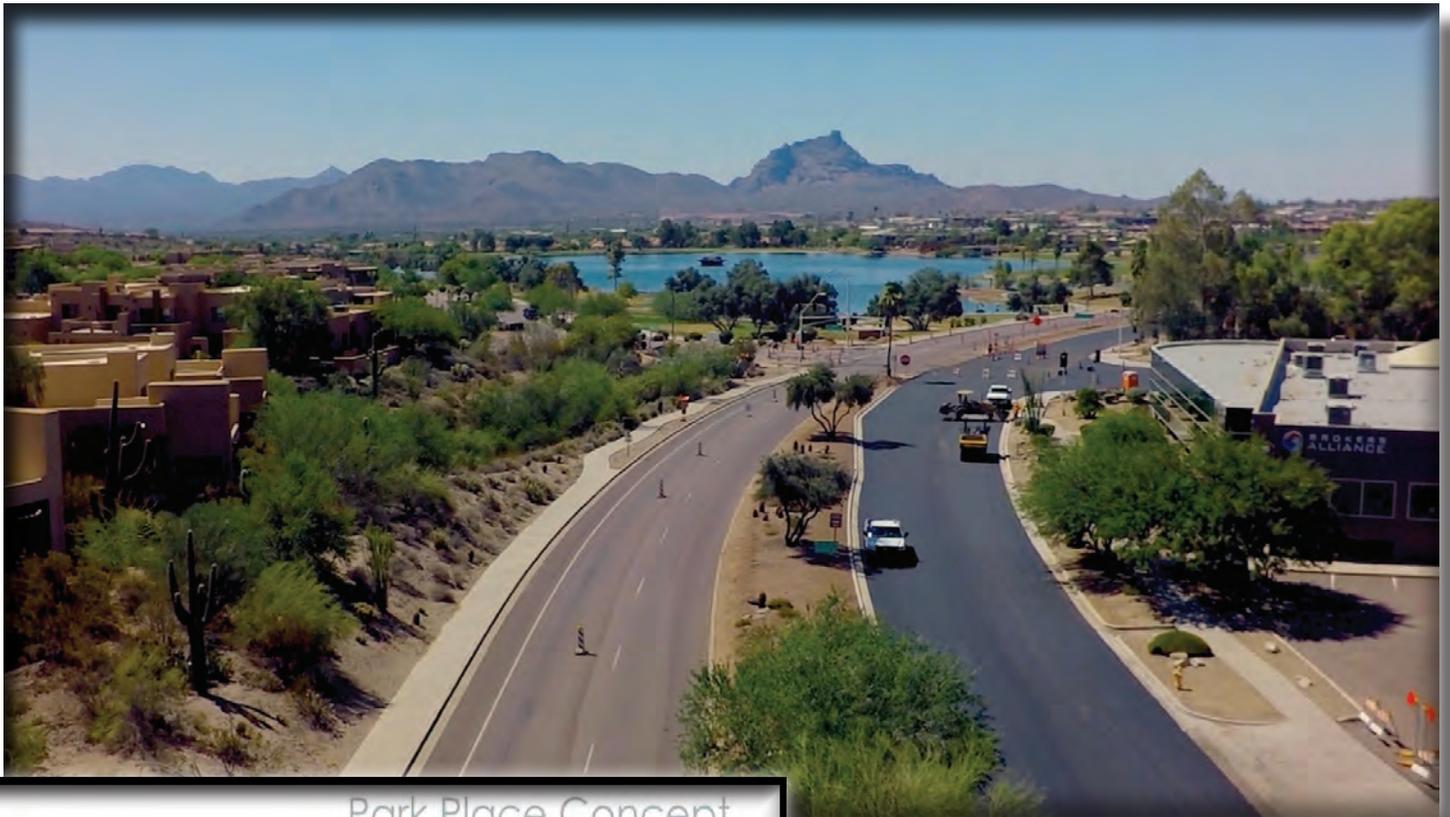


# Town of Fountain Hills

## Land Use Analysis & Statistical Report

2016



Park Place Concept



Adero Canyon



# Land Use Analysis

and Statistical Report

Fountain Hills, Arizona



Prepared By:  
Town of Fountain Hills  
Development Services Department  
Planning & Zoning  
16705 E. Avenue of the Fountains  
Fountain Hills, AZ 85268

January 1 - December 31, 2016

# Town of Fountain Hills 2016

## Town Council

Linda Kavanagh (Mayor)  
Dennis Brown  
Nick DePorter  
Henry Leger  
Alan Magazine  
Art Tolis  
Cecil Yates

## Planning & Zoning Commission

Mike Archambault (Chair)  
Eric Hansen  
Howie Jones  
Roger Owers  
Amberleigh Dabrowski  
Eugene Mikołajczyk (Vice chair)  
Susan Dempster

## Board of Adjustment

Paul Ryan (Chair)  
Daniel J. Halloran  
John Kovac  
Carol Perica (Vice chair)  
Nick Sehman

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# introduction

The Town of Fountain Hills overlooks the Verde River Valley and the east valley of the metro Phoenix area. Once thought to be in a remote location, Fountain Hills now enjoys easy connections to its neighbors, the City of Scottsdale, the City of Mesa, Fort McDowell Yavapai Nation and the Salt River Pima-Maricopa Indian Community, as well as Phoenix and the rest of the Valley of the Sun.



Fountain Hills is a master planned community. Robert P. McCullough of McCullough Properties planned and marketed the development which began in 1970. The Town officially incorporated in December 1989.

The crown jewel of the community is the 65 acre Fountain Park featuring the world famous fountain. It is the world's tallest continuously operating fountain nestled in the center of a large man-made lake. The plume of water rises up to 560 feet on special occasions and normally rises 330 feet into the air from a concrete water lily sculpture. The fountain operates for 15 minutes at the top of every hour between 9 a.m. and 9 p.m.

Fountain Hills is a dynamic community teaming with pride for its cultural and recreational amenities. The Town boasts numerous active parks with tennis courts, baseball, football and soccer fields, basketball courts, pickle ball courts, a dog park, a skate park and sand volleyball courts. Outdoor enthusiasts have easy access to hiking and biking opportunities, including the Town's 740-acre McDowell Mountain Preserve. Golf enthusiasts from around the globe enjoy playing on our four 18-hole picturesque and challenging courses.

With unparalleled scenic views of the surrounding rugged mountains, and the serenity of the Sonoran Desert, the Town carefully protects the native flora, fauna and scenic vistas. It is not unusual to see bobcats, javelina, jackrabbits or coyotes wandering the fringes of the community. Quail and roadrunners thrive as well in the washes and among the natural vegetation.

Fountain Hills' collection of public art, which now stands at well over 120 pieces, is the envy of Arizona and provides interesting and inviting opportunities to tour the community. While here, visitors can also enjoy the many unique restaurants and shops along the Avenue of the Fountains, and throughout the town.

Amongst the natural beauty, a diversity of businesses thrive. Fountain Hills is home to many niche manufacturing companies and software development firms. Attracted by the ability to tap into the region's highly skilled and educated workforce, and the availability of very desirable commercial space, Fountain Hills offers a welcoming, pro-business environment for new businesses.

The Town is pleased to present this Land Use Inventory & Statistical Report which is designed to provide current statistical information in an easy to read and digest format. This report also includes a look at historical data which can be used to garner demographic and development trends.



Community Garden



Archery Class



Volunteer Expo



Eggstravaganza



Girl Scouts

# demographics

- Current Population
- Trends & Projections



Special Events



Tot Soccer



Music Festival

# demographics

Based upon the 2015 US Census population estimate figure of 23,899, Fountain Hills has an average of 1,176.1 people per square mile, or 1.84 people per acre.

Fountain Hills' low population density is a major reason it is such a desirable place to live. Unlike other regions of the Valley, one can dine, play, and commute, without congestion.

Fountain Hills' land is currently developed at an average density of 1.4 dwelling units per acre for single family homes and 6.9 units per acre for multi-family housing.

At the end of 2016, there were 1,010 vacant single family lots and 97 vacant multi-family lots.

If Fountain Hills continues to develop at a similar rate, the population is estimated to reach 34,700 at build-out around the year 2040.



Population by Gender & Age	Gender		Age Group														TOTAL				
	Male	Female	0-4 Years old	5-9 Years old	10-14 Years old	15-19 Years old	20-24 Years old	25-29 Years old	30-34 Years old	35-39 Years old	40-44 Years old	45-49 Years old	50-54 Years old	55-59 Years old	60-64 Years old	65-69 Years old		70-74 Years old	75-79 Years old	80-84 Years old	85 Years & older
Population	10,741	11,748	680	879	1,005	1,038	679	619	678	949	1,309	1,775	2,020	2,181	2,419	2,071	1,576	1,080	819	712	22,489
Percent	47.8%	52.2%	3.0%	3.9%	4.5%	4.6%	3.0%	2.8%	3.0%	4.2%	5.8%	7.9%	9.0%	9.7%	10.8%	9.2%	7.0%	4.8%	3.6%	3.2%	100.0%
Median Age = 53.9 Years old			Average Household Size = 2.16										Average Family Size = 2.56								

Income Per Household	Income Bracket									TOTAL	
	Less than \$10,000	\$10,000-\$14,999	\$15,000-\$24,999	\$25,000-\$34,999	\$35,000-\$49,999	\$50,000-\$74,999	\$75,000-\$99,999	\$100,000-\$149,999	\$150,000-\$199,999		\$200,000 or more
Household	97	285	789	789	1,046	2,037	1,457	1,600	1,032	898	10,030

SOURCE: 2010 US CENSUS

Median Household Income	= \$74,551
Mean Household Income	= \$105,681
Per Capita Income	= \$47,260

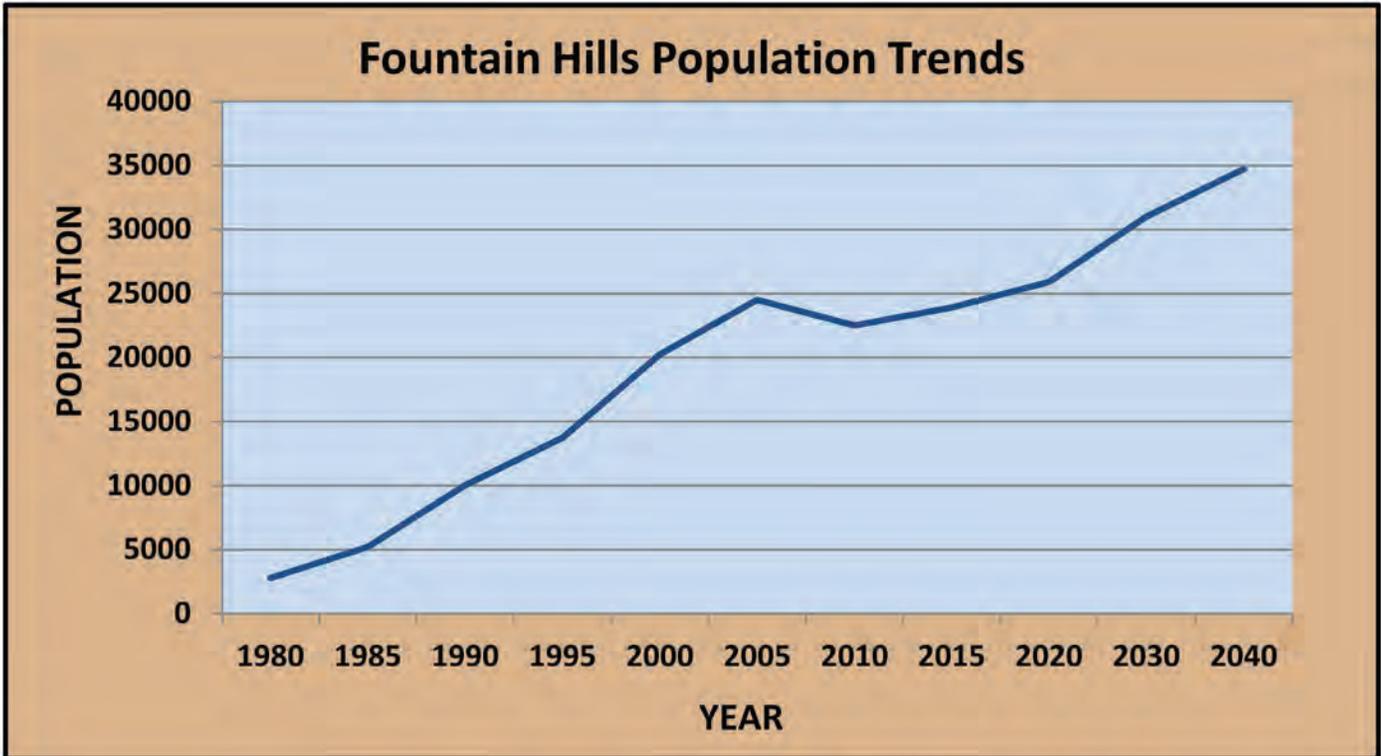
Population Trends	
Year	Fountain Hills Population
1980	2,772*
1985	5,200**
1990	10,030*
1995	13,745**
2000	20,235*
2005	24,492*
<b>2010</b>	<b>22,489*</b>
July 1, 2015	23,899***
2020	25,900**
2030	31,000**
Estimated Buildout ~2040	34,700****

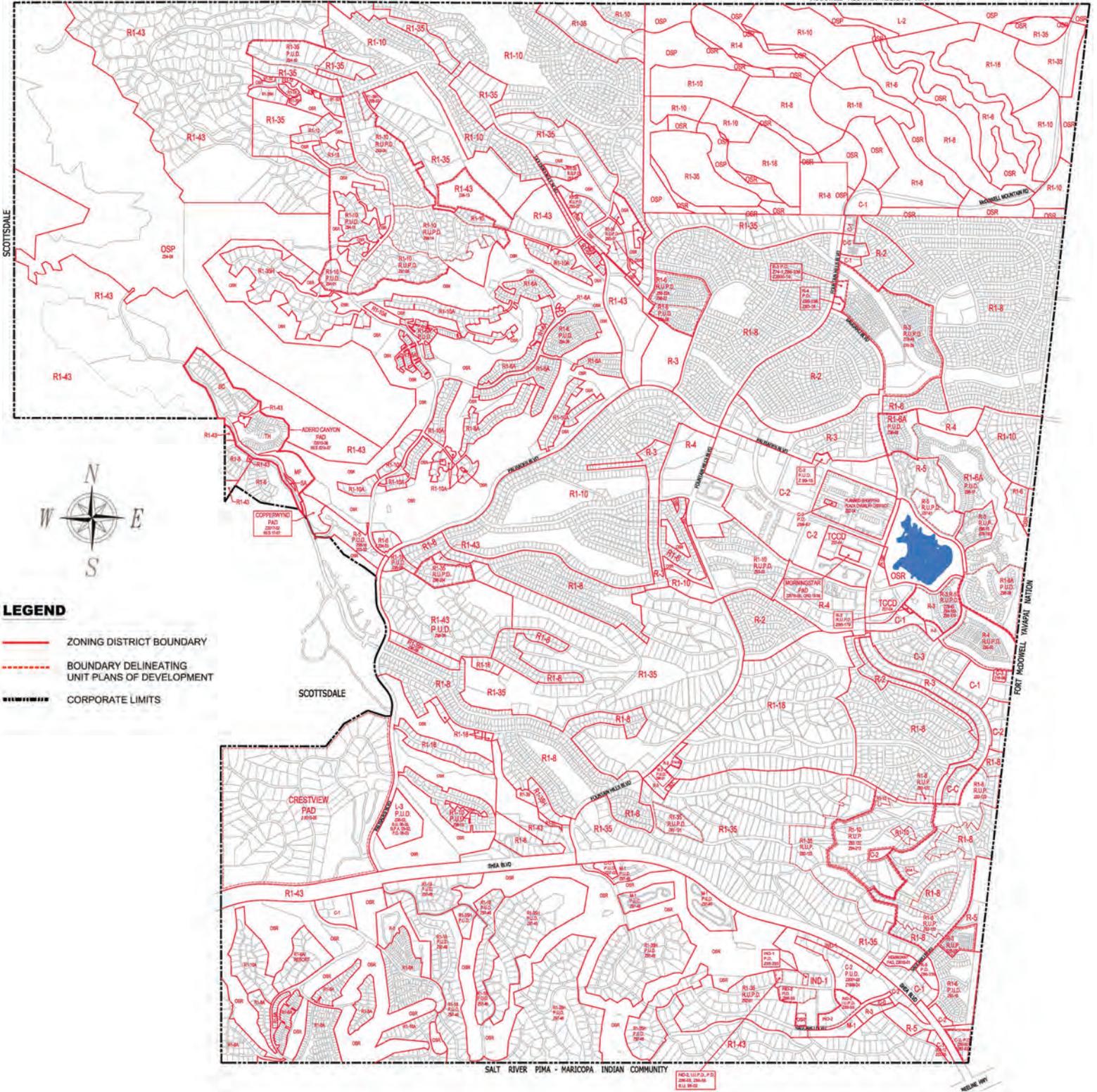
\* US CENSUS

\*\* MAG

\*\*\*US CENSUS, AMERICAN COMMUNITY SURVEY

\*\*\*\*TOWN DEVELOPMENT SERVICES





- LEGEND**
- ZONING DISTRICT BOUNDARY
  - - - BOUNDARY DELINEATING UNIT PLANS OF DEVELOPMENT
  - CORPORATE LIMITS



# Zoning Map of Fountain Hills

# development trends

- town-wide
- residential
- commercial



Multi-Family



Park Place Concept



Commercial



Single Family

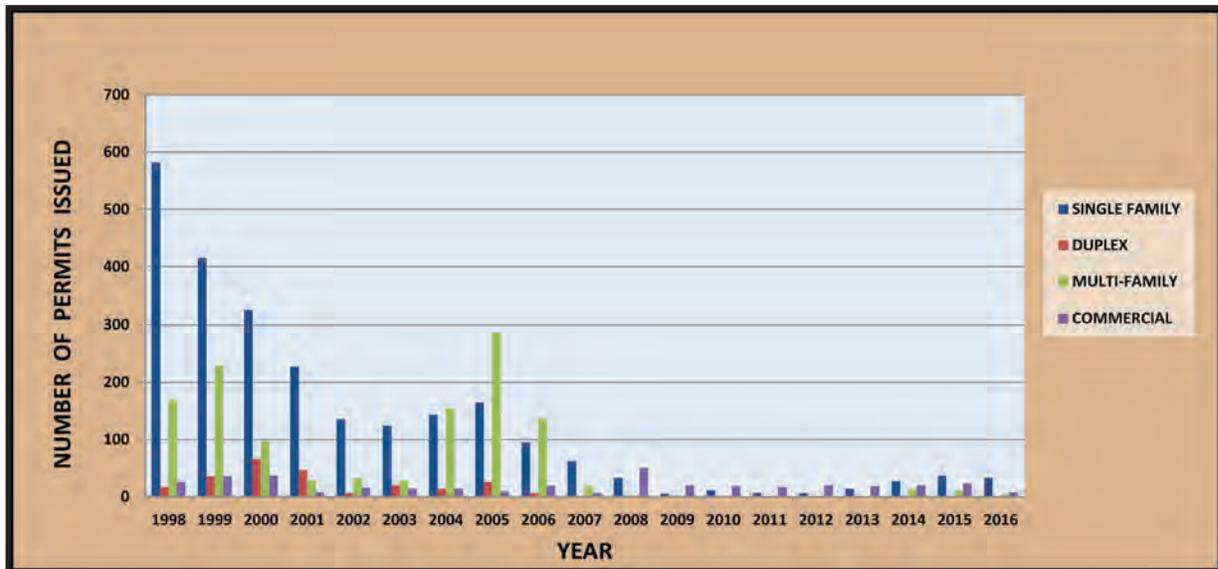


# town-wide building permit data

Land within the Town of Fountain Hills has been largely developed. While building activity in Fountain Hills has been on the upswing since 2016 and continuing into 2017, particularly with large scale commercial, multifamily housing, and luxury housing construction, the total building permits issued is still below the peak in the year 1998. The following charts show the historical building permit activity from the year 1998 forward. Most recently, the Town continues to experience a shift from new construction to remodeling.

Diversity and value are important to all residents and prospective home buyers. To guarantee the high quality lifestyle that Fountain Hills' residents have come to appreciate, the Town has adopted standards for grading, hillside preservation, and low water use landscaping. All proposed developments must meet these standards before receiving approval from the Town.

## TOWN-WIDE BUILDING PERMITS ISSUED

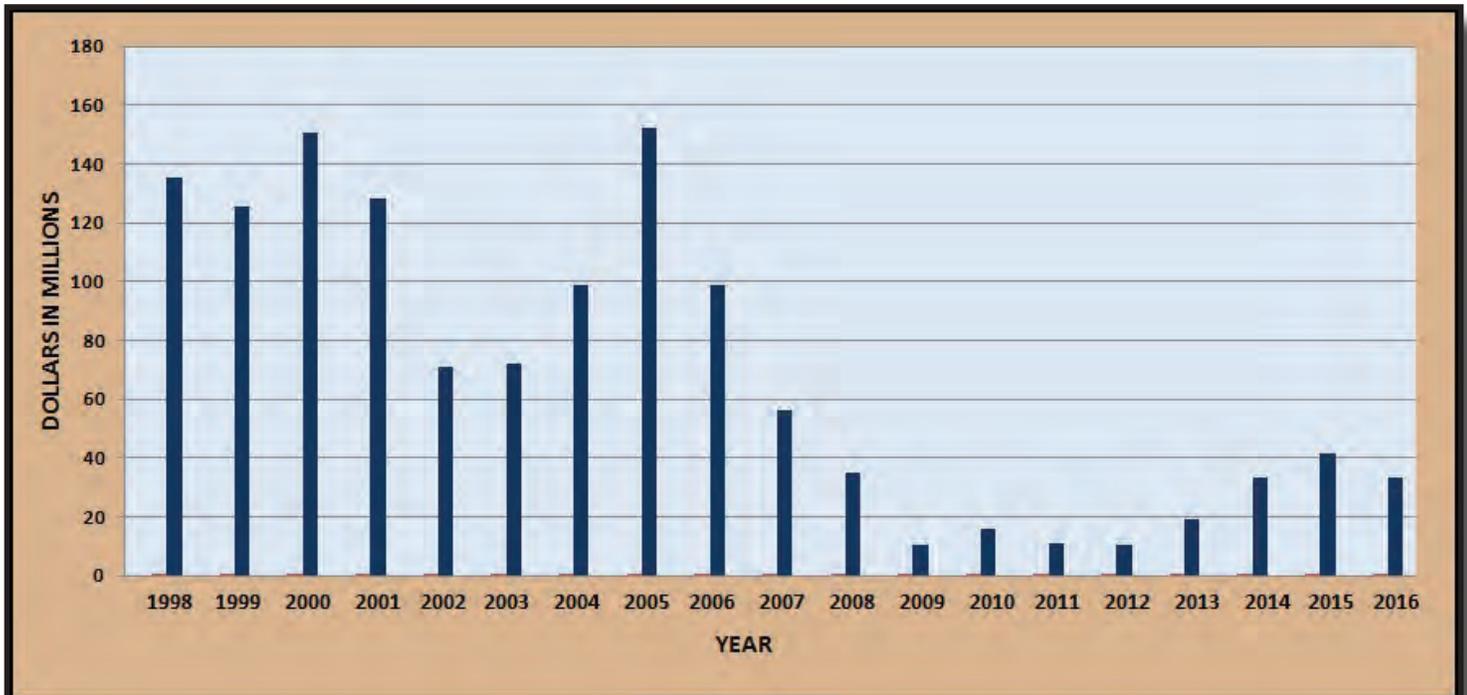


YEAR	Single Family	Duplex		Multi-Family		Total Dwelling Units	Commercial	Other
		Bldg.	Total Units	Bldg.	Total Units			
1998	582	17	34	36	170	786	26	995
1999	415	18	36	34	229	680	36	947
2000	326	33	66	23	97	489	37	892
2001	227	23	46	6	28	301	8	707
2002	135	3	6	4	33	174	16	622
2003	124	10	20	10	28	172	14	689
2004	143	7	14	64	154	311	14	664
2005	165	13	26	184	287	478	9	777
2006	95	3	6	102	137	238	19	745
2007	62	0	0	18	18	80	7	589
2008	33	0	0	1	2	35	50	489
2009	5	1	2	0	0	7	20	328
2010	11	0	0	0	0	11	18	366
2011	7	0	0	0	0	7	17	319
2012	6	0	0	0	0	6	20	376
2013	14	0	0	0	0	14	18	386
2014	27	1	2	5	13	42	20	391
2015	37	0	0	5	10	47	23	347
<b>2016</b>	<b>33</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>4</b>	<b>37</b>	<b>8</b>	<b>420</b>
<b>19 Year Total</b>	<b>2447</b>	<b>129</b>	<b>258</b>	<b>494</b>	<b>1210</b>	<b>3915</b>	<b>380</b>	<b>11049</b>
<b>19 Year Avg</b>	<b>128.8</b>	<b>6.8</b>	<b>13.6</b>	<b>26.0</b>	<b>63.7</b>	<b>206.1</b>	<b>20.0</b>	<b>581.5</b>

## VALUATION OF TOWN-WIDE BUILDING PERMITS ISSUED IN DOLLARS

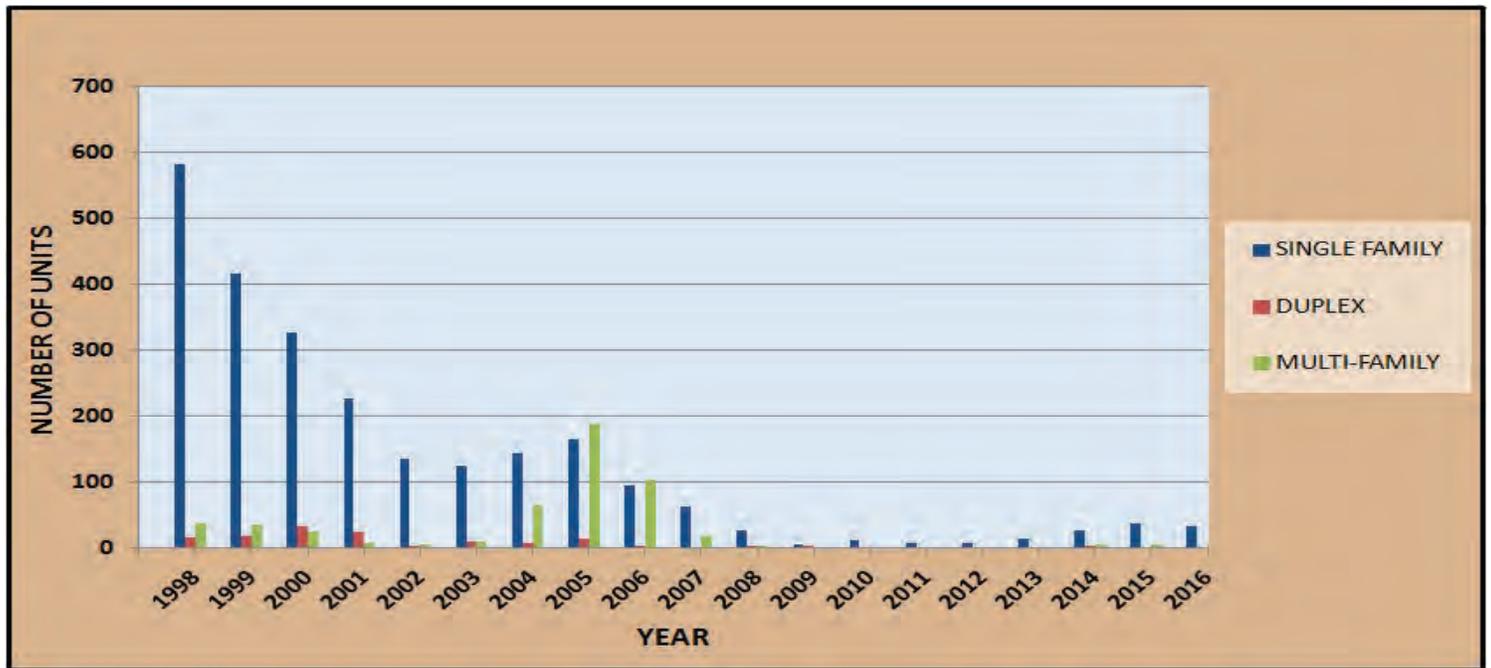
MONTH	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
JAN	6,574,199	263,756	9,657,285	10,095,841	12,674,799	8,278,411	5,378,932	12,492,184	10,401,780	5,883,110	4,962,915	609,930	988,834	376,829	142,121	56,478	378,321	1,481,639	<b>3,383,426</b>
FEB	4,865,416	9,945,464	11,963,705	6,919,626	6,758,009	4,534,589	6,283,480	11,022,986	10,065,618	2,569,560	3,046,556	857,202	2,903,446	803,257	597,350	1,231,612	3,477,690	5,277,477	<b>1,509,096</b>
MAR	5,921,757	15,223,085	9,055,695	7,342,961	5,516,213	3,550,616	7,988,927	18,234,408	13,141,125	5,694,068	2,284,967	1,018,230	1,913,546	914,491	320,291	2,392,101	4,230,187	1,381,050	<b>3,865,128</b>
APR	5,697,430	12,101,085	28,856,897	5,392,190	5,227,955	4,628,701	10,248,734	11,931,534	23,876,322	7,460,052	4,410,353	1,018,230	1,573,422	2,053,671	722,315	738,669	2,651,878	1,510,033	<b>2,161,381</b>
MAY	10,808,618	8,804,873	15,059,907	11,429,116	4,344,882	6,397,382	6,781,176	13,144,445	6,162,823	4,902,679	3,233,791	411,480	3,658,017	446,430	868,236	360,261	4,997,096	3,851,884	<b>2,197,286</b>
JUNE	10,816,025	9,387,462	18,271,252	6,693,401	6,843,339	5,063,000	7,413,744	11,507,145	4,862,164	4,367,961	987,275	806,089	537,219	2,758,141	833,037	2,964,125	1,232,984	2,241,778	<b>3,045,827</b>
JULY	7,027,898	8,101,339	13,741,446	9,970,909	3,591,554	4,009,686	8,982,012	11,204,070	6,311,607	8,132,955	5,871,200	1,245,509	315,717	486,097	1,746,383	2,120,955	3,686,087	2,118,418	<b>2,319,577</b>
AUG	8,455,819	12,204,513	11,781,658	15,442,009	7,103,632	5,265,222	6,592,195	10,586,050	6,056,935	3,681,728	3,124,335	519,539	416,439	444,063	1,511,424	2,200,118	1,767,602	1,651,201	<b>2,662,938</b>
SEPT	10,222,266	10,220,091	10,570,321	12,803,262	4,225,922	12,936,361	7,752,132	10,896,860	5,986,758	2,607,239	490,682	1,251,106	1,874,918	398,286	1,029,077	1,367,536	2,034,267	4,497,420	<b>1,855,862</b>
OCT	15,166,257	22,408,748	5,202,319	16,857,948	7,203,429	2,945,035	16,604,943	13,952,586	4,944,620	3,802,607	3,007,551	863,163	199,883	1,436,033	1,152,147	3,218,692	2,961,465	2,725,779	<b>6,980,206</b>
NOV	15,062,118	7,854,338	9,633,469	22,029,078	5,343,893	7,076,501	10,054,384	14,095,976	3,477,748	5,622,816	1,168,213	591,822	304,122	580,005	885,175	904,480	2,468,858	2,435,056	<b>1,671,248</b>
DEC	34,992,229	9,062,278	6,882,365	3,654,428	2,455,109	7,558,665	5,081,586	13,566,781	3,643,007	1,593,988	2,308,646	623,840	1,469,106	193,063	989,335	1,925,491	3,523,788	12,630,996	<b>1,935,058</b>
<b>TOTAL</b>	<b>135,610,032</b>	<b>125,577,032</b>	<b>150,676,319</b>	<b>128,630,769</b>	<b>71,288,736</b>	<b>72,244,169</b>	<b>99,162,245</b>	<b>152,635,025</b>	<b>98,930,507</b>	<b>56,318,763</b>	<b>34,896,484</b>	<b>10,775,401</b>	<b>16,154,669</b>	<b>10,890,366</b>	<b>10,796,891</b>	<b>19,480,518</b>	<b>33,410,223</b>	<b>41,802,731</b>	<b>33,587,033</b>

## TOWN-WIDE BUILDING PERMITS ISSUED VALUATION IN DOLLARS



# residential building permit data

## RESIDENTIAL BUILDING PERMITS ISSUED



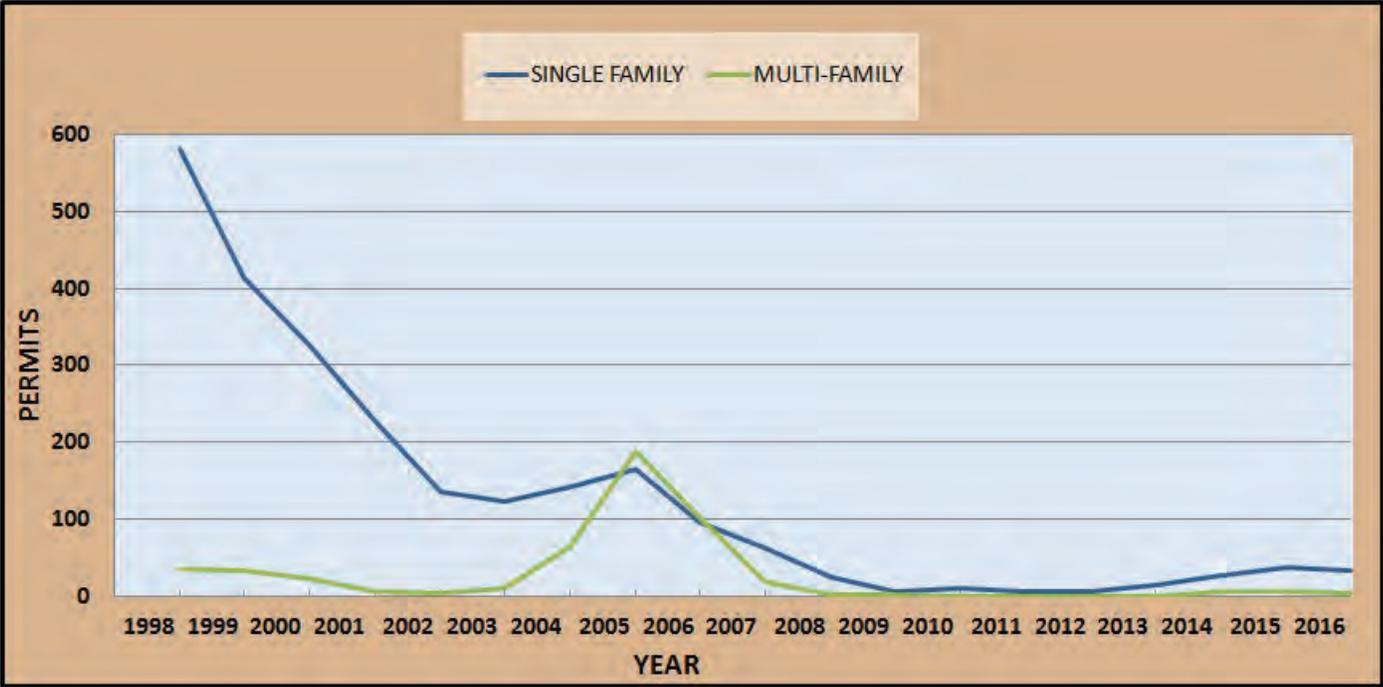
## RESIDENTIAL BUILDING PERMIT DATA

YEAR	Single Family	Multi-Family*	Total Units**
1998	582	53	635
1999	415	52	467
2000	326	56	382
2001	227	29	256
2002	135	7	142
2003	124	20	144
2004	143	71	214
2005	165	200	365
2006	95	105	200
2007	62	18	80
2008	33	4	37
2009	5	1	6
2010	11	0	11
2011	7	0	7
2012	6	0	6
2013	14	0	14
2014	27	13	40
2015	37	10	47
<b>2016</b>	<b>33</b>	<b>4</b>	<b>37</b>

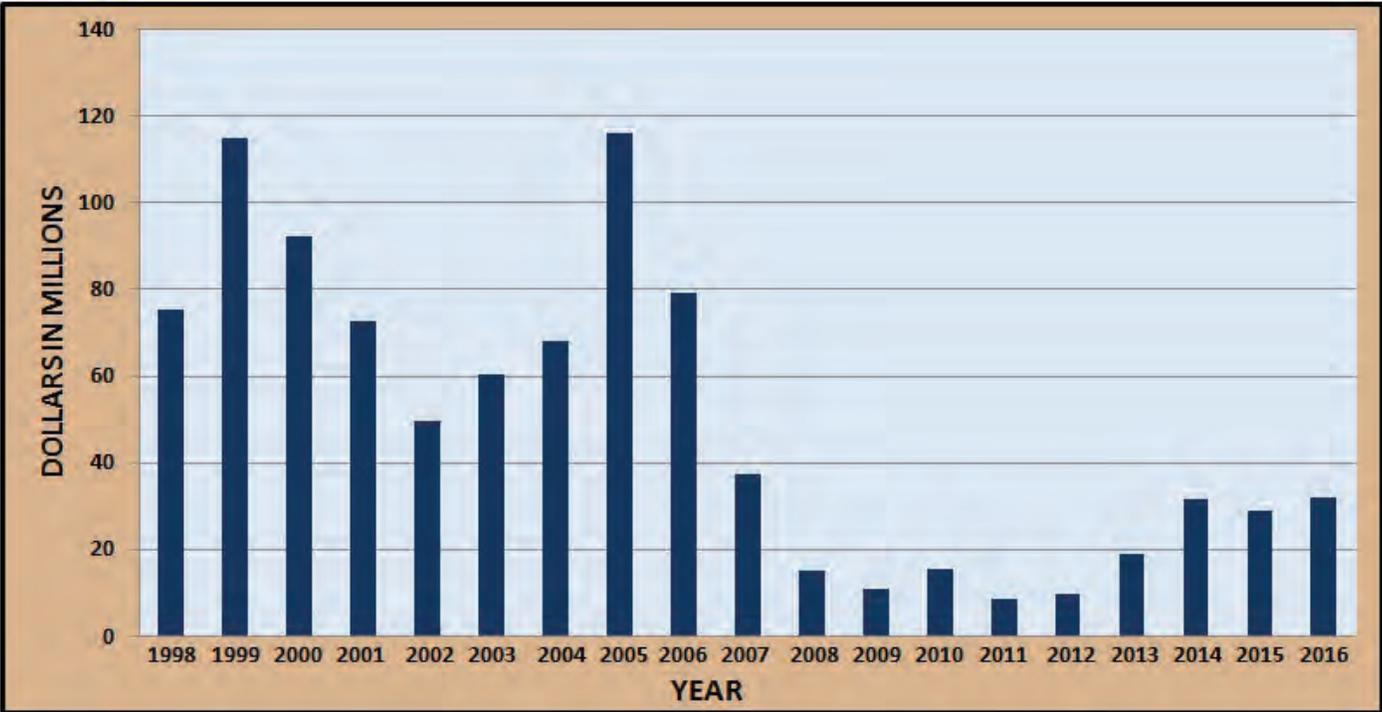
\* Includes duplexes, townhomes, and apartments.

