

# Town of Fountain Hills

Land Use Analysis & Statistical Report

2015



# Land Use Analysis

and Statistical Report

Fountain Hills, Arizona



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Town of Fountain Hills  
Development Services Department  
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16705 E. Avenue of the Fountains  
Fountain Hills, AZ 85268

January 1 - December 31, 2015

# Town of Fountain Hills 2015

## Town Council

Linda Kavanagh (Mayor)  
Dennis Brown  
Nick DePorter  
Cassie Hansen  
Henry Leger  
Alan Magazine  
Cecil Yates

## Planning & Zoning Commission

Mike Archambault (Chair)  
Stan Connick  
Howie Jones  
Roger Owers  
Jeremy Strohan  
Eugene Mikolajczyk (Vice chair)  
Susan Dempster

## Board of Adjustment

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

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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 and the Fort McDowell Yavapai Nation 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 60+ 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 and 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 parks active with disc golf, tennis courts, baseball, football and soccer fields, basketball courts, pickleball 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 100 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.



Music Festival



Pitch, Hit & Run



Eggstravaganza



Turkey Trot Start and Finish



# demographics

- Current Population
- Trends & Projections



Slide The City



Disc Golf



Love in the Hills

# demographics

Based on the 2010 Census, Fountain Hills' population is 22,489. This gives Fountain Hills an average of 1,106.7 people per square mile, or 1.73 people per acre.

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

Fountain Hills 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 the year there were 1,043 vacant single family lots and 100 vacant multi-family lots. If Fountain Hills continues to develop at a similar rate, the population is estimated to reach 36,540 at build-out around the year 2050.



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%	0.0%	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	\$200,000 or more		
Household	97	285	789	789	1,046	2,037	1,457	1,600	1,032	898	10,030

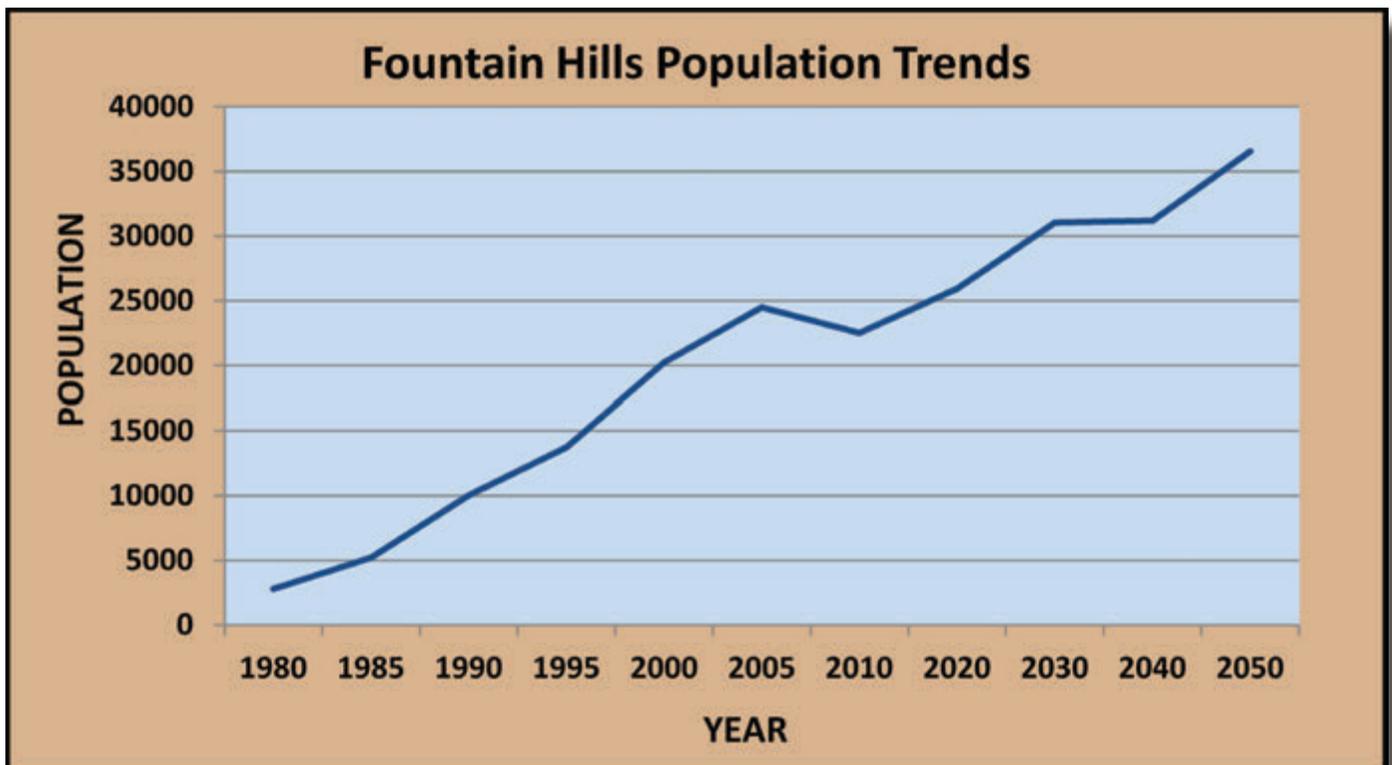


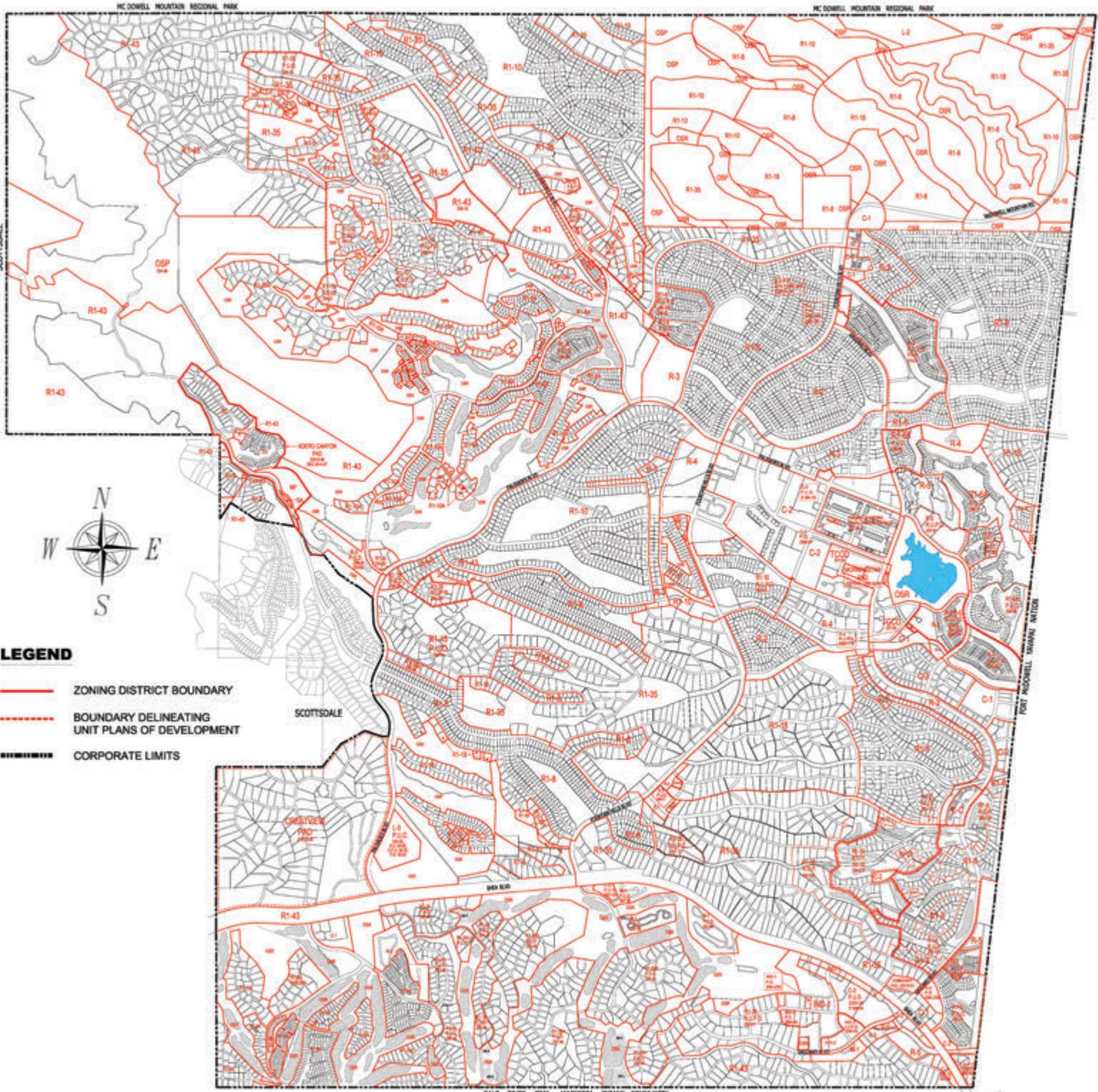
SOURCE: 2010 US CENSUS

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*
2010	22,489*
2020	25,929**
2030	31,042**
2040	31,181**
Estimated Buildout ~2050	36,540***

\* US CENSUS  
 \*\* MAG  
 \*\*\*TOWN DEVELOPMENT SERVICES





# Zoning Map of Fountain Hills

# development trends

- town-wide
- residential
- commercial



Multi-Family



Commercial



Single Family

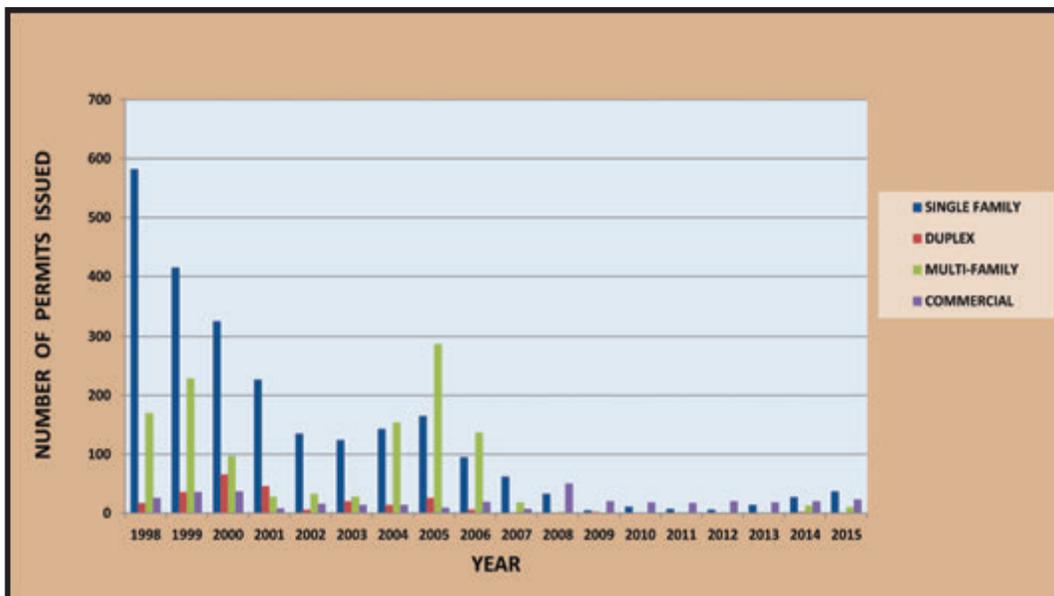


# town-wide building permit data

Land within the Town of Fountain Hills has been largely developed. The Town's development activity peaked in 1998. 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. 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

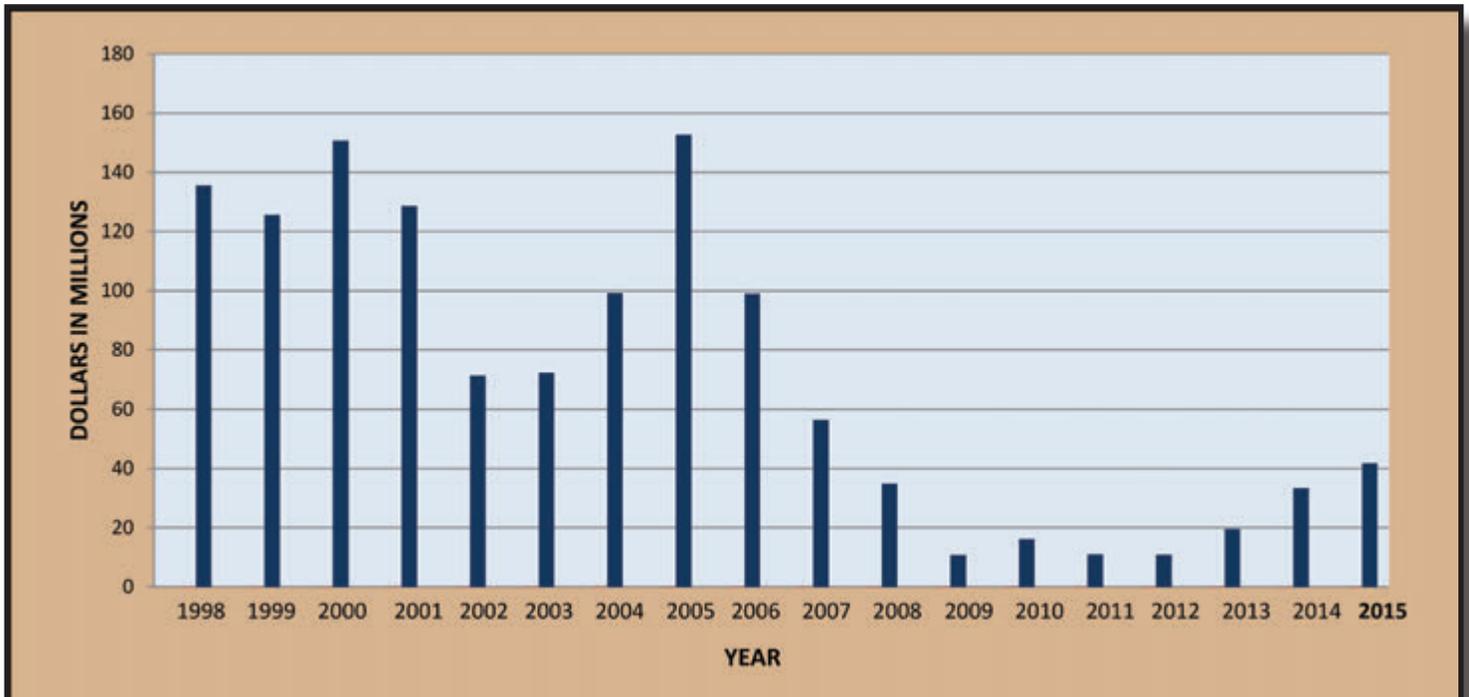


YEAR	Single Family	Duplex		Multi-Family		Total Dwelling Units	Commercial	Other
		Bldg.	Total Units	Bldg.	Total Units			
1998	582	17	34	36	170	786	26	995
1999	415	18	36	34	229	680	36	947
2000	326	33	66	23	97	489	37	892
2001	227	23	46	6	28	301	8	707
2002	135	3	6	4	33	174	16	622
2003	124	10	20	10	28	172	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>18 Year Total</b>	<b>2414</b>	<b>129</b>	<b>258</b>	<b>492</b>	<b>1206</b>	<b>3878</b>	<b>372</b>	<b>10629</b>
<b>18 Year Avg</b>	<b>134.1</b>	<b>7.2</b>	<b>14.3</b>	<b>27.3</b>	<b>67.0</b>	<b>215.4</b>	<b>20.7</b>	<b>590.5</b>

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

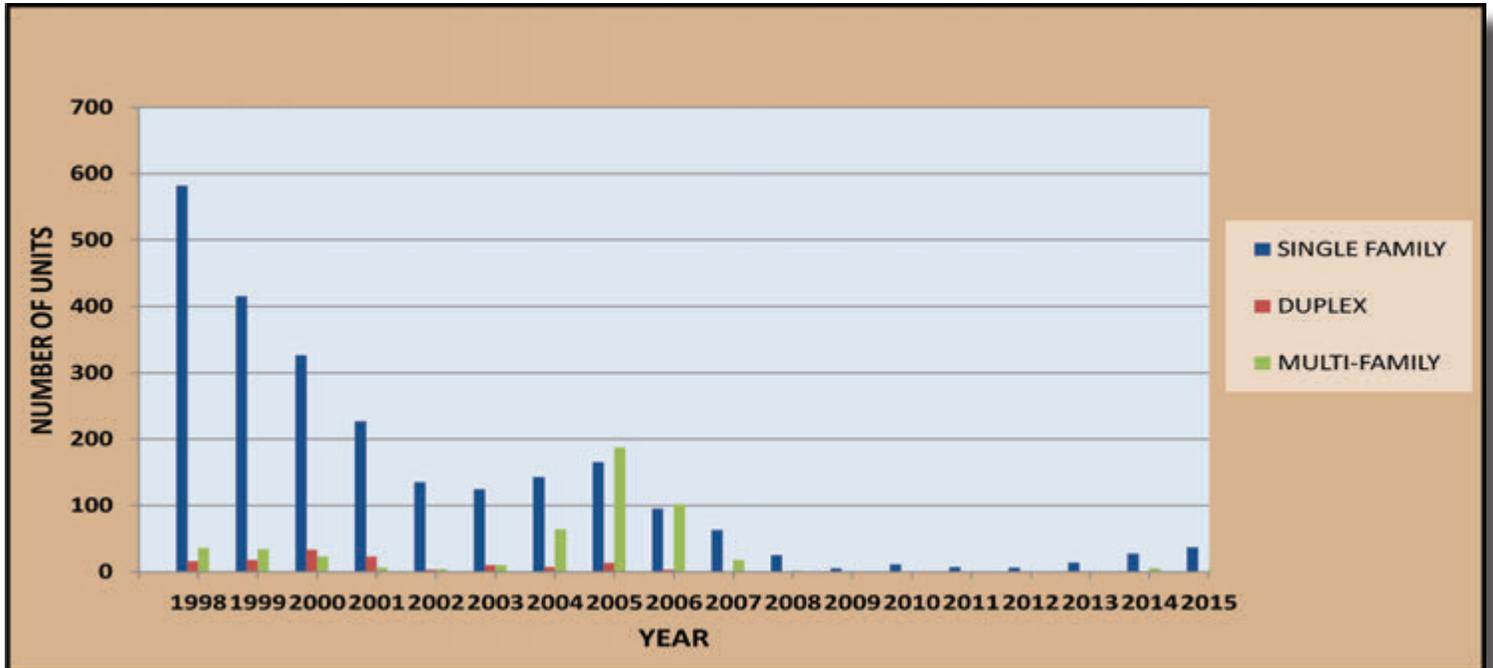
MONTH	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
JAN	6,574,199	263,756	9,657,285	10,095,841	12,674,799	8,278,411	5,378,932	12,492,184	10,401,780	5,883,110	4,962,915	609,930	988,834	376,829	142,121	56,478	378,321	1,481,639
FEB	4,865,416	9,945,464	11,963,705	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
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
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
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
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
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
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
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
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
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
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>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>

## TOWN-WIDE BUILDING PERMITS ISSUED VALUATION IN DOLLARS



# residential building permit data

## RESIDENTIAL BUILDING PERMITS ISSUED



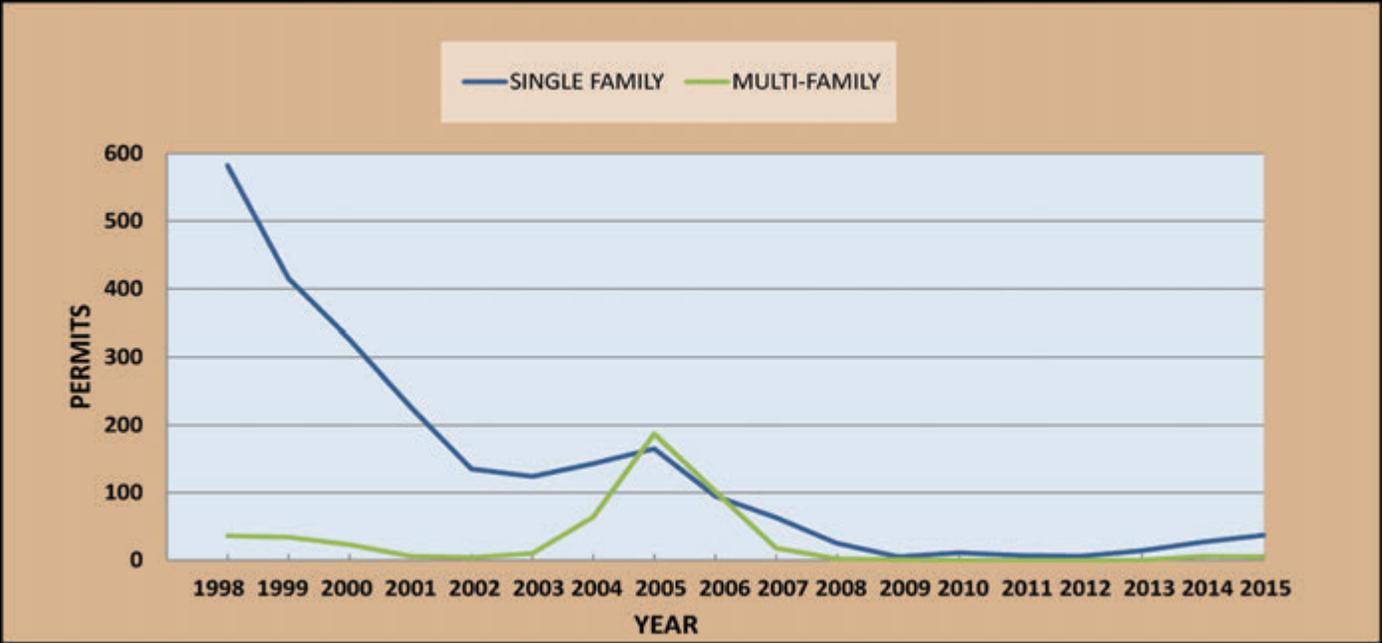
## RESIDENTIAL BUILDING PERMIT DATA

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
<b>2015</b>	<b>37</b>	<b>10</b>	<b>47</b>

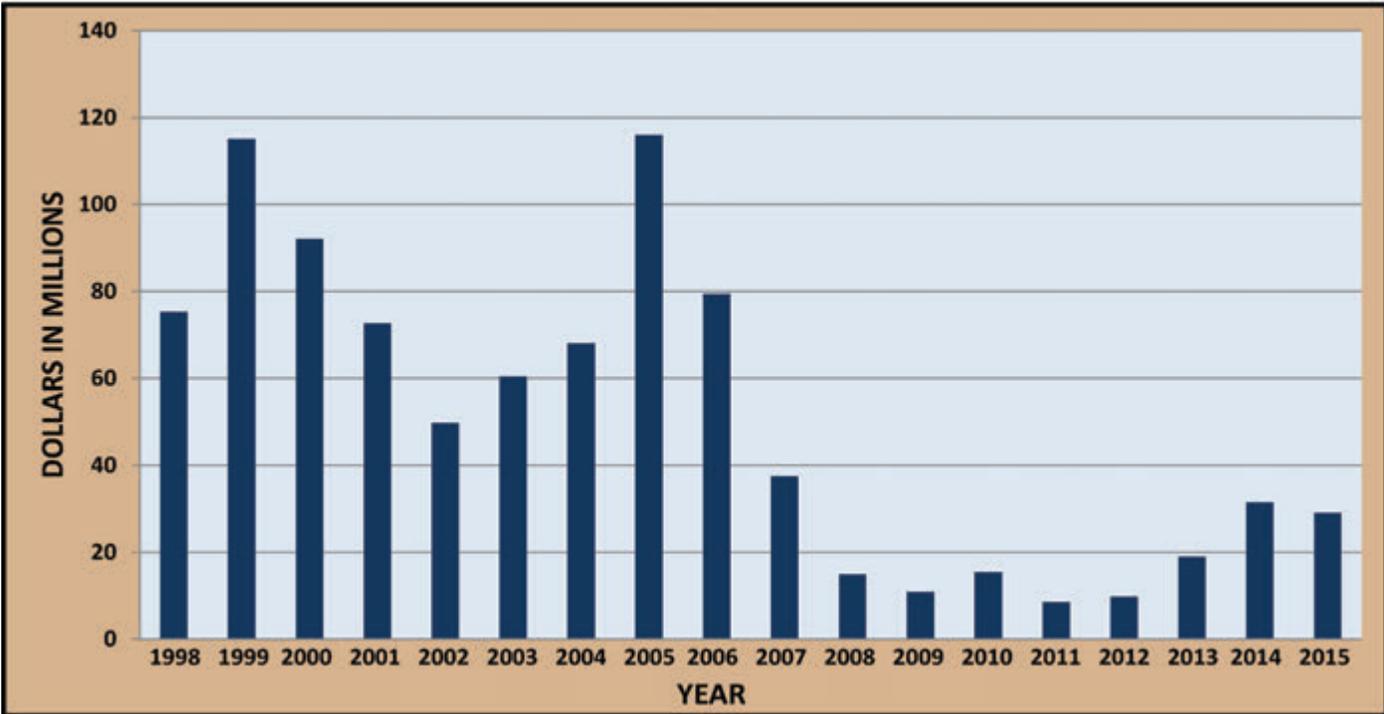
\* Includes duplexes, townhomes, and apartments.

