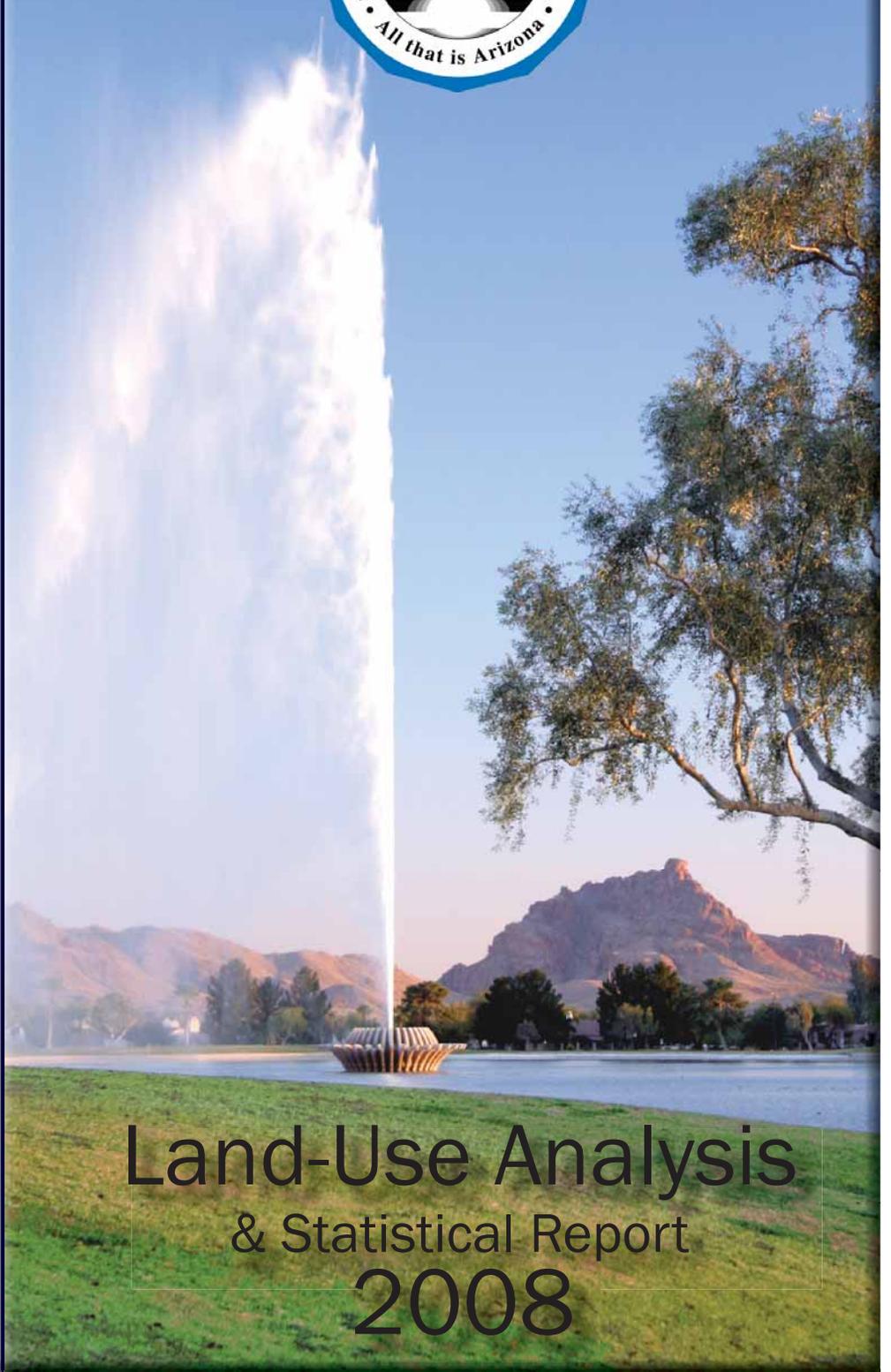


# Town of Fountain Hills



## Land-Use Analysis & Statistical Report 2008



# 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, 2008

# Town of Fountain Hills 2008

## Town Council

Jay Schlum, Mayor  
Mike Archambault, Vice-Mayor  
Dennis Contino  
Ginny Dickey  
Cassie Hansen  
Henry Leger  
Keith McMahan

## Planning & Zoning Commission

Dennis Brown, Chairman  
Paul McDonald, Vice-Chairman  
Jerry Caldwell  
Sherry Leckrone  
Lloyd Pew  
Clark Summerfield  
Cecil Yates

## Board of Adjustment

Richard Gohl, Chairman  
Paul Ryan, Vice-Chairman  
Robert J. Row  
John Kovac  
E.K. Ohsman  
Angela Strohan