\*\* The total number of units does not equal single family and multi-family building permits issued. (Multi-family building permits are issued for each building, not each unit.)

# DWELLING UNITS APPROVED FOR CONSTRUCTION



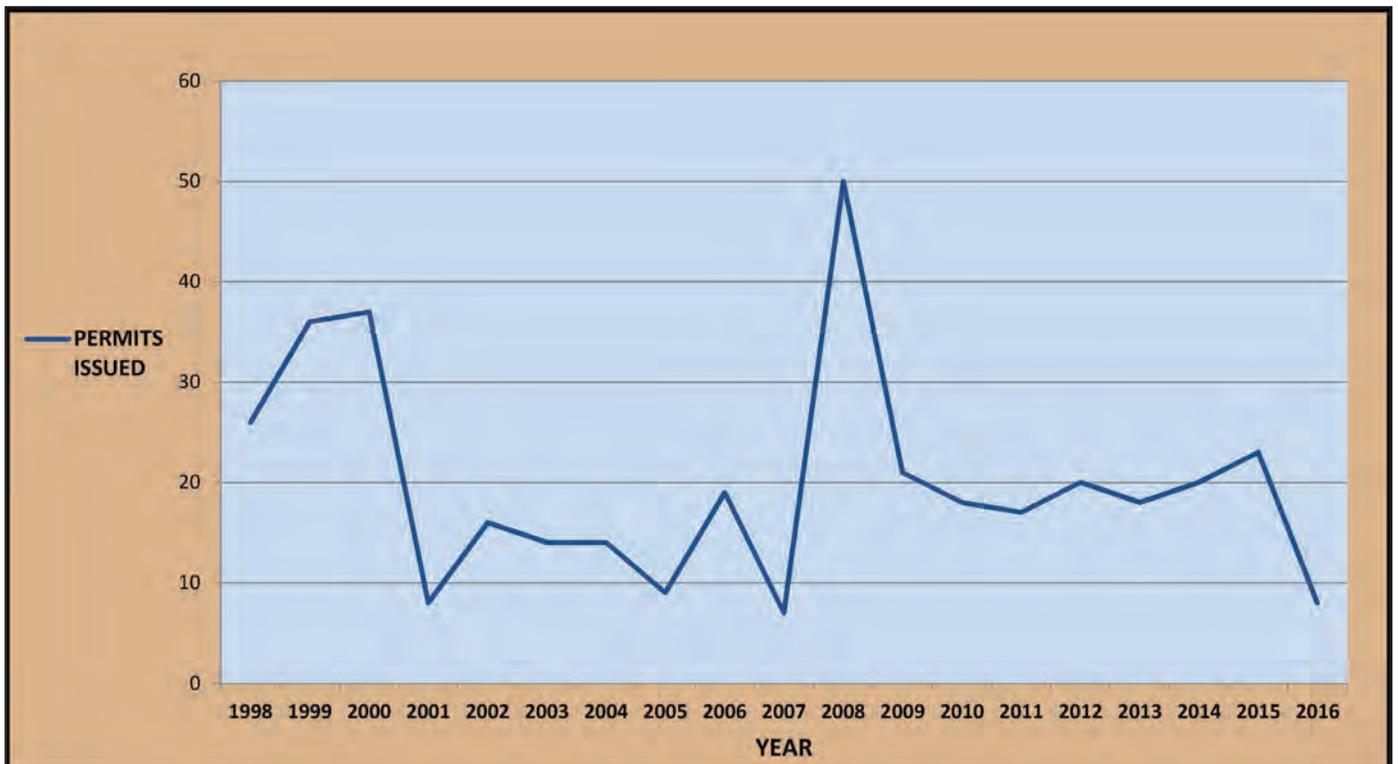
# RESIDENTIAL PERMITS ISSUED VALUATION IN DOLLARS



# commercial building permit data



## COMMERCIAL BUILDING PERMITS ISSUED

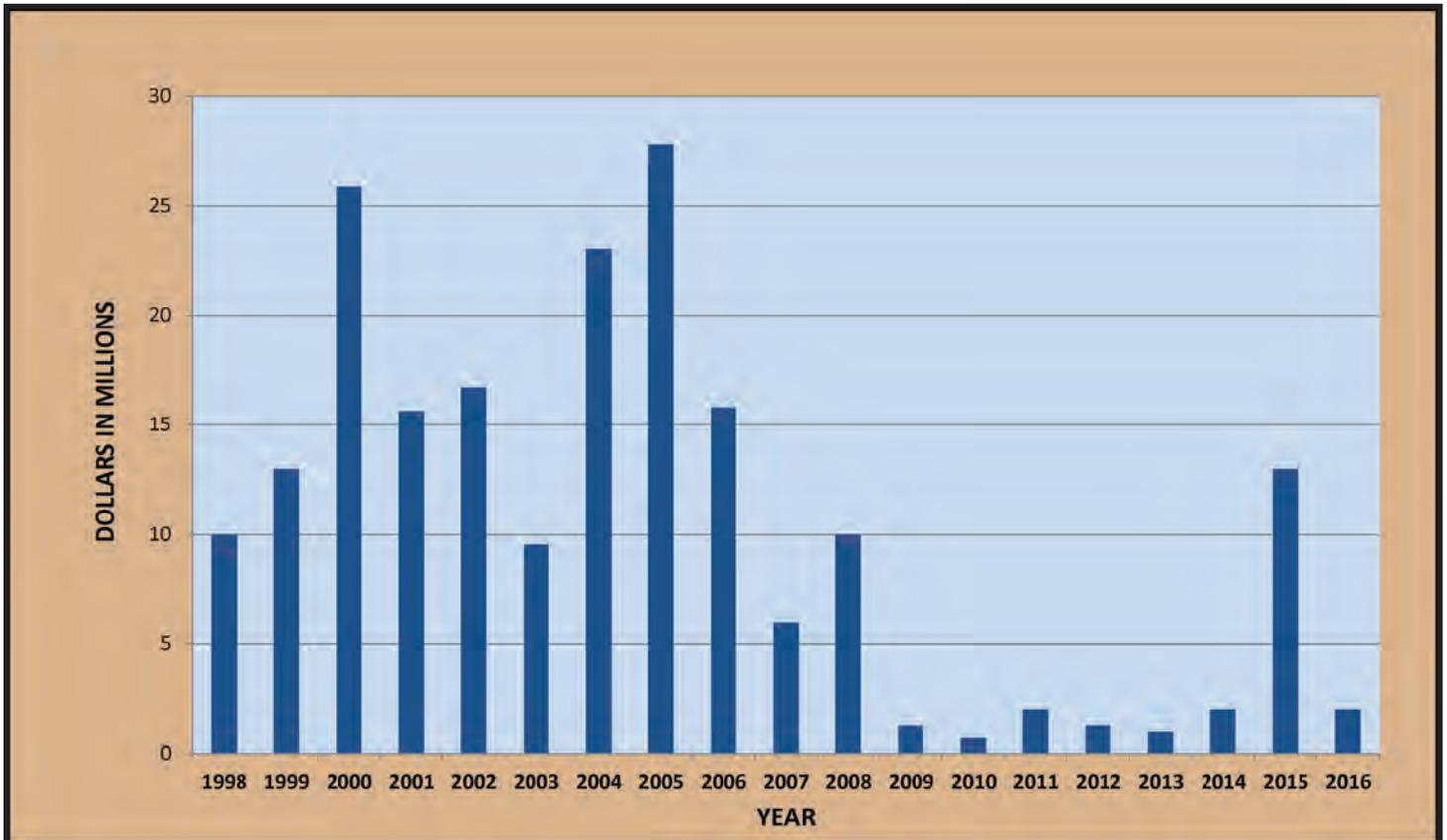


## COMMERCIAL BUILDING PERMITS ISSUED AND VALUATION

Year	Permits Issued	Valuation (\$ in Millions)
1998	26	9.739
1999	36	13.326
2000	37	25.869
2001	8	15.625
2002	16	16.698
2003	14	9.554
2004	14	23.021
2005	9	27.782
2006	19	15.792
2007	7	5.966
2008	50	10.004
2009	21	0.944
2010	18	0.719
2011	17	2.311
2012	20	1.012
2013	18	1.060
2014	20	1.936
2015	23	12.730
<b>2016</b>	<b>8</b>	<b>1.629</b>

1998 - 2016 Valuation includes commercial building permits as well as tenant improvements.

## COMMERCIAL PERMITS ISSUED VALUATION IN DOLLARS



1998 - 2016 Valuation includes commercial building permits as well as tenant improvements.



# existing businesses

- Lodging
- Restaurants
- Shopping Centers



# lodging/hotels



Comfort Inn  
17105 E. Shea Blvd  
48 guest rooms



CopperWynd Resort and Spa  
13225 Eagle Ridge Drive  
32 guest rooms

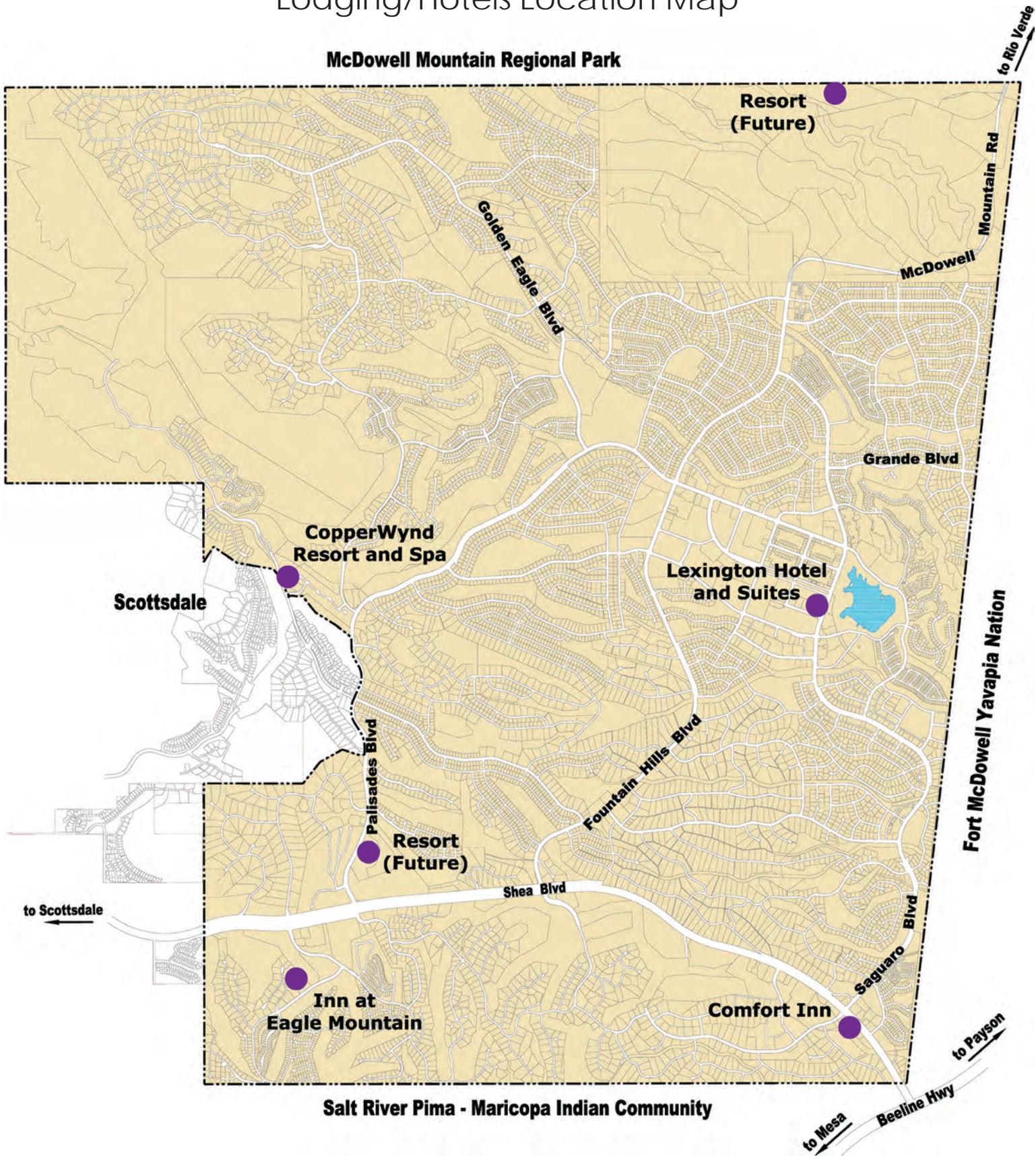


Lexington Hotel and Suites  
12800 N Saguaro Blvd  
130 guest rooms



Inn at Eagle Mountain  
9800 N Summer Hill Rd.  
42 guest rooms

# Lodging/Hotels Location Map



# restaurants

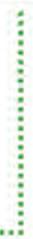
## BAR / PUB / WINE BAR

- 1 **Alamo Saloon /\$**  
11807 N. Saguaro Blvd  
480.837.5699
- 2 **All American Sports Grill /\$**  
16872 E. Avenue of the Fountains  
480.816.4625  
allamericansportsgrill-az.com
- 3 **Bruno's Sports Bar & Grille /\$**  
16737 E Parkview Ave  
480.836.0770
- 4 **Grand Canyon Wine Tasting Room /\$\$**  
16842 E Parkview Ave #2  
(480) 822-7686  
grandcanyonwine.com
- 5 **Grapeables Fine Wines /\$\$**  
12645 N. Saguaro Blvd  
480.816.5959  
grapeableswinebar.com
- 6 **Parkview Tap House Bar & Grill /\$**  
16828 E. Parkview Ave  
480.837.5210  
taphousebargrillaz.com
- 7 **Saddle Bronc Grill /\$**  
11056 N. Saguaro Blvd  
480.816.5900  
saddlebroncgrill.com



## CAFE / COFFEE / TREATS

- 1 **Chocofin Chocolatier /\$ - \$\$\$**  
13404 N La Montana Dr  
480.836.7444  
chocofin.com
- 2 **OYO Yogurt /\$**  
12625 N. Saguaro Blvd, #7  
480.663.3640  
o-yogurt.com
- 3 **Starbucks /\$**  
16425 E. Palisades Blvd  
480.816.6969
- 4 **Sunbaked Pastry Shop /\$**  
16842 E. Parkview Ave,  
480.837.2448
- 5 **Goodies Galore /\$**  
16820 E. Avenue Of The Fountains  
480.816.5887



## DINING

- 1 **Arrivederci Italiana /\$\$**   
12645 Saguaro Blvd Ste 1  
Fountain Hills, AZ 85268  
480.816.5895
- 2 **Chen's Garden Chinese Restaurant /\$**  
16720 E. Avenue of the Fountains  
480.816.8880
- 3 **Desert Canyon-DC Bar & Grill /\$\$**  
10440 N. Indian Wells Dr  
480.837.1561  
desertcanyon.com/bar-grill



- 4 **DJ's Bagel Cafe /\$**  
13693 N. Fountain Hills Blvd  
480.816.4155
- 5 **Eagle Mountain-Grille at Eagle Mountain /\$**  
14915 E. Eagle Mountain Pkwy  
480.816.1248  
eaglemtn.com
- 6 **Pietro's / \$\$**  
9800 N Summer Hills Blvd.  
480.816.3000
- 7 **El Encanto del Fuente /\$\$**  
11044 N. Saguaro Blvd  
480.837.1070  
elencantorestaurant.com
- 8 **Euro Pizza Cafe /\$\$**  
12645 N. Saguaro Blvd, #11  
480.836.0207  
europizzacafe.com
- 9 **Fireside Grill /\$\$**  
12800 N. Saguaro Blvd  
480.816.9047
- 10 **Flapjacks /\$**  
16605 E. Palisades Blvd  
480.837.2910
- 11 **Flourish at Copperwynd /\$\$\$**  
13225 N. Eagle Ridge Dr  
480 333-1900  
flourishaz.com
- 12 **HAO /\$**  
11849 N. Saguaro Blvd  
480.816.8888
- 13 **HD Asian Bistro /\$\$**  
16740 E. Palisades Blvd  
480.839.9988
- 14 **Hill's Pizza & Desserts /\$**  
16726 E. El Pueblo Blvd  
480.816.6656
- 15 **Katana Sushi & Grill /\$\$\$**  
16425 E. Palisades Blvd  
480.837.2399
- 16 **La Mai Thai Cuisine /\$\$**  
12015 N SAGUARO BLVD,  
480.690.1744
- 17 **Laura's Place /\$**  
16758 E. Glenbrook Blvd  
480.837.1557
- 18 **Mountain View Thai Café /\$**  
12645 N Saguaro Blvd, #17  
480.621.6166
- 19 **Munich Gyros /\$\$**  
16948 E. Shea Blvd, #101  
480.816.3647
- 20 **Phil's Filling Station Grill /\$**  
16852 E. Parkview Ave  
480.816.8200  
philsfillingstationgrill.com
- 21 **Ping's Cafe /\$**  
17115 E. Shea Blvd, #100  
480.816.1827  
pingscafearizona.com

- 22 **Pisa Pizza Ristorante /\$**  
16650 E. Palisades Blvd, #100  
480.836.7500  
pisapizzaaz.com
- 23 **Que Bueno /\$**  
13207 N. La Montana Dr  
480.837.2418  
quebuenoaz.com
- 24 **Rosati PIZZA /\$**  
12605 N. Saguaro Blvd  
480.836.8400  
rosatisfh.com
- 25 **Sapori D' Italia /\$**  
11865 N. Saguaro Blvd  
480.816.9535  
saporiditaliaaz.com
- 26 **Senor Taco /\$**  
16948 E Shea Blvd  
480.816.8226
- 27 **Senor Taco II /\$**  
13525 N Fountain Hills Blvd  
480.816.5317
- 28 **Sofrita /\$**  
16848 E. Avenue of the Fountains  
480.816.5316  
sofrita.com
- 29 **Streets of New York /\$**  
16841 E. Shea Blvd, #101  
480.837.3730  
streetsofnewyork.com
- 30 **Sunridge Canyon-Wicked 6 Bar & Grill /\$**  
13100 N. Sunridge Dr  
480.837.5396  
sunridgecanyongolf.com
- 31 **That Pizza Guy /\$**  
16948 E. Shea Blvd  
480.816.1356
- 32 **VU /\$\$**  
14815 E. Shea Blvd, #100  
480.368.0087  
vubistro.com

## FAST FOOD

- 1 **Arby's /\$**  
17224 E E SHEA BLVD  
480.990.7144
- 2 **Burger King /\$**  
13725 N FOUNTAIN HILLS BLVD  
480.860.2122
- 3 **McDonalds /\$**  
16936 E SHEA BLVD  
480.837.0033
- 4 **Subway /\$**  
13771 N FOUNTAIN HILLS BLVD  
480.222.6226
- 5 **Subway /\$**  
16841 E SHEA BLVD  
480.222.6226
- 6 **Wendy's /\$**  
17218 E SHEA BLVD  
480.837.2551



## FORT McDOWELL DINING

**1** We-Ko-Pa Resort /\$ .....  
10438 N. Fort McDowell Rd  
480.789.5300  
ahnala.com

**2** Fort McDowell Casino  
10424 N. Fort McDowell Rd  
602.843.3678  
Cottonwood Cafe /\$  
A New York Deli /\$  
Red Rock Buffet /\$  
Silver Platter /\$  
Noodles Sushiya /\$

**3** We-Ko-Pa Golf Club  
18200 E. Toh Vee Circle  
480.789.8713  
We-Ko-Pa Grille /\$  
Saguaro Grille /\$  
wekopa.com

### GRAB N GO

**1** Little Caesars /\$  
16605 E PALISADES BLVD  
480.816.1001

**2** Pizza Hut /\$  
13693 N FOUNTAIN HILLS BLVD  
480.837.5566

## RIO VERDE & TONTO VERDE DINING

**1** Tonto Verde  
18401 El Circulo Dr  
480.471.0438  
Mesquite Bar & Grill /\$  
Cimarron Dining Room /\$  
tontoverde.org/dining/dining-rooms-14.html

Average Entree Cost: \$ <10\$ \$\$ \$10-14 \$\$\$ \$15-19 \$\$\$\$ \$20>

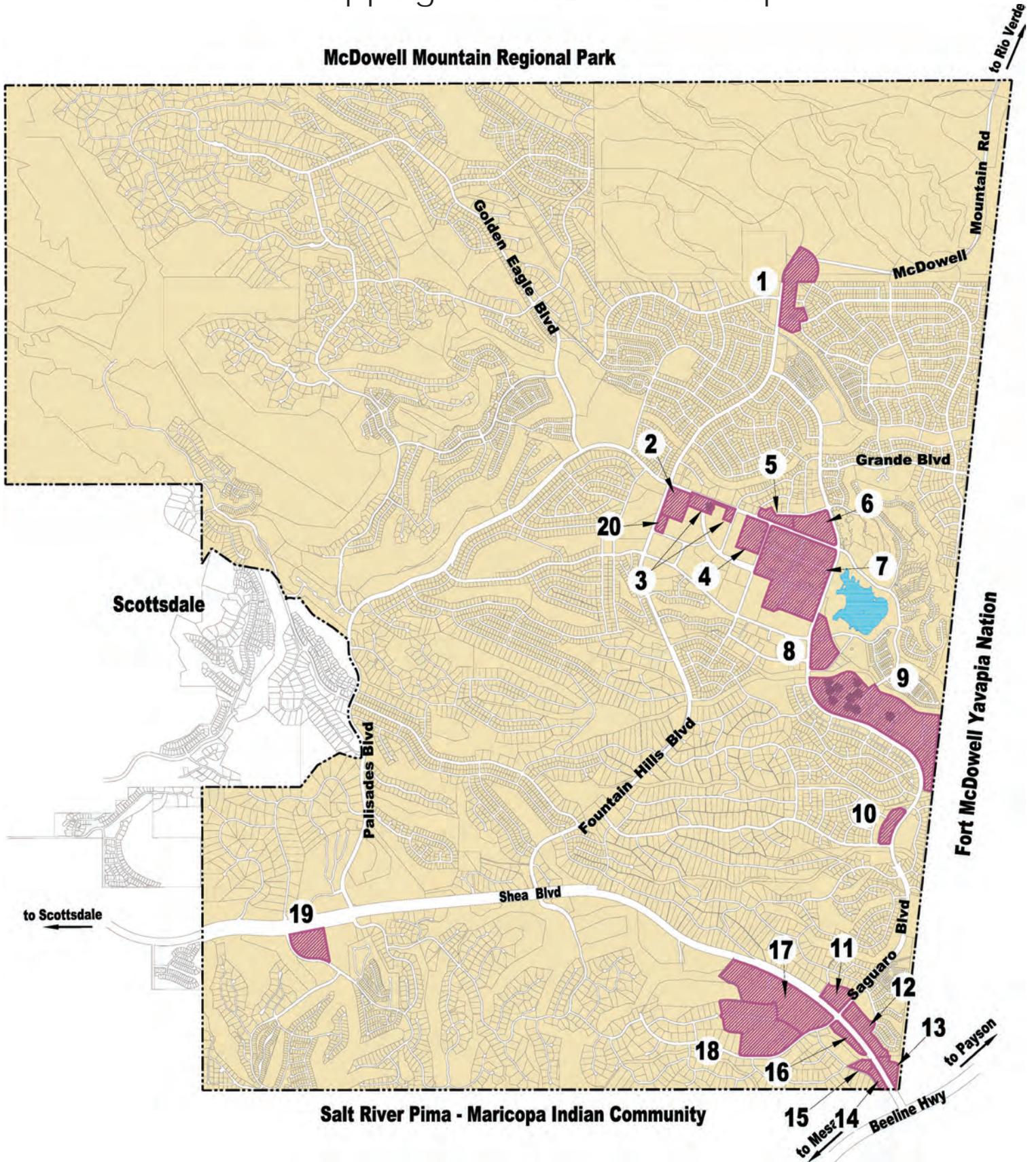


# shopping centers (and other non-residential developments)

1. **Northside Business District** (36,900 sf) Along the east side of Fountain Hills Blvd in the north part of town
2. **Palisades Plaza** (91,445 sf) Located at Fountain Hills Blvd and Palisades Blvd (Anchored by Safeway)
3. **Town Center I** (44,010 sf) Includes all businesses at the southwest and southeast of Palisades Blvd and Avenue of the Fountains, and the south west corner of Palisades Blvd and Westby Dr
4. **Fountain Hills Plaza** (140,421 sf) Located at the southwest corner of Palisades Blvd and La Montana Drive (Anchored by Bashas)
5. **La Montana & Palisades Plaza** (42,585 sf) Located at the northeast and northwest corner of La Montana Dr and Palisades Blvd
6. **Red Mountain Plaza** (132,192 sf) Northwest corner of Palisades Blvd and Saguaro Blvd
7. **Downtown** (673,267 sf) Includes all businesses bordered by Saguaro Blvd, Palisades Blvd, La Montana Dr, Avenue of the Fountains and Paul Nordin Pkwy
8. **Plaza Fountainside** (87,656 sf) On the southwest side of Fountain Park
9. **Enterprise Colony District** (523,193 sf) Along Saguaro Blvd, between Colony Dr to the north and Rand Dr to the south
10. **Plat 202** (53,299 sf) Located along Saguaro Blvd between Kingtree Blvd and Malta Dr
11. **Circle K Center** (11,400 sf) Located at the northwest corner of Saguaro Blvd and Shea Blvd
12. **Red Rock Business Center** (52,282 sf) Located at the northeast corner of Saguaro Blvd and Shea Blvd
13. **Crossroads Center** (19,452 sf) West of the Beeline Highway north side on Shea Blvd
14. **Shea East Plaza** (9,496 sf) West of the Beeline Highway south side on Shea Blvd
15. **Firebrick Plaza** (18,768 sf) Located between Firebrick Dr and Shea Blvd
16. **Plat 704** (41,855 sf) Southeast corner of Saguaro Blvd and Shea Blvd
17. **Four Peaks Plaza** (306,307 sf) Southwest corner of Shea Blvd west of Saguaro Blvd (Anchored by Target)
18. **Industrial Park** (321,220 sf) Northwest side of Technology Dr and Saguaro Blvd
19. **Eagle Mountain Village Plaza** (82,712 sf) Southeast corner of Shea Blvd and Eagle Mountain Pkwy (Anchored by Fry's)
20. **Fountain View Plaza** (12,544 sf) Located along Fountain Hills Blvd between Palisades and Keith McMahan Dr

# Shopping Center Location Map

**McDowell Mountain Regional Park**





Surrounding Landscape and Beauty



# government & public facilities

- Municipal & Utility Services
- Schools
- Community Services Department
- Capital Improvements
- Property Taxes



Promenade Trail



Trailblazers Building Trails



FH Fire Department



Public Works



Town Hall

# municipal & utility services

The Town of Fountain Hills provides a wide range of services and facilities to Town residents including fire protection, emergency medical services, law enforcement, a library, a community center, public information, economic development, building inspection, code enforcement, planning, parks, tourism recreational classes and many other governmental and non-governmental services.

The Fountain Hills Municipal Complex consists of the Town Hall, Library, River of Time Museum, Centennial Circle, Public Art, Community Garden and Community Center. Town Hall includes the Town government as well as the Maricopa County Sheriff's office and the Municipal Court. The Town of Fountain Hills Community Center provides space for corporate meetings, local civic programming, art and educational classes, black tie events and wedding receptions, as well as providing additional meeting rooms.