\*\* 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



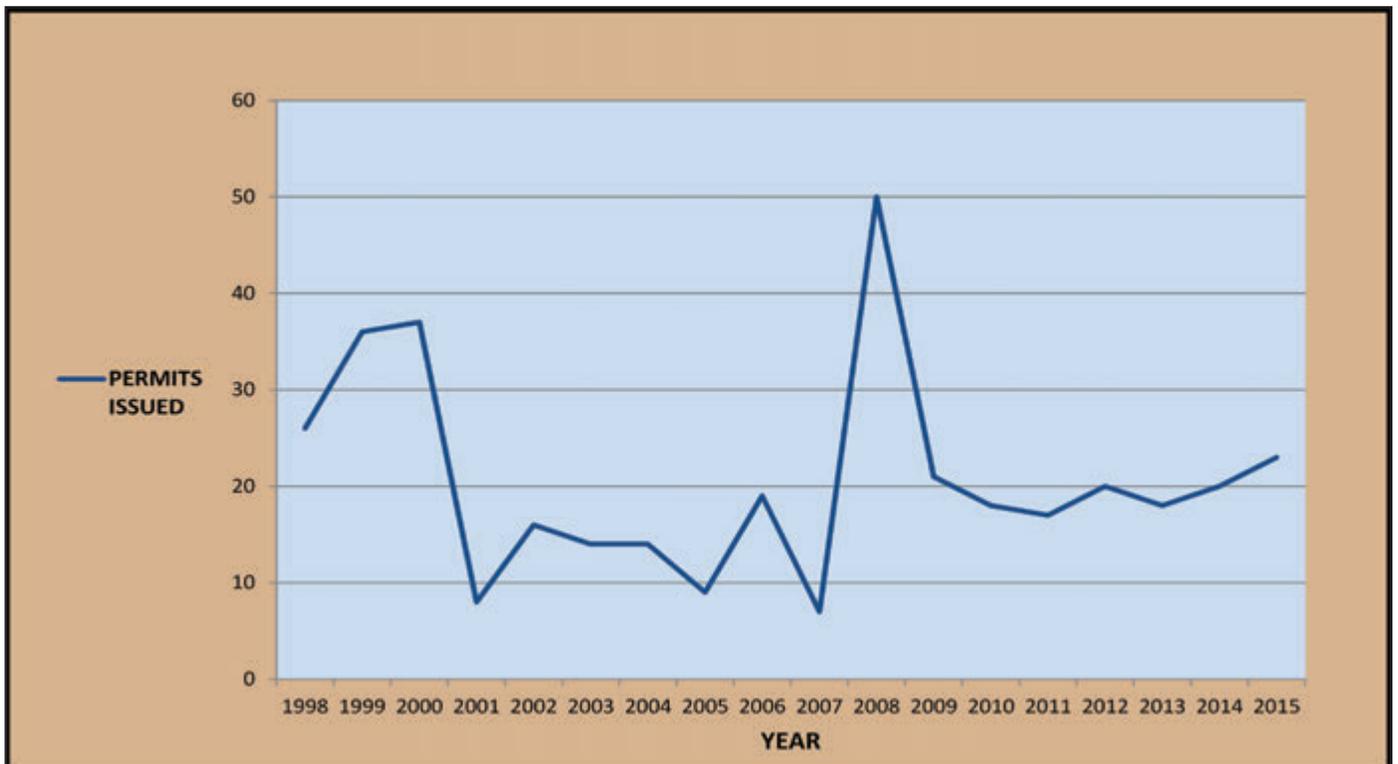
## RESIDENTIAL PERMITS ISSUED VALUATION IN DOLLARS



# commercial building permit data



## COMMERCIAL BUILDING PERMITS ISSUED

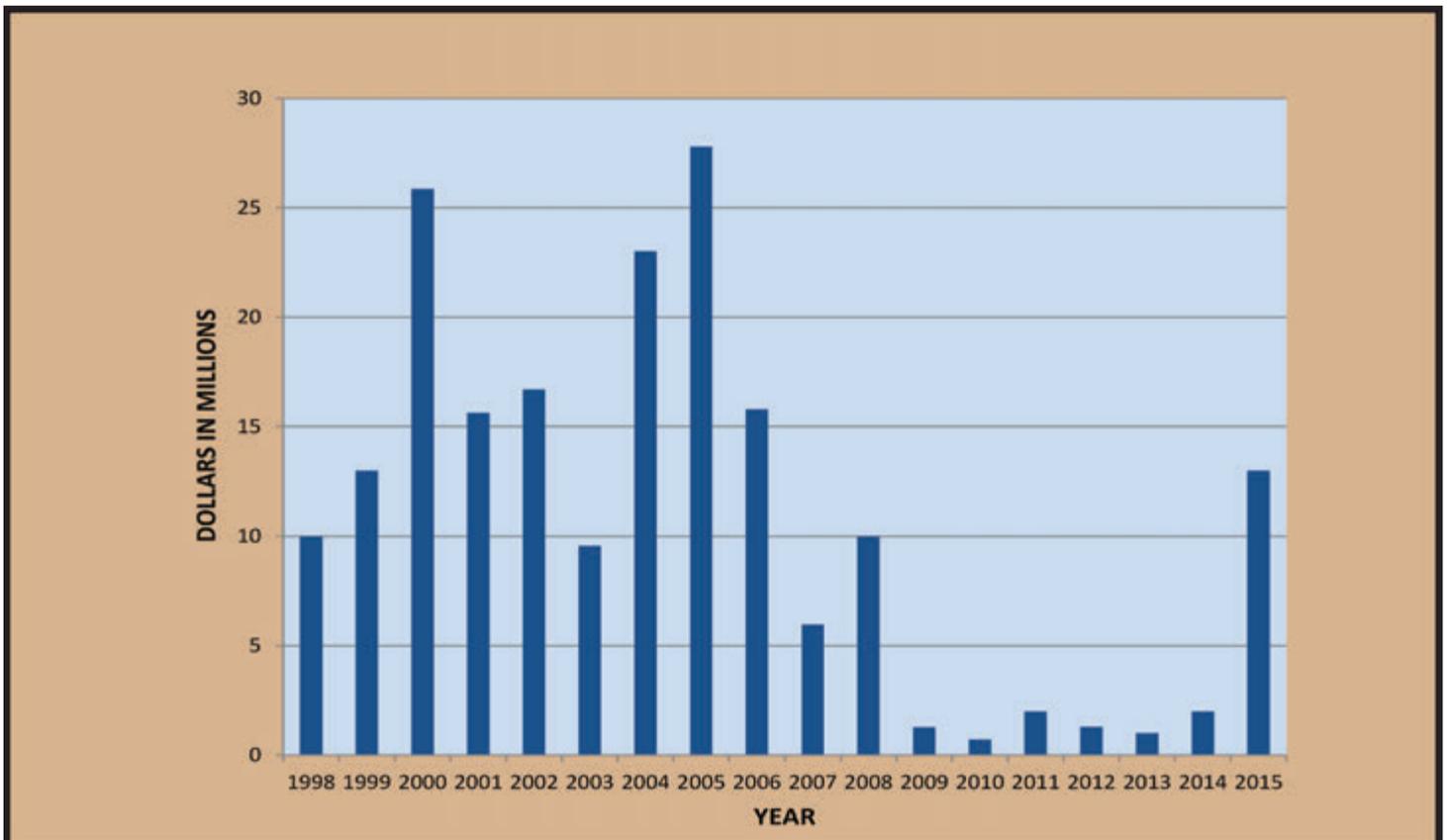


## COMMERCIAL BUILDING PERMITS ISSUED AND VALUATION

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
<b>2015</b>	<b>23</b>	<b>12.730</b>

1998 - 2015 Valuation includes commercial building permits as well as tenant improvements.

## COMMERCIAL PERMITS ISSUED VALUATION IN DOLLARS



1998 - 2015 Valuation includes commercial building permits as well as tenant improvements.



# existing businesses

- Lodging
- Restaurants
- Shopping Centers



# lodging/hotels



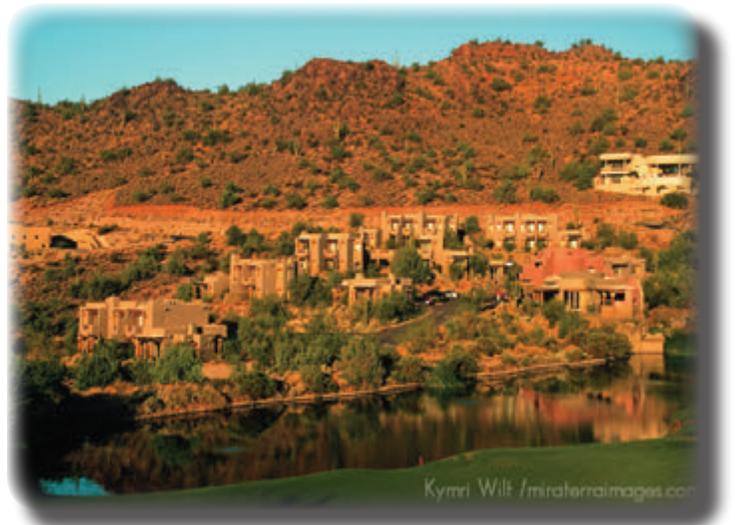
Comfort Inn  
17105 E. Shea Blvd  
48 guest rooms



CopperWynd Resort and Spa  
13225 Eagle Ridge Drive  
32 guest rooms

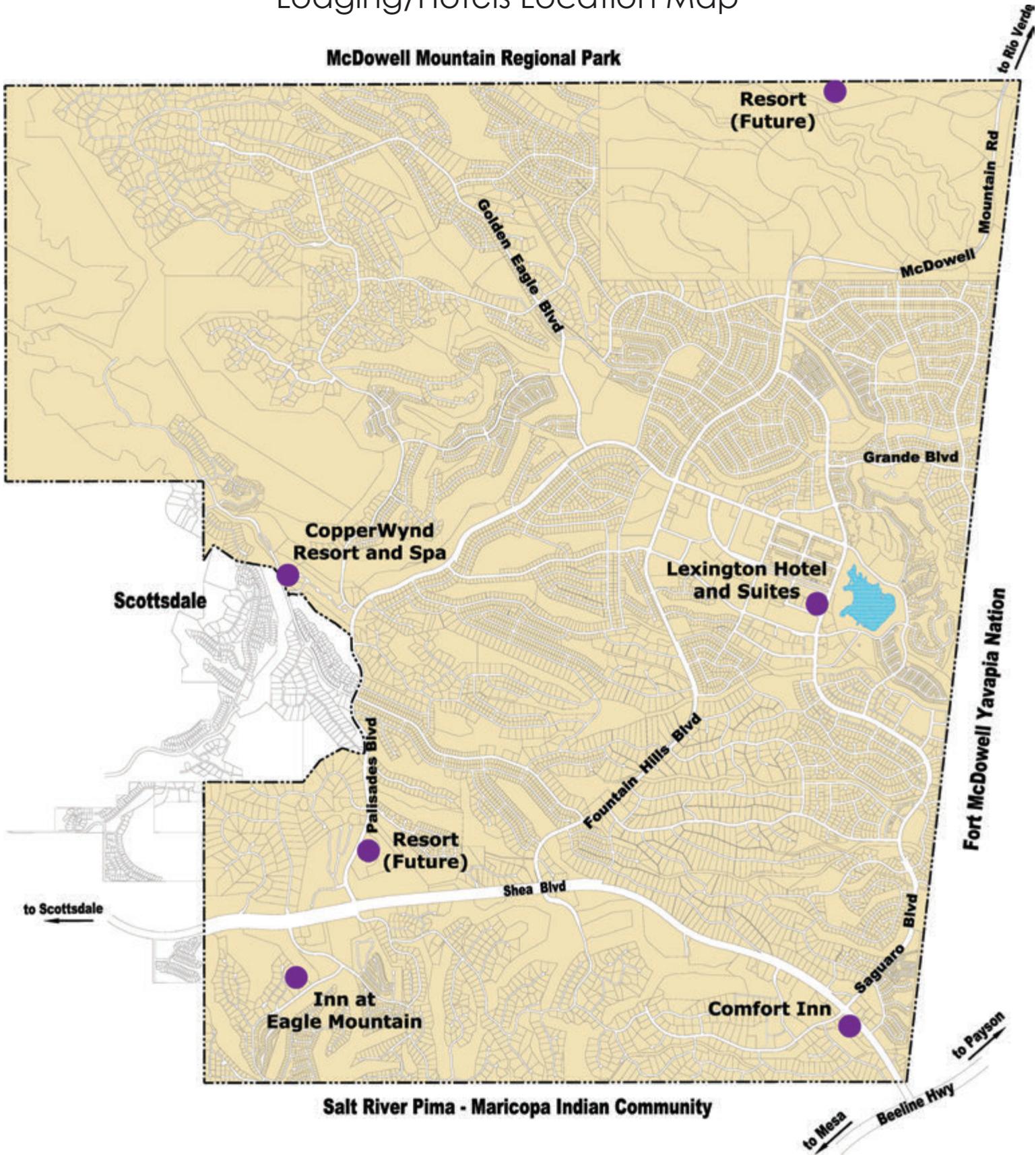


Lexington Hotel and Suites  
12800 N Saguaro Blvd  
130 guest rooms



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

# Lodging/Hotels Location Map



# restaurants - Savory Spots

## 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  
[www.allamericansportsgrill-az.com](http://www.allamericansportsgrill-az.com)
- 3 **Bruno's Sports Bar & Grille** \$  
16737 E. Parkview Ave  
480.836.0770
- 4 **Grapeables Fine Wines** \$\$  
12645 N. Saguaro Blvd  
480.816.5959  
[www.grapeableswinebar.com](http://www.grapeableswinebar.com)
- 5 **Parkview Tap House Bar & Grill** \$  
16828 E. Parkview Ave  
480.837.5210  
[www.taphousebargrillaz.com](http://www.taphousebargrillaz.com)
- 6 **Saddle Bronc Grill** \$  
11056 N. Saguaro Blvd  
480.816.5900  
[www.saddlebroncgrill.com](http://www.saddlebroncgrill.com)

## CAFE / COFFEE / TREATS



- 1 **Chocofin Chocolatier** \$ - \$ \$ \$ \$  
13404 N. La Montana Dr  
480.836.7444  
[www.chocofin.com](http://www.chocofin.com)
- 2 **Mountain View Coffee & Cafe** \$  
12645 N Saguaro Blvd, #17  
480.621.6166  
[www.coffeebythefountain.com](http://www.coffeebythefountain.com)
- 3 **OYO Yogurt** \$  
12625 N. Saguaro Blvd, #7  
480.663.3640  
[www.o-yogurt.com](http://www.o-yogurt.com)
- 4 **Starbucks** \$  
16425 E. Palisades Blvd  
480.816.6969
- 5 16815 E. Shea Blvd, #106A \$  
480.837.1486
- 6 **Glenbrook Creamery** \$  
16754 E. Glenbrook Blvd  
480.836.0101  
[www.sweettown.net](http://www.sweettown.net)
- 7 **Sunbaked Pastry Shop** \$  
16842 E. Parkview Ave.  
480.837.2448
- 8 **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  
[www.desertcanyon.com/bar-grill](http://www.desertcanyon.com/bar-grill)
- 4 **DeNu** \$ \$  
12015 N Saguaro Blvd  
480.690.1744
- 5 **Desert Dave's Old Digs** \$ \$  
13407 N. La Montana Blvd  
480.404.9660
- 6 **DJ's Bagel Cafe** \$  
13693 N. Fountain Hills Blvd  
480.816.4155
- 7 **Eagle Mountain-Grille at Eagle Mountain** \$  
14915 E. Eagle Mountain Pkwy  
480.816.1248  
[www.eaglemtn.com](http://www.eaglemtn.com)
- 8 **El Encanto del Fuente** \$ \$ \$  
11044 N. Saguaro Blvd  
480.837.1070  
[www.elencantorestaurant.com](http://www.elencantorestaurant.com)
- 9 **Euro Pizza Cafe** \$ \$  
12645 N. Saguaro Blvd, #11  
480.836.0207  
[www.europizzacafe.com](http://www.europizzacafe.com)
- 10 **Fireside Grill** \$ \$  
12800 N. Saguaro Blvd  
480.816.9047
- 11 **Flapjacks** \$  
16605 E. Palisades Blvd  
480.837.2910  
[www.flapjacksetal.com](http://www.flapjacksetal.com)
- 12 **Flourish at Copperwynd** \$ \$ \$ \$  
13225 N. Eagle Ridge Dr  
480 333-1900  
[www.flourishaz.com](http://www.flourishaz.com)
- 13 **HAO** \$  
11849 N. Saguaro Blvd.  
480.816.8888
- 14 **HD Asian Bistro** \$ \$  
16740 E. Palisades Blvd  
480.839.9988
- 15 **Hill's Pizza & Desserts** \$  
16726 E. El Pueblo Blvd  
480.816.6656

- 16 **Hometown Dogs** \$  
16820 E. Avenue of the Fountains  
#102  
602.814.2476
- 17 **Katana Sushi & Grill** \$ \$ \$ \$  
16425 E. Palisades Blvd  
480.837.2399
- 18 **Laura's Place** \$  
16758 E. Glenbrook Blvd  
480.837.1557
- 19 **Munich Gyros** \$ \$  
16948 E. Shea Blvd, #101  
480.816.3647
- 20 **Phil's Filling Station Grill** \$  
16852 E. Parkview Ave  
480.816.8200  
[www.philsfillingstationgrill.com](http://www.philsfillingstationgrill.com)
- 21 **Ping's Cafe** \$  
17115 E. Shea Blvd, #100  
480.816.1827  
[pingscafe.arizona.com](http://pingscafe.arizona.com)
- 22 **Pisa Pizza Ristorante** \$  
16650 E. Palisades Blvd, #100  
480.836.7500  
[www.pisapizzaaz.com](http://www.pisapizzaaz.com)
- 23 **Que Bueno** \$  
13207 N. La Montana Dr  
480.837.2418  
[www.quebuenoaz.com](http://www.quebuenoaz.com)
- 24 **Redendo's Pizzeria & Pasta** \$  
16948 E. Shea Blvd  
480.816.1356  
[www.redendos.com](http://www.redendos.com)
- 25 **Rosati's Pizza** \$  
12605 N. Saguaro Blvd  
480.836.8400  
[www.rosatisfh.com](http://www.rosatisfh.com)
- 26 **Sapori D' Italia** \$  
11865 N. Saguaro Blvd  
480.816.9535  
[www.saporidiitaliaaz.com](http://www.saporidiitaliaaz.com)
- 27 **Senor Taco** \$  
16948 E Shea Blvd  
480.816.8226
- 28 **Senor Taco II** \$  
13525 N Fountain Hills Blvd  
480.816.5317
- 29 **Sofrita** \$  
16848 E. Avenue of the Fountains  
480.816.5316  
[www.sofrita.com](http://www.sofrita.com)
- 30 **Streets of New York** \$  
16841 E. Shea Blvd, #101  
480.837.3730  
[www.streetsofnewyork.com](http://www.streetsofnewyork.com)

**31 Sunridge Canyon-Wicked 6** \$  
**Bar & Grill**  
 13100 N. Sunridge Dr  
 480.837.5396  
[www.sunridgecanyongolf.com](http://www.sunridgecanyongolf.com)

**32 VU** \$ \$  
 14815 E. Shea Blvd, #100  
 480.368.0087  
[www.vubistro.com](http://www.vubistro.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** \$  
[www.wekopa.com](http://www.wekopa.com)

**4 Fort McDowell Adventures**  
 14821 N. Hiawatha Hood Rd  
 480.816.6465  
**Friday Night Franks** \$  
[fortmcdowelladventures.com](http://fortmcdowelladventures.com)

**FORT McDOWELL DINING**

**1 We-Ko-Pa Resort** \$  
 10438 N. Fort McDowell Rd  
 480.789.5300  
[www.ahnala.com](http://www.ahnala.com)

**RIO VERDE & TONTO VERDE DINING**

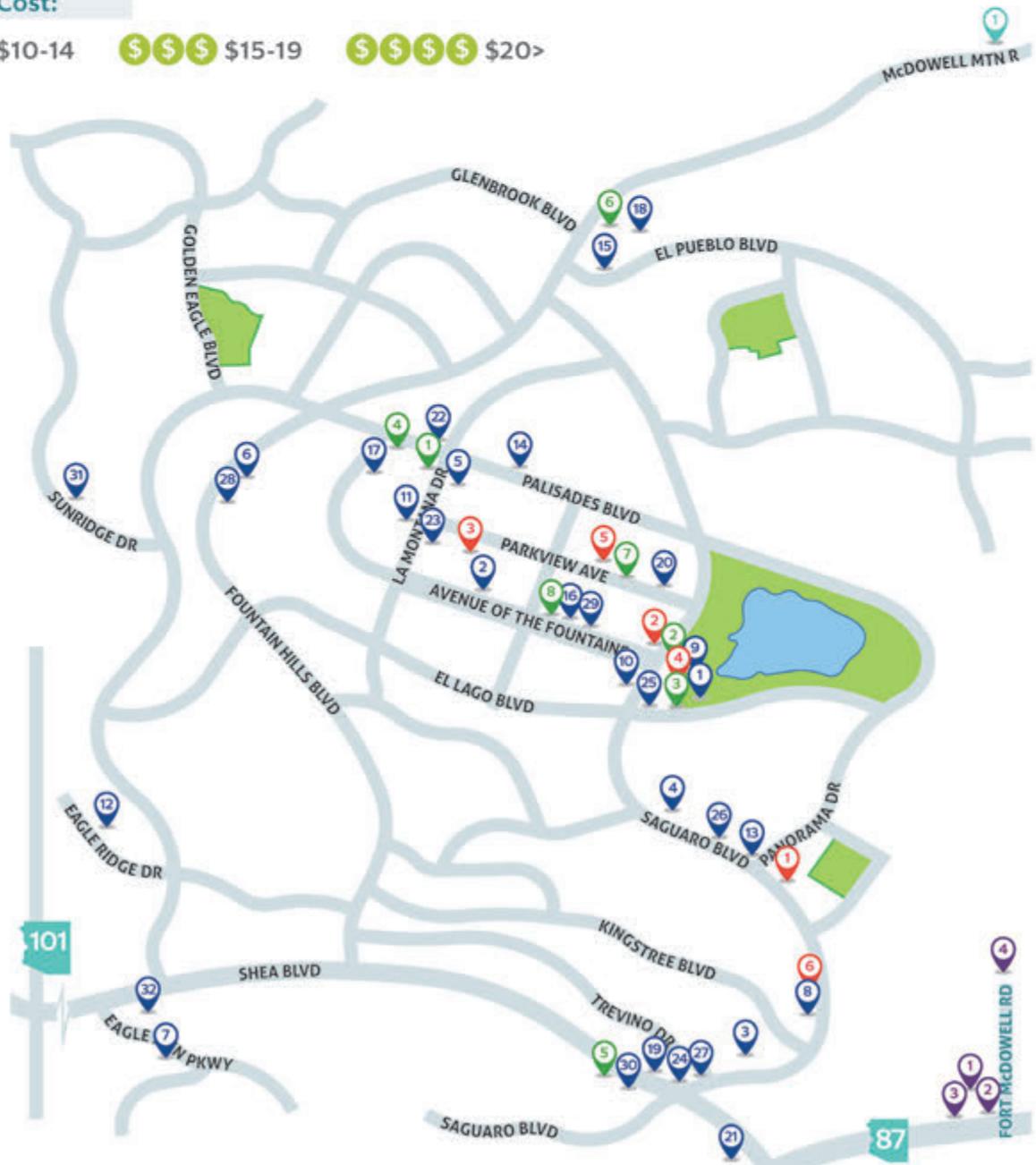
**1 Tonto Verde**  
 18401 El Circulo Dr  
 480.471.0438  
**Mesquite Bar & Grill** \$  
**Cimarron Dining Room** \$  
[www.tontoverde.org/dining/dining-rooms-14.html](http://www.tontoverde.org/dining/dining-rooms-14.html)

**Average Entree Cost:**

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



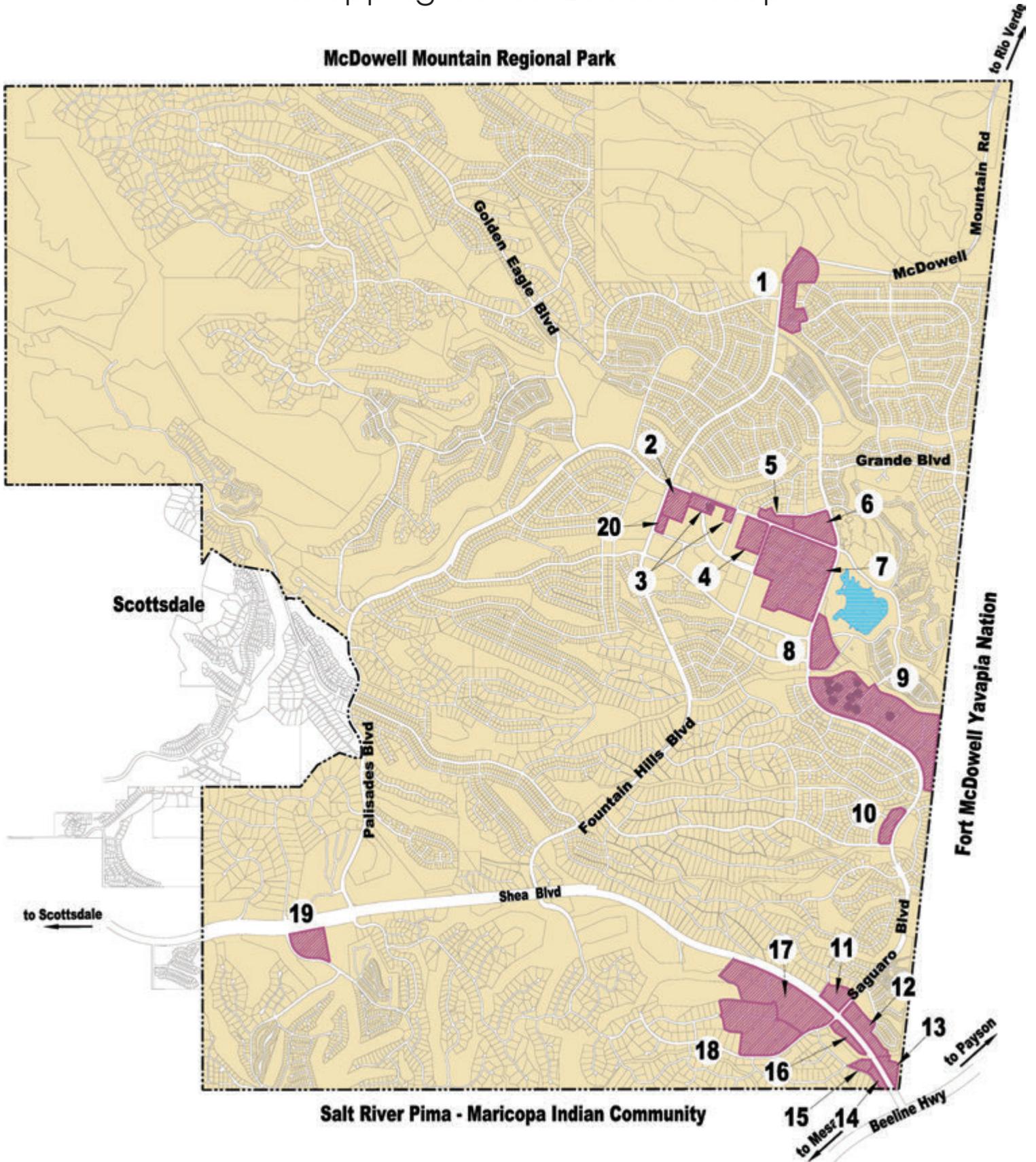
- BAR / PUB / WINE BAR
- CAFE / COFFEE / TREATS
- DINING
- FORT McDOWELL DINING
- RIO VERDE & TONTO VERDE DINING



# 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





Surrounding Landscape and Beauty



# government & public facilities

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



Saguaro Reconstruction & Shea-Saguaro Widening Projects



FH Fire Department



Maricopa County Sheriff



Fountain Park Disc Golf



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, 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.

