

Town of Fountain Hills

Land-Use Analysis & Statistical Report

2009



Land Use Analysis

and Statistical Report

Fountain Hills, Arizona



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

January 1 - December 31, 2009

Town of Fountain Hills 2009

Town Council

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Cassie Hansen (Vice Mayor)
Mike Archambault
Dennis Brown
Dennis Contino
Ginny Dickey
Henry Leger

Planning & Zoning Commission

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John Kovac
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Angela Strohan

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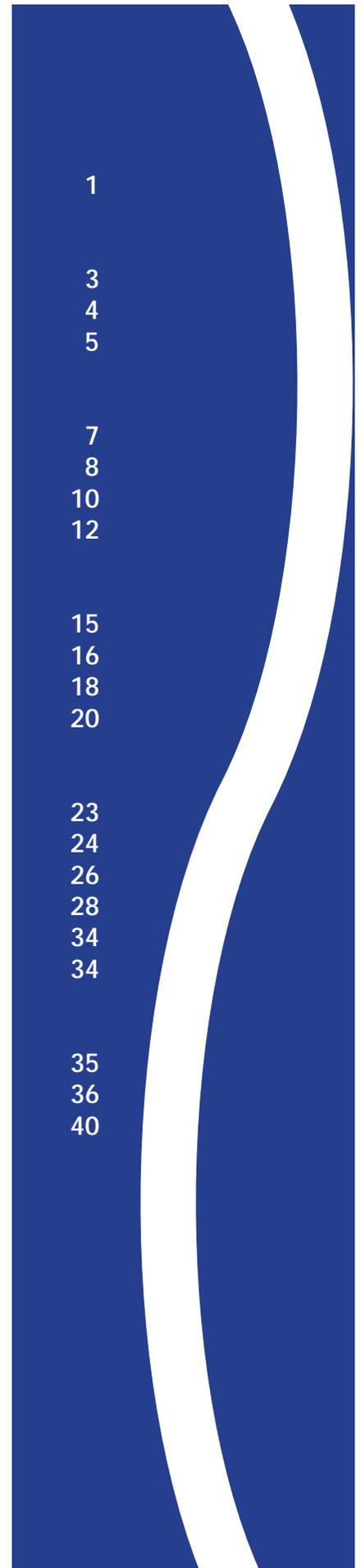
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introduction

The Town of Fountain Hills; "All that is Arizona".

The staff and volunteers for the Town of Fountain Hills are pleased to present this, the 2009 edition of the "Land Use Analysis and Statistical Report". This is the fifth report in the series that began with a report on the year 2005. We trust that the information in the report will be helpful to all who read it.



The Town of Fountain Hills is a community of 25,000 nestled in the foothills of the McDowell Mountains.

Residents are blessed with incredible views of Four Peaks, Red Mountain, the Superstition Mountains and the McDowell Mountains. Our Town is a relatively new community that was a cattle ranch just 50 years ago. This master planned town, once the vision of Robert P. McCullough of McCullough Properties, has evolved into what Phoenix magazine considered to be the best community in the Phoenix metropolitan area in which to live in 2006 and, more recently, best affordable suburb according to Business Week magazine.

Our residents cherish the close relationship they share with the Sonoran Desert. One does not find green lawns and tract housing in Fountain Hills, but you might see a wandering bobcat, javalina or coyote. In Fountain Hills we protect our Saguaro Cacti and preserve our landforms as these are some of the features that remind us of where we live. We are stewards of our environment and we value the small town feel that comes from being separated from our municipal neighbors by a regional park, the McDowell Mountains and two Native American communities.

The Town provides residents and visitors alike with many opportunities to experience the true beauty of what surrounds us. The Town has approximately 5 miles of trails, both within the urbanized area of Town and traversing the 740 acre McDowell Mountain Preserve in the western part of the community. Within the Town are 4 parks that total 115 acres. The crown jewel of the park system is Fountain Park that features our world famous fountain. At the present time, the fountain is operating 15 minutes each hour from 9 AM to 9 PM. For golfing enthusiasts, there are 4, 18-hole golf courses within the Town limits, 3 of which are open to the public.

Fountain Hills boasts several fine dining establishments, many of which are owned and operated by local residents. We also have a collection of public art in our downtown and public buildings that rivals that of larger Valley communities. The Town is home to several large arts and craft fairs, concerts in our Fountain Park, a community theater, and many annual holiday celebrations such as Saint Patrick's Day, Oktoberfest and Thanksgiving Day.

Public art enhances any community. Community art brings pleasure to those that view it and it becomes an integral part of the community. Several of Fountain Hills' pieces of public art have gained world renowned recognition. Public art can be seen in our parks, municipal buildings, public spaces and even in shopping center parking lots.



Joy of Music by George Lundeen



Free to be me by Marianne Caroselli



Embrace by David Hiles



Self Made Man by Bobbie Carlyle

demographics

- Current Population
- Trends & Projections



Town Residents



Town Residents



demographics

Based on Certificates of Occupancy issued for new homes through 2009, it is estimated that Fountain Hills' population in 2009 is 25,002. This gives Fountain Hills an average of 1230.4 people per square mile, or 1.92 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 is currently developed at an average density of 1.6 dwelling units per acre for single family homes and 2.8 units per acre for multi-family housing. At the end of the year there were 1097 vacant single family lots and 59 vacant multi-family lots. If Fountain Hills continues to develop at a similar rate, the population is estimated to reach 34,324 at build-out around the year 2030.



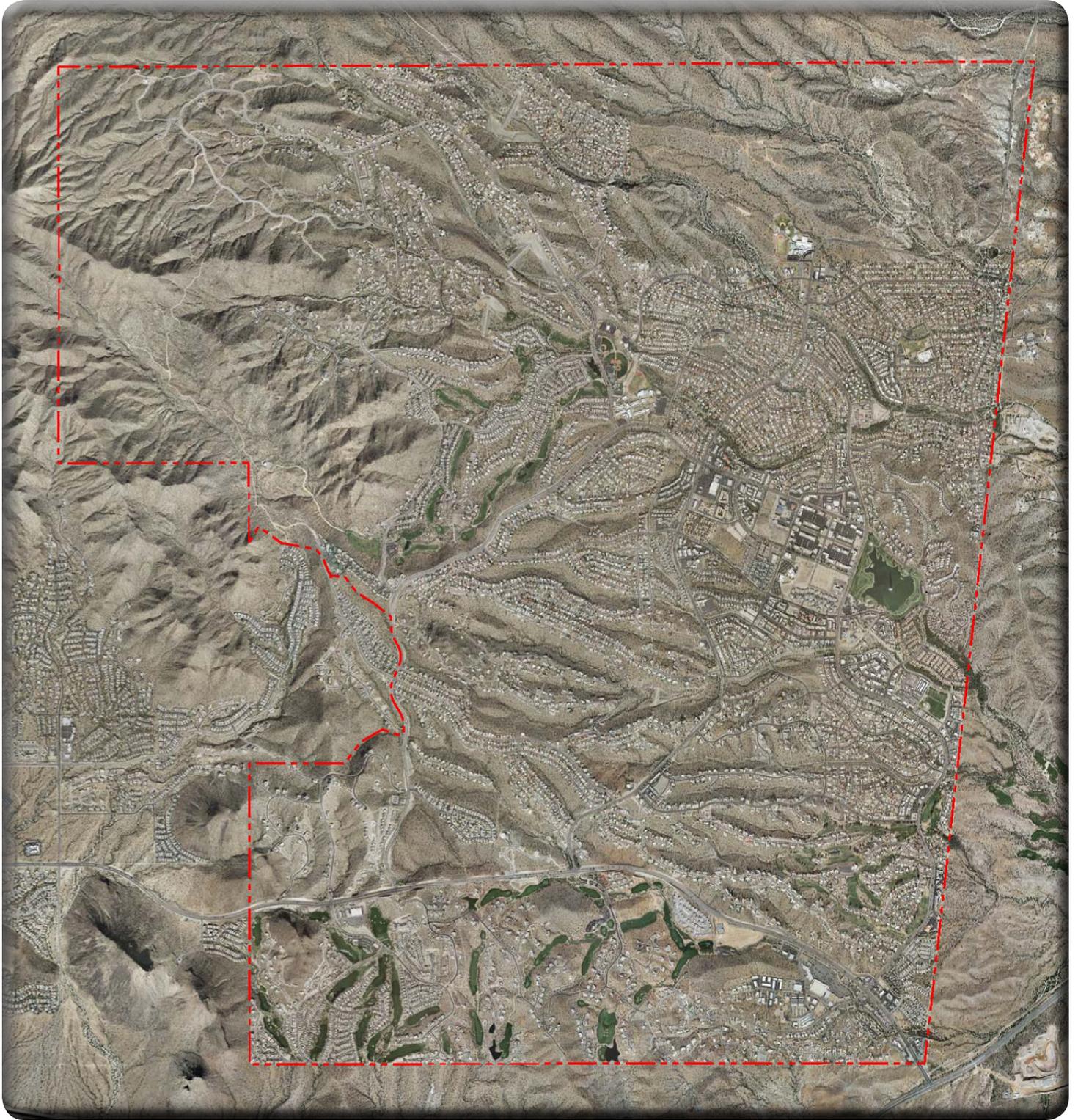
Population by Gender & Age	Gender		Age Group													TOTAL
	Male	Female	0-4 Years old	5-9 Years old	10-14 Years old	15-20 Years old	21-24 Years old	25-34 Years old	35-44 Years old	45-54 Years old	55-59 Years old	60-64 Years old	65-74 Years old	75-84 Years old	85+ Years old	
Population	12,079	12,923	1,153	1,277	1,260	1,548	908	2,165	2,693	4,298	2,699	2,145	2,678	1,629	549	25,002
Percent	48.3%	51.7%	4.6%	5.1%	5.0%	6.2%	3.6%	8.7%	10.8%	17.2%	10.8%	8.6%	10.7%	6.5%	2.2%	100.0%
Median Age = 48.9 Years old			Average Household Size = 2.33						Average Family Size = 2.67							

Income Per Household	Income Bracket										TOTAL
	Under \$15,000	\$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-\$249,999	\$250,000-\$499,999	\$500,000+	
Household	547	632	804	1496	2,280	1,693	1,885	1,047	273	83	10,740
Family	159	274	437	903	1621	1,488	1,724	984	239	65	7,894

Median Household Income = \$70,731
Median Family Income = \$84,293
Per Capita Income = \$38,918

Source: 2009 Claritas Inc.

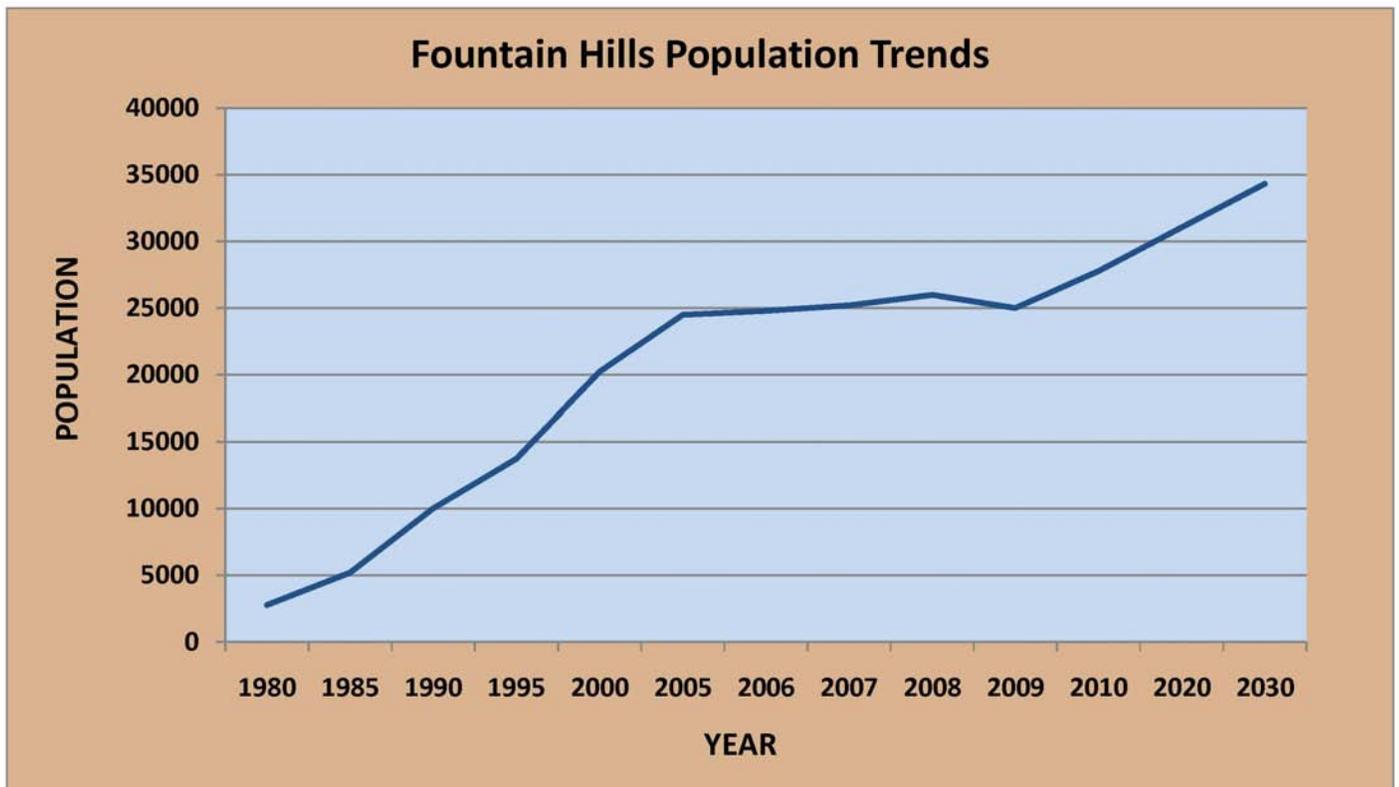




Aerial map of Fountain Hills

Population Trends	
Year	Fountain Hills Population
1980	2,772*
1985	5,200*
1990	10,030*
1995	13,745*
2000	20,235*
2005	24,492*
2006	24,794**
2007	25,207**
2008	25,995*
2009	25,002*****
2010	27,777***
2020	31,051****
Estimated Buildout ~2030	34,324**

* US CENSUS / MAG
 ** TOWN P & Z DEPT
 *** MARICOPA COUNTY
 **** TOWN P & Z DEPT
 ***** CLARITAS INC



development trends

- town-wide residential



Single Family Home



Condominium



Commercial



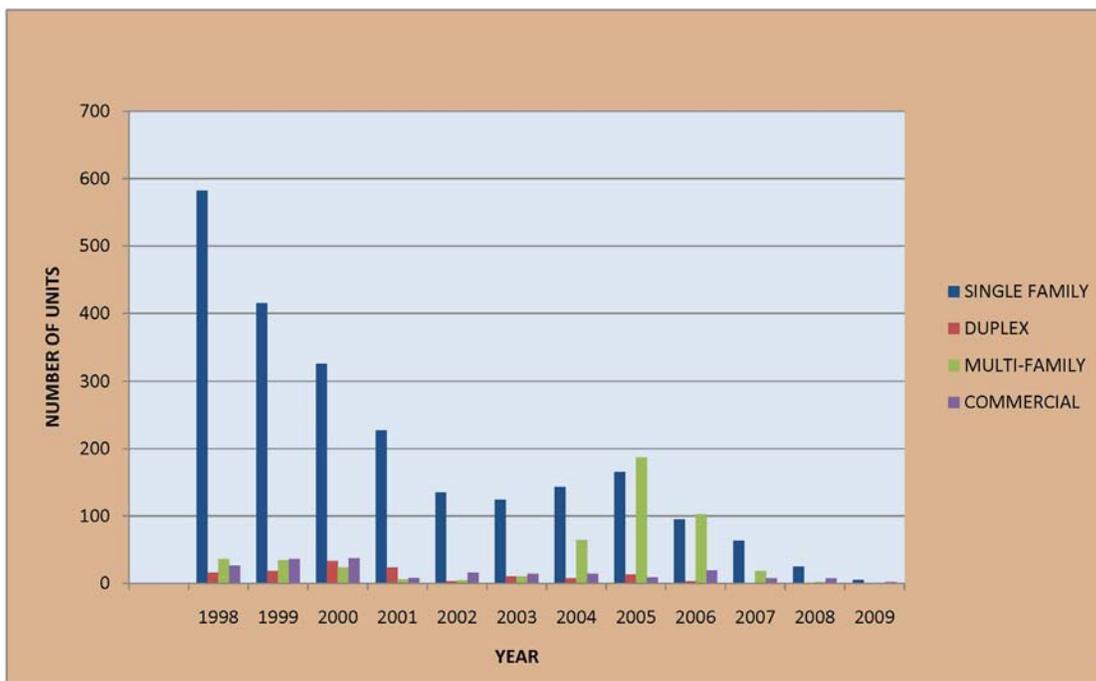
Single Family Home

town-wide building permit data

Land within the Town of Fountain Hills has been largely developed. The Town's development activity peaked in 1998 and has recently leveled off. In the middle of the last decade, Fountain Hills saw a change in development trends, from mostly single family development to an increasing number of multi-family complexes. The Town has recently experienced 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

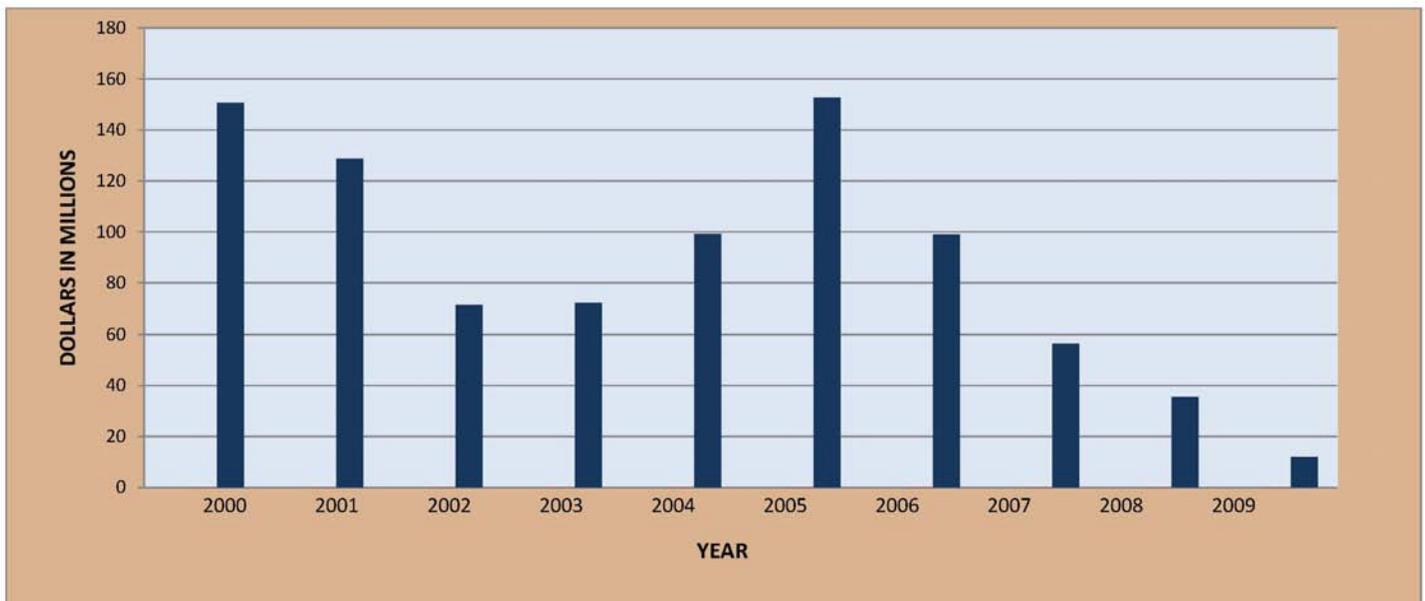


YEAR	Single Family	Duplex		Multi-Family		Total Dwelling Units	Commercial
		Bldg.	Total Units	Bldg.	Total Units		
1998	582	16	32	36	170	784	26
1999	415	18	36	34	229	680	36
2000	326	33	66	23	97	489	37
2001	227	23	46	6	28	301	8
2002	135	3	6	4	33	174	16
2003	124	10	20	10	28	172	14
2004	143	7	14	64	154	311	14
2005	165	13	26	187	287	478	9
2006	95	3	6	102	137	238	19
2007	63	0	0	9	18	81	7
2008	25	1	2	2	2	29	7
2009	5	1	2	0	0	7	2
12 Year Total	2305	128	256	477	1183	3744	195
12 Year Average	192.1	10.7	21.3	39.8	98.6	312.0	16.3

VALUATION OF TOWN-WIDE BUILDING PERMITS ISSUED IN DOLLARS

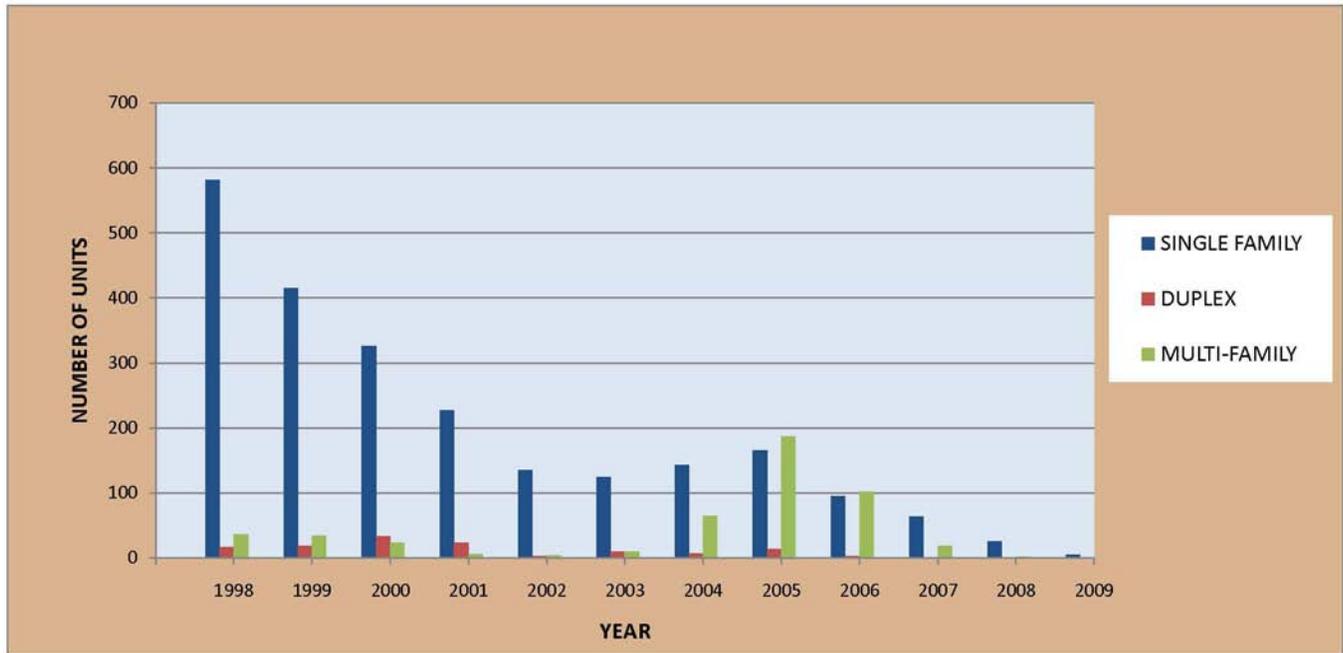
MONTH	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
JANUARY	9,657,285	10,095,841	12,674,799	8,278,411	5,378,932	12,492,184	10,401,780	5,883,110	4,962,915	642,930
FEBRUARY	11,963,705	6,919,626	6,758,009	4,534,589	6,283,480	11,022,986	10,065,618	2,569,560	3,046,556	963,702
MARCH	9,055,695	7,342,961	5,516,213	3,550,616	7,988,927	18,234,408	13,141,125	5,694,068	2,284,967	1,100,281
APRIL	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	2,111,460
MAY	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
JUNE	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	1,116,089
JULY	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	1,265,509
AUGUST	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	627,539
SEPTEMBER	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	1,276,106
OCTOBER	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	1,055,574
NOVEMBER	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	597,420
DECEMBER	6,882,365	3,654,428	2,455,109	7,558,665	5,081,586	13,566,781	3,643,007	1,593,988	2,851,166	686,505
TOTAL	150,676,319	128,630,769	71,288,736	72,244,169	99,162,245	152,635,025	98,930,507	56,318,763	35,439,004	11,854,595

TOWN-WIDE BUILDING PERMITS ISSUED VALUATION IN DOLLARS



residential building permit data

RESIDENTIAL BUILDING PERMITS ISSUED



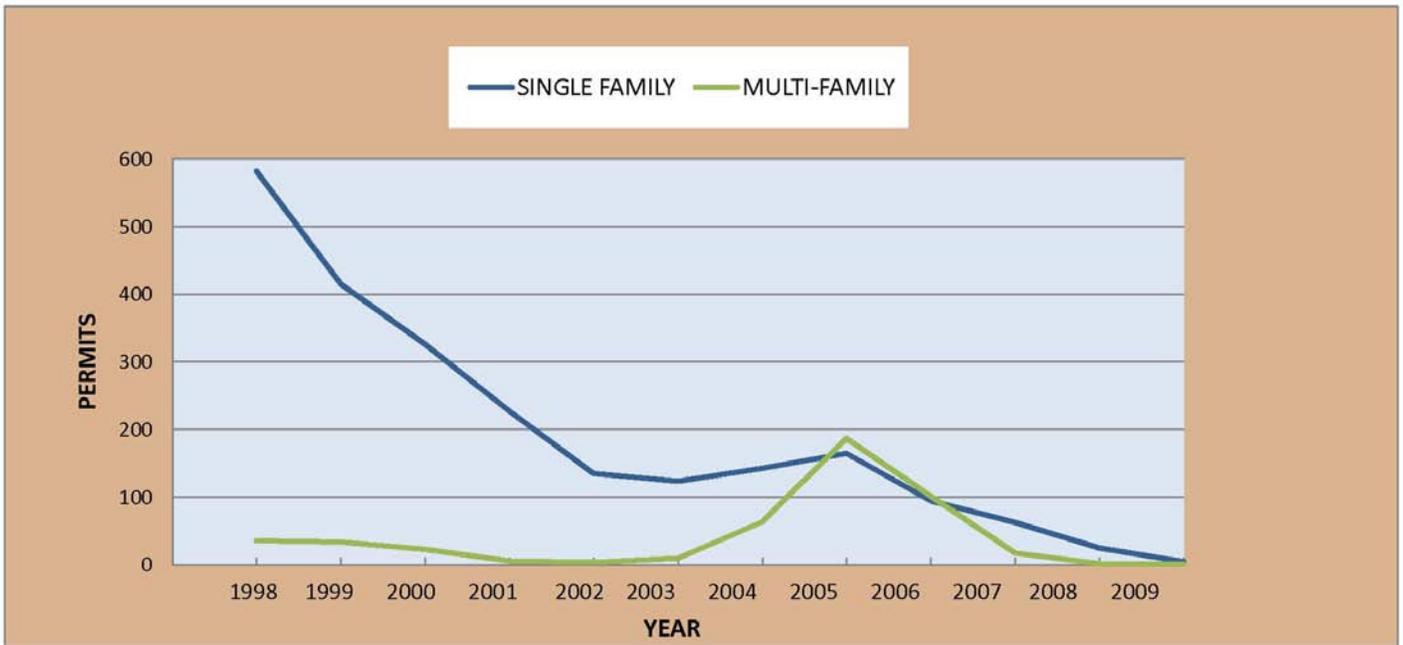
RESIDENTIAL BUILDING PERMIT DATA

YEAR	Single Family	Multi-Family*	Total Units**
1998	582	53	784
1999	415	52	680
2000	326	56	489
2001	227	29	301
2002	135	7	174
2003	124	20	172
2004	143	71	311
2005	165	200	478
2006	95	105	238
2007	63	18	81
2008	25	4	26
2009	5	1	7

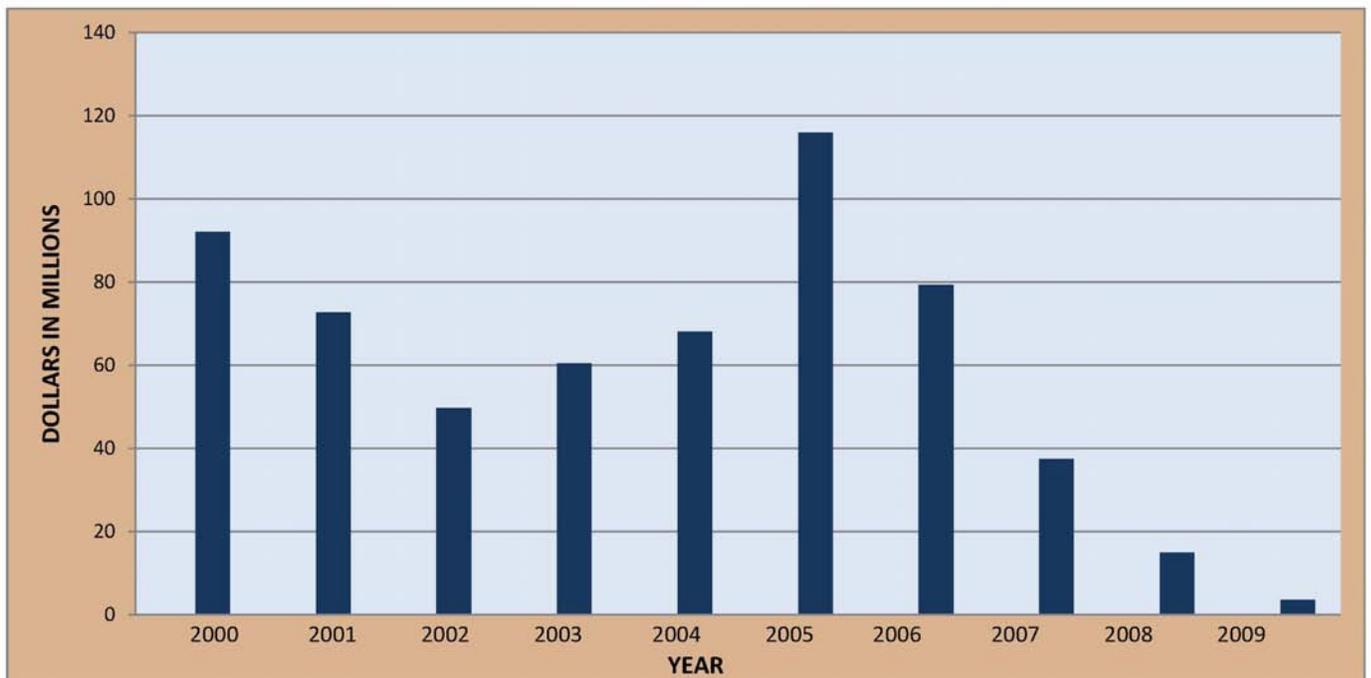
* Includes duplexes, townhomes, and apartments.

** 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



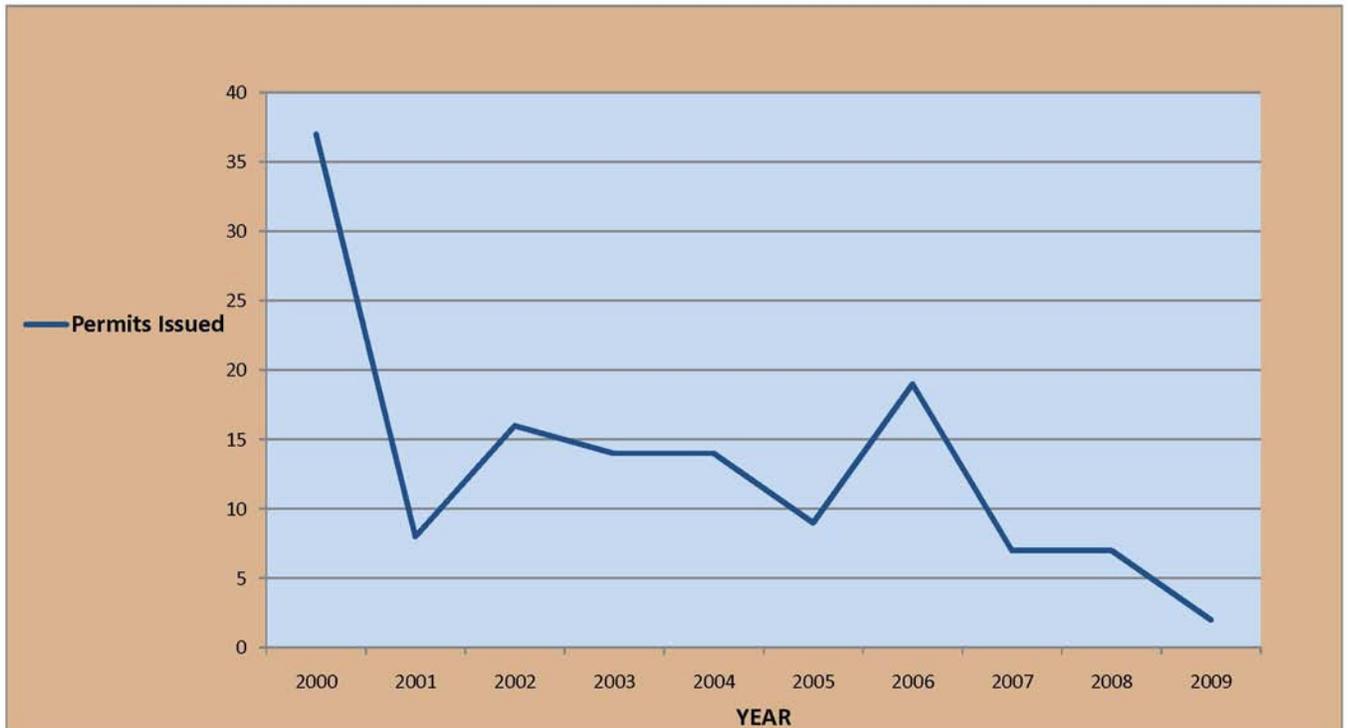
commercial building permit data



Commercial Construction



COMMERCIAL BUILDING PERMITS ISSUED

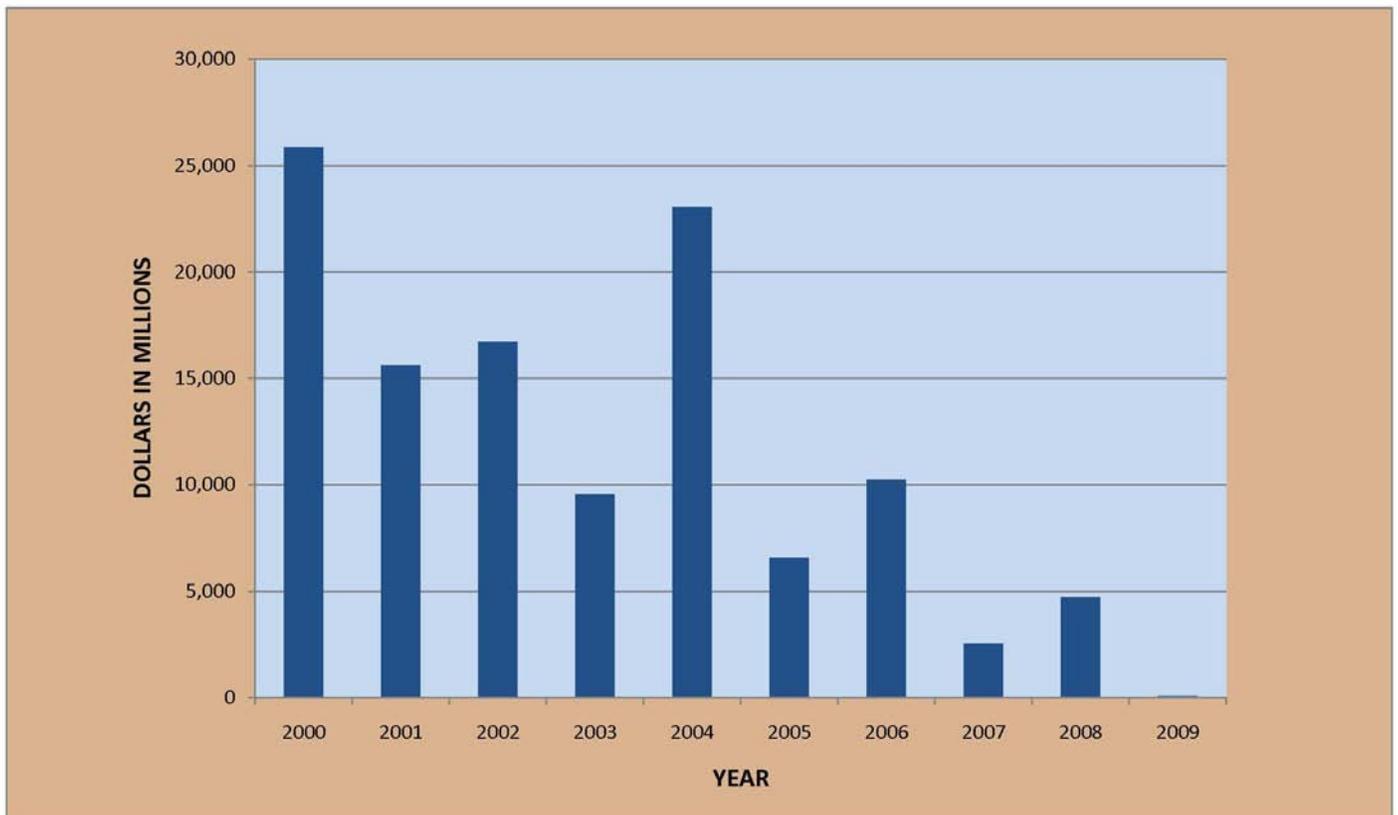


COMMERCIAL BUILDING PERMITS ISSUED AND VALUATION

Year	Permits Issued	Valuation (\$ in Millions)
2000	37	25,869
2001	8	15,625
2002	16	16,698
2003	14	9,554
2004	14	23,021
2005	9	6,561
2006	19	10,245
2007	7	2,532
2008	7	4,726
2009	2	90

*2000-2004 Valuation includes commercial building permits as well as tenant improvements.