# contents

## *Introduction*

1

## **Demographics**

3

Current Population Statistics

4

Population Trends & Projections

5

## **Development Trends**

7

Town-Wide Building Permit Data

8

Residential Building Permit Data

10

Commercial Permit Data

12

## **Existing Businesses**

15

Lodging/ Hotels/ Bed & Breakfasts

16

Restaurants

18

Shopping Centers

20

## **Government & Public Facilities**

23

Municipal & Utility Services

24

Schools

26

Recreation

28

## **Land Use**

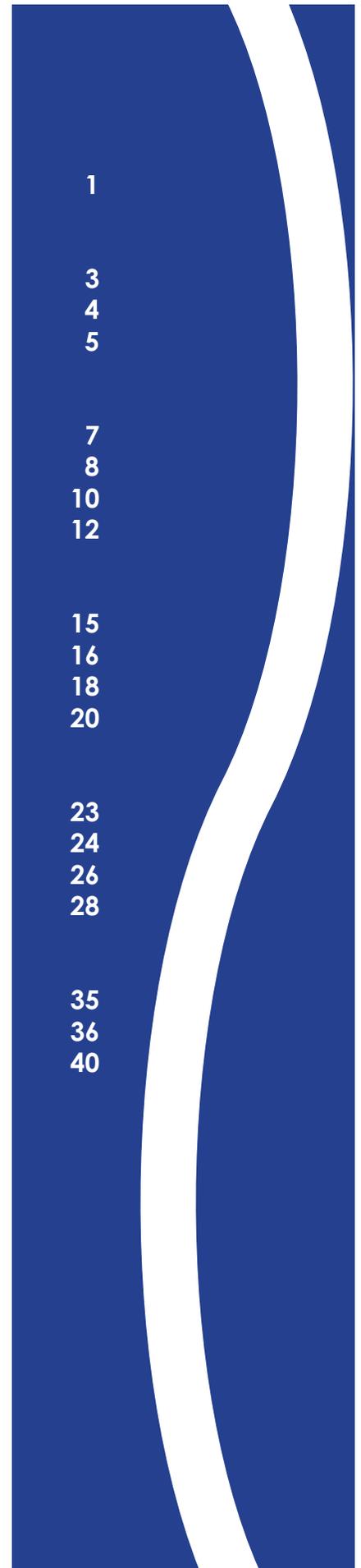
35

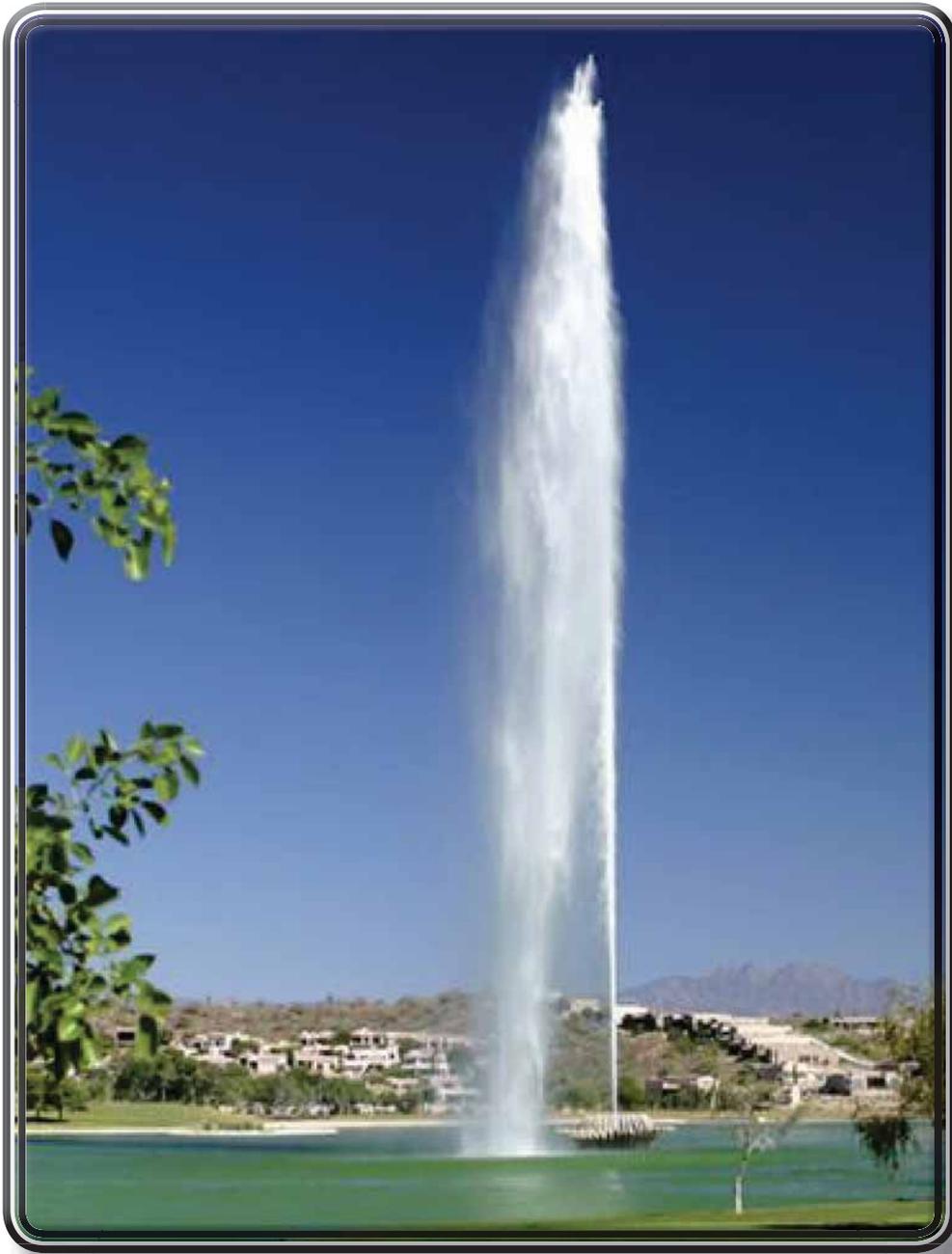
Town-Wide Data

36

Inventory by Section

40





# introduction

The Town of Fountain Hills: “The height of desert living.”

Our Town motto provides only a small hint of the Town's beautiful natural, cultural, and economic amenities. Fountain Hills is nestled in the northeast corner of the Valley of the Sun. Our commercial, residential, recreational, and educational opportunities are second to none. Residents who live here are typically well educated and culturally oriented. Those who visit find Fountain Hills' lifestyle to be the envy of many other valley communities.



Fountain Hills' location, in the foothills of the McDowell Mountains east of Scottsdale and north of Mesa, provides the Town with the unique circumstance of being separated, but not isolated, from the rest of the valley's communities. Breathtaking views of the surrounding desert and mountains exist from every vantage point.

The Fountain Hills Unified School District provides a first-rate educational system and furnishes quality learning experiences to Fountain Hills' children. Over 95% of high school students attend institutes of higher learning after graduation.

In the areas of recreation and entertainment, Fountain Hills has something for everyone. Residents and visitors alike enjoy dining at many fine restaurants; attending cultural events, such as seeing a play at the Fountain Hills Community Theater; catching a concert in Fountain Park; strolling around Fountain Lake while viewing the numerous public art pieces on display; viewing exhibits at the Fountain Hills Community Center; or hiking and biking in the McDowell Mountains. There is also plenty of shopping at any of the numerous retail centers and along the Avenue of the Fountains. Visitors can explore the many wares to be found at the semi-annual juried Arts & Crafts Fair, or simply watch the world-famous fountain against the beautiful mountain backdrop.

This was a year of activity for the Town. Fountain Hills saw growth in commercial, office, industrial, and residential development. These projects promote maximum flexibility in the use of land while providing a unique sensitivity to the environmental, architectural, and aesthetic aspects of the community.

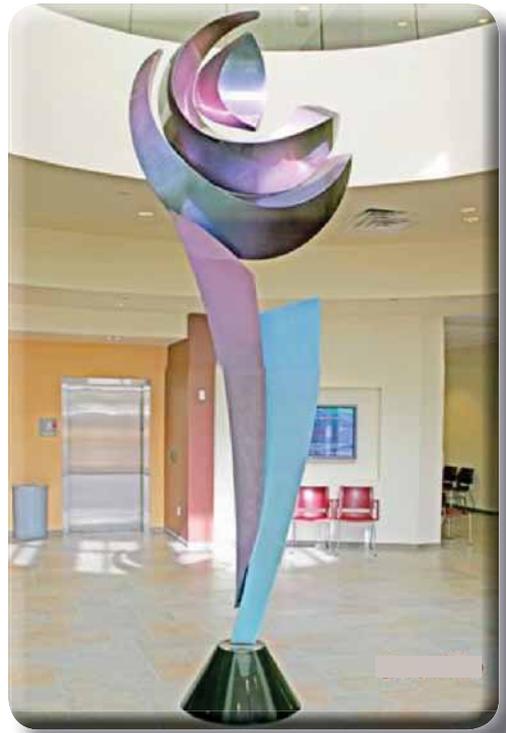
Fountain Hills' emphasis on high design standards in all types of development has created a truly unique atmosphere of friendly southwest living. We are a community that provides a balance of opportunities to live, work, and play.

This 2008 Land Use Analysis and Statistical Report provide a snapshot of Fountain Hills for the period January 1, 2008 – December 31, 2008. It also provides the beginning of a roadmap for tomorrow.

In an attempt to add culture to the statistical report, we have incorporated pictures of pieces from the Town's Public Art program, which contains one of the best collections of art in the country.



First Love by Carol Cunningham



Fountain Oracle by Lyle London



Truth by Kendra Fleischman



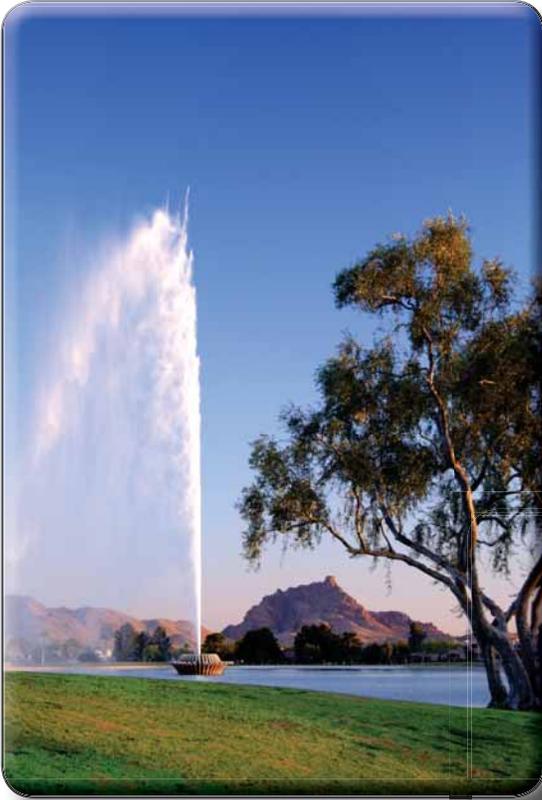
Precious Cargo by Jason Napier



Good Book by Mark Lundeen

# demographics

- Current Population
- Trends & Projections



Fountain Park



Community Center



Splash Park



Fountain Park

# demographics

The population of Fountain Hills on July 1, 2008 was 25,995. This is an increase of 788 over the previous year. This gives Fountain Hills an average of 1,279.3 people per square mile, or 2.0 people per acre.

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

Fountain Hills' land is currently developed at an average density of 1.6 dwelling units per acre for single family homes and 3 units per acre for multi-family housing. At the end of the year there were 1133 vacant single family lots and 63 vacant multi-family lots. If Fountain Hills continues to develop at a similar density, the population is estimated to reach 34,324 at build-out around the year 2030.



Town Residents

Population by Gender & Age	Gender		Age Group												TOTAL	
	Male	Female	Under 5	5-9 Years old	10-14 Years old	15-19 Years old	20-24 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	11,832	12,667	1,131	1,244	1,236	1,561	874	2,096	2,809	4,220	2,589	2,031	2,583	1,607	518	24,499
Percent	48.3%	51.7%	4.6%	5.1%	5.1%	6.4%	3.6%	8.6%	11.5%	17.2%	10.6%	8.3%	10.5%	6.6%	2.1%	100.0%
Median Age = 48.32 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	\$105,000-\$249,999	\$250,000-\$499,999	\$500,000+	
Household	561	666	822	1510	2,264	1,680	1,812	967	259	78	10,619
Family	167	287	453	927	1642	1,484	1,639	917	226	60	7,802

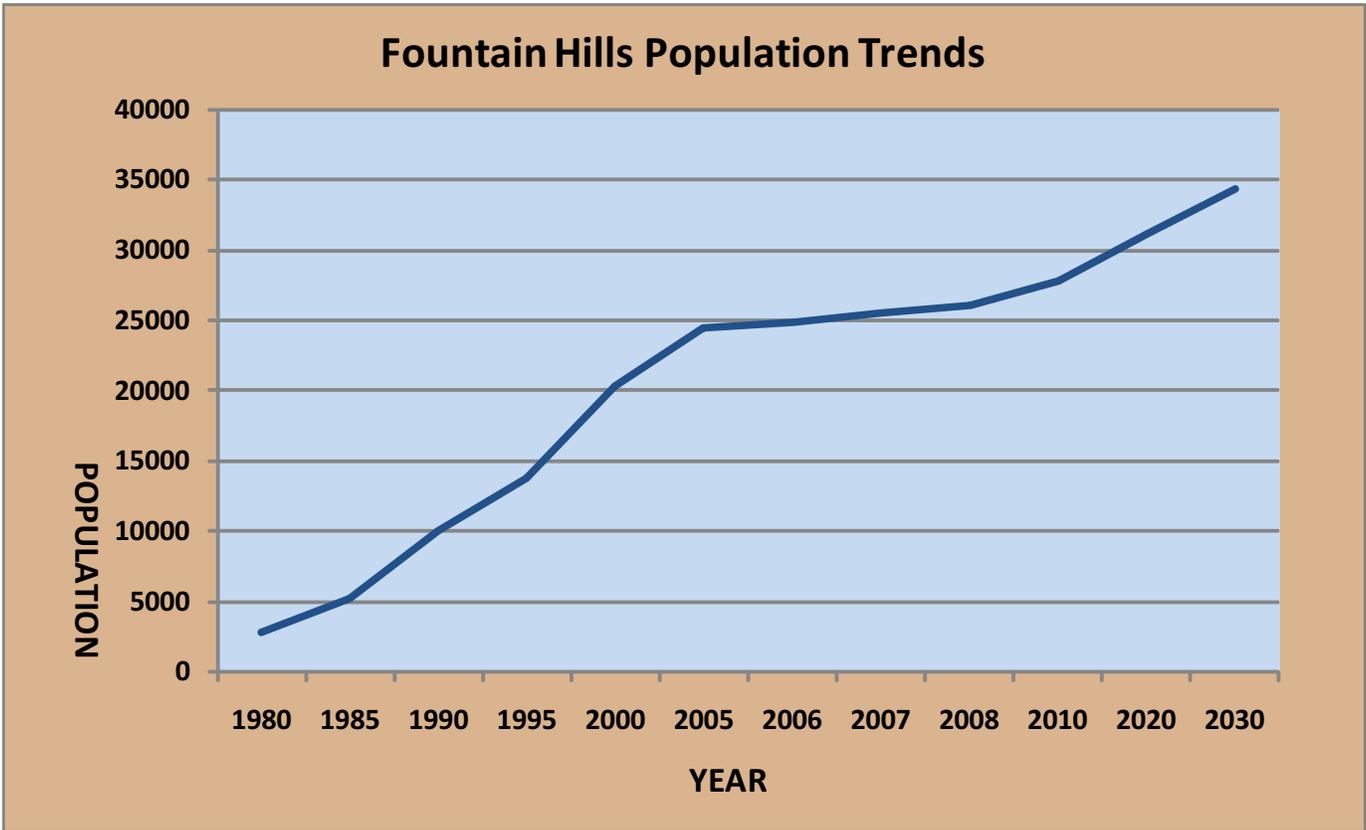
Median Household Income = \$82,163  
 Median Family Income = \$100,672  
 Per Capita Income = \$38,439

Source: 2008 Claritas Inc



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*
2010	27,777***
2020	31,051****
Estimated Buildout ~2030	34,324**

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





Aerial map of Fountain Hills

# development trends

- Town-wide residential



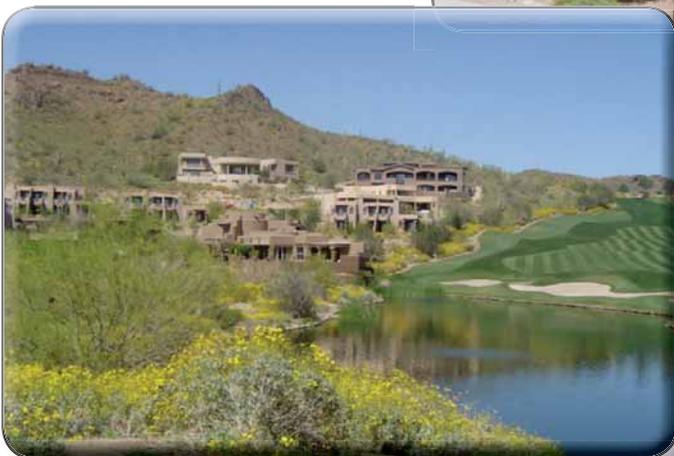
Condominium



Single-family home



Multi-family home



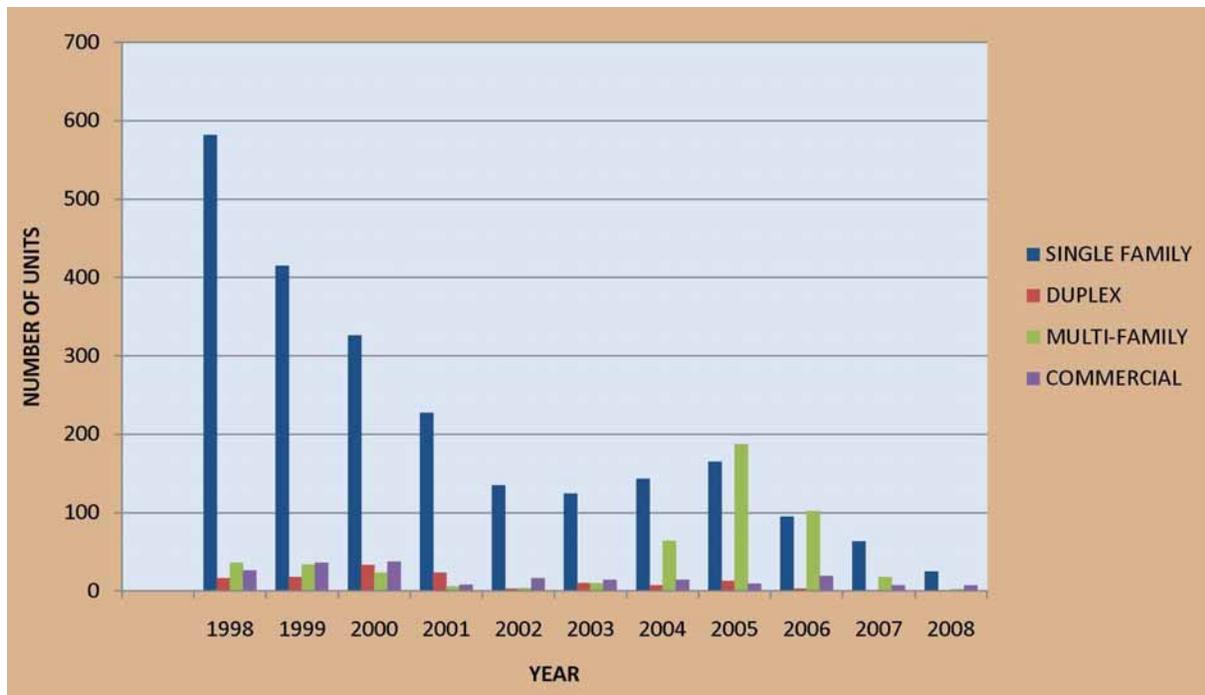
Single-family development

# 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 present decade, Fountain Hills saw a change in development trends, from mostly single family development to an increasing number of multi-family complexes. Valuation has recently decreased due to a shift from new construction to remodeling.

In today's economy, 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 enforces 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

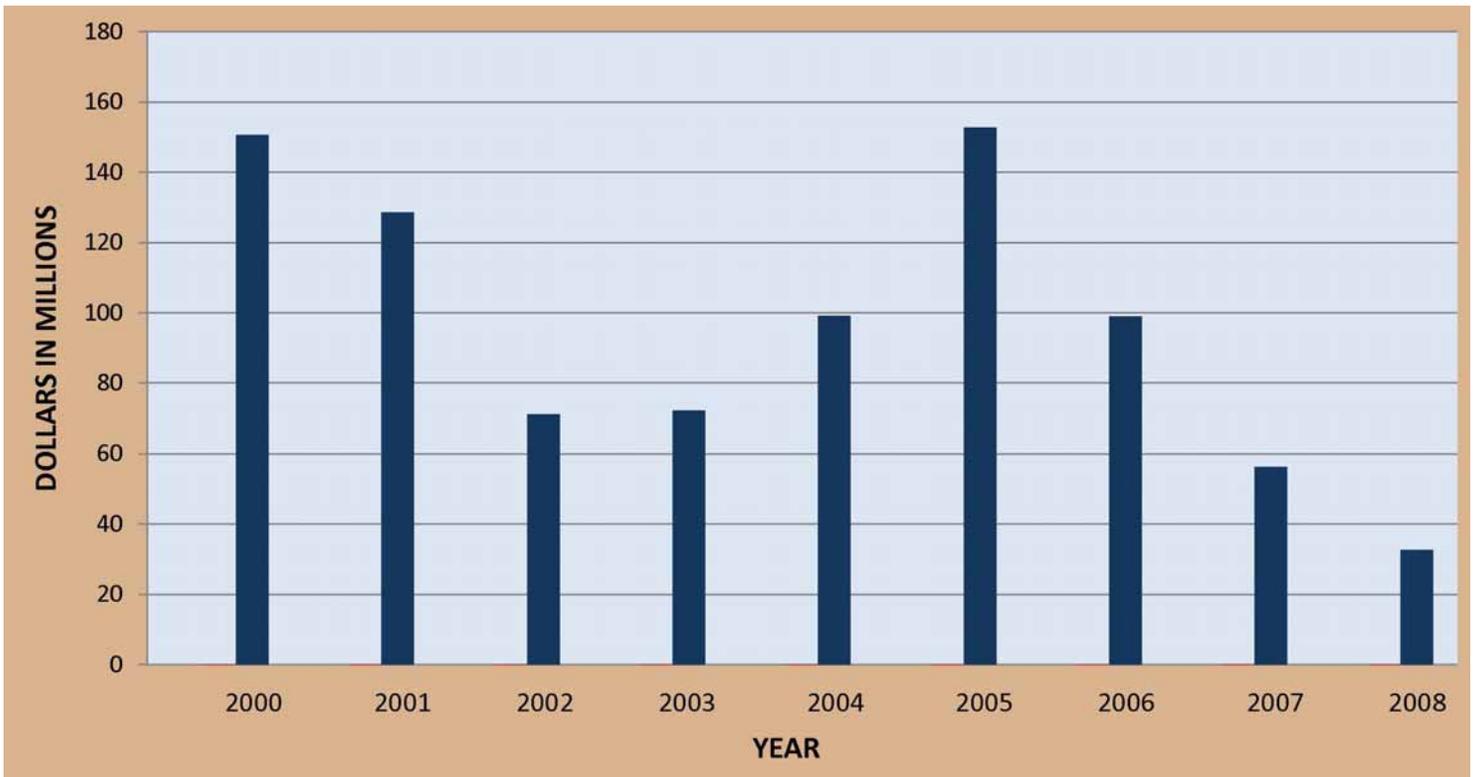


YEAR	Single Family	Duplex		Multi-Family		Total Dwelling Units	Commercial
		Bldg.	Total Units	Bldg.	Total Units		
1998	582	16	32	36	170	784	26
1999	415	18	36	34	229	680	36
2000	326	33	66	23	97	489	37
2001	227	23	46	6	28	301	8
2002	135	3	6	4	33	174	16
2003	124	10	20	10	28	172	14
2004	143	7	14	64	154	311	14
2005	165	13	26	187	287	478	9
2006	95	3	6	102	137	238	19
2007	63	0	0	18	18	81	7
2008	25	1	2	2	2	26	7
11 Year Total	2300	127	254	486	1183	3734	193
11 Year Average	209.1	11.5	23.1	44.2	107.5	339.5	17.5

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

MONTH	2000	2001	2002	2003	2004	2005	2006	2007	2008
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
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
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
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
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
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
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
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
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
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
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
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
<b>TOTAL</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>35,439,004</b>

## TOWN-WIDE BUILDING PERMITS ISSUED VALUATION IN DOLLARS



# residential building permit data

## RESIDENTIAL BUILDING PERMITS ISSUED



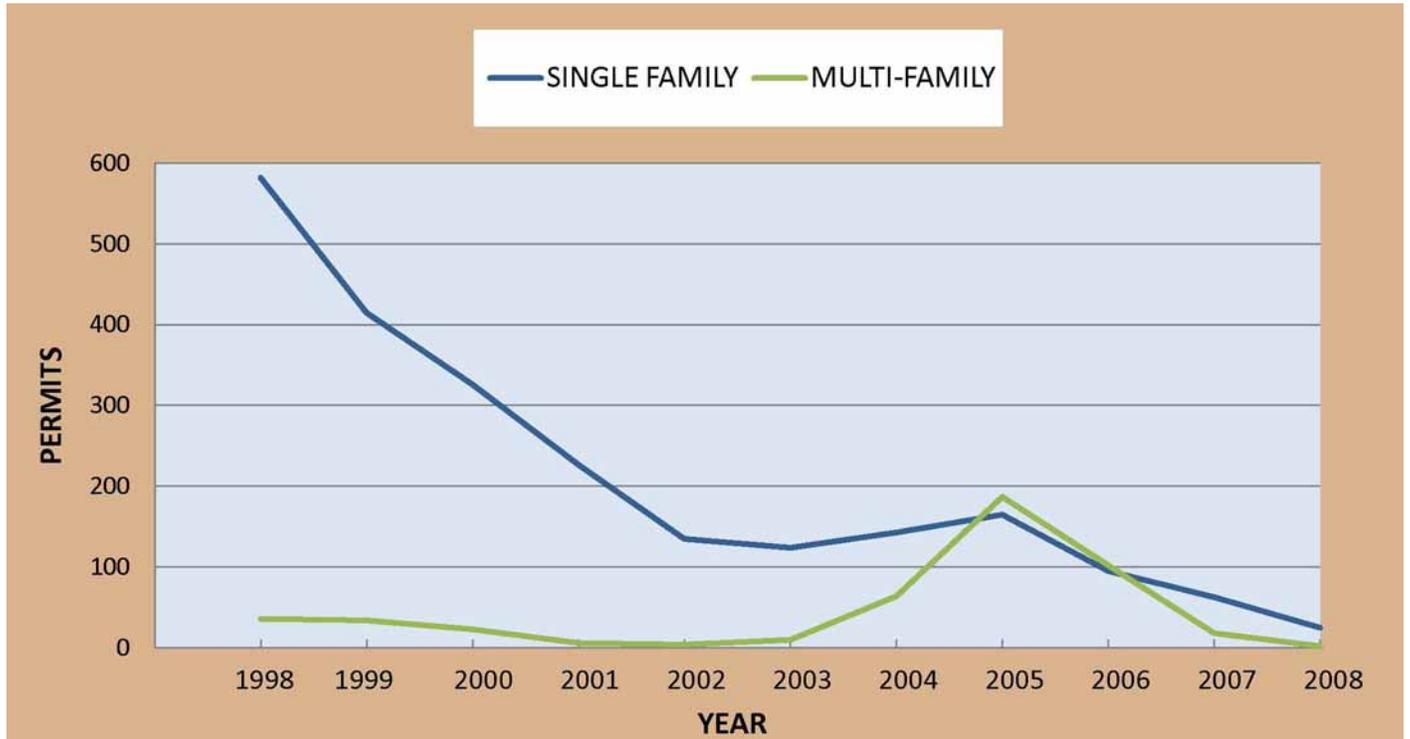
## RESIDENTIAL BUILDING PERMIT DATA

YEAR	Single Family	Multi-Family*	Total Units**
1998	582	53	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	3	29

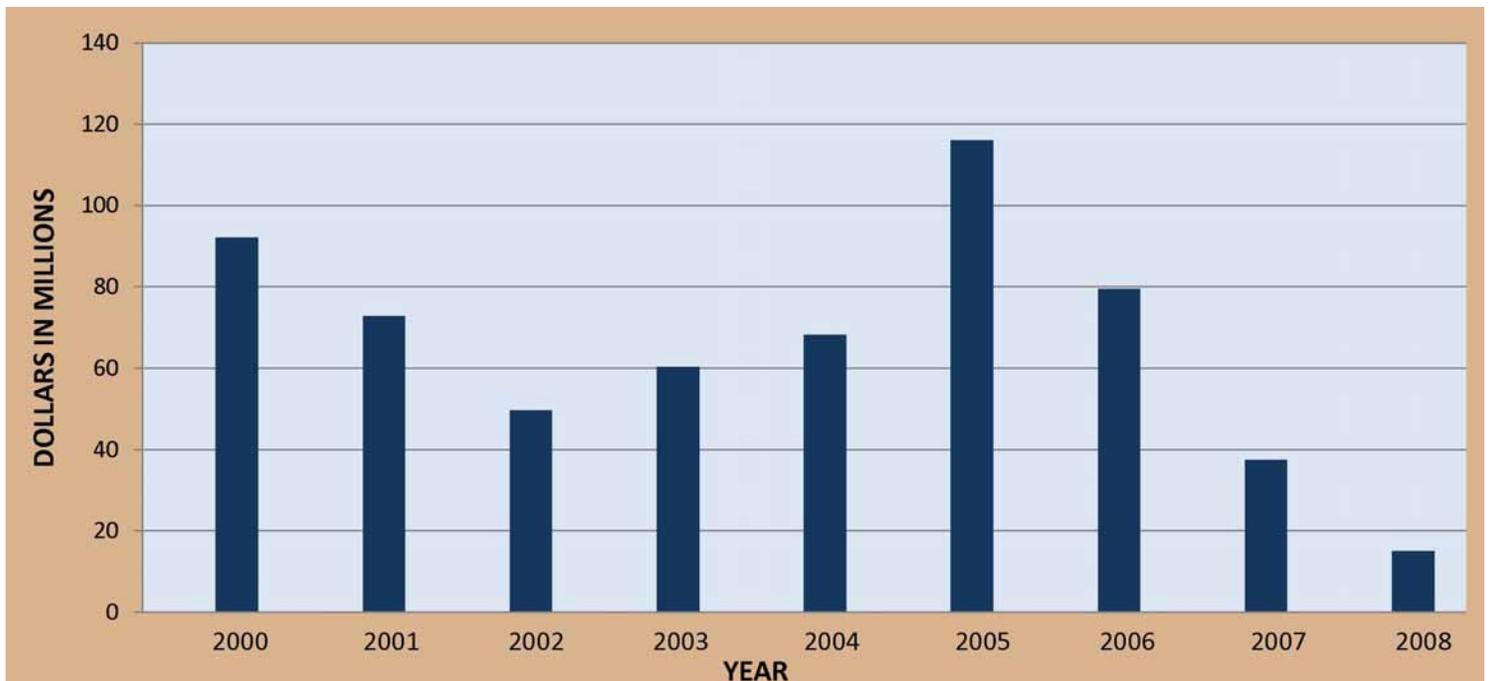
\* Includes duplexes, townhomes, and apartments.

\*\* 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

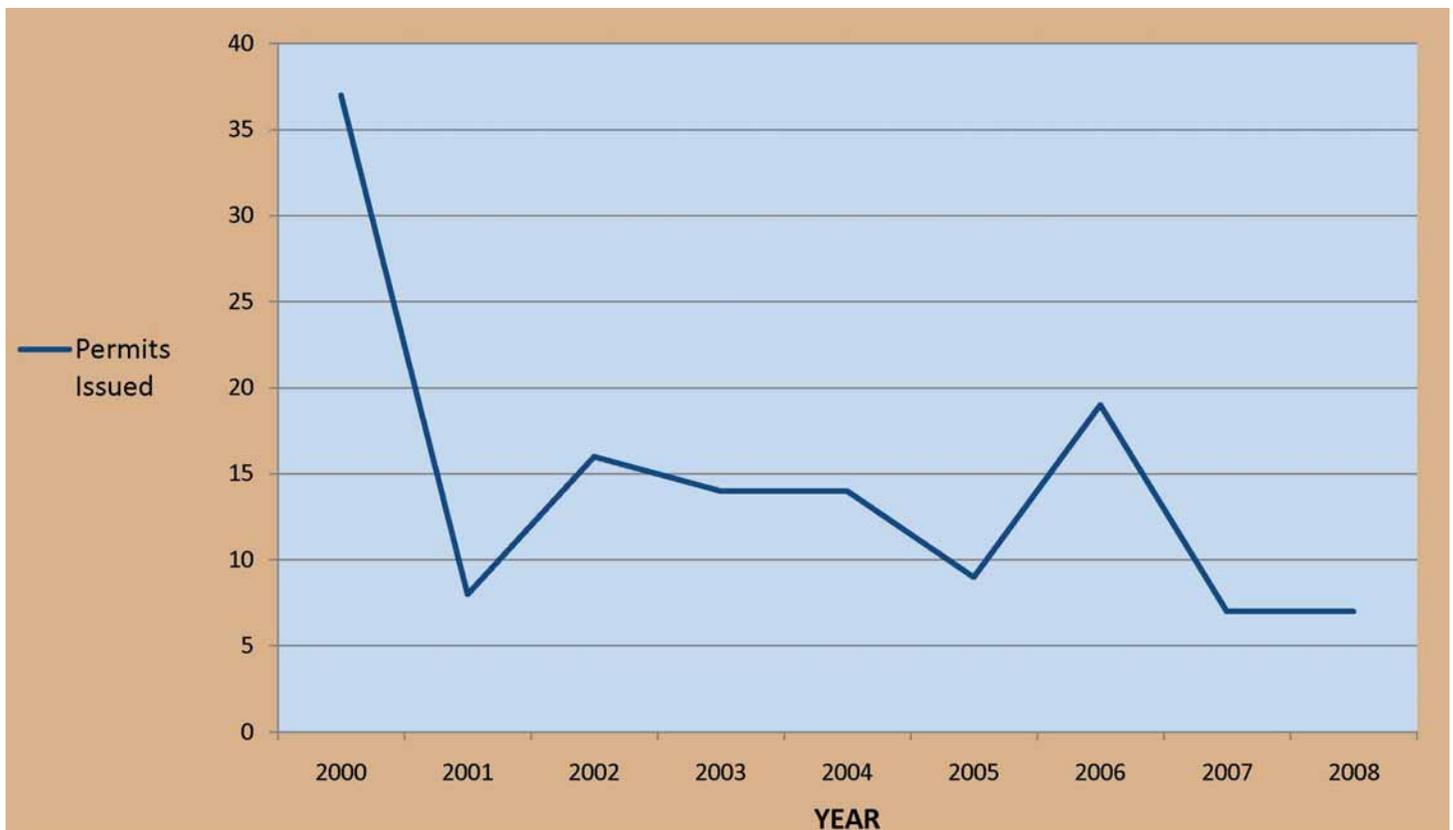


# commercial building permit data



Commercial construction

## COMMERCIAL BUILDING PERMITS ISSUED

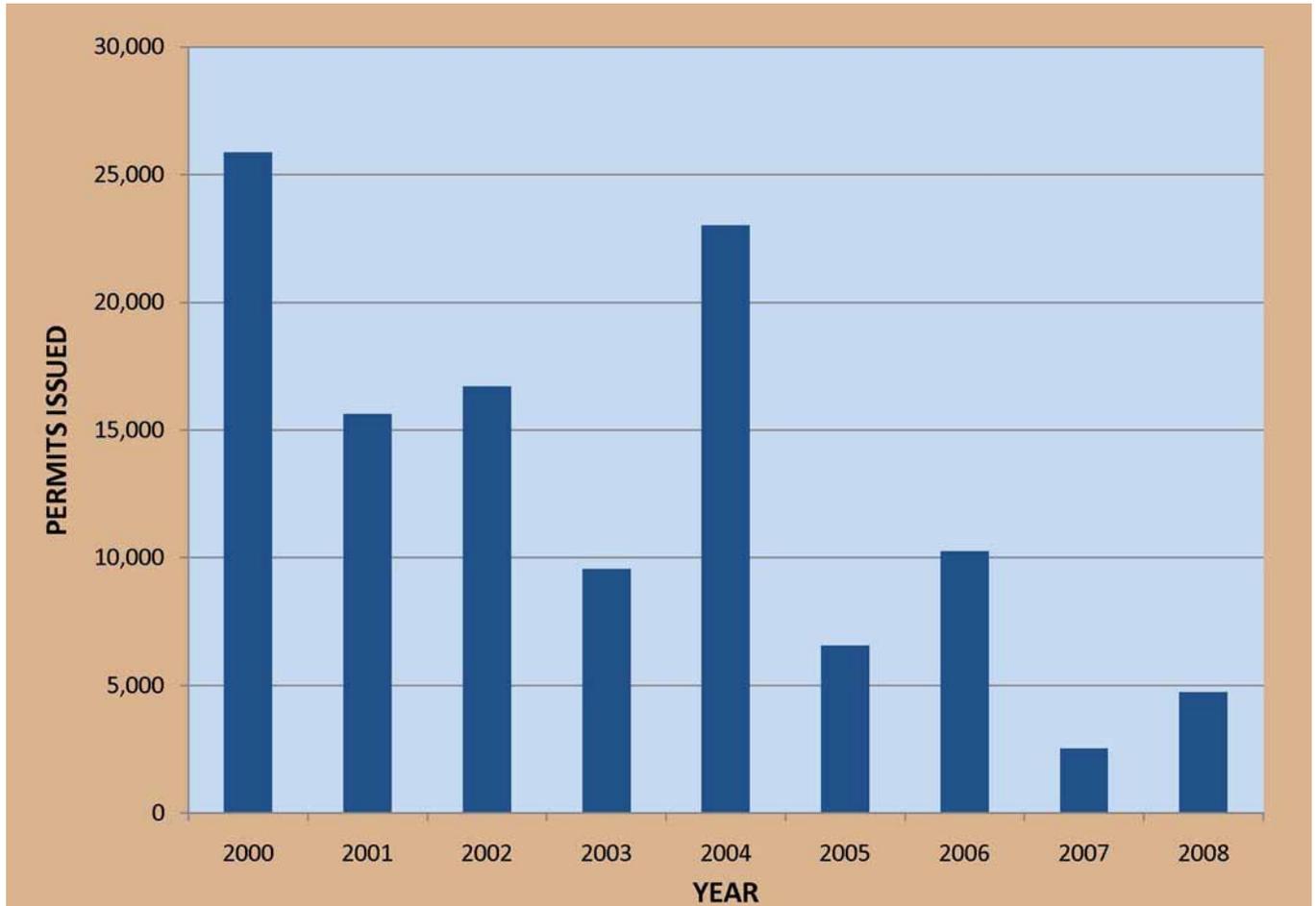


## COMMERCIAL BUILDING PERMITS ISSUED AND VALUATION

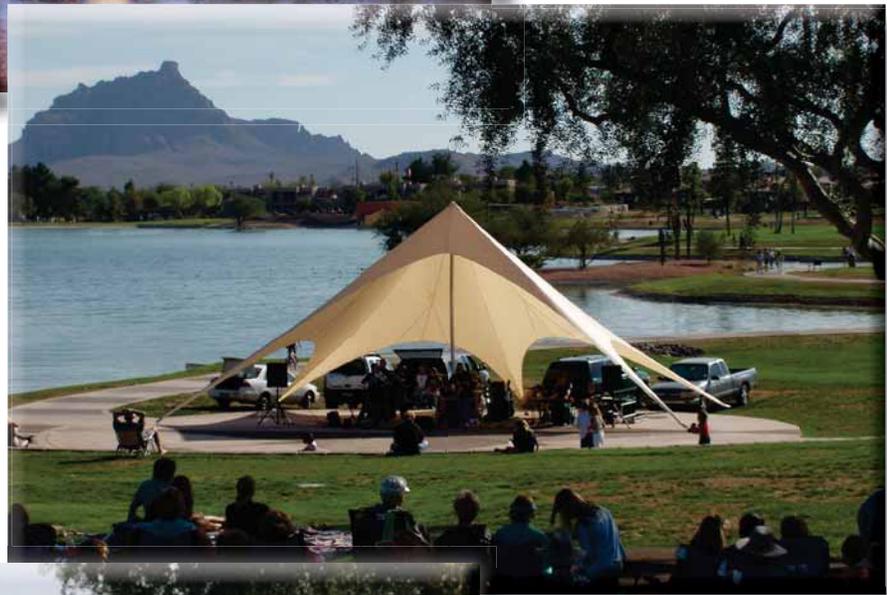
Year	Permits Issued	Valuation (\$ in Millions)
2000	37	25,869
2001	8	15,625
2002	16	16,698
2003	14	9,554
2004	14	23,021
2005	9	6,561
2006	19	10,245
2007	7	2,532
2008	7	4,726

\*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.



Weddings, concerts and special events in Fountain Park

# existing businesses

- Lodging
- Restaurants
- Shopping Centers



Shopping centers



Lodging



Commercial building



Restaurants

# 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

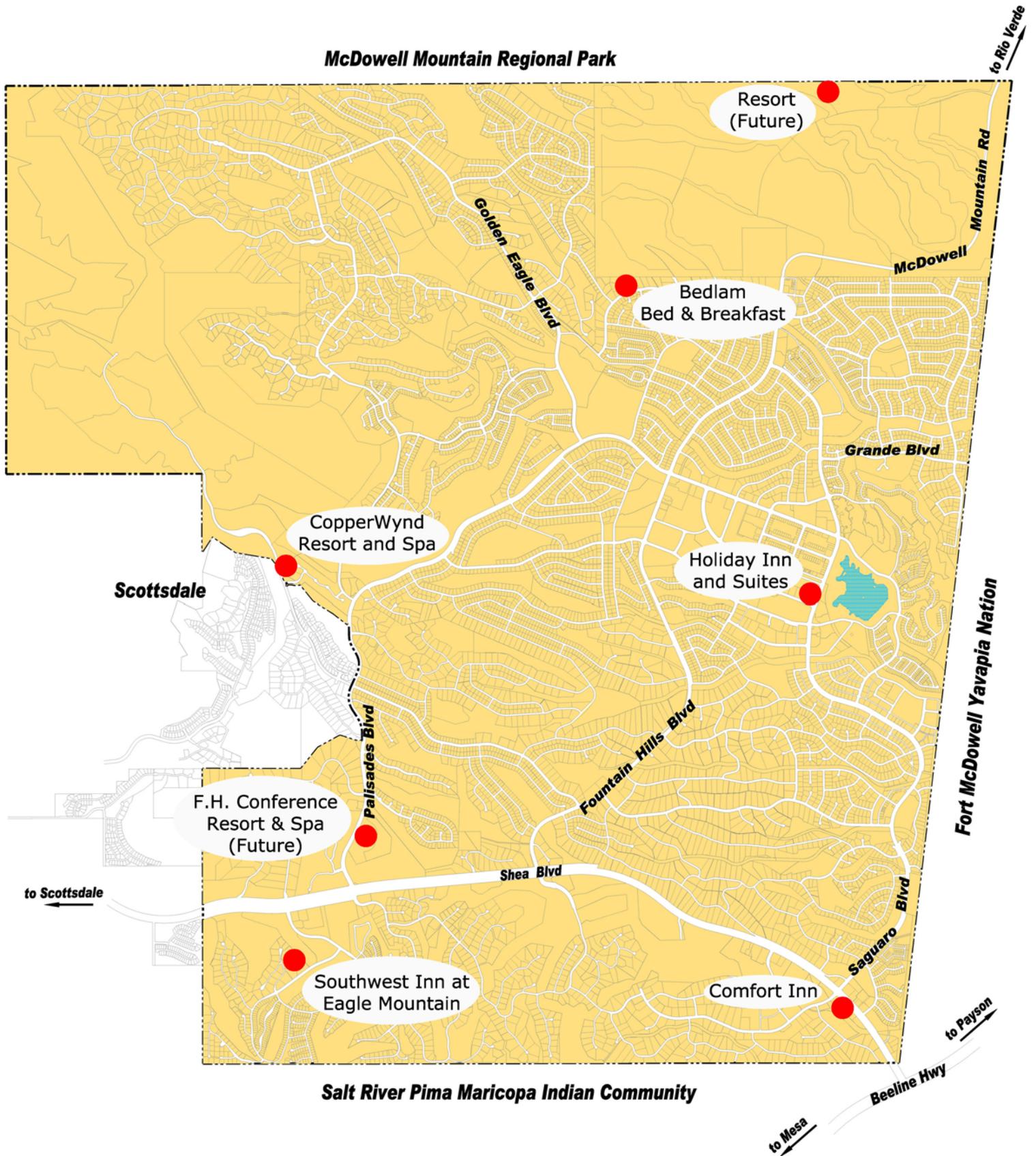


Southwest Inn at Eagle Mountain  
9800 N Summer Hill Rd.  
42 guest rooms

Additional accommodations include:

Bedlam Bed & Breakfast  
15253 N Skylark Circle  
4 guest rooms

# Lodging/Hotels/Bed & Breakfast Location Map



# restaurants

A Sage Idea, Personal Chef Service  
 Alamo Saloon  
 Alchemy at Copperwynd  
 Appian Way Restaurant  
 Arby's  
 Boulevard Cafe  
 Bruno's Sports Bar and Grille  
 Burger King  
 Charmian Dining Room  
 Chen's Garden Chinese Restaurant  
 Crazy Horse  
 Denny's  
 D J's Bagel Cafe, Inc.  
 Euro Pizza Café, Inc.  
 Fireside Grill  
 FlapJacks  
 Grille at Eagle Mountain  
 Ha Ha China

Katana Sushi & Grill  
 KFC/A & W  
 La Scala Creamery  
 Mama's Italian/Mexican Kitchen  
 McDonald's  
 Octagon Café  
 Overtime Sports Grille  
 Parkview Tap House  
 Pei Wei Asian Diner  
 Phil's Place  
 Ping's Café  
 Pisa Pizza  
 Pita House  
 Pizza Hut  
 Que Bueno  
 Quizno's Subs  
 Redendo's  
 Sakura Inn

Senor Taco Mexican  
 Starbucks Coffee x 3  
 Steakhouse at Desert Canyon  
 Streets of New York  
 Subway x 2  
 Sunridge Canyon Ridge Room  
 Taco Bell  
 Terra Nostra Italian Café  
 VU Salon/ VU Café  
 Water's Edge Restaurant  
 Wendy's



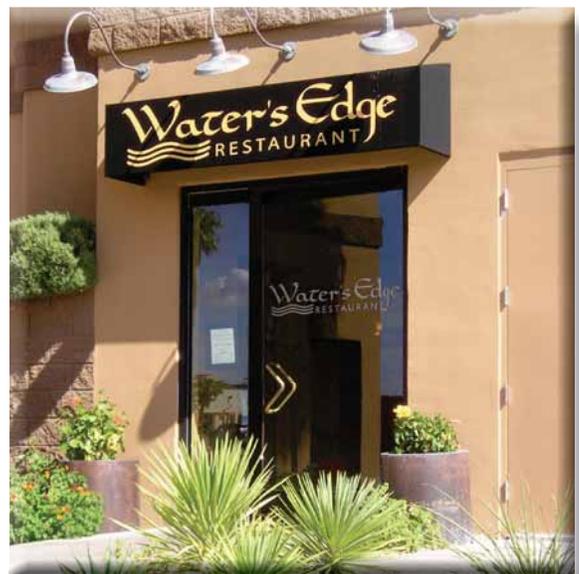
Octagon Cafe



Alchemy at Copperwynd

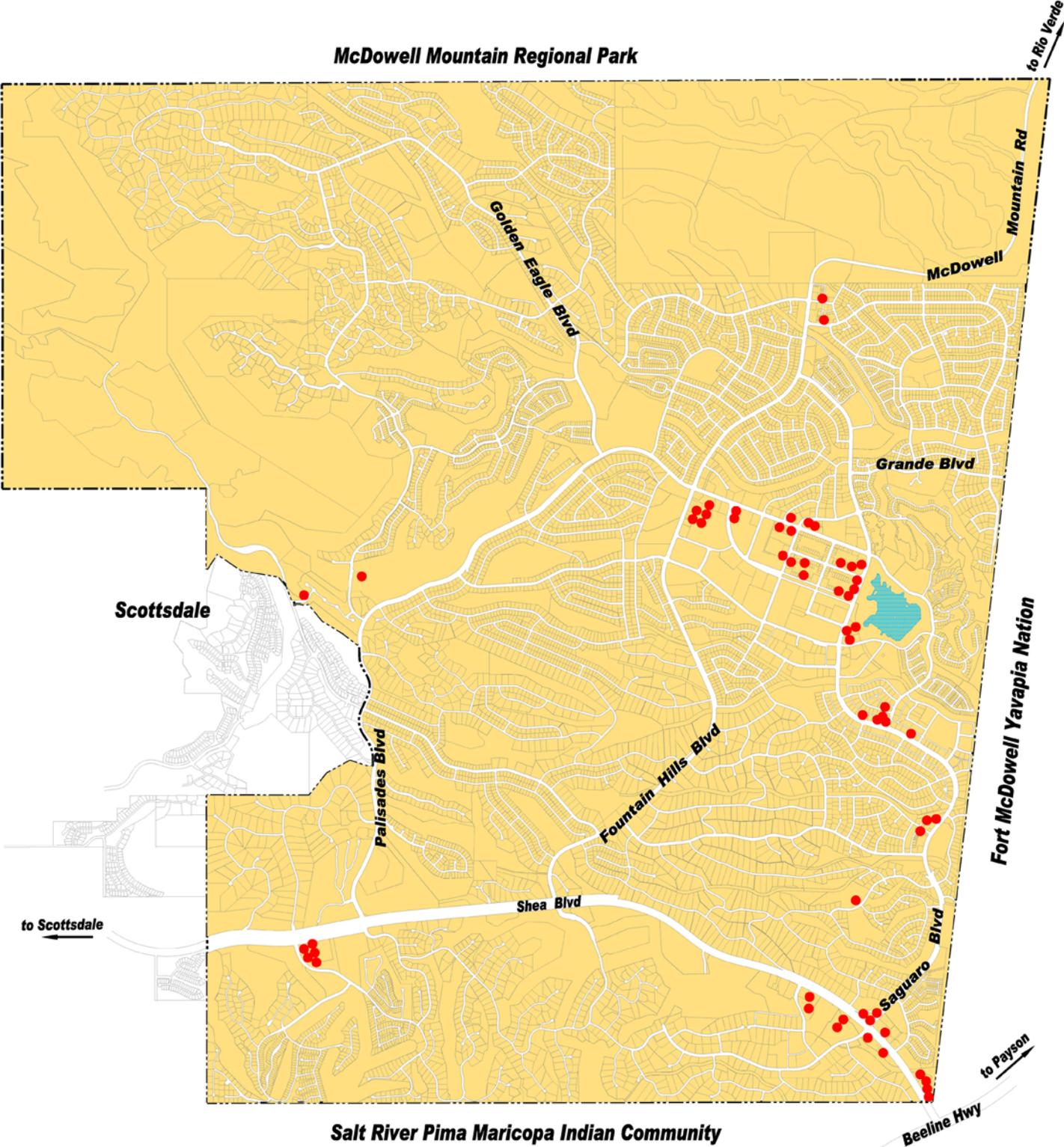


Boulevard Cafe



Water's Edge

# Restaurant Location Map



# shopping centers (and other non-residential developments)

1. Northside Business District ( 36, 900 sf)      Along the east side of Fountain Hills Blvd at the north edge of town
2. Palasisades 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 on the north side of Palisades Blvd at La Montana
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 northwest corner of Saguaro and Shea Blvds
12. Red Rock Business Center (52,282 sf)        Located at the east corner of Saguaro and Shea Blvds
13. Crossroads Center (19,452 sf)                   Along the Beeline Highway on Shea Blvd
14. Kern Plaza (9496 sf)                                Located between N. Firebrick Dr and 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 (321,632 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 Marketplace (82,712 sf)    On Shea Blvd at the southwest edge of Fountain Hills (Anchored by Fry's)