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



Fountain Hills Fire Department



Community Center Ballroom - Wedding



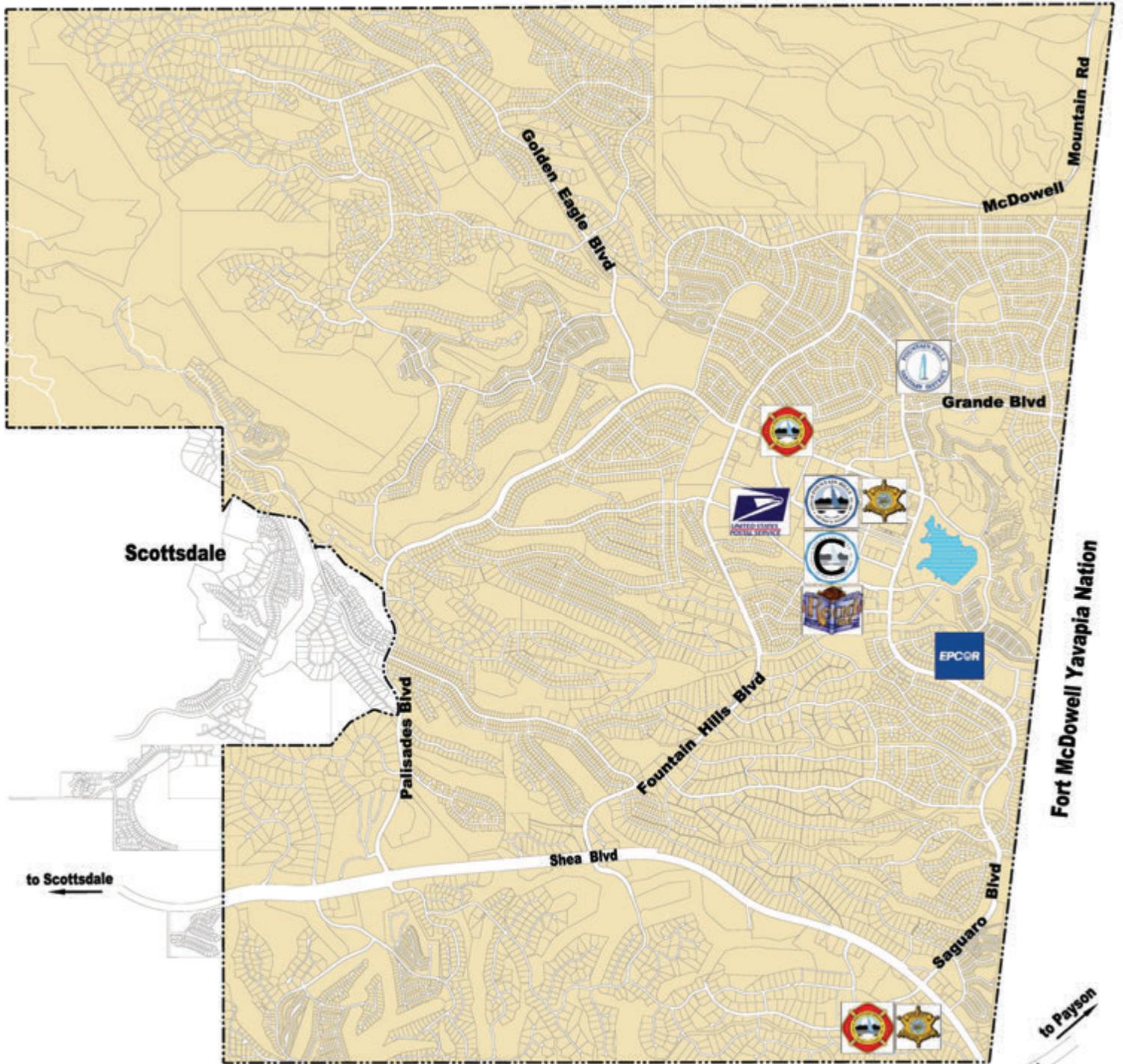
Watermain Break - Chaparral City Water/EPCOR & Street Department Working Together



Street Department Yard

# 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

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

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

10. Fountain Hills Charter School	16751 E. Glenbrook Blvd	(480)837-0046
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Fountain Hills High School

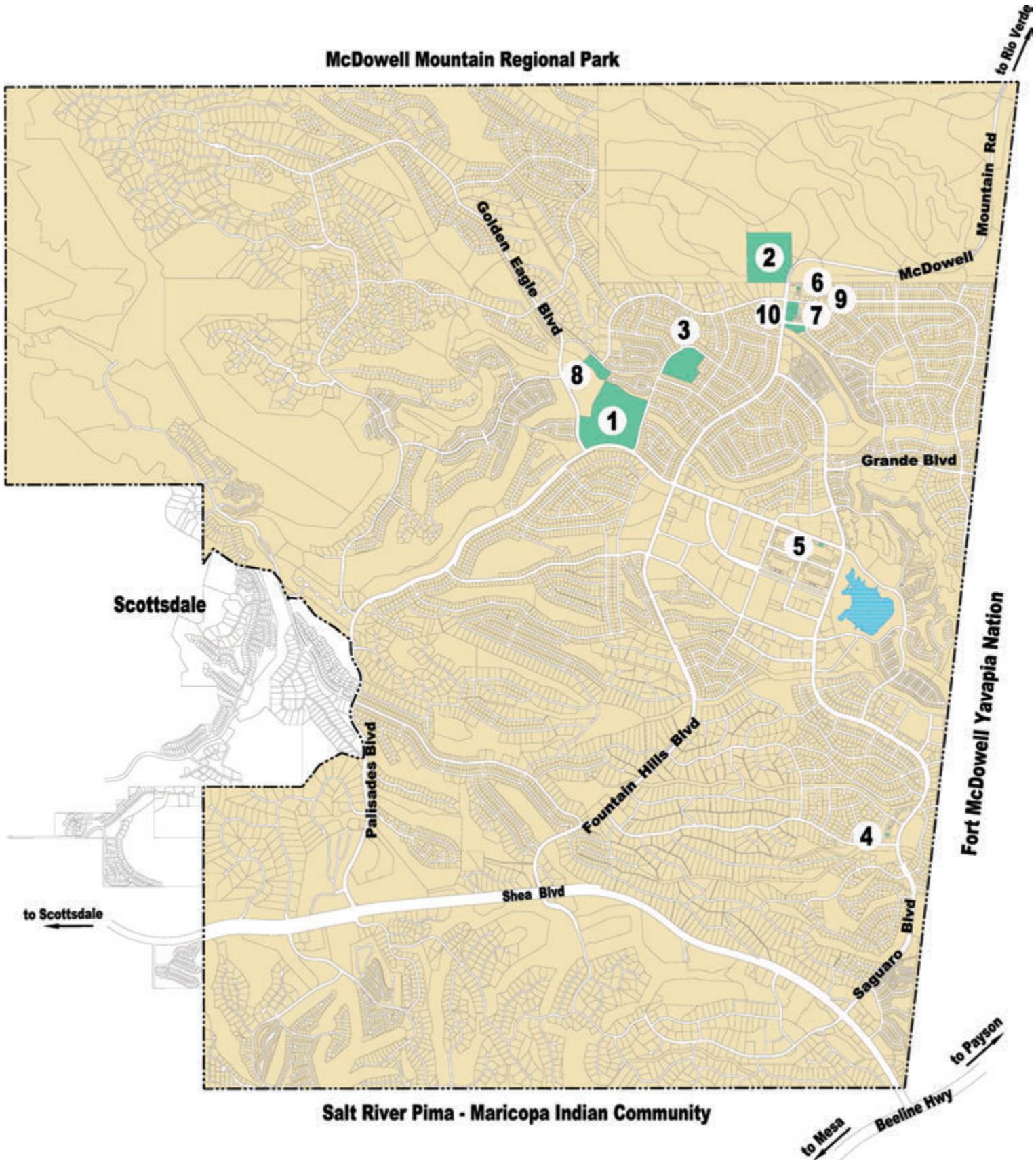


Fountain Hills Middle School and Four Peaks Elementary School



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, with approximately 85% complete. An overall update to the Fountain Park master plan has been discussed, Phase 6 is scheduled to be completed in 2015.



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.

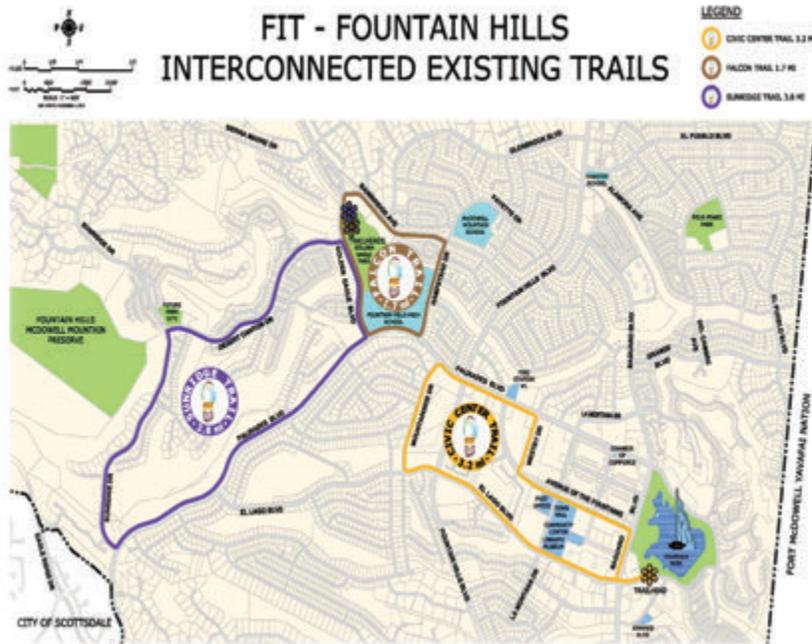
Golden Eagle Park is located on Golden Eagle Blvd. just north of Palisades Blvd.



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 / 6.7 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

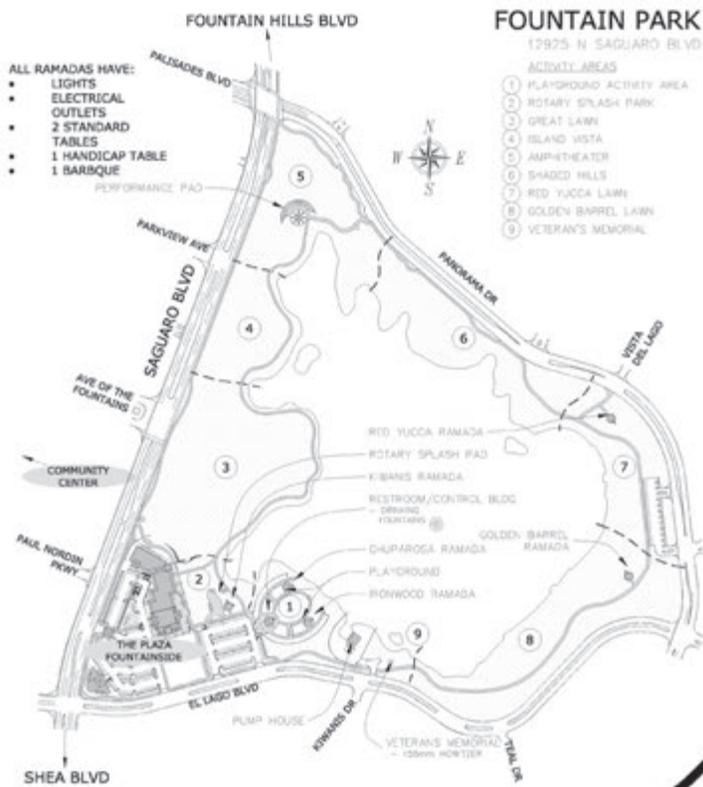
Fountain Hills Recreation Statistics:	
119 ac	Developed Parks
807.2 ac	Preserve Parks
7.7 mi	Preserve Trails
8.7 mi	(FIT) Urban Trails



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.



### AVENUE PLAZA PARK

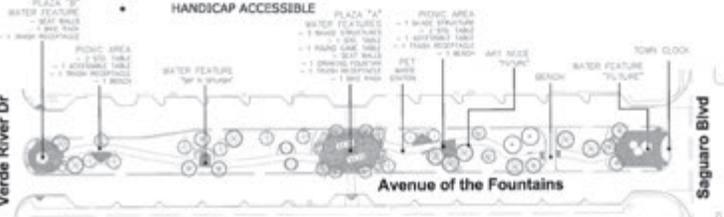
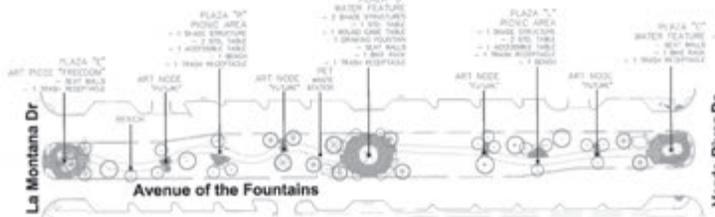
16831 E AVENUE OF THE FOUNTAINS

**PLAZA HOURS:**

- 6AM-11PM

**ALL PLAZA'S HAVE:**

- LIGHTS
- HANDICAP ACCESSIBLE



### FOUR PEAKS PARK

14825 N DEL CAMBRE

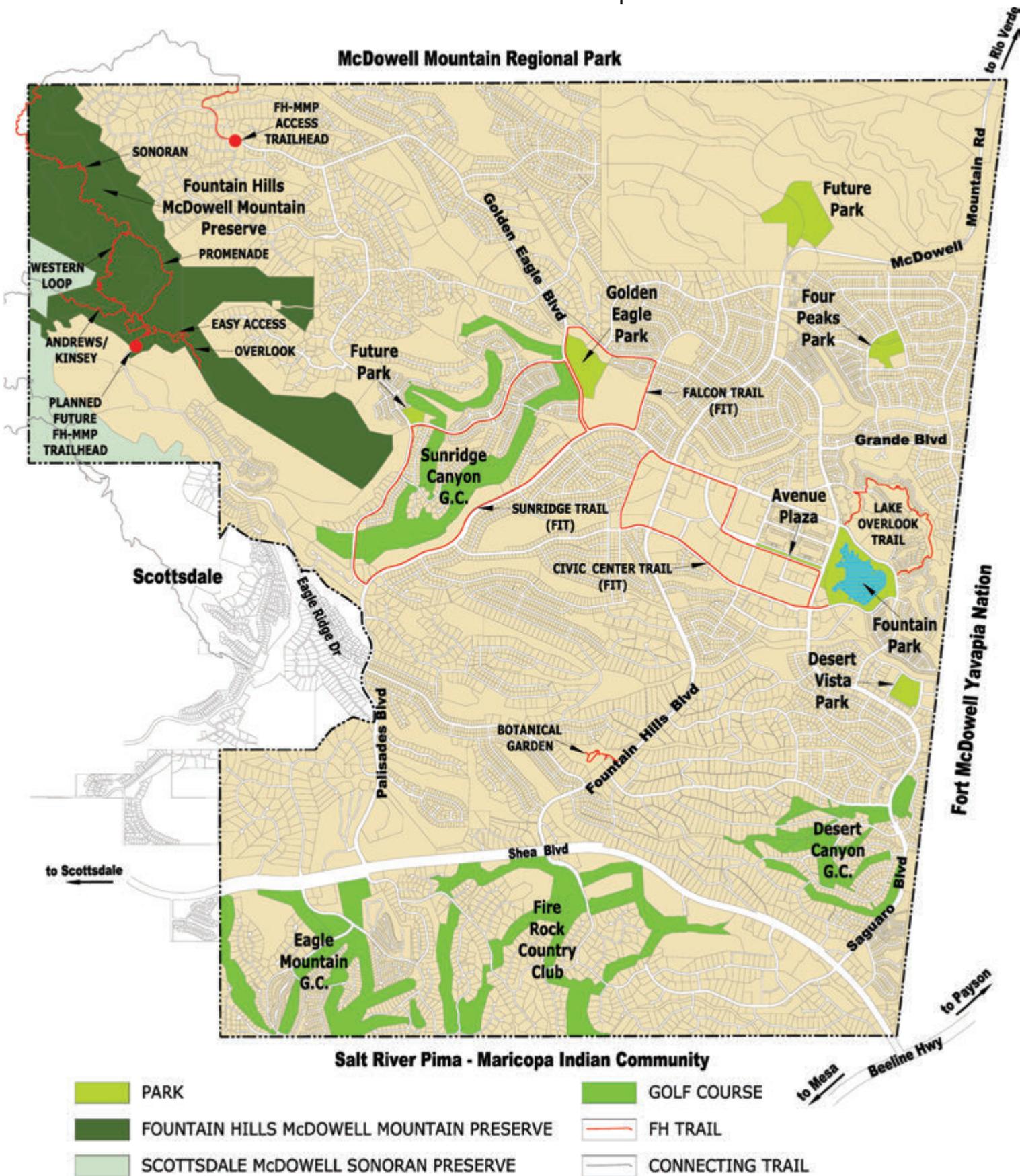
**NOTE: ALL RAMADAS ARE LIT AND HAVE ELECTRICAL OUTLETS**

### GOLDEN EAGLE PARK

15900 E GOLDEN EAGLE BLVD

**NOTE: ALL RAMADAS ARE LIT AND HAVE ELECTRICAL OUTLETS**

# 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 100 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 McDowell and Four Peaks mountains and the Town's signature 560-foot tall Fountain, located in the center of its 64-acre park.



GAHN DANCER II  
by Craig Dan Goseyun



FRED AND GINGER by Pat Mack



BIG BLUE by Don Kenworthy



MAN IN THE MOON by Kyle Ashley



AMERICA by Doug Hyde



GOOD NEWS  
by George Lundeen



FIRST LOVE by Carol Cunningham

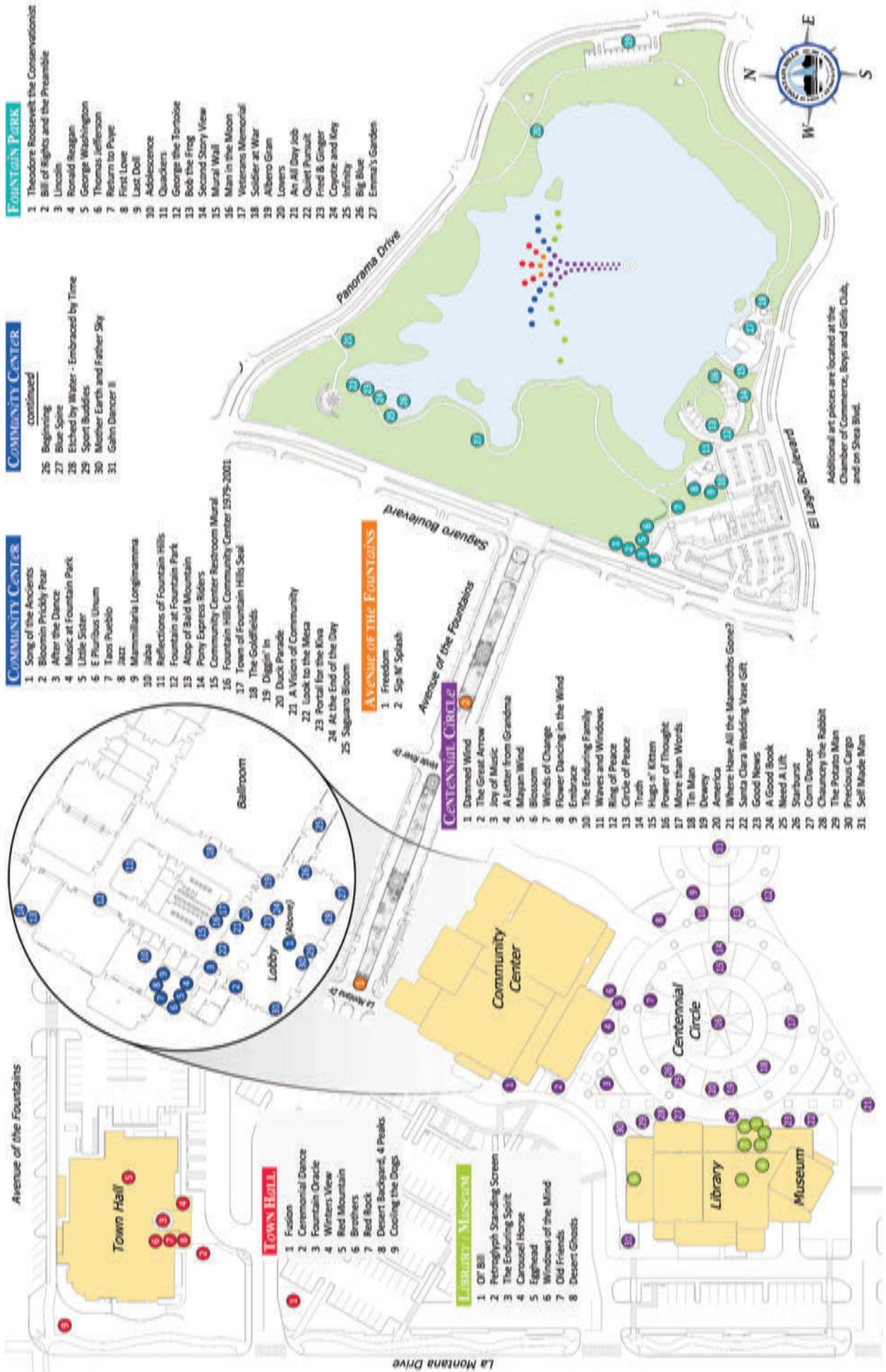


MORE THAN WORDS by Greg Todd

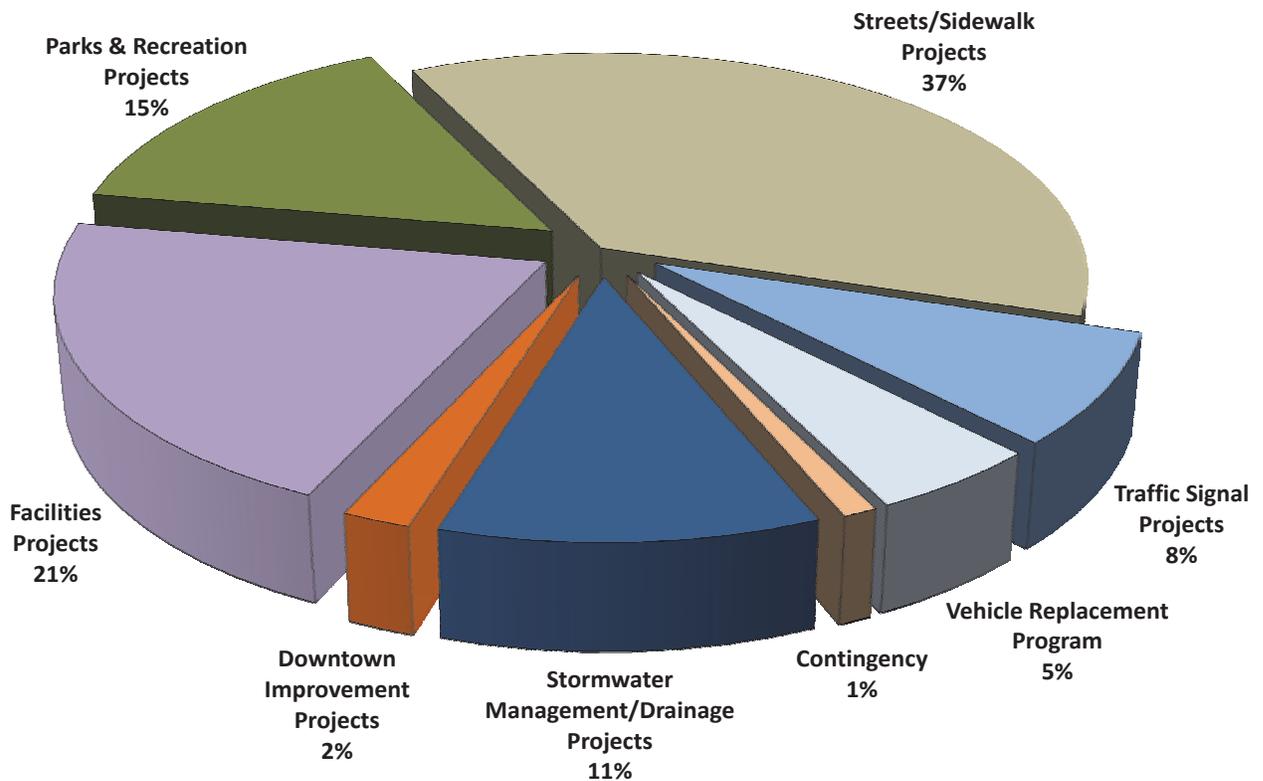


QUIET PURSUIT by Mike Dwyer

# public art walk map



# capital improvements



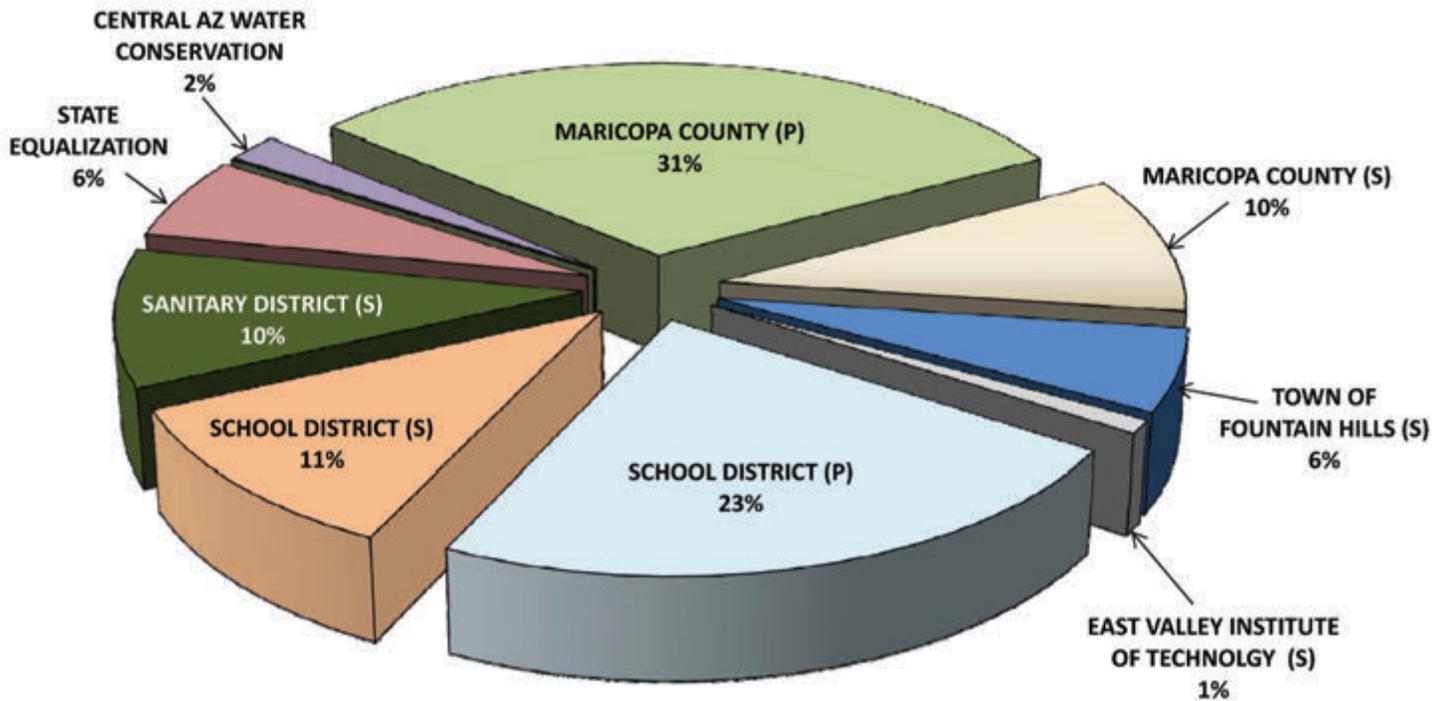
## Capital Projects by Category

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 2015



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

More public art pieces



SPORT BUDDIES by Victor Issa



MAYAN WIND by Martin Gates



WAVES AND WINDOWS by Brian Schader



REFLECTIONS OF FOUNTAIN HILLS by Howard Barrett



NEED A LIFT by Randy Hand



CIRCLE OF PEACE by Gary Price



DAMNED WIND by Jr Eason

# land use

- Town-Wide Data
- Inventory by Section



Fountain Lake



Commercial - Palisades Plaza



Shops on the Avenue



Multi-Family

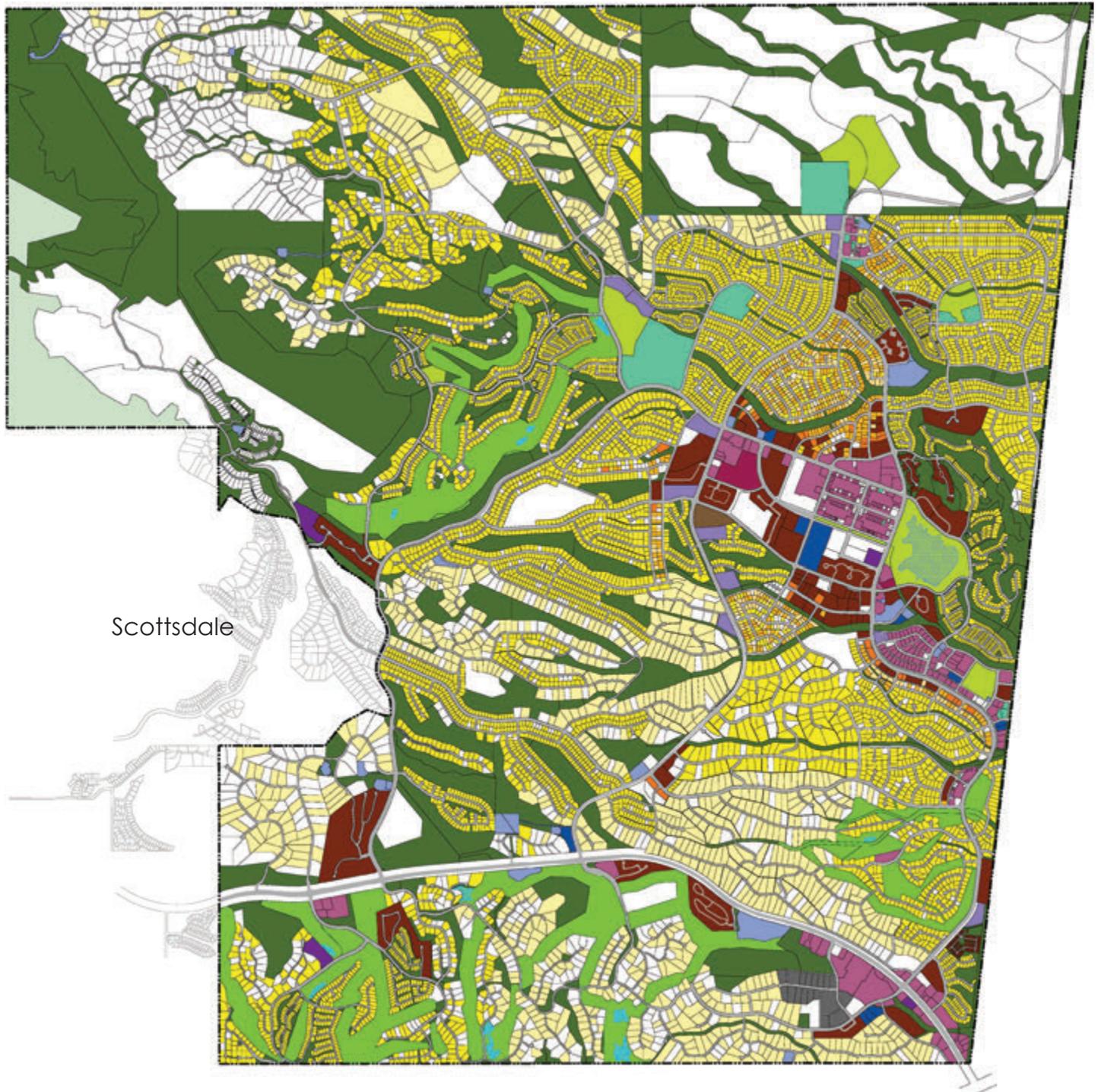


Custom Home

# 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	19.7								184.9									2.4						331.8	21.9	560.7
Section 7									226.1															200.3	5.6	631.9
Section 8	39.6	81.1							142.7									2.5						388.5	45.7	700.1
Section 9	28.7	176.7							15.5						7			1				28.5	95.5	191.4	82.8	627.1
Section 10	49.2	221	52.3	0.3		32	1.9	15.2	9.2	10.5	0.7				12.2			2.1		66.9			54.7	128.6	656.8	
Section 11		271.3	9.2			22.8		40.5	6.4	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	7.4	1.2	3.2		1.8			6.8	1.1	0.5	66.1		149.3	93.2	520.2	
Section 15	41.9	68.5	14.5		9.1	21.3	7.2	129.6	26.6	50.7	41.7	16			19.9			0.9	18		1.5		51.5	110.9	629.8	
Section 16	40.3	246.6				0.9	0.6		77.7									1.8				57.9	139.2	83.2	648.2	
Section 17	18.1	39.6						17	56.9				8					1.2				49.2	124.4	39.9	354.3	
Section 20	107	35.8						56.6	104.5					13.2				6.2					64.5	45.5	433.3	
Section 21	119.2	174.2							68.9									11.5	3.1				213.4	74.1	664.4	
Section 22	214.7	183.7	1			1.5	2.1	6.1	85.2													18.5	54.8	71.5	639.1	
Section 23	2.6	121.6	6.3	0.9		8.8	5.5	9	13.5	39.3	4.3				0.2			1.6	2.7	2	11.6	97.4	35.4	105.3	468.0	
Section 26	61.5	77.9						26.5	15.6	52.3	1.6		1.6		3.4				3.8			39.5	29	66.9	379.6	
Section 27	246.4	2.3						29	70.8	12	1.3					31.3	8.4	15.8				71.3	62.9	80	631.5	
Section 28	128.1	46.3						10.7	121.7	3.8								3.9				167.8	68.8	79.5	630.6	
Section 29	9.9	148.9						19.8	43.7	9.3			5.9									173.5	91.2	101	603.2	
<b>TOTAL</b>	<b>1,336.5</b>	<b>2,291.9</b>	<b>83.3</b>	<b>1.2</b>	<b>9.1</b>	<b>89.7</b>	<b>19.8</b>	<b>435.2</b>	<b>2,363.4</b>	<b>216.4</b>	<b>72.0</b>	<b>17.2</b>	<b>18.7</b>	<b>44.2</b>	<b>44.5</b>	<b>31.3</b>	<b>8.4</b>	<b>71.8</b>	<b>28.7</b>	<b>110.5</b>	<b>182.4</b>	<b>770.6</b>	<b>3,031.3</b>	<b>1,527.7</b>	<b>199.9</b>	<b>13,005.7</b>
<b>PERCENT</b>	<b>10.28%</b>	<b>17.6%</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>18.2%</b>	<b>1.7%</b>	<b>0.6%</b>	<b>0.1%</b>	<b>0.1%</b>	<b>0.3%</b>	<b>0.3%</b>	<b>0.2%</b>	<b>0.1%</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>