COMMERCIAL PERMITS ISSUED VALUATION IN DOLLARS



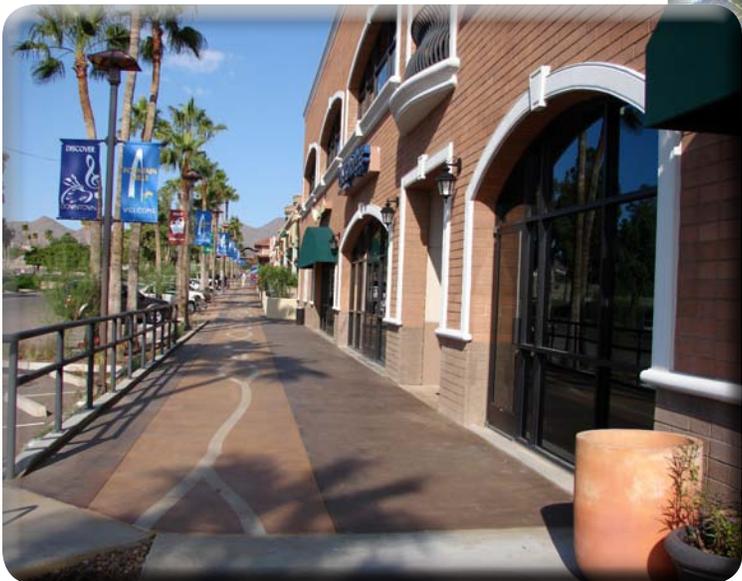
*2000-2004 Valuation includes commercial building permits as well as tenant improvements.



Pal's Inn Pet Resort



Walking the Avenue



One of Fountain Hills spectacular golf courses

existing businesses

- Lodging
- Restaurants
- Shopping Centers



Beauty Salon



Shopping Center



Lodging



Fitness Center



Service station

lodging/hotels/bed & breakfasts



Holiday Inn and Suites
12800 N Saguaro Blvd
130 guest rooms



Comfort Inn
17105 E. Shea Blvd
48 guest rooms



CopperWynd Resort and Spa
13225 Eagle Ridge Drive
32 guest rooms

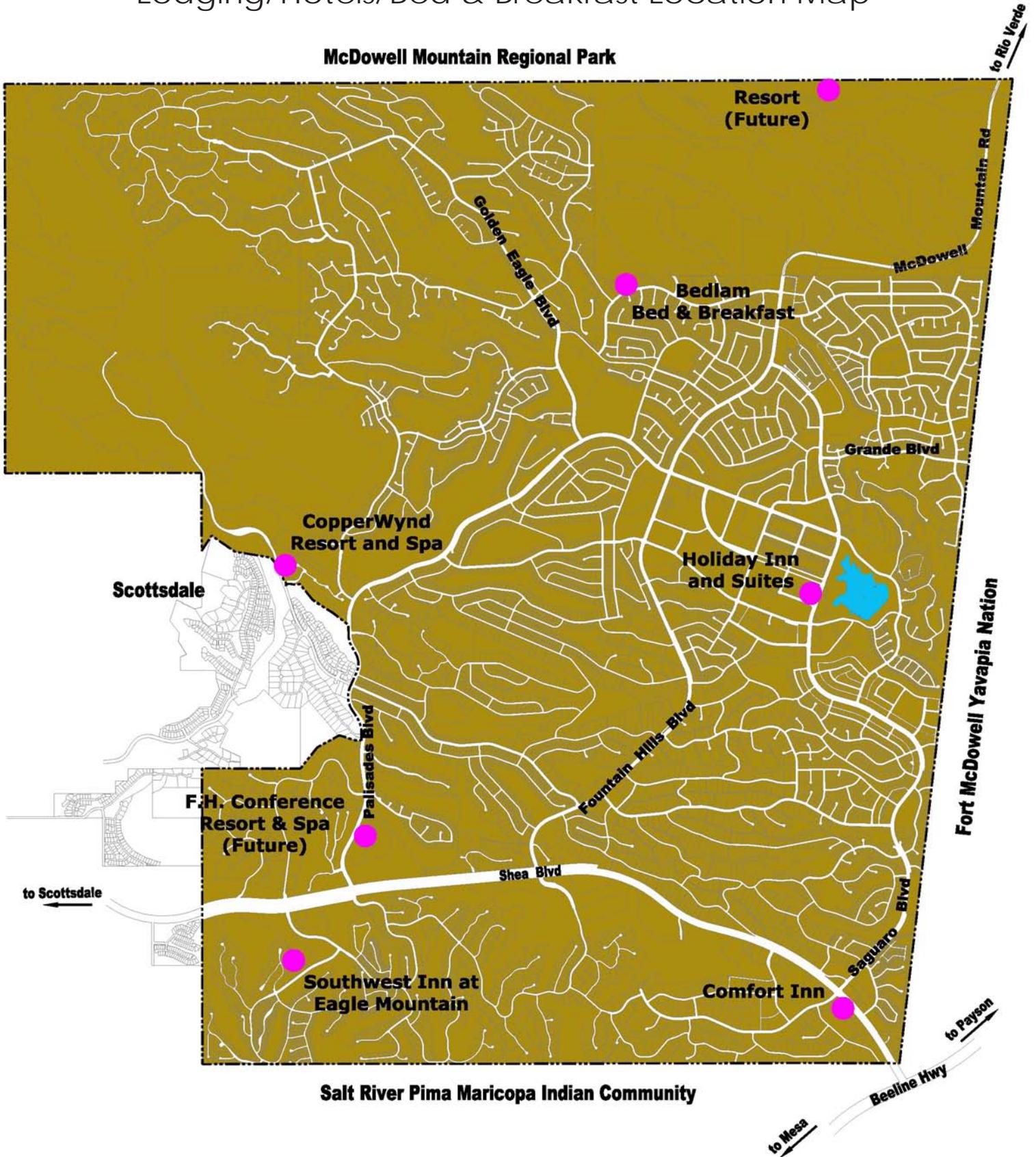


Inn at Eagle Mountain
9800 N Summer Hill Rd.
42 guest rooms

Additional accommodations include:

Bedlam Bed & Breakfast
15253 N Skylark Circle
4 guest rooms

Lodging/Hotels/Bed & Breakfast Location Map



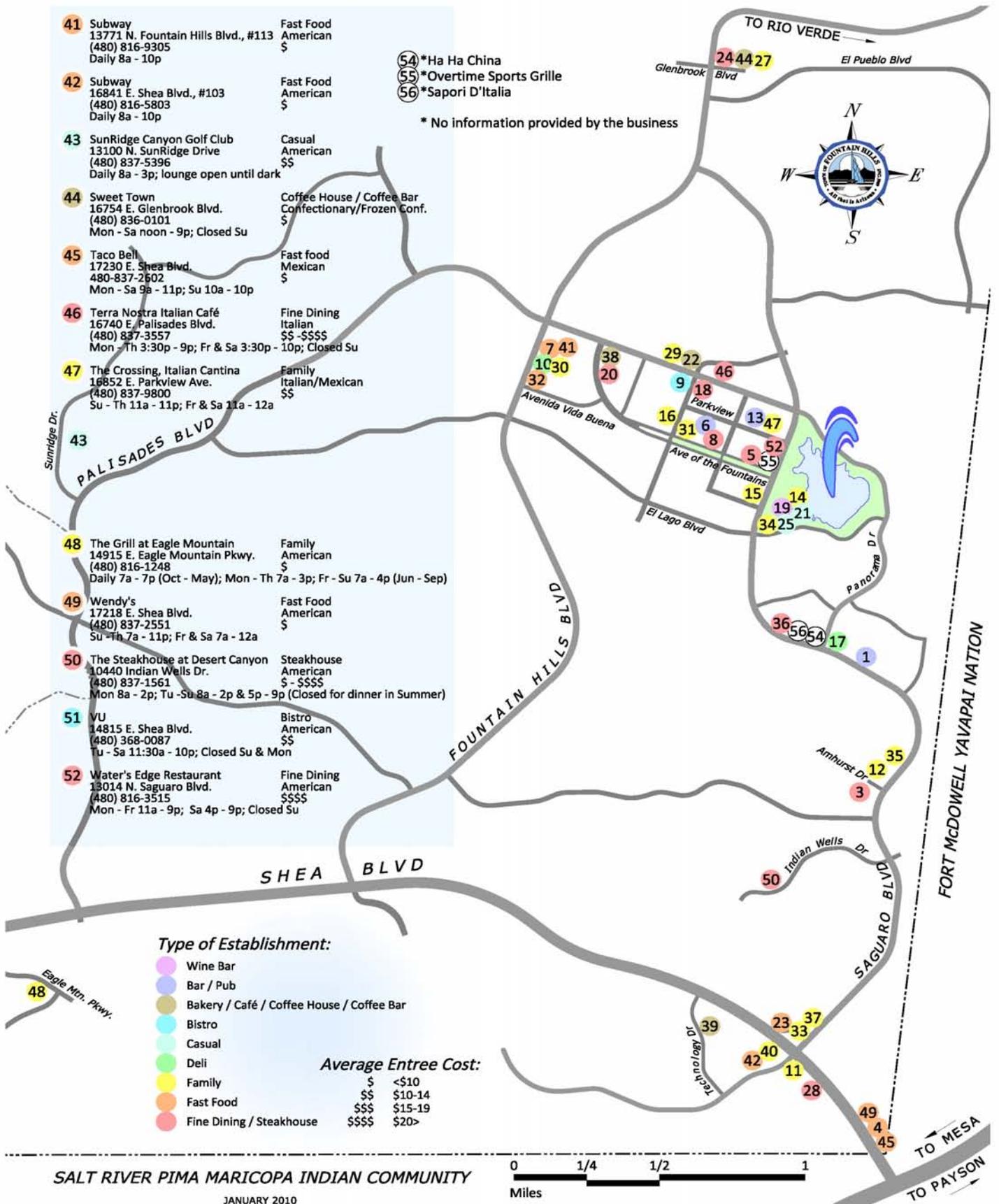
restaurants - Savory Spots

1	Alamo Saloon 11807 N. Saguario Blvd. (480) 837-5699 Daily 10a - 2a	Bar / Pub No food \$	21	La Scala Creamery 12645 N. Saguario Blvd., #7 (480) 836-4444 Daily noon - 9p	Casual Confectionary/Frozen Conf. \$
2	Alchemy 13225 N. Eagle Ridge Dr. (480) 333-1880 Tu - Sa 5p - closing	Fine Dining American \$\$\$	22	La Tartine 16650 E. Palisades Blvd., #103 (480) 816-4222 Mon - Fr 7a - 6:30p; Sa 7:30a - 6p; Closed Sun (Summer hrs)	Bakery French \$
3	Appian Way Restaurant 17149 E. Amhurst Dr. (480) 836-7899 Tu - Su 4p - 10p; Closed Mon (Winter hrs)	Fine Dining Italian \$\$\$	23	McDonald's 16936 E. Shea Blvd. (480) 837-0033 Su - Th 5a - 11p; Fr & Sa 5a - 12a	Fast Food American \$
4	Arby's 17224 E. Shea Blvd. (480) 837-4999 Su - Th 9:30a - 10p; Fr & Sa 9:30a - 11p	Fast Food American \$	24	MPJ's Grill and Restaurant 15225 N. Fountain Hills Blvd., #104 (480) 284-6767 Daily 10:30a - 9p	Fine Dining American \$\$
5	Boulevard Café 16848 E. Avenue of the Fountains (480) 816-9100 Mon 7a - 2:30p; Tu - Su 7a - 2:30p & 5p - 9p	Fine Dining French \$\$	25	Octagon Café 12645 N. Saguario Blvd., Ste. #1 (480) 816-8806 Su - Tu 8a - 4p; We - Sa 8a - 8p	Casual American \$
6	Bruno's Sports Bar & Grille 16737 E. Parkview Ave. (480) 836-0770 Daily 11a - 2a	Bar / Pub American \$	26	Pei Wei Asian Diner 14835 E. Shea Blvd. (480) 837-0926 Daily 11a - 9p	Casual Asian \$
7	Burger King Restaurant 13725 N. Fountain Hills Blvd. (480) 816-0767 Daily 7a - 11p	Fast Food American \$	27	Phil's Place 16758 E. Glenbrook Blvd. (480) 816-5620 Mon - Sa 7a - 9p; Su 8a - 1p; Closed Su in Jul & Aug	Family American \$
8	Chen's Garden Chinese Restaurant 16720 E. Avenue of the Fountains (480) 816-8880 Daily 11a - 9p	Fine Dining Chinese \$	28	Ping's Café 17115 E. Shea Blvd., #100 (480) 816-1827 Tu - Su 11a - 9p; Closed Mon	Fine Dining Chinese \$
9	Chocofin Chocolatier 13404 N. La Montana Dr., #2 (480) 836-7444 Mon - Fr 10a - 6p; Sa 10a - 5p; Closed Su (Closed Mon in Sumr)	Bistro Confectionary/Frozen Conf. \$ - \$\$\$	29	Pisa Pizza 16650 E. Palisades Blvd., #100 (480) 836-7500 Mon - Sa 10a - 10p; Su noon - 9p	Family Italian \$\$
10	D J's Bagel Café 13693 N. Fountain Hills Blvd. (480) 816-4155 Mon - Fr 6a - 7p; Sa 6a - 5p; Su 7a - 3p	Deli American \$	30	Pizza Hut 13693 N. Fountain Hills Blvd., #103 (480) 836-0555 Su - Th 10:30a - 11p; Fr & Sa 10:30a - 12a (Summer hrs)	Family Various \$
11	Denny's 17053 E. Shea Blvd. (480) 837-5307 Daily 24 hrs.	Family American \$	31	Que Bueno 13207 N. La Montana Dr. (480) 837-2418 Mon - Sa 11:30a - 9p; Su 8:30a - 9p	Family Mexican \$
12	El Encanto del Fuente 11044 N. Saguario Blvd. (480) 488-1752 Daily 11a - 10p	Family Mexican \$\$	32	Quizno's Subs 13525 N. Fountain Hills Blvd., #107 (480) 816-5384 Mon - Fr 10a - 9p; Sa 9a - 8p; Su 10a - 8p	Fast Food American \$
13	Ernie's Tap House 16828 E. Parkview Dr. (480) 837-5220 Mon - Th 11:30a - 11p; Fr & Sa 11:30a - 2a; Su noon - 6p	Bar / Pub American \$	33	Redendo's Pizzeria 16948 E. Shea Blvd., #104 (480) 861-8914 Mon - Th 10:30a - 9p; Fr & Sa 10:30a - 10p; Su noon - 8p	Family Italian \$
14	Euro Pizza Café 12645 N. Saguario Blvd., #11 (480) 836-0207 Daily 11a - 9p	Family Mediterranean \$\$	34	Rosati's of Fountain Hills 12605 N. Saguario Blvd., #4 (480) 836-8400 Mon - Th 11a - 9p; Fr & Sa 11a - 10p; Su 3p - 9p	Family (P/U & delivery only) Italian \$
15	Fireside Grill (inside Holiday Inn) 12800 N. Saguario Blvd. (480) 837-6565 Daily 6a - 10p	Family American \$\$	35	Saddle Bronc Grill 11056 N. Saguario Blvd. (480) 216-5900 Daily 4p - 11p Fr & Sa Midnight	Family American \$\$
16	Flapjacks 16605 E. Palisades Blvd. (480) 837-2910 Tu - Sa 7:30a - 1:30p; Su 7:30a - 1p; Closed Mon (Sumr hrs may vary)	Family American \$	36	Sakura Inn 11883 N. Saguario Blvd. (480) 836-8008 Mon - Fr 11:30a - 2:30p & 5p - 10p; Sa & Su 5p - 10p	Fine Dining Japanese \$
17	Fountain Hills Express & Deli 11829 N. Saguario Blvd. (480) 837-3236 Mon - Fr 6a - 7p; Sa 7a - 6p; Closed Su	Deli American \$	37	Senor Taco 16948 E. Shea Blvd., Suite 105 480-816-8226 Mon - Th 5:30a - 2a; Fr - Sa 5:30a - 3a	Family Mexican \$
18	Fountini's Bar & Grill 13407 N. La Montana Dr. (480) 837-4201 Su - Th 11a - 12a; Fr & Sa 11a - 2a	Fine Dining American \$\$	38	Starbucks 16425 E. Palisades Blvd., #100 (480) 816-6969 Mon - Sa 4:30a - 9p; Su 5a - 9p	Café American \$
19	Grapeables Fine Wines 12645 N. Saguario Blvd. (480) 816-5959 Mo - Th 3p - 8p; Fr & Sa 12 noon - 11p; Su 12 noon - 6p	Wine Bar Appetizers \$\$	39	Starbucks 16815 E. Shea Blvd., #106 (480) 837-1486 Mon - Fr 5:30a - 7p; Sa 6a - 7p; Su 6:30a - 7p	Café American \$
20	Katana Sushi & Grill 16425 E. Palisades Blvd., #103 (480) 837-2399 Mon - Th 11:30a - 2:30p & 5p - 9p; Fr 11:30a - 2:30p & 5p - 10p; Sa 11:30a - 10p; Su 4p - 9p	Fine Dining Japanese \$\$\$	40	Streets of New York 16841 E. Shea Blvd., #101 (480) 837-3730 Daily 10:30a - 10p	Family American \$\$

- 41** Subway
13771 N. Fountain Hills Blvd., #113
(480) 816-9305
Daily 8a - 10p
Fast Food American \$
- 42** Subway
16841 E. Shea Blvd., #103
(480) 816-5803
Daily 8a - 10p
Fast Food American \$
- 43** SunRidge Canyon Golf Club
13100 N. SunRidge Drive
(480) 837-5396
Daily 8a - 3p; lounge open until dark
Casual American \$\$
- 44** Sweet Town
16754 E. Glenbrook Blvd.
(480) 836-0101
Mon - Sa noon - 9p; Closed Su
Coffee House / Coffee Bar Confectionary/Frozen Conf. \$
- 45** Taco Bell
17230 E. Shea Blvd.
480-837-2602
Mon - Sa 9a - 11p; Su 10a - 10p
Fast food Mexican \$
- 46** Terra Nostra Italian Café
16740 E. Palisades Blvd.
(480) 837-3557
Mon - Th 3:30p - 9p; Fr & Sa 3:30p - 10p; Closed Su
Fine Dining Italian \$\$-\$\$\$\$
- 47** The Crossing, Italian Cantina
16852 E. Parkview Ave.
(480) 837-9800
Su - Th 11a - 11p; Fr & Sa 11a - 12a
Family Italian/Mexican \$\$
- 48** The Grill at Eagle Mountain
14915 E. Eagle Mountain Pkwy.
(480) 816-1248
Daily 7a - 7p (Oct - May); Mon - Th 7a - 3p; Fr - Su 7a - 4p (Jun - Sep)
Family American \$
- 49** Wendy's
17218 E. Shea Blvd.
(480) 837-2551
Su - Th 7a - 11p; Fr & Sa 7a - 12a
Fast Food American \$
- 50** The Steakhouse at Desert Canyon
10440 Indian Wells Dr.
(480) 837-1561
Mon 8a - 2p; Tu - Su 8a - 2p & 5p - 9p (Closed for dinner in Summer)
Steakhouse American \$-\$\$\$\$
- 51** VU
14815 E. Shea Blvd.
(480) 368-0087
Tu - Sa 11:30a - 10p; Closed Su & Mon
Bistro American \$\$
- 52** Water's Edge Restaurant
13014 N. Saguaro Blvd.
(480) 816-3515
Mon - Fr 11a - 9p; Sa 4p - 9p; Closed Su
Fine Dining American \$\$\$\$

- 54** *Ha Ha China
- 55** *Overtime Sports Grille
- 56** *Sapori D'Italia

* No information provided by the business



Type of Establishment:

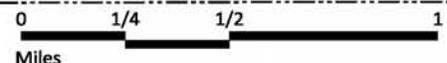
- Wine Bar
- Bar / Pub
- Bakery / Café / Coffee House / Coffee Bar
- Bistro
- Casual
- Deli
- Family
- Fast Food
- Fine Dining / Steakhouse

Average Entree Cost:

- \$ <\$10
- \$\$ \$10-14
- \$\$\$ \$15-19
- \$\$\$\$ \$20>

SALT RIVER PIMA MARICOPA INDIAN COMMUNITY

JANUARY 2010



Miles

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 and Palisades Blvds (Anchored by Safeway)
3. Town Center I (71,054 sf) Includes all businesses bordered by Palisades Blvd, Fountain Hills Blvd, Avendia Vida Buena, and Avenue of the Fountains
4. Fountain Hills Plaza (140,421 sf) Located at Palisades Blvd and La Montana Drive (Anchored by Bashas)
5. La Montana & Palisades Plaza (42,585 sf) Located at the northeast corner of La Montana and Palisades Blvd
6. Red Mountain Plaza (132,192 sf) Corner of Palisades Blvd and Saguaro Blvd
7. Downtown (673,267 sf) Includes all businesses bordered by Saguaro Blvd, Palisades Blvd, La Montana Dr, and Avenue of the Fountains
8. Plaza Fountainside (87,656 sf) On the southwest side of Fountain Park
9. Enterprise Colony District (523,193 sf) Along Saguaro Blvd, Colony Drive, and Enterprise Drive between Rand and Colony Drives
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 northeast corner of Saguaro and Shea Blvds
12. Red Rock Business Center (52,282 sf) Located at the southeast corner of Saguaro and Shea Blvds
13. Crossroads Center (19,452 sf) NW of the Beeline Highway on Shea Blvd
14. Kern Plaza (9496 sf) Located between N. Firebrick Dr , E. Shea Blvd
15. Firerock Plaza (18,768 sf) Located between N. Firebrick Dr and E. Shea Blvd
16. Plat 704 (41,855 sf) Located at the southeast corner of Saguaro and Shea Blvds
17. Four Peaks Plaza (306,307 sf) Located on Shea Blvd just west of Saguaro Blvd (Anchored by Target)
18. Industrial Park Located on the northwest side of Technology Dr and Saguaro Blvd
19. Eagle Mountain Village Plaza (82,712 sf) On Shea Blvd at the southwest edge of Fountain Hills (Anchored by Fry's)



Eagle Mountain Village Plaza

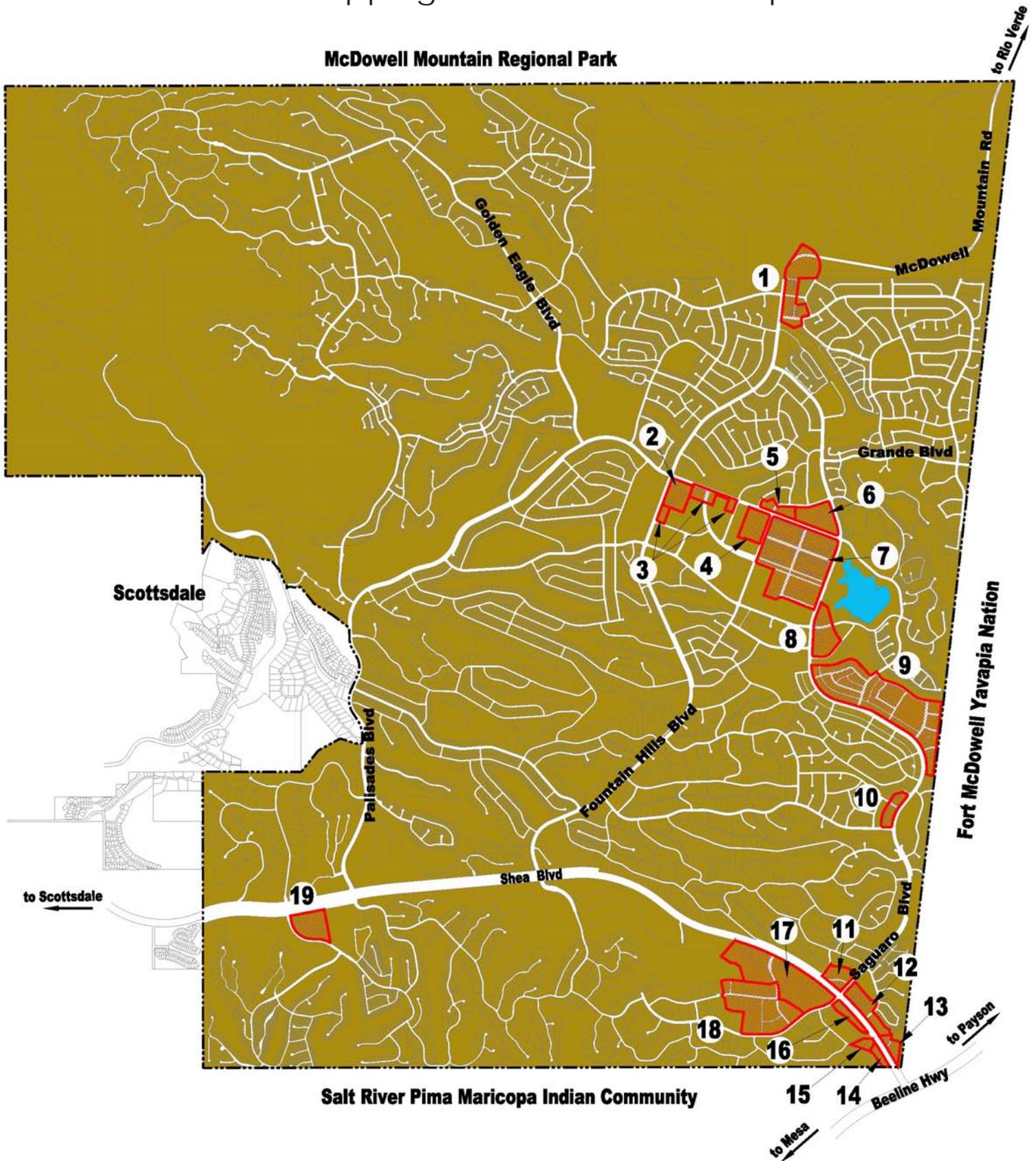


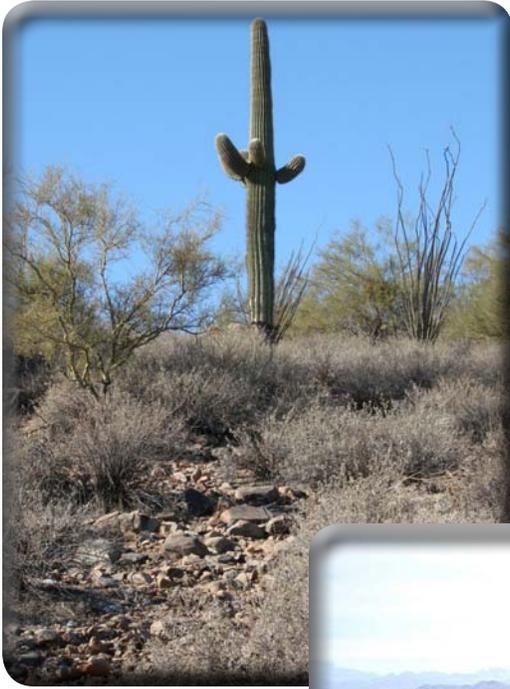
Four Peaks Plaza



Shops on the Avenue

Shopping Center Location Map





Surrounding Landscape and beauty

government & public facilities

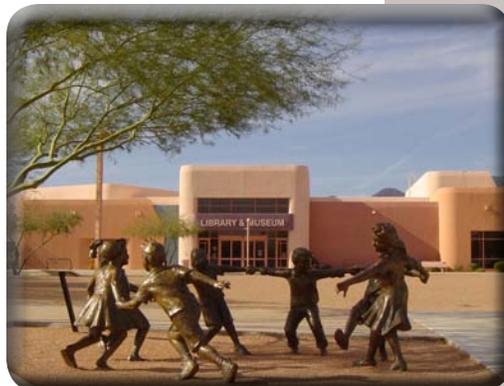
- Municipal Buildings & Services
- Schools
- Parks
- Capital Improvements



Town Entrance Sign



Community Center



Library & Museum



Fire Station #1



Fountain Park

municipal & utility services

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

The Fountain Hills Municipal Complex consists of the Town Hall, Library, 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.

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

Electricity
Salt River Project
1521 N. Project Drive, Tempe
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

Law Enforcement
Emergency 911
Maricopa County Sheriff's Office
16705 E. Ave. of the Fountains
480-837-2047

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

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

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

Southwest Gas
2200 N. Central Avenue, Phoenix
602-861-1999



Town Hall



Law Enforcement



Town Fire Truck

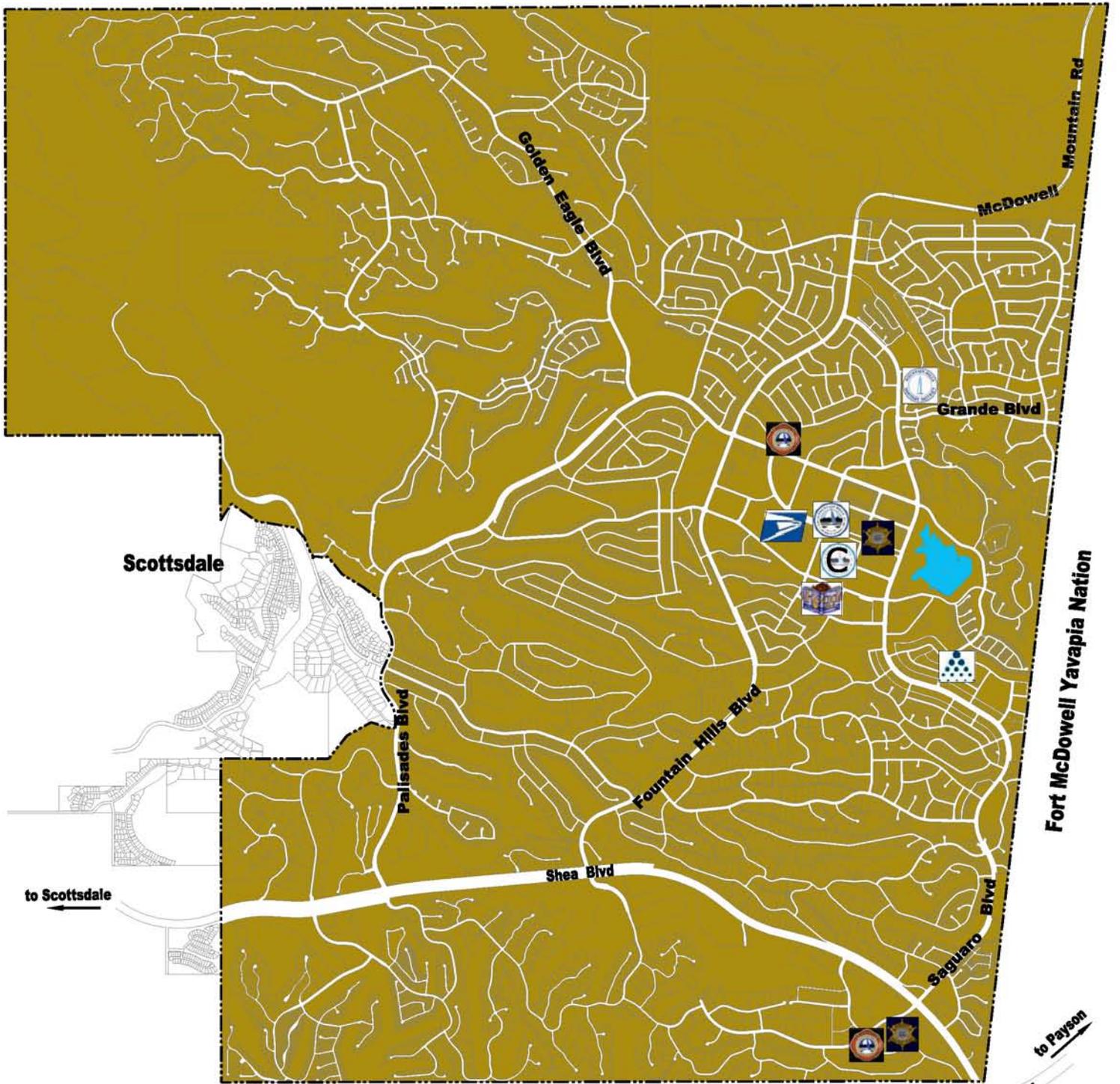
Telephone & Cable
Qwest Communications
1-800-244-1111
Cox Communications
623-594-1000

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

Water
Chaparral City Water Company
12021 N. Panorama Dr.
480-837-3411

Municipal and Utility Service Location Map

McDowell Mountain Regional Park



Salt River Pima Maricopa Indian Community

- | | | | |
|---|------------------|---|----------------------|
|  | FIRE DEPARTMENT |  | LIBRARY |
|  | LAW ENFORCEMENT |  | CHAPARRAL CITY WATER |
|  | TOWN HALL |  | WASTEWATER TREATMENT |
|  | COMMUNITY CENTER |  | POST OFFICE |

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 (<http://www.fhusd.org>).

