

DRIVEWAYS AND UTILITIES, OTHERWISE GRADING SHALL BE LIMITED TO DRIVEWAYS, DRIVEWAYS, AND UTILITY INSTALLATION AREAS OUTSIDE THE EXISTING GRADING LIMITS SHALL BE GRADDED AS NEAREST EXISTING GRADE. THE ACCEPTABLE GRADING LIMITS SHALL BE STRAINED IN THE FIELD AND INSPECTED BY THE SENIOR ZONING OFFICIAL PRIOR TO GRADING.

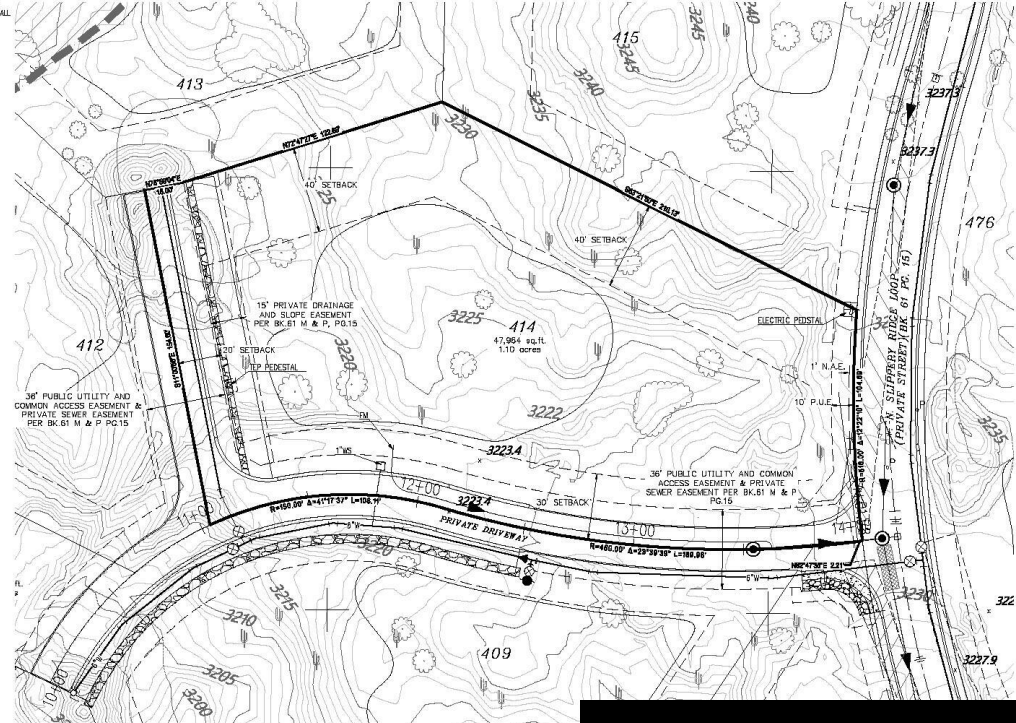
3. ALL PROPOSED EASEMENTS OF LAND SHALL BE IN ACCORDANCE WITH THE PROVISIONS AND ACTIVITY OF THE LA ORO VALLEY AIRPORT, A PRIVATE AIRPORT LOCATED WEST OF THE PROJECT. PROSPECTIVE BUYERS SHALL BE INFORMED OF THE USE OF LAND FOR DRIVE AS A FUNCTIONAL 100-FOOT BY SMALL AIRPORT.

4. ALL EASEMENTS NOTED ARE PER BK. 61 OF MAPS AND PLATS AT PAGE 14, (STATE CHAYON VI) 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
- HUMAN AREA LIMIT
- SECTION LINE
- SLOPE LINE
- FOUND 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) TAPPED BY ALL P.L.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 OR RESTRICTED LOTS
- TEP TULSON ELECTRIC POWER COMPANY
- TEP ELECTRIC TRANSFORMER
- TEP PEDESTAL
- TEP PEDESTAL
- N.B. NO BUILD AREAS
- 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
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\$400,000

- Lots / Land
- Active



14980 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: 47948.00 sq ft

List Number Main: 22321215

Lot Acres: 1.10 acres

Lot Dimensions: Irregular

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

Property Use Type: Residential

Status: Active

County: Pima

Entry Timestamp: 2023-09-30T15:03:32.642

Municipality/Zoning: Oro Valley - PAD

Township: 11

Area: Northwest

Description

Legal Description: STONE CANYON VII LOT 414

Building Details

Lot Features: 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: 219-06-1810

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