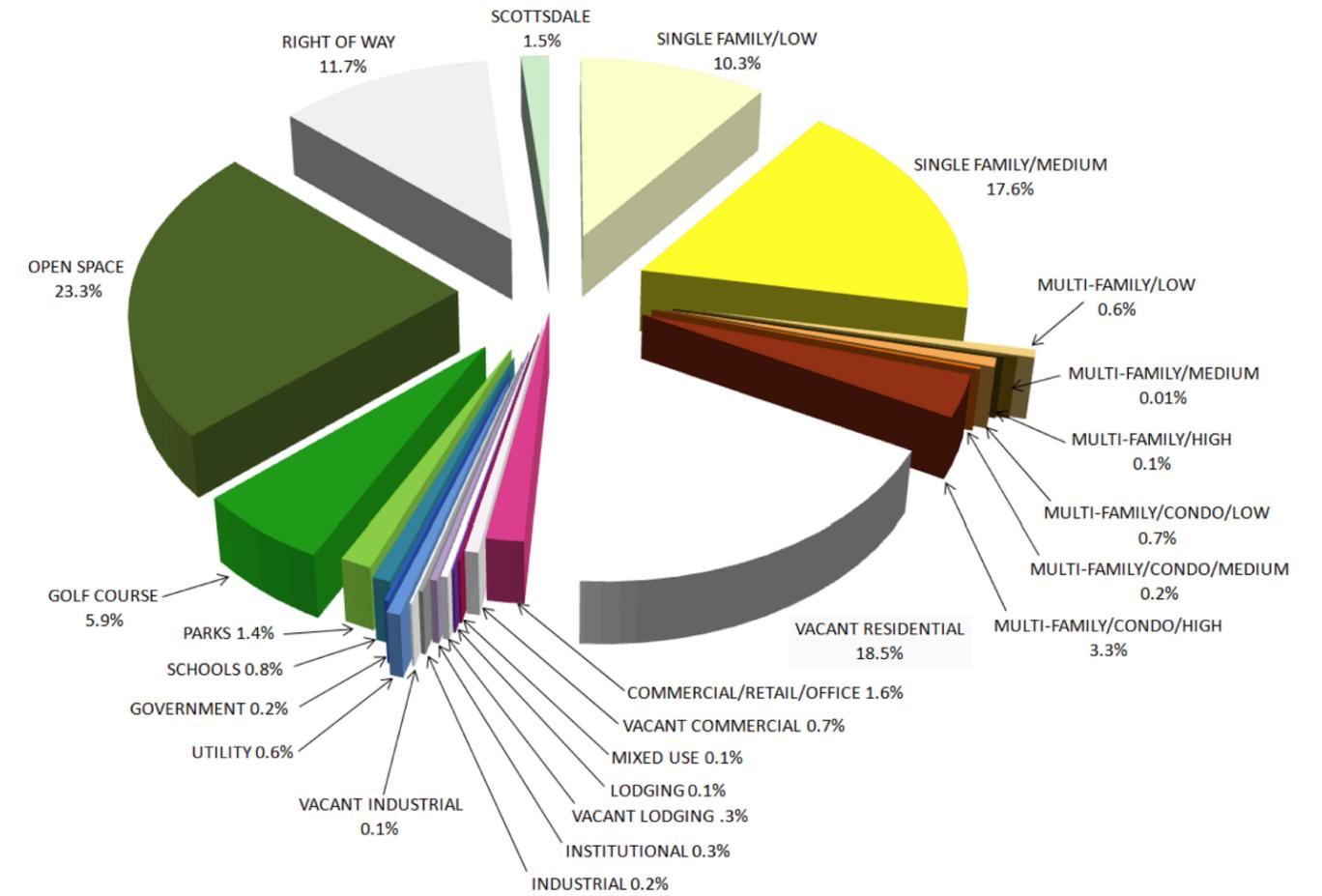
<b>TOTAL ACRES:</b>	<b>13,005.7</b>
<b>TOTAL SQ MILES:</b>	<b>20.32</b>

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; height: 10px; background-color: #ffffcc;"></td><td>SF/L Single Family - Low Density</td></tr> <tr><td style="width: 20px; height: 10px; background-color: #ffff00;"></td><td>SF/M Single Family - Medium Density</td></tr> <tr><td style="width: 20px; height: 10px; background-color: #ffcc00;"></td><td>MF/L Multi -Family - Low Density</td></tr> <tr><td style="width: 20px; height: 10px; background-color: #cc9900;"></td><td>MF/M Multi - Family - Medium Density</td></tr> <tr><td style="width: 20px; height: 10px; background-color: #996600;"></td><td>MF/H Multi - Family - High Density</td></tr> <tr><td style="width: 20px; height: 10px; background-color: #ff9900;"></td><td>MF/C/L Multi - Family - Condo Low Density</td></tr> <tr><td style="width: 20px; height: 10px; background-color: #ff6600;"></td><td>MF/C/M Multi - Family - Condo Medium Density</td></tr> <tr><td style="width: 20px; height: 10px; background-color: #ff3300;"></td><td>MF/C/H Multi - Family - Condo High Density</td></tr> <tr><td style="width: 20px; height: 10px; background-color: #ffffff;"></td><td>R/V Vacant land with a general plan designation of Residential</td></tr> <tr><td style="width: 20px; height: 10px; background-color: #ffcc99;"></td><td>C/R General Commercial/Retail/Office</td></tr> <tr><td style="width: 20px; height: 10px; background-color: #ffffff;"></td><td>C/V Vacant land with general plan designation of Commercial</td></tr> <tr><td style="width: 20px; height: 10px; background-color: #cc0000;"></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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# town-wide land use



Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L	1,003	1,336.5	1,352.3		
Single Family – M	7,299	2,291.9	935.1		
Multi-Family – L	442	83.3			
Multi-Family – M	30	1.2			
Multi-Family – H	150	9.1			
Multi-Family/Condo – L	561	89.7	76.0		
Multi-Family/Condo – M	207	19.8			
Multi-Family/Condo – H	3,051	435.2			
Commercial/Retail		216.4	72.0		288.4
Mixed Use	259	17.2			17.2
Lodging		18.7	44.2		62.9
Institutional		44.5			44.5
Industrial		31.3	8.4		39.7
Utility		71.8			71.8
Government/Town Owned		28.7			28.7
Schools		110.5			110.5
Parks		182.4			182.4
Golf Course		770.6			770.6
Open Space				3,031.3	3,031.3
Scottsdale Owned Land				199.9	199.9
Right of Way/Streets		1,527.7			1,527.7
<b>Total</b>	<b>13,002</b>	<b>7,286.5</b>	<b>2,488.0</b>	<b>3,231.2</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	Mixed Use	Vacant Residential	TOTAL		
	Total Acres	1,336.5	2,291.7	83.3	1.2	9.1	89.7	19.8	435.2	17.2	2,363.4	6,647.1
Percent Acres	20.11%	34.48%	1.25%	0.02%	0.14%	1.35%	0.30%	6.55%	0.26%	35.56%	100%	
Total Dwelling Units	1,003	7,299	442	30	150	561	207	3,051	259	0	13,002	
Percent Dwellings	7.71%	56.14%	3.40%	0.23%	1.15%	4.31%	1.59%	23.47%	1.99%	0%	100%	
Dwelling Type Totals	8,302 / 63.9%		622 / 4.8%			3,819 / 29.4%			259 / 2.0%		0%	100%

	Single Family	Multi-Family	Commercial/Industrial/Lodging	Total
Vacant Lots	1,043	100	104	1,247
Vacant Acres	2,287.4	76	124.6	2,488.0

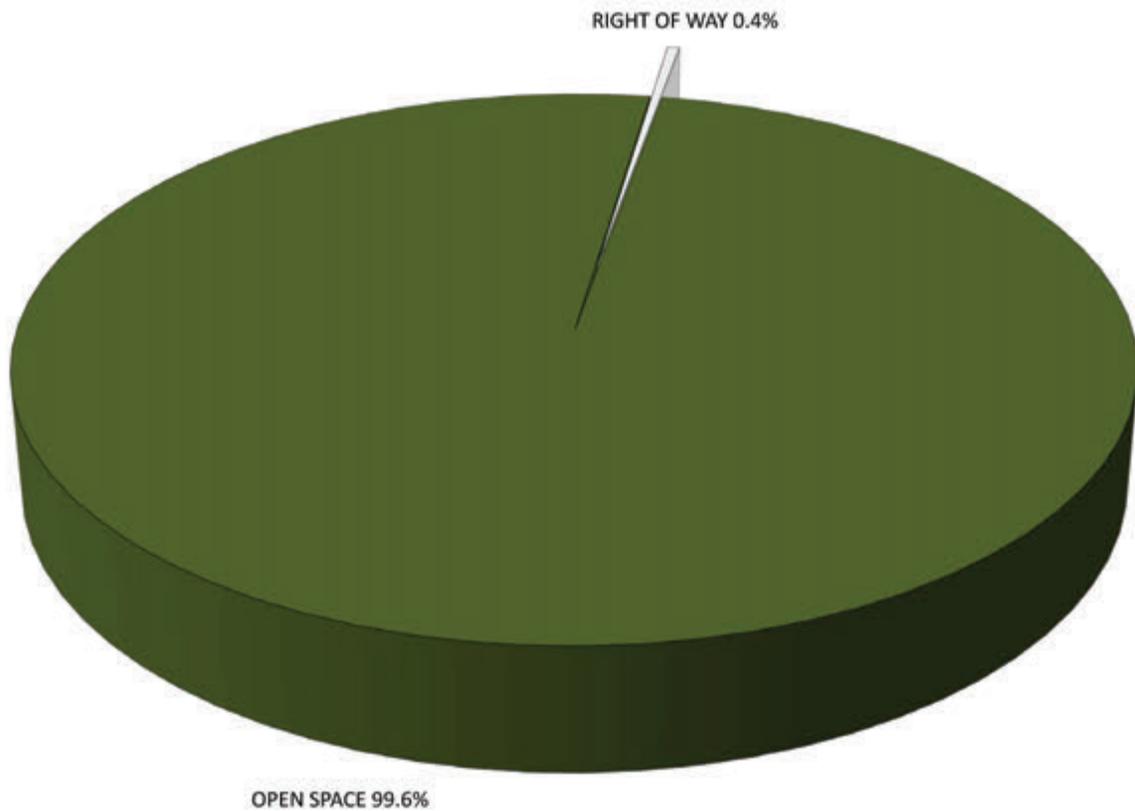
	TOTAL DWELLING UNITS									TOTAL
	SF/L	SF/M	MF/L	MF/M	MF/H	MF/C/L	MF/C/M	MF/C/H	MU	
Section 1										0
Section 2										0
Section 3										0
Section 4	52	616								668
Section 5	54	298								352
Section 6	14									14
Section 7										0
Section 8	34	200								234
Section 9	27	639								666
Section 10	40	958	207	5		131	24	225		1,590
Section 11		1,081	54			158		326		1,619
Section 14		440				20	33	450	11	954
Section 15	23	226	125		150	169	77	1,190	248	2,208
Section 16	49	725				10	6			790
Section 17	22	76						108		206
Section 20	55	103						38		196
Section 21	101	544								645
Section 22	163	165	6			10	12	75		431
Section 23	2	432	50	25		63	55	91		718
Section 26	53	251						309		613
Section 27	186	4						141		331
Section 28	123	69						24		216
Section 29	5	472						74		551
<b>TOTAL</b>	<b>1,003</b>	<b>7,299</b>	<b>442</b>	<b>30</b>	<b>150</b>	<b>561</b>	<b>207</b>	<b>3,051</b>	<b>259</b>	<b>13,002</b>

# section 1



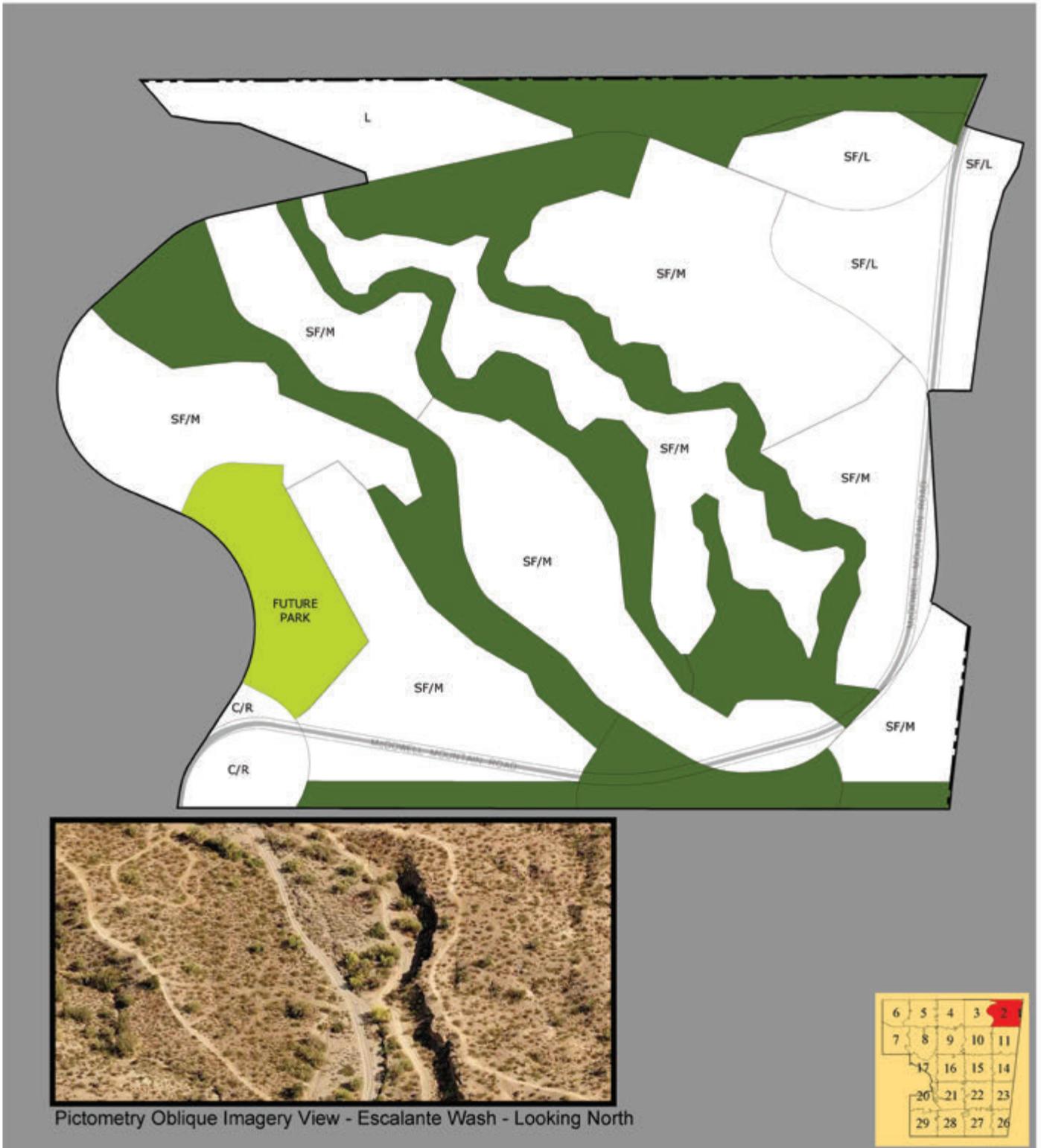
Pictometry Oblique Imagery View - Easterly Town Limits  
Adjacent To Fort McDowell Yavapai Nation

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

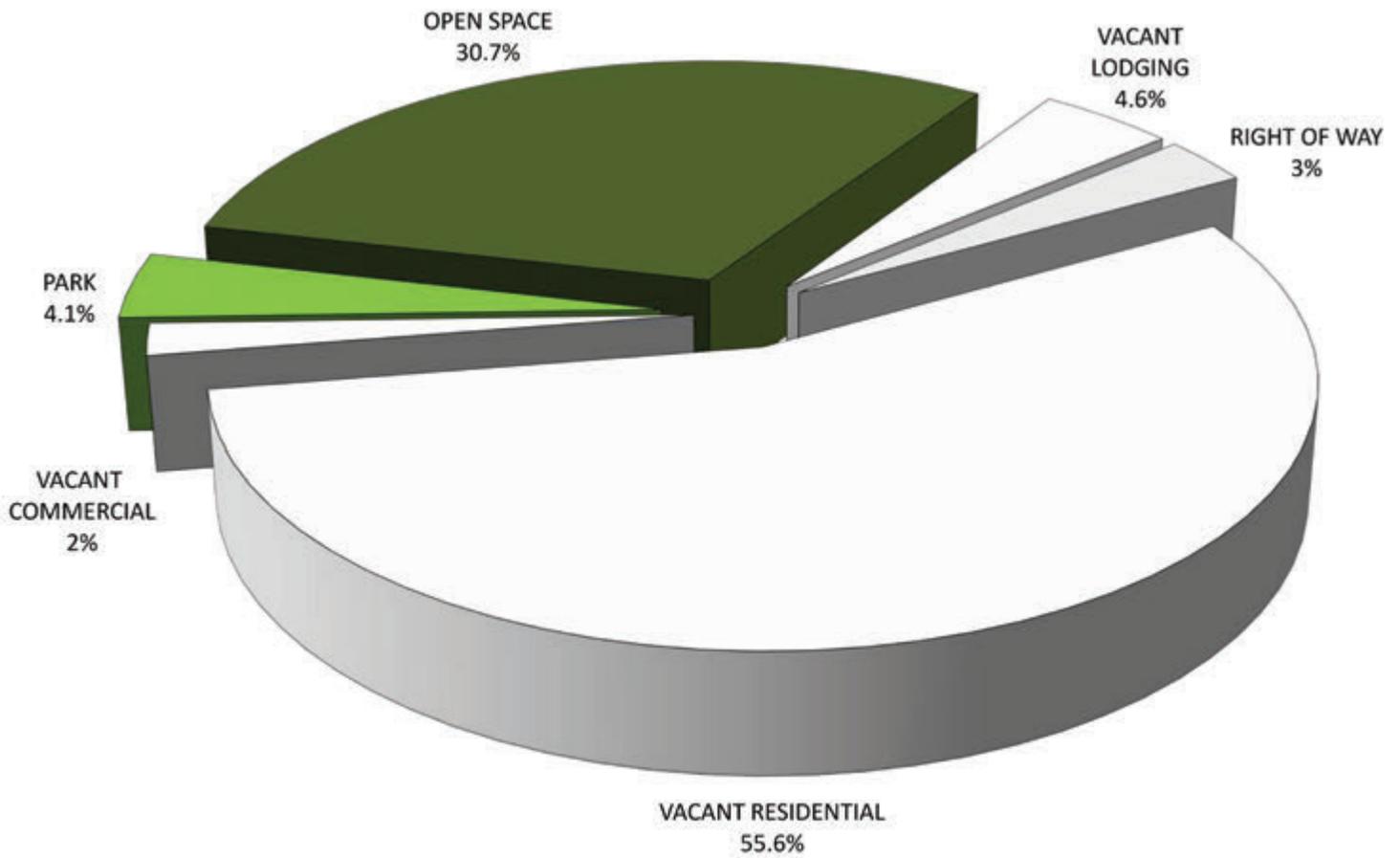


	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family – L					
	Single Family – M					
	Multi-Family – L					
	Multi-Family – M					
	Multi-Family – H					
	Multi-Family/Condo – L					
	Multi-Family/Condo – 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>

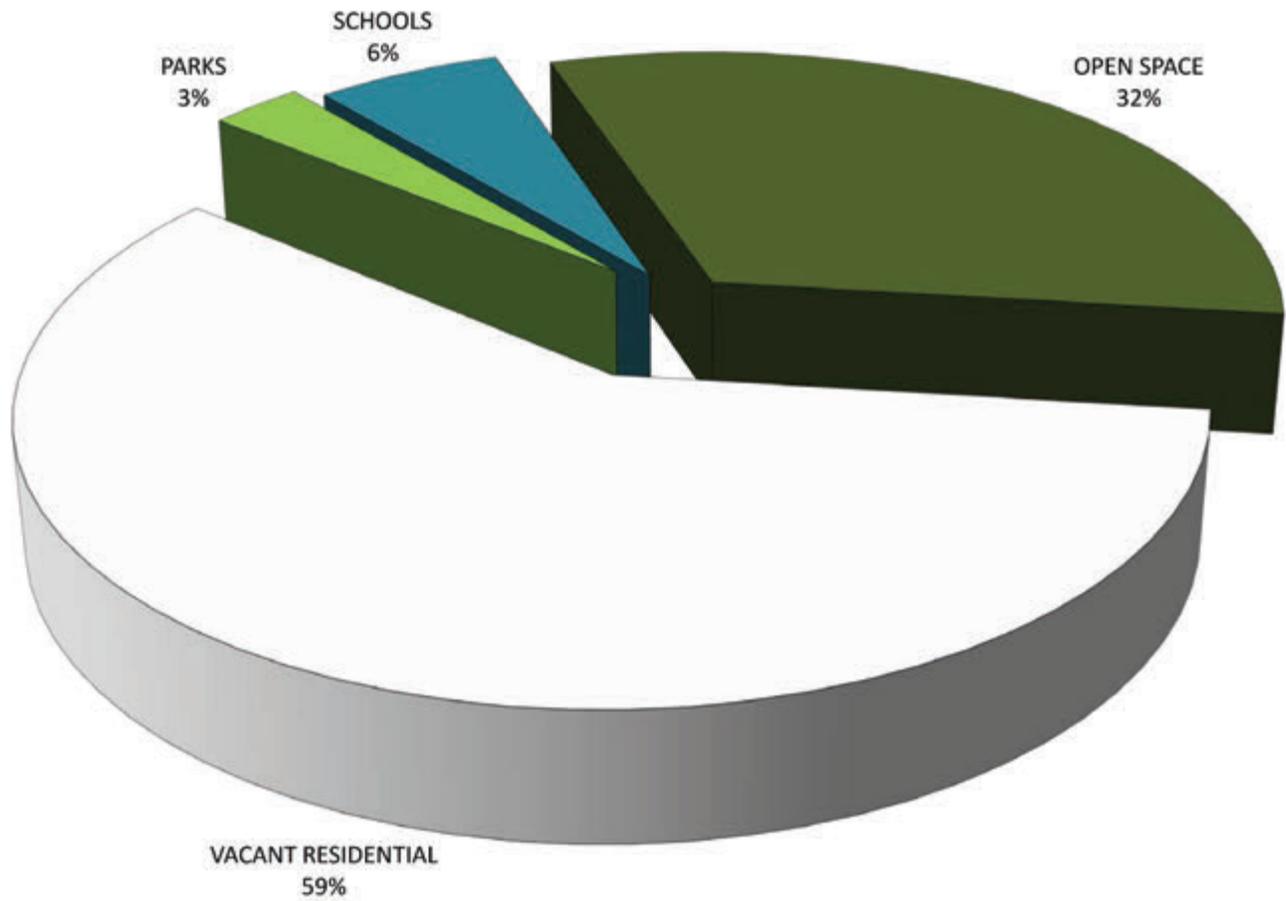
# section 3



Pictometry Oblique Imagery - FH Middle School & Four Peaks Elementary School

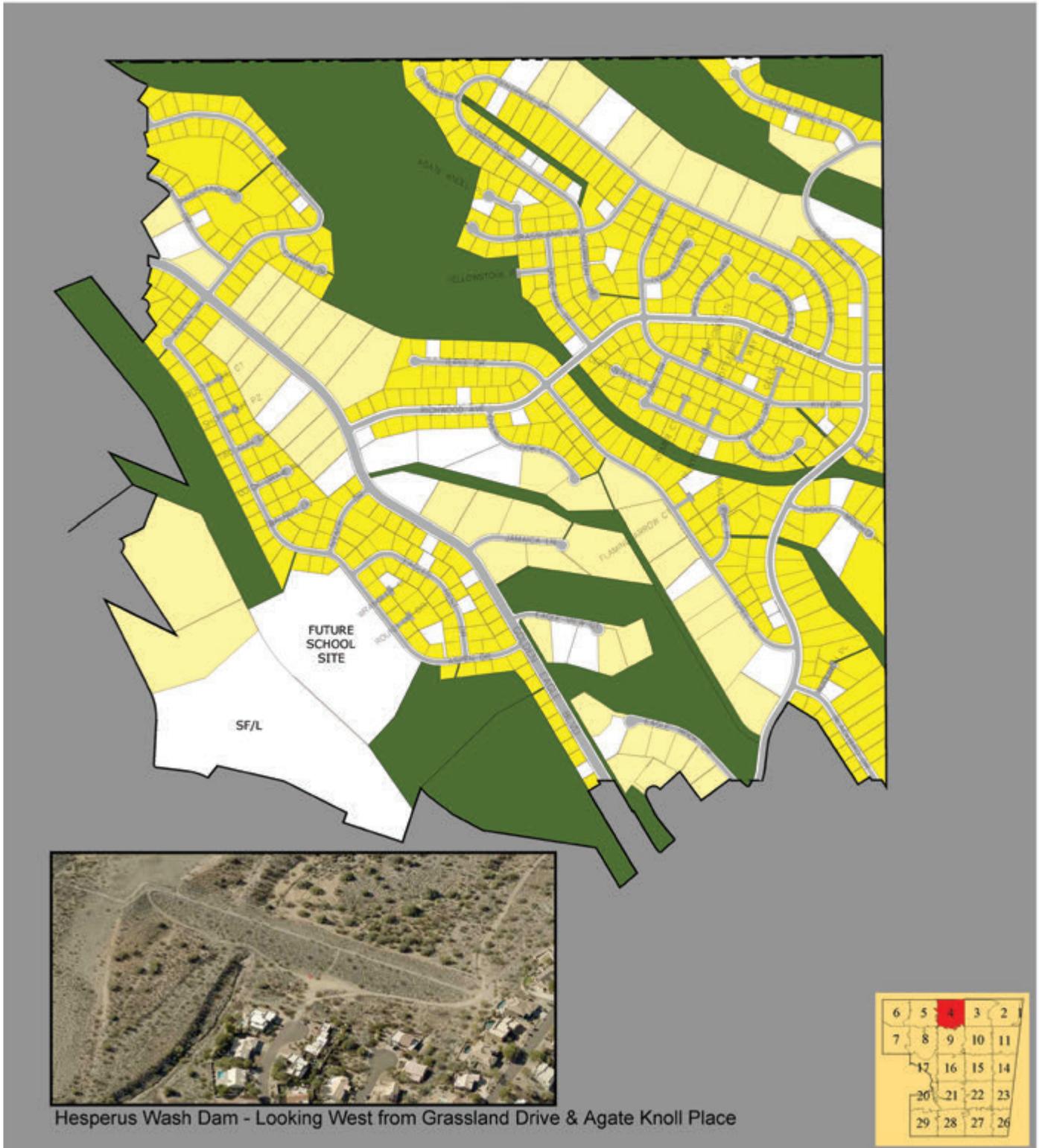


Undeveloped land shown in white

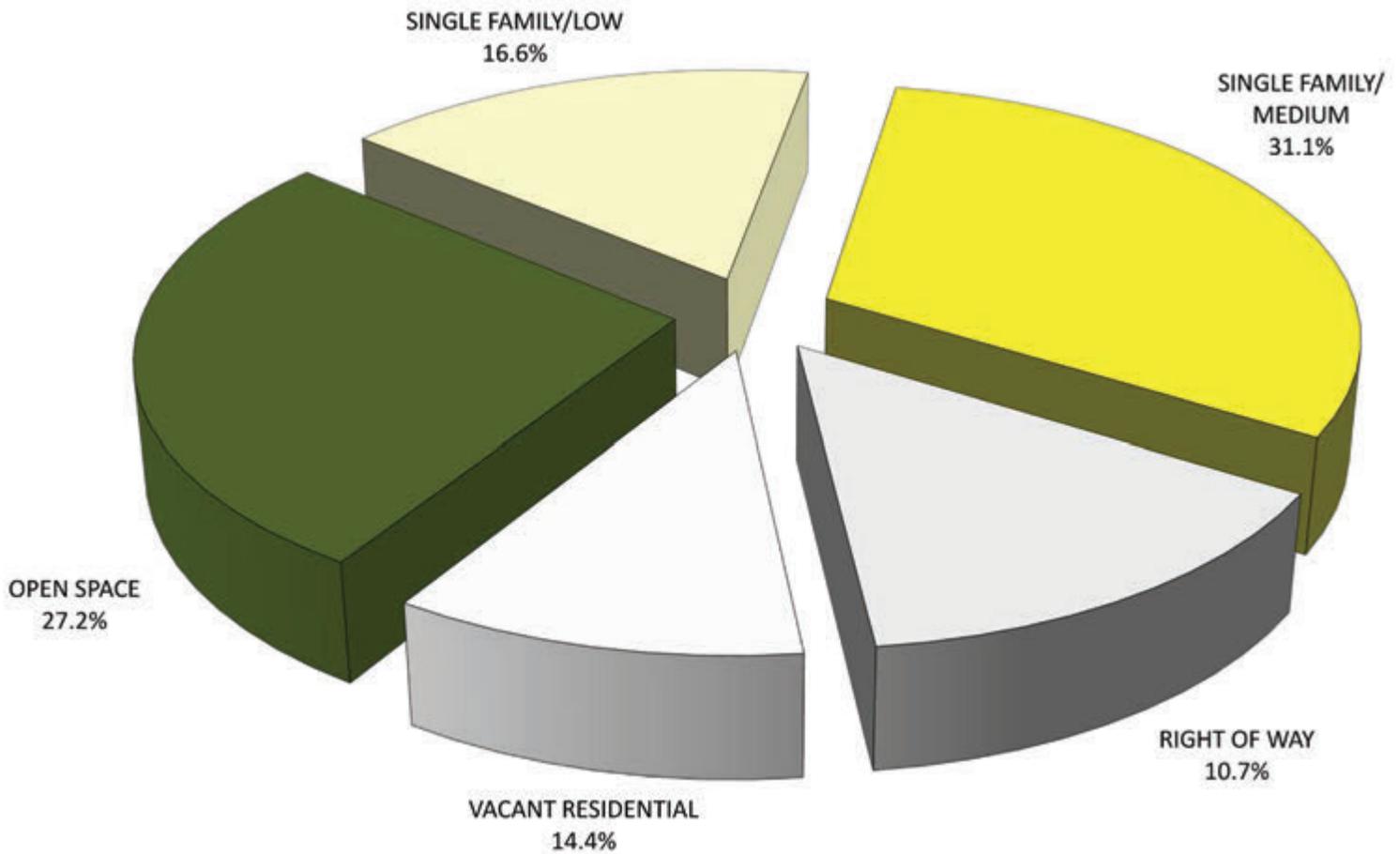


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L			67		
Single Family – M			292		
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
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

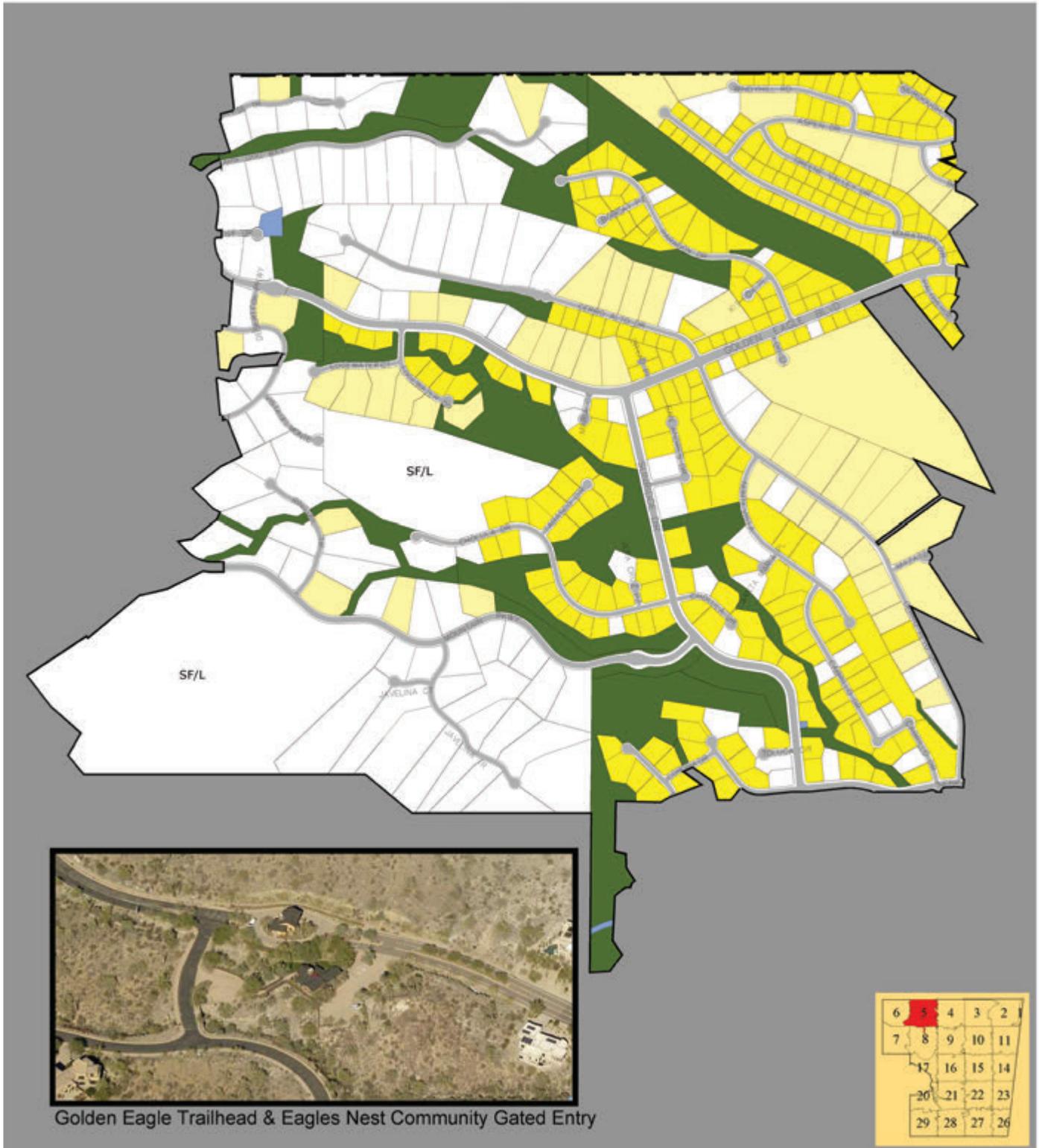


Undeveloped land shown in white



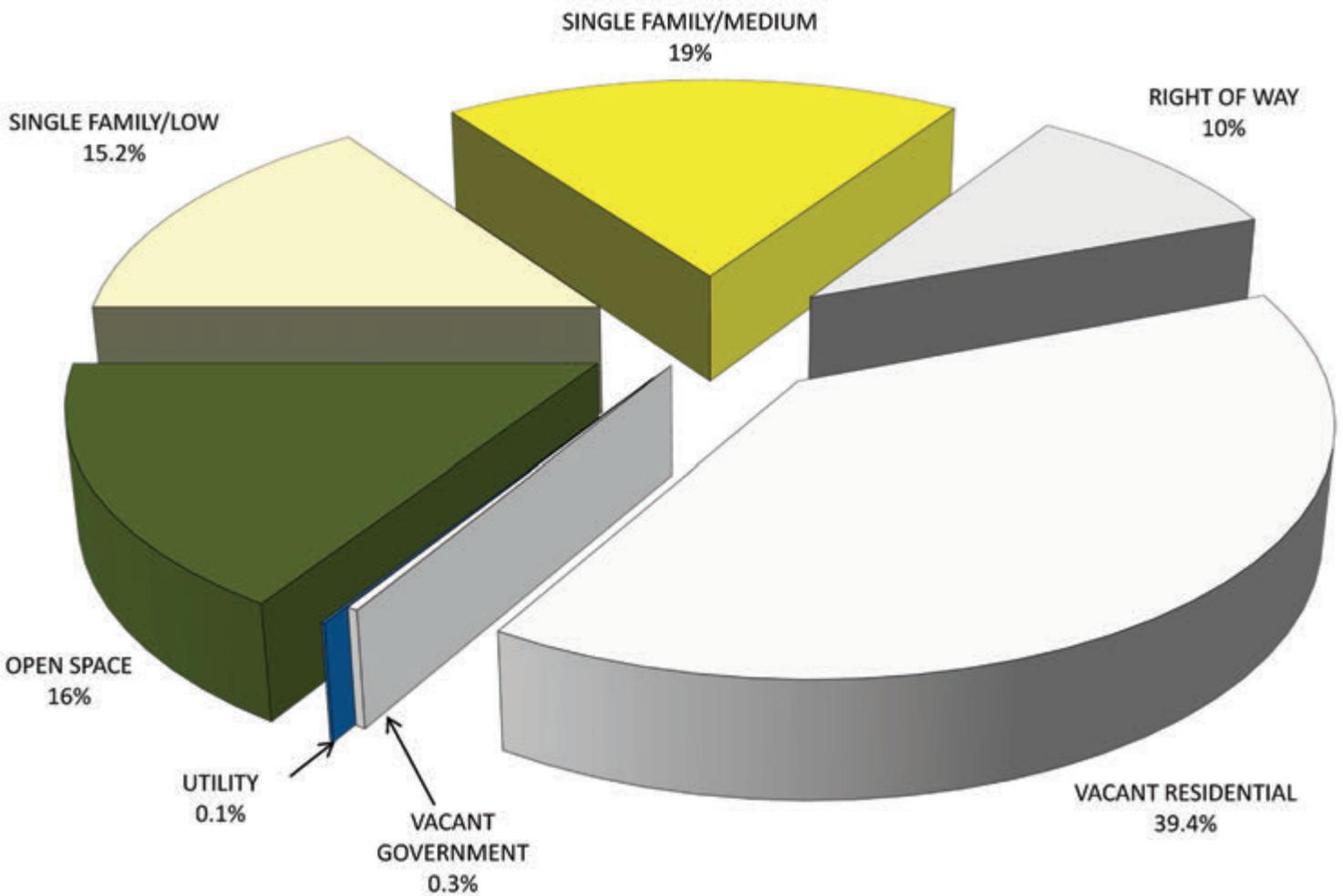
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L	52	107.8	73.6		
Single Family – M	616	203.3	19		
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – 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



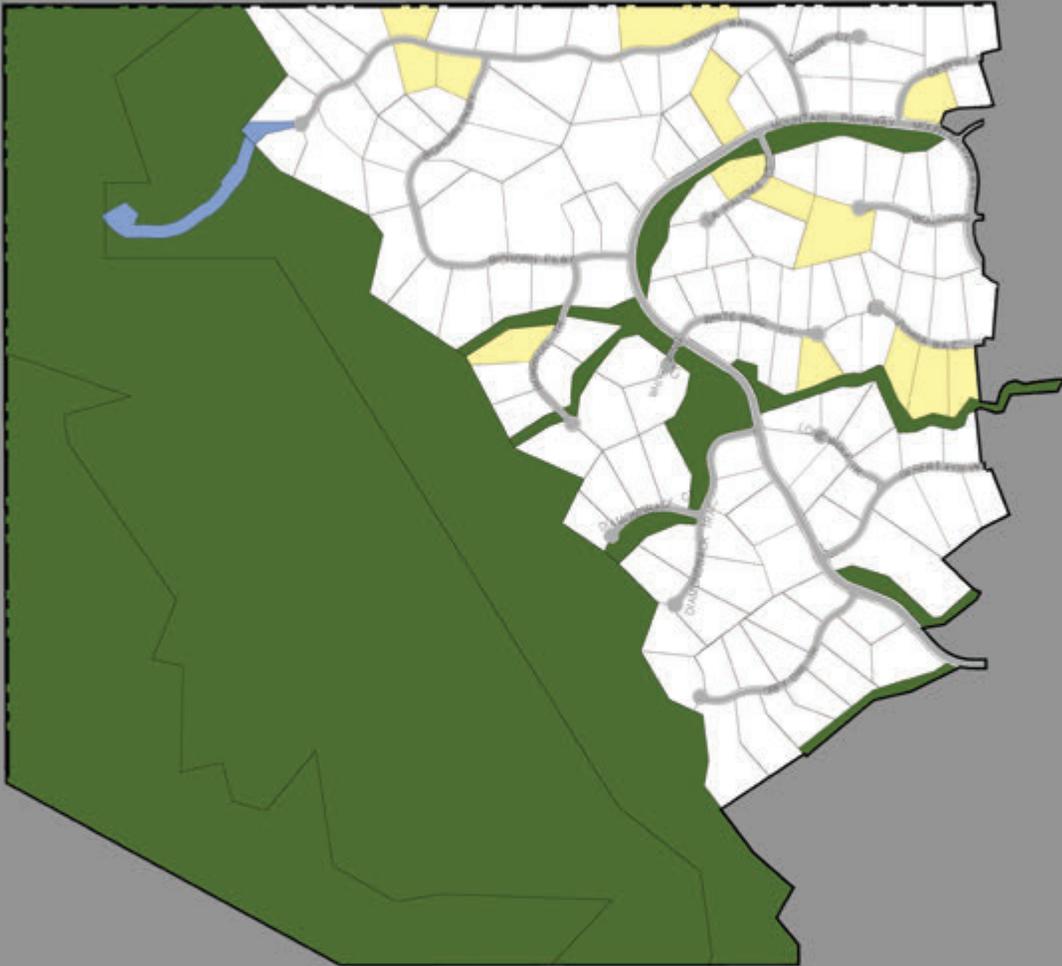
Golden Eagle Trailhead & Eagles Nest Community Gated Entry

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

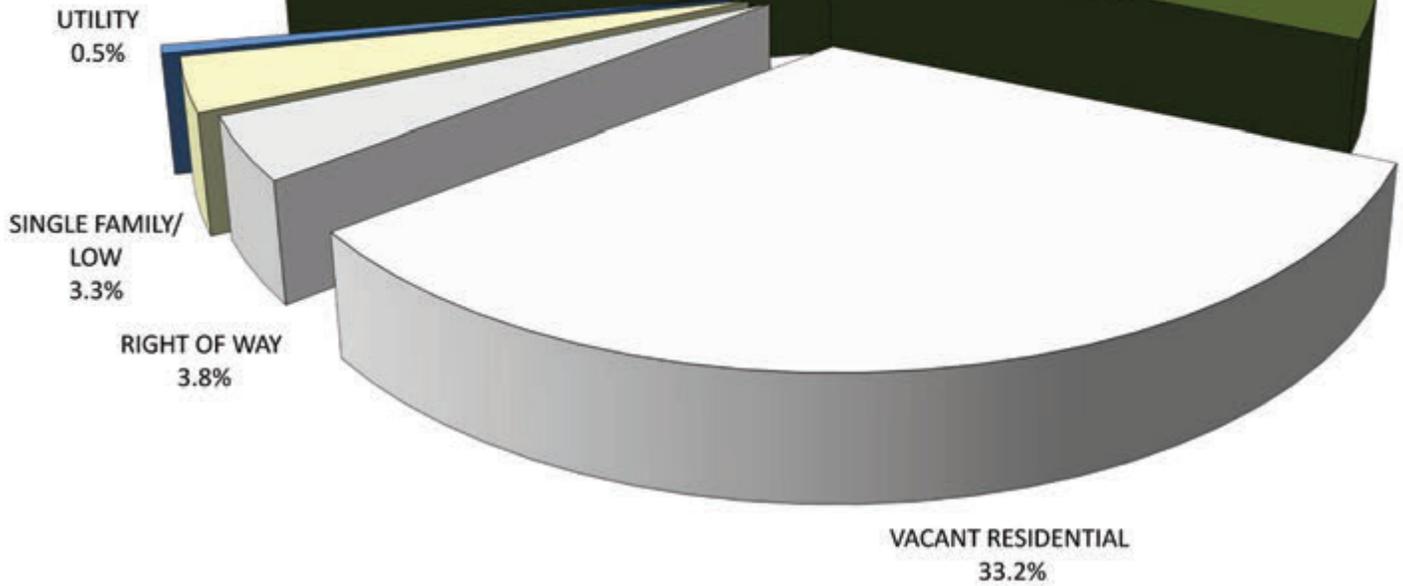


Eagles Nest Community - Looking West



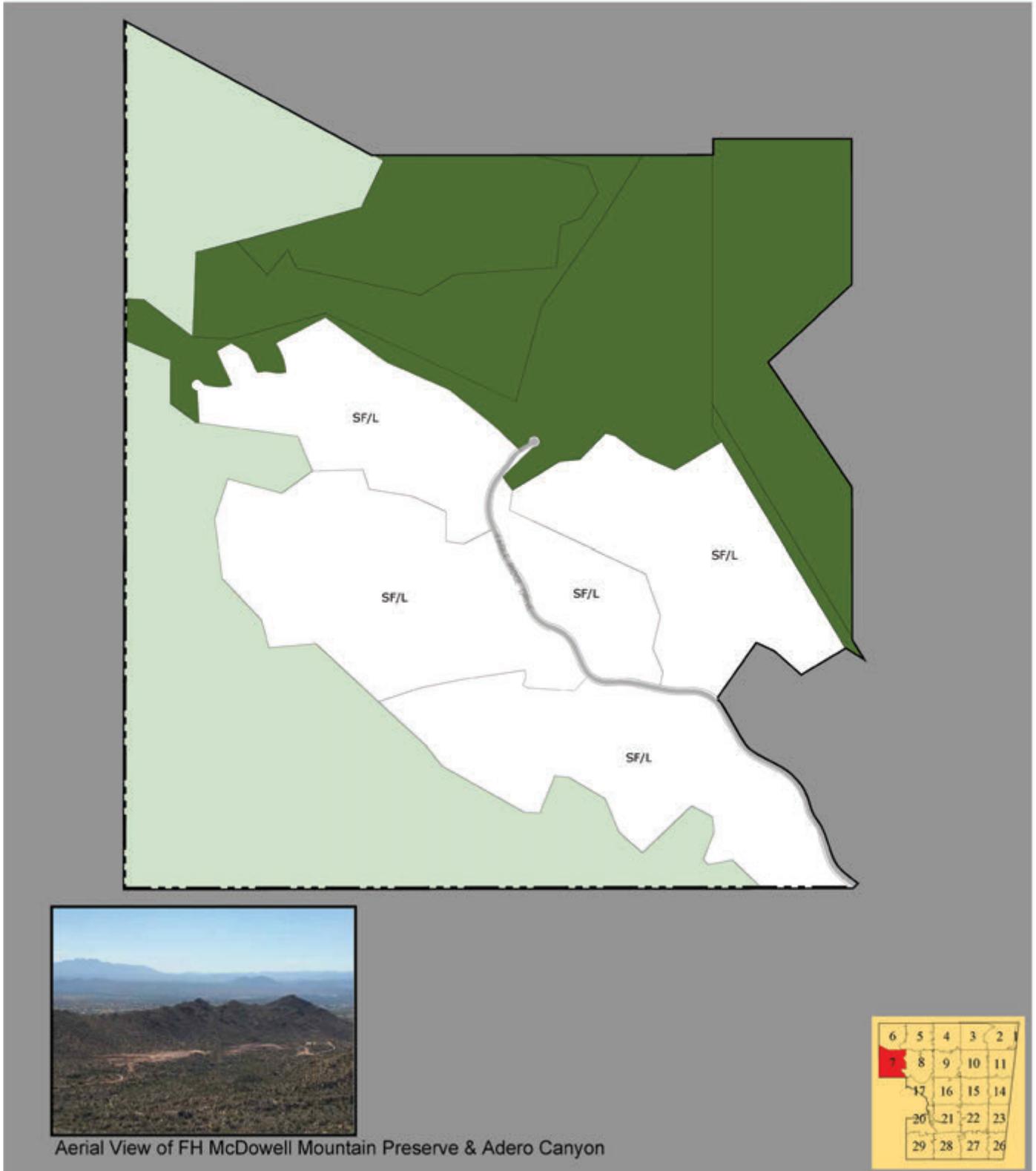
Undeveloped land shown in white

OPEN SPACE  
59.2%



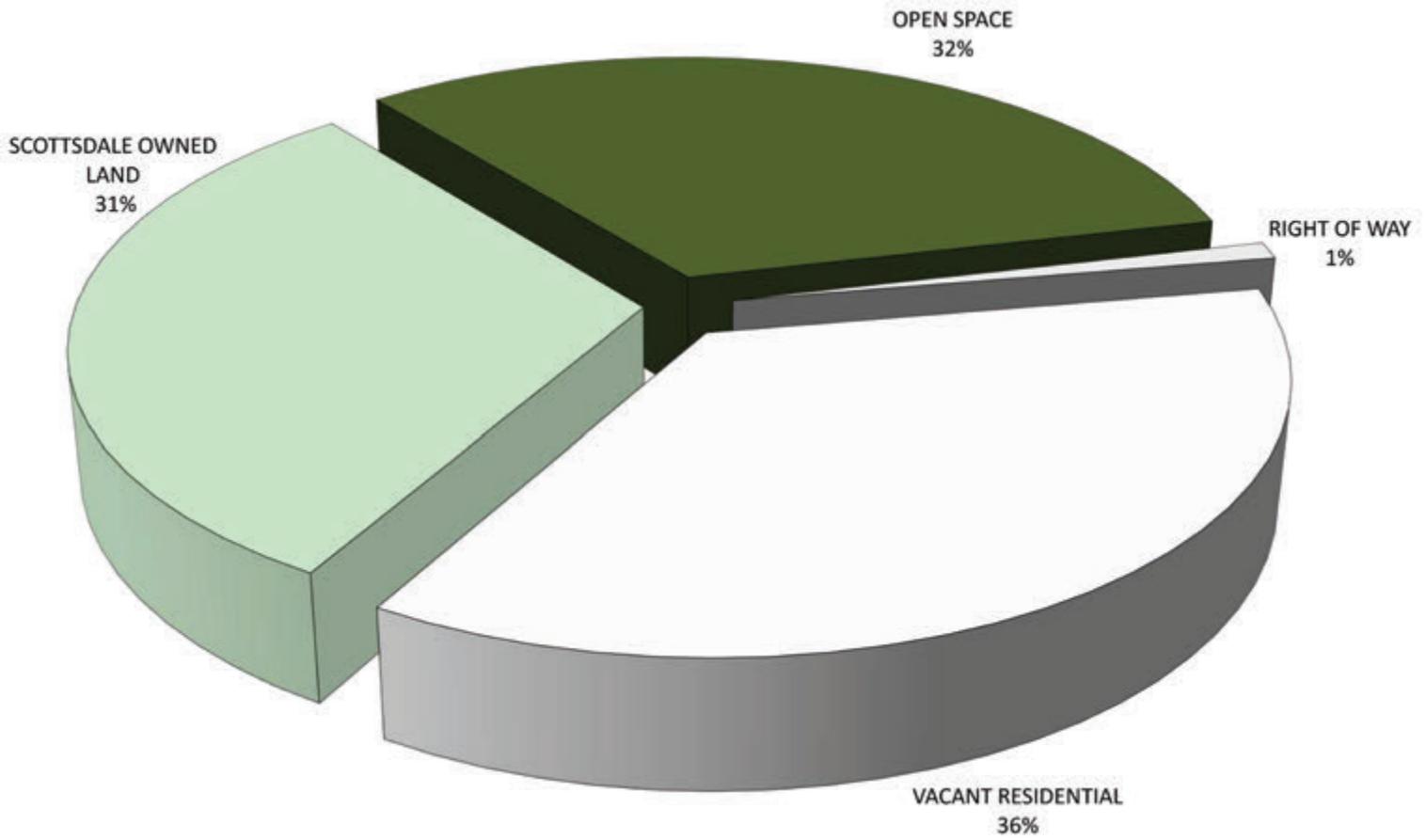
	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family – L	14	19.7	184.9		
	Single Family – M					
	Multi-Family – L					
	Multi-Family – M					204.6
	Multi-Family – H					
	Multi-Family/Condo – L					
	Multi-Family/Condo – 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>14</b>	<b>44</b>	<b>184.9</b>	<b>331.8</b>	<b>560.7</b>

# section 7



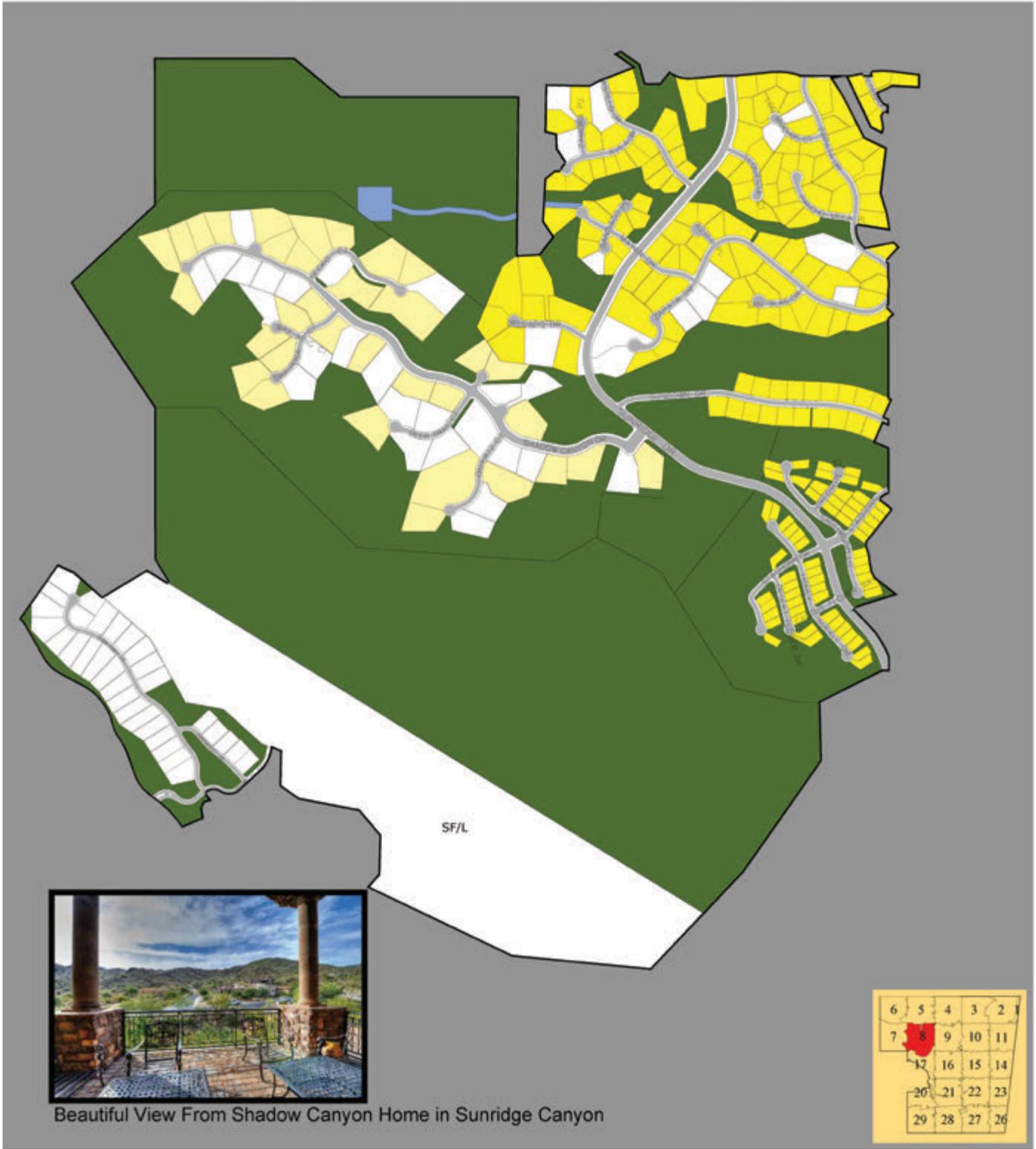
Aerial View of FH McDowell Mountain Preserve & Adero Canyon

Undeveloped land shown in white



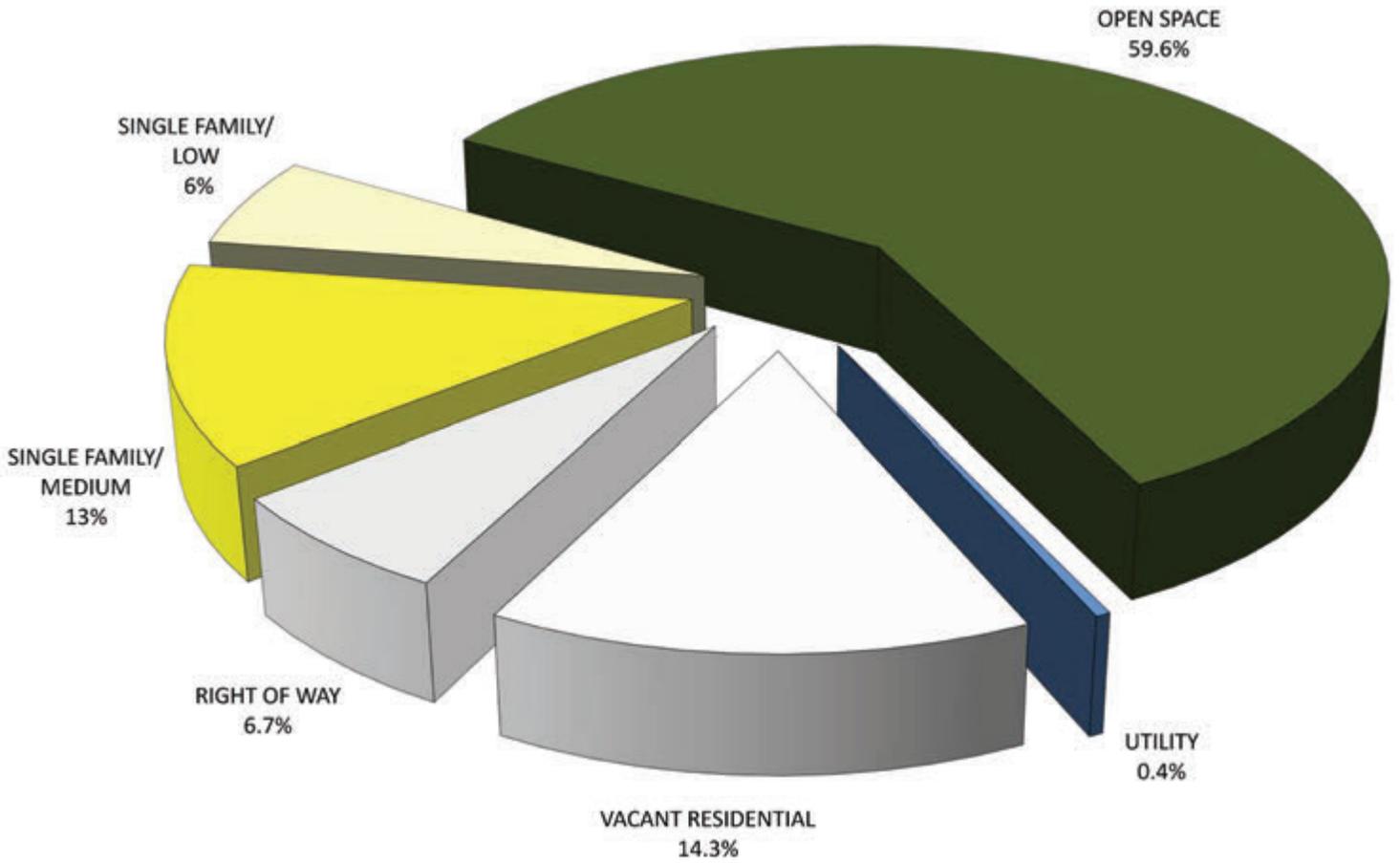
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L			226.1		
Single Family – M					
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H					
Commercial/Retail					
Mixed Use					
Lodging					
Institutional					
Industrial					
Utility					
Government/Town Owned					
Schools					
Parks					
Golf Course					
Open Space				200.3	200.2
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>631.8</b>

# section 8



Beautiful View From Shadow Canyon Home in Sunridge Canyon

Undeveloped land shown in white



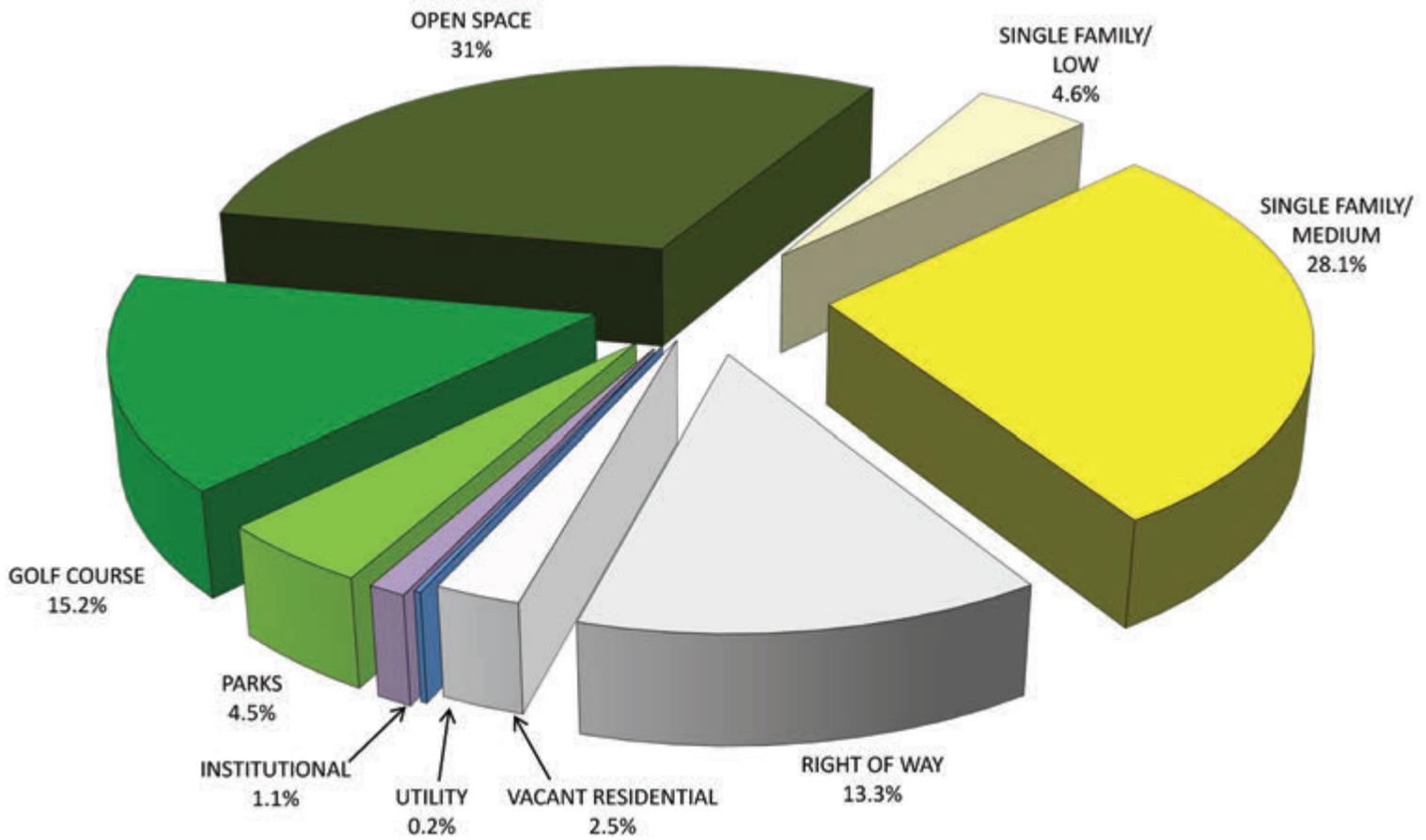
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L	34	39.6	105.6		
Single Family – M	200	81.1	37.1		
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – 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>234</b>	<b>168.9</b>	<b>142.7</b>	<b>388.5</b>	<b>700.1</b>

# section 9



Sunridge Canyon Golf Course Views

Undeveloped land shown in white

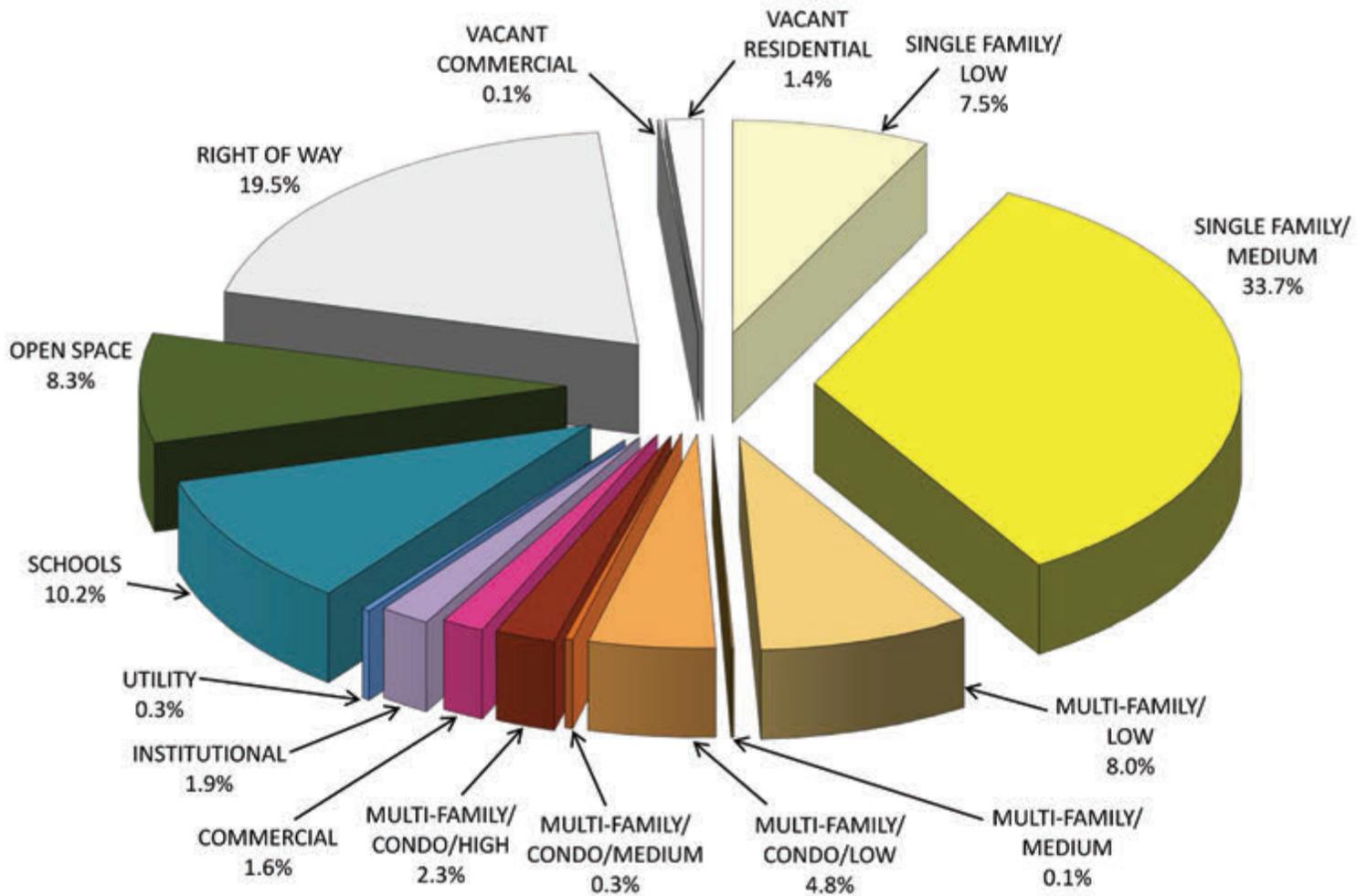


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L	27	28.7	8.1		
Single Family – M	639	176.7	7.4		
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – 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>666</b>	<b>420.2</b>	<b>15.5</b>	<b>191.4</b>	<b>627.1</b>

# section 10



Undeveloped land shown in white



Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undevelopable Acres	Total Acres
Residential					
Single Family - L	40	49.2	4.3		
Single Family - M	958	221	3.1		
Multi-Family - L	207	52.3			
Multi-Family - M	5	0.3			
Multi-Family - H					
Multi-Family/Condo - L	131	32.0	1.8		
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>1,590</b>	<b>592.2</b>	<b>9.9</b>	<b>54.7</b>	<b>656.8</b>

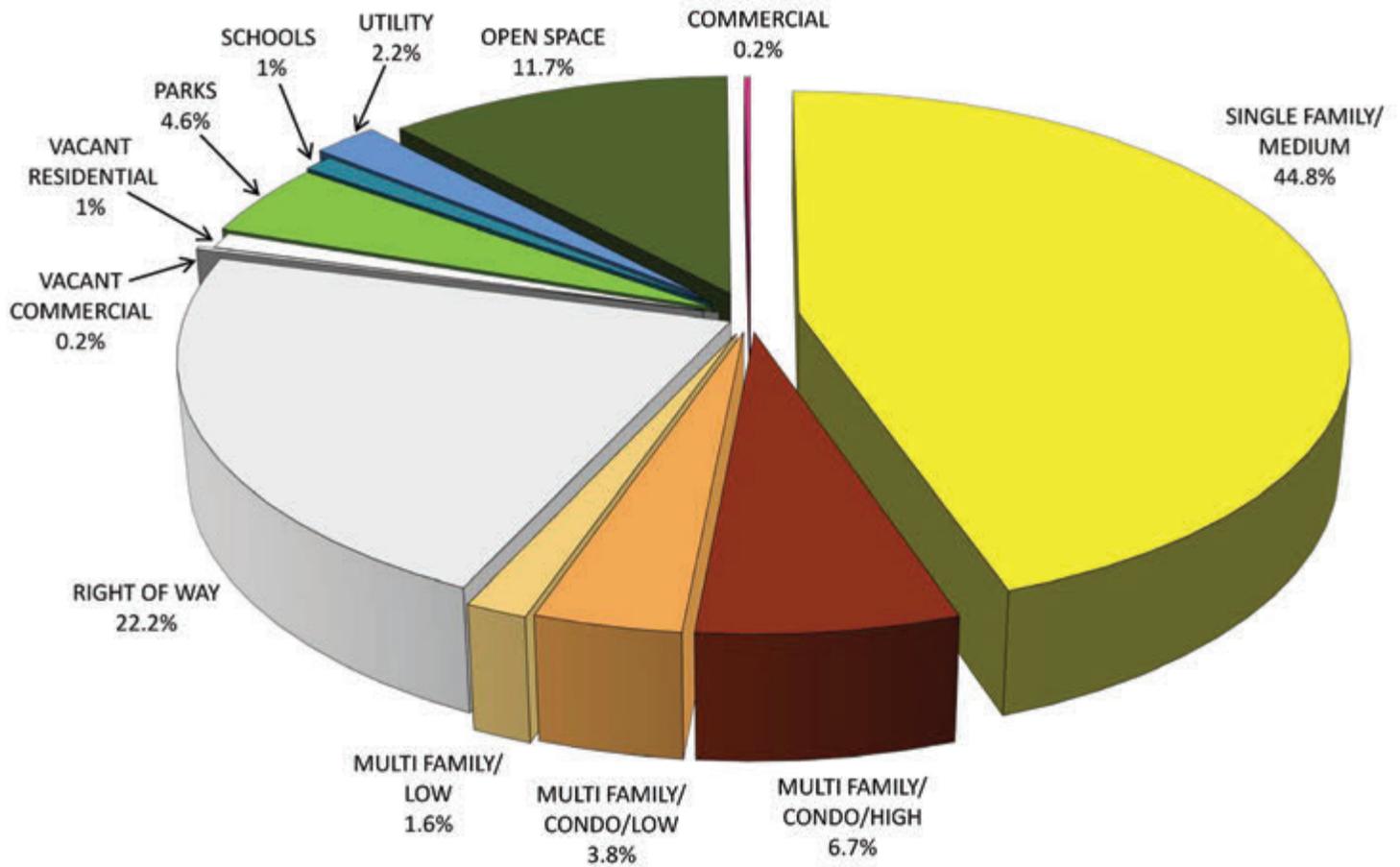
# section 11



Four Peaks Park Pedesdrian Bridge



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	1,081	271.3	4.7		
Multi-Family - L	54	9.2			
Multi-Family - M					
Multi-Family - H					
Multi-Family/Condo - L	158	22.8	1.7		
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>1,619</b>	<b>526.7</b>	<b>7.4</b>	<b>70.7</b>	<b>604.8</b>

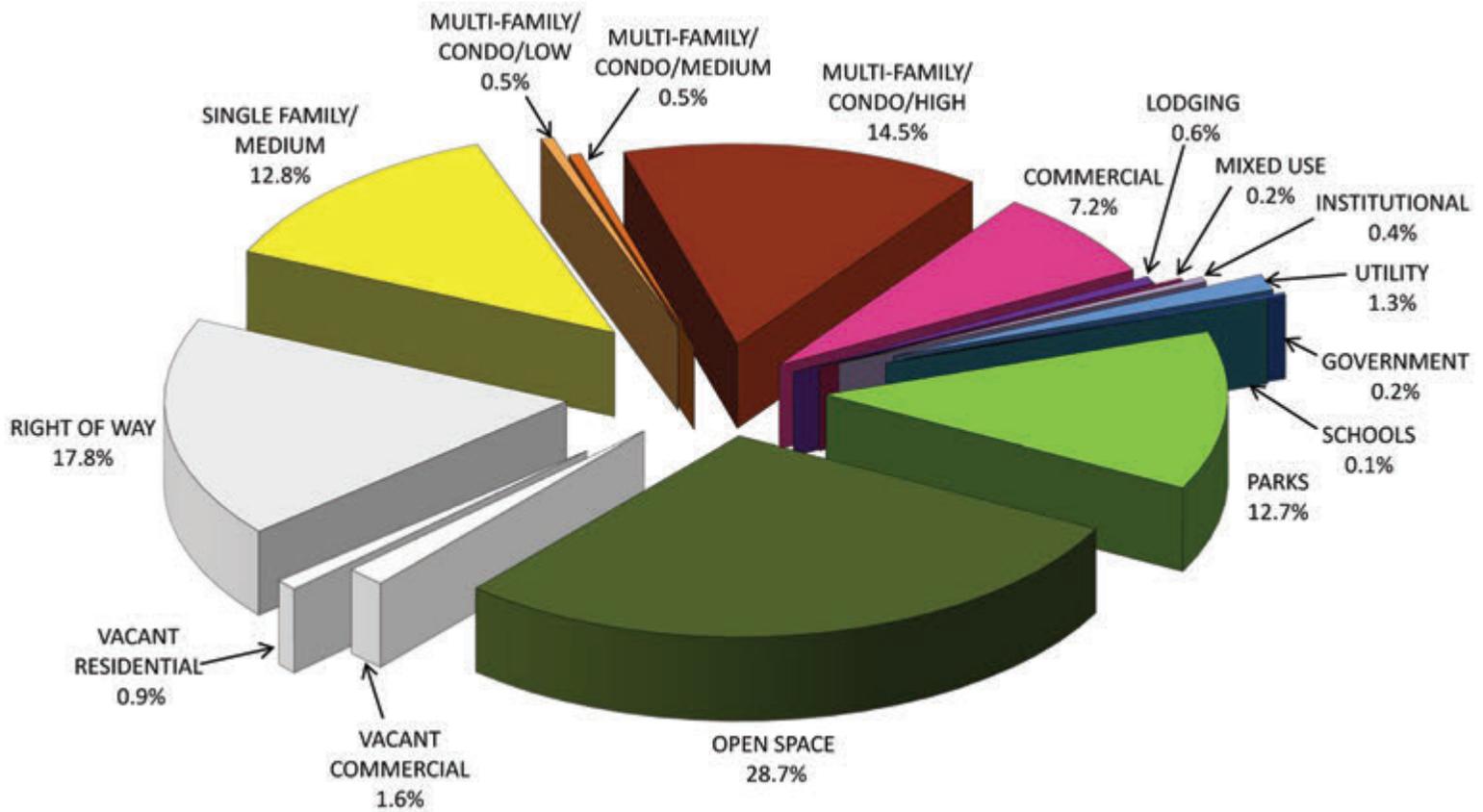
# section 14



Fountain Park - Rotary Centennial Splash Park



Undeveloped land shown in white

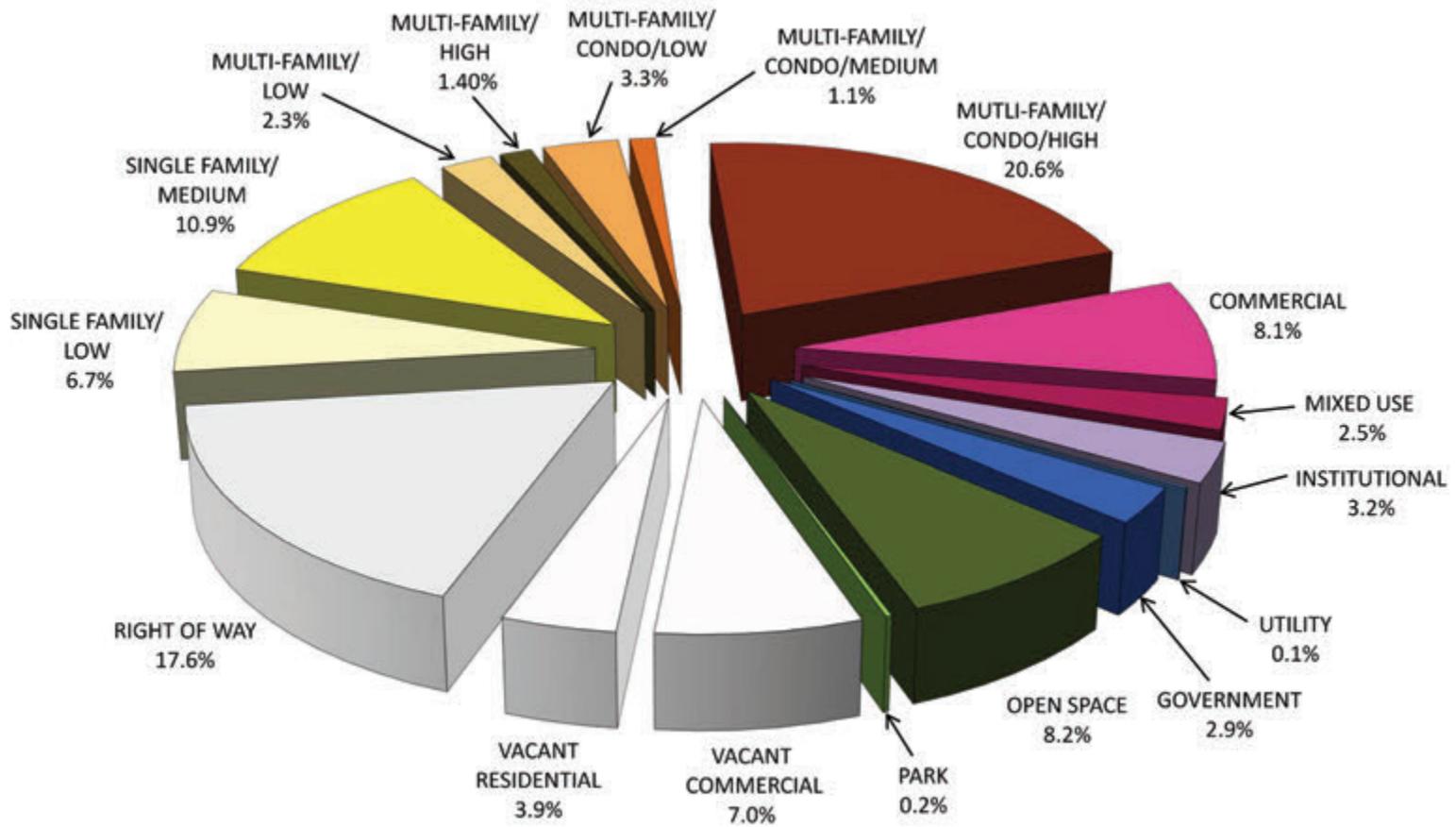


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L					
Single Family – M	440	66.7	3.2		
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L	20	2.4	2.4		152.4
Multi-Family/Condo – M	33	2.5			
Multi-Family/Condo – H	450	75.2			
Commercial/Retail		37.2	7.4		44.6
Mixed Use	11	1.2			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>954</b>	<b>357.9</b>	<b>13.0</b>	<b>149.3</b>	<b>520.2</b>