Public Schools

1. Fountain Hills High School
2. Fountain Hills Middle School
3. Four Peaks Elementary School
4. McDowell Mountain Elementary School

Address

16100 E. Palisades Blvd
6100 E. Palisades Blvd
17300 E. Calaveras Ave
14825 N. Fayette Drive

Preschools

5. Creative Child Care Preschool
6. Here We Grow Learning Center
7. Maxwell Preschool Academy
8. Promiseland Christian Preschool

Address

17150 E. Amhurst Drive
16901 E. Palisades Blvd
15249 N. Fountain Hills Blvd
15202 N. Fountain Hills Blvd

Charter School

9. Fountain Hills Charter School

Address

16811 E. El Pueblo Blvd

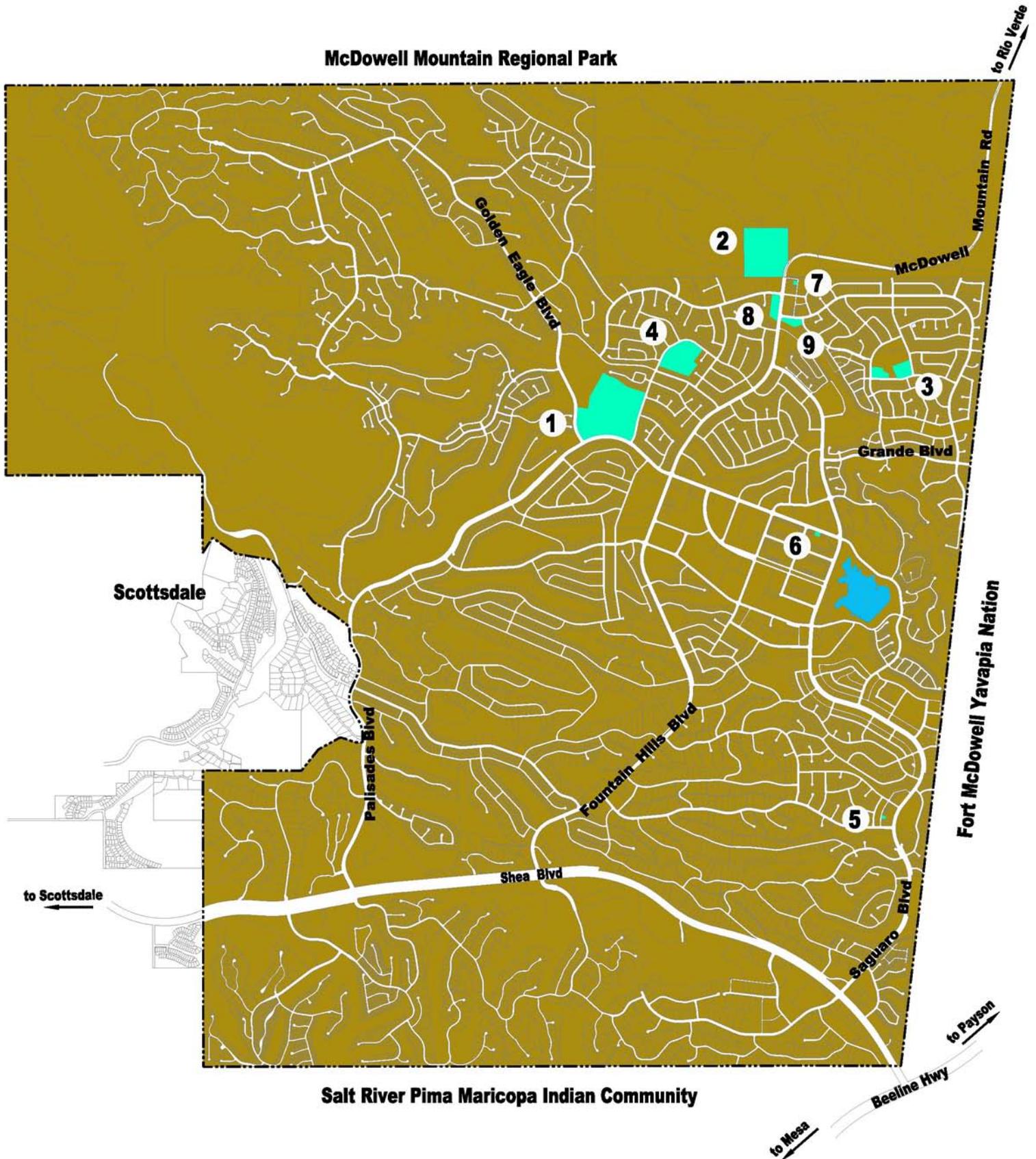


Fountain Hills High School



Fountain Hills Middle School

School Location Map



fountain hills parks and recreation

The Town of Fountain Hills Parks & Recreation Department staff is dedicated to supporting over 114 acres of park land throughout the Fountain Hills park system by professionally maintaining and operating park 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. Park development is based on master plans that were developed specific to each park and approved by the Parks and Recreation Commission and the Town Council. Golden Eagle Park is the first to complete its master plan. Master plan updates for Desert Vista Park and Fountain Park have also recently been completed. The master plan for Four Peaks Park is scheduled to be updated during the 2009/10 fiscal year.



Desert Vista Neighborhood Park - 12 ac
11800 North Desert Vista
Desert Vista Neighborhood Park is located on Saguaro Blvd. between Tower Dr. and Desert Vista Drive

Golden Eagle Park - 28 ac
15900 East Golden Eagle Blvd.
Golden Eagle Park is located on Golden Eagle Blvd. just north of Palisades Blvd.





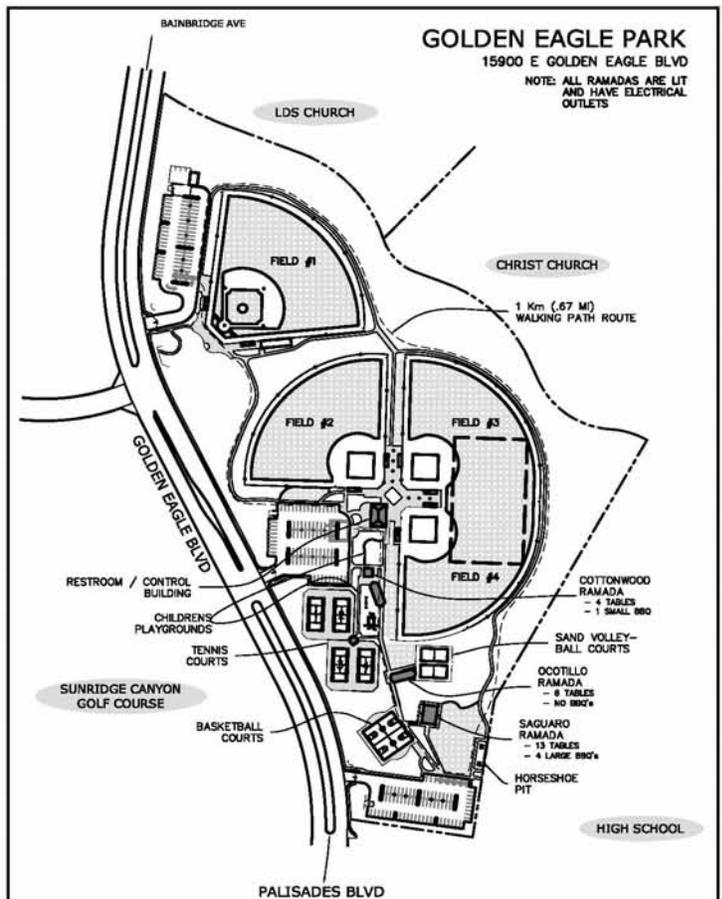
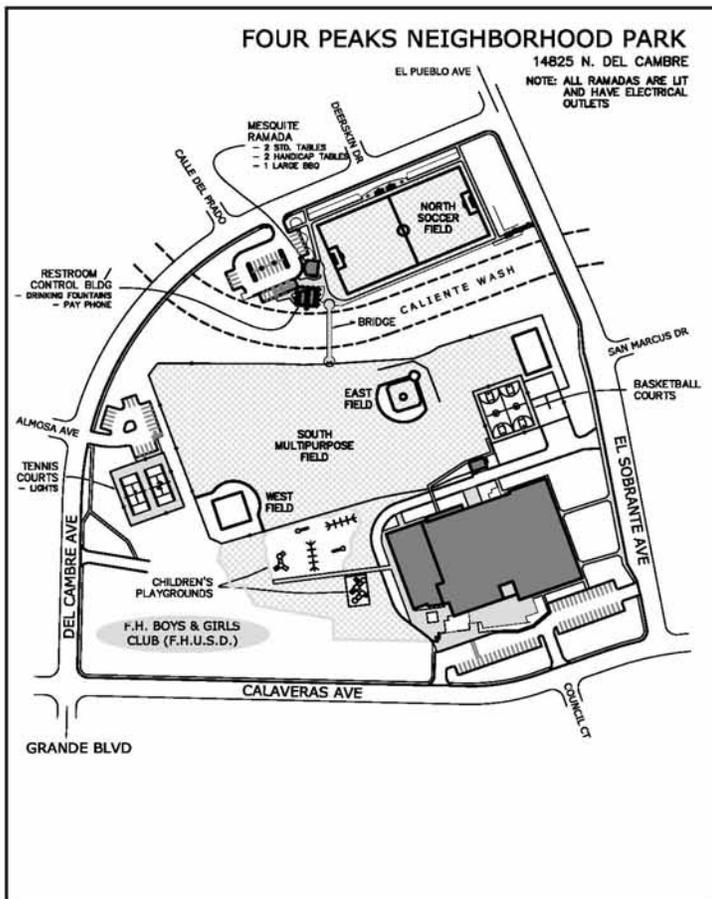
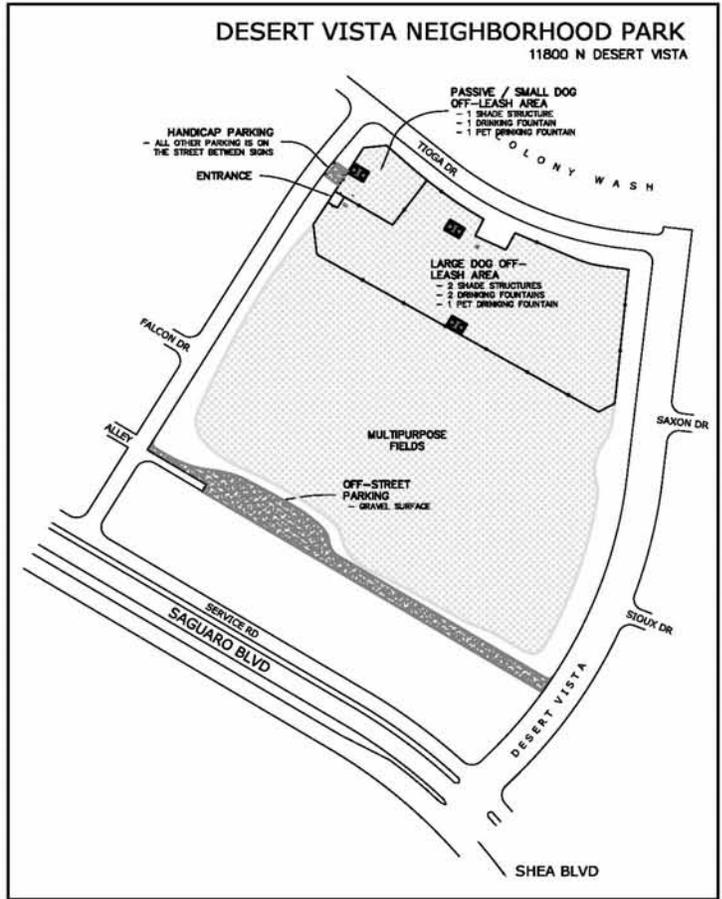
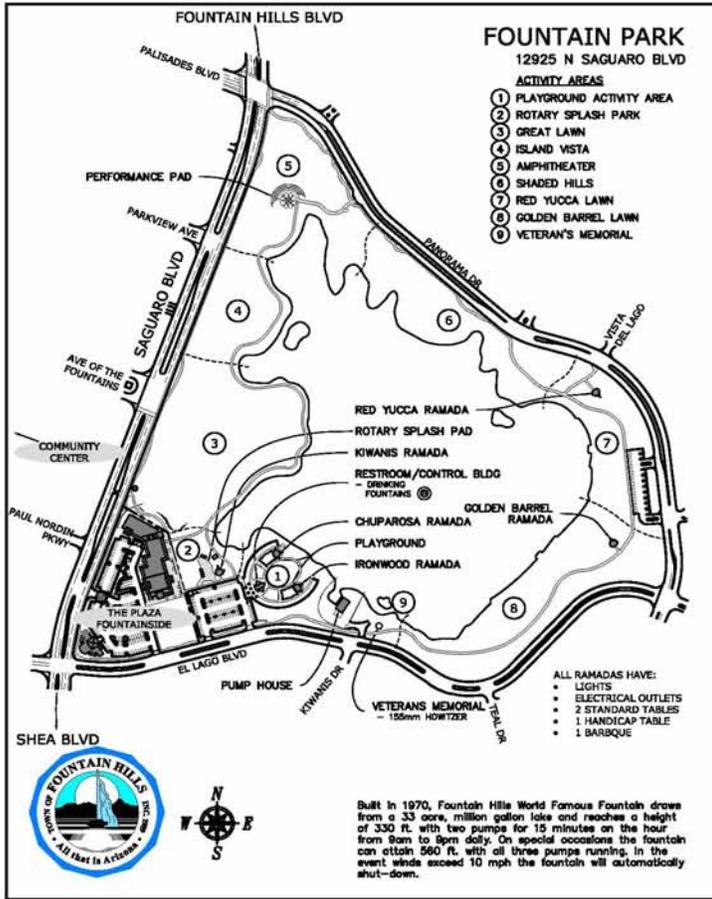
McDowell Mountain Preserve - 740 ac
Borders west edge of town limits

Four Peaks Neighborhood Park - 28 ac
14825 North Del Cambre Avenue
Four Peaks Neighborhood Park is located on Del Cambre Avenue just north of Calaveras Avenue.

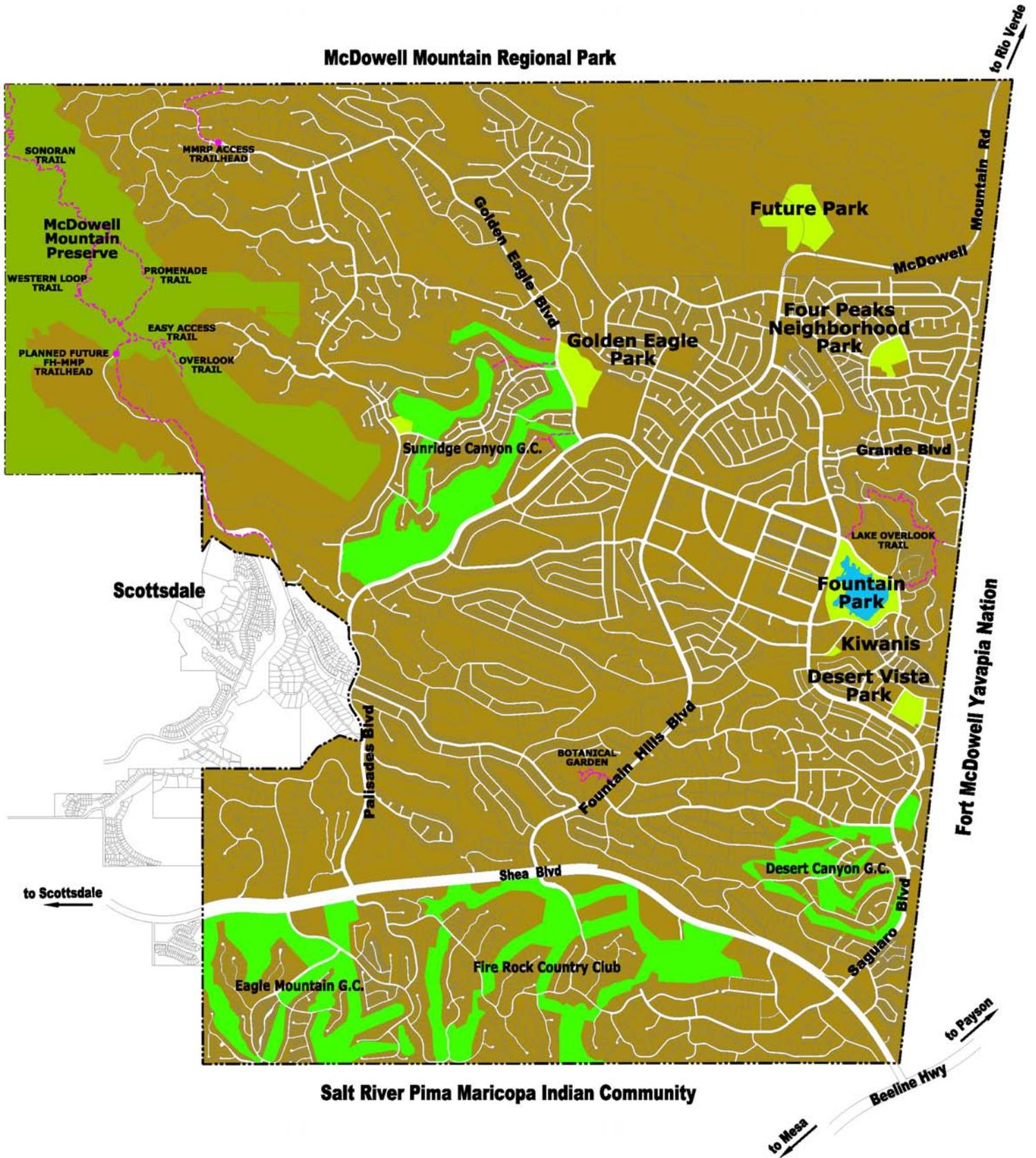


Fountain Park - 64 ac
12925 North Saguaro Blvd.
Fountain Park is located on Saguaro Blvd. between El Lago Blvd. and Palisades Blvd.

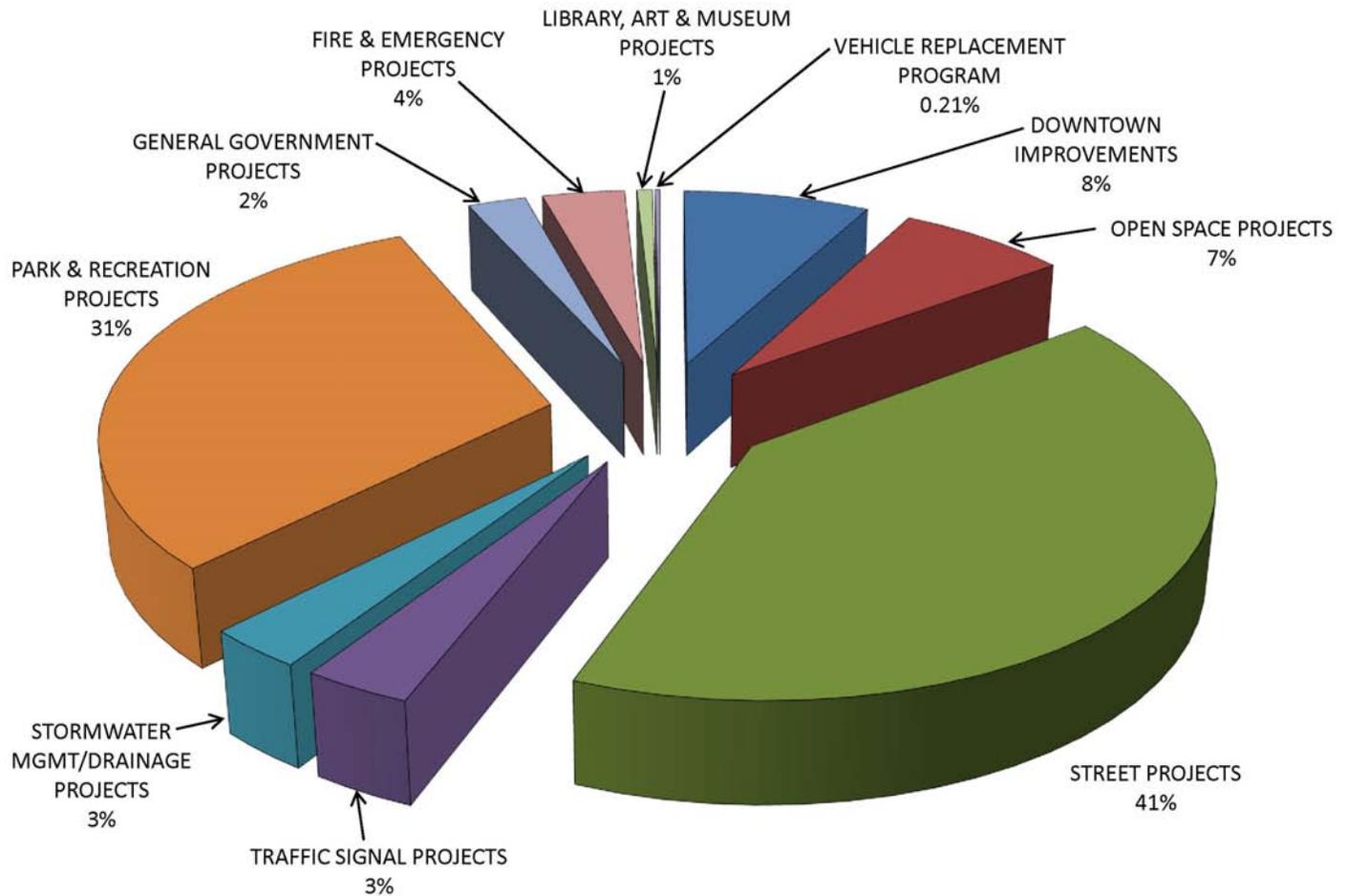
Fountain Hills Park Statistics:
- 133 Acres of Developed Parks
- 740 Acres of Preserve Park Area
- 4.74 Miles of Trails
- 658 Acres of Town Owned Washes



Park Location Map



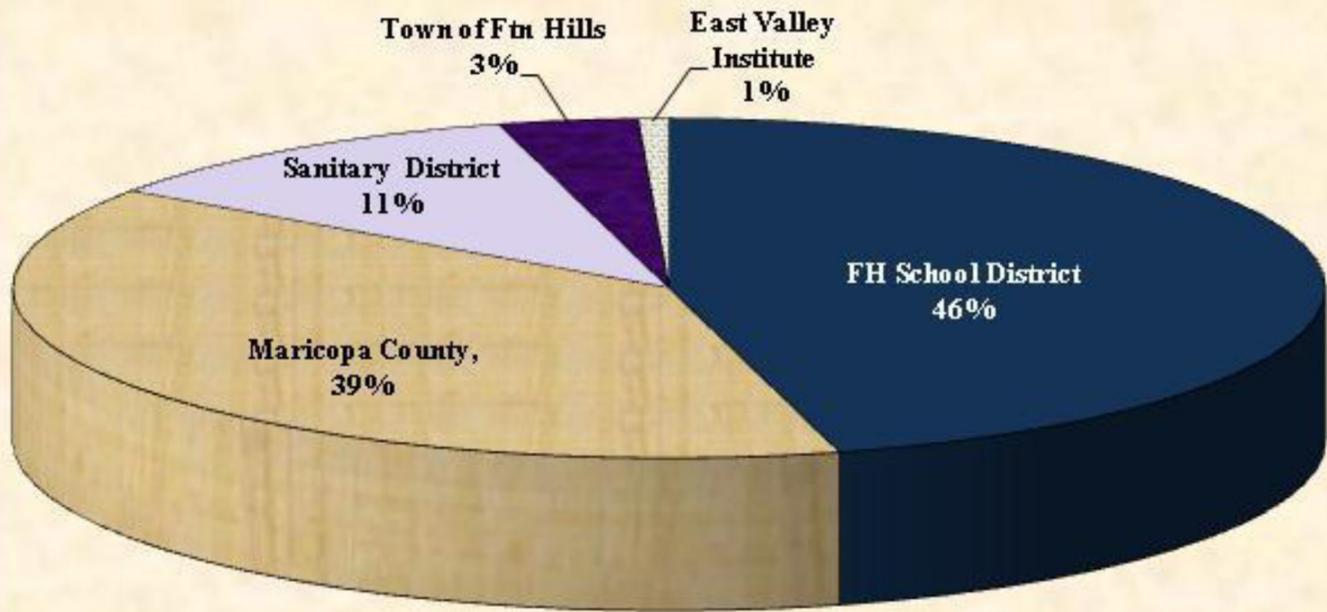
capital improvements



Project Name	2006-2010
Avenue of the Fountains Improvements	\$6,500,000
Open Space Projects	
McDowell Mountain Central Trailhead - Adero Canyon	2,800,000
Trail Connectivity Plan	1,100,000
TOTAL	\$3,900,000
Shea Boulevard Improvements	
Shea Blvd. Truck Climbing & Bike Lanes	400,000
Saguaro Blvd. Dirt Alley Paving	100,000
Shea Blvd. Palisades to Saguaro Blvd	2,700,000
TOTAL	\$3,200,000
Sidewalk Programs	
Fountain Hills Blvd Fayette Dr. -State Land Sidewalks	200,000
Town-wide Sidewalk Program	400,000
TOTAL	\$600,000
Pavement Management Program	\$800,000

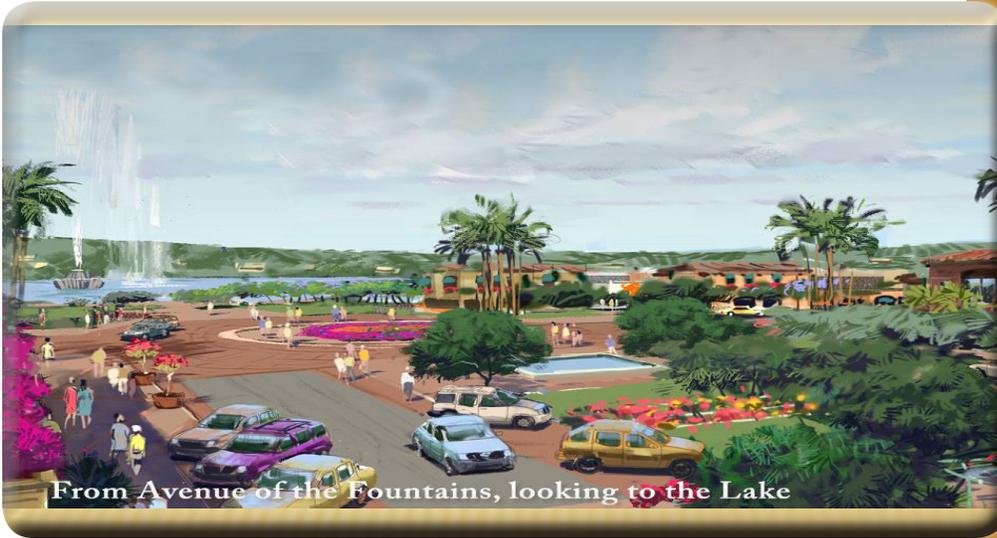
Palisades Boulevard Improvements	
Palisades Medians-Fountain Hills Blvd East to Existing	500,000
La Montana Medians	100,000
TOTAL	\$600,000
Saguaro Boulevard Improvements	
Saguaro Blvd. Service Road Elimination	\$800,000
Municipal Facilities	
Civic Center Phase II	1,400,000
Street Yard Building	1,000,000
Municipal Software	100,000
Document Preparation/Reproduction	100,000
New Fire Station	500,000
TOTAL	\$3,100,000
Park Improvements	
Fountain Park Picnic Ramadas	200,000
Four Peaks Neighborhood Parks Ball Diamond Improvements	100,000
Fountain Park Splash Pad Landscaping	100,000
Desert Vista Neighborhood Park Phase II	1,100,000
Desert Vista Neighborhood Park - Skate Park	200,000
Desert Vista Neighborhood Park Phase III	1,000,000
Four Peaks Neighborhood Park Phase II	700,000
Four Peaks Neighborhood Park Phase III	1,300,000
Fountain Park Phase III	1,200,000
Fountain Park Phase IV	1,300,000
TOTAL	\$7,200,000
Acquisition of New Parks	\$100,000
Drainage Improvements	
Saguaro Blvd Drainage Improvements	100,000
Del Cambre Drainage Improvements	100,000
Fountain Hills Blvd at Oxford Wash Drainage Improvements	400,000
Firebrick Drive & Laser Drain Culvert	100,000
TOTAL	\$700,000
Traffic Signals	
Fountain Hills & El Lago Blvd	200,000
Palisades Blvd & Sunridge Drive	300,000
Palisades Blvd & Eagle Ridge Drive/Palomino Blvd	300,000
Fountain Hills & Glenbrook Blvd	300,000
Avenue of the Fountains & La Montana	500,000
TOTAL	\$1,600,000
Vehicles/Heavy Equipment	
Streets Division Heavy Equipment	500,000
Streets Division Vehicles	100,000
Park Vehicles	100,000
Public Works Vehicles	100,000
Building Safety Vehicles	100,000
Fire Truck - Pumper	500,000
TOTAL	\$1,400,000
Total Estimated Capital Project Costs for 2006-2010	\$30,500,000

**FOUNTAIN HILLS PROPERTY TAXES
2009**



land use

- Town-Wide Data Inventory by Section



From Avenue of the Fountains, looking to the Lake

Fountain Hills, walkable downtown



View of Fountain looking east

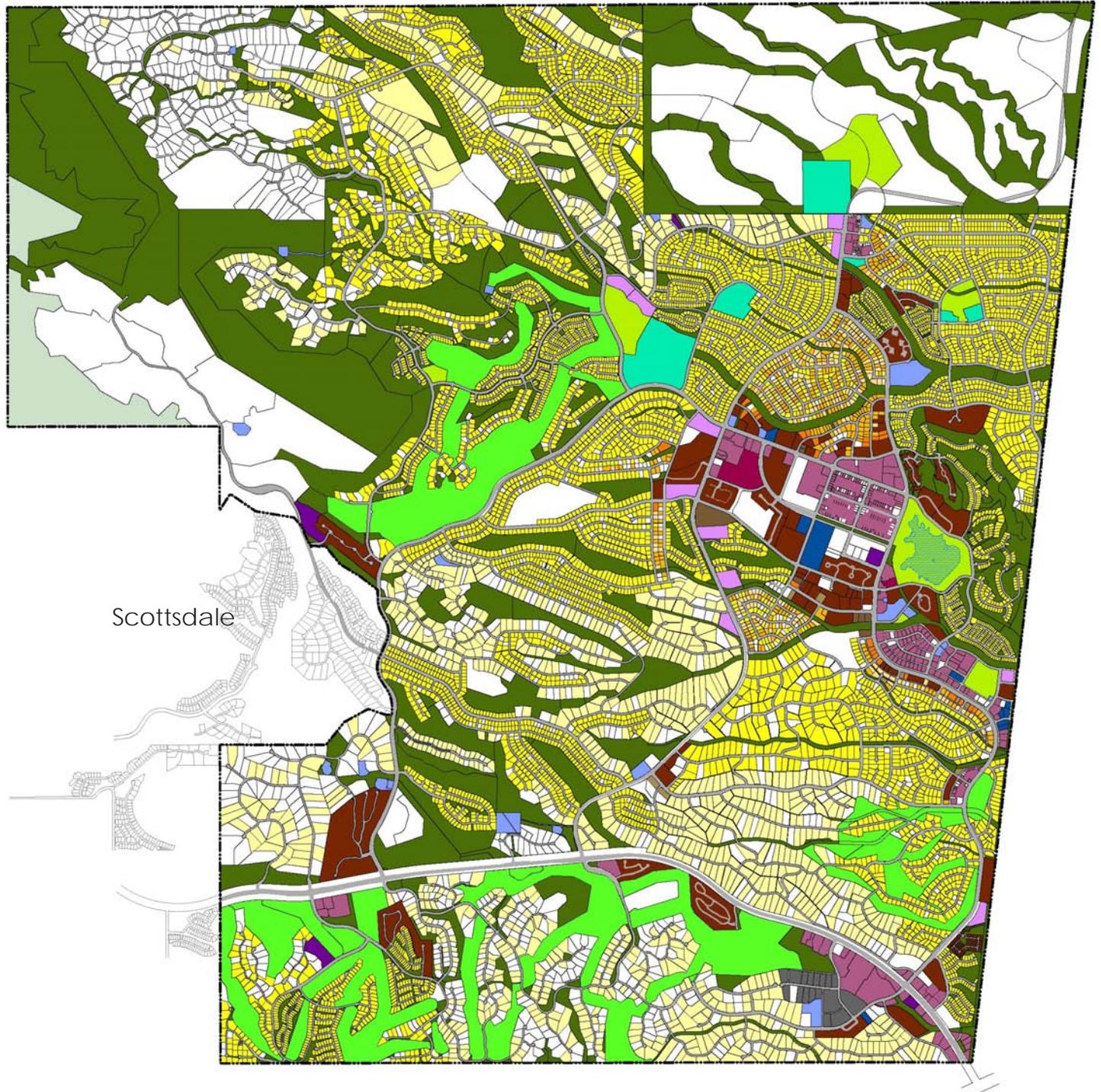


Single family - Low Density

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	INST	L	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	102.6	206.5							94.6													177	69.7		650.4		
Section 5	93.9	128.6							263.4								2.8	1.8				106.8	63.5		660.8		
Section 6	7.1								201.7													334.2	17.7		560.7		
Section 7									229.9													200.3	5.5	199.9	635.6		
Section 8	32.2	84							94.4								2.4					379.8	43.3		636.1		
Section 9	26.1	167.4							21.9				7				1				28.5	112	174.9	88.3		627.1	
Section 10	48.2	246	53.8	0.3		30.3	1.9	15.2	7.1	11.6	5.5		12.2	1			2.1		65.7		54.7	101.2			656.8		
Section 11		279.5	9.5			22.5		40.5	7.5	1.4	0.9						13		6.1	27.7	71	125.2			604.8		
Section 14		91.6		1.2	1.5	2.4	2.5	53.4	4.5	46.1	8.9	1.2		3.2			6.8			64.5	150	82.4			520.2		
Section 15	40.5	68.2	15.4	2.3	11.4	22.5	5	108.8	44.8	67.8	39.3	16	21.2				0.9	19.7			53	93			629.8		
Section 16	55.1	229.8	0.3			0.9	0.6		78.1								1.8				80.2	116.9	84.5			648.17	
Section 17	28.5	28.6						17	157					8			2.5				58.9	78.3	35.8			414.6	
Section 20	75.2	38.2						56.6	139.4					13.2			6					64.7	40			433.3	
Section 21	125.8	139.4							91.3								11.5					217.6	78.8			664.4	
Section 22	226.3	196.2		2.1		1.5		6.1	65.2												8.4	54.3	79			639.1	
Section 23	2.6	163.5	6.9	2.3		8.3	3.7	9.2	13.5	37.4	4.4		2.1				1.8	4.6		11.6	58	33.4	104.7			468.0	
Section 26	61.5	71.5						23.3	23.4	44.7	8.9		3.4	1.6				1				42	29	69.3			379.6
Section 27	239.6	2.3						30.6	85	12	1.3					32.6	2.1	5.5				117	29.1	75.1			632.2
Section 28	135.8	1.2						10.7	164	3.8												172	68.4	74			629.9
Section 29	15.4	125.2						19.8	57.9	9.3				5.9								210	54.8	104.9			603.2
Totals	1316.4	2267.7	85.9	8.2	12.9	88.4	13.7	391.2	2581.6	234.1	83.2	17.2	45.9	63.9	32.6	2.1	58.1	27.1	106.8	179.3	858.5	2873.9	1457.07	199.9	13006		
Percent	10.1%	17.4%	0.7%	0.1%	0.1%	0.7%	0.1%	3.0%	19.9%	1.8%	0.6%	0.1%	0.4%	0.5%	0.3%	0.1%	0.5%	0.2%	0.8%	1.4%	6.6%	22.1%	11.2%	1.5%	100%		

