

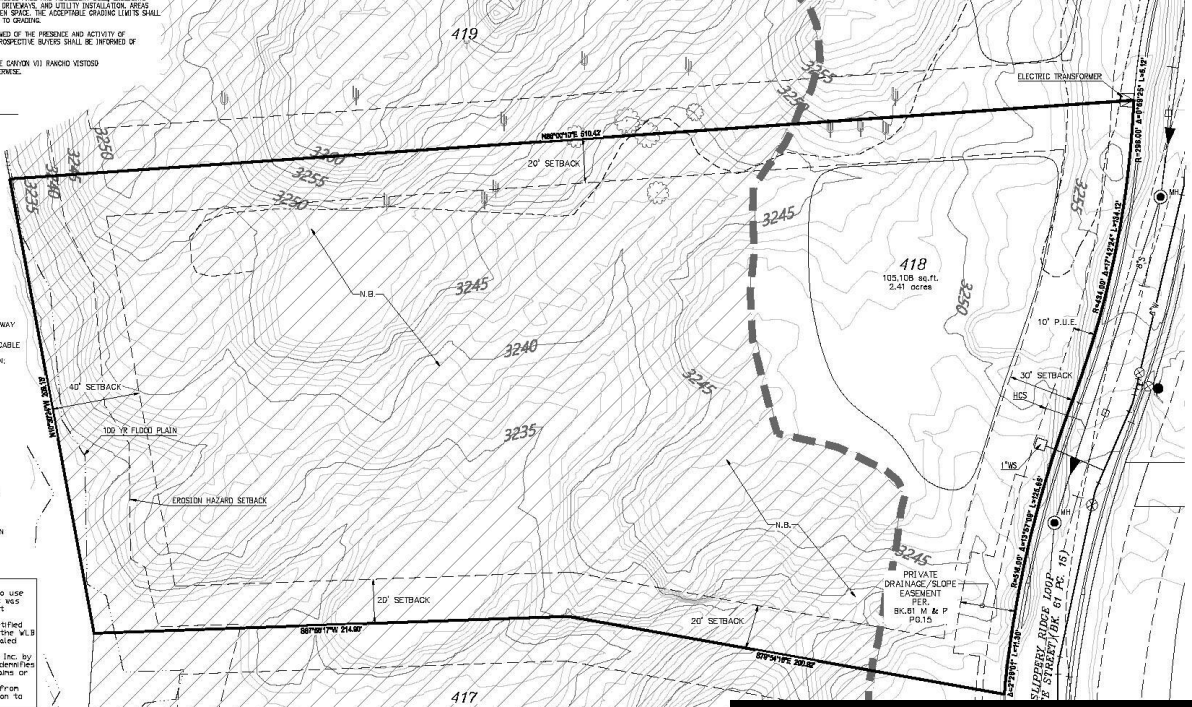
3. ALL PROPOSED BUILDINGS OR USES WITH EXISTING CHANGES SHALL BE IN ACCORDANCE WITH THE PRESENCE AND ACTIVITY OF THE LA OCHOILA AIRPORT, A PRIVATE AIRPORT LOCATED WEST OF THE PROJECT. PROSPECTIVE BUYERS SHALL BE INFORMED OF THE USE OF LAND FOR DRIVE AS A FUNCTIONAL 100-FOOT BY 100-FOOT.

4. ALL EASEMENTS NOTED ARE PER B.C. 81 OF MAPS AND PLATS AT PAGE 15 (OTHER CHAYON VU) RANCHO VISTOSO NEIGHBORHOOD 11 LOTS 404 THRU 464 AND COMMON AREA A) UNLESS NOTED OTHERWISE.