Chaparral City Water Company/EPCOR  
12021 N. Panorama Drive  
480-837-3411

Community Center  
13001 N. La Montana Drive  
480-816-5200

Electric  
Salt River Project  
1521 N. Project Drive  
Tempe, AZ  
602-236-8888

Fire Department  
Emergency 911  
Fire Station No. 1  
16246 E. Palisades Blvd  
480-837-9820

Fire Station No. 2  
16821 E. Saguaro Blvd  
480-837-0804

Fountain Hills Sanitary District  
16941 E. Pepperwood Circle  
480-837-9444

Law Enforcement  
Emergency 911  
Maricopa County Sheriff's Office  
16705 E. Avenue of the Fountains  
480-837-2047 or 602-252-7840

Library  
12901 N. La Montana Drive  
480-837-9793

Post Office  
16605 E. Avenue of the Fountains  
1-800-275-8777

Southwest Gas  
2200 N. Central Avenue,  
Phoenix, AZ  
877-860-6020

Telephone & Cable  
Century Link  
480-428-1292 or 800-244-1111  
Cox Communications  
602-277-1000

Town Hall  
16705 E. Avenue of the Fountains  
480-816-5100

Valley Metro Transit System  
Phoenix, AZ  
602-253-5000



Maricopa County Sheriff's Office

Fountain Hills Fire Department



FH - Courts



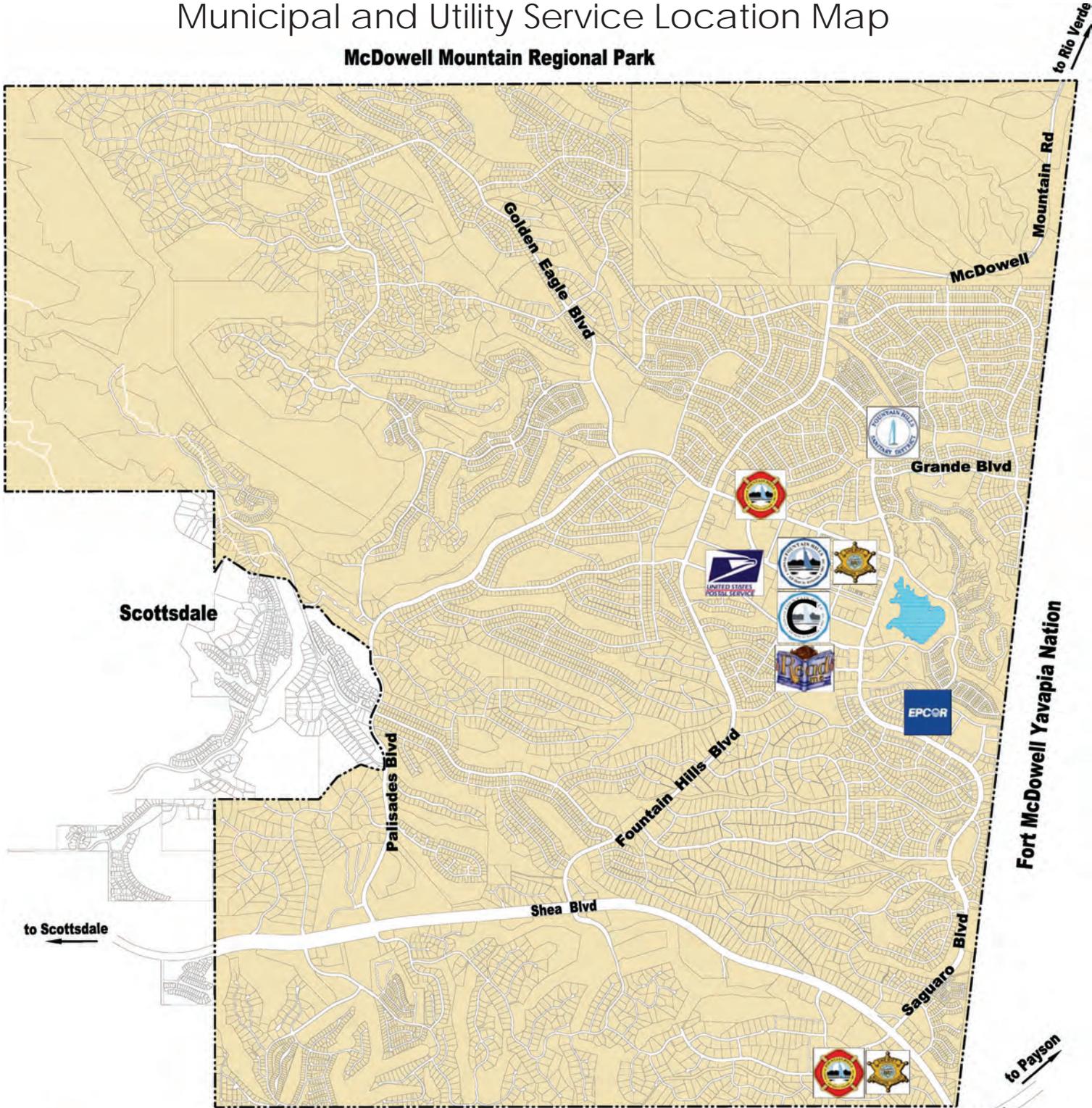
Fountain Hills Sanitary District Offices



EPCOR Watermain Break

# Municipal and Utility Service Location Map

## McDowell Mountain Regional Park



### Salt River Pima - Maricopa Indian Community

- |   |                      |   |                            |   |                      |
|---|----------------------|---|----------------------------|---|----------------------|
|  | FH FIRE DEPARTMENT   |  | FH COMMUNITY CENTER        |  | FH SANITARY DISTRICT |
|  | MCSO LAW ENFORCEMENT |  | FH BRANCH LIBRARY & MUSEUM |  | FH POST OFFICE       |
|  | TOWN HALL            |  | CHAPARRAL CITY WATER/EPCOR |   |                      |

# fountain hills schools

The Fountain Hills Unified School District has earned a reputation for excellent academic programs, noteworthy student achievement, and high levels of parent and community involvement. Over the past several years the district has earned respect throughout the state as a small, friendly, and high achieving system with well-trained and motivated staff ([www.fountainhillsschools.org](http://www.fountainhillsschools.org)).

## Public Schools

	Address	
1. Fountain Hills High School	16100 E. Palisades Blvd	(480)664-5500
2. Fountain Hills Middle School and Four Peaks Elementary School	15414 N. McDowell Mountain Rd " " " "	(480)664-5400 (480)664-5100
3. McDowell Mountain Elementary School	14825 N. Fayette Drive	(480)664-5200

## Preschools

	Address	
4. McDowell Mountain Preschool	14825 N. Fayette Drive	(480)664-5200
5. Creative Child Care Preschool	17150 E. Amhurst Drive	(480)837-0282
6. Here We Grow Learning Center	16901 E. Palisades Blvd	(480)837-6600
7. Maxwell Preschool Academy	15249 N. Fountain Hills Blvd	(480)837-6206
8. Maria Montessori Preschool	16751 E. Glenbrook Blvd	(480)837-0046
9. Promiseland Christian Preschool	15555 E. Bainbridge Ave	(480)836-4467
10. Sunflower Preschool	15055 N. Fountain Hills Blvd	(480)836-2255

## Charter Schools

	Address	
11. Fountain Hills Charter School	16751 E. Glenbrook Blvd	(480)837-0046



Fountain Hills High School

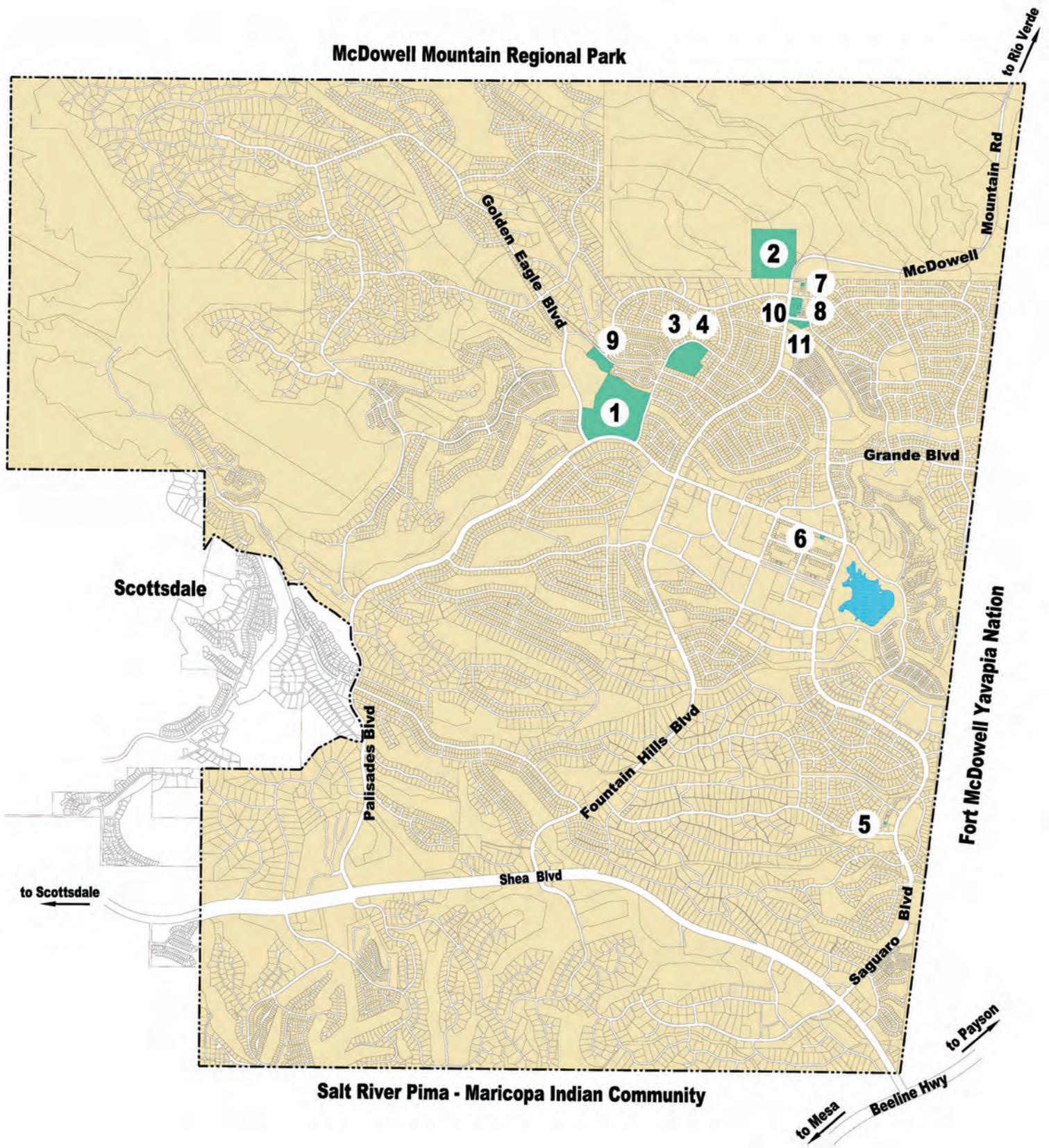


Fountain Hills Middle School and Four Peaks Elementary School



McDowell Mountain Elementary and Preschool

# School Location Map



# fountain hills community services department

The Town of Fountain Hills Community Services Department is dedicated to supporting over 119 acres of park land throughout Fountain Hills by professionally maintaining and operating facilities and amenities to enhance the beauty, value and quality of each park's environment.

Fountain Hills continues to provide quality recreational opportunities, safe and clean parks, and superior park maintenance and beautification. Each of the four parks in the Town's park system is in a different stage of development. Development is based on master plans that were developed specific to each park and approved by both the Parks and Recreation Commission and the Town Council. Golden Eagle Park was completed per the master plan in 1998. The Desert Vista Park was completed per the master plan in 2008. An update of the Four Peaks Park master plan began in the fall of 2012. Fountain Park's master plan was approved in 1998 and improvements have been ongoing since 2000. An overall update to the Fountain Park master plan has been discussed, Phase 6 was completed in 2016.



Desert Vista Park - 12 ac  
11800 North Desert Vista

Desert Vista Park is located on Saguaro Blvd.  
between Tower Dr. and Desert Vista



Fountain Park - 65 ac  
12925 North Saguaro Blvd.

Fountain Park is located on Saguaro Blvd.  
between El Lago Blvd. and Palisades Blvd.



Four Peaks Park - 14 ac  
14825 North Del Cambre Avenue

Four Peaks Park is located on Del  
Cambre Ave. just north of Calaveras Ave.

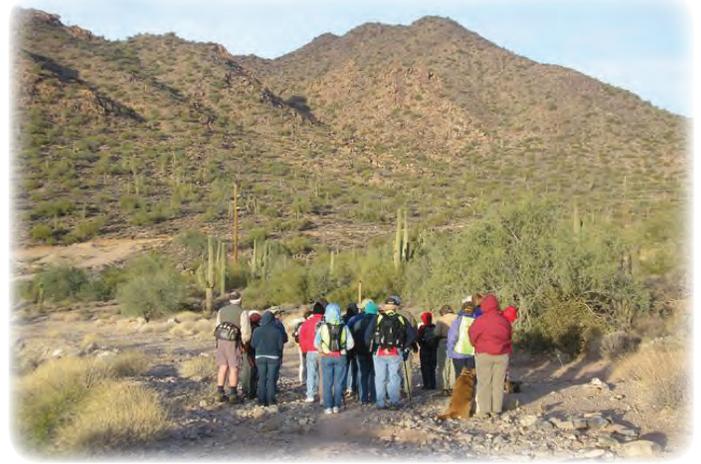


Golden Eagle Park - 25 ac  
15900 East Golden Eagle Blvd.

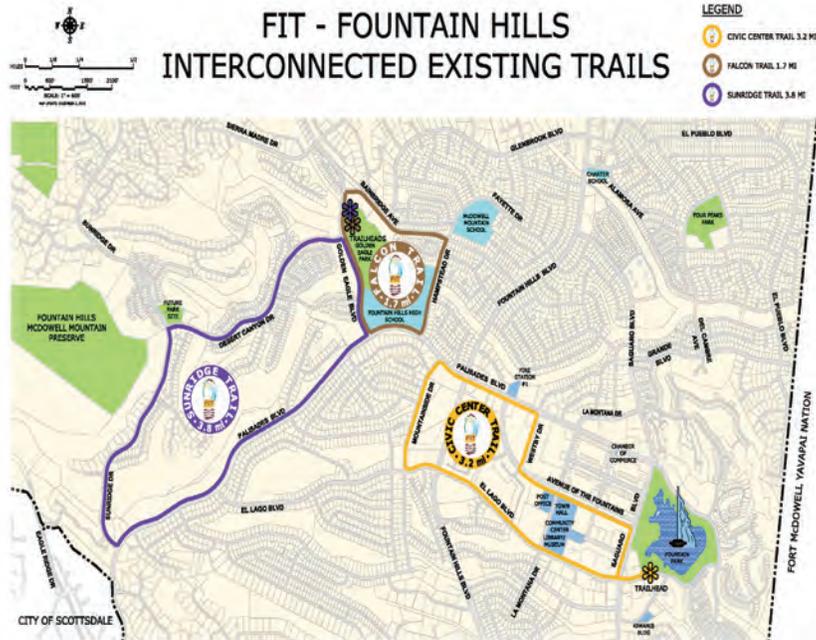
Golden Eagle Park is located on Golden  
Eagle Blvd. just north of Palisades Blvd.



**Avenue Plaza - 3 ac**  
 16831 East Avenue of the Fountains  
 Avenue Plaza is located between  
 La Montana Dr. and Saguaro Blvd.



**FH McDowell Mountain Preserve**  
 740 ac / 5.6 mi  
 Borders west edge of town limits



**Civic Center Trail - 3.2 Mi**  
**Falcon Trail - 1.7 Mi**  
**Sunridge Trail - 3.8 Mi**

Discover the Fountain Hills Interconnected Trails  
 (FIT) Urban Trail

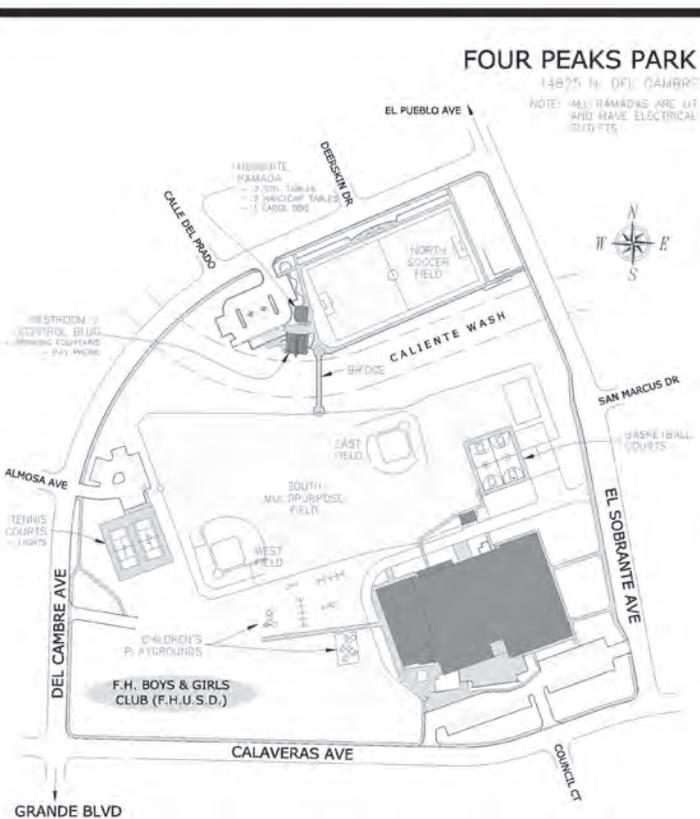
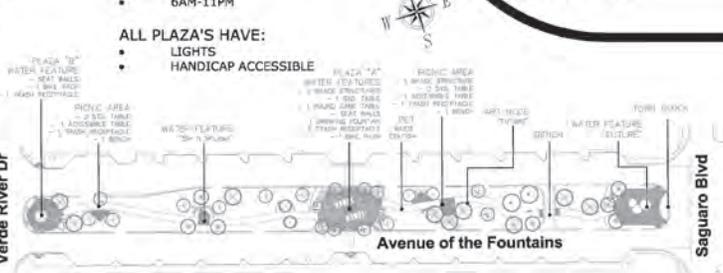
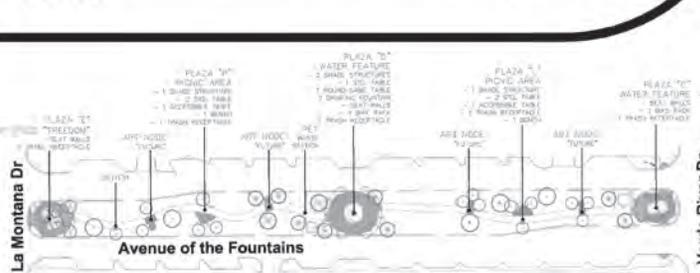
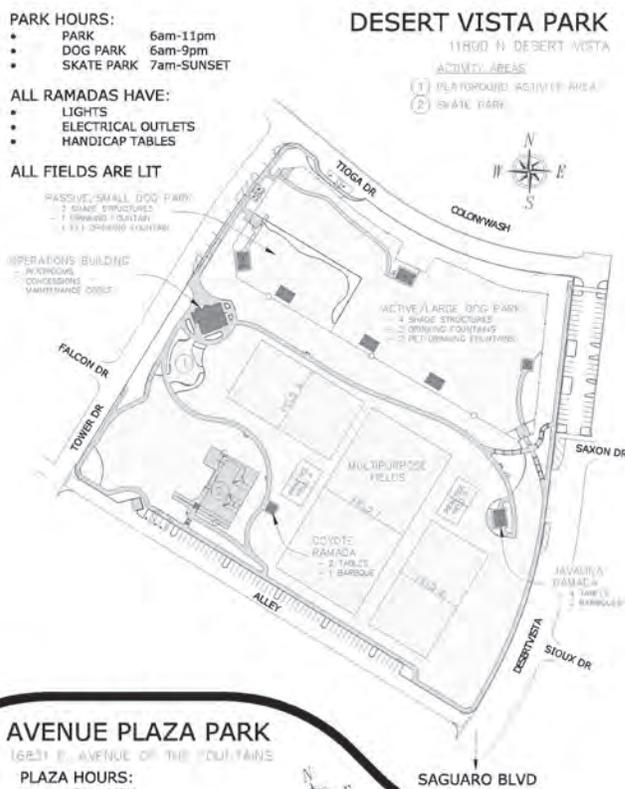
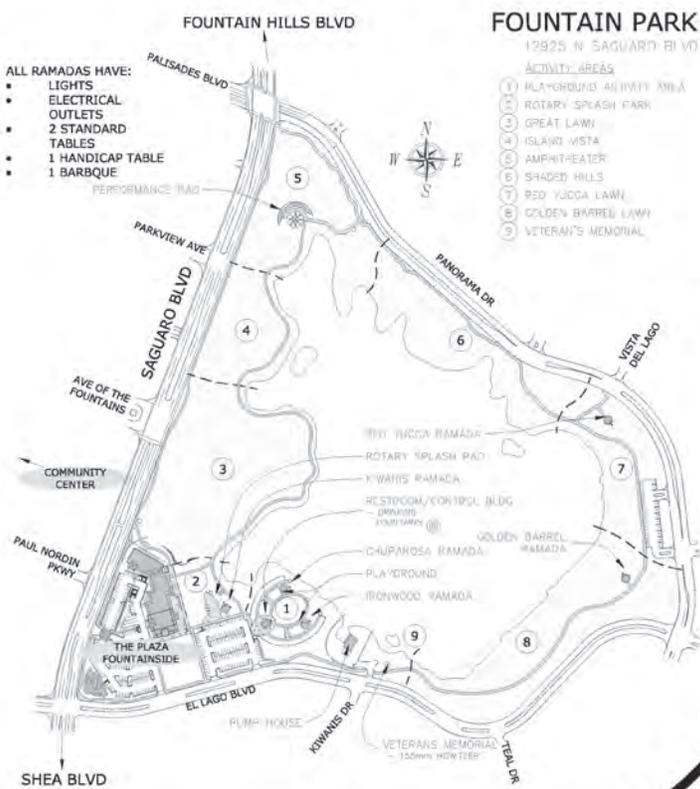


**Lake Overlook Preserve**  
 59.2 ac/ 1.5 mi  
 Streets that surround the area are Panorama Dr.  
 (west), Fontana Way (north), borders east edge  
 of town limits and Sunscape Dr. (south).

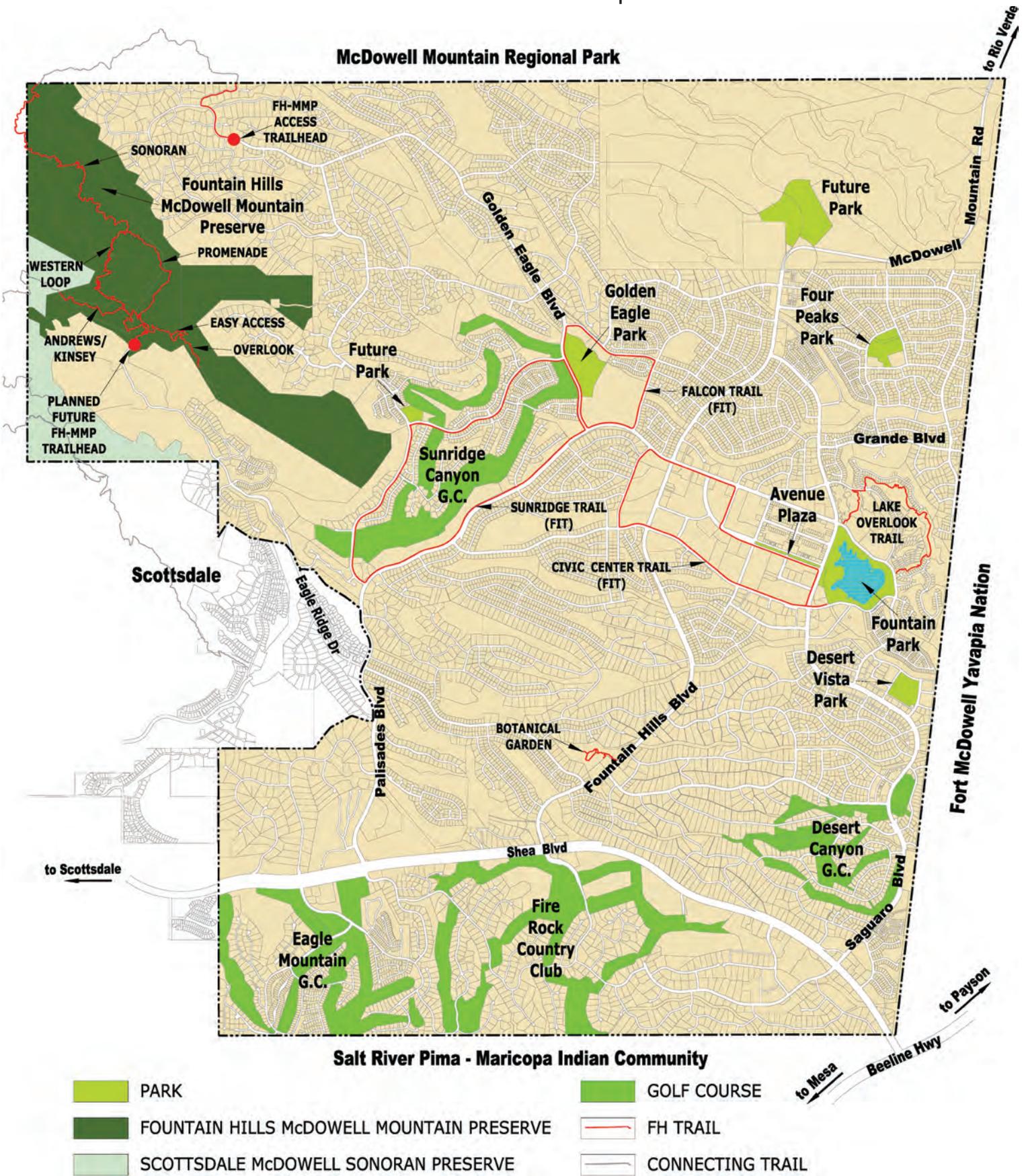


**Botanical Garden Preserve**  
 8 ac / 0.6 mi  
 Streets that surround the area are Palomino Blvd.  
 (South), Burro (West), Ocotillo Way (North) and  
 Fountain Hills Blvd. (East). Emerald Wash is part of  
 the Garden.

<b>Fountain Hills Recreation Statistics:</b>	
119 ac	Developed Parks
807.2 ac	Preserve Parks
5.6 mi	FH McDowell Mountain Preserve Trails
2.1 mi	Preserve Trails
8.7 mi	(FIT) Urban Trails



# Park Location Map



# public art

Public art enhances any community. Community art brings pleasure to those that view it and it is an integral part of the community. Several of Fountain Hills' pieces of public art have gained world renowned recognition. Fountain Hills has over 120 pieces of public art which can be seen in our parks, municipal buildings, public spaces and shopping center parking lots. Fountain Hills, Arizona, is the place to see art in all its glory with a majestic backdrop of the McDowells and Four Peaks mountains and the Town's signature 560-foot tall Fountain, located in the center of its 65-acre park.



SKY TOTEM  
by Warren Cullar



INTERACTIVE SUN GLASSES  
by Don Kenworthy



INFINITY RING  
by Charles Sherman



ASCENDO  
by Brian Schader

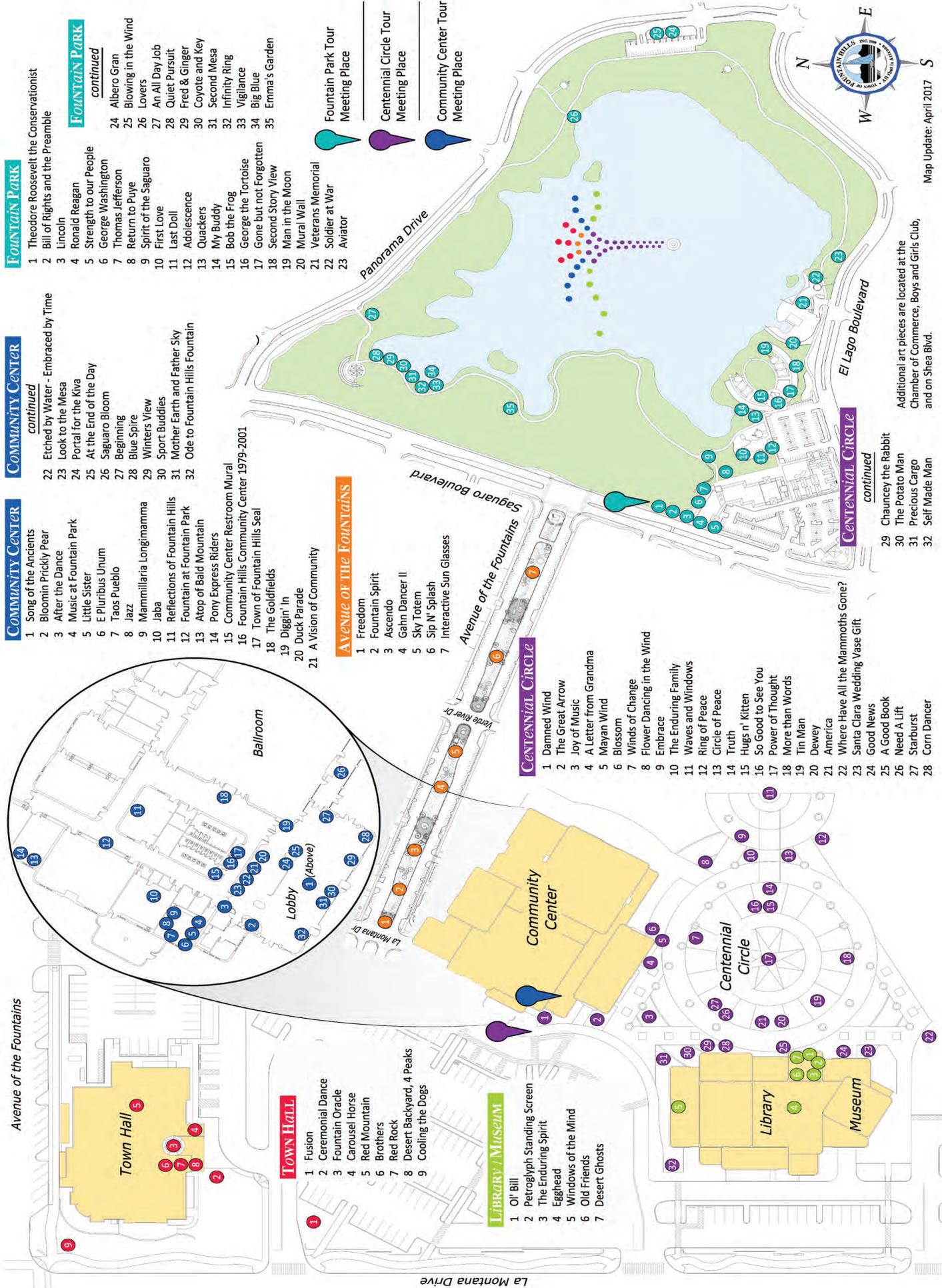


FIRST LOVE  
by Carol Cunningham



HUGS N KITTEN by Greg Todd

# public art walk map



### Fountain Park

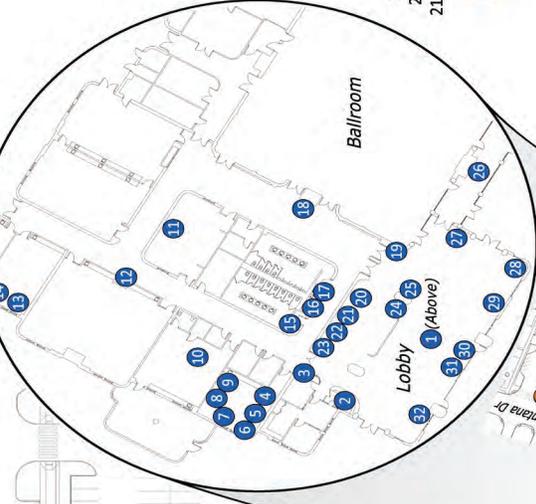
- Theodore Roosevelt the Conservationist
- Bill of Rights and the Preamble
- Lincoln
- Ronald Reagan
- Strength to our People
- George Washington
- Thomas Jefferson
- Return to Puye
- Spirit of the Saguaro
- First Love
- Last Doll
- Adolescence
- Quackers
- My Buddy
- Bob the Frog
- George the Tortoise
- Gone but not Forgotten
- Second Story View
- Man in the Moon
- Mural Wall
- Veterans Memorial
- Soldier at War
- Aviator

### Fountain Park continued

- Albero Gran
- Blowing in the Wind
- Lovers
- An All Day Job
- Quiet Pursuit
- Fred & Ginger
- Coyote and Key
- Second Mesa
- Infinity Ring
- Vigilance
- Big Blue
- Emma's Garden

### Community Center

- Song of the Ancients
- Bloomin Prickly Pear
- After the Dance
- Music at Fountain Park
- Little Sister
- E Pluribus Unum
- Taos Pueblo
- Jazz
- Mammillaria Longimamma
- Jaba
- Reflections of Fountain Hills
- Fountain at Fountain Park
- Atop of Bald Mountain
- Pony Express Riders
- Fountain Hills Community Center 1979-2001
- Town of Fountain Hills Seal
- The Goldfields
- Diggin' In
- Duck Parade
- A Vision of Community



### Community Center continued

- Etched by Water - Embraced by Time
- Look to the Mesa
- Portal for the Kiva
- At the End of the Day
- Saguaro Bloom
- Beginning
- Blue Spire
- Winters View
- Sport Buddies
- Mother Earth and Father Sky
- Ode to Fountain Hills Fountain

### Avenue of the Fountains

- Freedom
- Fountain Spirit
- Ascendo
- Gahn Dancer II
- Sky Totem
- Sip N' Splash
- Interactive Sun Glasses

### Centennial Circle

- Damned Wind
- The Great Arrow
- Joy of Music
- A Letter from Grandma
- Mayan Wind
- Blossom
- Winds of Change
- Flower Dancing in the Wind
- Embrace
- The Enduring Family
- Waves and Windows
- Ring of Peace
- Circle of Peace
- Truth
- Hugs n' Kitten
- So Good to See You
- Power of Thought
- More than Words
- Tin Man
- Dewey
- America
- Where Have All the Mammoths Gone?
- Santa Clara Wedding Vase Gift
- Good News
- A Good Book
- Need A Lift
- Starburst
- Corn Dancer

### Town Hall

- Fusion
- Ceremonial Dance
- Fountain Oracle
- Carousel Horse
- Red Mountain
- Brothers
- Red Rock
- Desert Backyard, 4 Peaks
- Cooling the Dogs

### Library / Museum

- Oil Bill
- Petroglyph Standing Screen
- The Enduring Spirit
- Egghead
- Windows of the Mind
- Old Friends
- Desert Ghosts

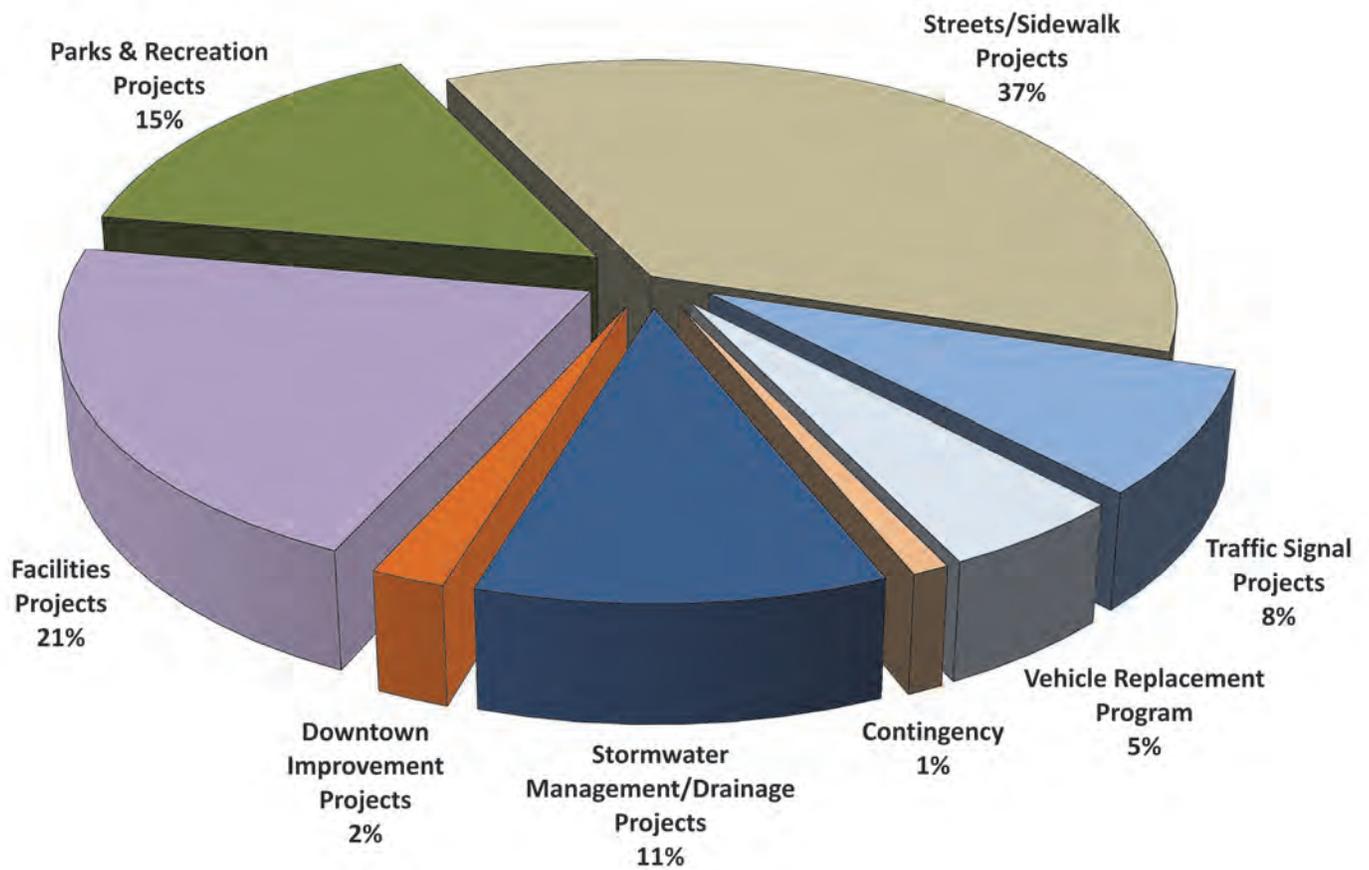
### Centennial Circle continued

- Chauncey the Rabbit
- The Potato Man
- Precious Cargo
- Self Made Man

Additional art pieces are located at the Chamber of Commerce, Boys and Girls Club, and on Shea Blvd.

Map Update: April 2017

# capital improvements



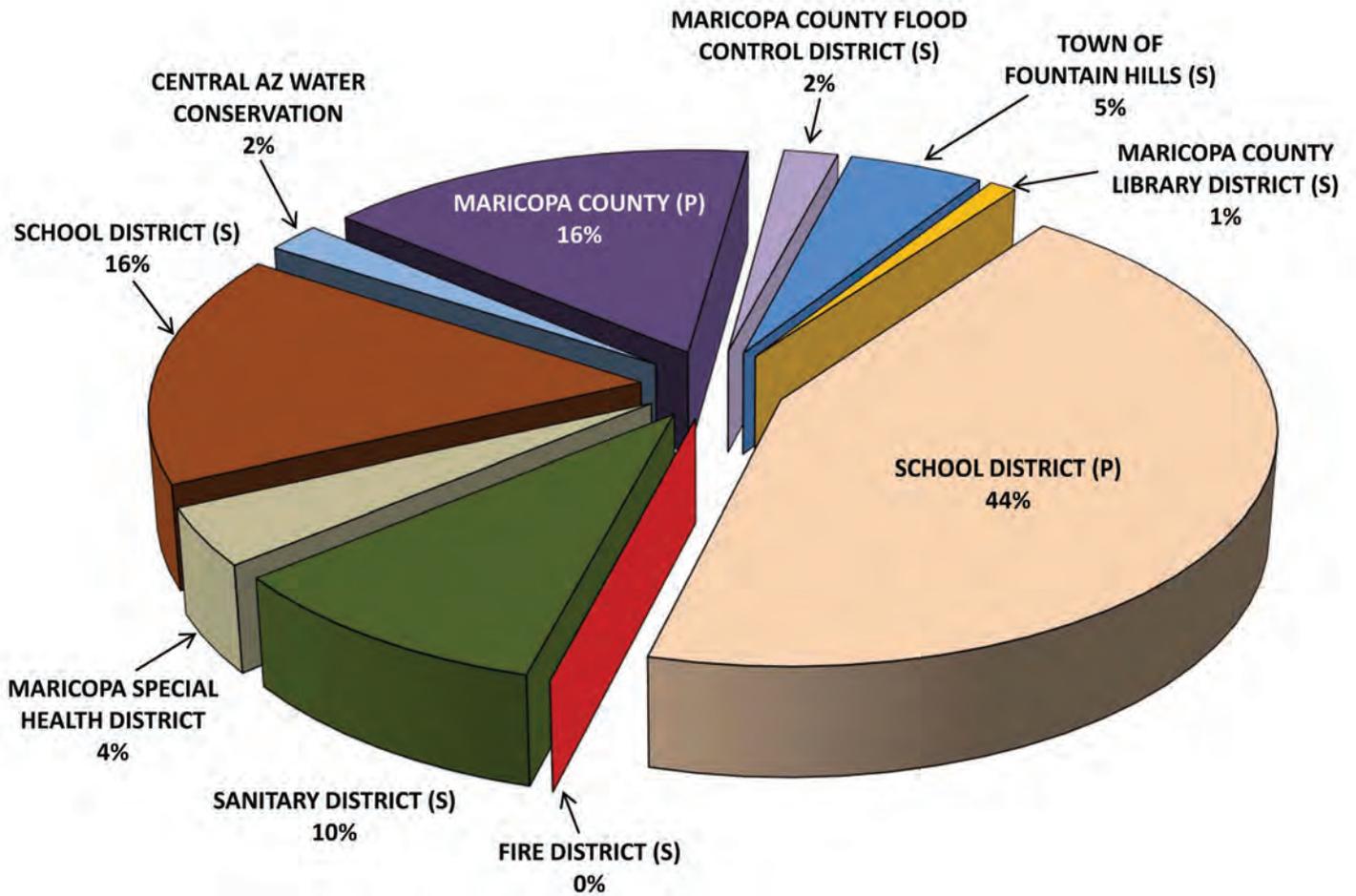
## Capital Projects by Category

FY 15-16 TO FY 19-20

Stormwater Management/Drainage Projects	\$2,195,000
Downtown Improvement Projects	\$400,000
Facilities Projects	\$4,050,000
Parks & Recreation Projects	\$3,040,000
Streets/Sidewalk Projects	\$7,295,000
Traffic Signal Projects	\$1,592,000
Vehicle Replacement Program	\$908,828
Contingency	\$185,720
<b>Total Project Costs</b>	<b>\$19,666,548</b>

# property taxes

## FOUNTAIN HILLS 2016



(P) PRIMARY - 60%  
(S) SECONDARY - 40%



Promenade Trail



Fountain View



Dog Park Renovation



Golf Course Views



Wildlife



Holiday Lighting on the Avenue



Avenue Plaza

# land use

- Town-Wide Data
- Inventory by Section



Fountain Lake



Scenic Views



Western Loop Trail



FH Sanitary District

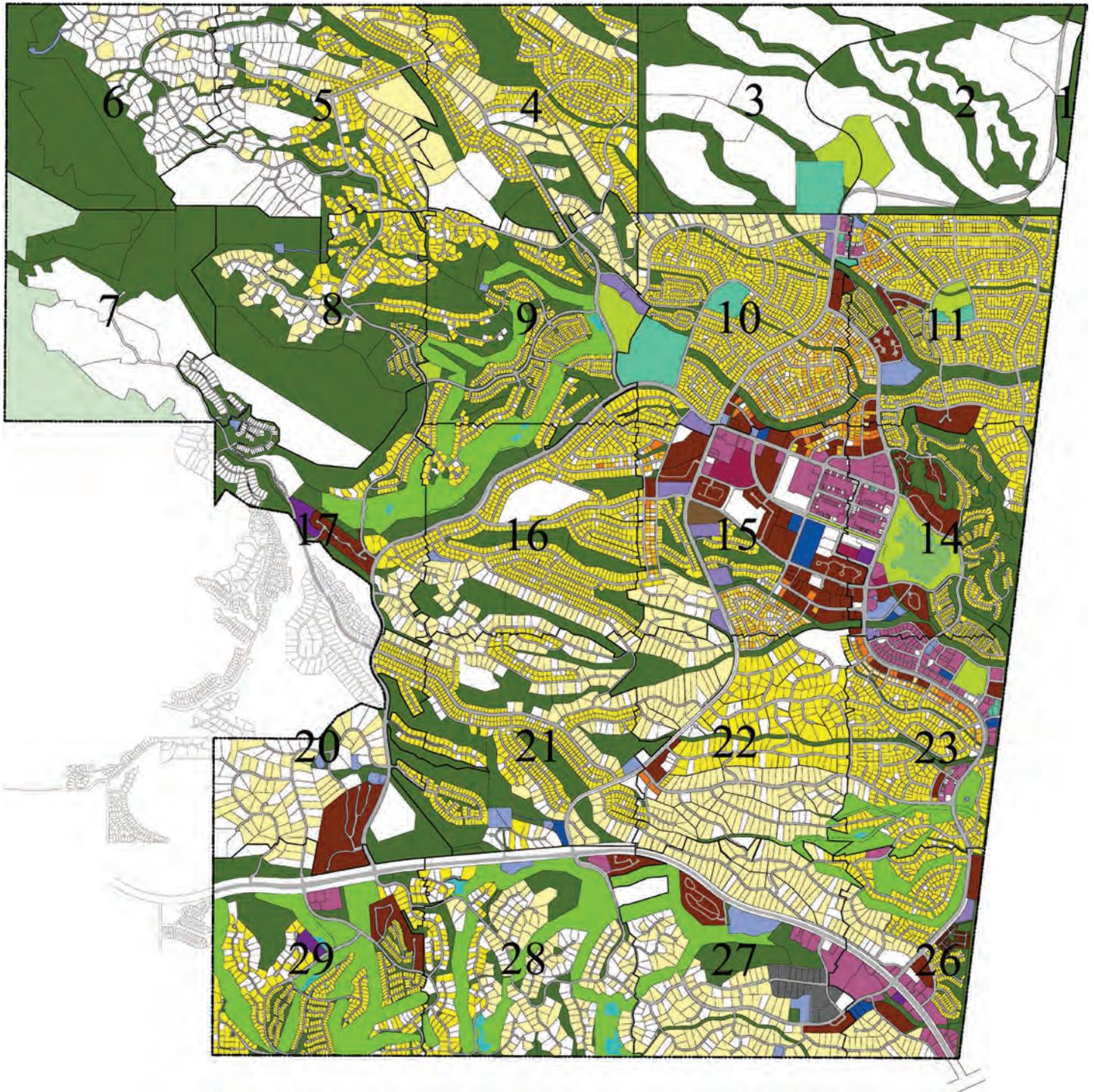


School

# land use inventory

In addition to providing current information concerning present land use, the land use inventory indicates vacant parcels that are likely to come under new or increased growth pressures as the community nears buildout. In so doing, the inventory provides a useful guide for the Town in regard to land acquisitions for public facilities such as fire stations, schools, playgrounds, and similar uses. The land use inventory is also useful to the business sector by providing a selection of optimum site locations for the construction of commercial buildings and residential developments. Hence, the land use inventory allows the Town to anticipate the development potential of the business sector.

As data is analyzed year after year, some discrepancies are discovered and corrected. This continuous review necessarily revises some of the land-use category area totals in order to increase the accuracy of this report.



## LAND USE INVENTORY

	SF/L	SF/M	MF/L	MF/M	MF/H	MF/C/L	MF/C/M	MF/C/H	R/V	C/R	C/V	MU	L	L/V	INST	I	I/V	U	G	S	P	GC	OS	R	Scottsdale	TOTAL
Section 1																							22.4	1		23.4
Section 2									378		14			31							28		208.4	20.2		679.6
Section 3									359											35	19		194.9			607.9
Section 4	107.8	203.3							92.6														177	69.7		650.4
Section 5	101.8	126.4							258.3									0.8					106.8	66.7		660.8
Section 6	25.6								179									2.4					331.8	21.9		560.7
Section 7									226.1														200.3	5.6	199.9	631.9
Section 8	40.5	81.1							141.8									2.5					388.5	45.7		700.1
Section 9	30.4	176.7							13.8						7			1			28.5	95.5	191.4	82.8		627.1
Section 10	50.2	221	52.1	0.3		32.5	1.9	15.2	7.9	10.5	0.7				12.2			2.1		66.9		54.7	128.6		656.8	
Section 11		271.9	9.2			23.1		40.5	5.5	1.3	1							13.3		6.1	27.7	70.7	134.5		604.8	
Section 14		66.7				2.4	2.5	75.2	5.6	37.2	6.3	4.5	3.2		1.8			6.8	1.1	0.5	66.1	149.3	93.2		522.4	
Section 15	41.9	69.5	14.1		9.1	21.7	7.2	129.6	25.6	50.7	39.5	16			19.9			0.9	18		1.5	51.5	110.9		627.6	
Section 16	40.3	247.5				0.9	0.6		76.8									1.8				57.9	139.2	83.2		648.2
Section 17	20.8	39.6						17	54.2				8.9					1.2				49.2	123.5	39.9		354.3
Section 20	108.4	35.8						56.6	103.1					13.2				6.2					64.5	45.5		433.3
Section 21	119.2	175.4							67.7									11.5	3.1				213.4	74.1		664.4
Section 22	219.9	186	1			1.5	2.1	6.1	77.7													18.5	54.8	71.5		639.1
Section 23	2.6	122	6	0.9		9.1	5.5	9	13.1	39.3	4.3				0.2			2.2	3.1	2	11.6	97	34.8	105.3		468.0
Section 26	62.6	77.9						26.5	14.5	52.3	1.6		1.6		3.4				3.8			39.5	29	66.9		379.6
Section 27	248.7	2.3						29	68.5	12	1.3					31.3	3	21.2				71.3	62.9	80		631.5
Section 28	129.9	48.5						10.7	117.7	3.8								3.9				167.8	68.8	79.5		630.6
Section 29	9.9	150						19.8	42.6	9.3			5.9									173.5	91.2	101		603.2
<b>TOTAL</b>	<b>1,360.5</b>	<b>2,301.6</b>	<b>82.4</b>	<b>1.2</b>	<b>9.1</b>	<b>91.2</b>	<b>19.8</b>	<b>435.2</b>	<b>2,329.1</b>	<b>216.4</b>	<b>68.7</b>	<b>20.5</b>	<b>19.6</b>	<b>44.2</b>	<b>44.5</b>	<b>31.3</b>	<b>3.0</b>	<b>77.8</b>	<b>29.1</b>	<b>110.5</b>	<b>182.4</b>	<b>770.2</b>	<b>3,029.8</b>	<b>1,527.7</b>	<b>199.9</b>	<b>13,005.7</b>
<b>PERCENT</b>	<b>10.5%</b>	<b>17.7%</b>	<b>0.6%</b>	<b>0.01%</b>	<b>0.1%</b>	<b>0.7%</b>	<b>0.2%</b>	<b>3.3%</b>	<b>17.9%</b>	<b>1.7%</b>	<b>0.5%</b>	<b>0.2%</b>	<b>0.2%</b>	<b>0.3%</b>	<b>0.3%</b>	<b>0.2%</b>	<b>0.02%</b>	<b>0.6%</b>	<b>0.2%</b>	<b>0.8%</b>	<b>1.4%</b>	<b>5.9%</b>	<b>23.3%</b>	<b>11.7%</b>	<b>1.5%</b>	<b>100.00%</b>

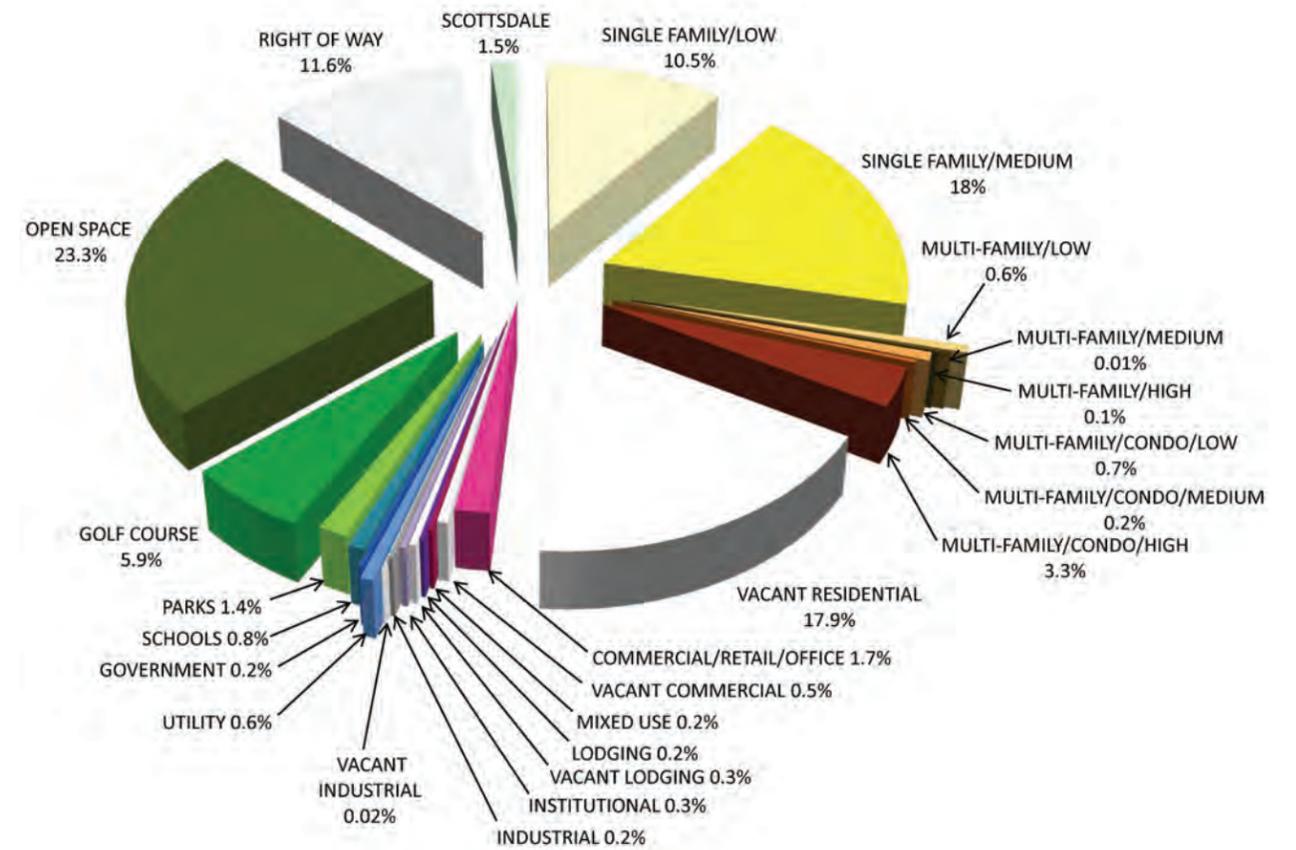
<b>TOTAL ACRES:</b>	<b>13,005.7</b>
<b>TOTAL SQ MILES:</b>	<b>20.32</b>

Figures represent amount of acreage for a particular land use in each section

### LAND USE INVENTORY KEY

<table style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 20px; background-color: #ffffcc; border: 1px solid black;"></td><td>SF/L Single Family - Low Density</td></tr> <tr><td style="width: 20px; background-color: #ffff00; border: 1px solid black;"></td><td>SF/M Single Family - Medium Density</td></tr> <tr><td style="width: 20px; background-color: #ffcc00; border: 1px solid black;"></td><td>MF/L Multi -Family - Low Density</td></tr> <tr><td style="width: 20px; background-color: #cc9900; border: 1px solid black;"></td><td>MF/M Multi - Family - Medium Density</td></tr> <tr><td style="width: 20px; background-color: #996600; border: 1px solid black;"></td><td>MF/H Multi - Family - High Density</td></tr> <tr><td style="width: 20px; background-color: #ff9900; border: 1px solid black;"></td><td>MF/C/L Multi - Family - Condo Low Density</td></tr> <tr><td style="width: 20px; background-color: #ff6600; border: 1px solid black;"></td><td>MF/C/M Multi - Family - Condo Medium Density</td></tr> <tr><td style="width: 20px; background-color: #ff3300; border: 1px solid black;"></td><td>MF/C/H Multi - Family - Condo High Density</td></tr> <tr><td style="width: 20px; background-color: #ffffff; border: 1px solid black;"></td><td>R/V Vacant land with a general plan designation of Residential</td></tr> <tr><td style="width: 20px; background-color: #ffcc99; border: 1px solid black;"></td><td>C/R General Commercial/Retail/Office</td></tr> <tr><td style="width: 20px; background-color: #ffffff; border: 1px solid black;"></td><td>C/V Vacant land with general plan designation of Commercial</td></tr> <tr><td style="width: 20px; background-color: #cc0000; border: 1px solid black;"></td><td>MU Structures that include Commercial &amp; Residential</td></tr> </table>		SF/L Single Family - Low Density		SF/M Single Family - Medium Density		MF/L Multi -Family - Low Density		MF/M Multi - Family - Medium Density		MF/H Multi - Family - High Density		MF/C/L Multi - Family - Condo Low Density		MF/C/M Multi - Family - Condo Medium Density		MF/C/H Multi - Family - Condo High Density		R/V Vacant land with a general plan designation of Residential		C/R General Commercial/Retail/Office		C/V Vacant land with general plan designation of Commercial		MU Structures that include Commercial & Residential	<table style="width: 100%; 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border-collapse: collapse;"> <tr><td style="width: 20px; background-color: #660099; border: 1px solid black;"></td><td>L Lodging (Hotels, Bed &amp; Breakfasts)</td></tr> <tr><td style="width: 20px; background-color: #cccccc; border: 1px solid black;"></td><td>L/V Vacant land with general plan designation of Lodging</td></tr> <tr><td style="width: 20px; background-color: #cccccc; border: 1px solid black;"></td><td>INST Institutional (Churches, etc.)</td></tr> <tr><td style="width: 20px; background-color: #cccccc; border: 1px solid black;"></td><td>I Industrial</td></tr> <tr><td style="width: 20px; background-color: #cccccc; border: 1px solid black;"></td><td>I/V Vacant land with general plan designation of Industrial</td></tr> <tr><td style="width: 20px; background-color: #0000ff; border: 1px solid black;"></td><td>U Utility</td></tr> <tr><td style="width: 20px; background-color: #0000ff; border: 1px solid black;"></td><td>G Government/Town Owned</td></tr> <tr><td style="width: 20px; background-color: #0000ff; border: 1px solid black;"></td><td>S School</td></tr> <tr><td style="width: 20px; background-color: #0000ff; border: 1px solid black;"></td><td>P Park</td></tr> <tr><td style="width: 20px; background-color: #0000ff; border: 1px solid black;"></td><td>GC Golf Course</td></tr> <tr><td style="width: 20px; background-color: #0000ff; border: 1px solid black;"></td><td>OS Open Space</td></tr> <tr><td style="width: 20px; background-color: #0000ff; border: 1px solid black;"></td><td>R Right-of-Way</td></tr> <tr><td style="width: 20px; background-color: #0000ff; border: 1px solid black;"></td><td>Scottsdale Scottsdale owned land</td></tr> </table>		L Lodging (Hotels, Bed & Breakfasts)		L/V Vacant land with general plan designation of Lodging		INST Institutional (Churches, etc.)		I Industrial		I/V Vacant land with general plan designation of Industrial		U Utility		G Government/Town Owned		S School		P Park		GC Golf Course		OS Open Space		R Right-of-Way		Scottsdale Scottsdale owned land
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# town-wide land use



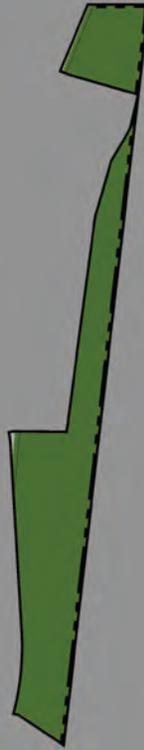
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L	1,019	1,360.5	1,332.3		
Single Family – M	7,316	2,301.6	927.9		
Multi-Family – L	436	82.4			
Multi-Family – M	30	1.2			
Multi-Family – H	150	9.1			
Multi-Family/Condo – L	571	91.2	68.9		
Multi-Family/Condo – M	207	19.8			
Multi-Family/Condo – H	3,051	435.2			
Commercial/Retail		216.4	68.7		285.1
Mixed Use	350	20.5			20.5
Lodging		19.6	44.2		63.8
Institutional		44.5			44.5
Industrial		31.3	3.0		34.3
Utility		77.8			77.8
Government/Town Owned		29.1			29.1
Schools		110.5			110.5
Parks		182.4			182.4
Golf Course		770.2			770.2
Open Space				3,029.8	3,029.8
Scottsdale Owned Land				199.9	199.9
Right of Way/Streets		1,527.7			1,527.7
<b>Total</b>	<b>13,130</b>	<b>7,331.0</b>	<b>2,445.0</b>	<b>3,229.7</b>	<b>13,005.7</b>

TOWN-WIDE RESIDENTIAL LAND USE	Single Family Low Density	Single Family Medium Density	Multi-Family Low Density	Multi-Family Medium Density	Multi-Family High Density	Multi-Family/Condo/Low Density	Multi-Family/Condo/Medium Density	Multi-Family/Condo/High Density	Mixed Use	Vacant Residential	TOTAL	
	Total Acres	1,360.5	2,301.6	82.4	1.2	9.1	91.2	19.8	435.2	20.5	2,329.1	6,650.6
Percent Acres	20.46%	34.61%	1.24%	0.02%	0.14%	1.37%	0.30%	6.54%	0.31%	35.02%	100%	
Total Dwelling Units	1,019	7,316	436	30	150	571	207	3,051	350	0	13,130	
Percent Dwellings	7.76%	55.72%	3.32%	0.23%	1.14%	4.35%	1.58%	23.24%	2.67%	0%	100%	
Dwelling Type Totals	8,335 / 63.5%		616 / 4.7%			3,829 / 29.2%			350/2.6%		0%	100%

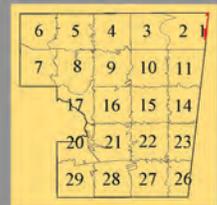
	Single Family	Multi-Family	Commercial/Industrial/Lodging	Total
Vacant Lots	1,010	97	102	1,209
Vacant Acres	2,259.9	68.9	115.9	2,444.7

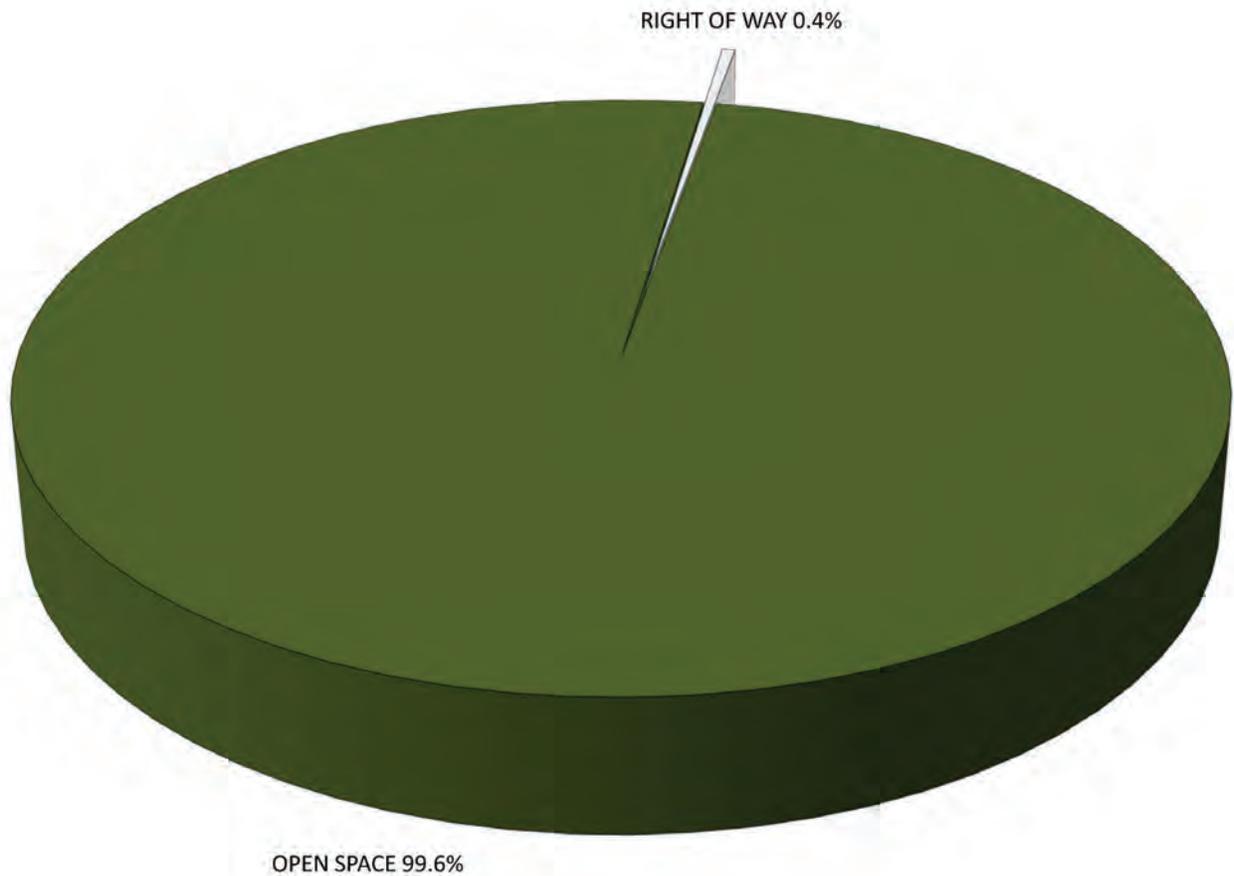
	TOTAL DWELLING UNITS									TOTAL
	SF/L	SF/M	MF/L	MF/M	MF/H	MF/C/L	MF/C/M	MF/C/H	MU	
Section 1										0
Section 2										0
Section 3										0
Section 4	52	616								668
Section 5	54	298								352
Section 6	16									16
Section 7										0
Section 8	35	200								235
Section 9	28	639								667
Section 10	41	958	205	5		135	24	225		1,593
Section 11		1,083	54			160		326		1,623
Section 14		440				20	33	450	102	1045
Section 15	23	230	123		150	171	77	1,190	248	2,212
Section 16	49	728				10	6			793
Section 17	24	76						108		208
Section 20	56	103						38		197
Section 21	101	545								646
Section 22	166	167	6			10	12	75		436
Section 23	2	433	48	25		65	55	91		719
Section 26	54	251						309		614
Section 27	188	4						141		333
Section 28	125	72						24		221
Section 29	5	473						74		552
<b>TOTAL</b>	<b>1,019</b>	<b>7,316</b>	<b>436</b>	<b>30</b>	<b>150</b>	<b>571</b>	<b>207</b>	<b>3,051</b>	<b>350</b>	<b>13,130</b>

# section 1



Google Maps Street View - McDowell Mountain Rd Looking South



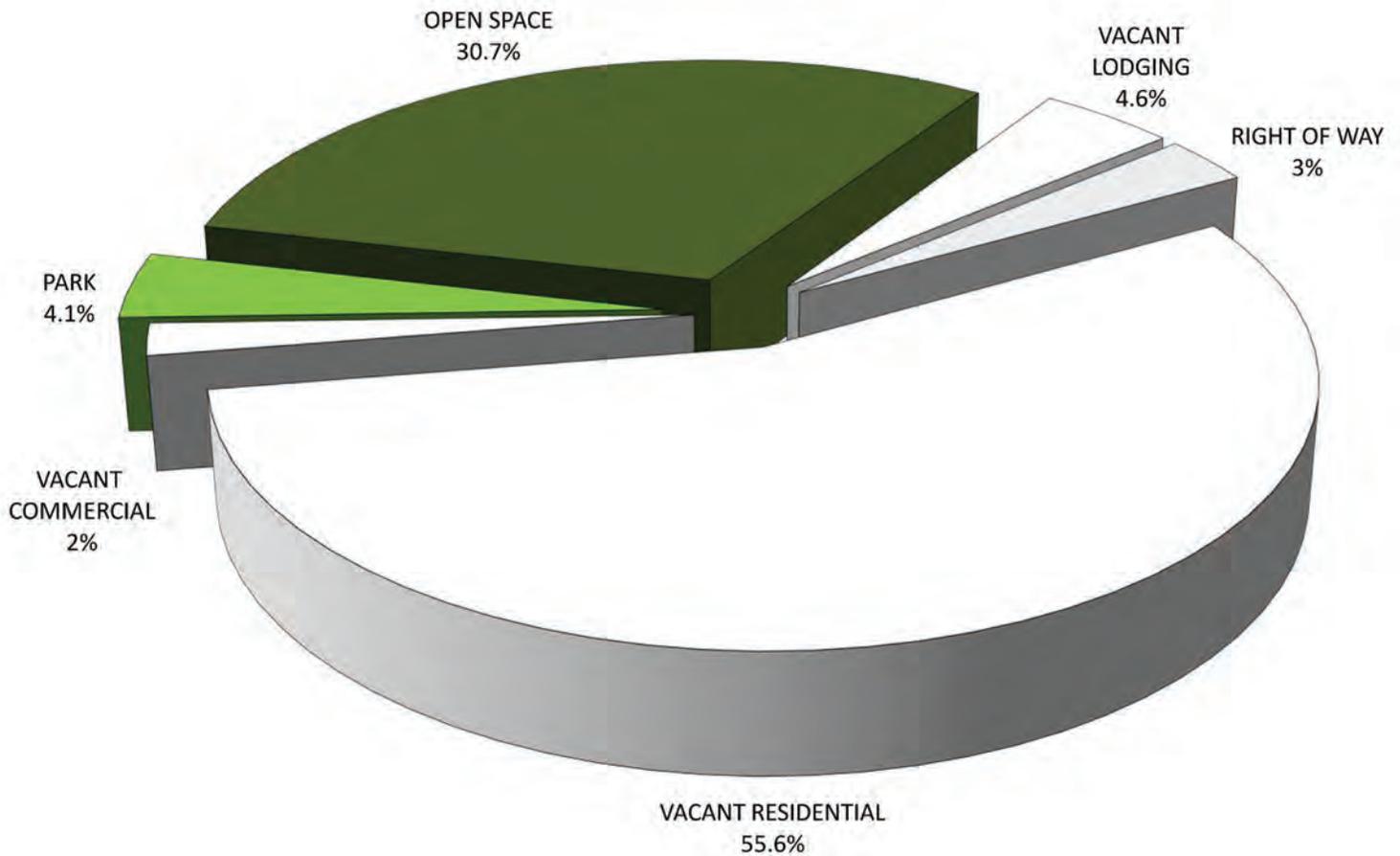


	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family – L					
	Single Family – M					
	Multi-Family – L					
	Multi-Family – M					
	Multi-Family – H					
	Multi-Family/Condo – L					
	Multi-Family/Condo – M					
	Multi-Family/Condo – H					
	Commercial/Retail					
	Mixed Use					
	Lodging					
	Institutional					
	Industrial					
	Utility					
	Government/Town Owned					
	Schools					
	Parks					
	Golf Course					
	Open Space				22.4	22.4
	Scottsdale Owned Land					
	Right of Way/Streets		1			1
	<b>Total</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>22.4</b>	<b>23.4</b>

# section 2



Undeveloped land shown in white



Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L			56		
Single Family – M			322		
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H					
Commercial/Retail			14		14
Mixed Use					
Lodging			31		31
Institutional					
Industrial					
Utility					
Government/Town Owned					
Schools					
Parks			28		28
Golf Course					
Open Space				208.4	208.4
Scottsdale Owned Land					
Right of Way/Streets		20.2			20.2
<b>Total</b>	<b>0</b>	<b>20.2</b>	<b>451</b>	<b>208.4</b>	<b>679.6</b>

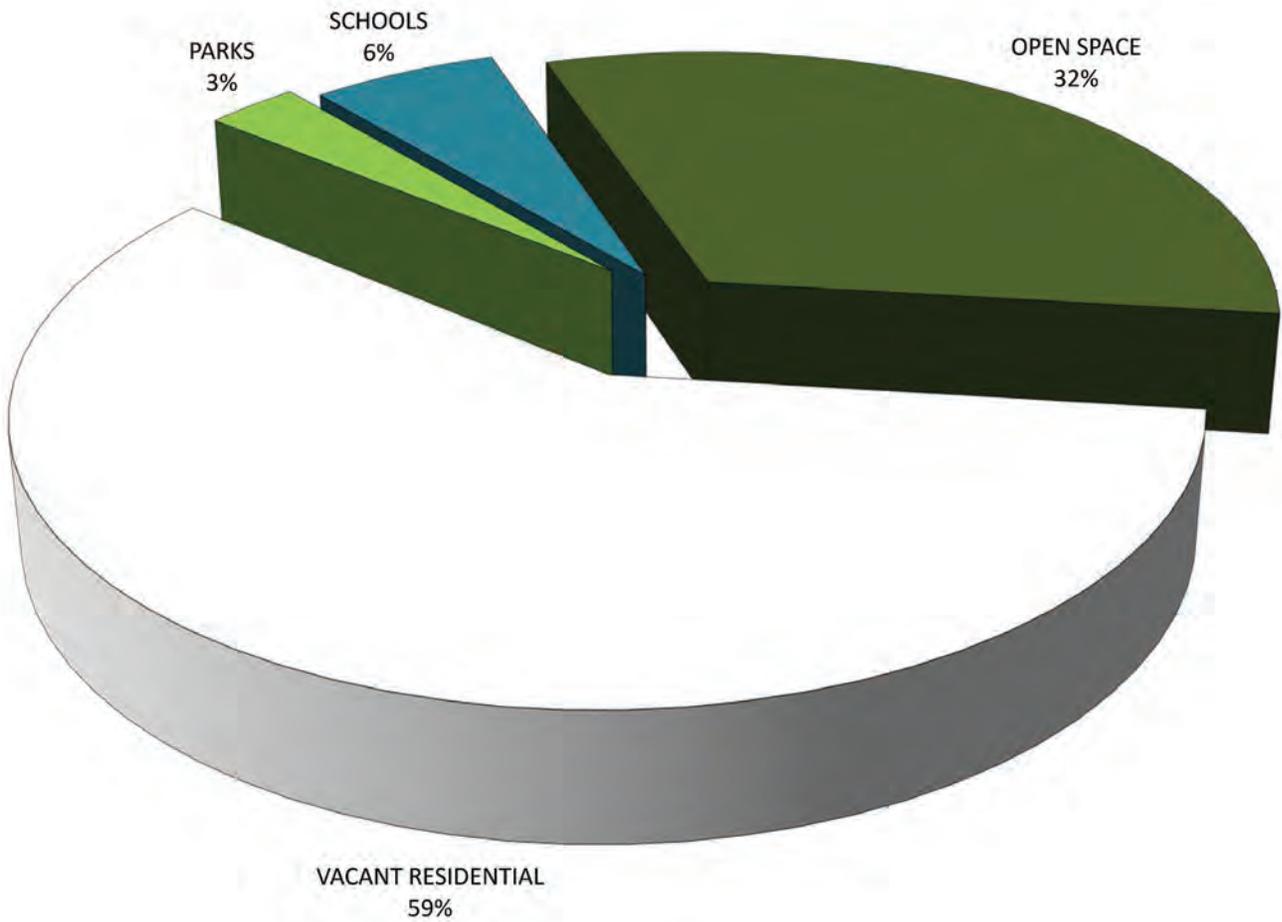
# section 3



Fountain Hills Middle & Four Peaks Elementary School

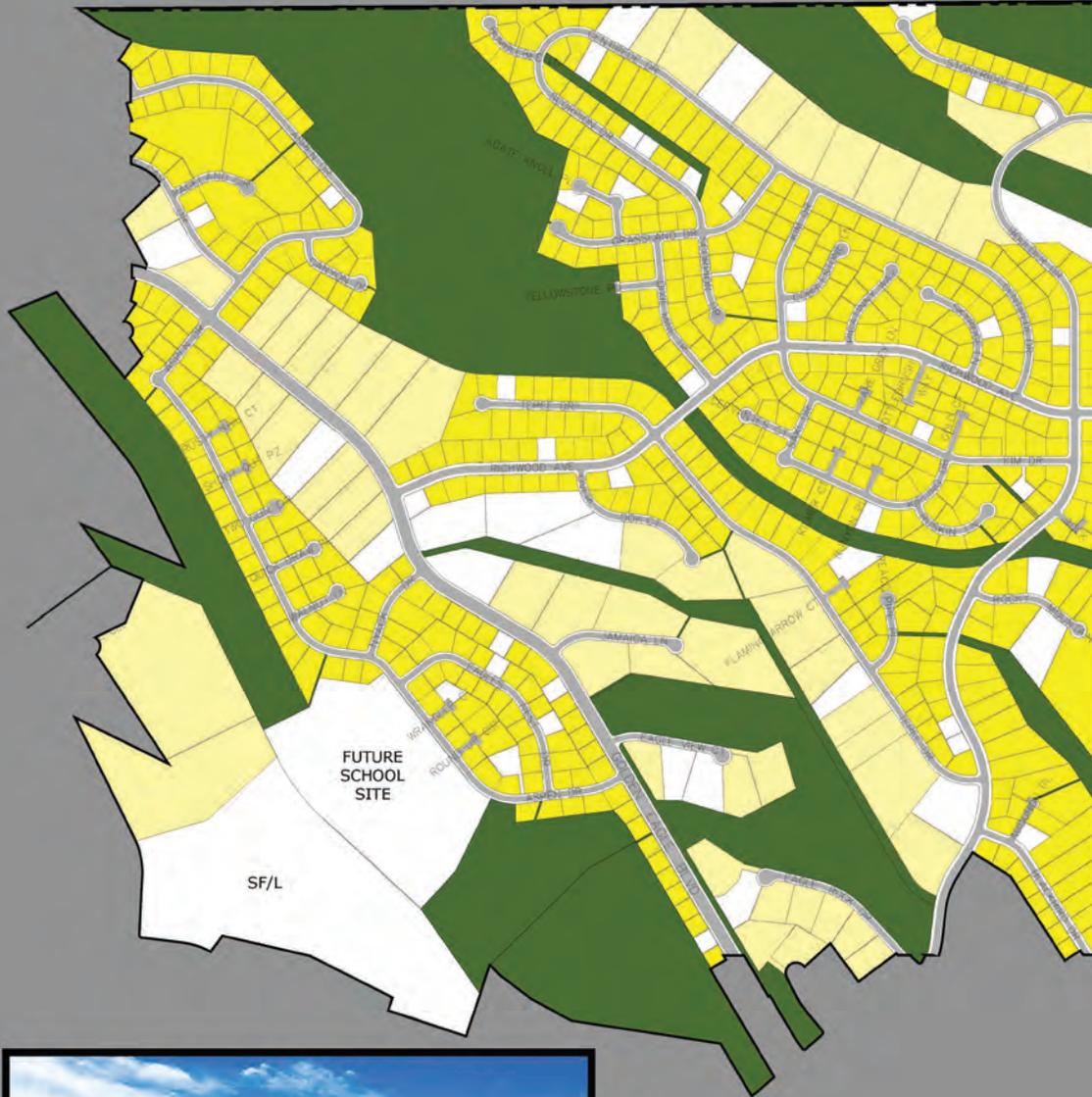
6	5	4	3	2
7	8	9	10	11
	17	16	15	14
	20	21	22	23
	29	28	27	26

Undeveloped land shown in white



Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L			67		
Single Family – M			292		
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H					
Commercial/Retail					
Mixed Use					
Lodging					
Institutional					
Industrial					
Utility					
Government/Town Owned					
Schools		35			35
Parks			19		19
Golf Course					
Open Space				194.9	194.9
Scottsdale Owned Land					
Right of Way/Streets					
<b>Total</b>	<b>0</b>	<b>35</b>	<b>378</b>	<b>194.9</b>	<b>607.9</b>

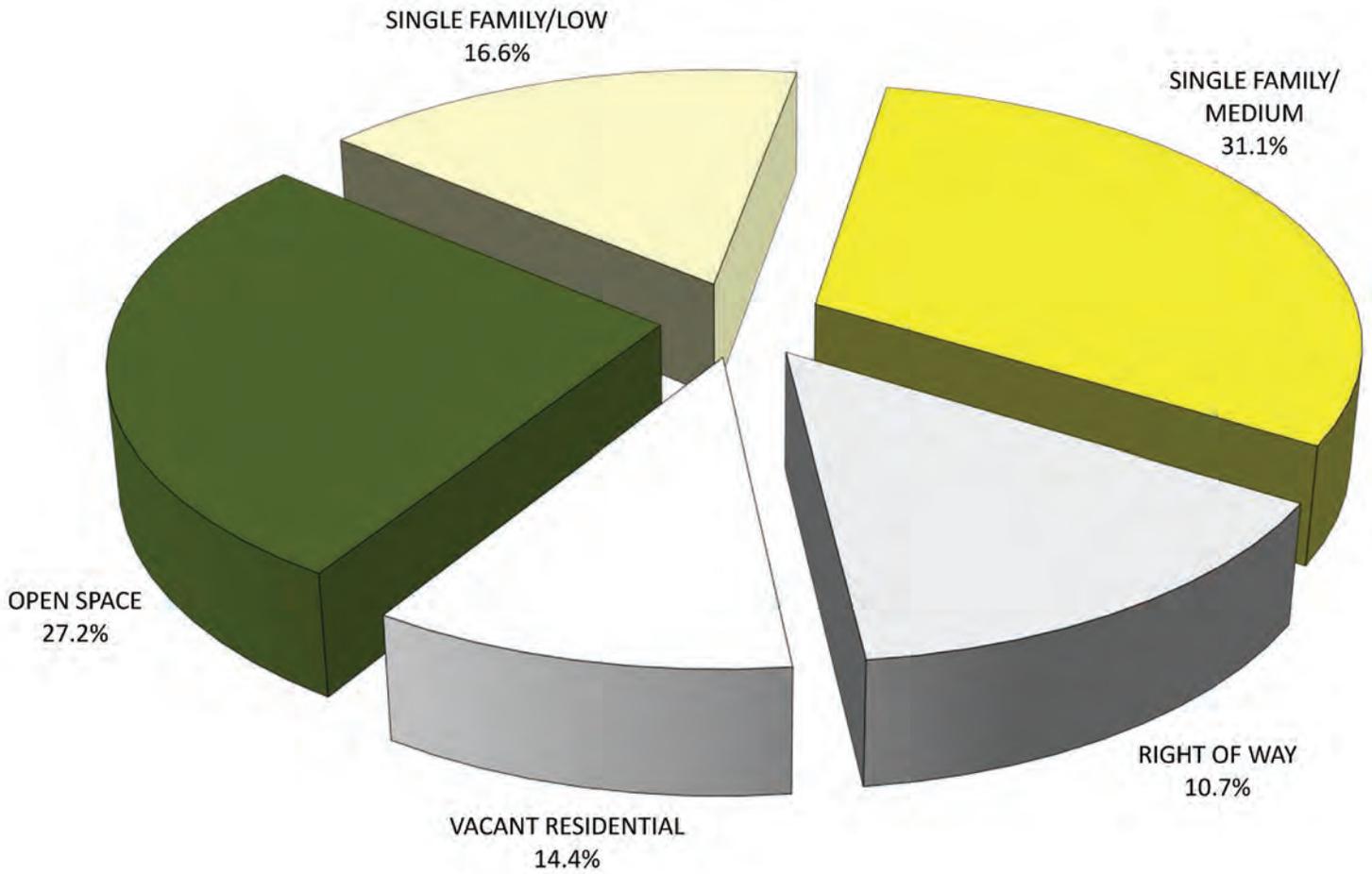
# section 4



Views From Scorpion Dr

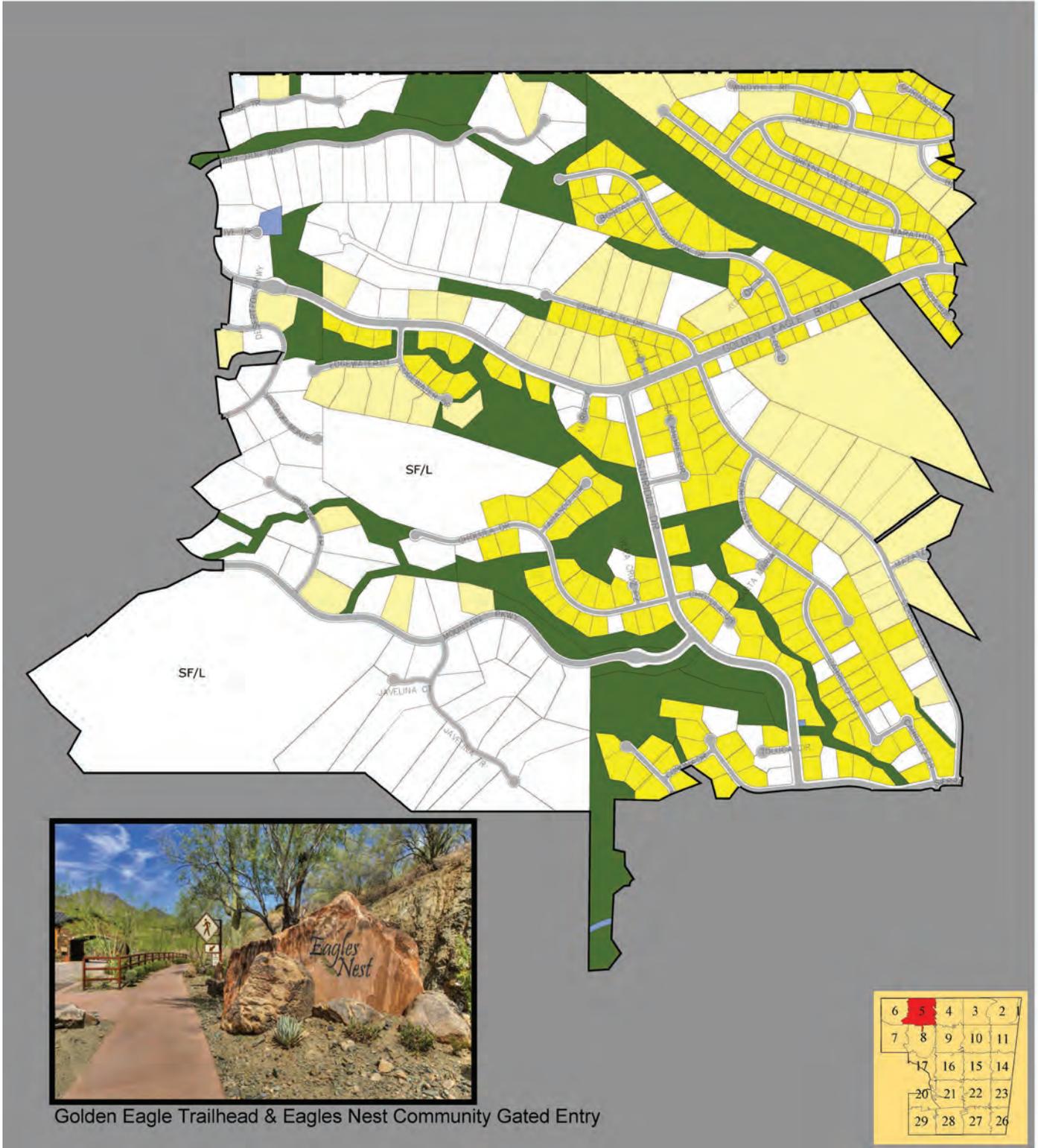


Undeveloped land shown in white



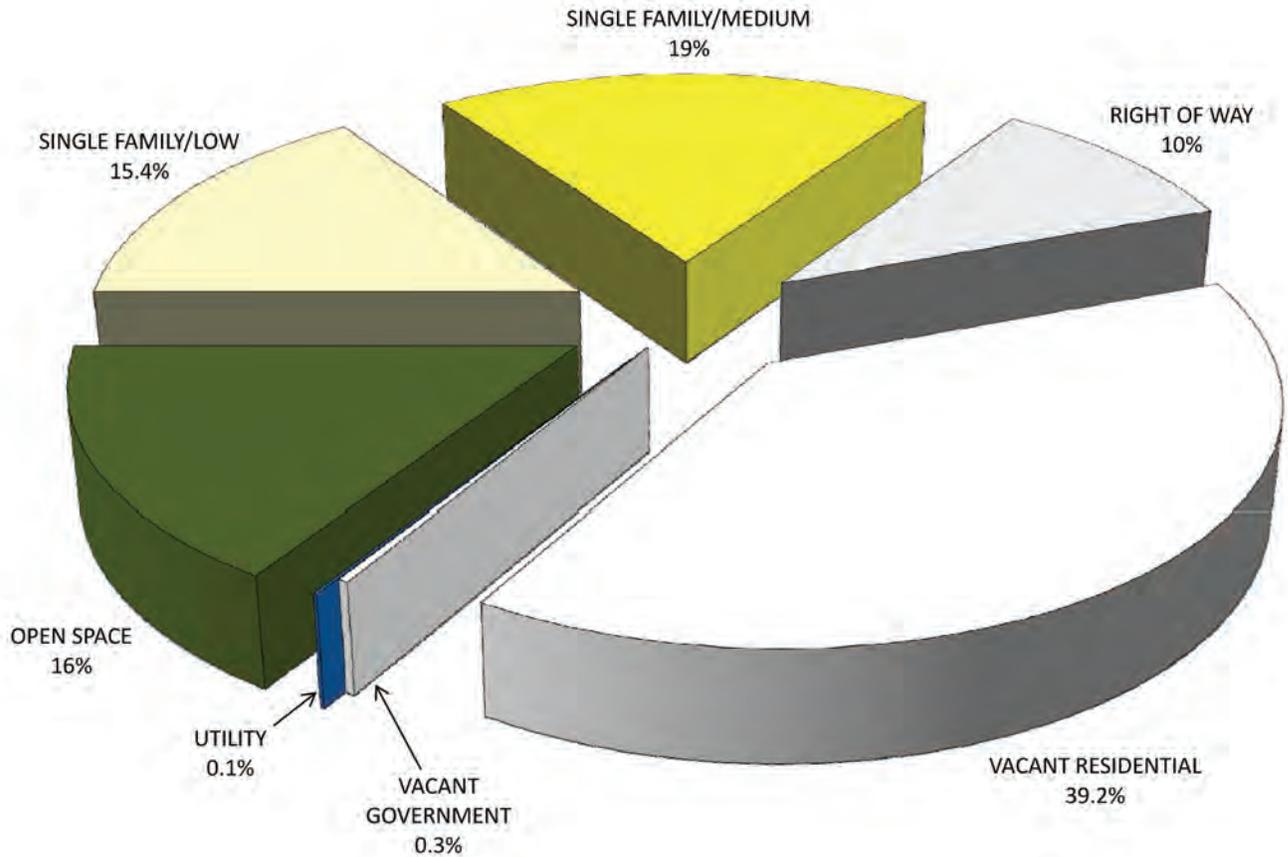
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L	52	107.8	73.6		
Single Family – M	616	203.3	19		
Multi-Family – L					403.7
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H					
Commercial/Retail					
Mixed Use					
Lodging					
Institutional					
Industrial					
Utility					
Government/Town Owned					
Schools					
Parks					
Golf Course					
Open Space				177	177
Scottsdale Owned Land					
Right of Way/Streets		69.7			69.7
<b>Total</b>	<b>668</b>	<b>380.8</b>	<b>92.6</b>	<b>177</b>	<b>650.4</b>

# section 5



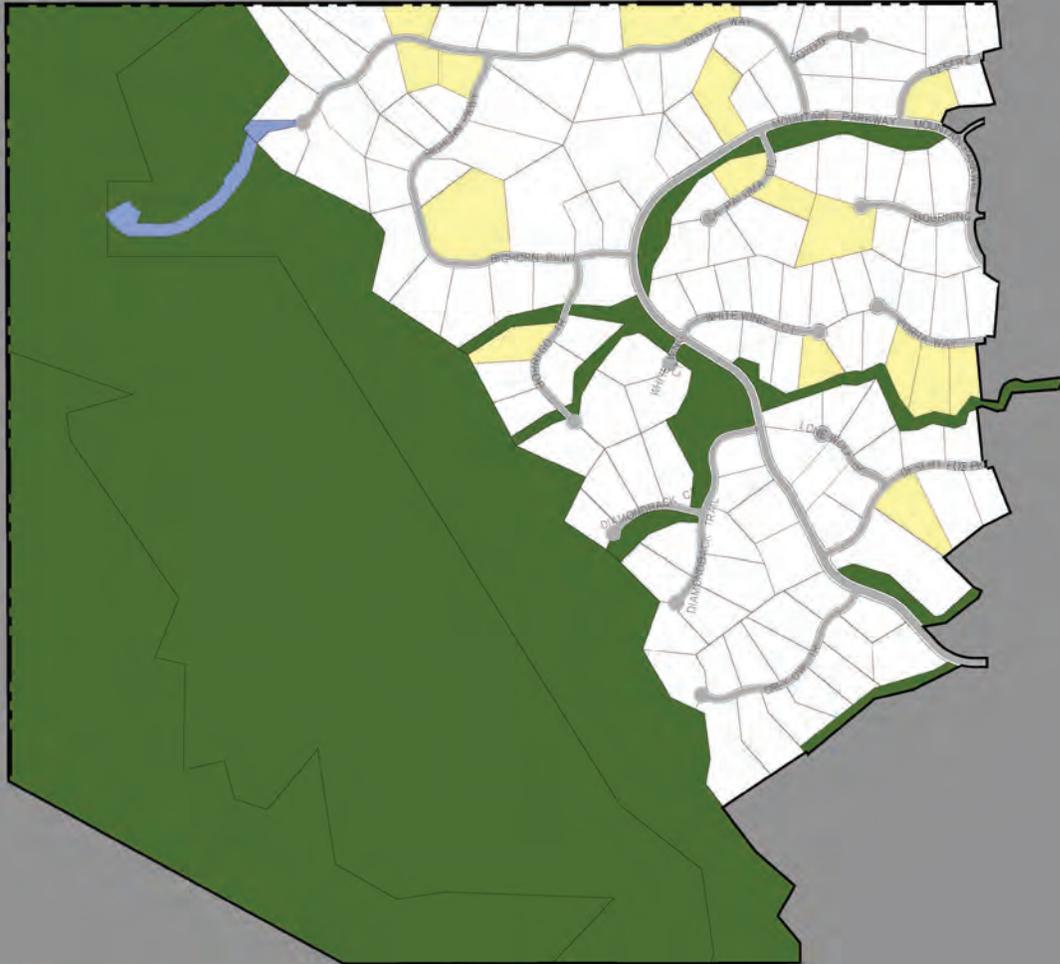
Golden Eagle Trailhead & Eagles Nest Community Gated Entry

Undeveloped land shown in white



Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L	54	101.8	239.9		
Single Family – M	298	126.4	18.4		
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H					
Commercial/Retail					
Mixed Use					
Lodging					
Institutional					
Industrial					
Utility		0.8			0.8
Government/Town Owned					
Schools					
Parks					
Golf Course					
Open Space				106.8	106.8
Scottsdale Owned Land					
Right of Way/Streets		66.7			66.7
<b>Total</b>	<b>352</b>	<b>295.7</b>	<b>258.3</b>	<b>106.8</b>	<b>660.8</b>

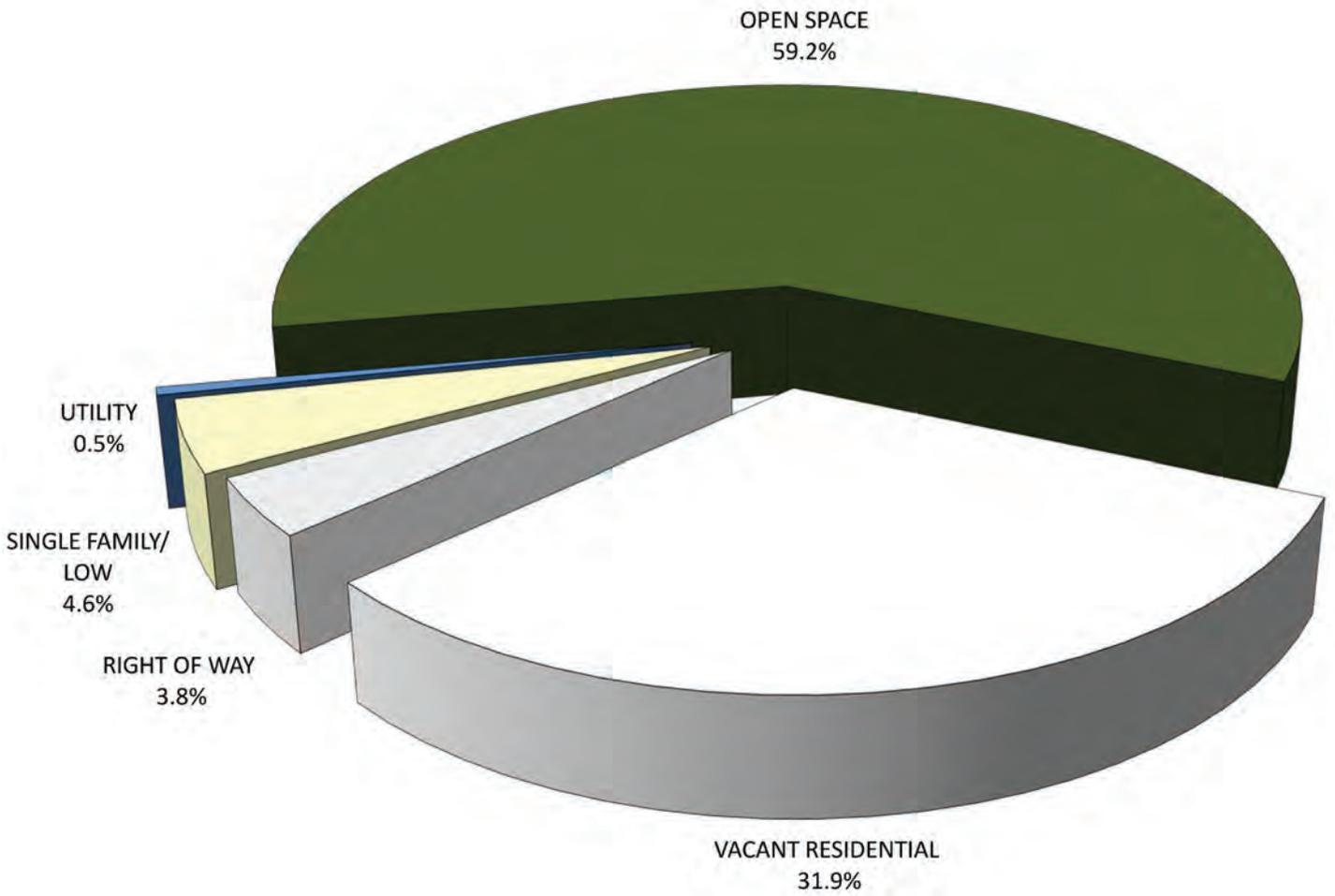
# section 6



Eagles Nest Community Views

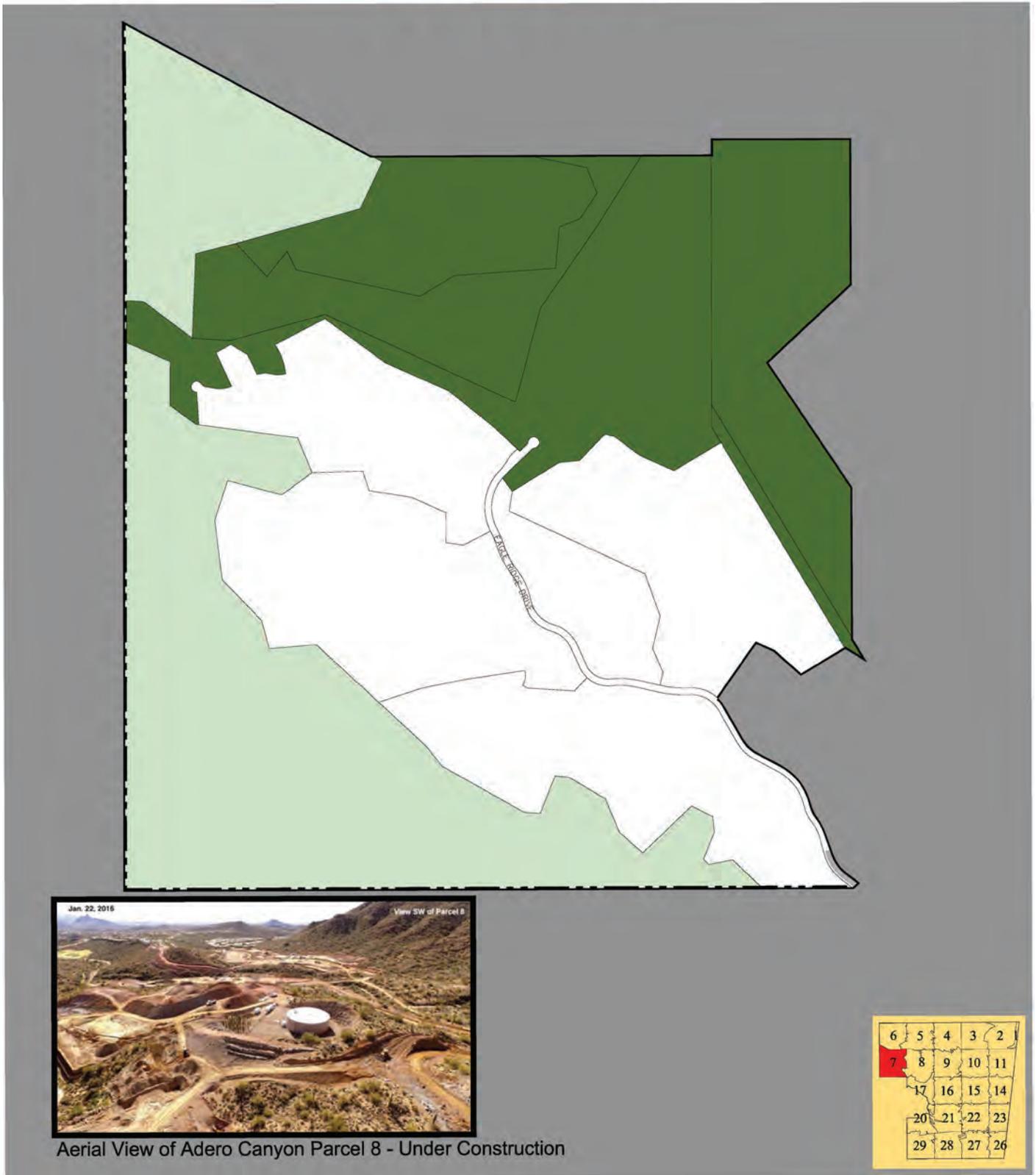


Undeveloped land shown in white

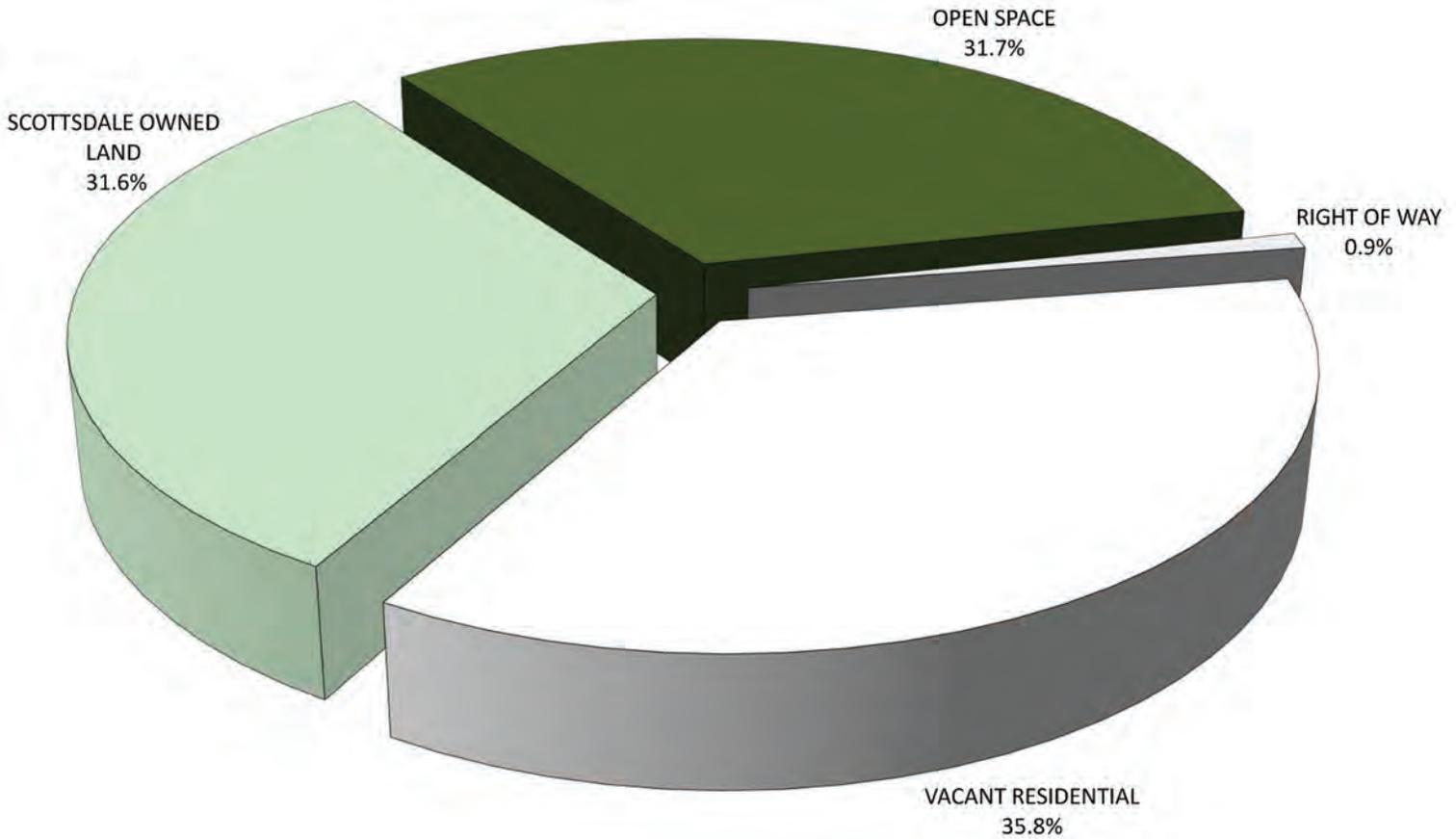


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L	16	25.6	179		
Single Family – M					
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H					
Commercial/Retail					
Mixed Use					
Lodging					
Institutional					
Industrial					
Utility		2.4			2.4
Government/Town Owned					
Schools					
Parks					
Golf Course					
Open Space				331.8	331.8
Scottsdale Owned Land					
Right of Way/Streets		21.9			21.9
<b>Total</b>	<b>16</b>	<b>49.9</b>	<b>179.0</b>	<b>331.8</b>	<b>560.7</b>