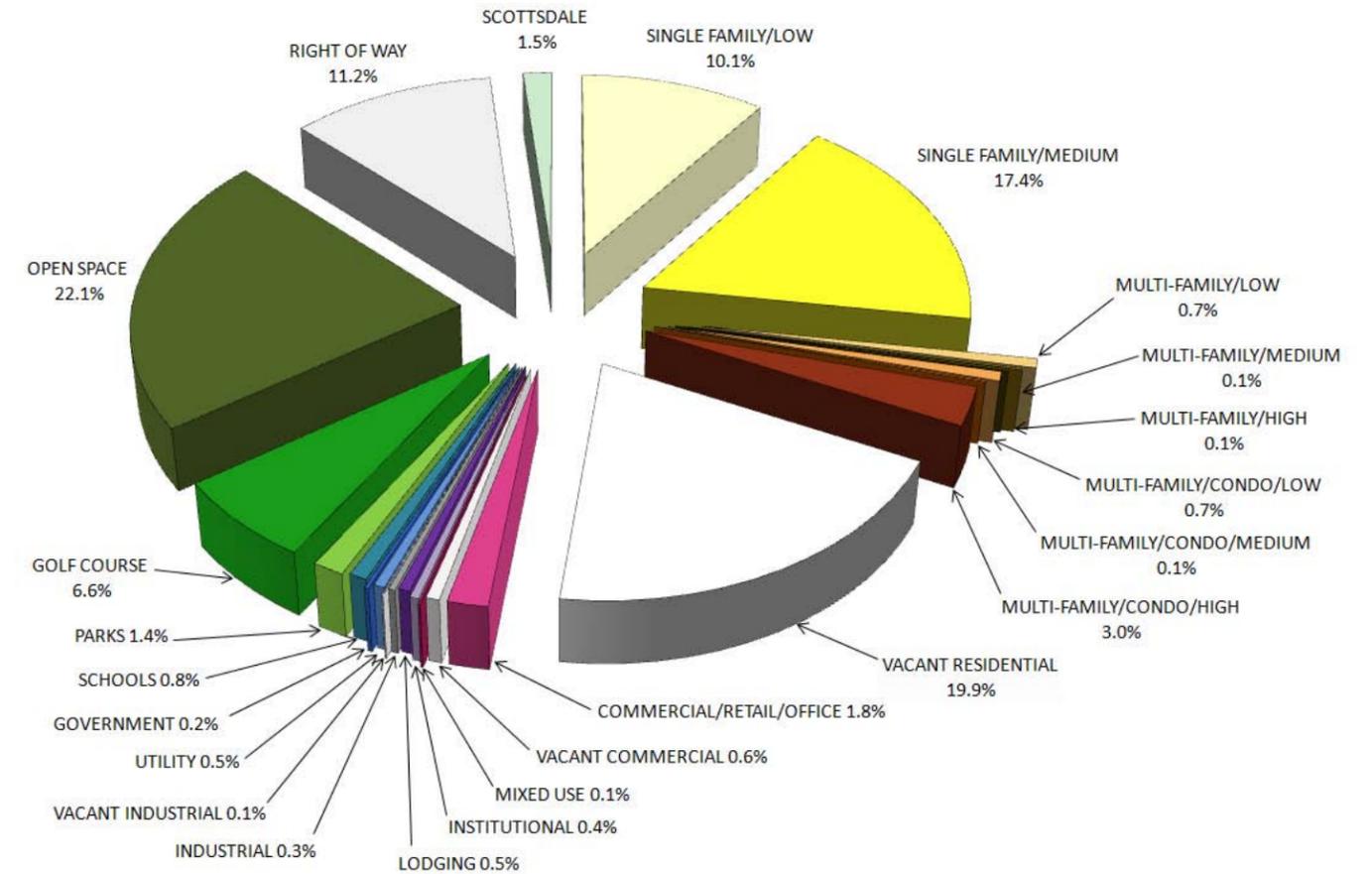
TOTAL ACRES:	13006
TOTAL SQ MILES:	20.32

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

LAND USE INVENTORY KEY

	SF/L Single Family - Low Density	[R1-190, R1-43, R1-35]	
	SF/M Single Family - Medium Density	[R1-18, R1-10, R1-8, R1-6]	
	MF/L Multi -Family - Low Density	[1-4 units]	
	MF/M Multi - Family - Medium Density	[5-9 units]	
	MF/H Multi - Family - High Density	[10 + units]	
	MF/C/L Multi - Family - Condo Low Density	[1-4 units]	
	MF/C/M Multi - Family - Condo Medium Density	[5-9 units]	
	MF/C/H Multi - Family - Condo High Density	[10+ units]	
	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		
	INST Institutional (Churches, etc.)		
	L Lodging (Hotels, Bed & Breakfasts)		
	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		

town-wide land use



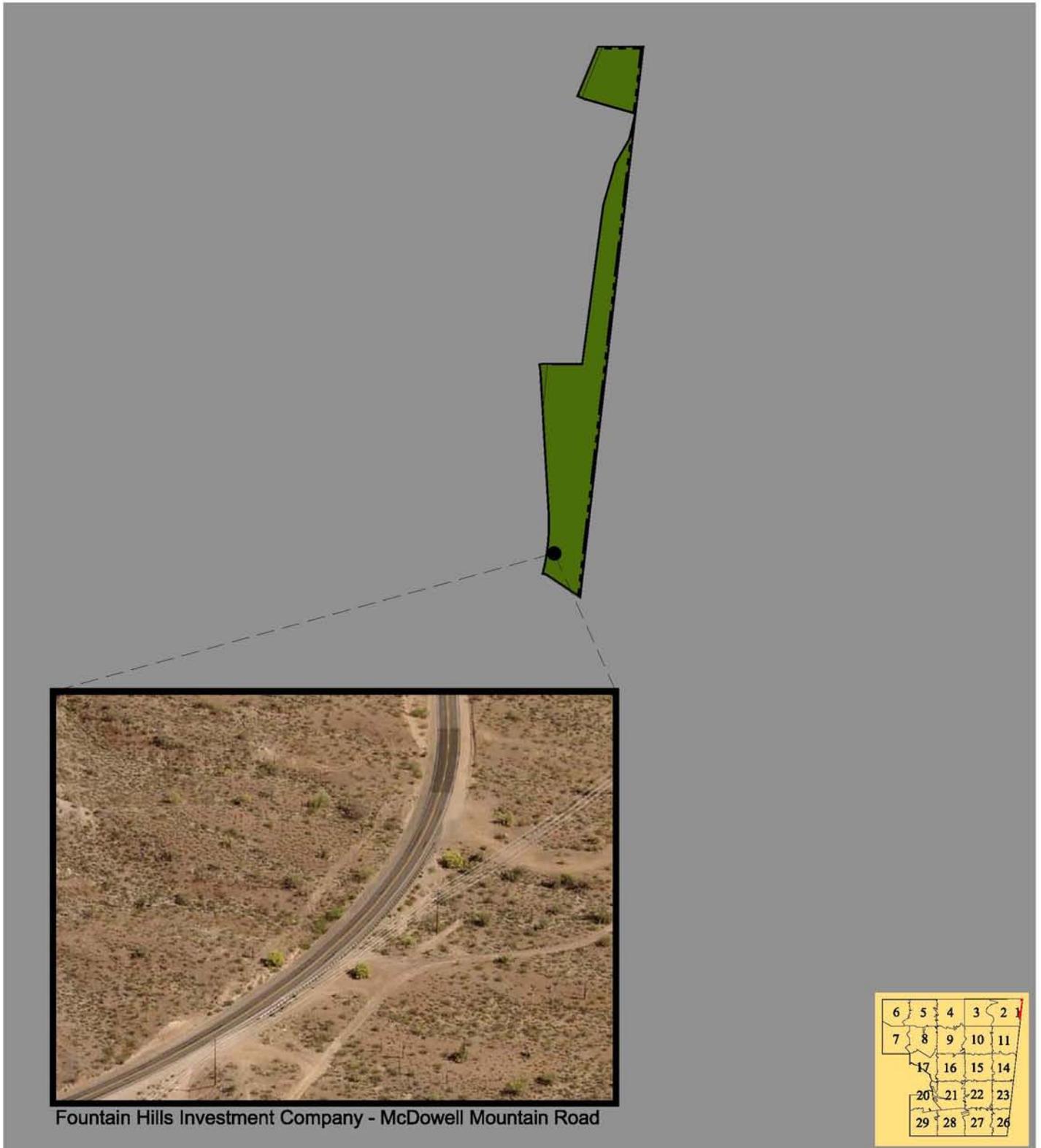
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			2,581.6		6,766.0
Single Family - L	1,040	1,316.4			
Single Family - M	7,121	2,267.7			
Multi-Family - L	458	85.9			
Multi-Family - M	96	8.2			
Multi-Family - H	229	12.9			
Multi-Family/Condo - L	554	88.4			
Multi-Family/Condo - M	159	13.7			
Multi-Family/Condo - H	3,011	391.2			
Commercial/Retail		234.1	83.2		317.3
Mixed Use	259	17.2			17.2
Lodging		19.7	44.2		63.9
Institutional		45.9			45.9
Industrial		32.6	2.1		34.7
Utility		58.1			58.1
Government/Town Owned		27.1			27.1
Schools		106.8			106.8
Parks		128.1	51.2		179.3
Golf Course		858.5			858.5
Open Space				2,873.9	2,873.9
Scottsdale Owned Land				199.9	199.9
Right of Way/Streets		1,457.1			1,457.1
Total	12,927	7,169.60	2,762.30	3,073.8	13,006

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	1,316.4	2,267.7	85.9	8.2	12.9	88.4	13.7	391.2	17.2	2,581.6	6,783.2
Percent Acres	19.41%	33.43%	1.27%	0.12%	0.19%	1.30%	0.20%	5.77%	0.25%	38.06%	100%	
Total Dwelling Units	1,040	7,121	458	96	229	554	159	3,011	259	0	12,927	
Percent Dwellings	8.05%	55.09%	3.54%	0.74%	1.77%	4.29%	1.23%	23.29%	2.00%	0.00%	100%	
Dwelling Type Totals	8,161 / 63%		783 / 6.0%			3,724 / 28.8%			2.20%		0.00%	

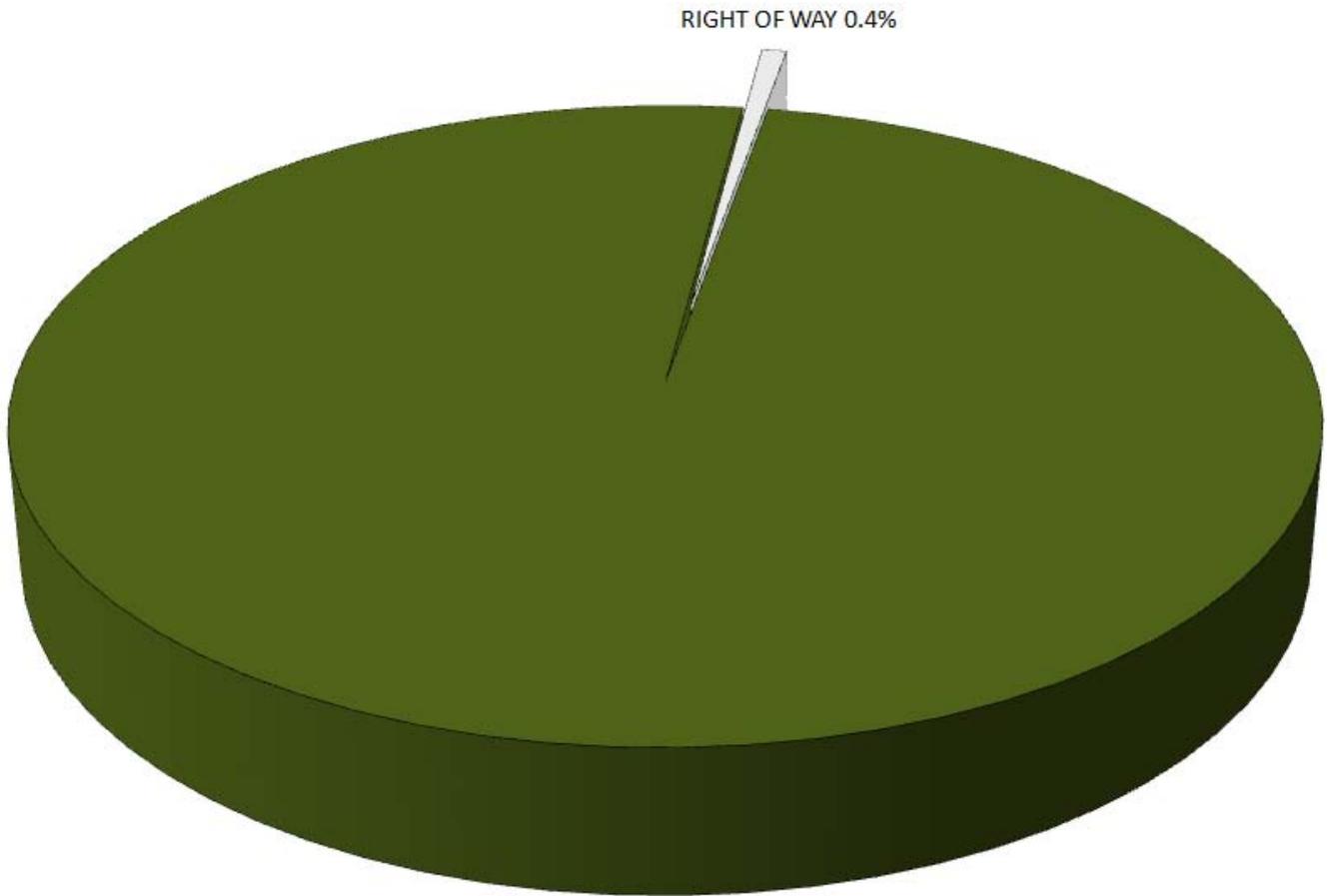
Vacant Lots	Single Family	Multi-Family	Commercial / Industrial	Total
		1,097	59	97

TOTAL DWELLING UNITS										
	SF/L	SF/M	MF/L	MF/M	MF/H	MF/C/L	MF/C/M	MF/C/H	MU	TOTAL
Section 1										0
Section 2										0
Section 3										0
Section 4	50	610								660
Section 5	50	294								344
Section 6	6									6
Section 7										0
Section 8	30	196								226
Section 9	25	635								660
Section 10	39	958	217	5		119	24	225		1,587
Section 11		1,077	56			156		326		1,615
Section 14		435		16	28	20	33	407	11	950
Section 15	22	224	127	18	201	182	56	1,161	248	2,239
Section 16	49	713	2			10	6			780
Section 17	27	70						108		205
Section 20	57	89						68		214
Section 21	121	516								637
Section 22	159	164	4	12		10		75		424
Section 23	2	429	52	45		57	40	91		716
Section 26	53	251						309		613
Section 27	178	4						141		323
Section 28	157	3						26		186
Section 29	15	453						74		542
Total	1040	7121	458	96	229	554	159	3011	259	12927

section 1



Undeveloped land shown in white



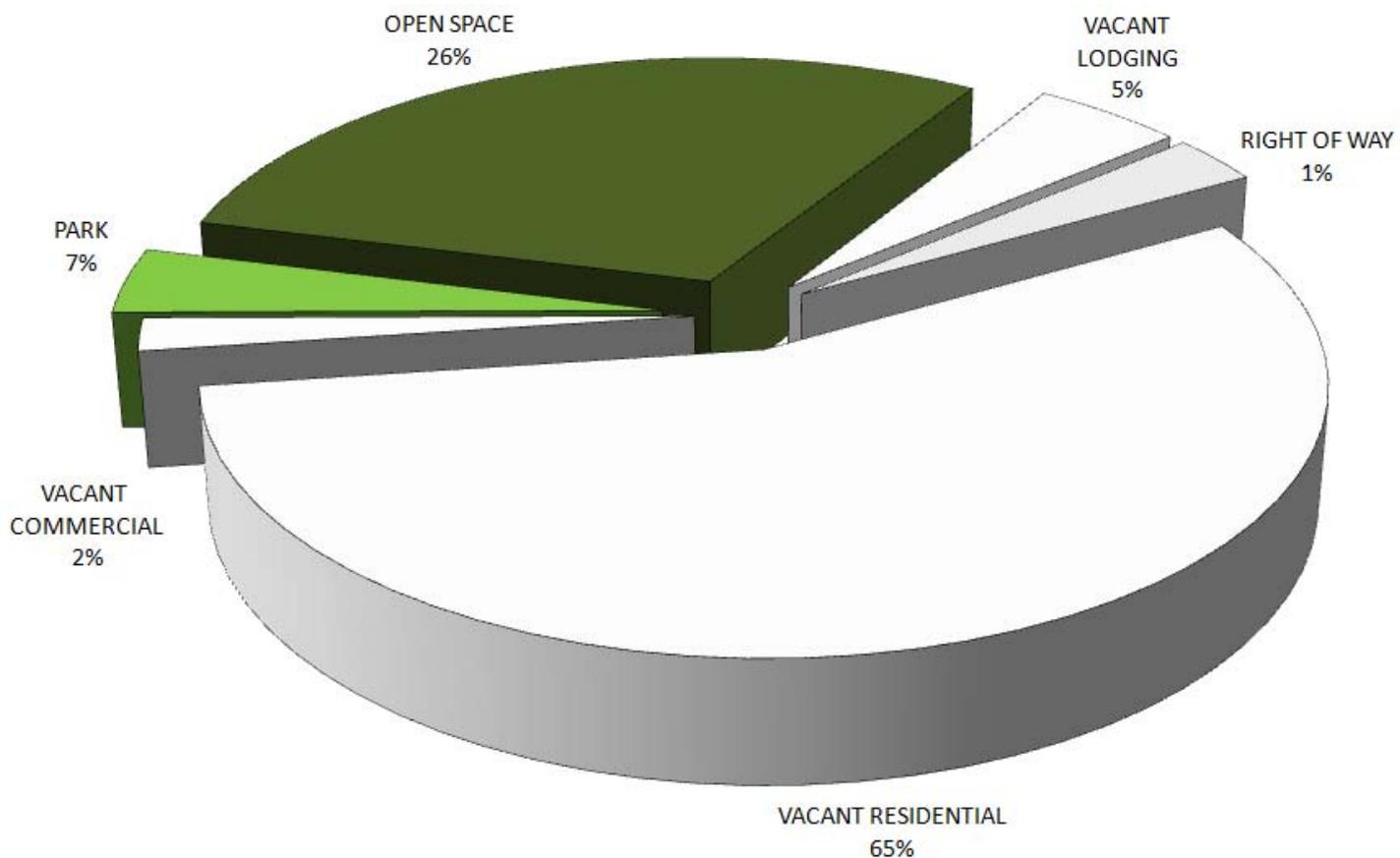
OPEN SPACE 95.6%

	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
	Total	0	1	0	22.4	23.4

section 2

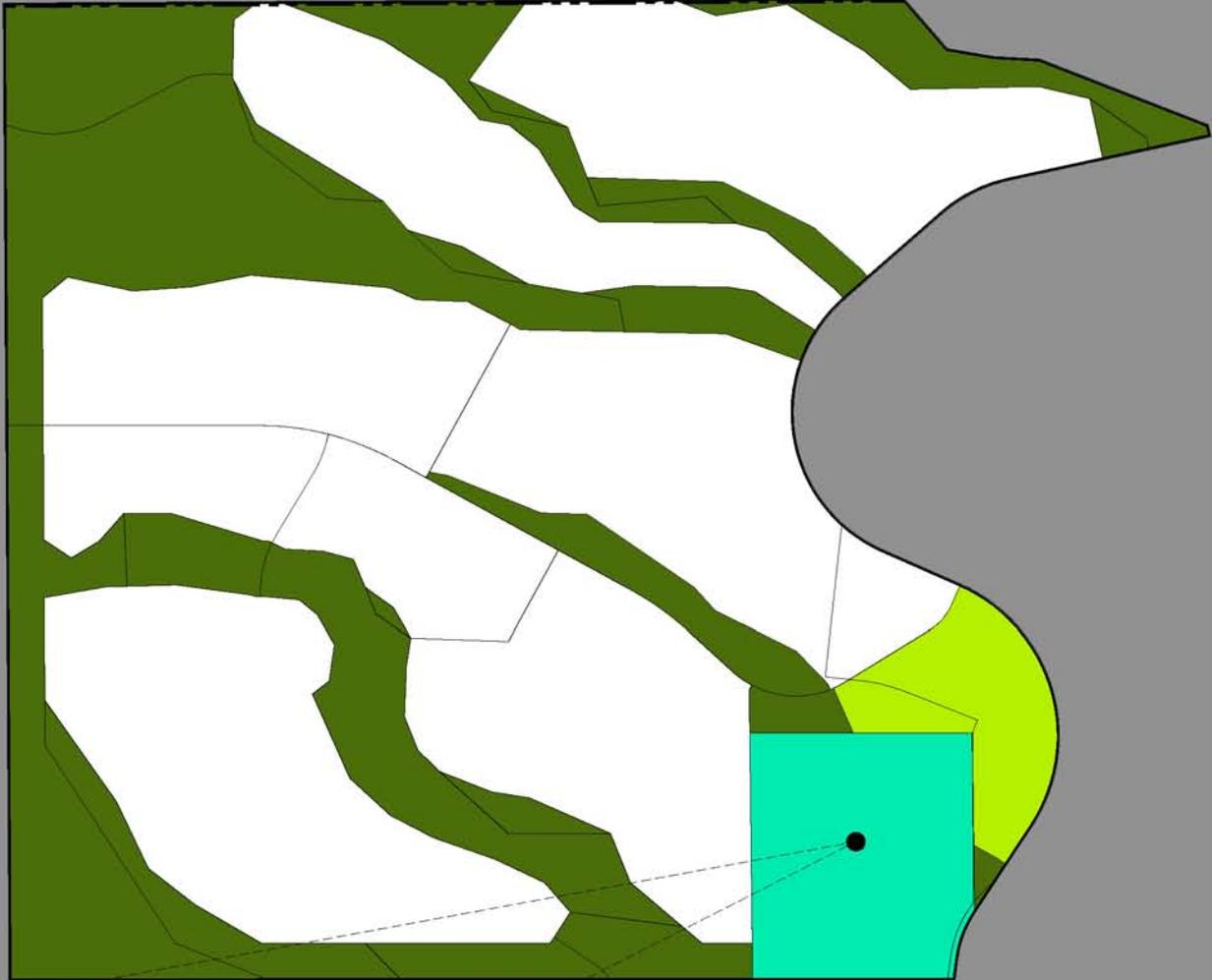


Undeveloped land shown in white



	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					378
	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
	Total	0	20.2	451	208.4	679.6

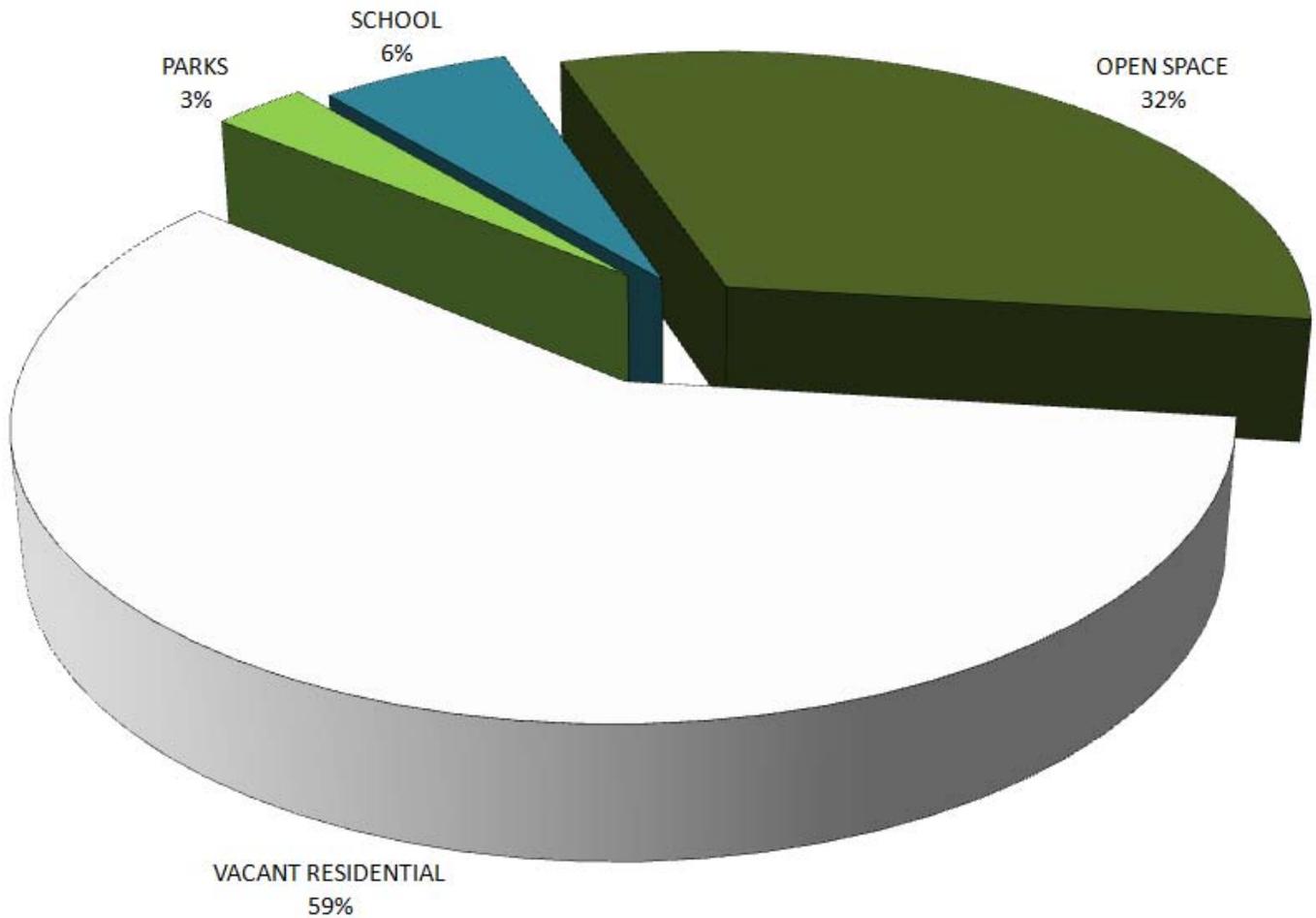
section 3



Fountain Hills Middle School

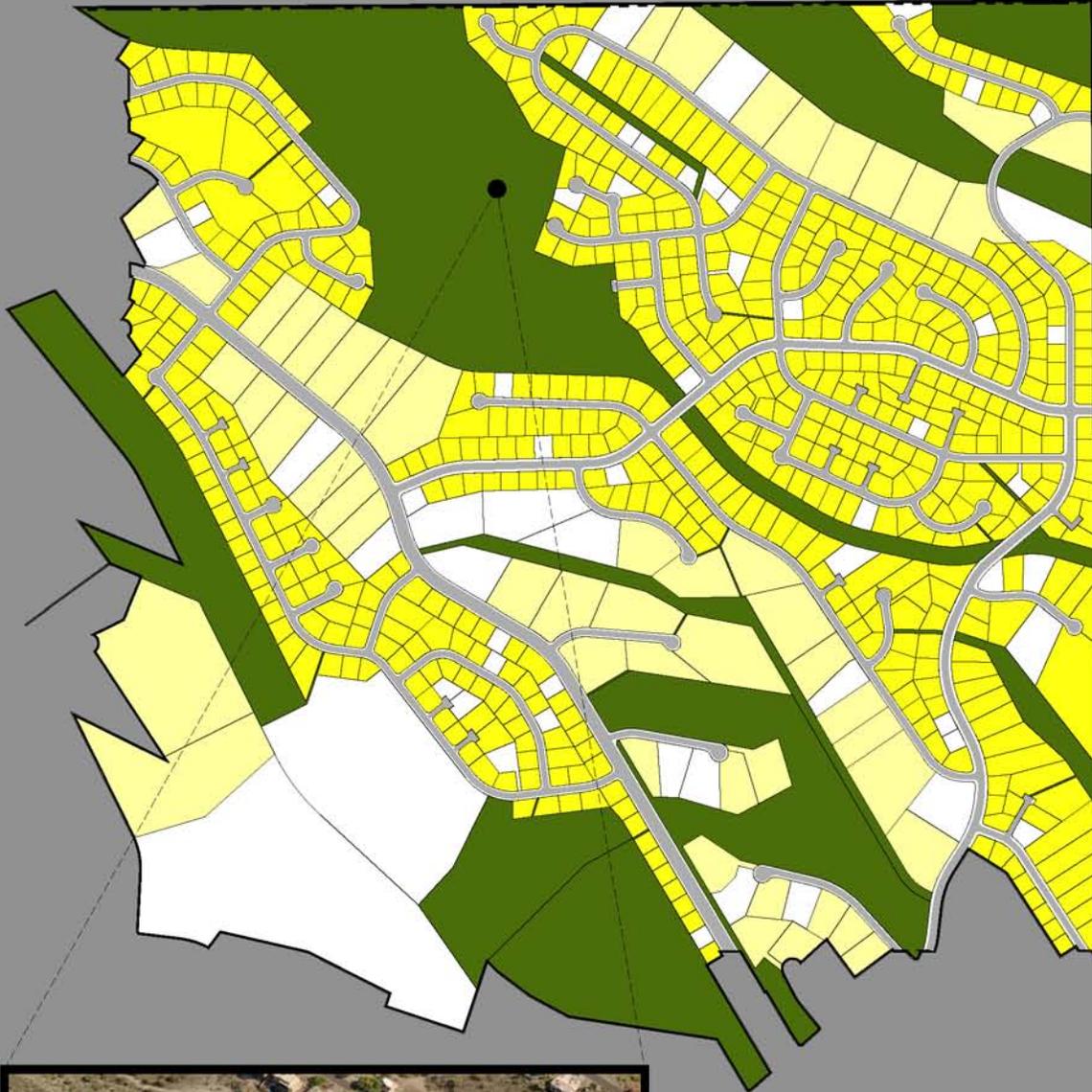


Undeveloped land shown in white



Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					359
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
Scottsdale Owned Land					
Right of Way/Streets					
Total	0	35	378	194.9	607.9

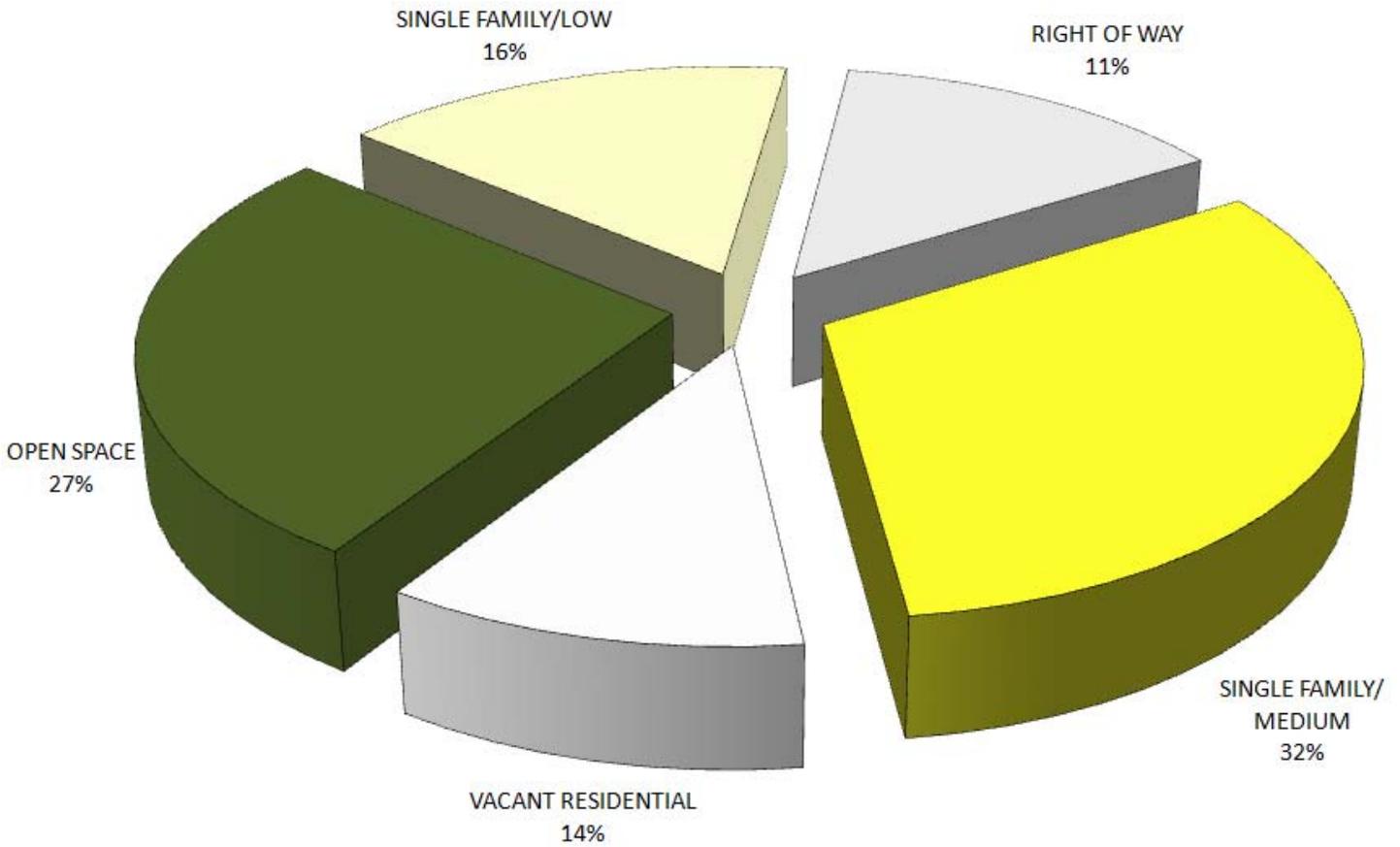
section 4



Hesperus Dam

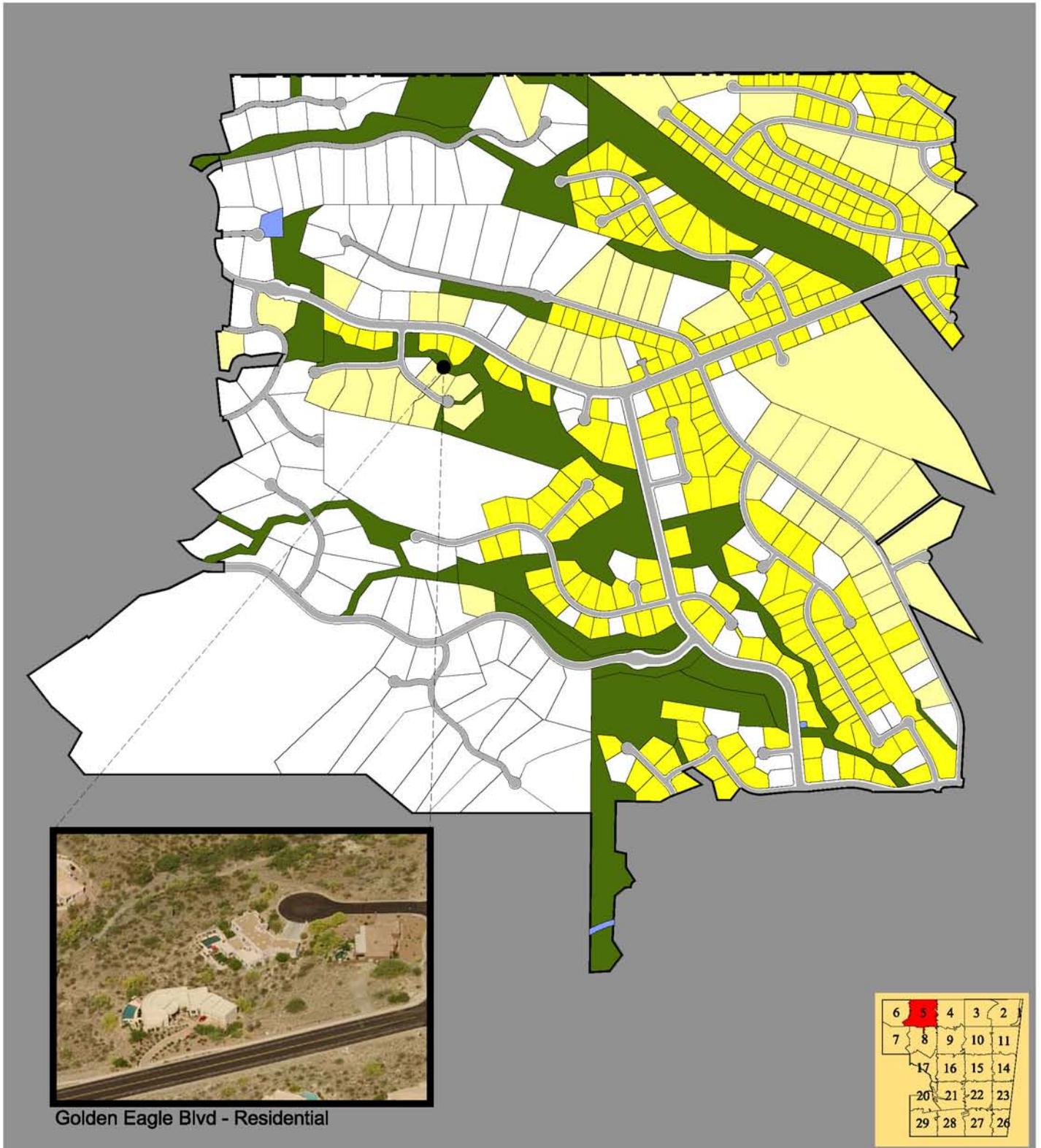
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7	8	9	10	11
12	16	15	14	
20	21	22	23	
29	28	27	26	

