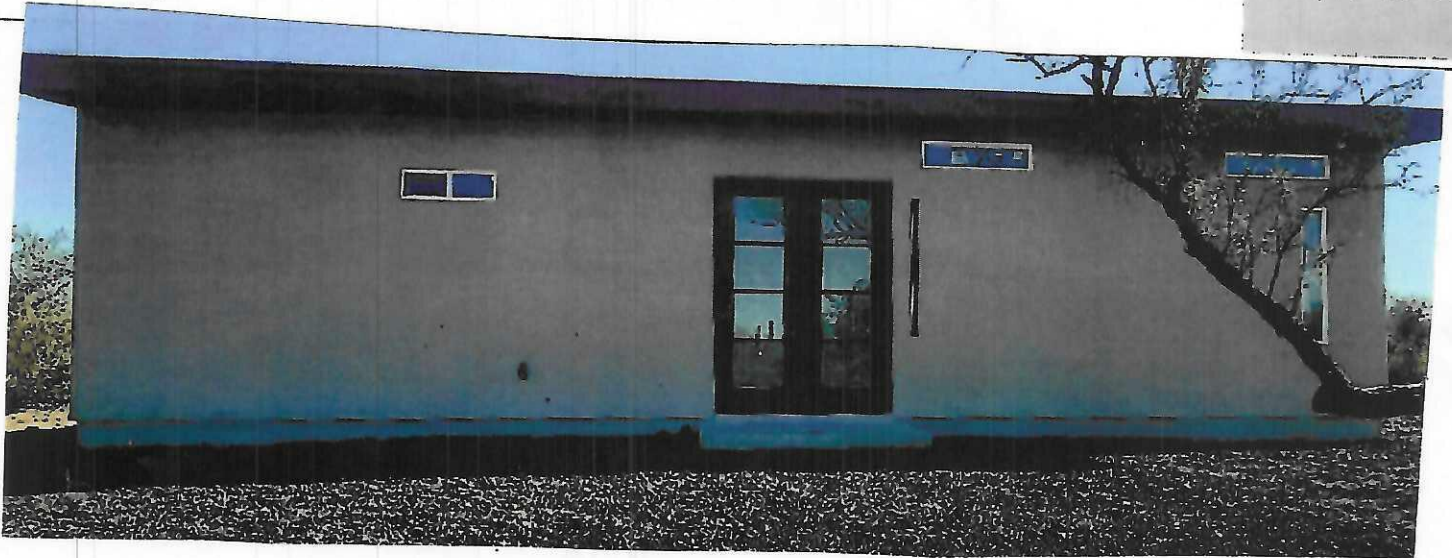
Company NAIC Number: _____

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.



Back Side (NW Side looking SE) 2/26/2026
Photo Three

Photo Three Caption:



Left Side (SW Side looking NE) 2/26/2026

Photo Four

Photo Four Caption: