

UTILITIES & SERVICES

8475 N Van Cleeve Ln | Tucson, AZ 85743

Your new-home utility guide

Utility providers, service options and approximate household costs.

PROVIDER & SERVICE	SELLER-REPORTED COST
ELECTRICITY Tucson Electric Power (TEP) 520-623-7711 tep.com	\$250 average Billing period not specified.
NATURAL GAS Southwest Gas 877-860-6020 swgas.com	\$21 average Billing period not specified.
WATER & SEWER Marana Water 520-382-2570 maranaaz.gov Water Department	\$150 combined average Water and sewer combined. Billing period not specified.
INTERNET Cox 800-234-3993 cox.com Customer support	Not provided Confirm current plans and move-in service setup.
TRASH & RECYCLING Waste Management or Republic Services Choose your provider. wm.com republicservices.com	Request a quote Confirm collection days, recycling and pricing.
HOMEOWNERS ASSOCIATION Lazy K Bar Ranch Community Association AAM, LLC Tucson: 520-219-7200 lazykbarranch.org Management: associatedasset.com/tucson	\$124 monthly Title company and HOA to confirm all fees during due diligence.

Before you move

Arrange service for your possession date and confirm setup fees. Request the current HOA statement from AAM for assessment amounts, payment frequency and resale charges.

Costs are approximate; billing periods are not specified. Sources: SPDS, supplied cost information, confirmed service options and linked provider / management pages. Contacts researched September 24, 2026.



RUDY RUIZ
 REALTOR® | PLATINUM SERVICE TEAM
 LONG REALTY COMPANY

520-342-9809
rudy@platinumserviceaz.com
www.platinumserviceaz.com

LONG REALTY
LUXURY
 4051 East Sunrise Drive
 Tucson, Arizona 85718