Undeveloped land shown in white

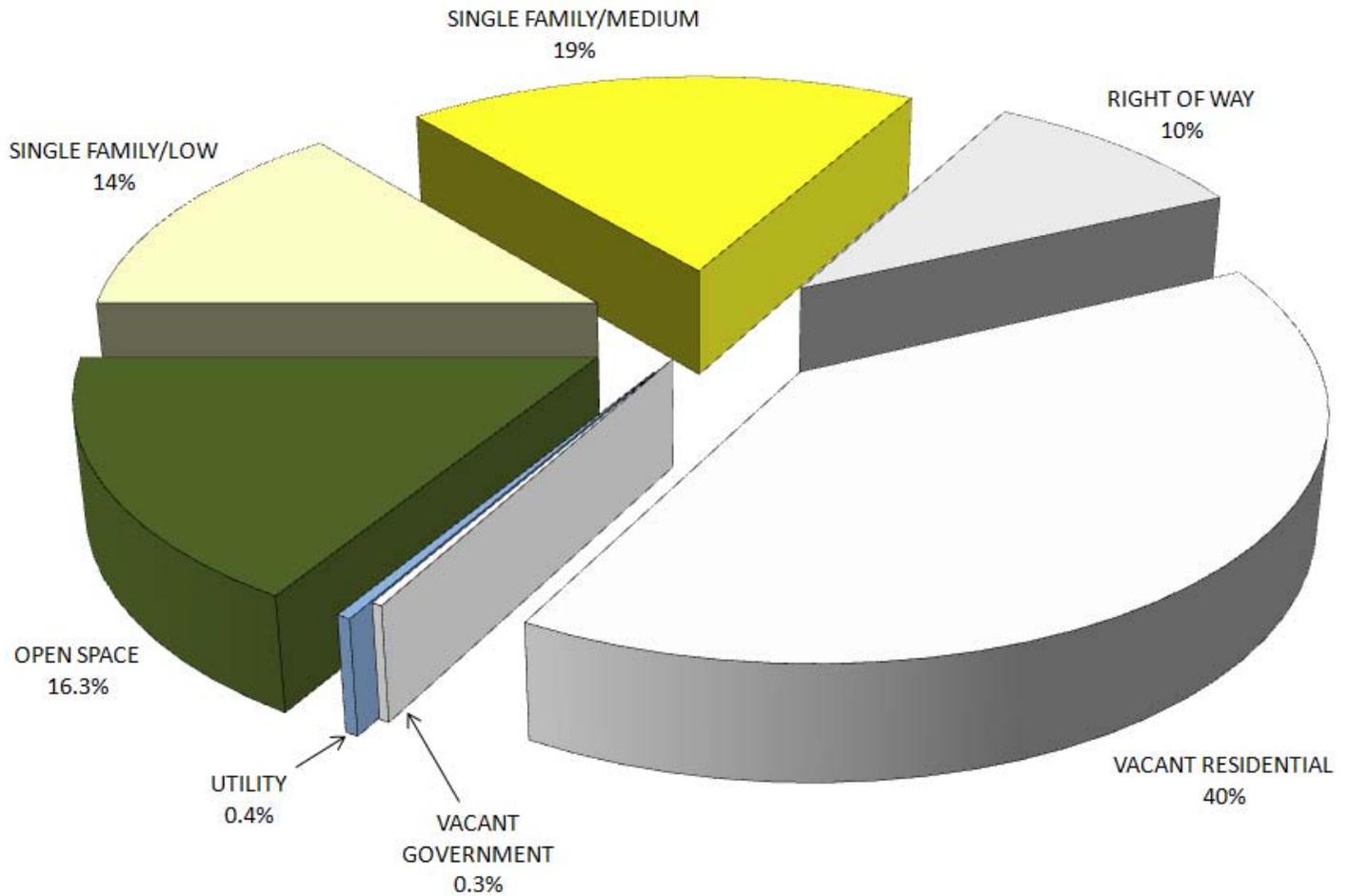


	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential			90		403.7
	Single Family – L	50	102.6			
	Single Family – M	610	206.5			
	Multi-Family – L					
	Multi-Family – M					
	Multi-Family – H					
	Multi-Family/Condo – L					
	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				177	177
	Scottsdale Owned Land					
	Right of Way/Streets		69.7			69.7
	Total	660	378.8	90	177	650.4

section 5

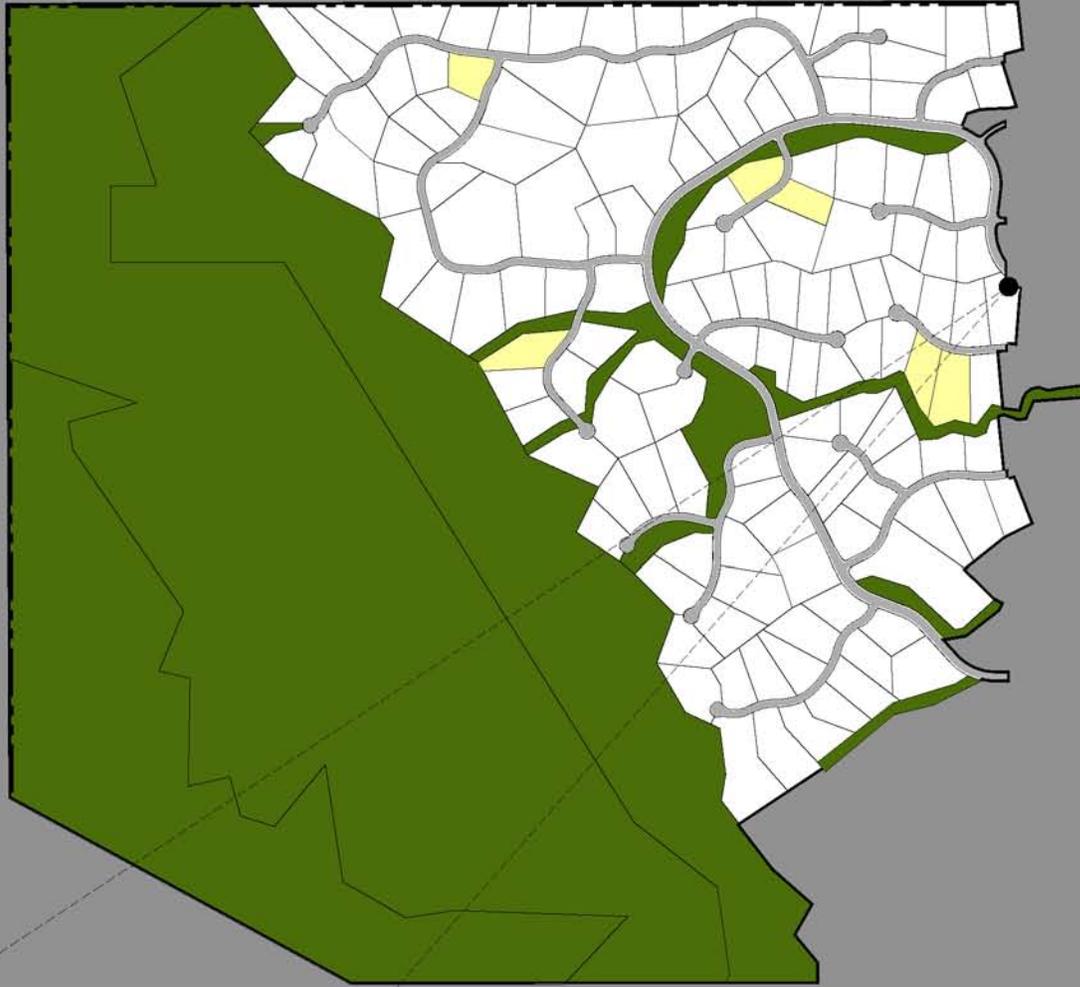


Undeveloped land shown in white



Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			263.4		485.9
Single Family – L	50	93.9			
Single Family – M	294	128.6			
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		2.8			2.8
Government/Town Owned			1.8		1.8
Schools					
Parks					
Golf Course					
Open Space				106.8	106.8
Scottsdale Owned Land					
Right of Way/Streets		63.5			63.5
Total	344	288.8	265.2	106.8	660.8

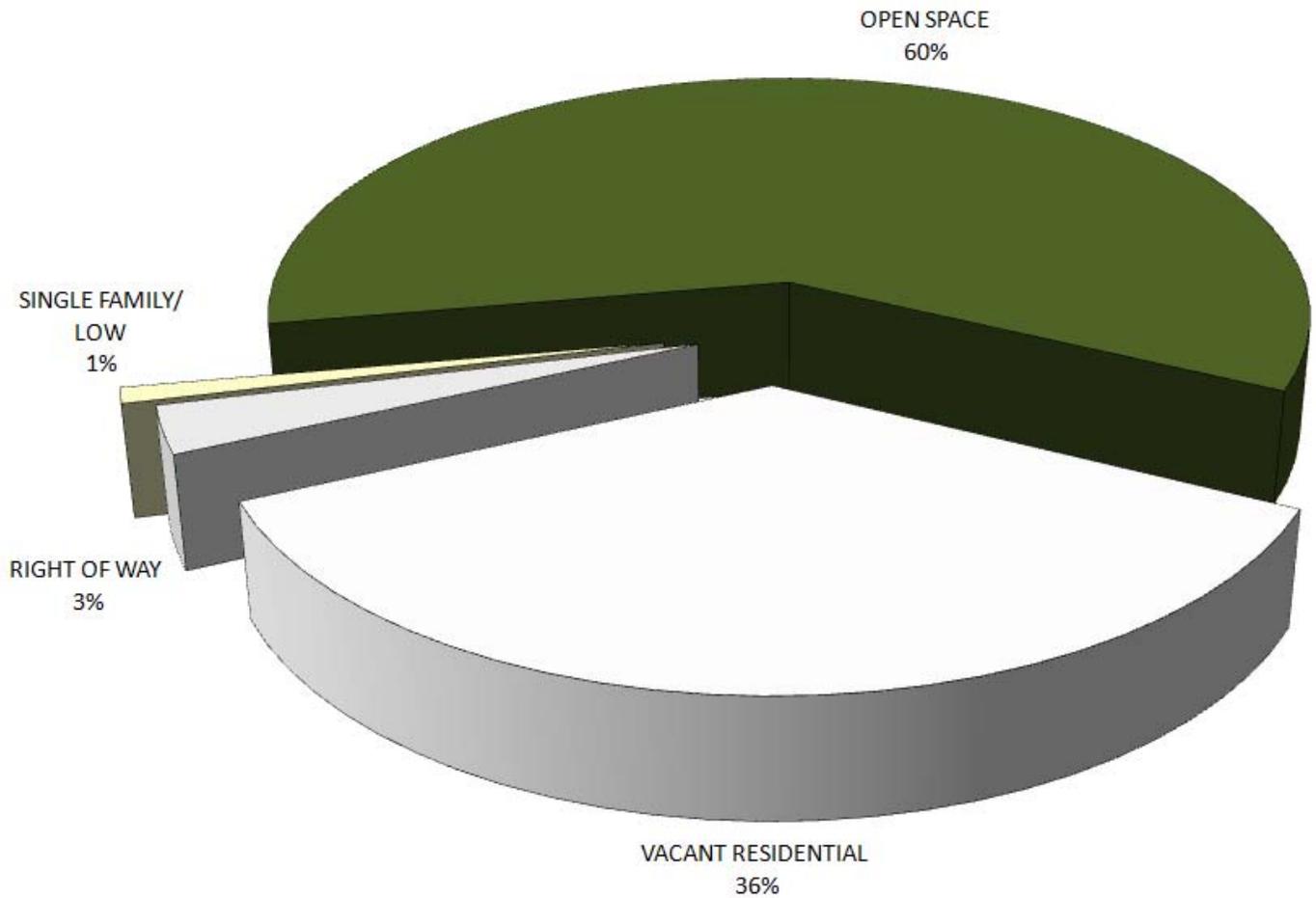
section 6



Eagles Nest - Guard House

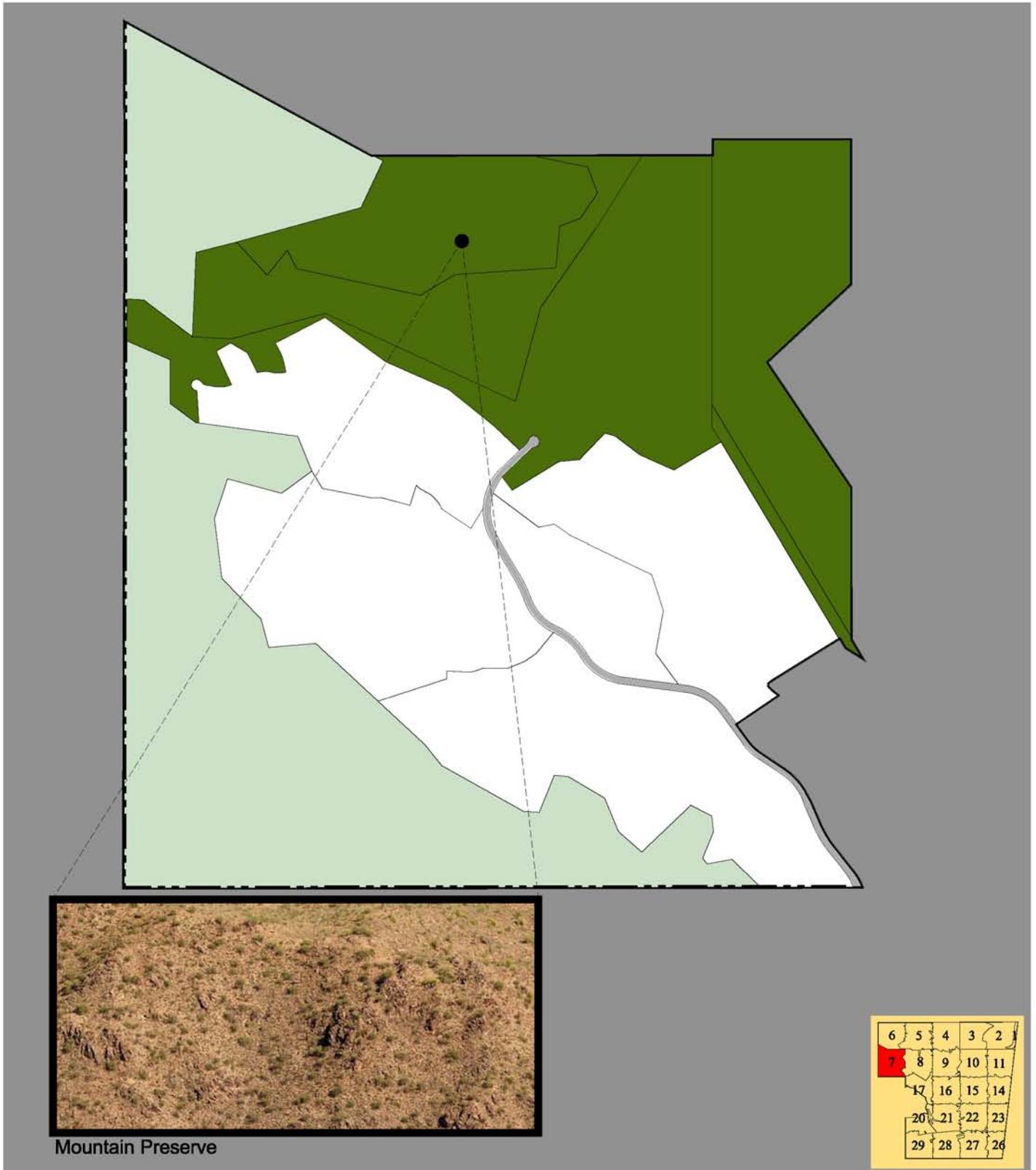


Undeveloped land shown in white

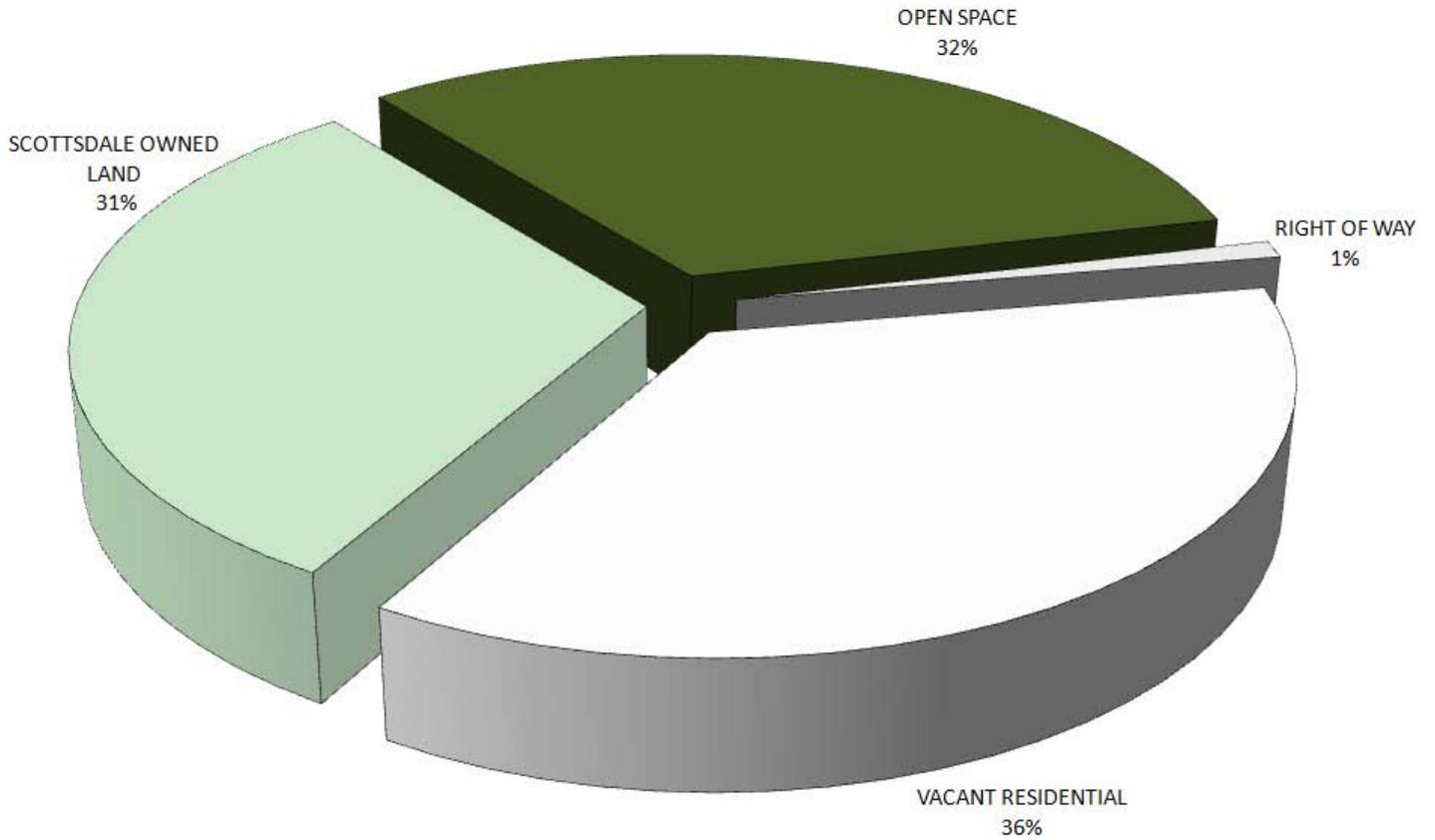


	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential			201.7		208.8
	Single Family – L	6	7.1			
	Single Family – M					
	Multi-Family – L					
	Multi-Family – M					
	Multi-Family – H					
	Multi-Family/Condo – L					
	Multi-Family/Condo – M					
	Multi-Family/Condo – H					
	Commercial/Retail					
	Mixed Use					
	Lodging					
	Institutional					
	Industrial					
	Utility					
	Government/Town Owned					
	Schools					
	Parks					
	Golf Course					
	Open Space				334.2	334.2
	Scottsdale Owned Land					
	Right of Way/Streets		17.7			17.7
	Total	6	24.8	201.7	334.2	560.7

section 7

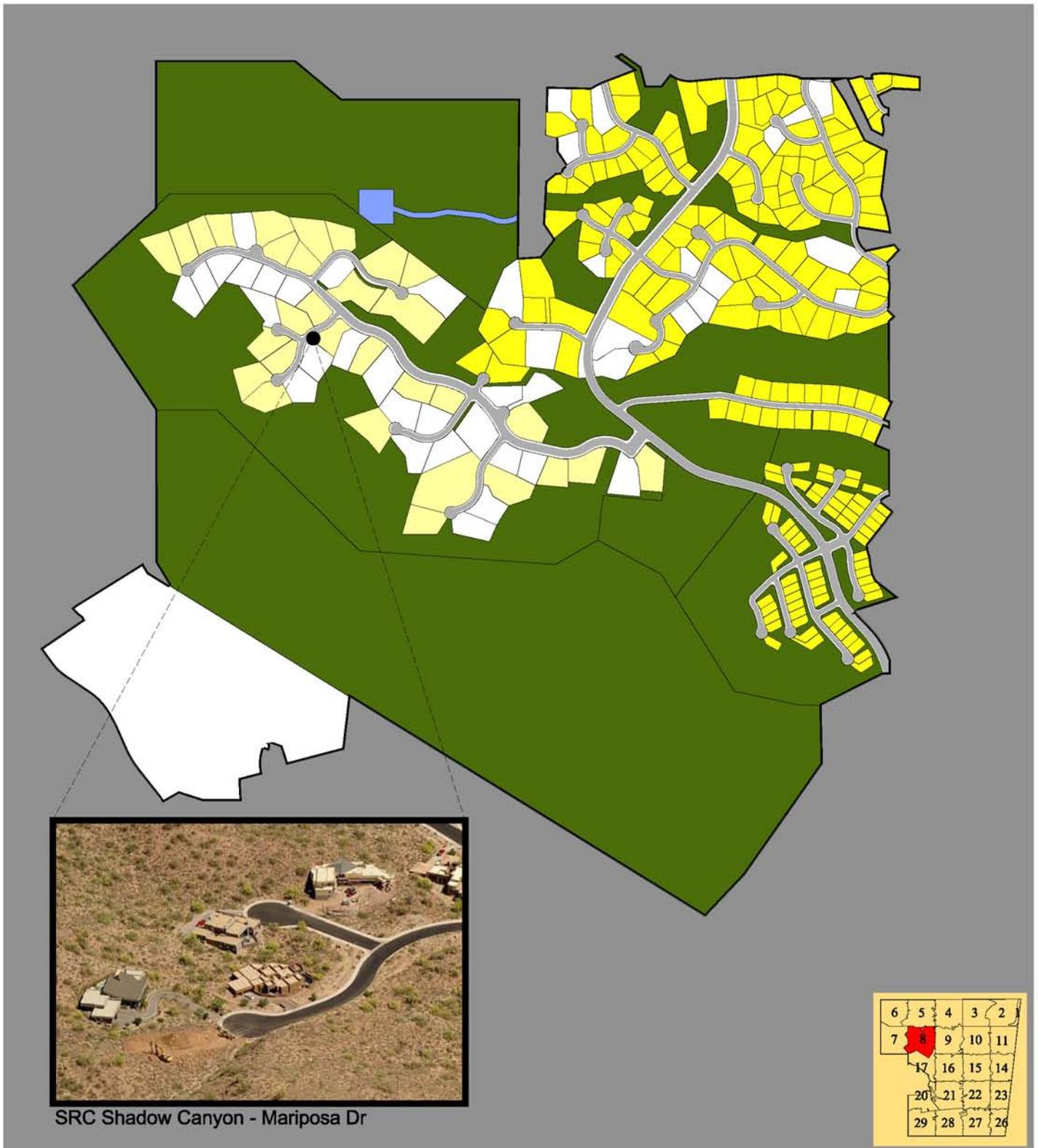


Undeveloped land shown in white



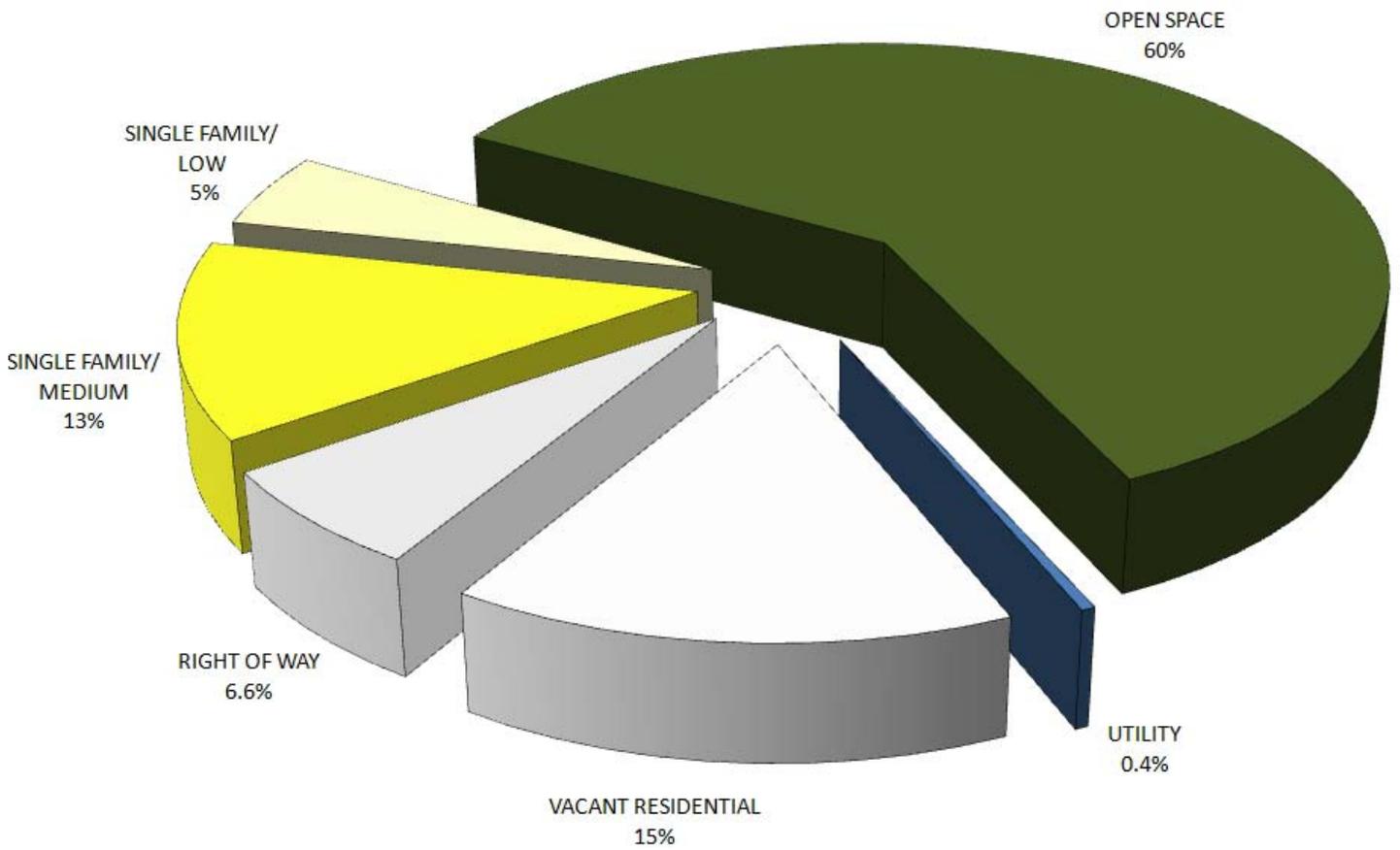
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			229.9		229.9
Single Family – L					
Single Family – M					
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H					
Commercial/Retail					
Mixed Use					
Lodging					
Institutional					
Industrial					
Utility					
Government/Town Owned					
Schools					
Parks					
Golf Course					
Open Space				200.3	200.3
Scottsdale Owned Land				199.9	199.9
Right of Way/Streets		5.5			5.5
Total	0	5.5	229.9	400.2	635.6

section 8



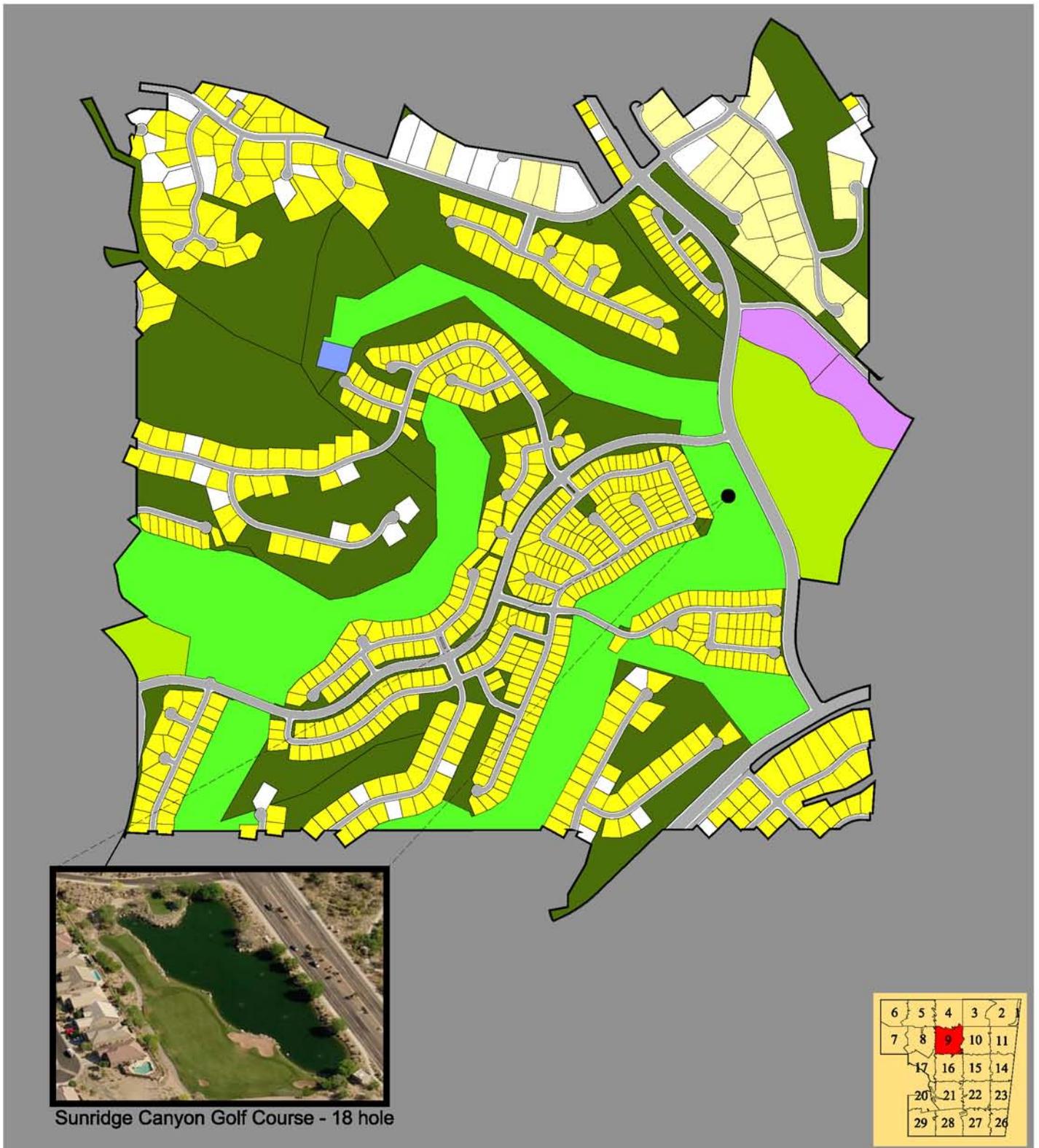
SRC Shadow Canyon - Mariposa Dr

Undeveloped land shown in white

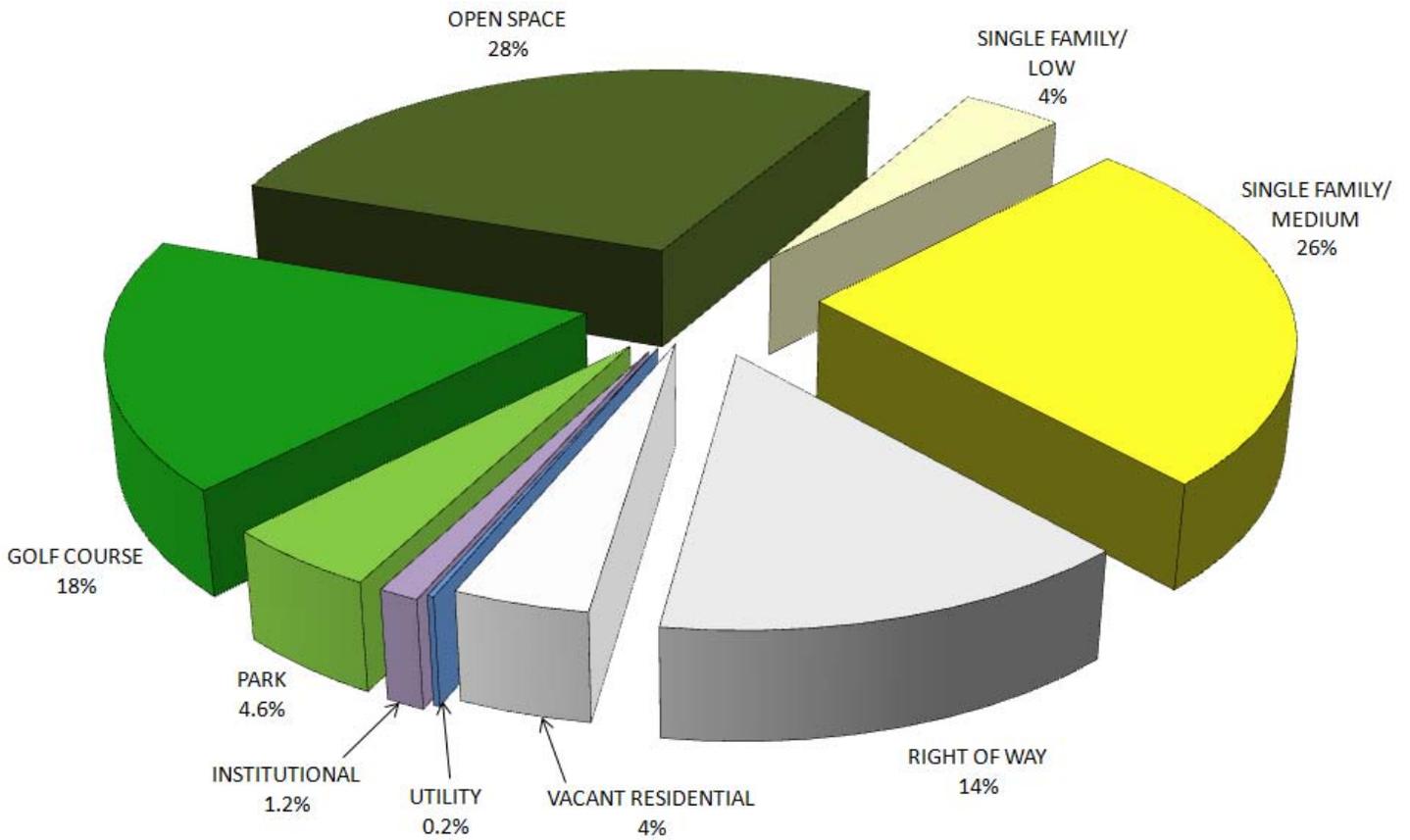


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			94.4		210.6
Single Family – L	30	32.2			
Single Family – M	196	84.0			
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – 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				379.8	379.8
Scottsdale Owned Land					
Right of Way/Streets		43.3			43.3
Total	226	161.9	94.4	379.8	636.1

section 9

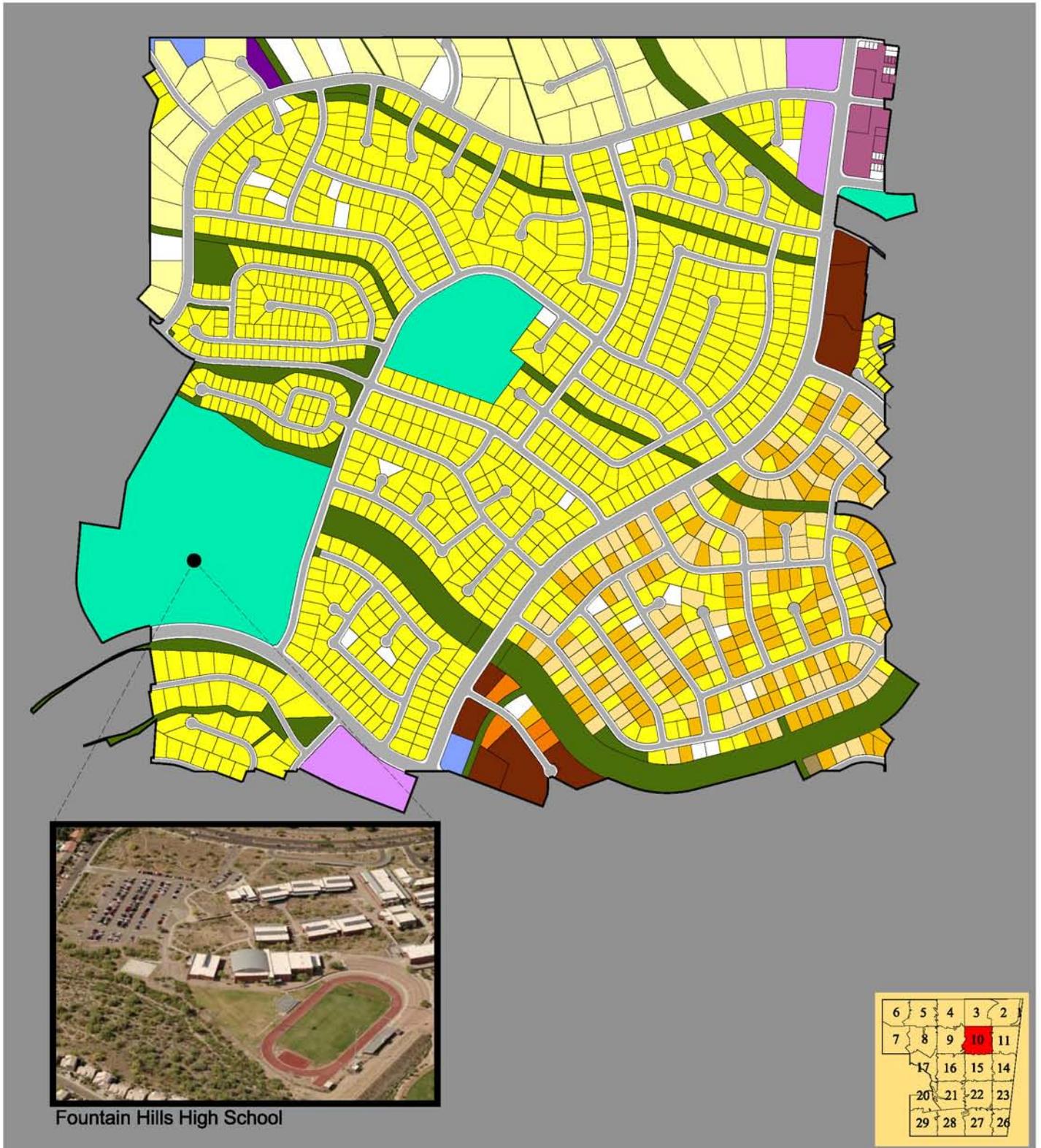


Undeveloped land shown in white



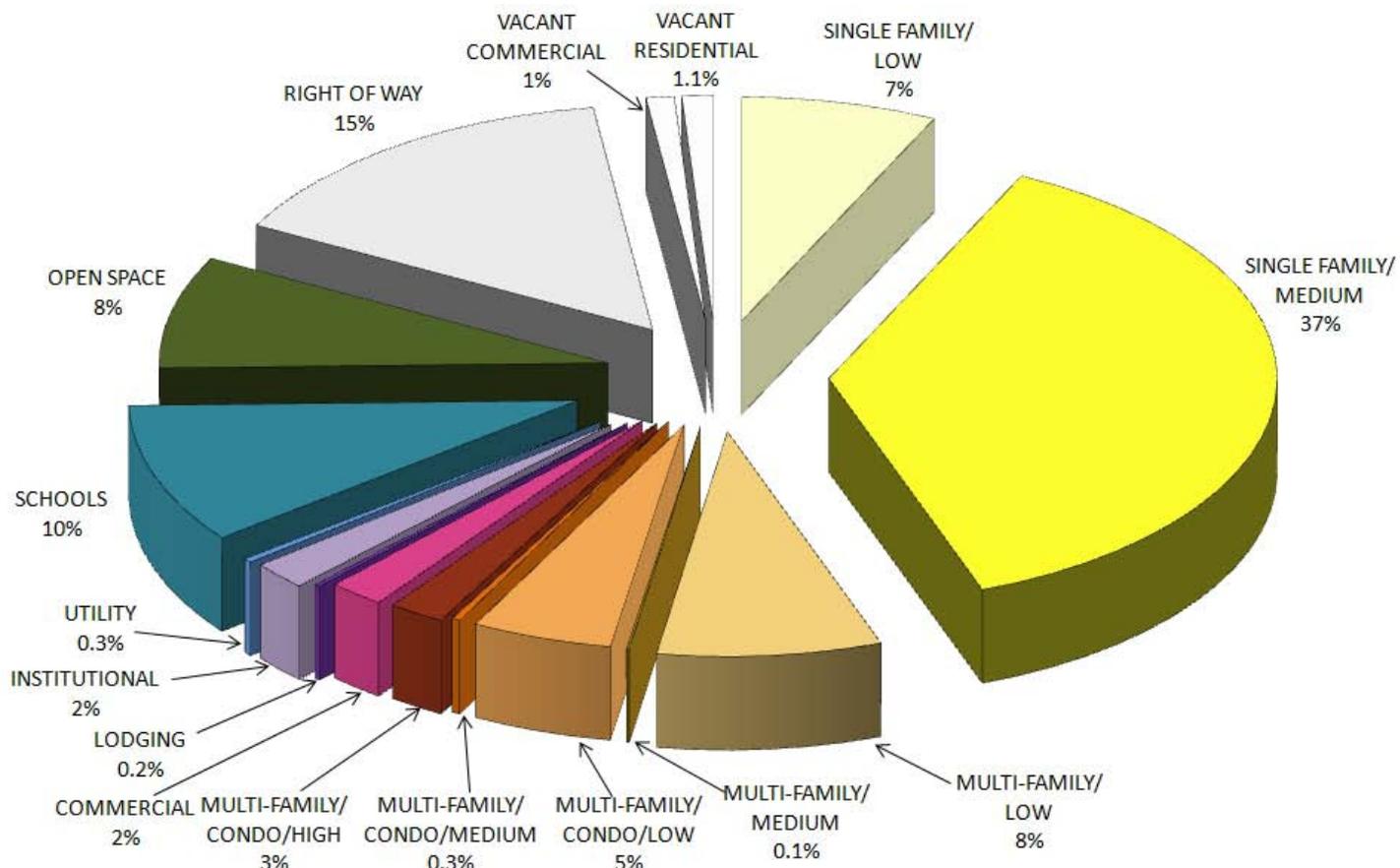
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			21.9		215.4
Single Family – L	25	26.1			
Single Family – M	635	167.4			
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – 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		112			112
Open Space				174.9	174.9
Scottsdale Owned Land					
Right of Way/Streets		88.3			88.3
Total	660	430.3	21.9	174.9	627.1

section 10



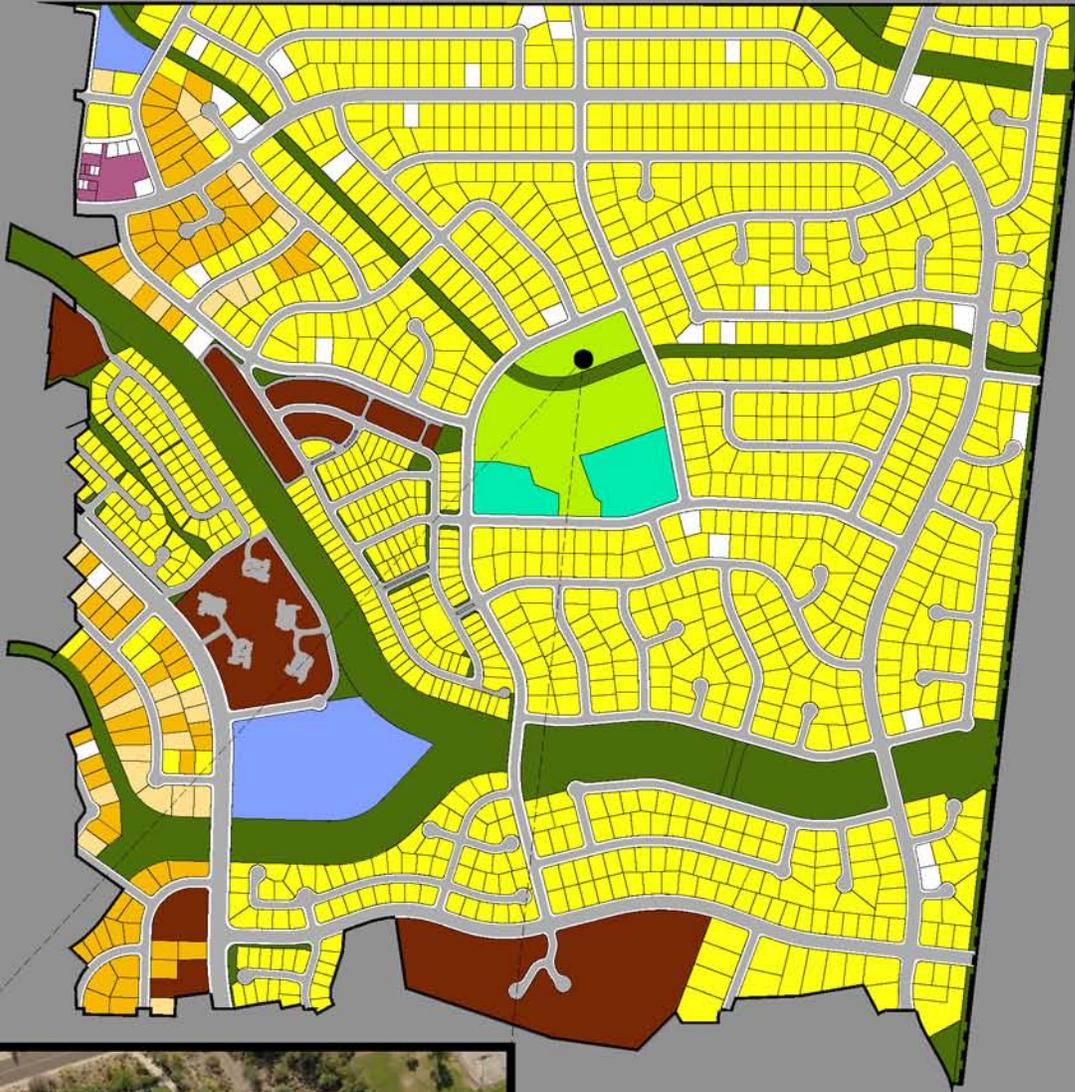
Fountain Hills High School

Undeveloped land shown in white



Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			7.1		402.8
Single Family - L	39	48.2			
Single Family - M	958	246			
Multi-Family - L	217	53.8			
Multi-Family - M	5	0.3			
Multi-Family - H					
Multi-Family/Condo - L	119	30.3			
Multi-Family/Condo - M	24	1.9			
Multi-Family/Condo - H	225	15.2			
Commercial/Retail		11.6	5.5		17.1
Mixed Use					
Lodging		1			1
Institutional		12.2			12.2
Industrial					
Utility		2.1			2.1
Government/Town Owned					
Schools		65.7			65.7
Parks					
Golf Course					
Open Space				54.7	54.7
Scottsdale Owned Land					
Right of Way/Streets		101.2			101.2
Total	1587	589.5	12.6	54.7	656.8

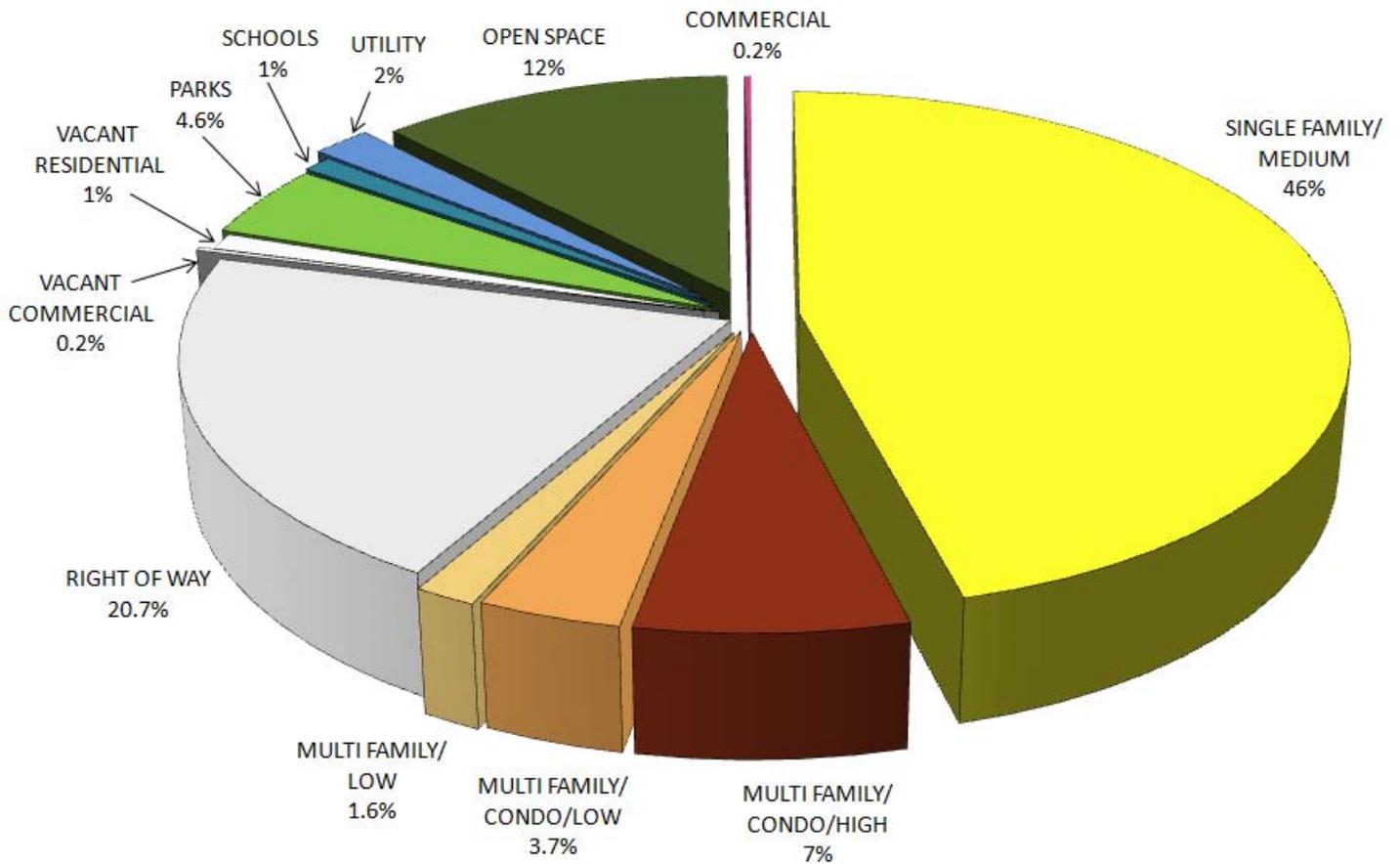
section 11



Four Peaks Park

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			7.5		359.5
	Single Family – L					
	Single Family – M	1077	279.5			
	Multi-Family – L	56	9.5			
	Multi-Family – M		7.5			
	Multi-Family – H					
	Multi-Family/Condo – L	156	22.5			
	Multi-Family/Condo – M					
	Multi-Family/Condo – H	326	40.5			
	Commercial/Retail		1.4	0.9		2.3
	Mixed Use					
	Lodging					
	Institutional					
	Industrial					
	Utility		13			13
	Government/Town Owned					
	Schools		6.1			6.1
	Parks		27.7			27.7
	Golf Course					
	Open Space				71	71
	Scottsdale Owned Land					
	Right of Way/Streets		125.2			125.2
	Total	1615	532.9	8.4	71	604.8

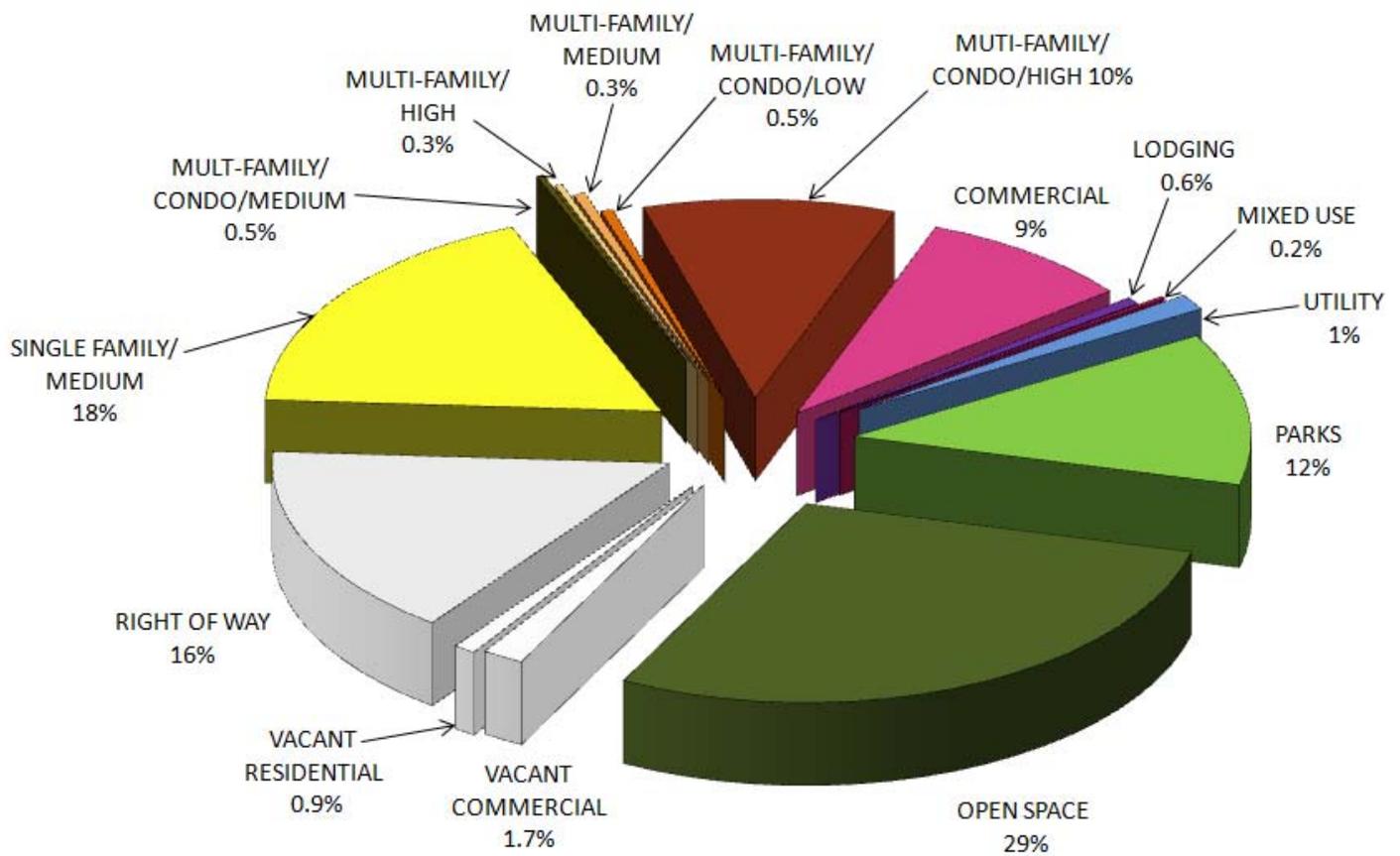
section 14



Fountain Lake

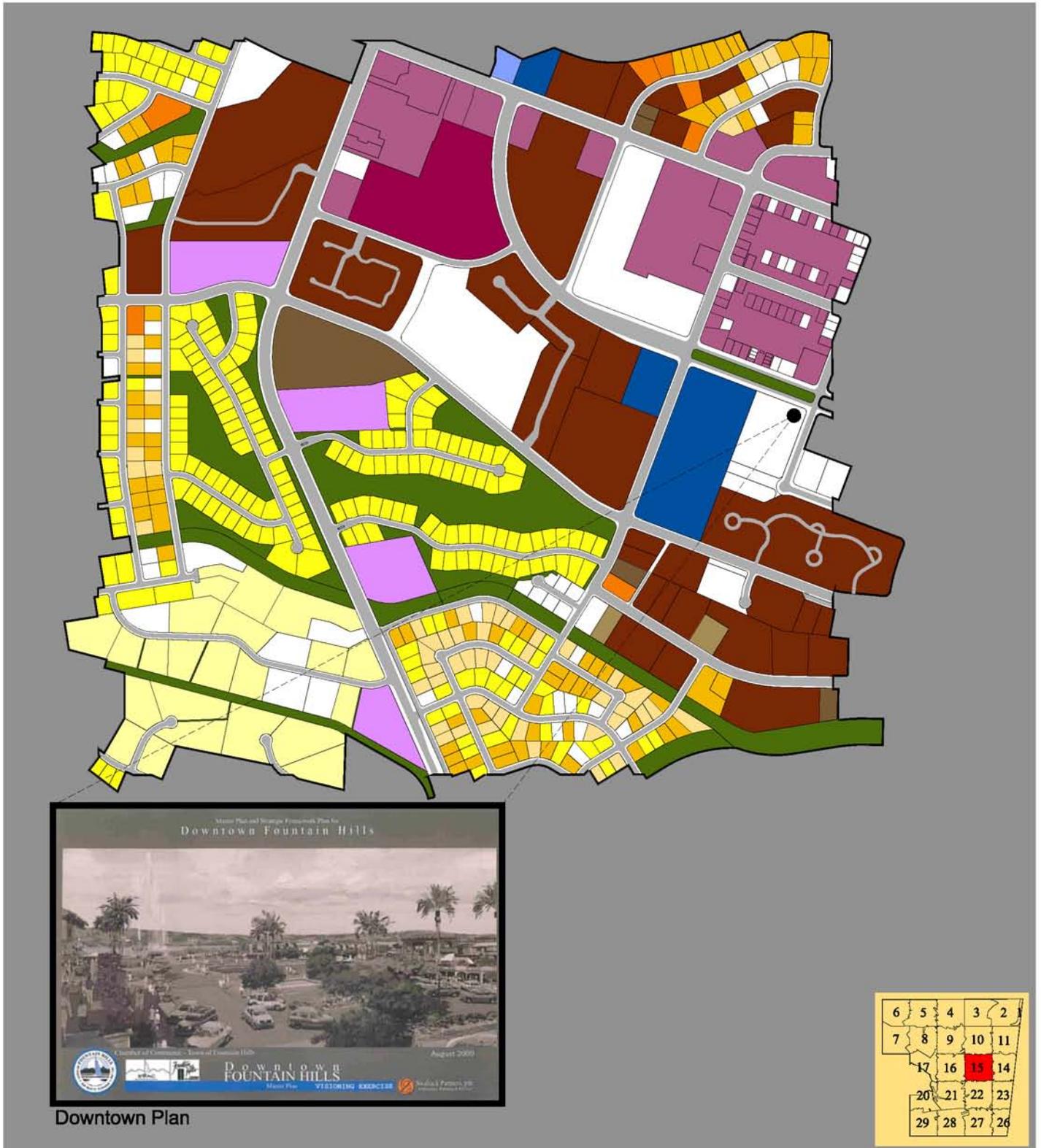


Undeveloped land shown in white

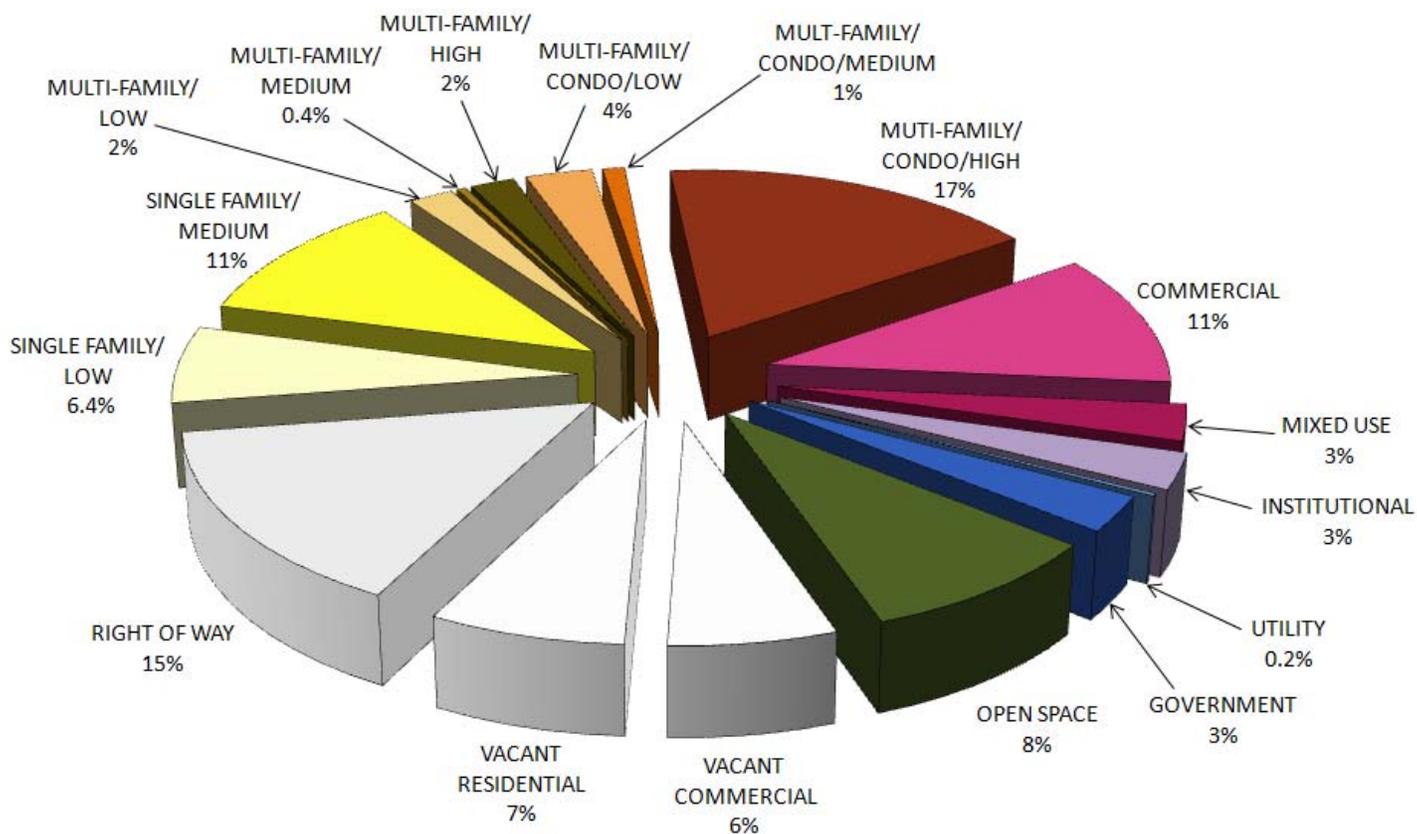


	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential			4.5		157.1
	Single Family – L					
	Single Family – M	435	91.6			
	Multi-Family – L					
	Multi-Family – M	16	1.2			
	Multi-Family – H	28	1.5			
	Multi-Family/Condo – L	20	2.4			
	Multi-Family/Condo – M	33	2.5			
	Multi-Family/Condo – H	407	53.4			
	Commercial/Retail		46.1	8.9		55
	Mixed Use	11	1.2			1.2
	Lodging		3.2			3.2
	Institutional					
	Industrial					
	Utility		6.8			6.8
	Government/Town Owned					
	Schools					
	Parks		64.5			64.5
	Golf Course					
	Open Space				150	150
	Scottsdale Owned Land					
	Right of Way/Streets		82.4			82.4
	Total	950	356.8	13.4	150	520.2

section 15

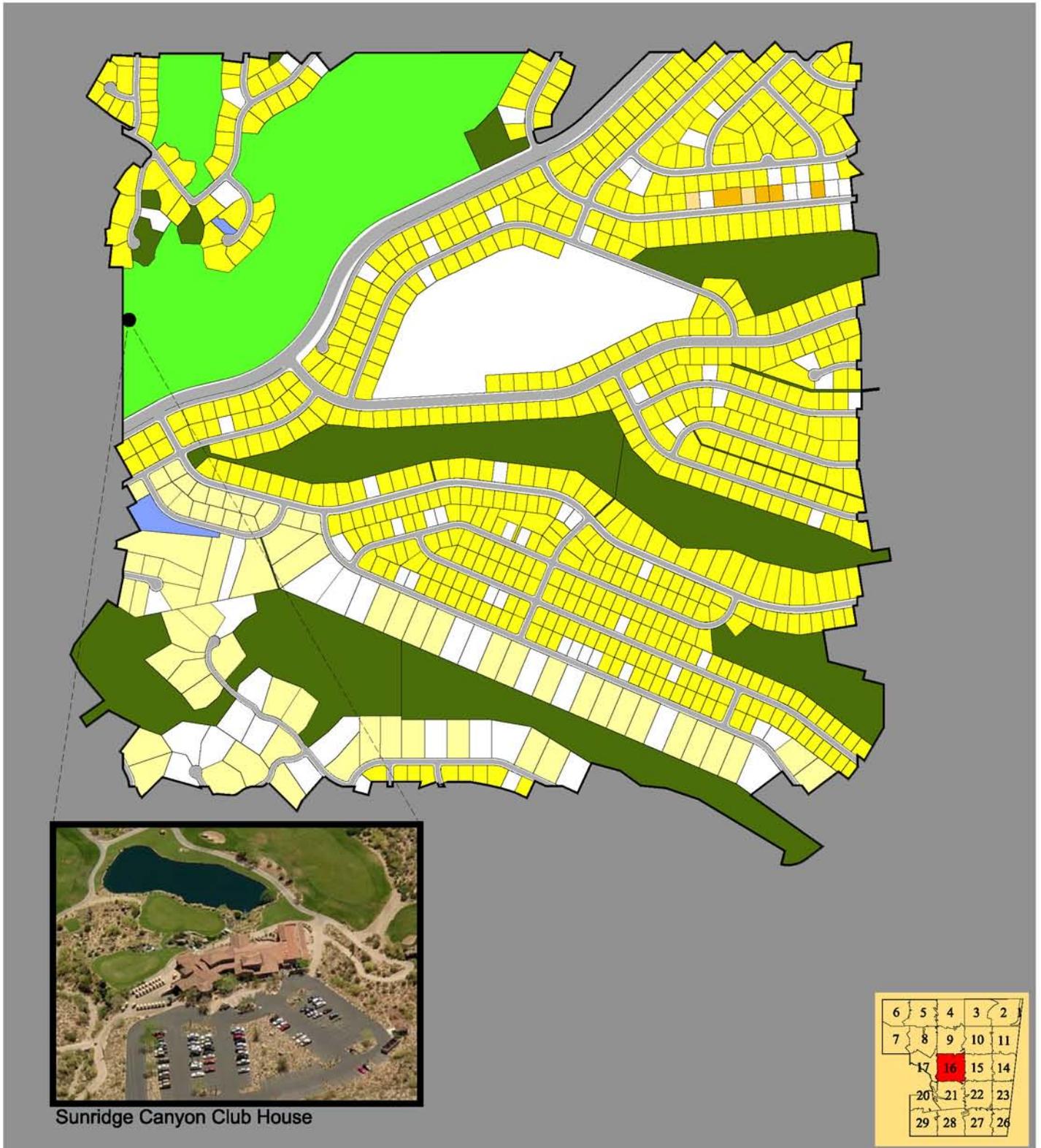


Undeveloped land shown in white



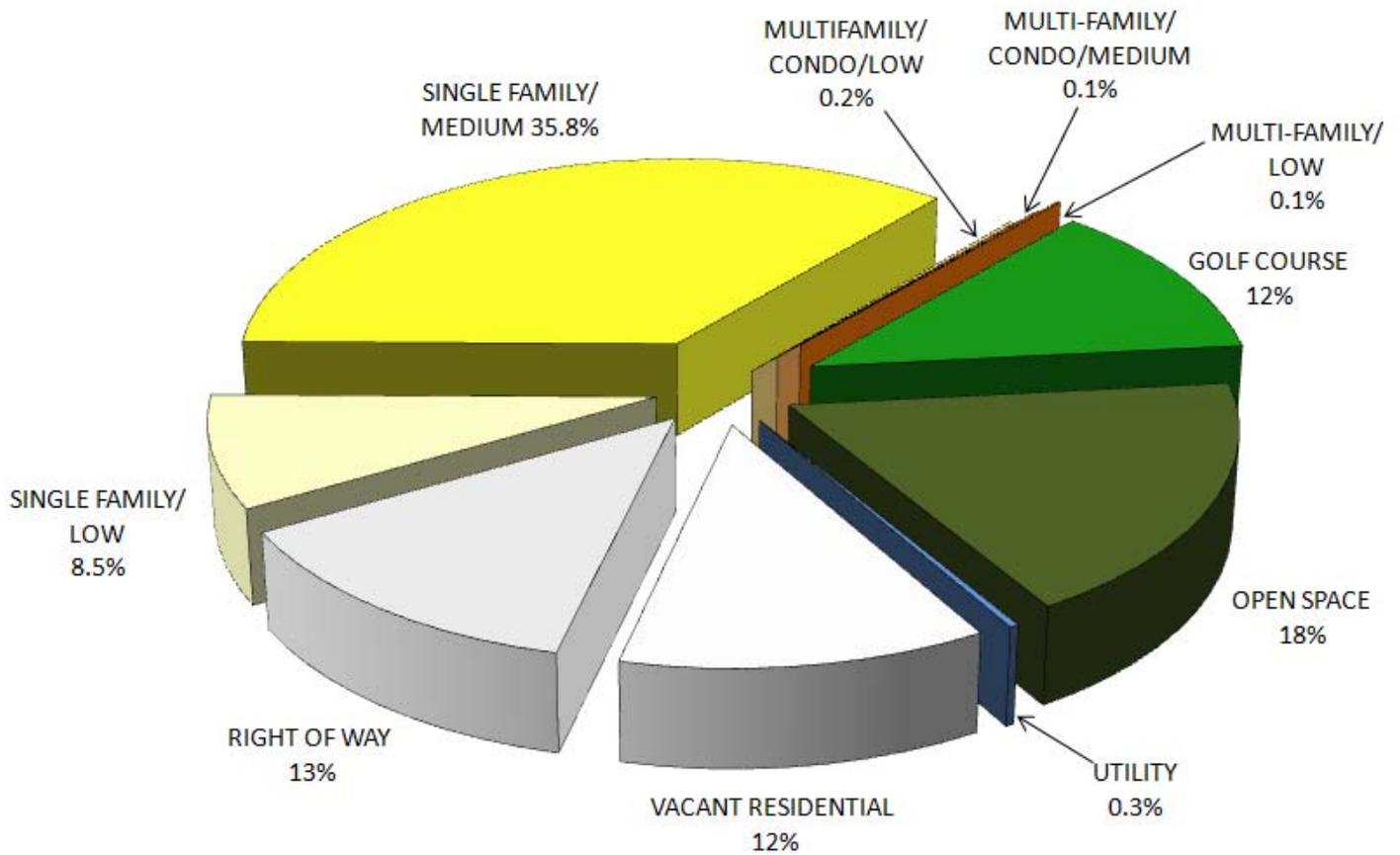
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			44.8		318.9
Single Family - L	22	40.5			
Single Family - M	224	68.2			
Multi-Family - L	127	15.4			
Multi-Family - M	18	2.3			
Multi-Family - H	201	11.4			
Multi-Family/Condo - L	182	22.5			
Multi-Family/Condo - M	56	5			
Multi-Family/Condo - H	1161	108.8			
Commercial/Retail		67.8	39.3		107.1
Mixed Use	248	16			16
Lodging					
Institutional		21.2			21.2
Industrial					
Utility		0.9			0.9
Government/Town Owned		19.7			19.7
Schools					
Parks					
Golf Course					
Open Space				53	53
Scottsdale Owned Land					
Right of Way/Streets		93			93
Total	2239	492.7	84.1	53	629.8

section 16



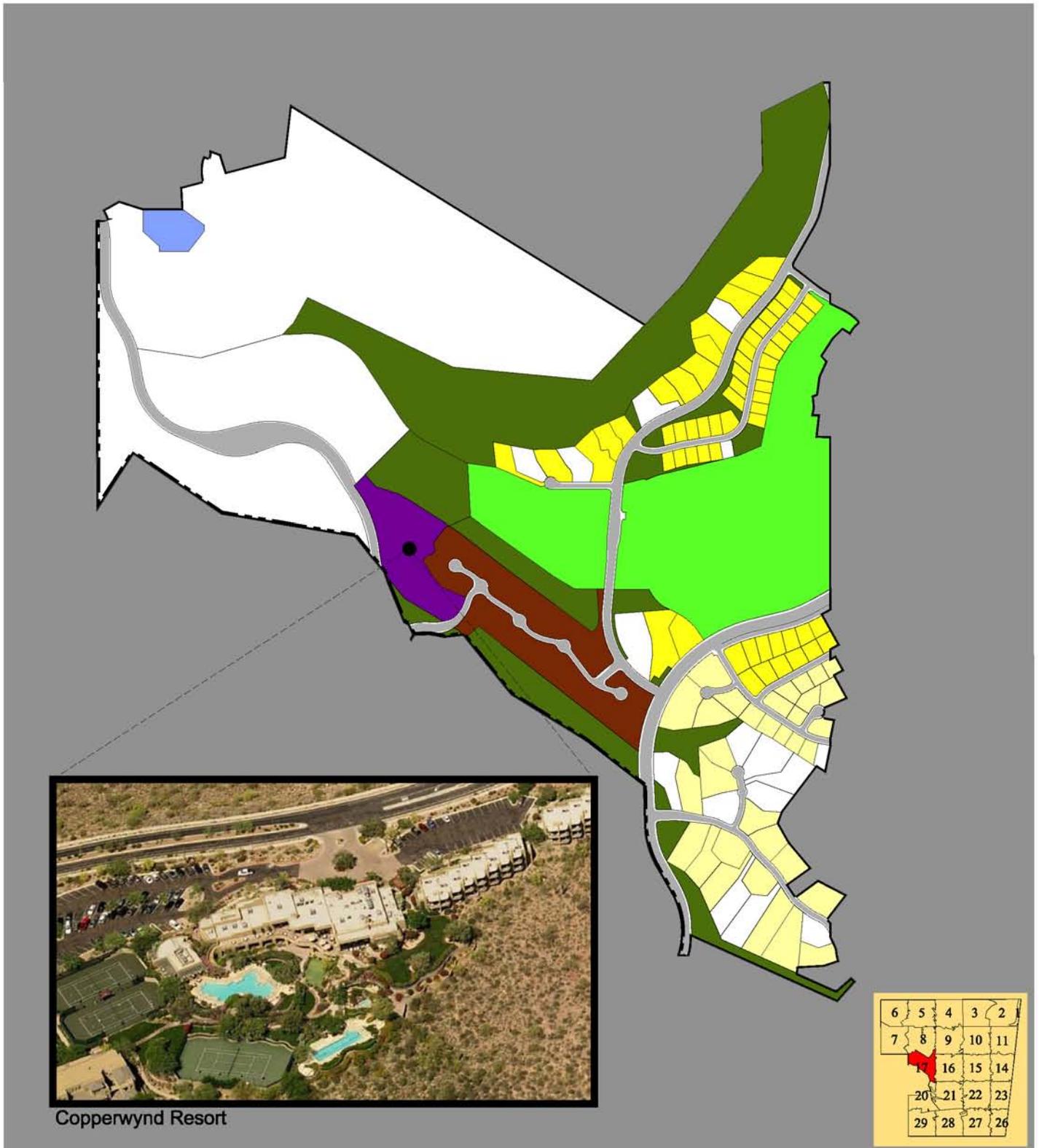
Sunridge Canyon Club House

Undeveloped land shown in white



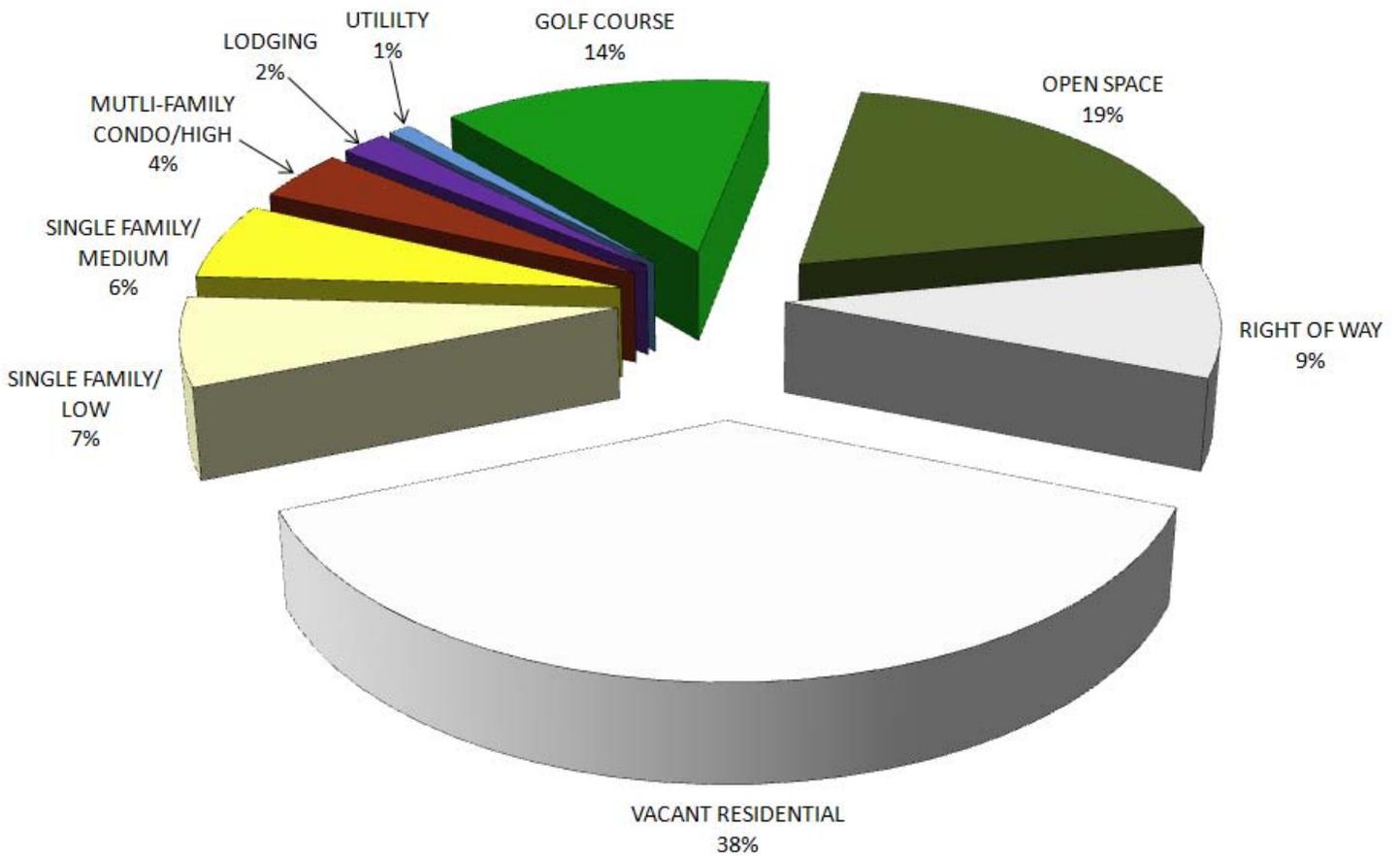
	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential			78.1		364.8
	Single Family - L	49	55.1			
	Single Family - M	711	229.8			
	Multi-Family - L	2	0.3			
	Multi-Family - M					
	Multi-Family - H					
	Multi-Family/Condo - L	10	0.9			
	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		80.2			80.2
	Open Space				116.9	116.9
	Scottsdale Owned Land					
	Right of Way/Streets		84.5			84.5
	Total	778	453.2	78.1	116.9	648.2

section 17



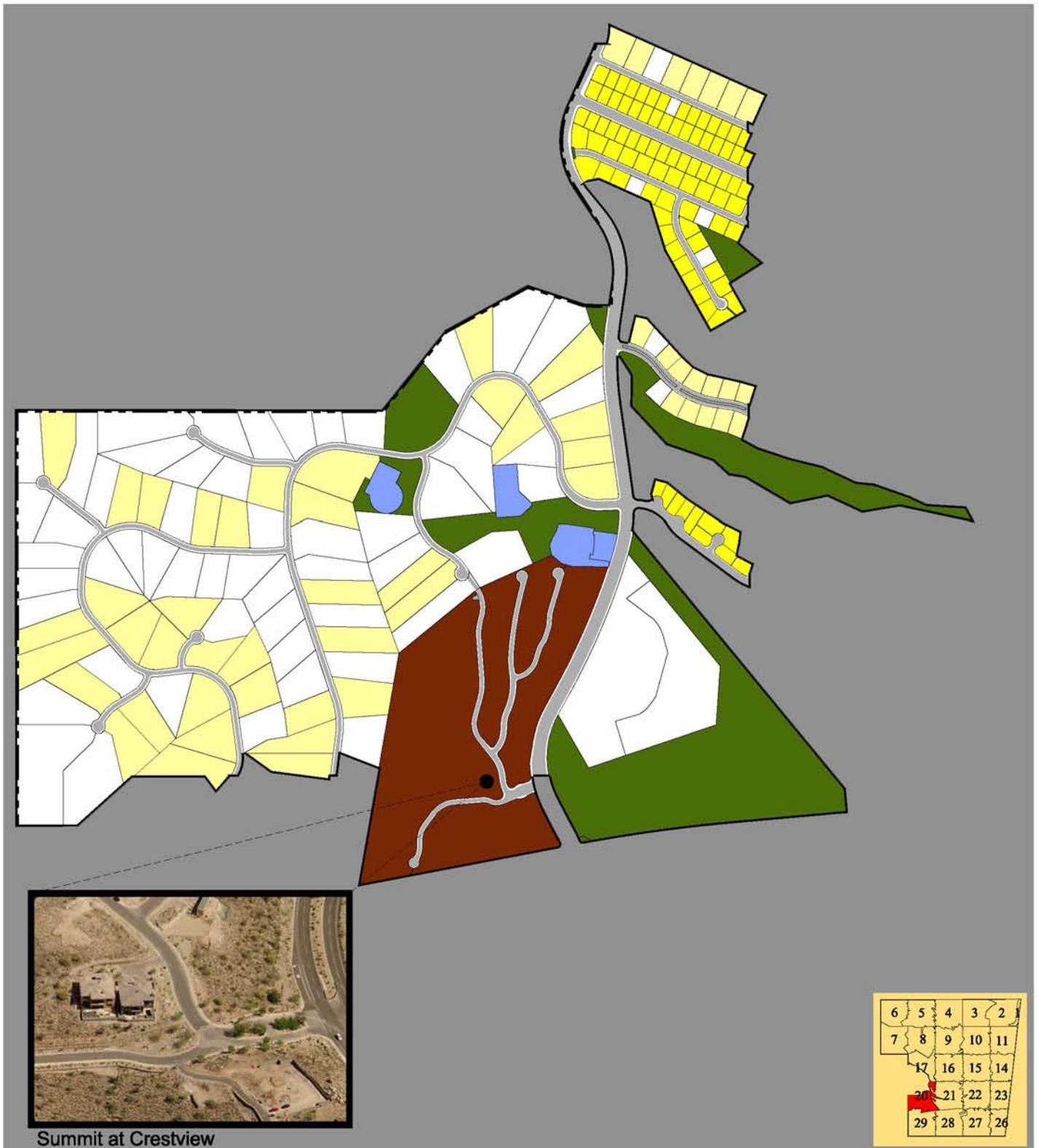
Copperwynd Resort

Undeveloped land shown in white



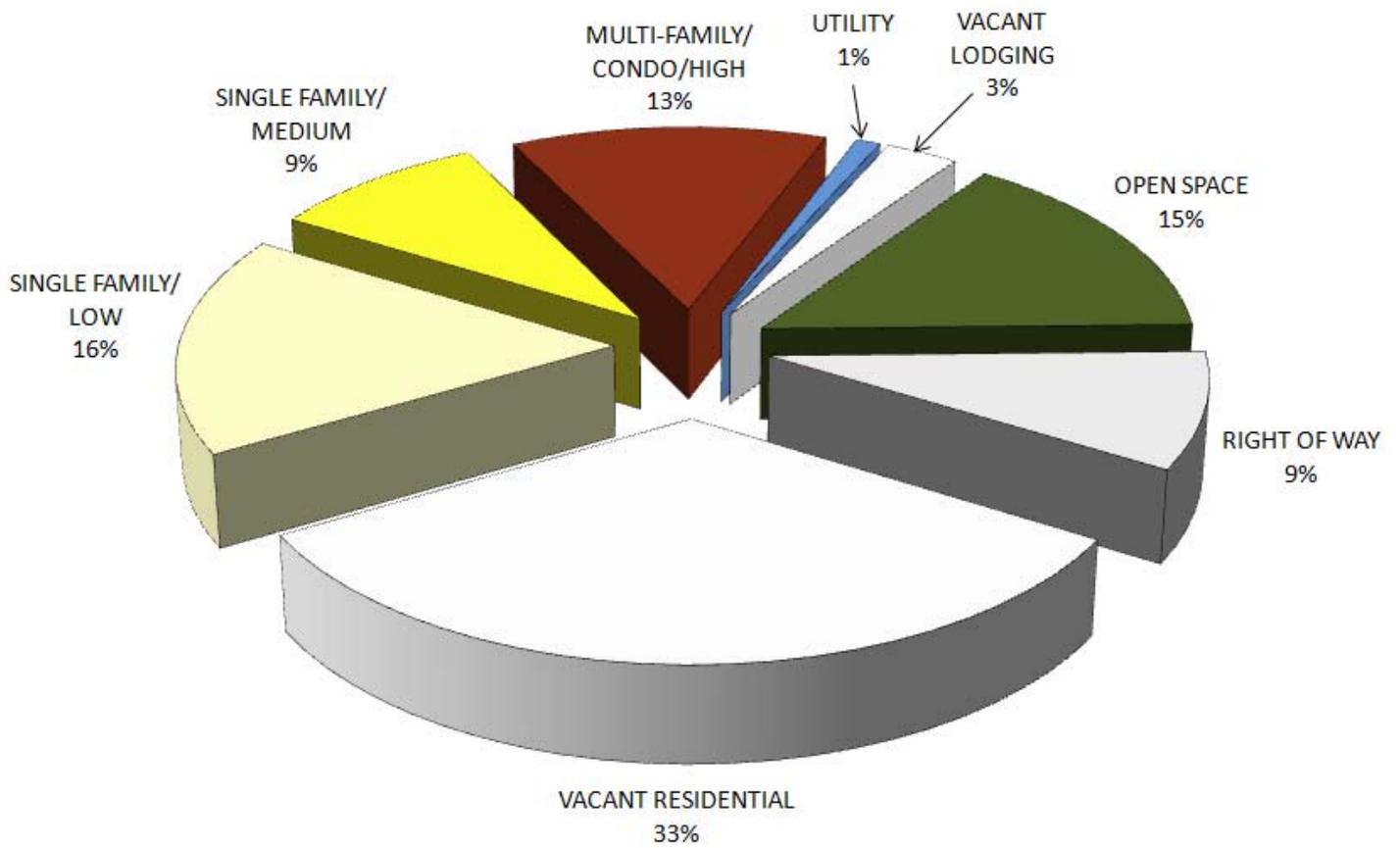
	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential			157		231.1
	Single Family – L	27	28.5			
	Single Family – M	70	28.6			
	Multi-Family – L					
	Multi-Family – M					
	Multi-Family – H					
	Multi-Family/Condo – L					
	Multi-Family/Condo – M					
	Multi-Family/Condo – H	108	17			
	Commercial/Retail					
	Mixed Use					
	Lodging		8			8
	Institutional					
	Industrial					
	Utility		2.5			2.5
	Government/Town Owned					
	Schools					
	Parks					
	Golf Course		58.9			58.9
	Open Space				78.3	78.3
	Scottsdale Owned Land					
	Right of Way/Streets		35.8			35.8
	Total	205	179.3	157	78.3	414.6

section 20



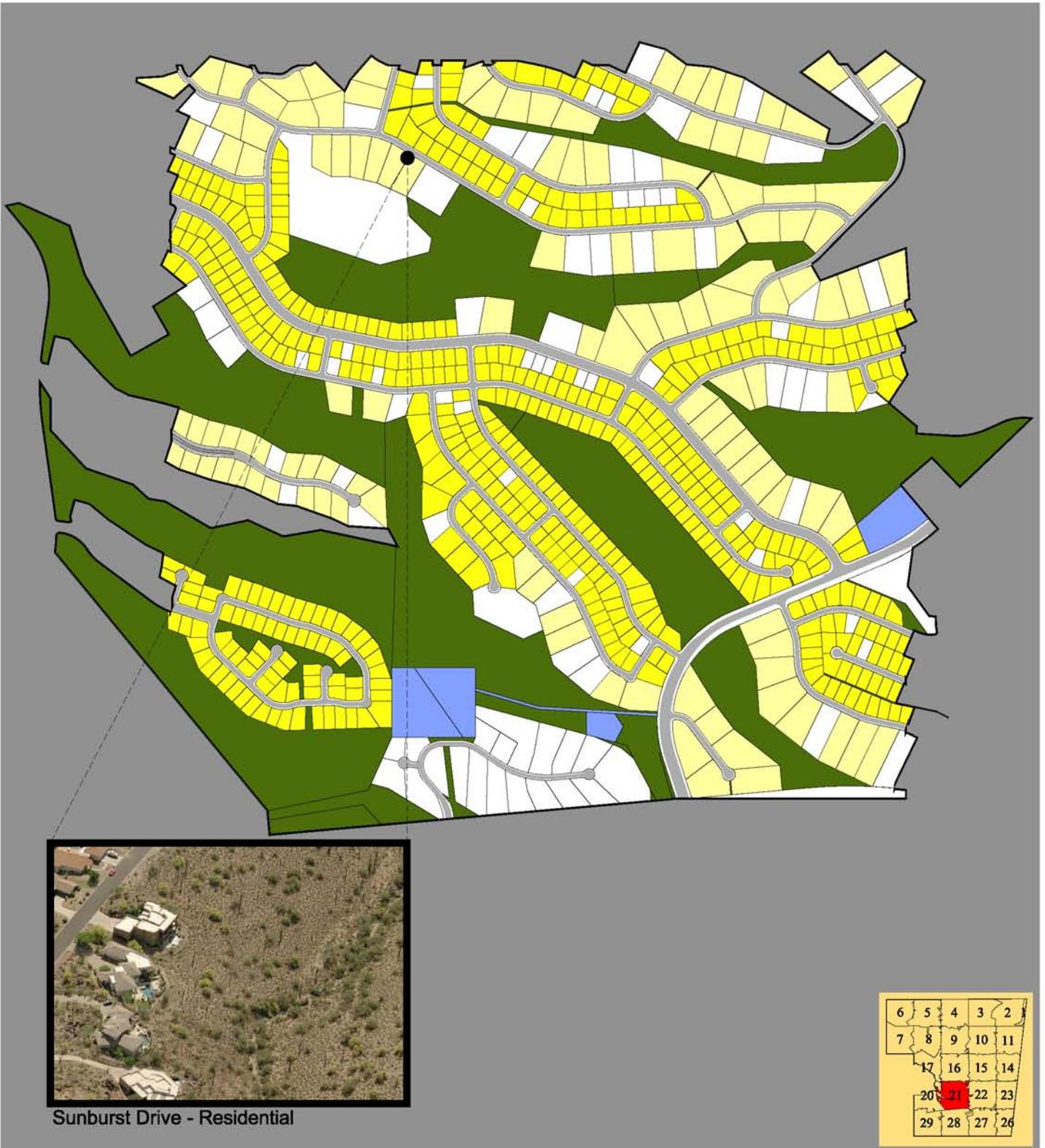
Summit at Crestview

Undeveloped land shown in white

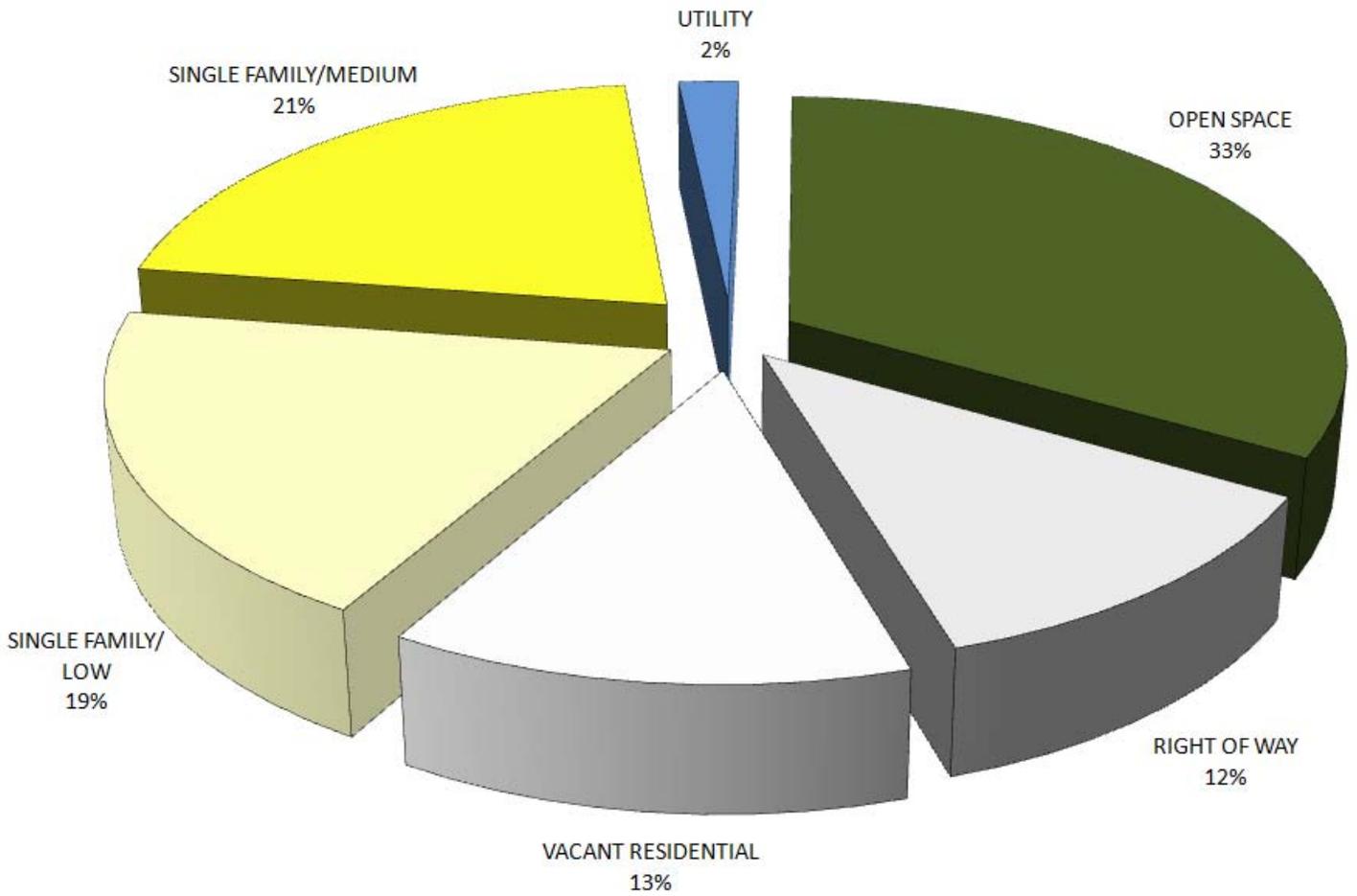


	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential			139.4		309.4
	Single Family – L	57	75.2			
	Single Family – M	89	38.2			
	Multi-Family – L					
	Multi-Family – M					
	Multi-Family – H					
	Multi-Family/Condo – L					
	Multi-Family/Condo – M					
	Multi-Family/Condo – H	68	56.6			
	Commercial/Retail					
	Mixed Use					
	Lodging			13.2		13.2
	Institutional					
	Industrial					
	Utility		6			6
	Government/Town Owned					
	Schools					
	Parks					
	Golf Course					
	Open Space				64.7	64.7
	Scottsdale Owned Land					
	Right of Way/Streets		40			40
	Total	214	216.0	152.6	64.7	433.3

section 21

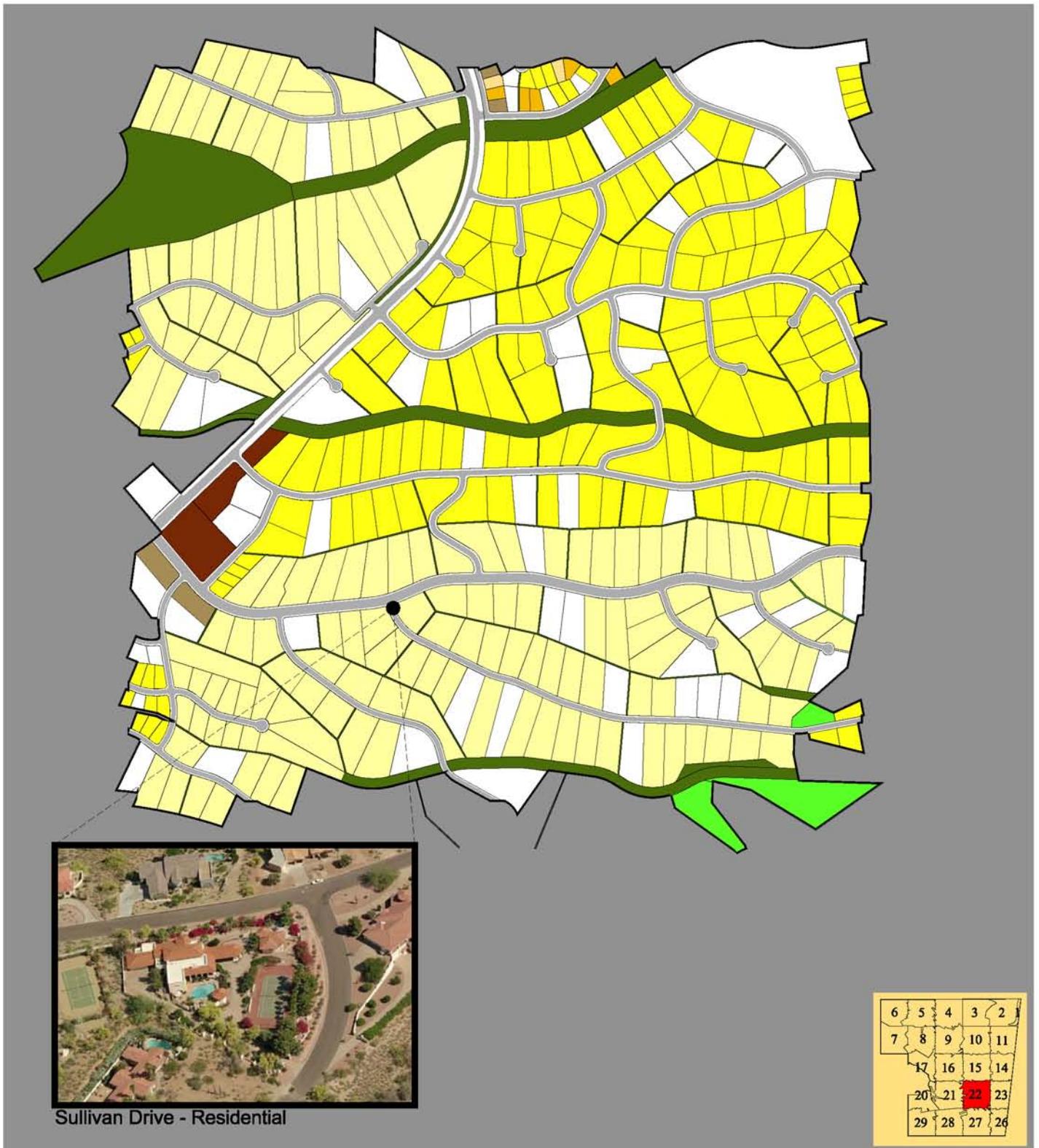


Undeveloped land shown in white



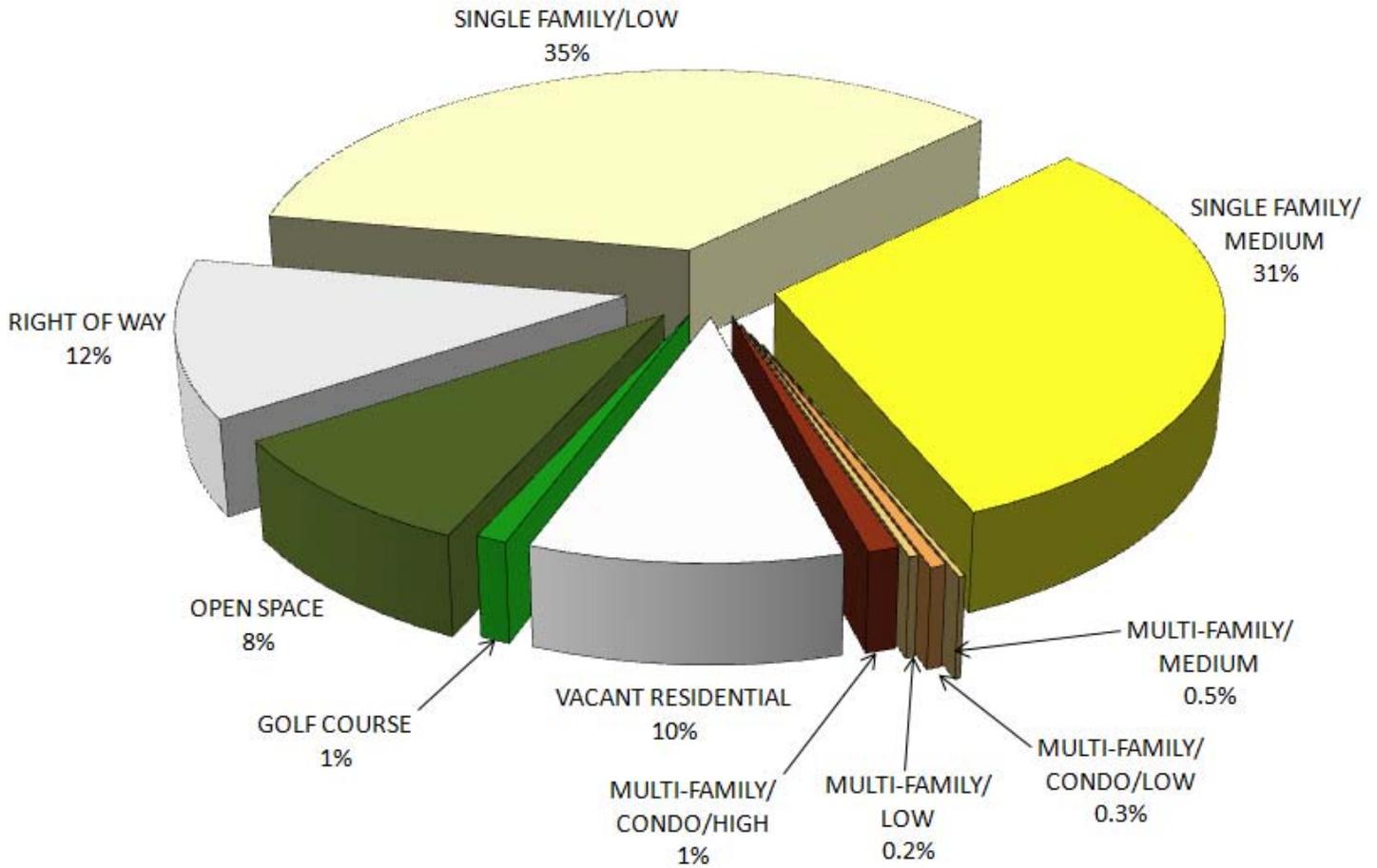
	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential			91.3		356.5
	Single Family – L	121	125.8			
	Single Family – M	516	139.4			
	Multi-Family – L					
	Multi-Family – M					
	Multi-Family – H					
	Multi-Family/Condo – L					
	Multi-Family/Condo – M					
	Multi-Family/Condo – H					
	Commercial/Retail					
	Mixed Use					
	Lodging					
	Institutional					
	Industrial					
	Utility		11.5			11.5
	Government/Town Owned					
	Schools					
	Parks					
	Golf Course					
	Open Space				217.6	217.6
	Scottsdale Owned Land					
	Right of Way/Streets		78.8			78.8
	Total	637	355.5	91.3	217.6	664.4

section 22



Sullivan Drive - Residential

Undeveloped land shown in white



	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential			65.2		497.4
	Single Family – L	159	226.3			
	Single Family – M	164	196.2			
	Multi-Family – L					
	Multi-Family – M	12	2.1			
	Multi-Family – H					
	Multi-Family/Condo – L	10	1.5			
	Multi-Family/Condo – M					
	Multi-Family/Condo – H	75	6.1			
	Commercial/Retail					
	Mixed Use					
	Lodging					
	Institutional					
	Industrial					
	Utility					
	Government/Town Owned					
	Schools					
	Parks					
	Golf Course		8.4			8.4
	Open Space				54.3	54.3
	Scottsdale Owned Land					
	Right of Way/Streets		79			79
	Total	420	519.6	65.2	54.3	639.1