# section 7

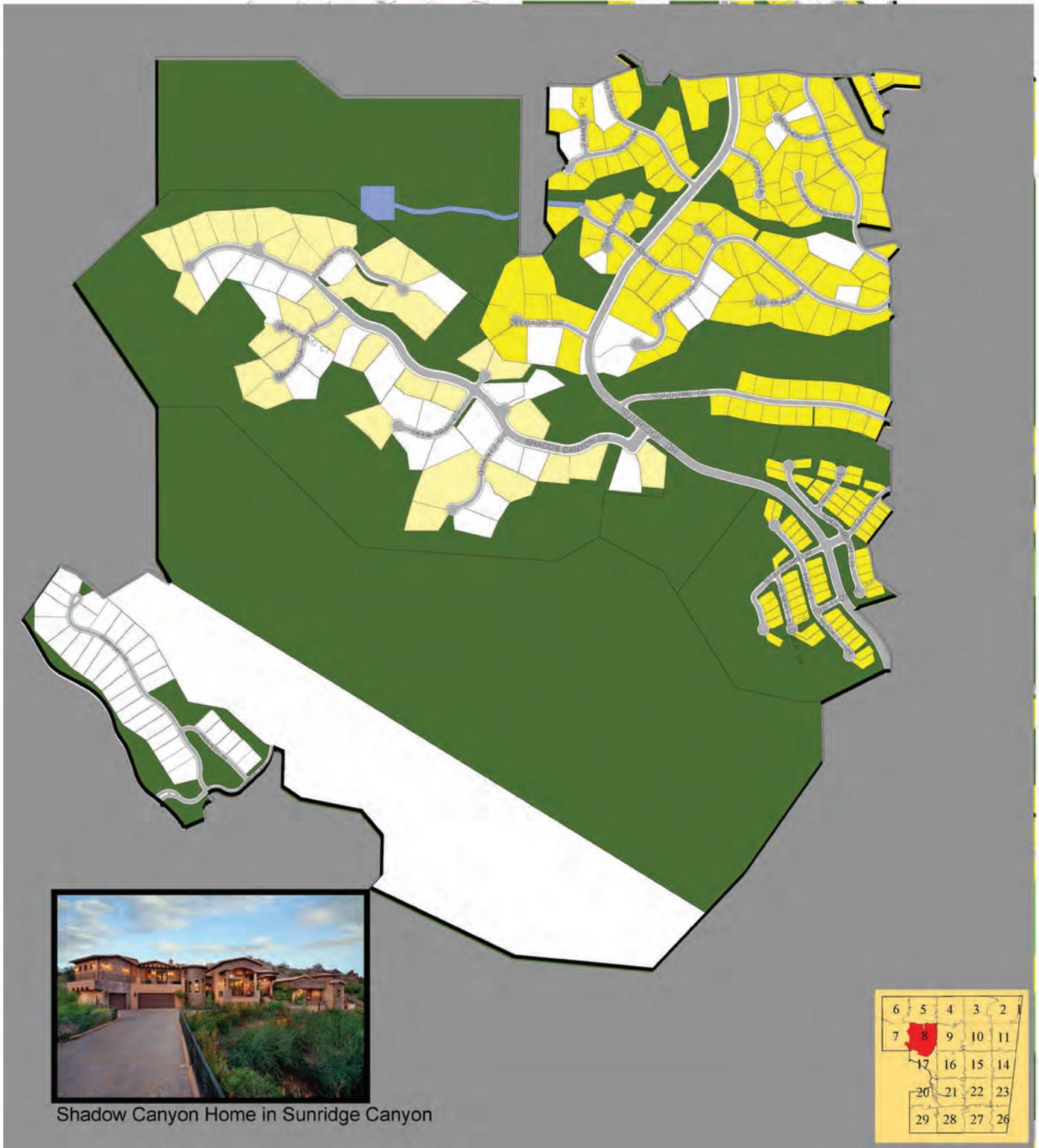


Undeveloped land shown in white



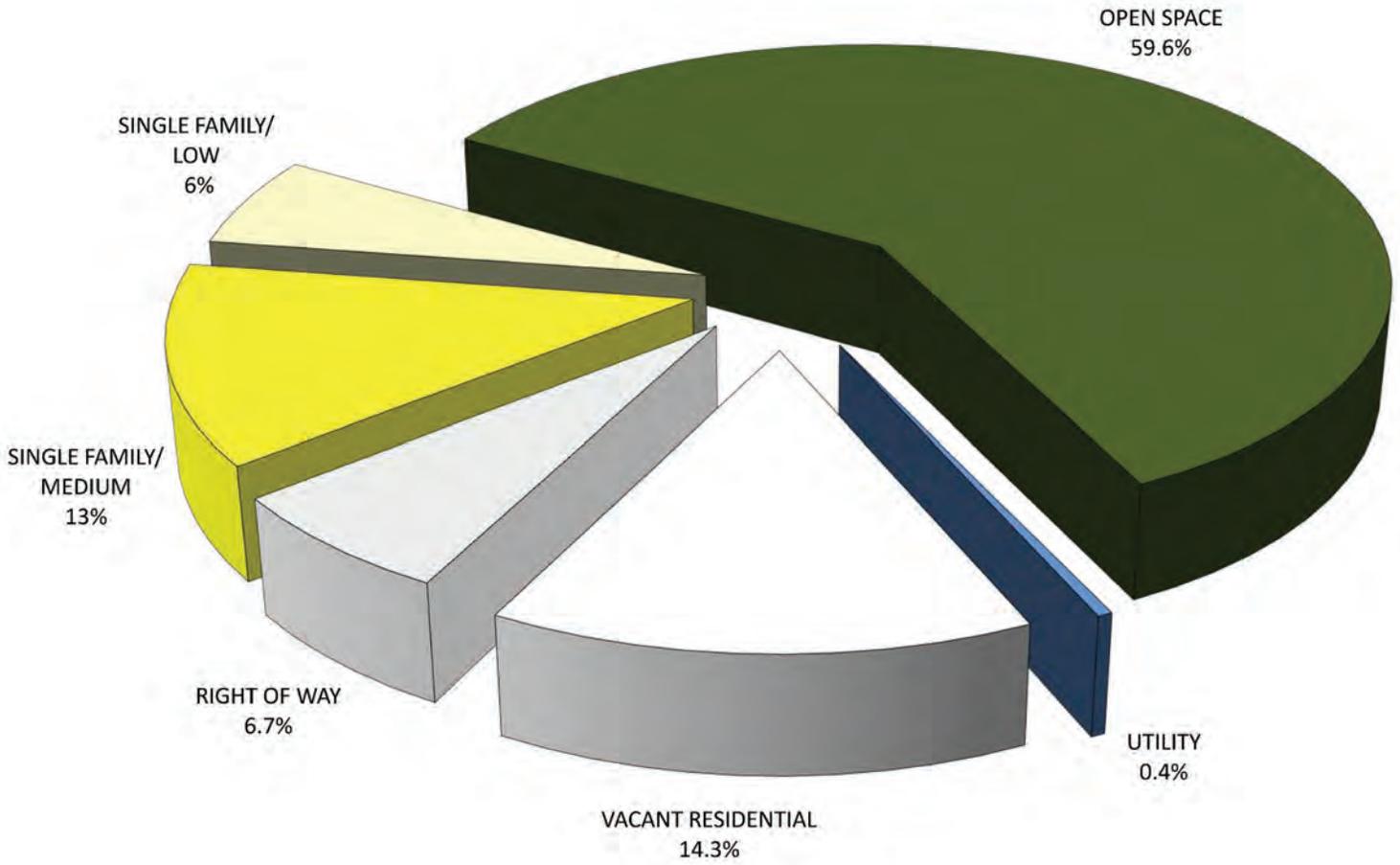
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L			226.1		
Single Family – M					
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H					
Commercial/Retail					
Mixed Use					
Lodging					
Institutional					
Industrial					
Utility					
Government/Town Owned					
Schools					
Parks					
Golf Course					
Open Space				200.3	200.3
Scottsdale Owned Land				199.9	199.9
Right of Way/Streets		5.6			5.6
<b>Total</b>	<b>0</b>	<b>5.6</b>	<b>226.1</b>	<b>400.2</b>	<b>631.9</b>

# section 8



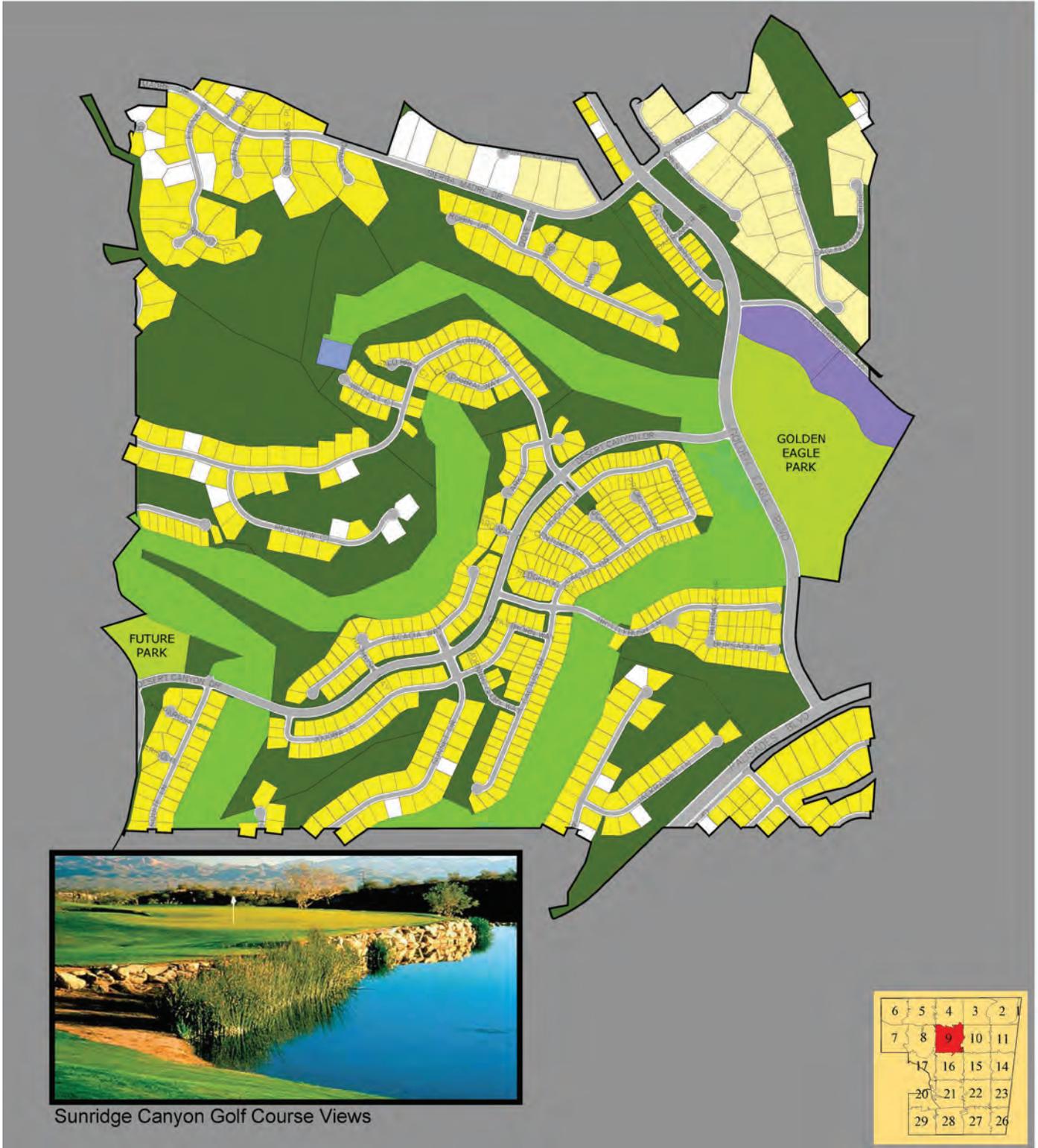
Shadow Canyon Home in Sunridge Canyon

Undeveloped land shown in white

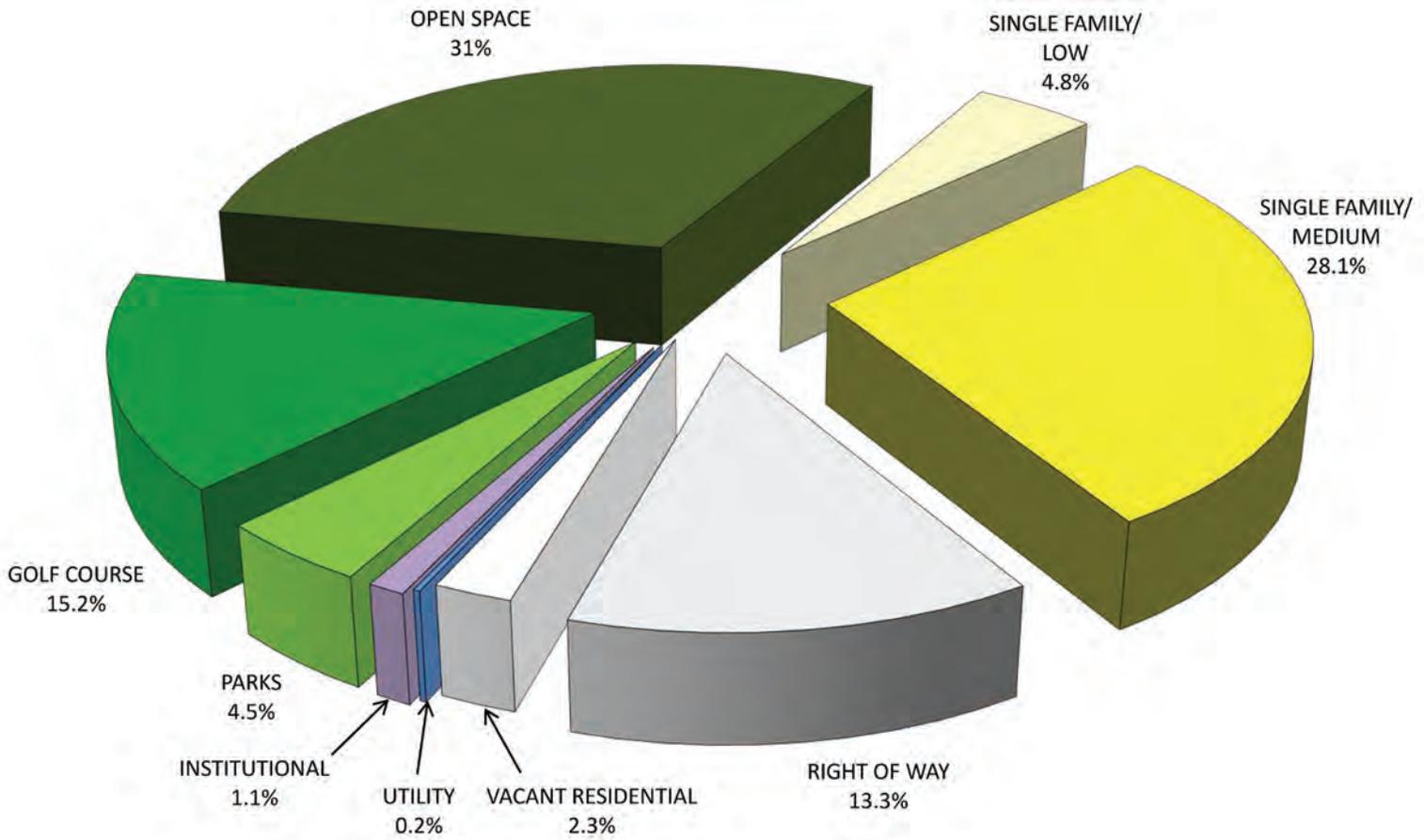


	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family – L	35	40.5	104.7		
	Single Family – M	200	81.1	37.1		
	Multi-Family – L					
	Multi-Family – M					
	Multi-Family – H					
	Multi-Family/Condo – L					
	Multi-Family/Condo – M					
	Multi-Family/Condo – H					
	Commercial/Retail					
	Mixed Use					
	Lodging					
	Institutional					
	Industrial					
	Utility		2.5			2.5
	Government/Town Owned					
	Schools					
	Parks					
	Golf Course					
	Open Space				388.5	388.5
	Scottsdale Owned Land					
	Right of Way/Streets		45.7			45.7
	<b>Total</b>	<b>235</b>	<b>169.8</b>	<b>141.8</b>	<b>388.5</b>	<b>700.1</b>

# section 9

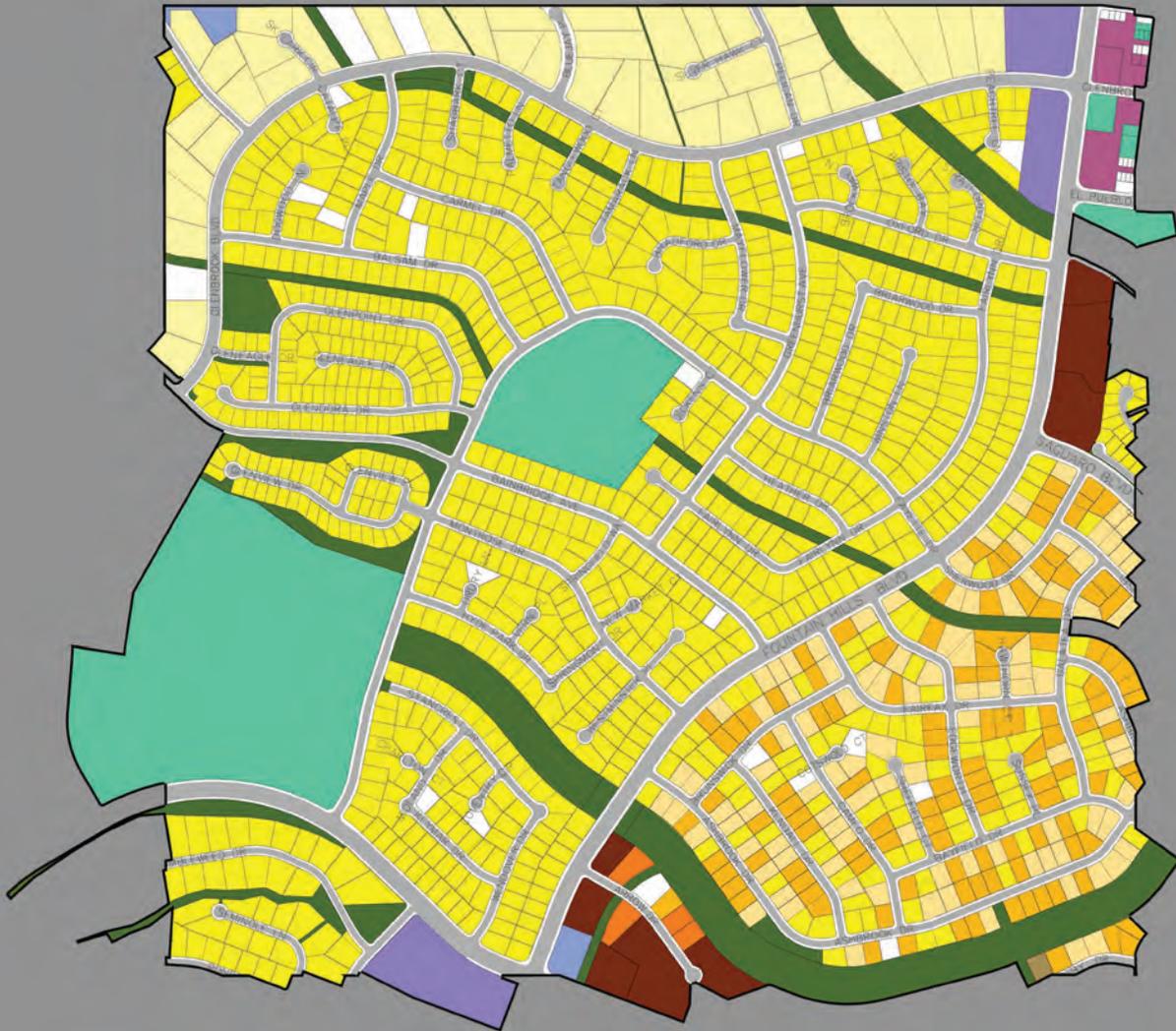


Undeveloped land shown in white



Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L	28	30.4	6.4		
Single Family – M	639	176.7	7.4		
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H					
Commercial/Retail					
Mixed Use					
Lodging					
Institutional		7			7
Industrial					
Utility		1			1
Government/Town Owned					
Schools					
Parks		28.5			28.5
Golf Course		95.5			95.5
Open Space				191.4	191.4
Scottsdale Owned Land					
Right of Way/Streets		82.8			82.8
<b>Total</b>	<b>667</b>	<b>421.9</b>	<b>13.8</b>	<b>191.4</b>	<b>627.1</b>

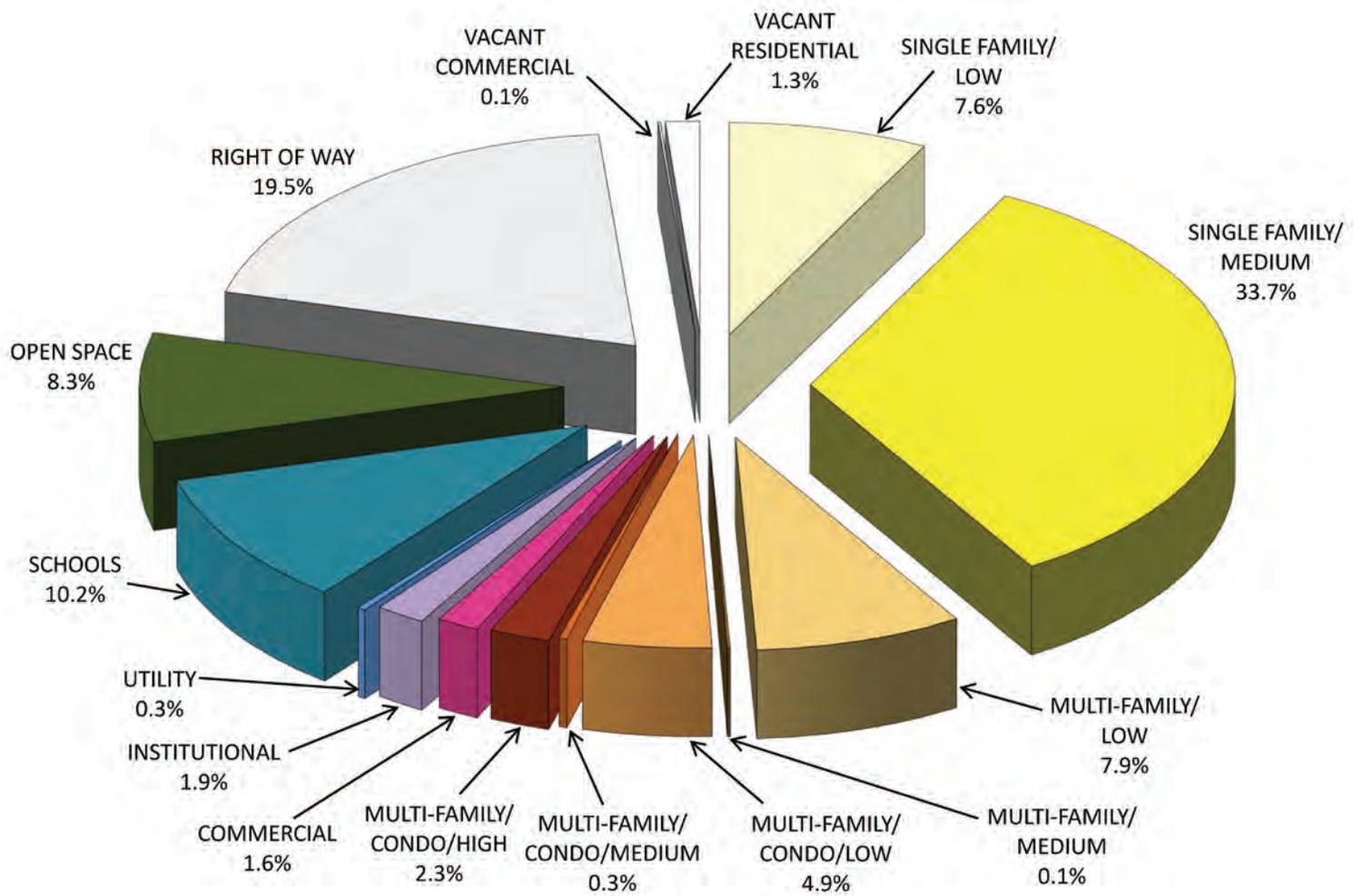
# section 10



Fountain Hills High School Track & Field

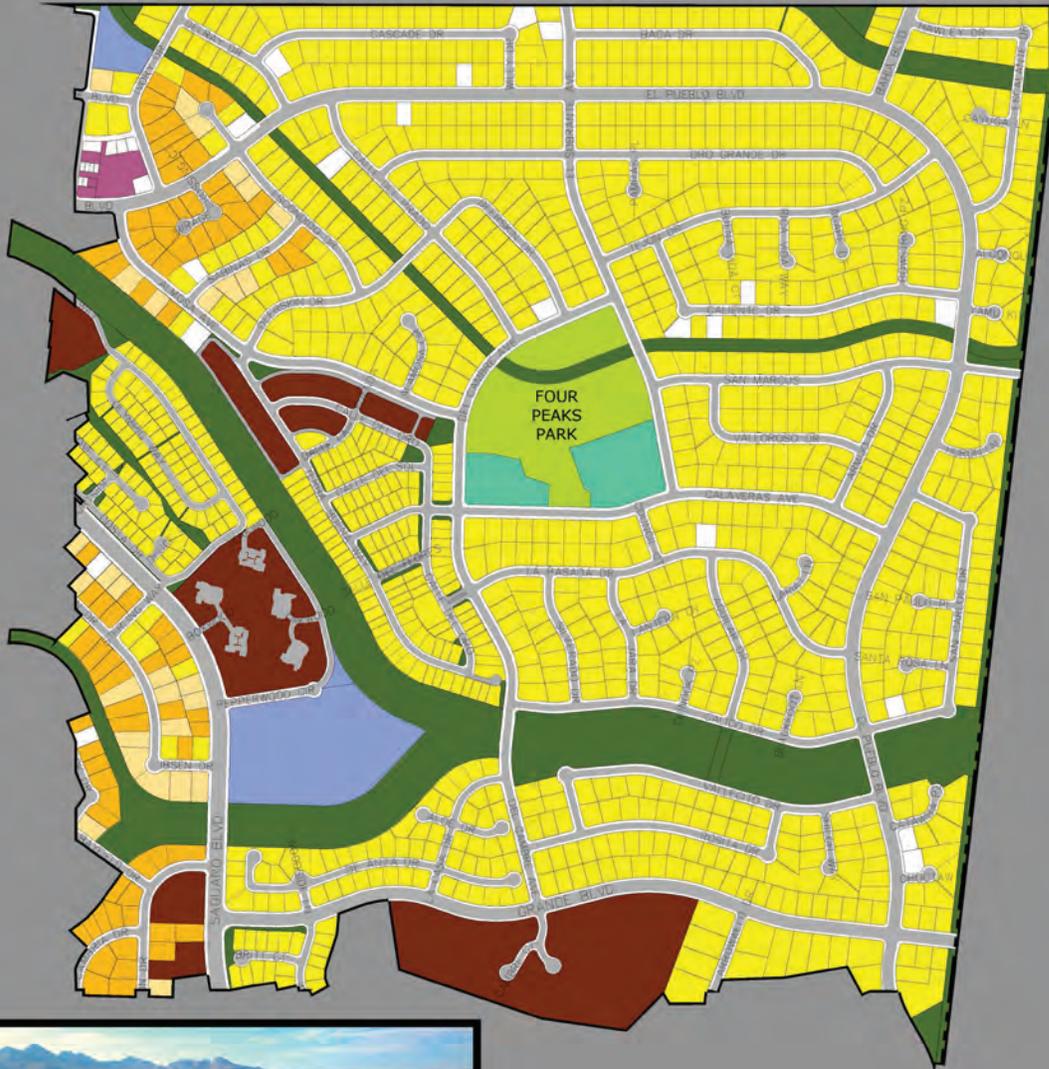


Undeveloped land shown in white



Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L	41	50.2	3.3		
Single Family – M	958	221	3.1		
Multi-Family – L	205	52.1			
Multi-Family – M	5	0.3			
Multi-Family – H			1.5		381.1
Multi-Family/Condo – L	135	32.5			
Multi-Family/Condo – M	24	1.9			
Multi-Family/Condo – H	225	15.2			
Commercial/Retail		10.5	0.7		11.2
Mixed Use					
Lodging					
Institutional		12.2			12.2
Industrial					
Utility		2.1			2.1
Government/Town Owned					
Schools		66.9			66.9
Parks					
Golf Course					
Open Space				54.7	54.7
Scottsdale Owned Land					
Right of Way/Streets		128.6			128.6
<b>Total</b>	<b>1,593</b>	<b>593.5</b>	<b>8.6</b>	<b>54.7</b>	<b>656.8</b>

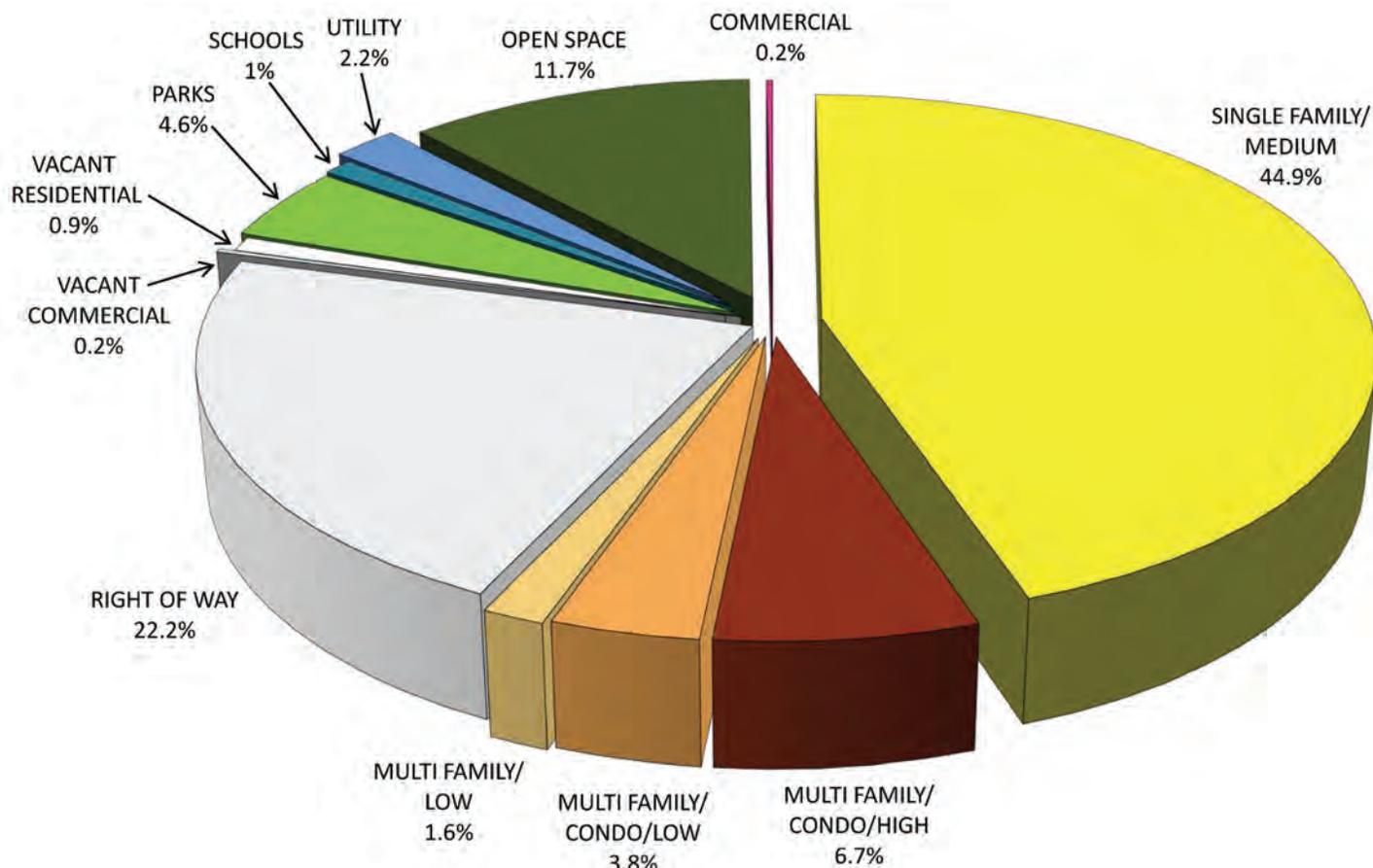
# section 11



Ashbrook Wash Box Culvert at Saguaro Blvd



Undeveloped land shown in white



Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L					
Single Family – M	1,083	271.9	4.1		
Multi-Family – L	54	9.2			
Multi-Family – M					350.2
Multi-Family – H					
Multi-Family/Condo – L	160	23.1	1.4		
Multi-Family/Condo – M					
Multi-Family/Condo – H	326	40.5			
Commercial/Retail		1.3	1		2.3
Mixed Use					
Lodging					
Institutional					
Industrial					
Utility		13.3			13.3
Government/Town Owned					
Schools		6.1			6.1
Parks		27.7			27.7
Golf Course					
Open Space				70.7	70.7
Scottsdale Owned Land					
Right of Way/Streets		134.5			134.5
<b>Total</b>	<b>1,623</b>	<b>527.6</b>	<b>6.5</b>	<b>70.7</b>	<b>604.8</b>