# section 15

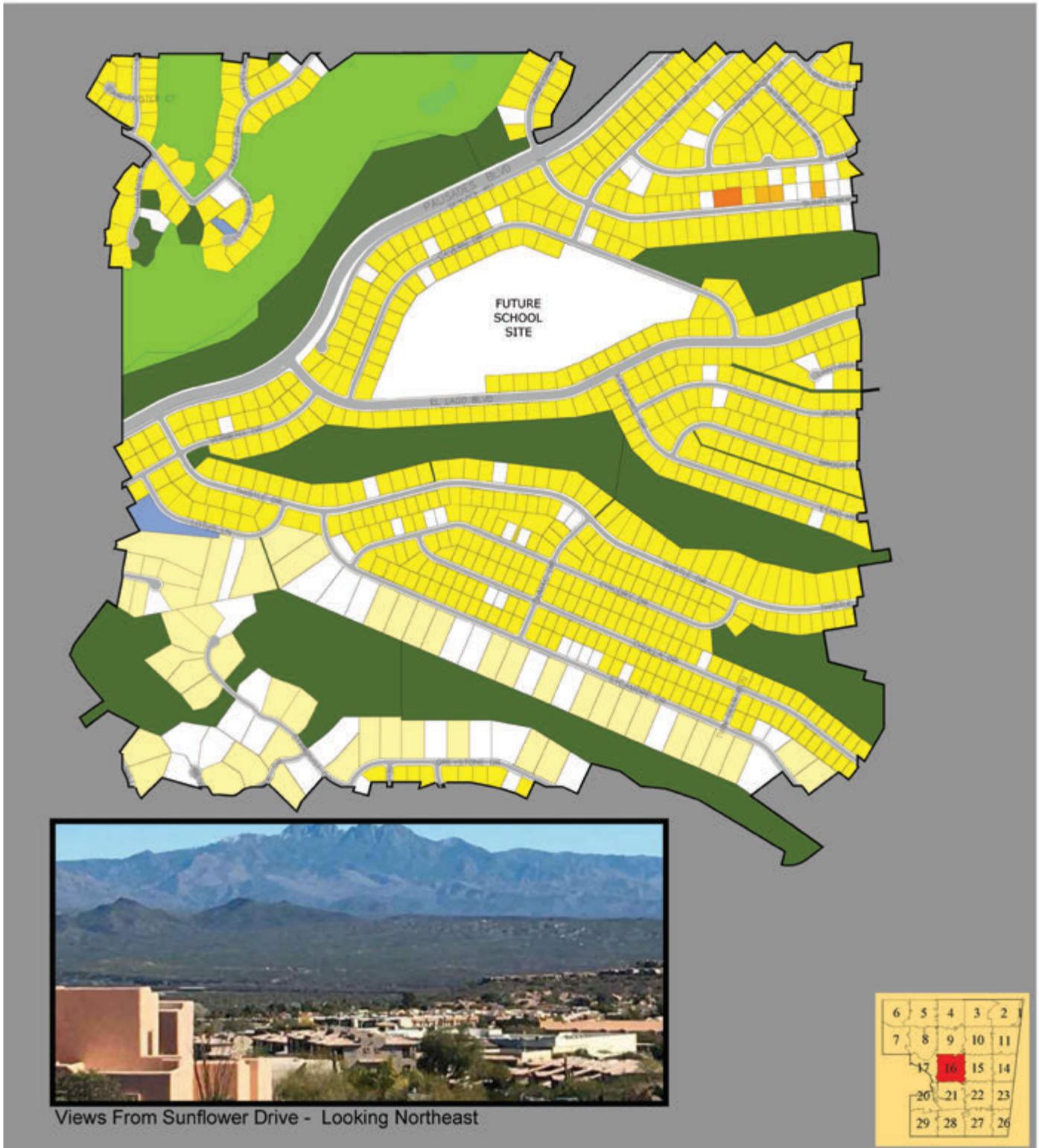


Undeveloped land shown in white

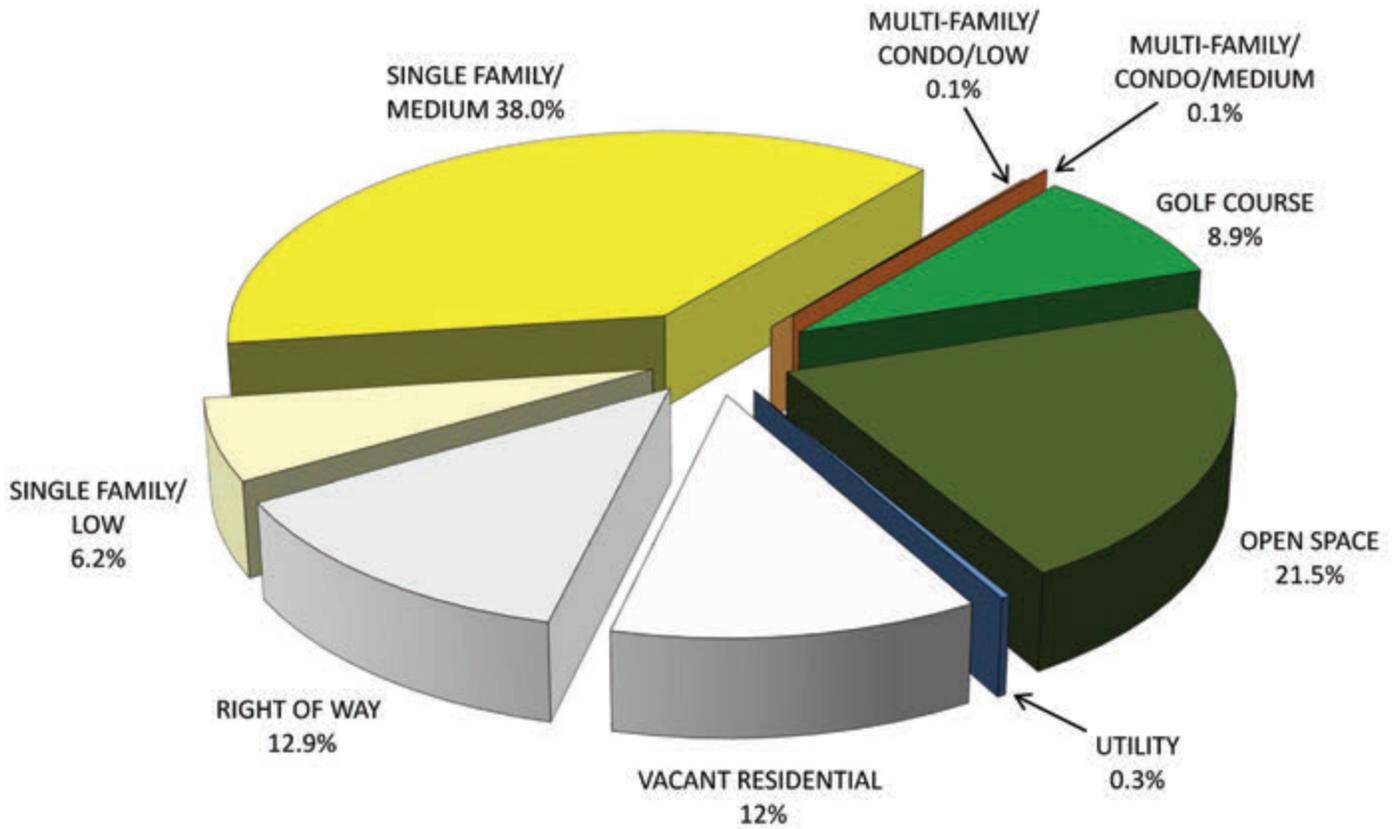


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L	23	41.9	7.2		
Single Family – M	226	68.5	2.6		
Multi-Family – L	125	14.5			
Multi-Family – M					
Multi-Family – H	150	9.1			
Multi-Family/Condo – L	169	21.3	16.8		
Multi-Family/Condo – M	77	7.2			
Multi-Family/Condo – H	1,190.0	129.6			
Commercial/Retail		50.7	41.7		92.4
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>2,208</b>	<b>510.0</b>	<b>68.3</b>	<b>51.5</b>	<b>629.8</b>

# section 16

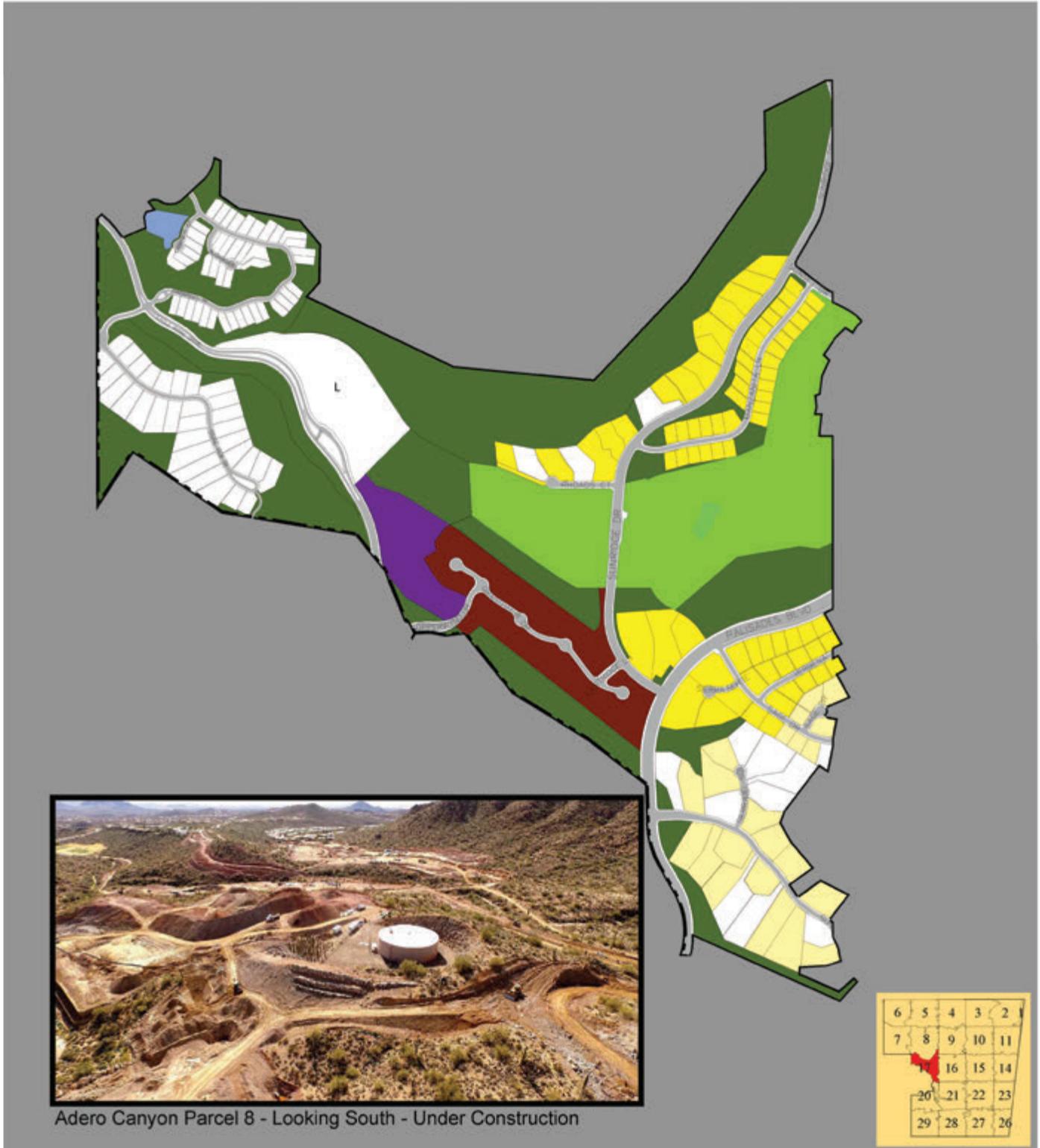


Undeveloped land shown in white



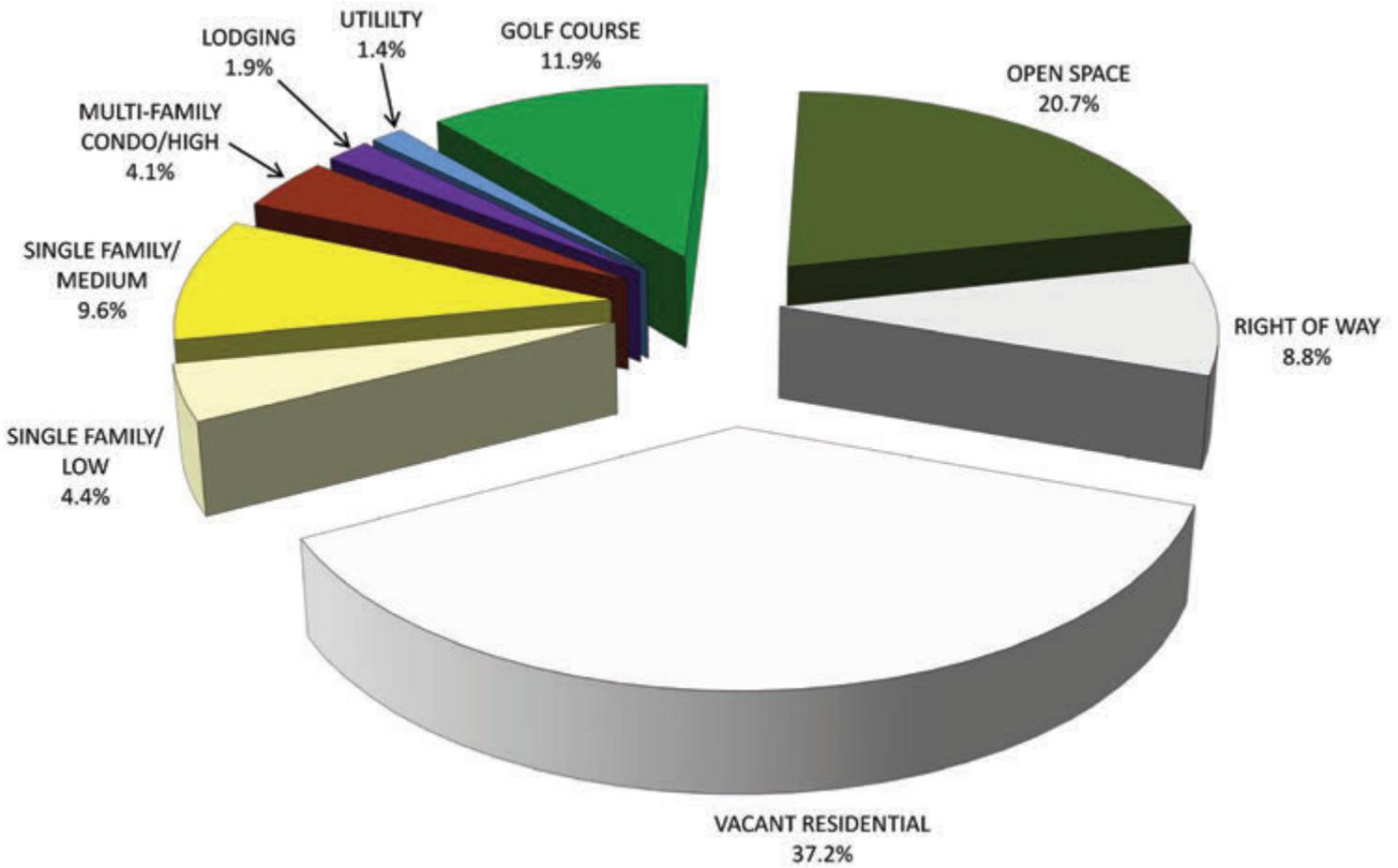
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L	49	40.3	27.1		
Single Family – M	725	246.6	49.2		
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L	10	0.9	1.4		
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>790</b>	<b>431.3</b>	<b>77.7</b>	<b>139.2</b>	<b>648.2</b>

# section 17



Adero Canyon Parcel 8 - Looking South - Under Construction

Undeveloped land shown in white



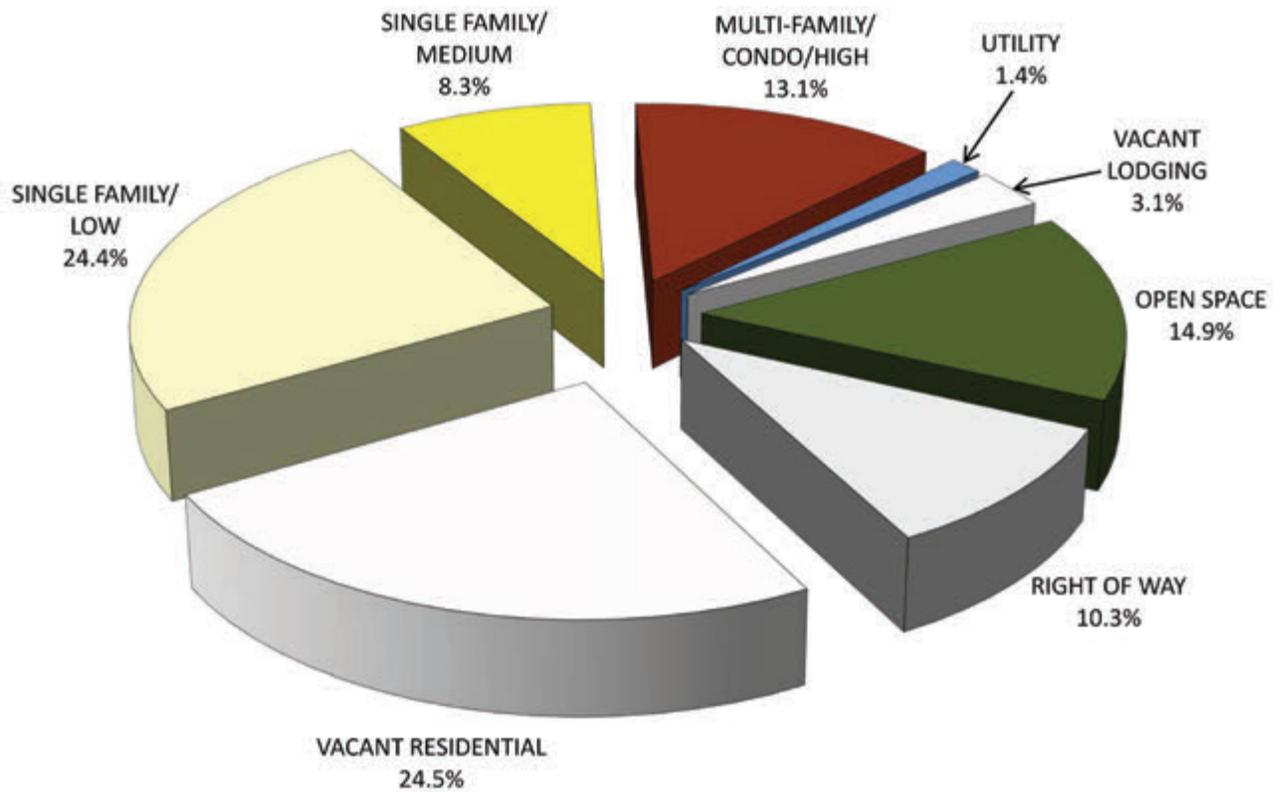
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L	22	18.1	14.2		
Single Family – M	76	39.6	21.2		
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H	108	17			
Commercial/Retail					
Mixed Use					
Lodging		8			8.0
Institutional					
Industrial					
Utility		1.2			1.2
Government/Town Owned					
Schools					
Parks					
Golf Course		49.2			49.2
Open Space				124.4	124.4
Scottsdale Owned Land					
Right of Way/Streets		39.9			39.9
<b>Total</b>	<b>206</b>	<b>173.0</b>	<b>56.9</b>	<b>124.4</b>	<b>354.3</b>

# section 20



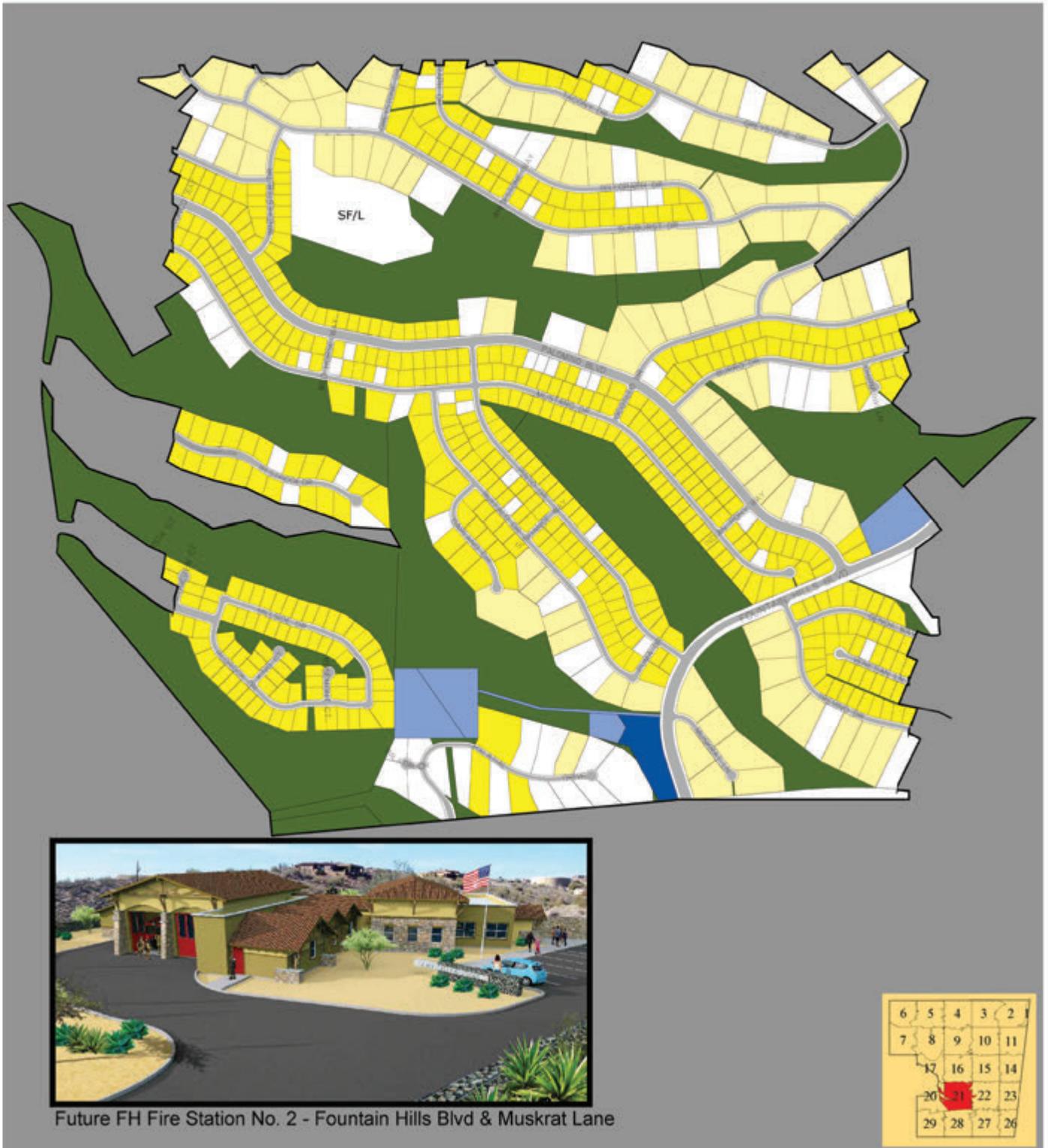
Crestview Custom Home

Undeveloped land shown in white



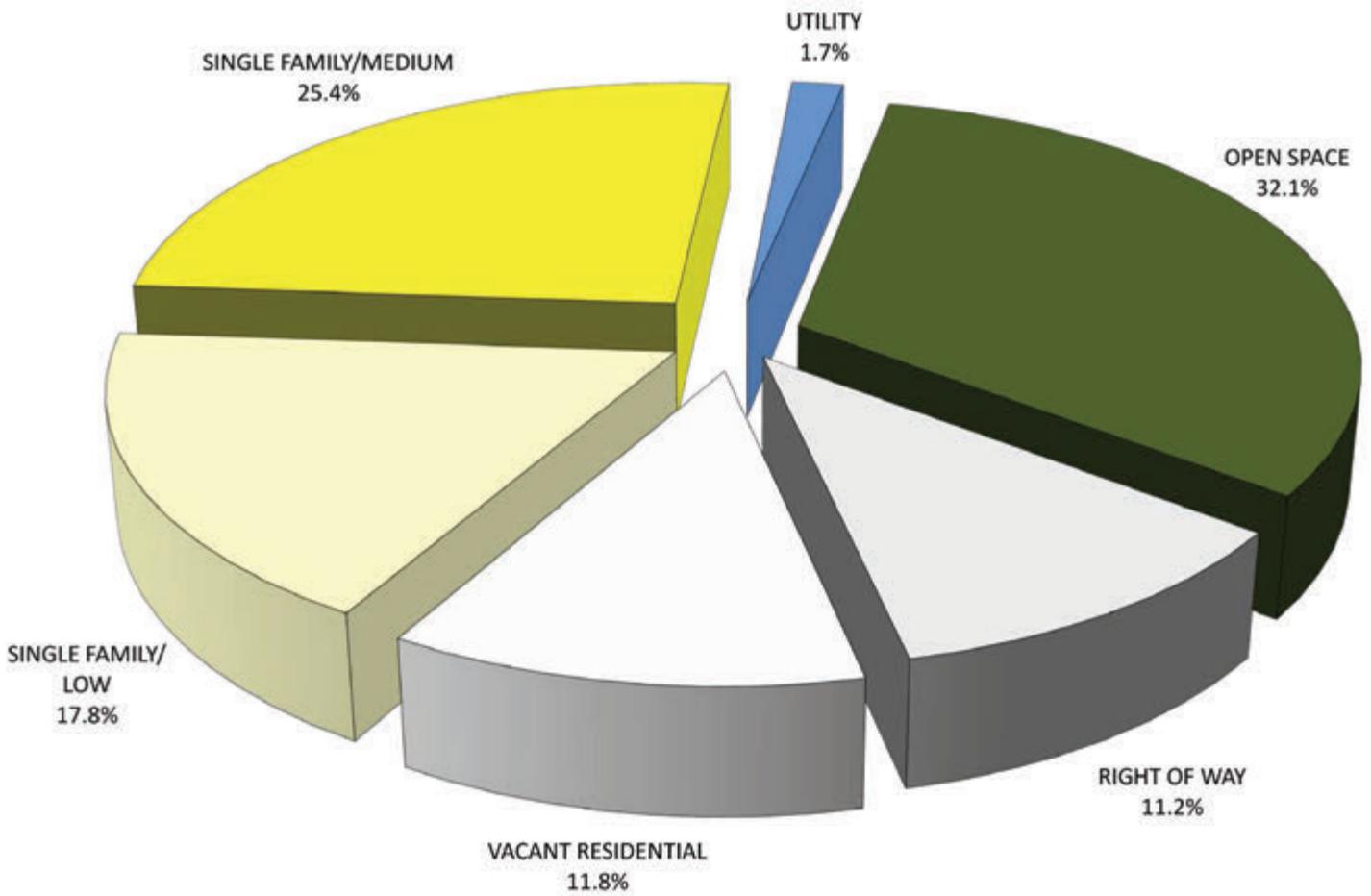
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L	55	107.0	103.1		303.9
Single Family – M	103	35.8	1.4		
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
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>196</b>	<b>251.1</b>	<b>117.7</b>	<b>64.5</b>	<b>433.3</b>

# section 21



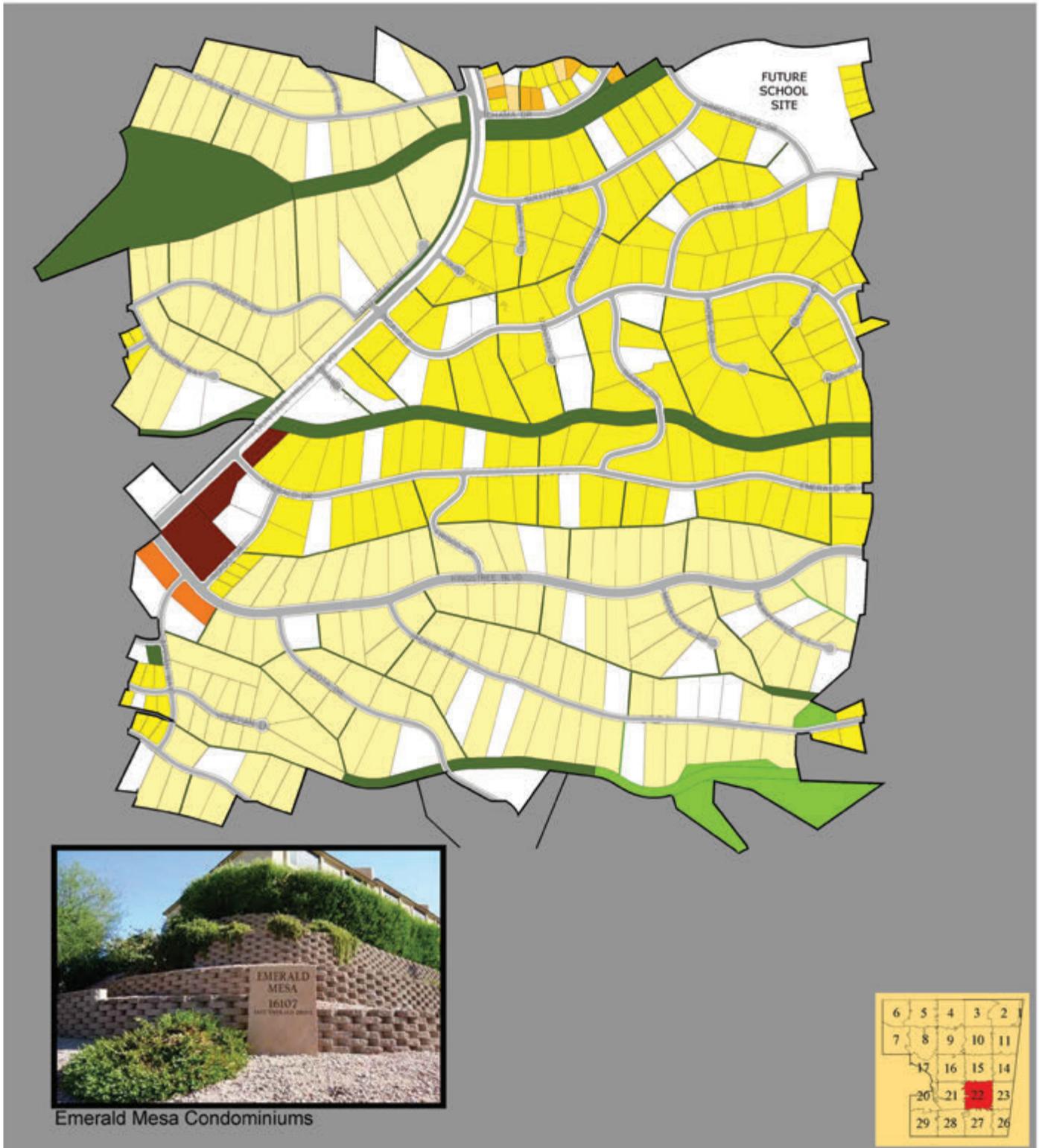
Future FH Fire Station No. 2 - Fountain Hills Blvd & Muskrat Lane

