

BE STAKED IN THE FIELD AND INSPECTED BY THE SENIOR SURVEYING OFFICIAL PRIOR TO GRADING.

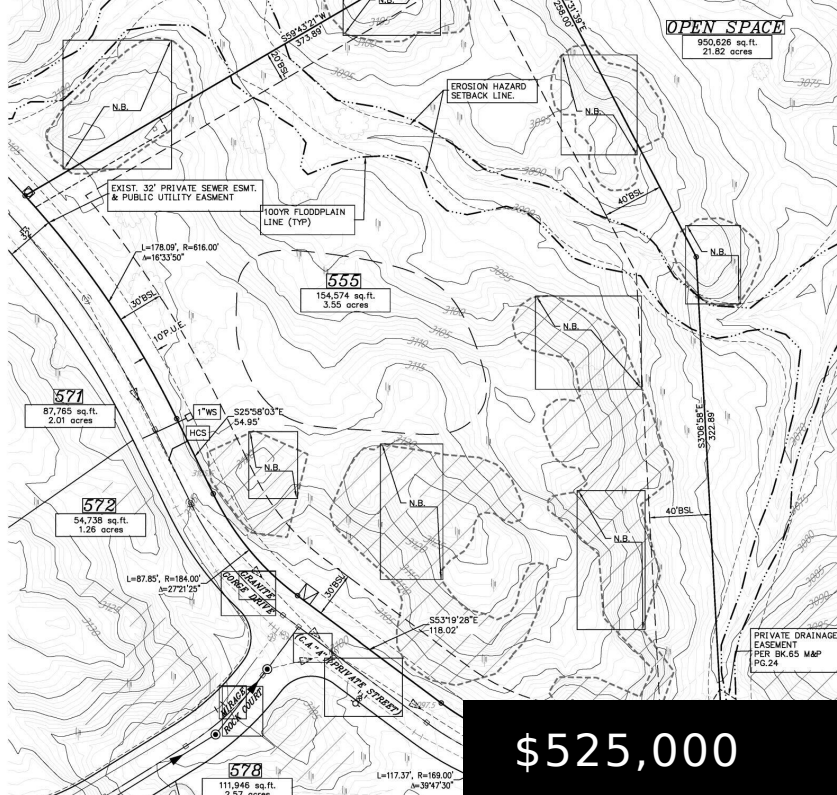
3. ALL PROSPECTIVE BUYERS OF LOTS WITHIN STONE CANYON VIII SHALL BE INFORMED OF THE PRESENCE AND ACTIVITY OF THE LA OVALA AIRPORT, A PRIVATE AIRPORT LOCATED WEST OF THE PROJECT. PROSPECTIVE BUYERS SHALL BE INFORMED OF THE USE OF KING AIR DRIVE AS A FUNCTIONAL TAXI-WAY BY SMALL AIRCRAFT.

4. ALL EASEMENTS NOTED ARE PER BK-36 OF MAPS AND PLATS AT PAGE 24 (STONE CANYON VIII RANCHO VISTOSO NEIGHBORHOOD 12 LOTS 486 THRU 622, BLOCKS 1 AND 2 AND COMMON AREA A) UNLESS NOTED OTHERWISE.

## LEGEND

(CEXXX)	INDICATES CONSERVATION EASEMENT LINE NUMBER
---	CONSERVATION EASEMENT LINE
---	SEWER LINE
---	WATER LINE
---	RIGHT OF WAY LINE
---	TOY LINE
---	ROADWAY CENTER LINE
---	EASEMENT LINE
---	100'-WIDE FLOOD PLAIN LIMIT
---	RIPARIAN AREA LIMIT
---	SECTOR LINE
---	SLOPE LINE
○	FOUND SURVEY MONUMENT AS NOTED (IRON PIN, BRASS CAP, ETC.)
---	PUBLIC UTILITY EASEMENT
---	NO ACCESS EASEMENT
---	BUILDING SETBACK LINE
---	INDICATES A RADIAL LINE TO A CURVE
---	INDICATES 1/2" IRON PIN TAGGED BY ANYONE
---	INDICATES BRASS CAPPED SURVEY MONUMENT STAMPED BY A REGISTERED LAND SURVEYOR TO BE SET UP ON COMPLETION OF CONSTRUCTION OF THE P.A.L.
---	SVT (SIGHT VISIBILITY TRIANGLE), IF APPLICABLE
---	DENOTES APPROXIMATE LOT ACCESS LOCATION
---	DRIVEWAY LOCATION TO BE DETERMINED AT TIME OF LOT PLAN REVIEW
---	10' x 10' ESM TO TER
---	8' x 8' ESM TO TER
---	15' x 15' ESM TO TER
---	10' x 10' ESM TO TER
---	UCON ELECTRIC POWER COMPANY
---	NO BUILD AREAS
---	FIRE HYDRANT
---	EXISTING FENCE LINE
---	PROPOSED BUILDING ENVELOPE

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**\$525,000**

- Lots / Land
- Active



**328 W GRANITE GORGE DR, ORO VALLEY, AZ 85755, USA**

<https://rehomes.us>

Think of our lots as canvases that have already been outfitted with the most spectacular frames you can imagine- expansive, breathtaking natural views of Southern Arizona landscapes, striking Tortolita mountains, and a sea of saguaros. Every lot is hand-picked for it unbeatable sights, ready for a home design with optimized views of the painted surroundings. [...]

## Basics



**Category:** Lots / Land

**Lot size:** 154638.00 sq ft

**County:** Pima

**Entry Timestamp:** 2023-02-20T17:03:20.542

**Municipality/Zoning:** Oro Valley - PAD

**Township:** 11

**Area:** Northwest

**Status:** Active

**Days On Market:** 129

**List Number Main:** 22303945

**Lot Acres:** 3.55 acres

**Lot Dimensions:** Irregular

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

**Property Use Type:** Residential

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## Description

**Legal Description:** STONE CANYON VIII RANCHO VISTOSONEIGHBORHOOD 12 LOT 555

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## Building Details

**Lot Features:** Borders Common Area,Corner Lot,Hillside Lot,Subdivided**Fence:** None

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## 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 VIII (486-602)

**Direction:** W

**Subdivision Restrict:** **Deed Restrictions:** Yes

**Association & Fees:** **HOA:** Yes

**Section:** 13

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Terms:** Cash,Conventional

**Distance to Utilities:** **Sewer:** At Lot Line

**Distance to Utilities:** **Water:** At Lot Line

**Phone:** **Location:** Available

**Special Listing Conditions:** Public Report

**Co-op Fee:** \$5

**Horse Property:** No

**Subdivision Restrict:** **Age Restrictions:** No

**Assessments:** \$0

**Community:** Rancho Vistoso-Stone Canyon

**Tax Code:** 219-04-1790

**Property Disclosures:** Unknown

**Road Maintenance:** HOA

**Distance to Utilities:** **Phone:** At Lot Line

**Distance to Utilities:** **Gas:** At Lot Line

**Distance to Utilities:** **Electric:** At Lot Line

## Listing Office

**Listing Office ShortId:** 472209

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

**Office ID:** 20230331234013594230000000

**ListingOfficeName:** Russ Lyon Sotheby's Intl Realt

**Listing Member Phone:** (520) 271-0332

## Amenities & Features

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

**Assoc Amenities:** Security

**Gas:** Natural

**Electric:** Electric Company

**Water:** City,Water Company

**Sewer:** **Location:** Available





## 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:** \$1,352.87

