



Floodplain Use Permit- Case History

RECORD: P25FC00089

Building/Floodplain Use Permit

Case Name:NHF

Issue: Detached 50'X60' steel barn with electric

2/6/2025 Application Intake - Submitted: Created from RFCD Review ad-hoc

Case Reviewer:Stefanie Matthews

2/6/2025 Review - Note: FPUP for 5 OSS (24-764) and garage (24-802) have been issued, but no docs behind FPUP dot. Docs in main e-file have been combined and put into paperless folder for Admin.

Case Reviewer:Stefanie Matthews

2/11/2025 Review - Request for Corrections: RFC letter reviewed with FR - exceeds standard details, proposed in tortolita soils, and flood vents are not adequate. Letter emailed to applicant and given to Admin to mail.

Case Reviewer:Stefanie Matthews

2/12/2025 Application Intake - Note: General plumbing and electrical notes mention lavatory, laundry, etc. Emailed applicant asking they be crossed out. He called back and explained that they are just general comments that don't apply to this project - gave me permission to cross them out myself.

Case Reviewer:Stefanie Matthews

3/17/2025 Application Intake - Resubmit: Drainage report and updated plans provided. RB/BS notified by email - permit to be passed over to eng for review.

Case Reviewer:Stefanie Matthews

3/17/2025 Review - Engineering Review Requested: No Comments

Case Reviewer:Stefanie Matthews

4/2/2025 Engineering Review - Request for Corrections: RFC sent 4/2/25, Report approved

Case Reviewer:Ryan Bente



5/14/2025 Engineering Review - Resubmittal: Per BJ, ok to proceed with FPUP.

Case Reviewer:Stefanie Matthews

5/14/2025 Engineering Review - Approved: No Comments

Case Reviewer:Stefanie Matthews

5/14/2025 Review - Supervisor Approval Review Requested: Completed FPUP submitted for approval.

Case Reviewer:Stefanie Matthews

5/14/2025 Supervisor Approval Review - Approved: permit approved. D1FC1 uploaded to DSD

Case Reviewer:Philip Calabrese

5/14/2025 Issuance - Note: FPUP, specific covs, as built, and el cert emailed to applicant.

Case Reviewer:Stefanie Matthews

5/14/2025 Issuance - Issued - Documents Required: Signed FPUP received by email. Awaiting covs, as built, and el cert.

Case Reviewer:Stefanie Matthews

5/16/2025 Documents - Note: 5/14/25 WAITING FOR EL CERT, AS-BUILT AND COVS. (SM)

Case Reviewer:Deanna Reyes

7/3/2025 Documents - Note: Received P2S As-Built, reviewed and approved 7/3/25

Case Reviewer:Ryan Bente

8/13/2025 Documents - Note: Plans stated that 16 engineered flood vents (each covering 200 sf) would be installed - total 3200 sf of coverage. Owner emailed asking if 15 vents would technically be sufficient for 3000 sf building. I confirmed with PC that 15 vents would be fine and no formal revision to plans would be required.

Case Reviewer:Stefanie Matthews

11/13/2025 Documents - Documents Received: Covs returned by mail. Still need el cert.

Case Reviewer:Stefanie Matthews

12/26/2025 Documents - Documents Approved: P2F - El-cert reviewed and approved. FFE = 1.3' above BFE, IC 12/26/2025



Case Reviewer:Irene Castillo

12/26/2025 Close Out - Complete: No Comments

Case Reviewer:Deanna Reyes

FPUP # P25FC00089

DSD # P25BP00963

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>Kratzer Family Trust</u> A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>4875 W Oasis Rd</u>	Policy Number: _____ Company NAIC Number: _____
City: <u>Tucson</u> State: <u>Arizona</u> ZIP Code: <u>85742</u>	
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: <u>216-31-029B</u> <u>12S</u> <u>12E</u> <u>13</u>	
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>Accessory: Detached Barn</u>	
A5. Latitude/Longitude: Lat. <u>32.386900</u> Long. <u>-111.069130</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 checked="" type="checkbox"/> No <input 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>3000</u> sq. ft. b) Is there at least one permanent flood opening on two different sides of the attached garage? <input checked="" type="checkbox"/> Yes <input 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>12</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>3000</u> sq. ft. f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): <u>3000</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 1065</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>AO Alluv. Fan 1</u> B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): <u>1.0</u>	
B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9: <input type="checkbox"/> FIS <input checked="" type="checkbox"/> FIRM <input 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: <u>Highest Adjacent Natural Grade (=100.0 ft)</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.:

4875 W Oasis Rd

City: Tucson

State: Arizona

ZIP Code: 85742

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

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: Highest Adjacent Natural Grade (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.

Check the measurement used:

a) Top of bottom floor (including basement, crawlspace, or enclosure floor):

102.3

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):

N/A

feet meters

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

101.8

feet meters

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

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

102.1

feet meters

PCRFCD 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: David A Rhine

License Number: AZ# 24530

Title: _____

Company Name: _____

Address: 15505 E Ocotillo Road

City: Gilbert

State: AZ

ZIP Code: 85298

Signature: _____

Date: 12/24/2025

Telephone: 520-490-2027

Ext.: _____

Email: AZTECLS@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 Electrical Panel

Highest adjacent natural grade is 100.00 Lowest adjacent natural grade is 99.3

ELEVATION CERTIFICATE

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4875 W Oasis Rd

City: Tucson

State: Arizona

ZIP Code: 85742

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: _____

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.:

4875 W Oasis Rd

City: Tucson

State: Arizona

ZIP Code: 85742

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: P25FC00089 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: 1.0 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: 2.0 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: 5/14/2025

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.:

4875 W Oasis Rd

City: Tucson

State: Arizona

ZIP Code: 85742

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.:
4875 W Oasis Rd

City: Tucson State: Arizona ZIP Code: 85742

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: NORTH FACE

Clear Photo One



Photo Two

Photo Two Caption: EAST FACE

Clear Photo Two

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.:

4875 W Oasis Rd

City: Tucson

State: Arizona

ZIP Code: 85742

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 FACE

Clear Photo Three



Photo Four

Photo Four Caption: WEST FACE

Clear Photo Four