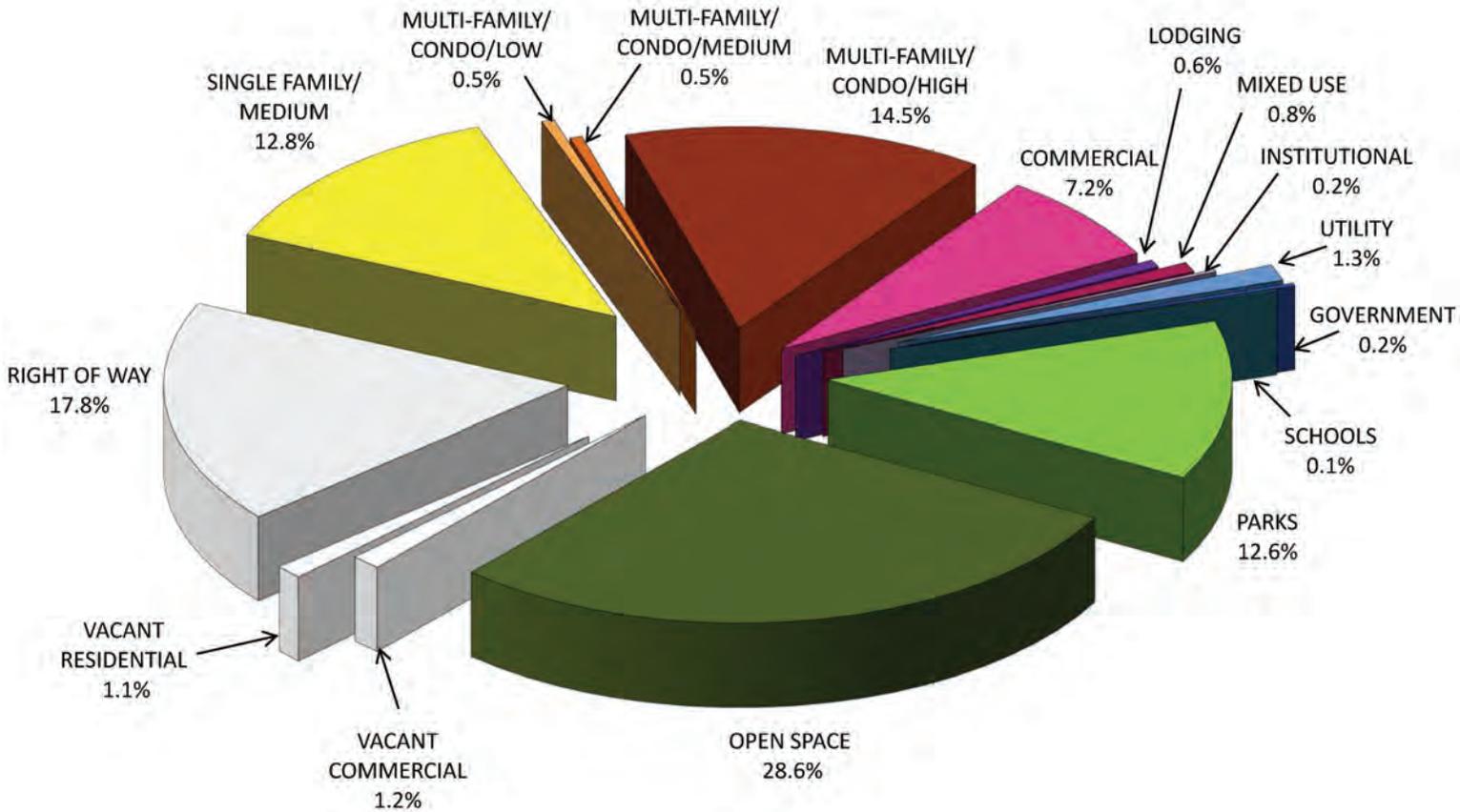
# section 14



Fountain Park - Musical Park

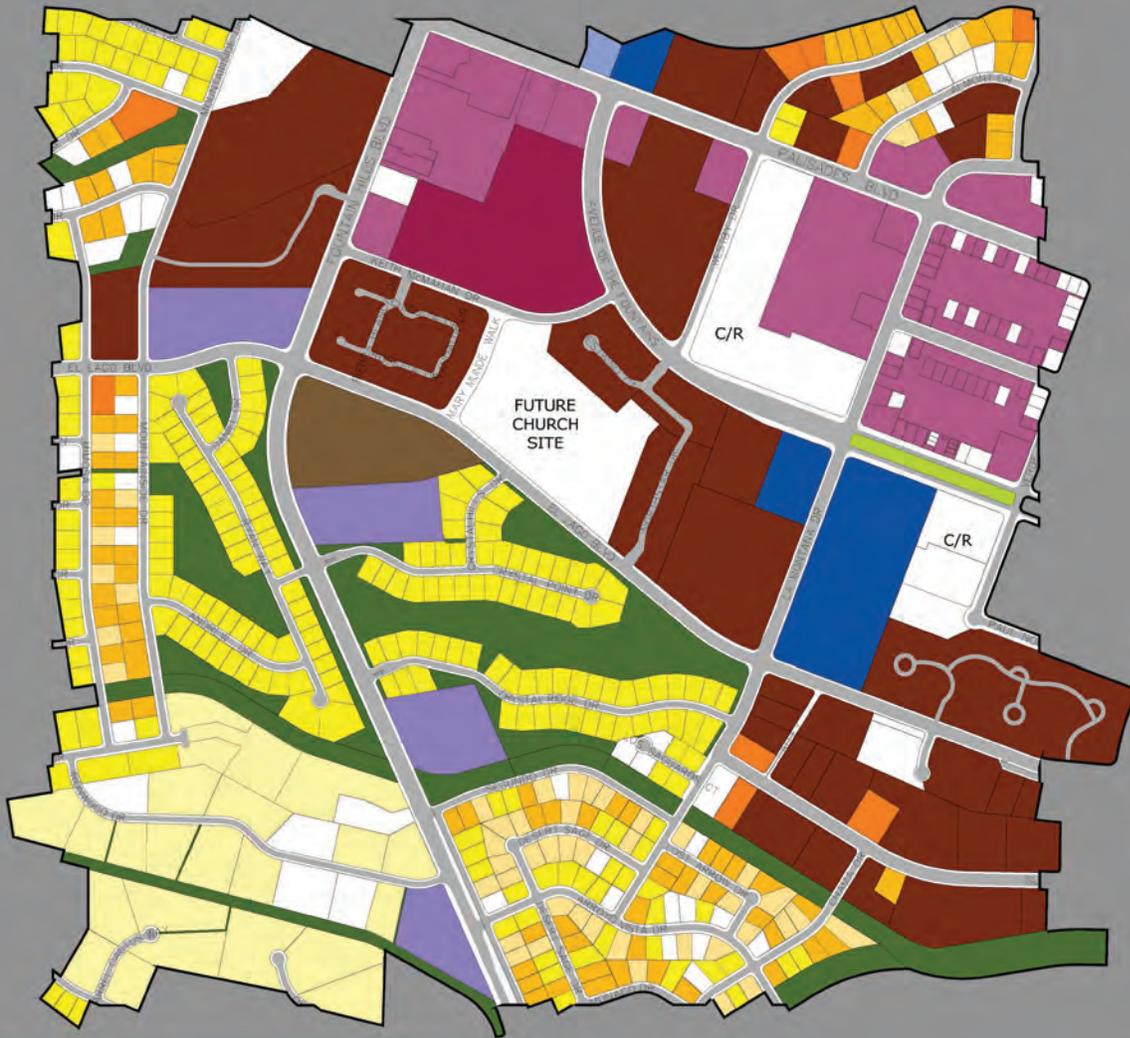


Undeveloped land shown in white

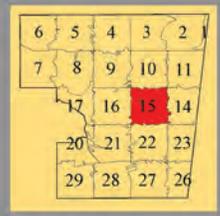


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L					
Single Family – M	440	66.7	3.2		
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L	20	2.4	2.4		152.4
Multi-Family/Condo – M	33	2.5			
Multi-Family/Condo – H	450	75.2			
Commercial/Retail		37.2	6.3		43.5
Mixed Use	102	4.5			1.2
Lodging		3.2			3.2
Institutional		1.8			1.8
Industrial					
Utility		6.8			6.8
Government/Town Owned		1.1			1.1
Schools		0.5			0.5
Parks		66.1			66.1
Golf Course					
Open Space				149.3	149.3
Scottsdale Owned Land					
Right of Way/Streets		93.2			93.2
<b>Total</b>	<b>1045</b>	<b>361.2</b>	<b>11.9</b>	<b>149.3</b>	<b>522.4</b>

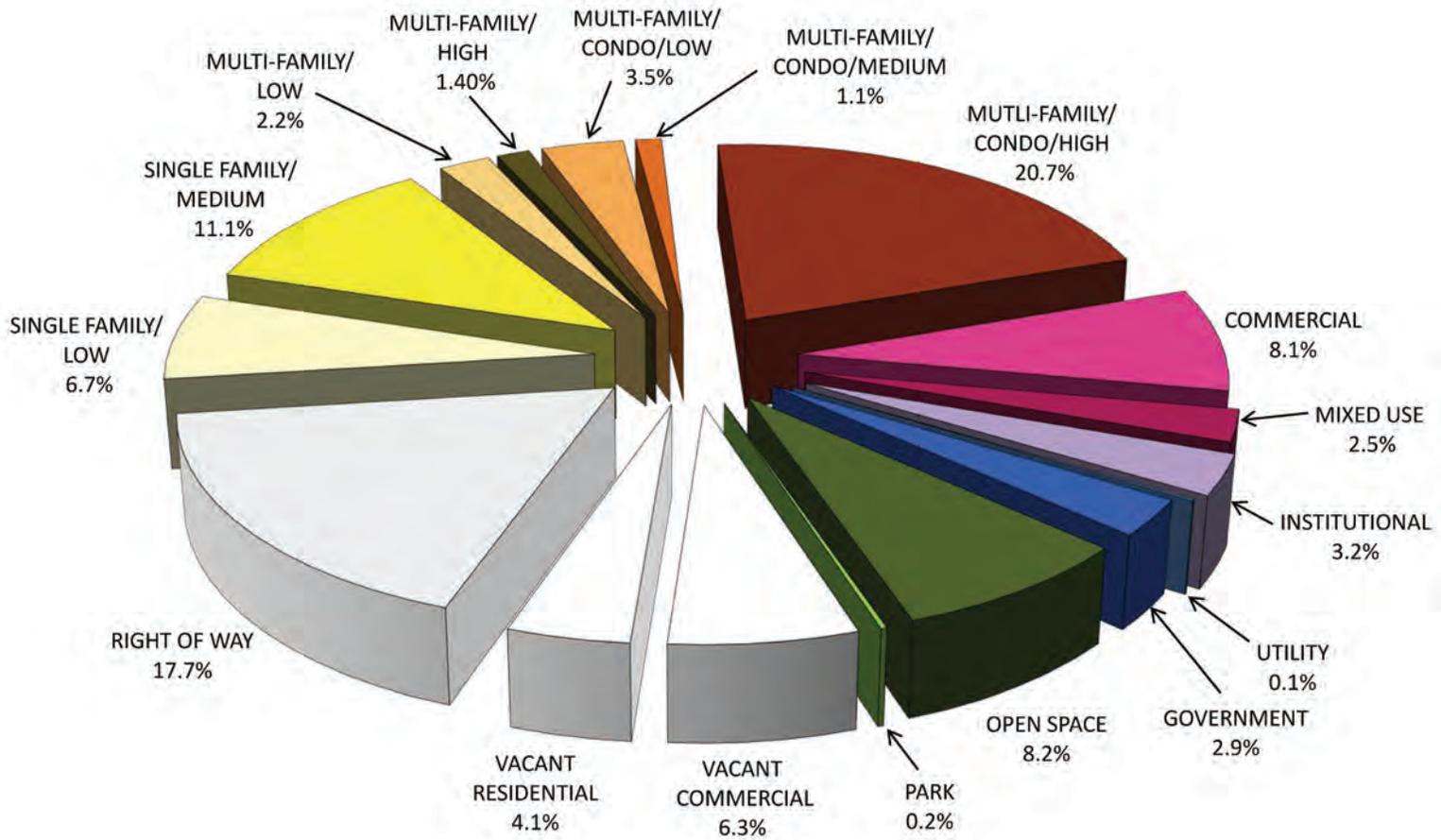
# section 15



Community Garden Before Planting

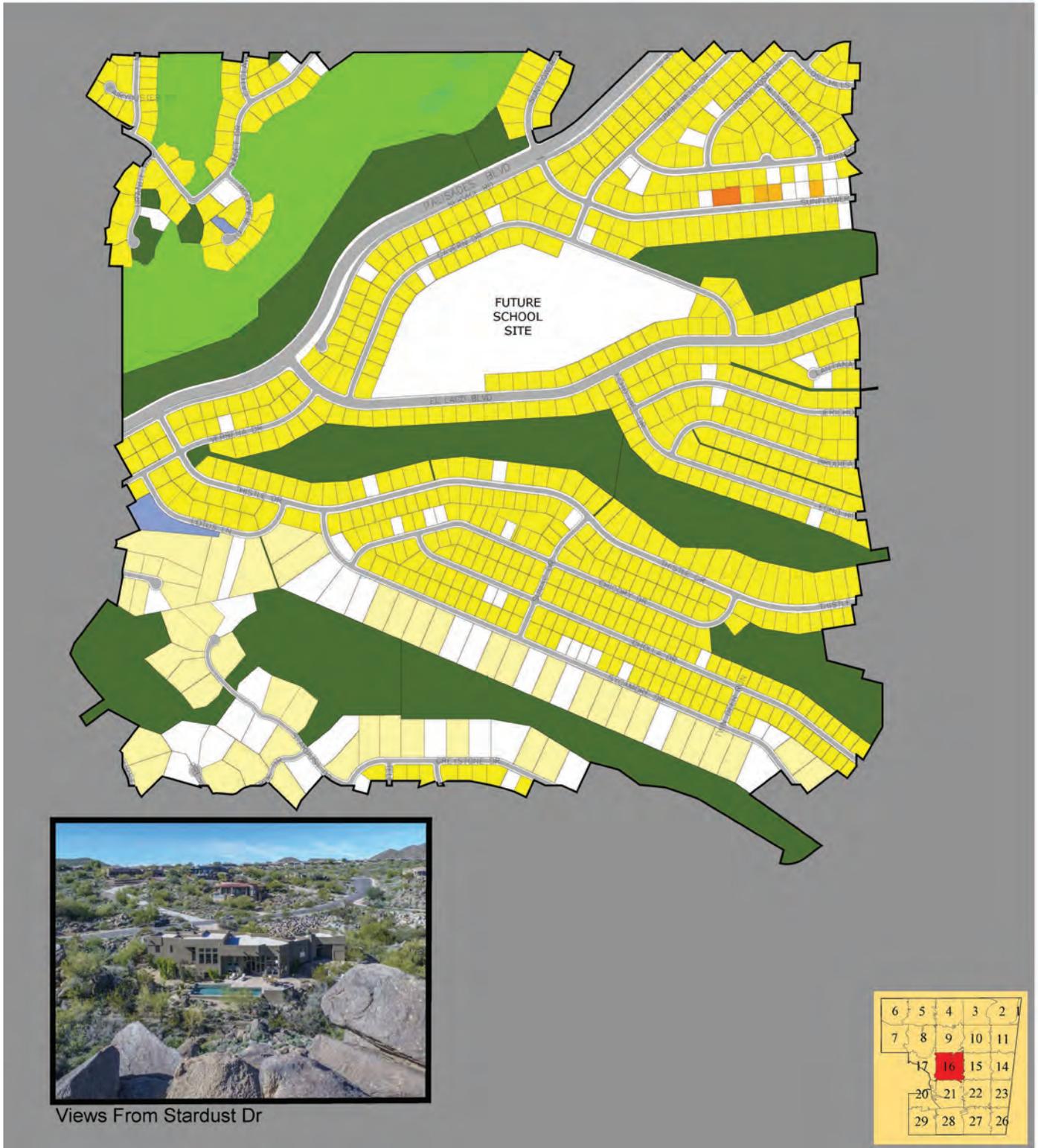


Undeveloped land shown in white

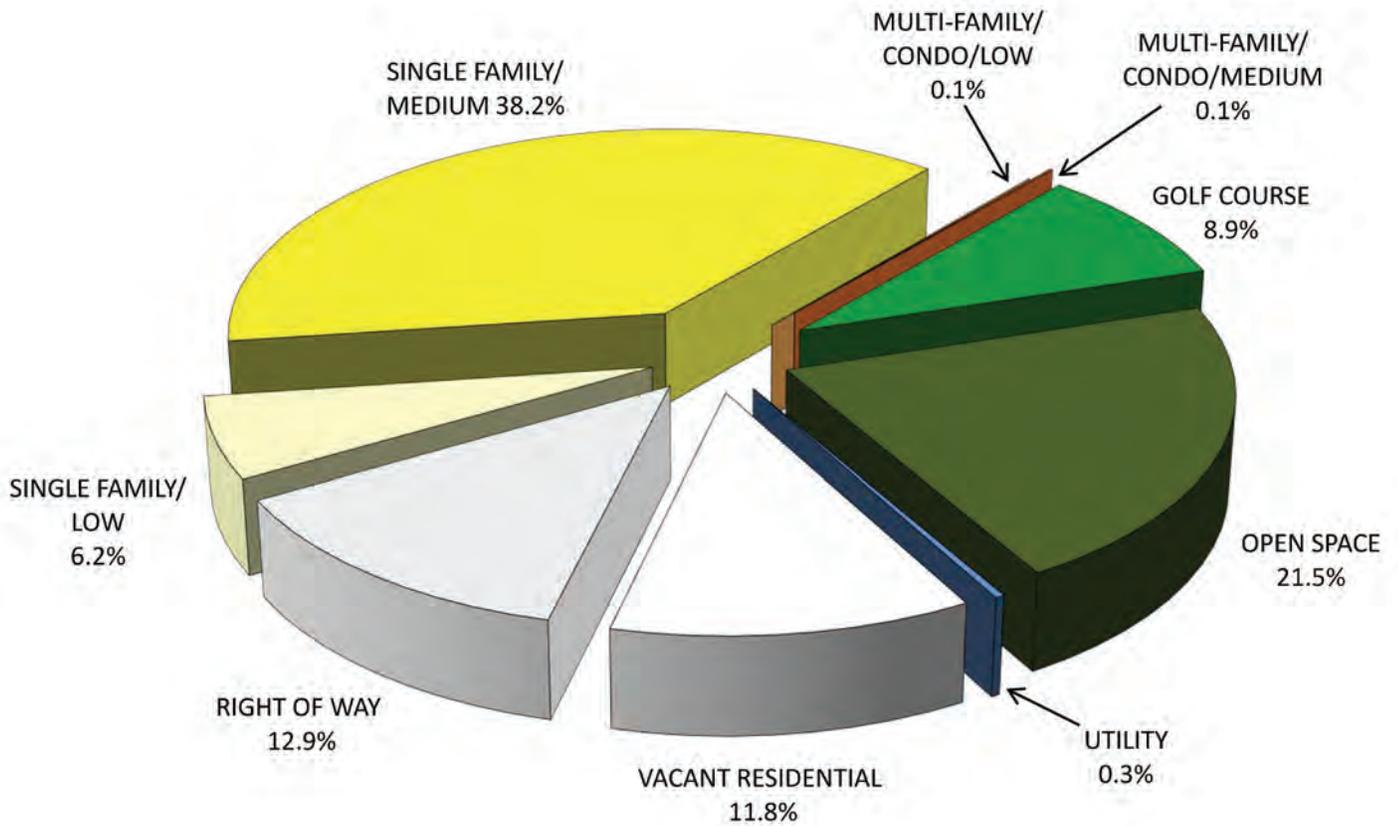


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L	23	41.9	7.2		
Single Family – M	230	69.5	1.6		
Multi-Family – L	123	14.1			
Multi-Family – M					318.7
Multi-Family – H	150	9.1			
Multi-Family/Condo – L	171	21.7	16.8		
Multi-Family/Condo – M	77	7.2			
Multi-Family/Condo – H	1,190.0	129.6			
Commercial/Retail		50.7	39.5		90.2
Mixed Use	248	16			16
Lodging					
Institutional		19.9			19.9
Industrial					
Utility		0.9			0.9
Government/Town Owned		18			18
Schools					
Parks		1.5			1.5
Golf Course					
Open Space				51.5	51.5
Scottsdale Owned Land					
Right of Way/Streets		110.9			110.9
<b>Total</b>	<b>2,212</b>	<b>511.0</b>	<b>65.1</b>	<b>51.5</b>	<b>627.6</b>

# section 16

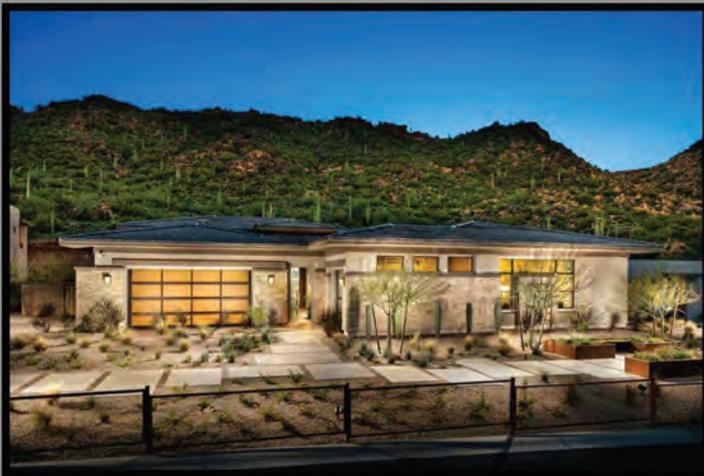


Undeveloped land shown in white



Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L	49	40.3	27.1		
Single Family – M	728	247.5	48.3		
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L	10	0.9	1.4		
Multi-Family/Condo – M	6	0.6			
Multi-Family/Condo – H					
Commercial/Retail					
Mixed Use					
Lodging					
Institutional					
Industrial					
Utility		1.8			1.8
Government/Town Owned					
Schools					
Parks					
Golf Course		57.9			57.9
Open Space				139.2	139.2
Scottsdale Owned Land					
Right of Way/Streets		83.2			83.2
<b>Total</b>	<b>793</b>	<b>432.2</b>	<b>76.8</b>	<b>139.2</b>	<b>648.2</b>

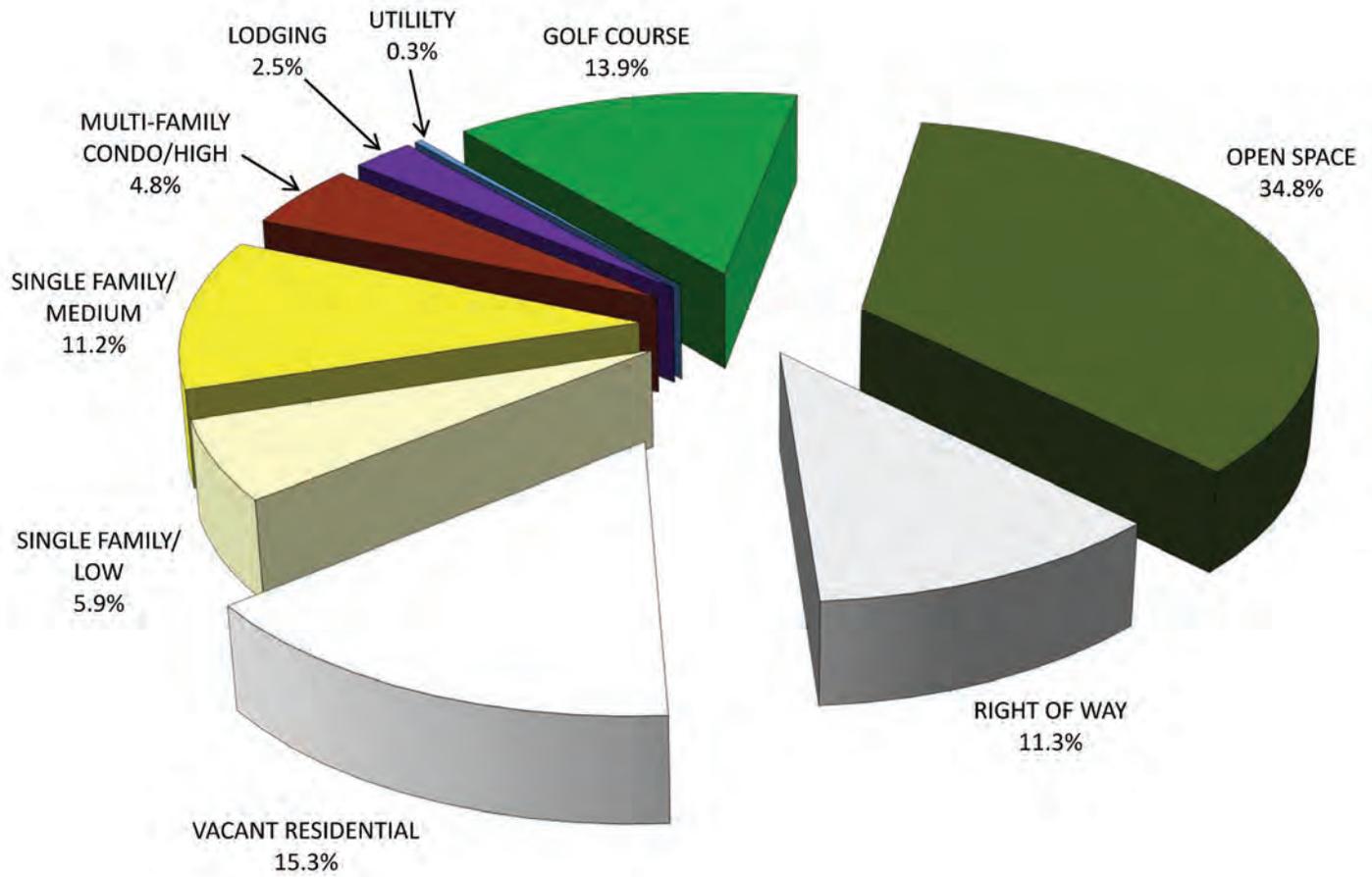
# section 17



Adero Canyon Model Home



Undeveloped land shown in white



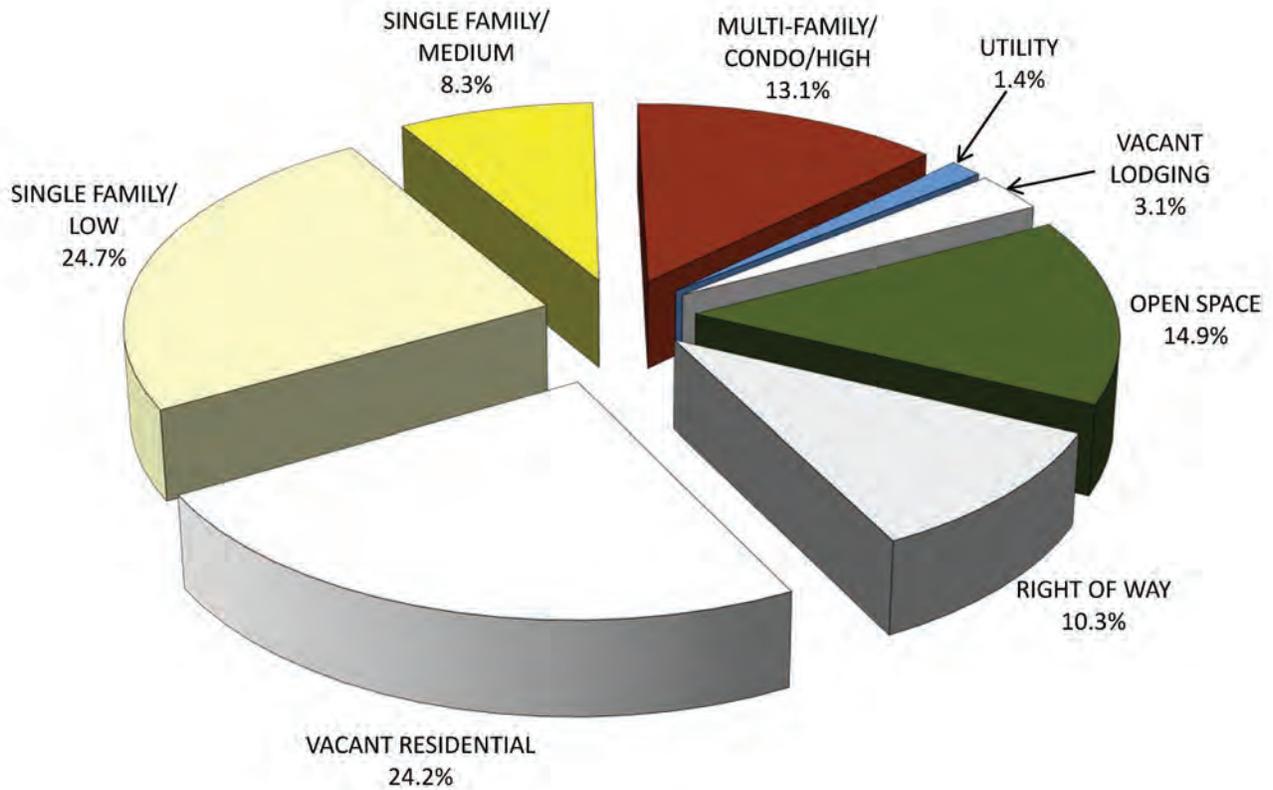
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L	24	20.8	11.5		
Single Family – M	76	39.6	21.2		
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H	108	17			
Commercial/Retail					
Mixed Use					
Lodging		8.9			8.9
Institutional					
Industrial					
Utility		1.2			1.2
Government/Town Owned					
Schools					
Parks					
Golf Course		49.2			49.2
Open Space				123.5	123.5
Scottsdale Owned Land					
Right of Way/Streets		39.9			39.9
<b>Total</b>	<b>208</b>	<b>176.6</b>	<b>54.2</b>	<b>123.5</b>	<b>354.3</b>

# section 20



Views from Crestview

Undeveloped land shown in white



	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family – L	56	108.4	101.7		
	Single Family – M	103	35.8	1.4		
	Multi-Family – L					
	Multi-Family – M					
	Multi-Family – H					
	Multi-Family/Condo – L					
	Multi-Family/Condo – M					
	Multi-Family/Condo – H	38	56.6			
	Commercial/Retail					
	Mixed Use					
	Lodging			13.2		13.2
	Institutional					
	Industrial					
	Utility		6.2			6.2
	Government/Town Owned					
	Schools					
	Parks					
	Golf Course					
	Open Space				64.5	64.5
	Scottsdale Owned Land					
	Right of Way/Streets		45.5			45.5
	<b>Total</b>	<b>197</b>	<b>252.5</b>	<b>116.3</b>	<b>64.5</b>	<b>433.3</b>