Undeveloped land shown in white

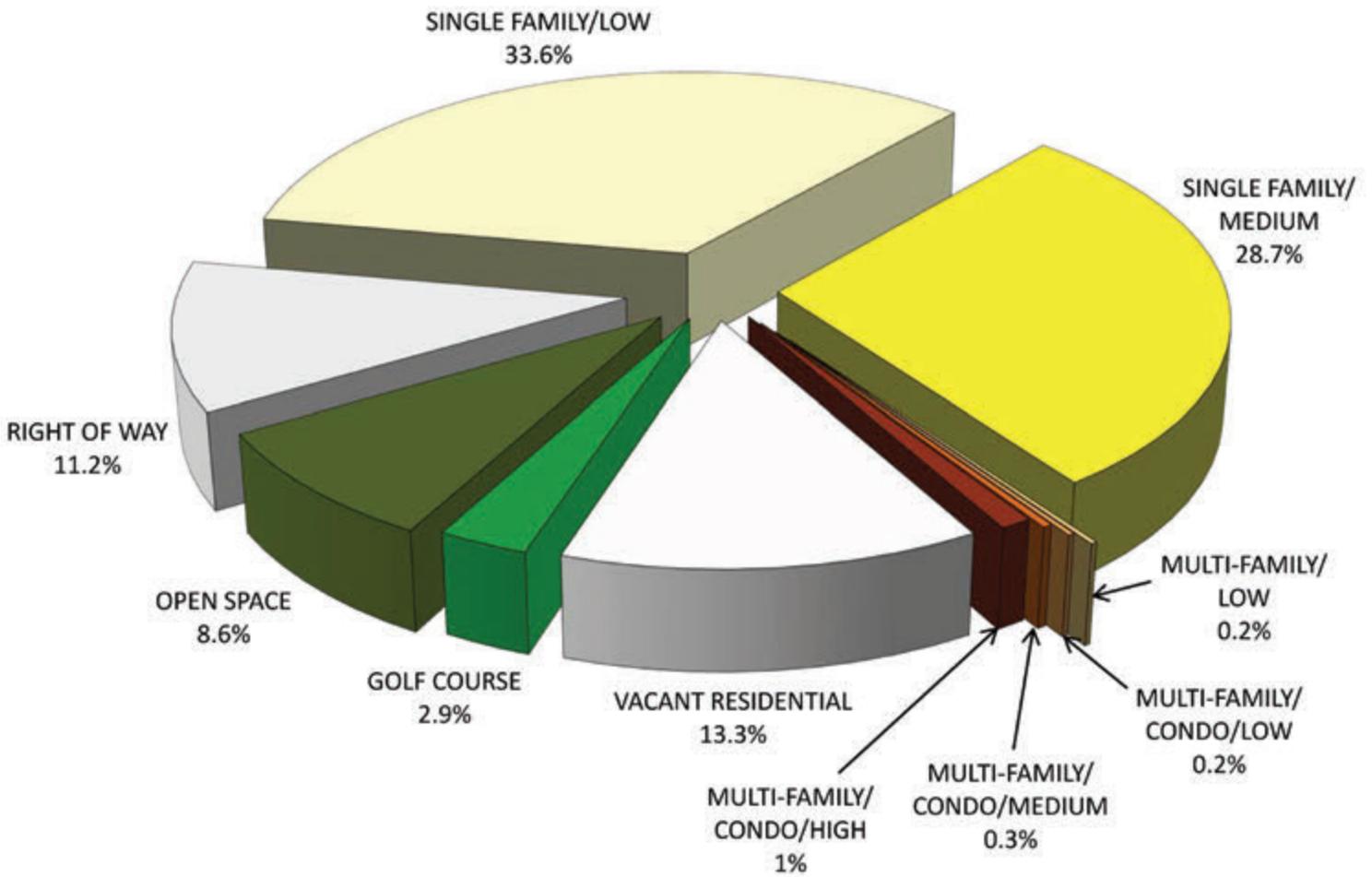


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L	101	119.2	36.5		
Single Family – M	544	174.2	32.4		
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H					
Commercial/Retail					
Mixed Use					
Lodging					
Institutional					
Industrial					
Utility		11.5			11.5
Government/Town Owned		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>645</b>	<b>382.1</b>	<b>68.9</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	163	214.7	38		
Single Family - M	165	183.7	45		
Multi-Family - L	6	1			
Multi-Family - M					
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>431</b>	<b>499.1</b>	<b>85.2</b>	<b>54.8</b>	<b>639.1</b>

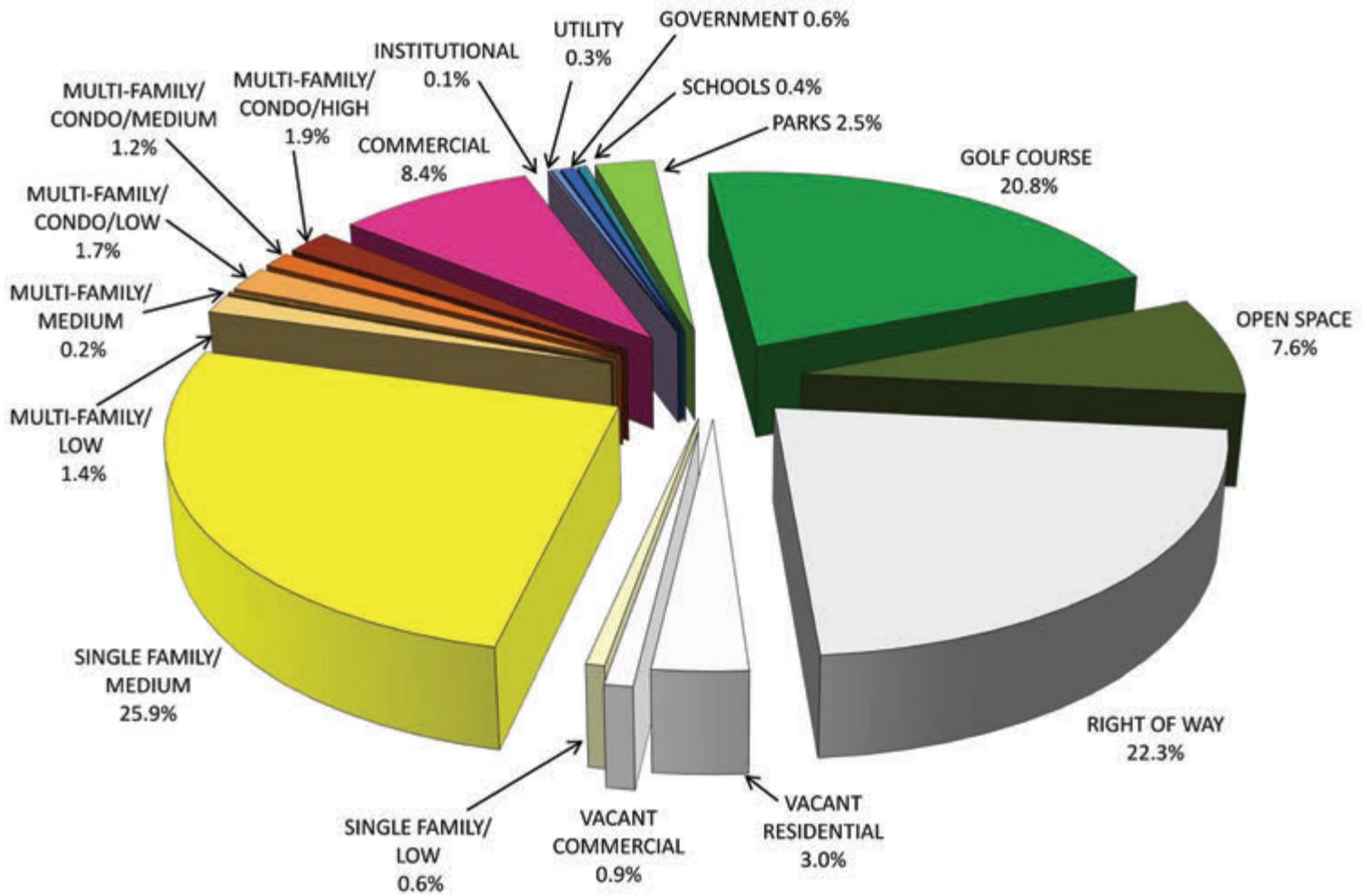
# section 23



Aerial View Looking North from Saguaro Blvd & Kingstree Blvd

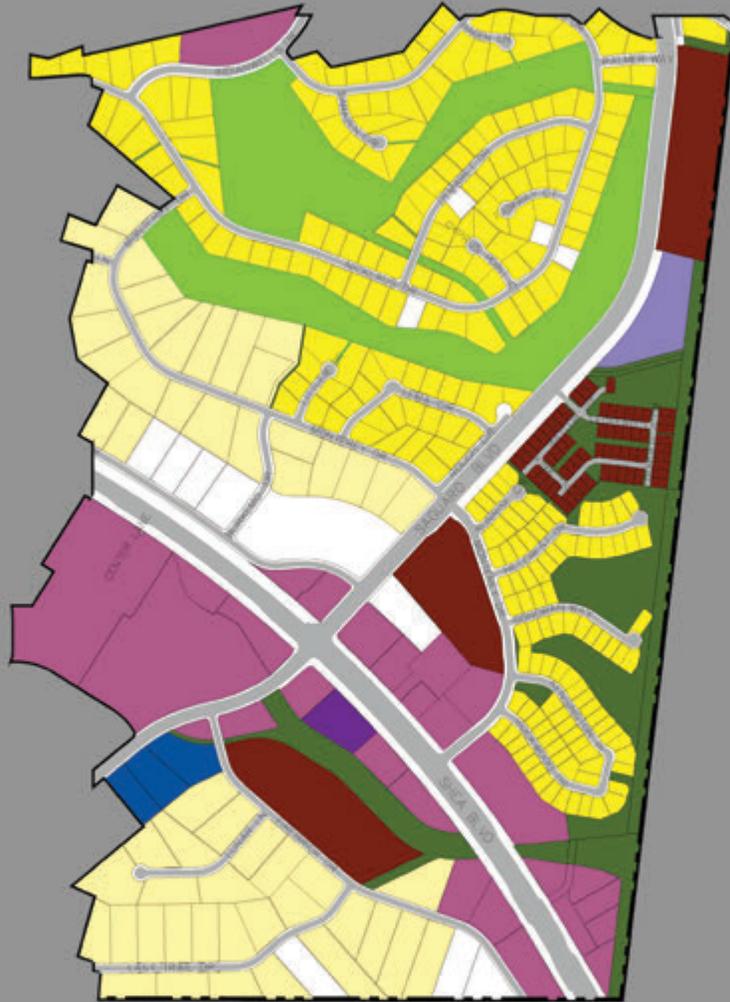


Undeveloped land shown in white



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	432	121.6	9.7		
Multi-Family - L	50	6.3			
Multi-Family - M	25	0.9			
Multi-Family - H					
Multi-Family/Condo - L	63	8.8	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		1.6			1.6
Government/Town Owned		2.7			2.7
Schools		2			2
Parks		11.6			11.6
Golf Course		97.4			97.4
Open Space				35.4	35.4
Scottsdale Owned Land					0
Right of Way/Streets		105.3			105.3
<b>Total</b>	<b>718</b>	<b>414.8</b>	<b>17.8</b>	<b>35.4</b>	<b>468.0</b>

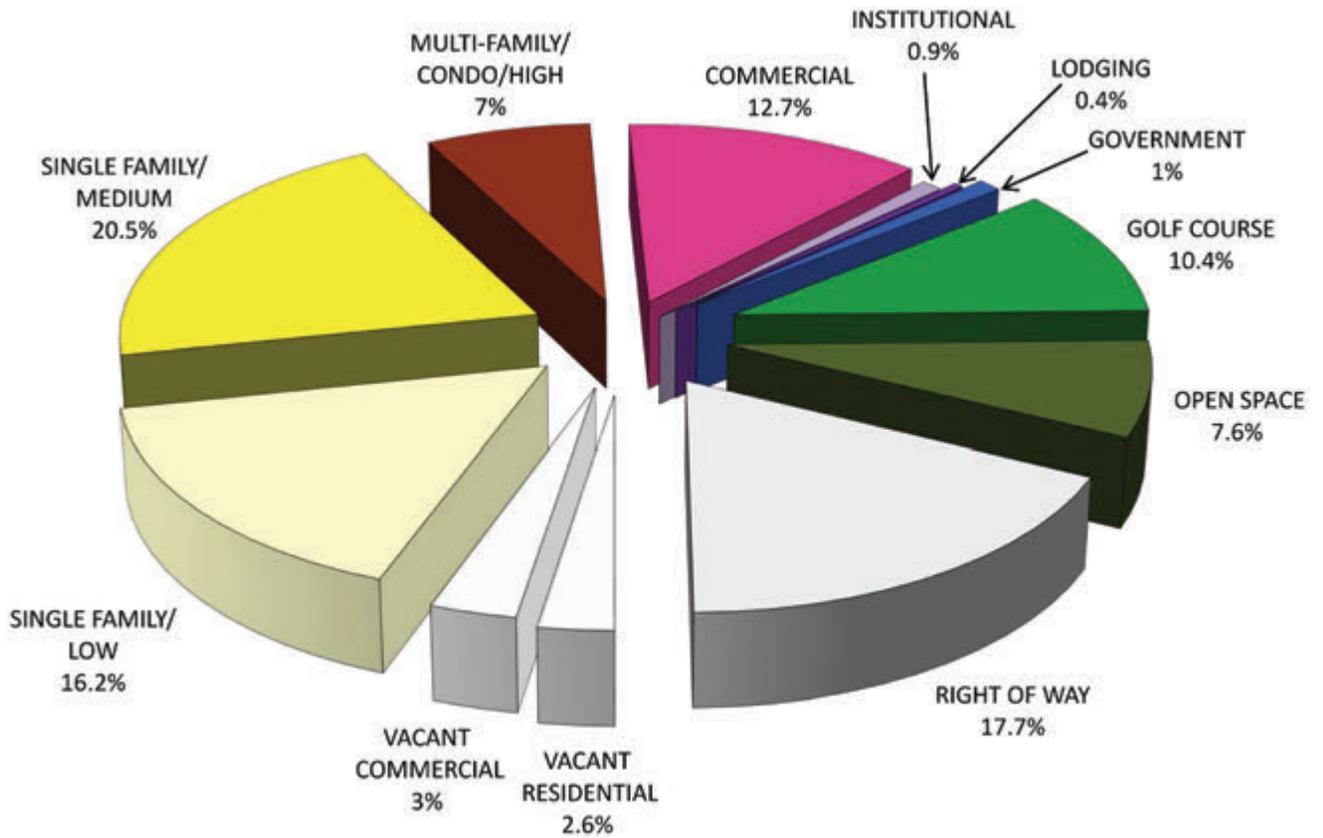
# section 26



Shea Blvd Widening at Saguaro Blvd - Completed



Undeveloped land shown in white

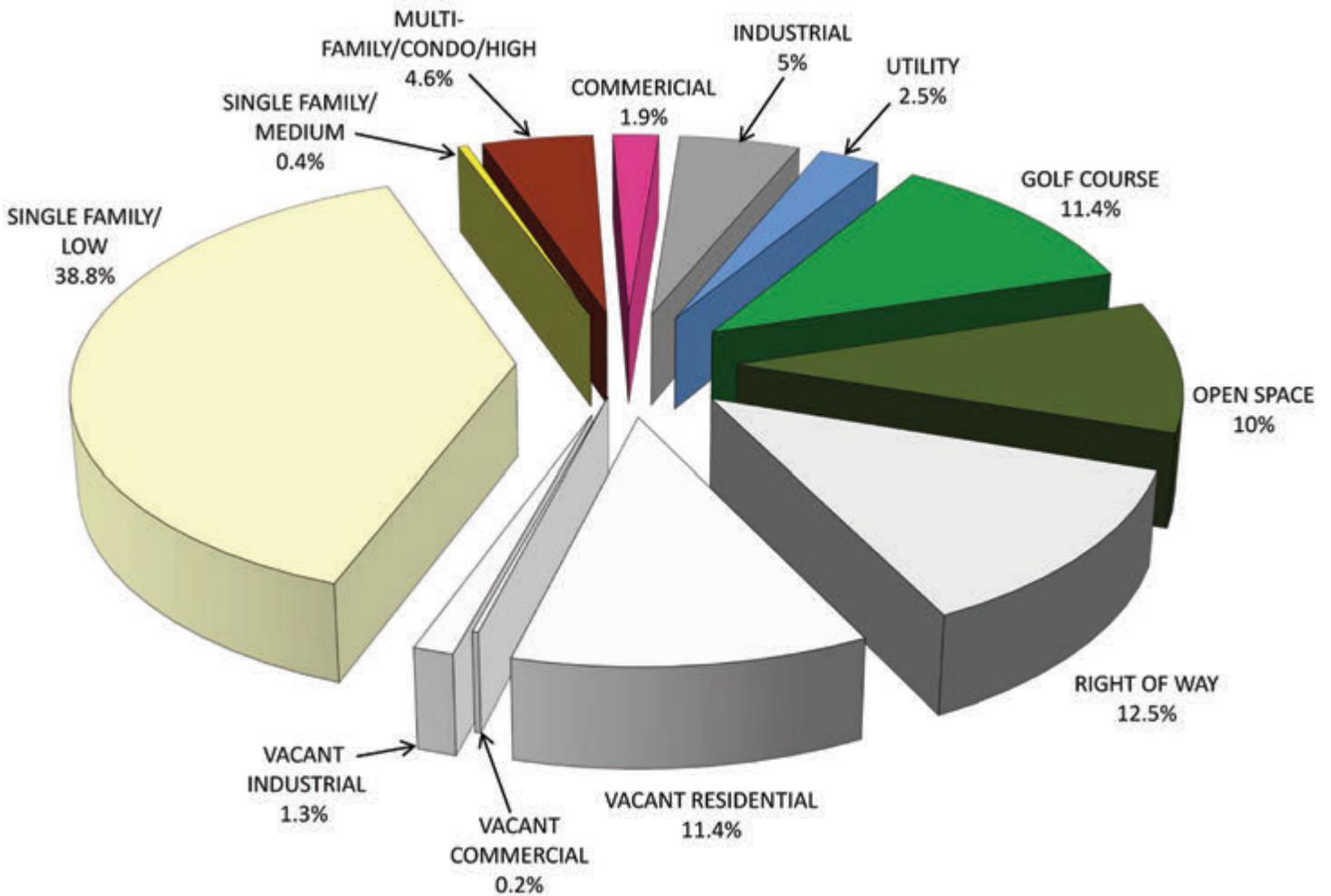


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L	53	61.5	8.4		
Single Family – M	251	77.9	1.4		
Multi-Family – L					
Multi-Family – M					
Multi-Family – H			5.8		181.5
Multi-Family/Condo – L					
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>613</b>	<b>333.4</b>	<b>17.2</b>	<b>29</b>	<b>379.6</b>

# section 27



Undeveloped land shown in white

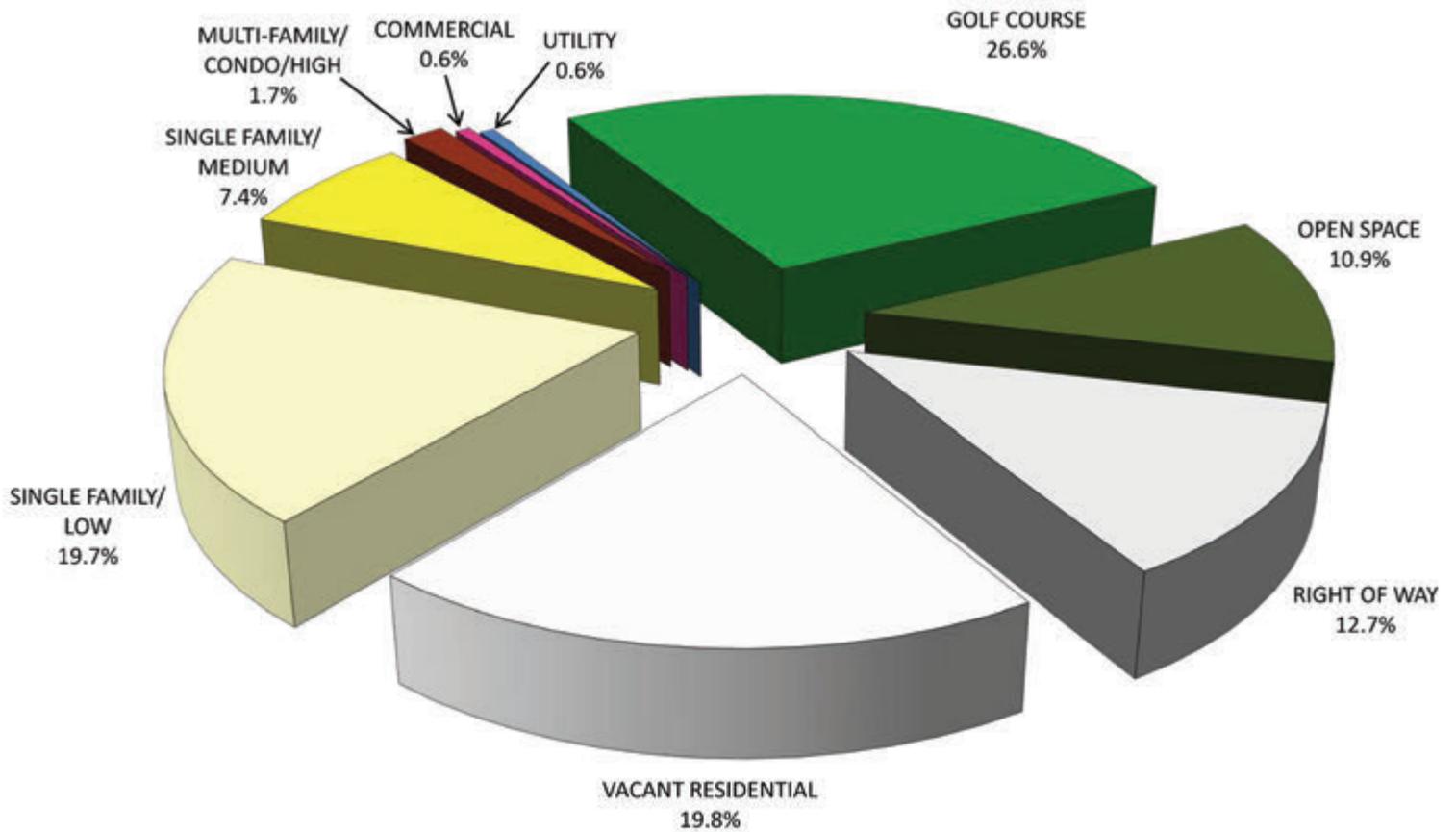


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L	186	246.4	70.8		348.5
Single Family – M	4	2.3			
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H	141	29			
Commercial/Retail		12	1.3		
Mixed Use					
Lodging					
Institutional					
Industrial		31.3	8.4		39.7
Utility		15.8			15.8
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>331</b>	<b>488.1</b>	<b>80.5</b>	<b>62.9</b>	<b>631.5</b>

# section 28



Undeveloped land shown in white



Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L	123	128.1	72.6		
Single Family – M	69	46.3	34.5		
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L			14.6		
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>216</b>	<b>440.1</b>	<b>121.7</b>	<b>68.8</b>	<b>630.6</b>

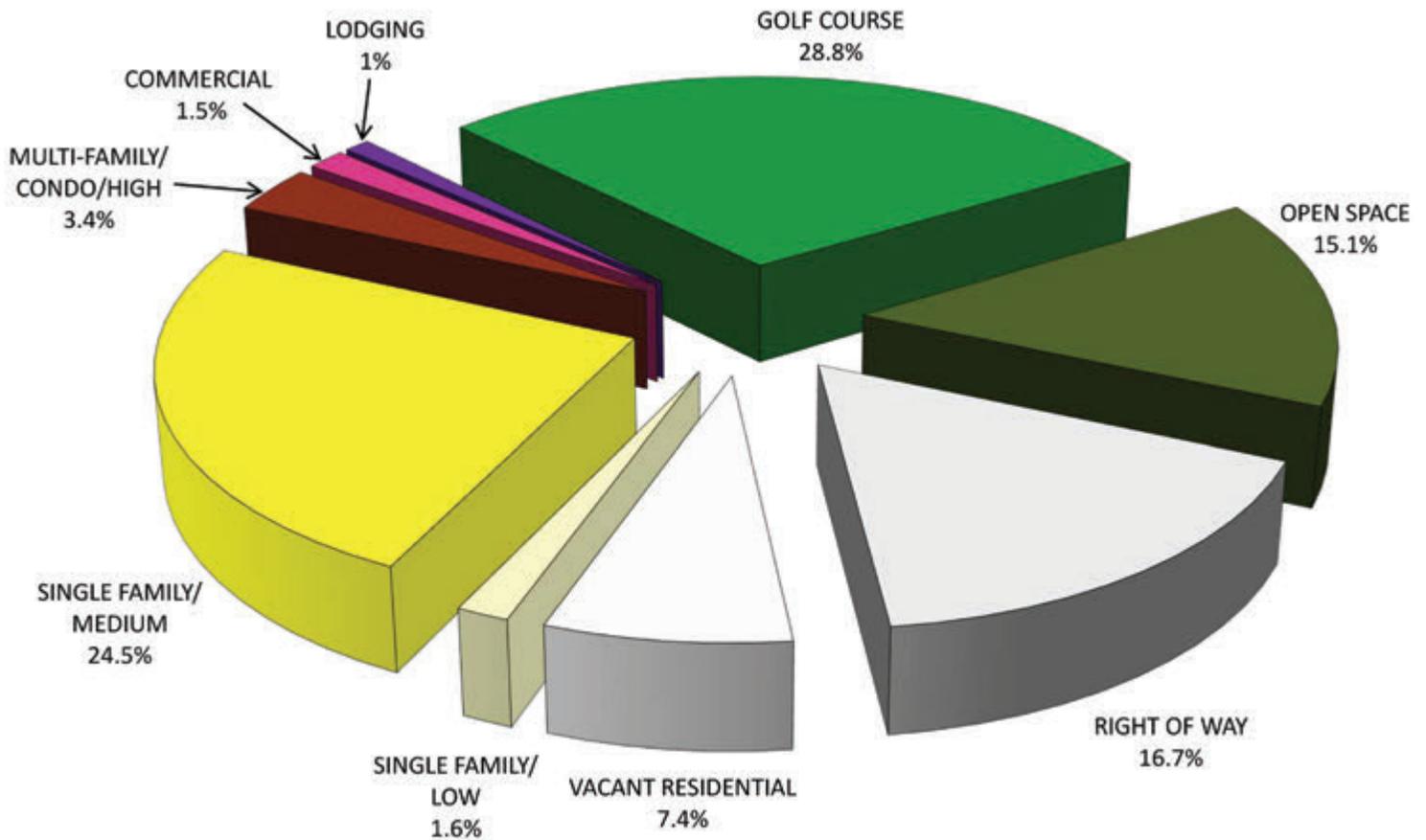
# section 29



View From Fry's & Fry's Marketplace



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	472	148.9	33.3		
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>551</b>	<b>468.3</b>	<b>43.7</b>	<b>91.2</b>	<b>603.2</b>

## Layout and Design Credits

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