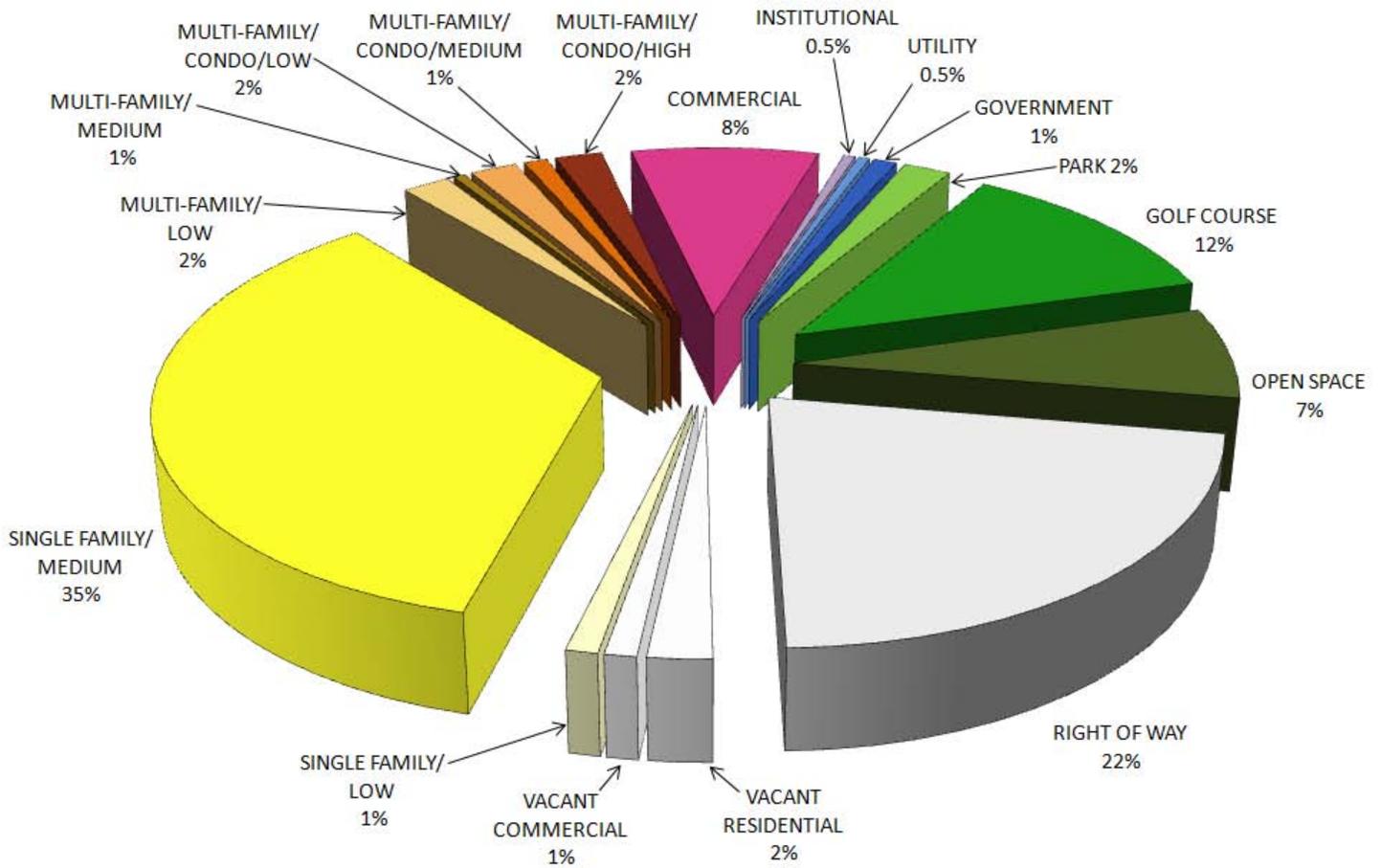
section 23



Plat 202

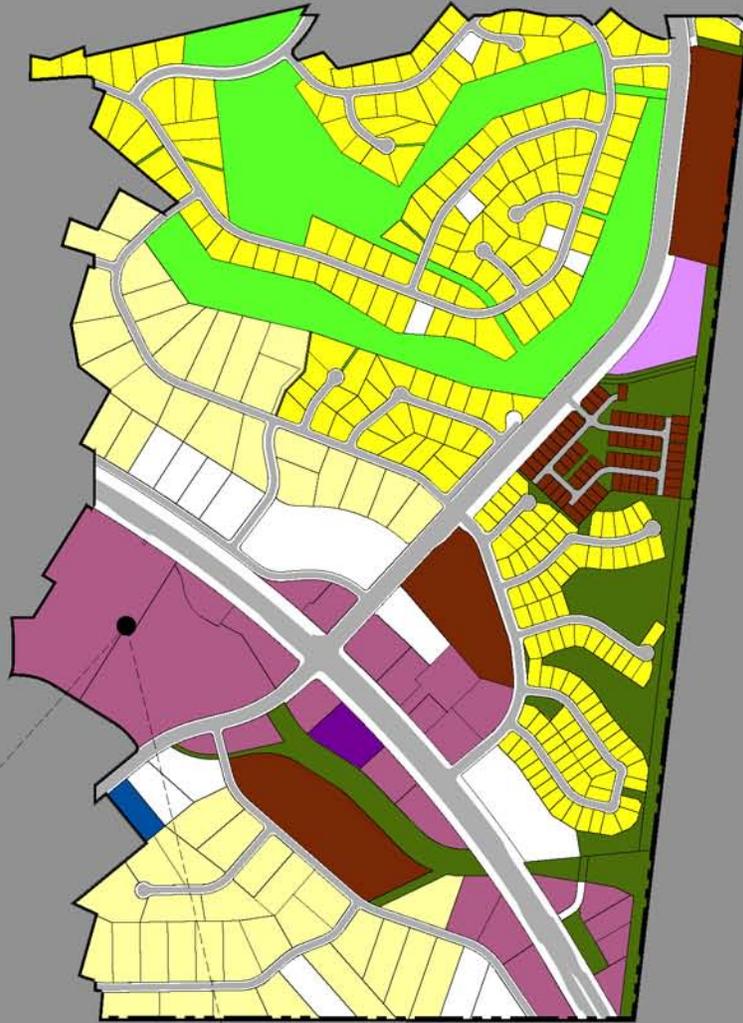
6	5	4	3	2
7	8	9	10	11
12	16	15	14	
20	21	22	23	
29	28	27	26	

Undeveloped land shown in white



Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			13.5		210
Single Family – L	2	2.6			
Single Family – M	429	163.5			
Multi-Family – L	52	6.9			
Multi-Family – M	45	2.3			
Multi-Family – H					
Multi-Family/Condo – L	57	8.3			
Multi-Family/Condo – M	40	3.7			
Multi-Family/Condo – H	91	9.2			
Commercial/Retail		37.4	4.4		41.8
Mixed Use					
Lodging					
Institutional		2.1			2.1
Industrial					
Utility		1.8			1.8
Government/Town Owned		4.6			4.6
Schools					
Parks		11.6			11.6
Golf Course		58			58
Open Space				33.4	33.4
Scottsdale Owned Land					
Right of Way/Streets		104.7			104.7
Total	716	416.7	17.9	33.4	468.0

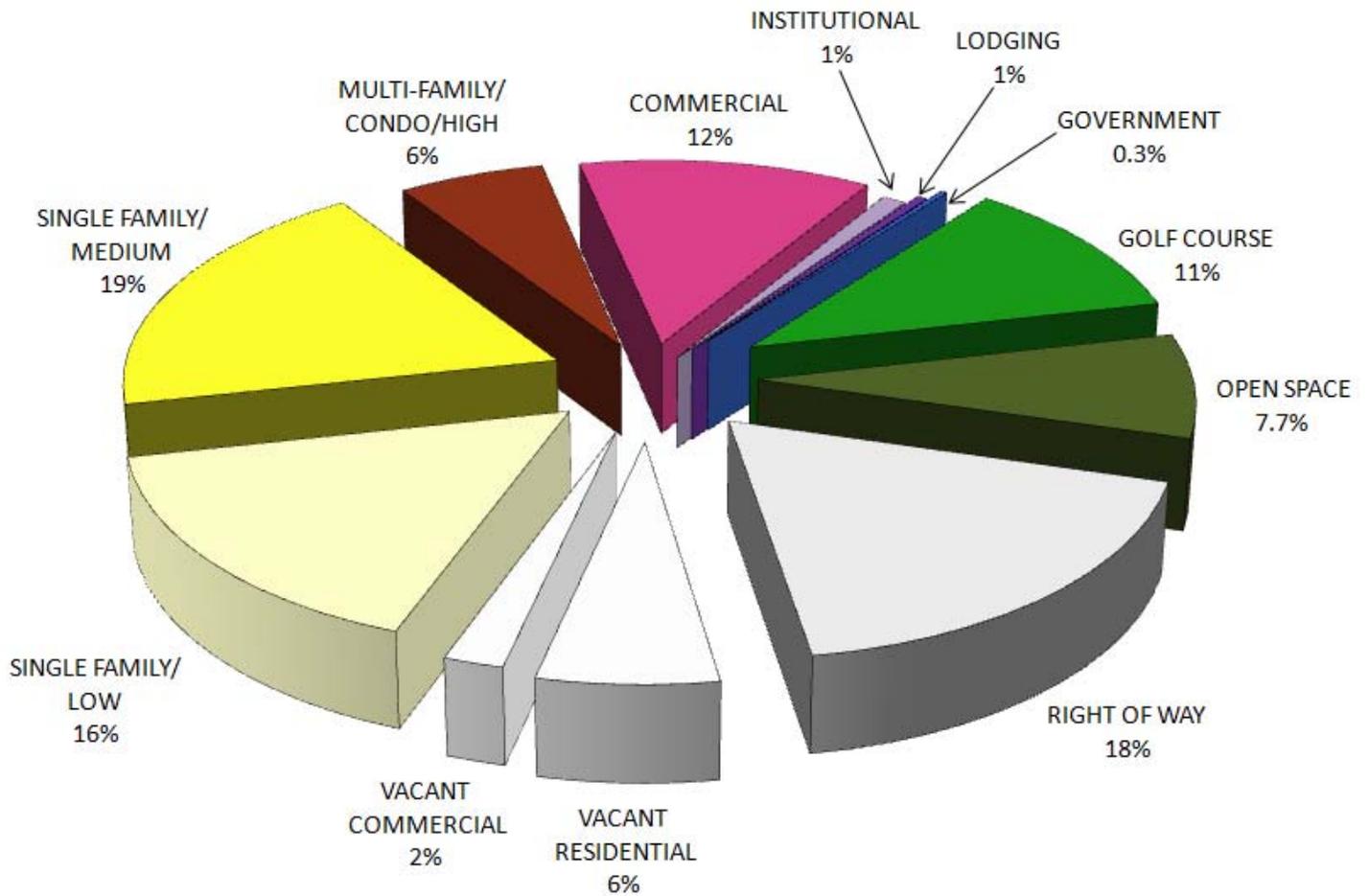
section 26



Four Peaks Plaza - Target

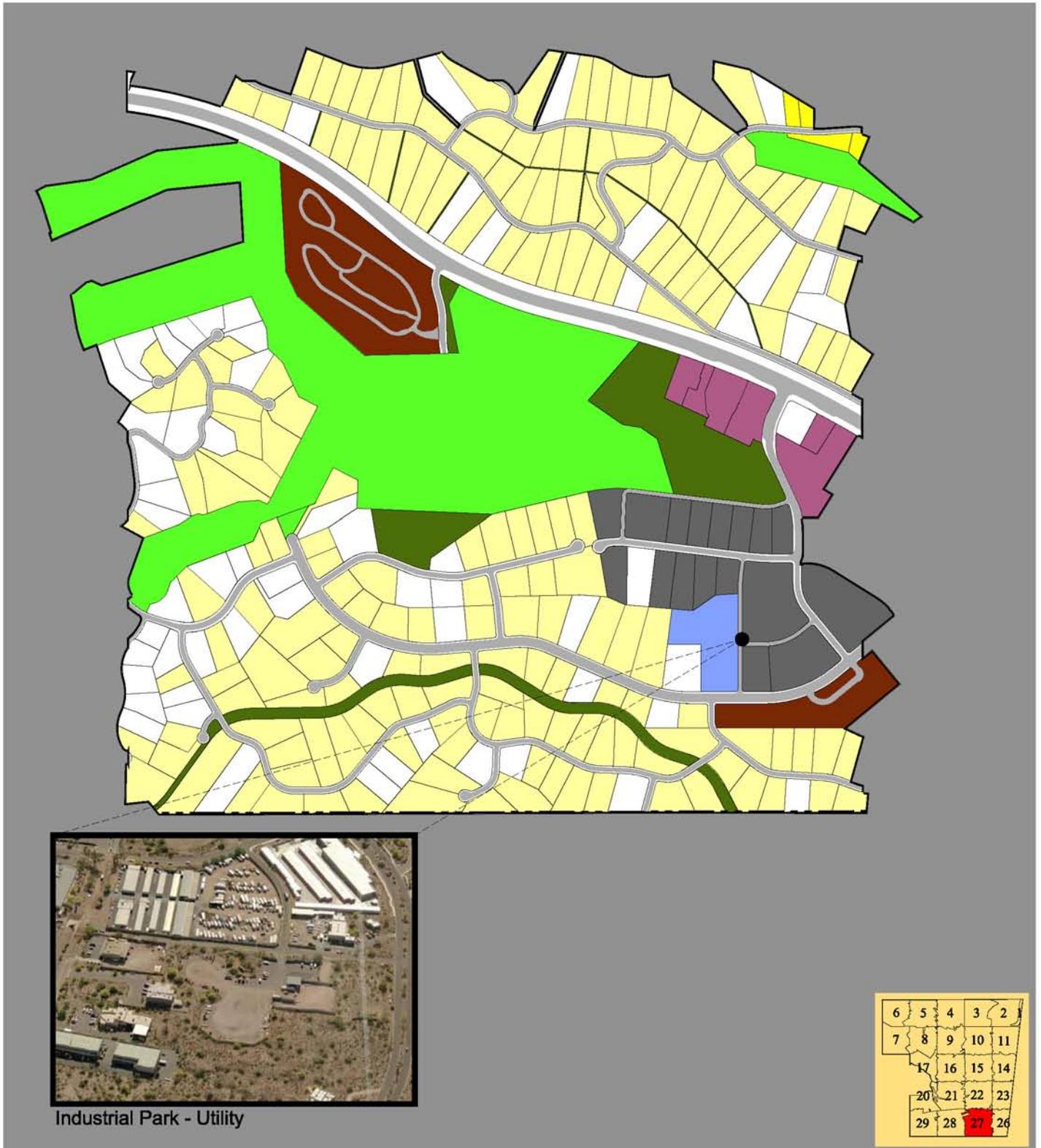


Undeveloped land shown in white



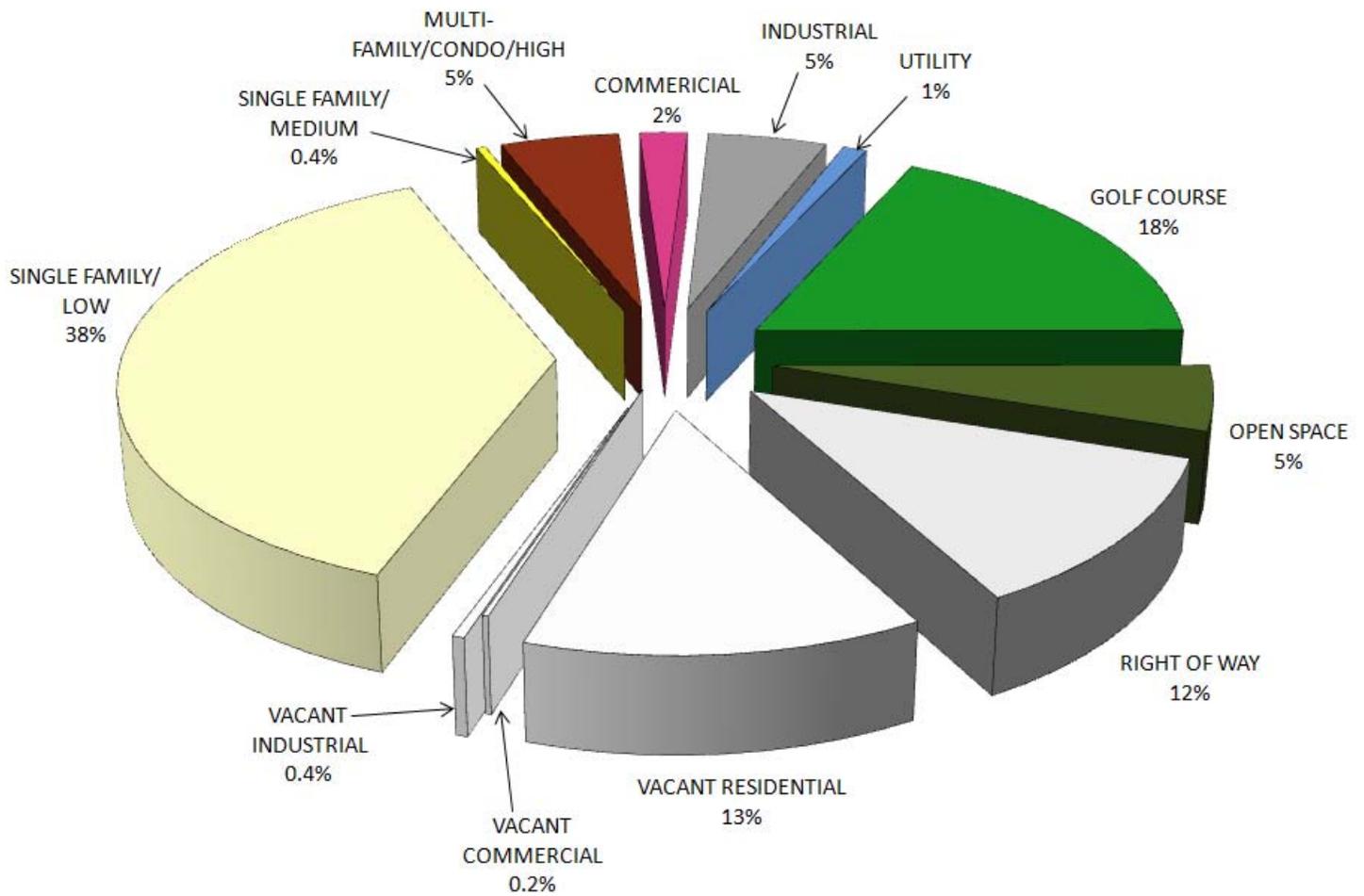
	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential			23.4		179.7
	Single Family – L	53	61.5			
	Single Family – M	251	71.5			
	Multi-Family – L					
	Multi-Family – M					
	Multi-Family – H					
	Multi-Family/Condo – L					
	Multi-Family/Condo – M					
	Multi-Family/Condo – H	309	23.3			
	Commercial/Retail		44.7	8.9		53.6
	Mixed Use					
	Lodging		1.6			1.6
	Institutional		3.4			3.4
	Industrial					
	Utility					
	Government/Town Owned		1			1
	Schools					
	Parks					
	Golf Course		42			42
	Open Space				29	29
	Scottsdale Owned Land					
	Right of Way/Streets		69.3			69.3
	Total	613	318.3	32.3	29	379.6

section 27



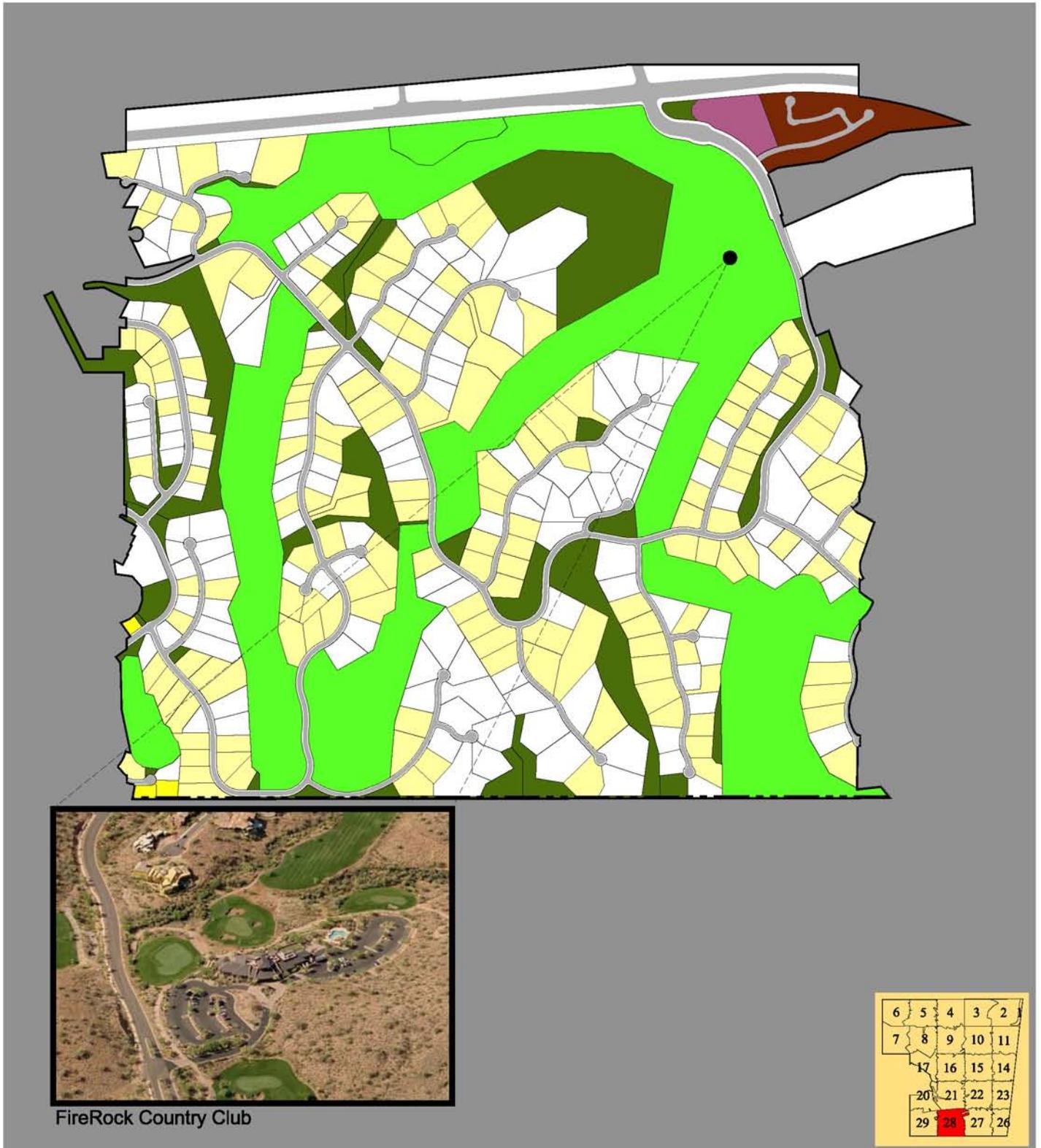
Industrial Park - Utility

Undeveloped land shown in white

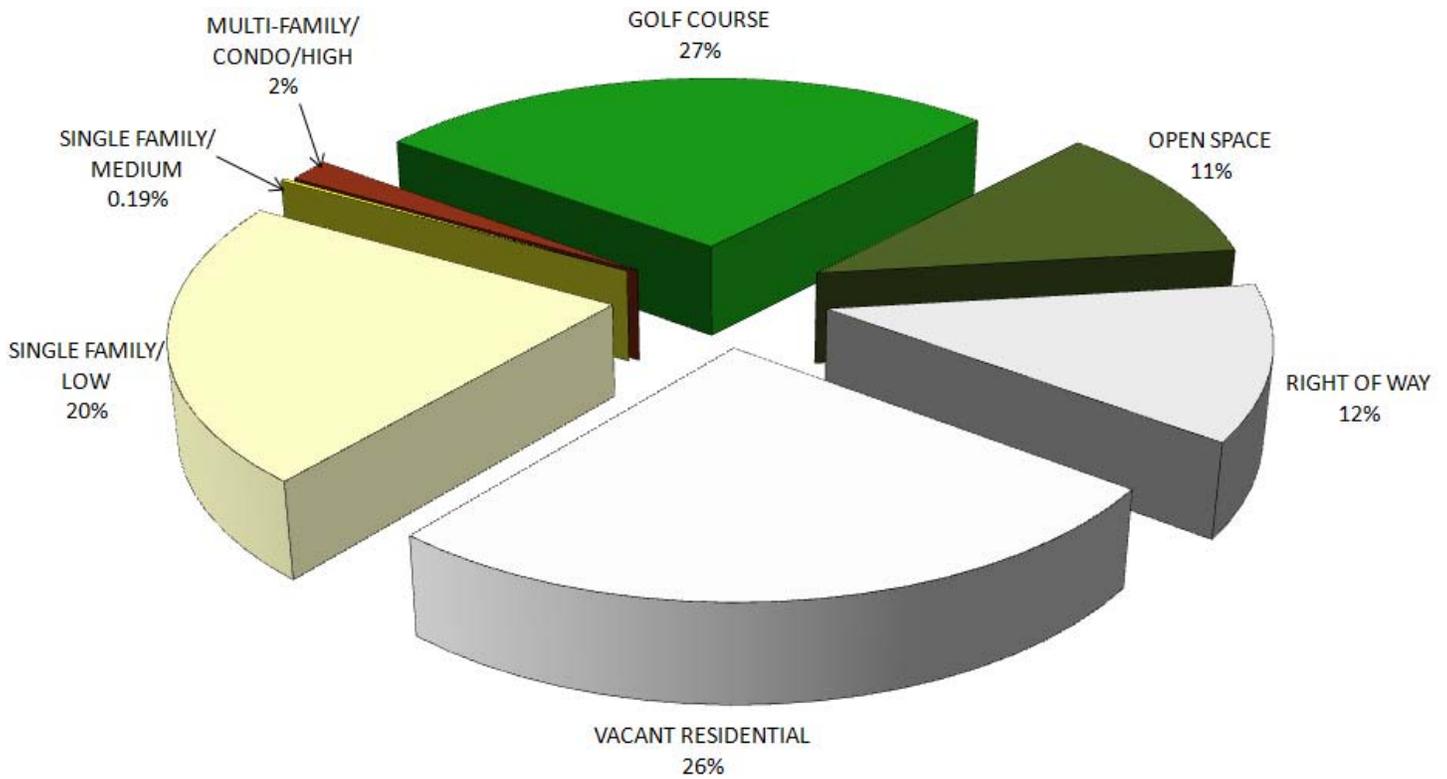


	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential			85.0		357.5
	Single Family – L	178	239.6			
	Single Family – M	4	2.3			
	Multi-Family – L					
	Multi-Family – M					
	Multi-Family – H					
	Multi-Family/Condo – L					
	Multi-Family/Condo – M					
	Multi-Family/Condo – H	141	30.6			
	Commercial/Retail		12	1.3		13.3
	Mixed Use					
	Lodging					
	Institutional					
	Industrial		32.6	2.1		34.7
	Utility		5.5			5.5
	Government/Town Owned					
	Schools					
	Parks					
	Golf Course		117			117
	Open Space				29.1	29.1
	Scottsdale Owned Land					
	Right of Way/Streets		75.1			75.1
	Total	323	514.7	88.4	29.1	632.2

section 28



Undeveloped land shown in white



	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential			164		312.6
	Single Family – L	157	135.8			
	Single Family – M	3	1.2			
	Multi-Family – L					
	Multi-Family – M					
	Multi-Family – H					
	Multi-Family/Condo – L					
	Multi-Family/Condo – M					
	Multi-Family/Condo – H	26	10.7			
	Commercial/Retail		3.8			3.8
	Mixed Use					
	Lodging					
	Institutional					
	Industrial					
	Utility					
	Government/Town Owned					
	Schools					
	Parks					
	Golf Course		172			172
	Open Space				68.4	68.4
	Scottsdale Owned Land					
	Right of Way/Streets		74			74
	Total	186	397.5	164	68.4	629.9

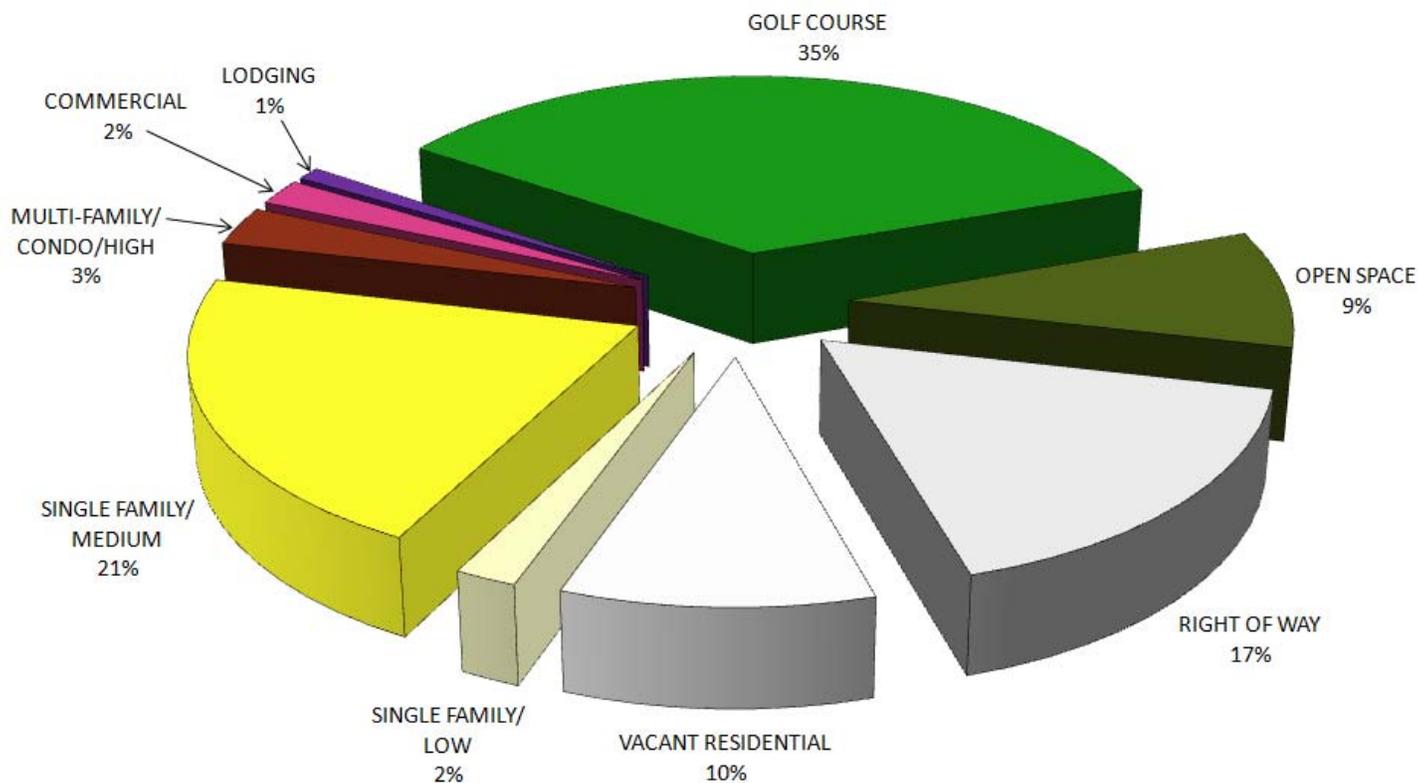
section 29



Eagle Mountain Village Plaza

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			57.9		218.3
	Single Family – L	15	15.2			
	Single Family – M	453	125.2			
	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		210			210
	Open Space				54.8	54.8
	Scottsdale Owned Land					
	Right of Way/Streets		104.9			104.9
	Total	542	490.3	57.9	54.8	603.2

Layout and Design Credits

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