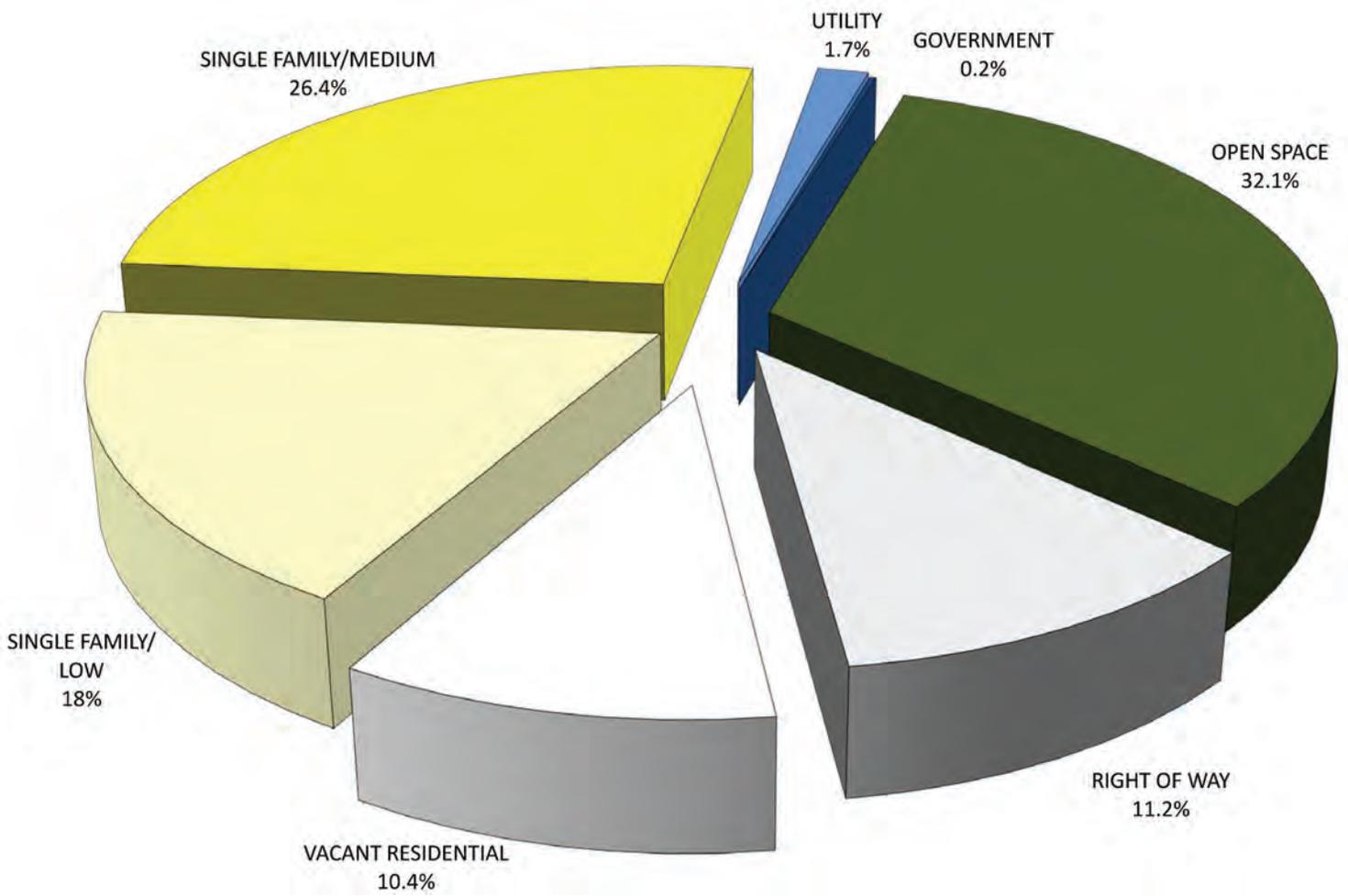
# section 21



Back Elevation - Fire Station No. 2

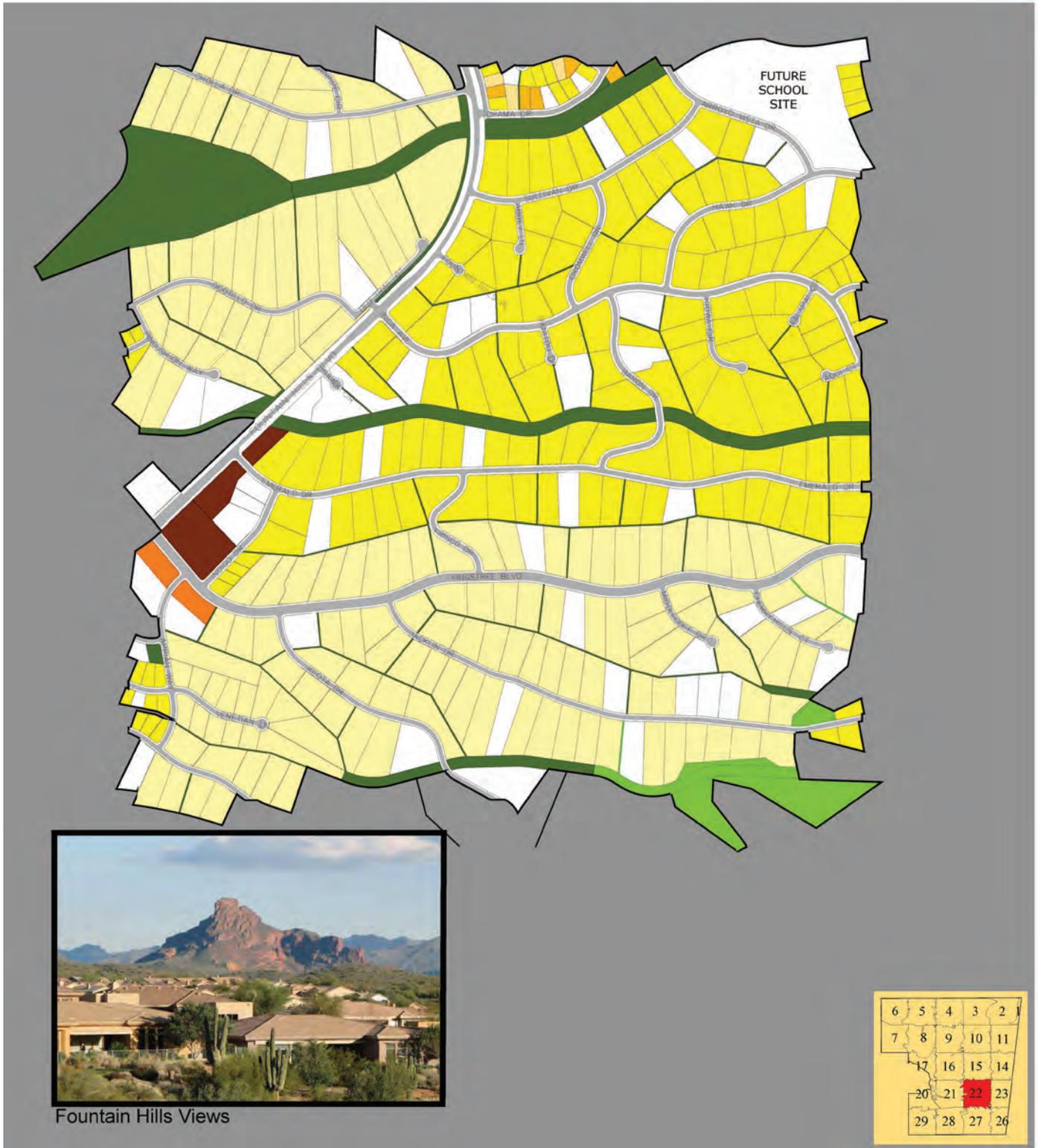


Undeveloped land shown in white

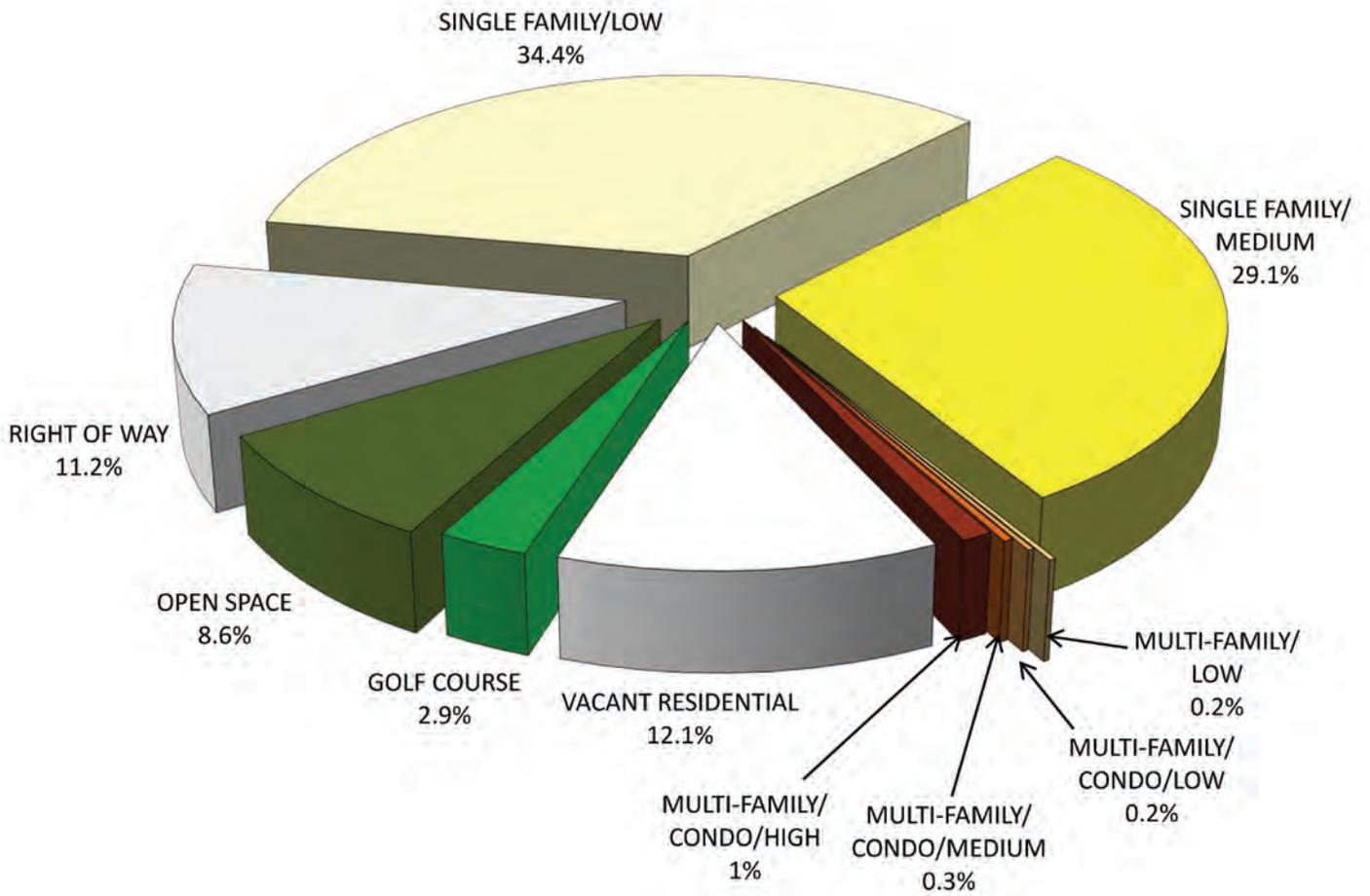


	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family – L	101	119.2	36.5		
	Single Family – M	545	175.4	31.2		
	Multi-Family – L					
	Multi-Family – M					
	Multi-Family – H					
	Multi-Family/Condo – L					
	Multi-Family/Condo – M					
	Multi-Family/Condo – H					
	Commercial/Retail					
	Mixed Use					
	Lodging					
	Institutional					
	Industrial					
	Utility		11.5			11.5
	Government/Town Owned		3.1			3.1
	Schools					
	Parks					
	Golf Course					
	Open Space				213.4	213.4
	Scottsdale Owned Land					
	Right of Way/Streets		74.1			74.1
	<b>Total</b>	<b>646</b>	<b>383.3</b>	<b>67.7</b>	<b>213.4</b>	<b>664.4</b>

# section 22



Undeveloped land shown in white



	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family – L	166	219.9	32.8		
	Single Family – M	167	186	42.7		
	Multi-Family – L	6	1			
	Multi-Family – M					494.3
	Multi-Family – H					
	Multi-Family/Condo – L	10	1.5	2.2		
	Multi-Family/Condo – M	12	2.1			
	Multi-Family/Condo – H	75	6.1			
	Commercial/Retail					
	Mixed Use					
	Lodging					
	Institutional					
	Industrial					
	Utility					
	Government/Town Owned					
	Schools					
	Parks					
	Golf Course		18.5			18.5
	Open Space				54.8	54.8
	Scottsdale Owned Land					
	Right of Way/Streets		71.5			71.5
	<b>Total</b>	<b>436</b>	<b>506.6</b>	<b>77.7</b>	<b>54.8</b>	<b>639.1</b>

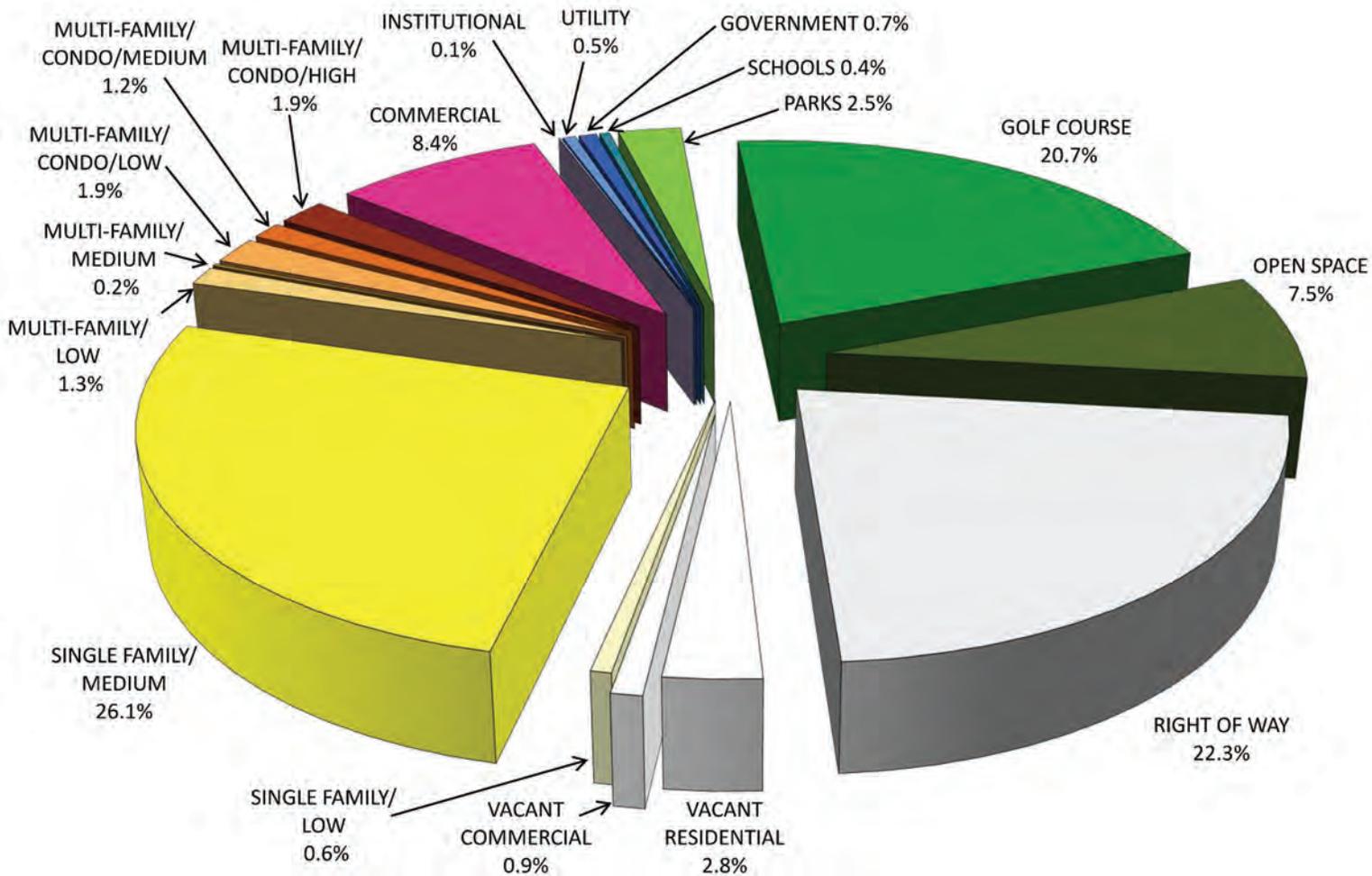
# section 23



Desert Vista Park - Skate Park

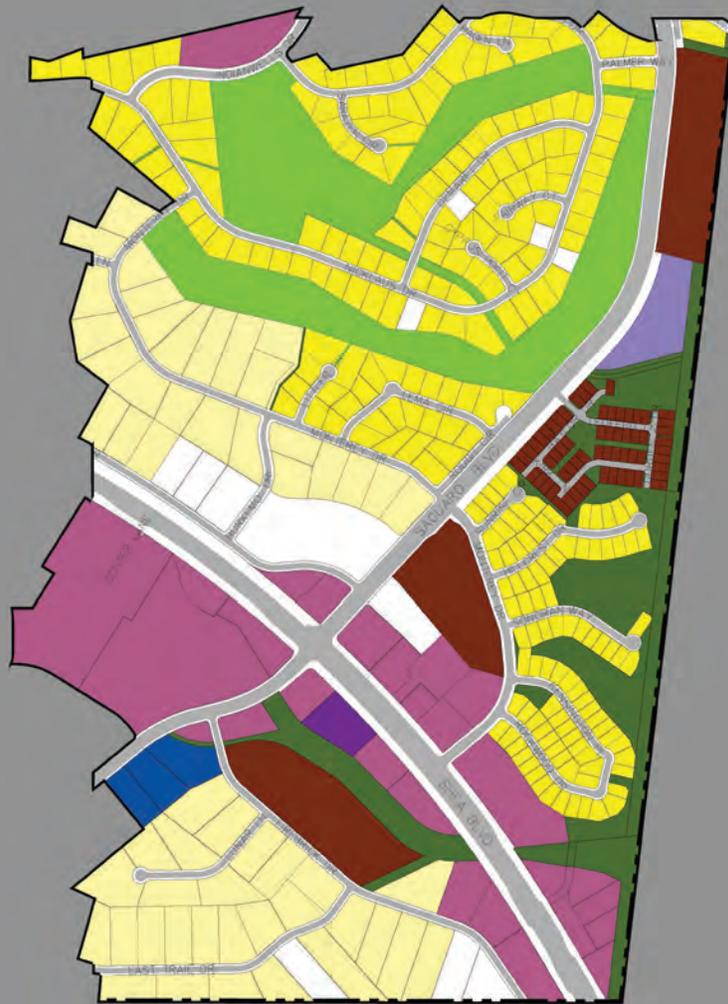
6	5	4	3	2
7	8	9	10	11
17	16	15	14	
20	21	22	23	
29	28	27	26	

Undeveloped land shown in white



Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family - L	2	2.6	2.5		
Single Family - M	433	122	9.3		
Multi-Family - L	48	6			
Multi-Family - M	25	0.9			
Multi-Family - H					
Multi-Family/Condo - L	65	9.1	1.3		
Multi-Family/Condo - M	55	5.5			
Multi-Family/Condo - H	91	9			
Commercial/Retail		39.3	4.3		43.6
Mixed Use					
Lodging					
Institutional		0.2			0.2
Industrial					
Utility		2.2			2.2
Government/Town Owned		3.1			3.1
Schools		2			2
Parks		11.6			11.6
Golf Course		97			97
Open Space				34.8	34.8
Scottsdale Owned Land					0
Right of Way/Streets		105.3			105.3
<b>Total</b>	<b>719</b>	<b>415.8</b>	<b>17.4</b>	<b>34.8</b>	<b>468.0</b>

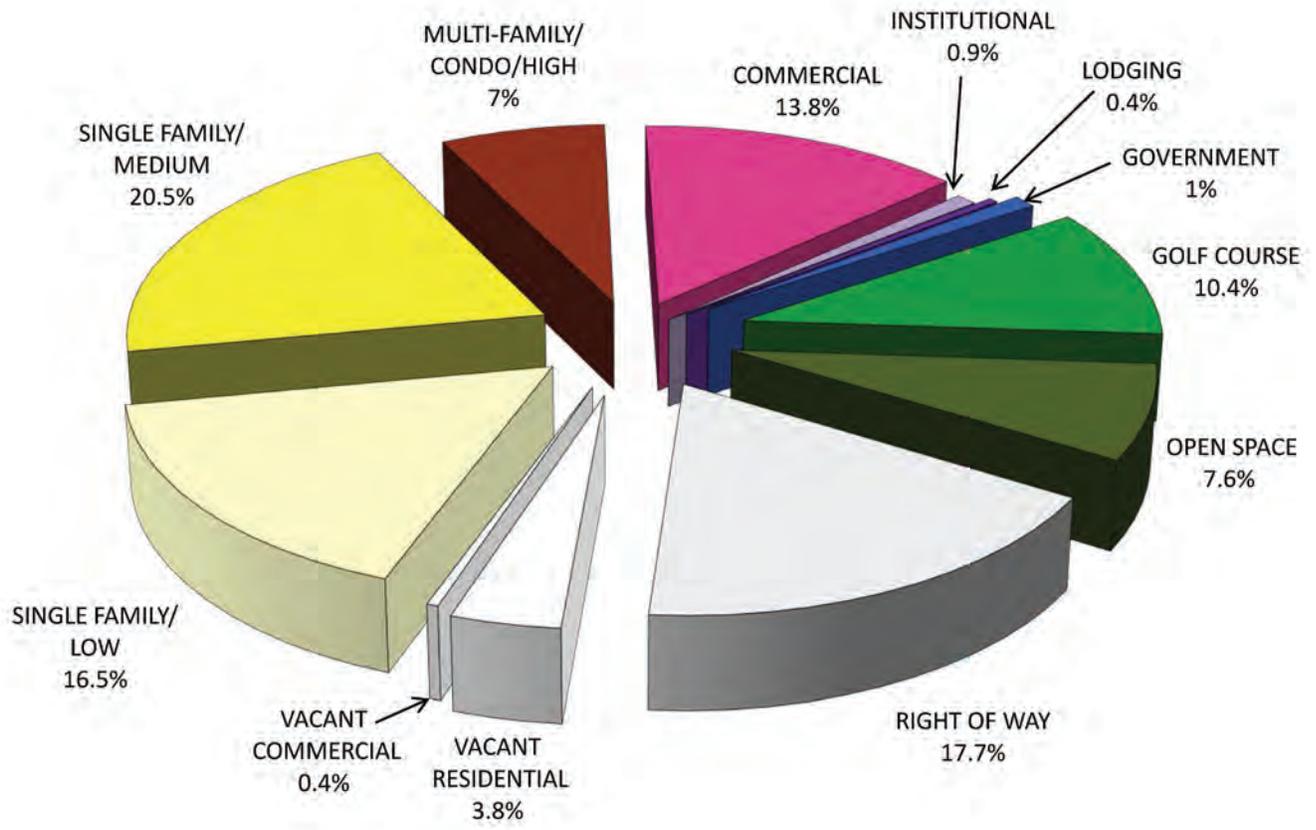
# section 26



Little Fountains Resort Condominiums



Undeveloped land shown in white



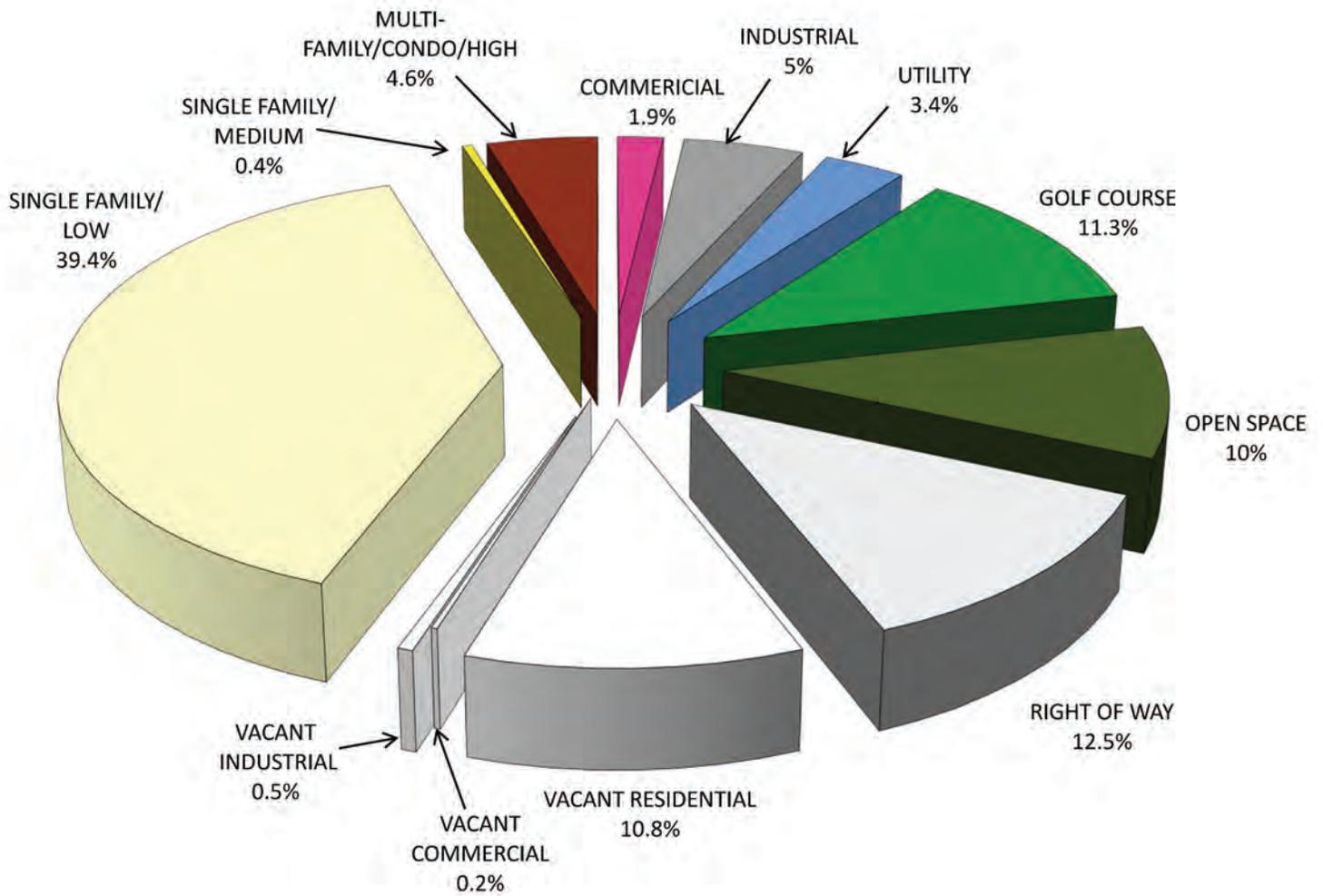
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L	54	62.6	7.3		
Single Family – M	251	77.9	1.4		
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H	309	26.5			
Commercial/Retail		52.3	1.6		53.9
Mixed Use					
Lodging		1.6			1.6
Institutional		3.4			3.4
Industrial					
Utility					
Government/Town Owned		3.8			3.8
Schools					
Parks					
Golf Course		39.5			39.5
Open Space				29	29
Scottsdale Owned Land					
Right of Way/Streets		66.9			66.9
<b>Total</b>	<b>614</b>	<b>334.5</b>	<b>16.1</b>	<b>29</b>	<b>379.6</b>

# section 27



Firerock Industrial Buildings on Laser Dr

Undeveloped land shown in white



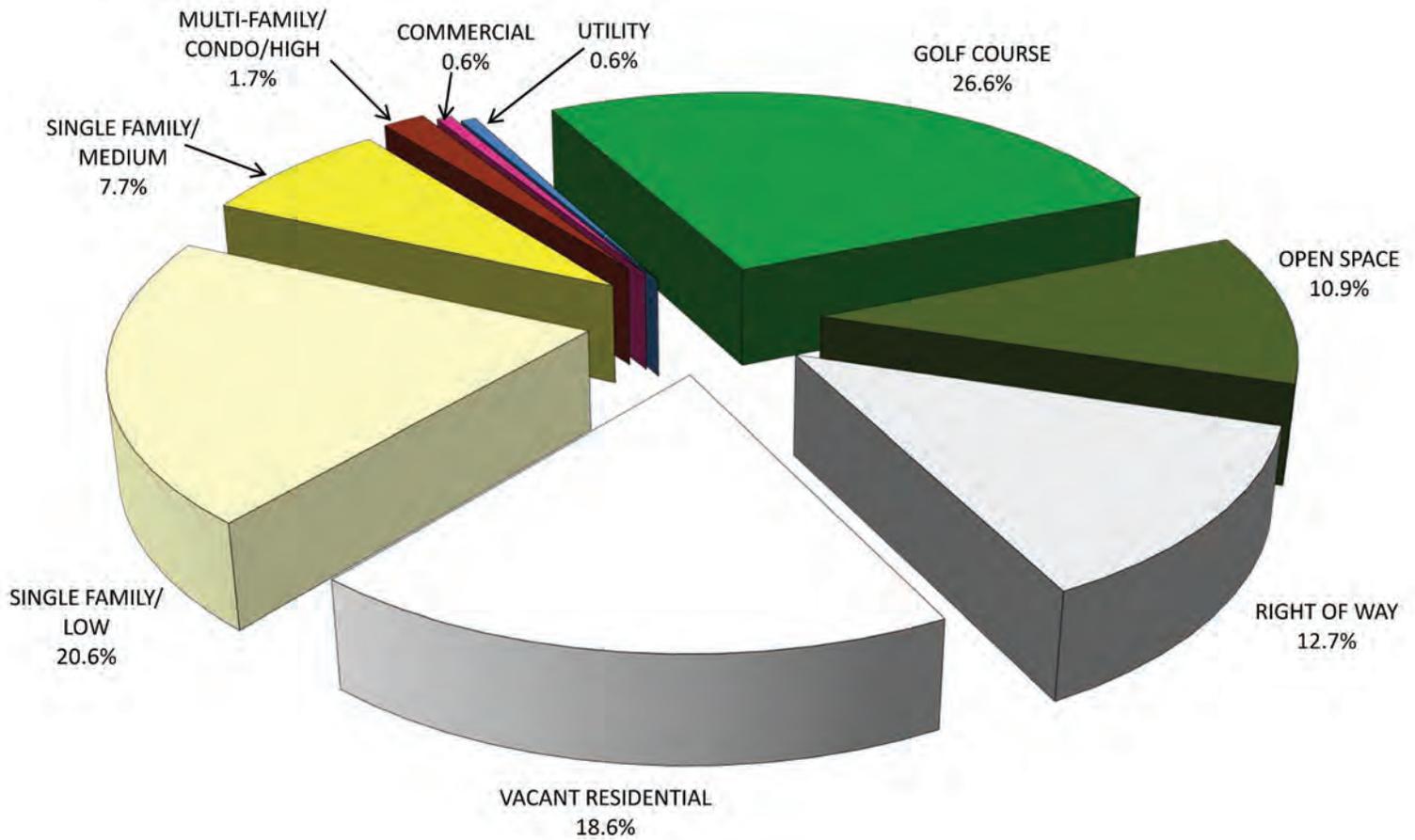
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L	188	248.7	68.5		348.5
Single Family – M	4	2.3			
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H	141	29			
Commercial/Retail		12	1.3		
Mixed Use					
Lodging					
Institutional					
Industrial		31.3	3		34.3
Utility		21.2			21.2
Government/Town Owned					
Schools					
Parks					
Golf Course		71.3			71.3
Open Space				62.9	62.9
Scottsdale Owned Land					
Right of Way/Streets		80			80
<b>Total</b>	<b>333</b>	<b>495.8</b>	<b>72.8</b>	<b>62.9</b>	<b>631.5</b>

# section 28



Views From Firerock Country Club Golf Course

Undeveloped land shown in white



Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L	125	129.9	70.8		
Single Family – M	72	48.5	32.3		
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H	24	10.7			
Commercial/Retail		3.8			3.8
Mixed Use					
Lodging					
Institutional					
Industrial					
Utility		3.9			3.9
Government/Town Owned					
Schools					
Parks					
Golf Course		167.8			167.8
Open Space				68.8	68.8
Scottsdale Owned Land					
Right of Way/Streets		79.5			79.5
<b>Total</b>	<b>221</b>	<b>444.1</b>	<b>117.7</b>	<b>68.8</b>	<b>630.6</b>

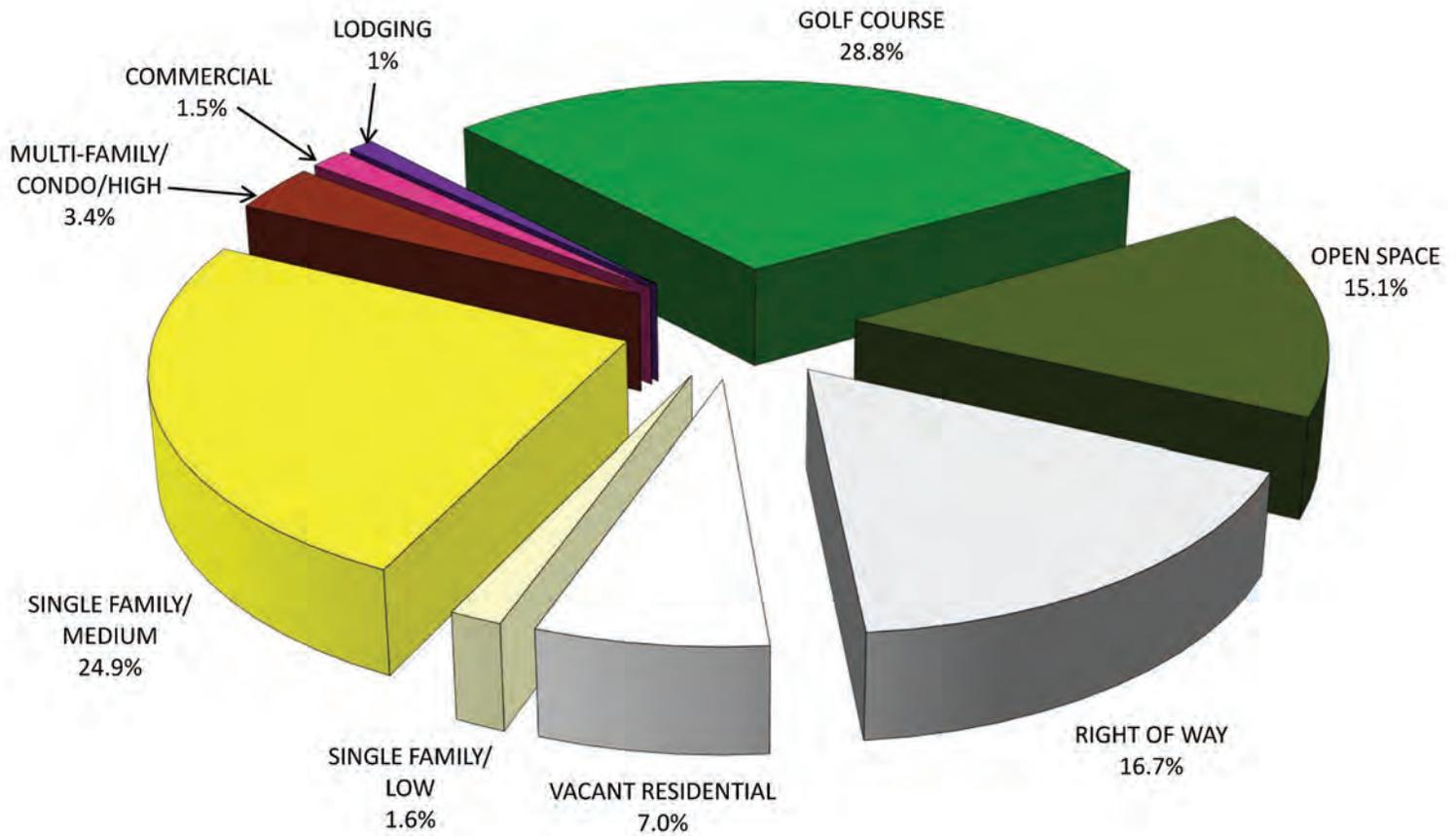
# section 29



Views From Eagle Mountain Golf Course

6	5	4	3	2
7	8	9	10	11
	12	16	15	14
20	21	22	23	
29	28	27	26	

Undeveloped land shown in white



Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L	5	9.9	10.4		
Single Family – M	473	150	32.2		
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H	74	19.8			
Commercial/Retail		9.3			9.3
Mixed Use					
Lodging		5.9			5.9
Institutional					
Industrial					
Utility					
Government/Town Owned					
Schools					
Parks					
Golf Course		173.5			173.5
Open Space				91.2	91.2
Scottsdale Owned Land					
Right of Way/Streets		101			101
<b>Total</b>	<b>552</b>	<b>469.4</b>	<b>42.6</b>	<b>91.2</b>	<b>603.2</b>

## Layout and Design Credits

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