



Floodplain Use Permit- Case History

RECORD: P25FC00127

Building/Floodplain Use Permit

Case Name:MHR

Issue: Manufactured Home Replacement and elevated on a flood vented stem wall (ZONING ONLY)

2/24/2025 Application Intake - Submitted: Created from RFCD Review ad-hoc

Case Reviewer:Stefanie Matthews

2/28/2025 Review - Supervisor Approval Review Requested: Picture Rocks old & new studies shows it dry (091 & 092 BFE in e file). FPUP only

Case Reviewer:Rodrigo Morales

2/28/2025 Supervisor Approval Review - Corrections Required: After further consideration of ArcMap generated by hydro, topo relief isn't sufficient to warrant parcel is dry and PimaMaps flood determination of 0.5ft is valid. Permit should be re-done as flood-prone.

Case Reviewer:Francisco Ramirez

2/28/2025 Review - Note: After conferring with FR, this will be treated as 0.5 ft sheet FP

Case Reviewer:Rodrigo Morales

2/28/2025 Review - Supervisor Approval Review Requested: Stem wall MH

Case Reviewer:Rodrigo Morales

3/5/2025 Supervisor Approval Review - Approved with Corrections: permit approved. D1FC1 uploaded to DSD. Please use updated OMH details that include all 10 pages and fill out page 4 moving forward.

Case Reviewer:Philip Calabrese

3/10/2025 Issuance - Issued - Documents Required: Need EI cert only

Case Reviewer:Rodrigo Morales

7/8/2025 Documents - Documents Received: P2E - EI-Cert reviewed and approved. LSM = 1.03' above BFE. IC 7/8/2025



Case Reviewer:Irene Castillo

7/8/2025 Documents - Documents Approved: No other docs required.

Case Reviewer:Irene Castillo

7/14/2025 Close Out - Complete: No Comments

Case Reviewer:Valerie Gonzales

FPUP # P25FC00127

DSD # P25BP01477

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>BDB CAPITAL LLC</u>		Policy Number: _____
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>10610 W MASSINGALE RD</u>		Company NAIC Number: _____
City: <u>TUCSON</u> State: <u>Arizona</u> ZIP Code: <u>85743</u>		
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: Taxcode: <u>21541003C</u> Township <u>12S</u> Range <u>11E</u> Section <u>35</u>		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>Residential: Manufactured Home Replacement</u>		
A5. Latitude/Longitude: Lat. <u>32.344887 °</u> Long. <u>-111.191271 °</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>6</u>		
A8. For a building with a crawlspace or enclosure(s):		
a) Square footage of crawlspace or enclosure(s): <u>2015</u> sq. ft.		
b) Is there at least one permanent flood opening on two different sides of each enclosed area? <input checked="" type="checkbox"/> Yes <input 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>32</u> Engineered flood openings: <u>NA</u>		
d) Total net open area of non-engineered flood openings in A8.c: <u>2132</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 1650</u>
B5. Suffix: <u>L</u>		
B6. FIRM Index Date: <u>09/28/2012</u>		B7. FIRM Panel Effective/Revised Date: _____
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 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		

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City: <u>TUCSON</u> State: <u>Arizona</u> ZIP Code: <u>85743</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: NA 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=100.00'

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): | <u>99.60</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| b) Top of the next higher floor (see Instructions): | <u>102.85</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (see Instructions): | <u>101.53</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>101.53</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| f) Lowest Adjacent Grade (LAG) next to building: <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Finished | <u>99.04</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| PCRFC Note: For projects involving a fill pad indicate lowest adjacent finished grade in Section D | | |
| g) Highest Adjacent Grade (HAG) next to building: <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Finished | <u>100.00</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| PCRFC Note: For projects involving a fill pad indicate highest adjacent finished grade in Section D | | |
| h) Finished LAG at lowest elevation of attached deck or stairs, including structural support: | <u>NA</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: Taylor Webb License Number: 52699

Title: Land Surveyor

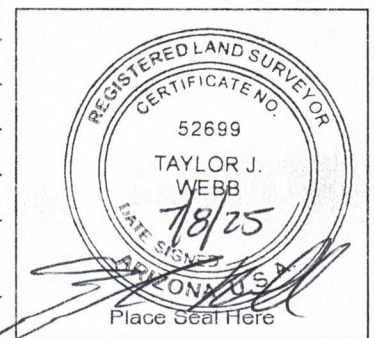
Company Name: On Point Surveying, PLLC

Address: 6200 N Shannon Rd

City: Tucson State: AZ ZIP Code: 85741

Signature: [Signature] Date: 07/08/2025

Telephone: (520)490-2467 Ext.: _____ Email: onpointsurveygroup@gmail.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 AC Unit.
Highest adjacent finished grade is 100.02'. Lowest adjacent finish grade is 99.23'.

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City: TUCSON State: Arizona ZIP Code: 85743	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

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City: <u>TUCSON</u> State: <u>Arizona</u> ZIP Code: <u>85743</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: P25FC00127 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: 03-05-2025

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 PHOTOGRAPHS

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
10610 W MASSINGALE RD

City: TUCSON State: Arizona ZIP Code: 85743

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: East Side 7/7/25



Photo Two

Photo Two Caption: North Side 7/7/25

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.:
10610 W MASSINGALE RD

City: TUCSON State: Arizona ZIP Code: 85743

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 Side 7/7/25



Photo Four

Photo Four Caption: West Side 7/7/25