LEGEND

- EASEMENT LINE
- SEWER LINE
- WATER LINE WITH SIZE NOTED
- RIGHT-OF-WAY LINE
- LOT LINE
- ROADWAY CENTER LINE
- EASEMENT LINE
- 100-YEAR FLOOD PLAIN LIMIT
- 100-YEAR FLOOD PLAIN LIMIT
- SECTION LINE
- SLOPE LINE
- FLOOD SURVEY MONUMENT AS NOTED (IRON PIN, BRASS CAP, ETC.)
- PUBLIC UTILITY EASEMENT
- NO ACCESS EASEMENT
- INDICATES A RADIAL LINE TO A CURVE
- INDICATES 1/2" (IRON PIN TAGGED BY ALL R.S.)
- INDICATES BRASS CAPPED SURVEY MONUMENT STAMPED BY A REGISTERED LAND SURVEYOR TO BE SET UPON COMPLETION OF CONSTRUCTION OF THE ROADWAY OR DRIVEWAY IMPROVEMENTS
- SVT (RIGHT VISIBILITY TRIANGLE), IF APPLICABLE
- ★ DENOTES APPROXIMATE LOT ACCESS LOCATION; DRIVEWAY LOCATION ON RESTRICTED LOTS
- TEP TULSON ELECTRIC POWER COMPANY
- TEP ELECTRIC TRANSFORMER
- TEP PEDESTAL
- N.B. NO BUILD AREAS
- NO BUILD AREA BOUNDARY
- FIRE HYDRANT
- EXISTING FENCE LINE
- PROPOSED BUILDING ENVELOPE
- FM INDIVIDUAL SEWER FORCE MAIN CONNECTION LOCATION
- MH MANHOLE
- DIRECTION OF FLOW - SEWER OR FORCE MAIN

DISCLAIMER
All data provided by the VLB Group, Inc. is restricted to use and reference only to the site and project for which it was originally prepared. Any other uses are prohibited without authorization from the VLB Group, Inc. All electronic correspondence issued by the VLB Group, Inc. is not certified or sealed as a professional product of an employee of the VLB Group, Inc. and may vary from the VLB Group, Inc. by recipient shall be at the recipient's full risk. Recipient identifies and holds the VLB Group, Inc. harmless from damages, claims or losses resulting from the use of provided electronic correspondence. The electronic correspondence received from the VLB Group, Inc. is prohibited from further distribution to third parties.



\$450,000

- Lots / Land
- Active

14942 N SLIPPERY RIDGE LOOP, ORO VALLEY, AZ 85755, USA

<https://rehomes.us>

Range Listing: Imagine owning a canvas adorned with the most breathtaking frames nature can offer - expansive vistas of Southern Arizona's enchanting landscapes, the majestic Catalina & Tortolita mountains, majestic saguaros and rock formations. Our hand-picked lots have been meticulously chosen for their unbeatable views, eagerly awaiting the creation of a home that will seamlessly [...]

Basics



Category: Lots / Land

Lot size: 83635.00 sq ft

List Number Main: 22321220

Lot Acres: 1.92 acres

Lot Dimensions: Irregular

View: Mountain(s),Panoramic,Sunrise,Sunset

Property Use Type: Residential

Status: Active

County: Pima

Entry Timestamp: 2023-09-30T16:03:20.871

Municipality/Zoning: Oro Valley - PAD

Township: 11

Area: Northwest

Description

Legal Description: STONE CANYON VII LOT 418

Building Details

Lot Features: Borders Common Area,East/West Exposure,Hillside Lot,Subdivided

Fence: Other: per plan

Miscellaneous



Compensation Disclaimer: The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

Subdivision Name: Stone Canyon VII (404-485)

Direction: N

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA Name: Stone Canyon Assn.

Section: 14

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Paved

Terms: Cash,Conventional

Distance to Utilities: Sewer: at lot

Distance to Utilities: Water: at lot

Phone: Location: Available

Special Listing Conditions: Public Report

Co-op Fee: \$3

Horse Property: No

Association & Fees: HOA: Yes

Assessments: \$0

Community: Rancho Vistoso-Stone Canyon

Tax Code: 219-06-1850

Property Disclosures: Public report

Road Maintenance: HOA

Distance to Utilities: Phone: at lot

Distance to Utilities: Gas: at lot

Distance to Utilities: Electric: at lot

Listing Office

Listing Office ShortId: 13301

Listing Office Address: 405 W Tortolita Mountain Circle, Oro Valley, AZ 85755

Listing Member Phone: (520) 490-8835

ListingOfficeName: 1st Heritage Realty

Listing Office Url: www.1stheritagerealty.com

Office ID: 20091207184805873983000000

Amenities & Features

Sewer: Connected

Neighborhood Feature: Exercise Facilities,Gated Community,Golf,Paved Street,Pool,Putting Green,Rec Center,Spa,Tennis Court(s)

Electric: Electric Company **Water:** Water Company

Gas: Natural





Nearby Schools

High School: Ironwood Ridge
Middle School: Coronado K-8

School District: Amphitheater
Elementary School: Painted Sky



Fees and Taxes

Tax Year: 2022

**Association & Fees: HOA Payment
Frequency:** Quarterly

**Association & Fees: HOA Amt
(Monthly):** \$254
Taxes: \$10.15

