

Stone Canyon IX Narrative

Stone Canyon Phase IX is located in the southwest portion of Stone Canyon. The roughly 25-acre project includes Assessor Parcel Numbers 219-16-0020, 219-16-003A, and 219-16-005A. We propose to develop seven single-family custom home lots under the existing R1-144 zoning. Vehicular access will be via an extension of existing Stone Canyon streets, which are privately maintained and gated. The site is proposing to be served with Oro Valley Water. Several of the lots will connect to Pima County Wastewater sewer infrastructure, while others will be served by individual septic systems due to sewer proximity and elevation issues. Sewer connection waivers will be obtained from Pima County Wastewater for those lots.

Plan Summary

1. Property Area: 24.97 Acres
2. APNs: 219-16-0020, 003A & 005A
3. Existing Zoning: R1-144 Residential
4. Proposed Land Use: Seven Custom Home Sites
5. Proposed Lot Sizes: 3.3 - 3.9 Acres