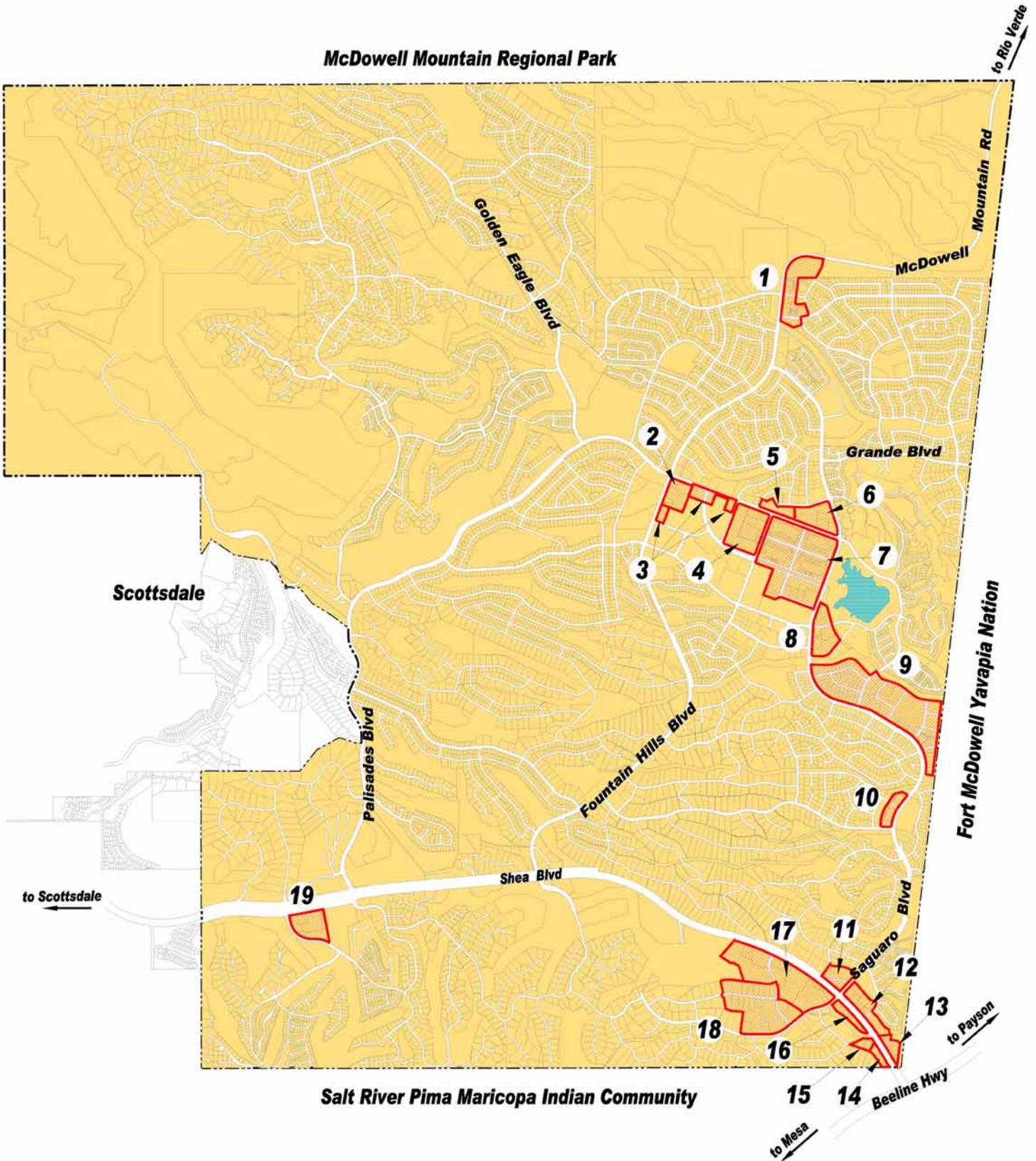


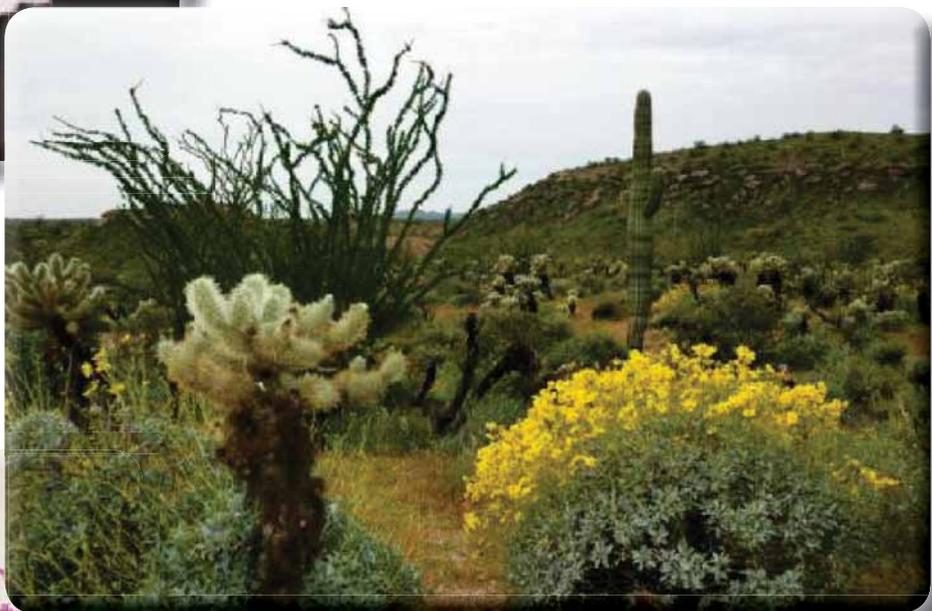
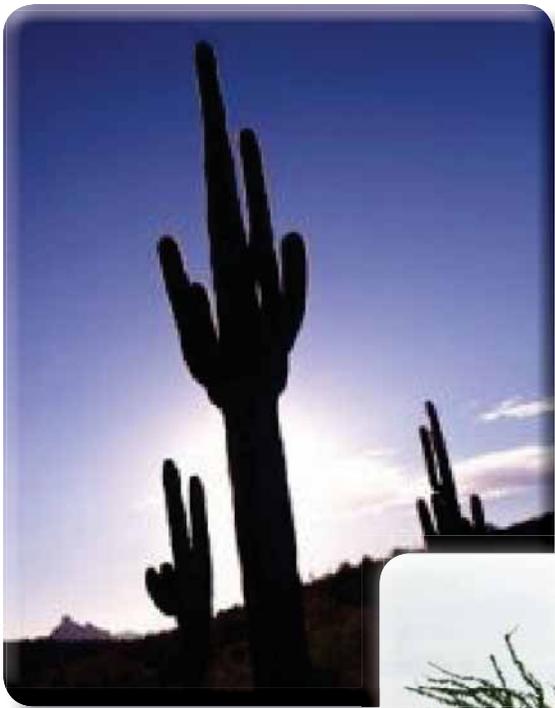
Plaza Fountainside



Four Peaks Plaza

# Shopping Center Location Map





Surrounding landscape and beauty

# government & public facilities

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



The Fountain at Fountain Park, St. Patricks Day



Community Center



Avenue of the Fountains



Splash Park at 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 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 valley-wide corporate meetings, local civic programming, art and educational classes, black tie events, wedding receptions and 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



Fire Station



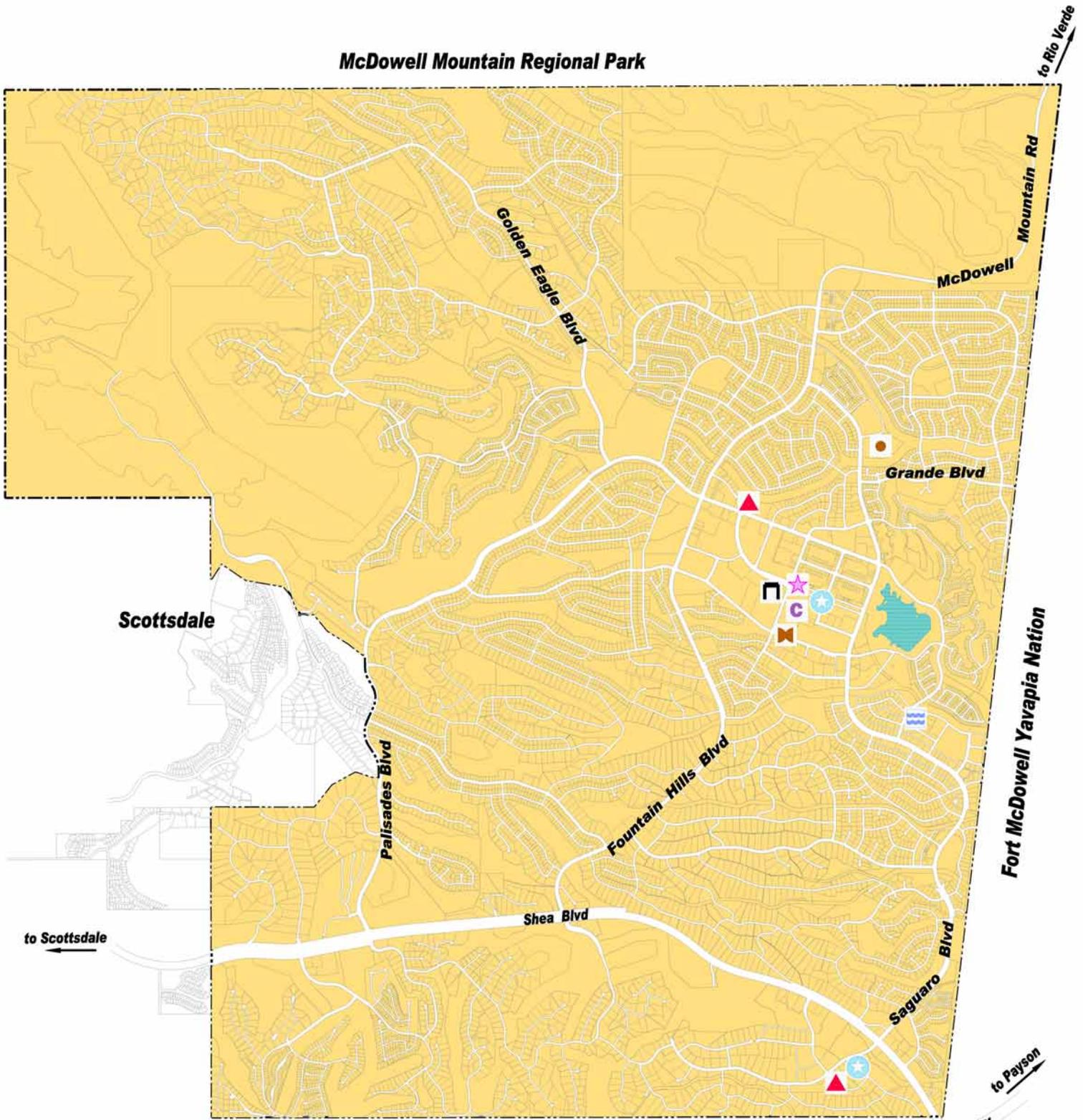
Town Fire Truck

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



## Salt River Pima Maricopa Indian Community

- |   |                  |   |                          |
|---|------------------|---|--------------------------|
|  | FIRE DEPARTMENT  |  | LIBRARY                  |
|  | LAW ENFORCEMENT  |  | CHAPARRAL CITY WATER CO. |
|  | 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 small, friendly, and high achieving 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

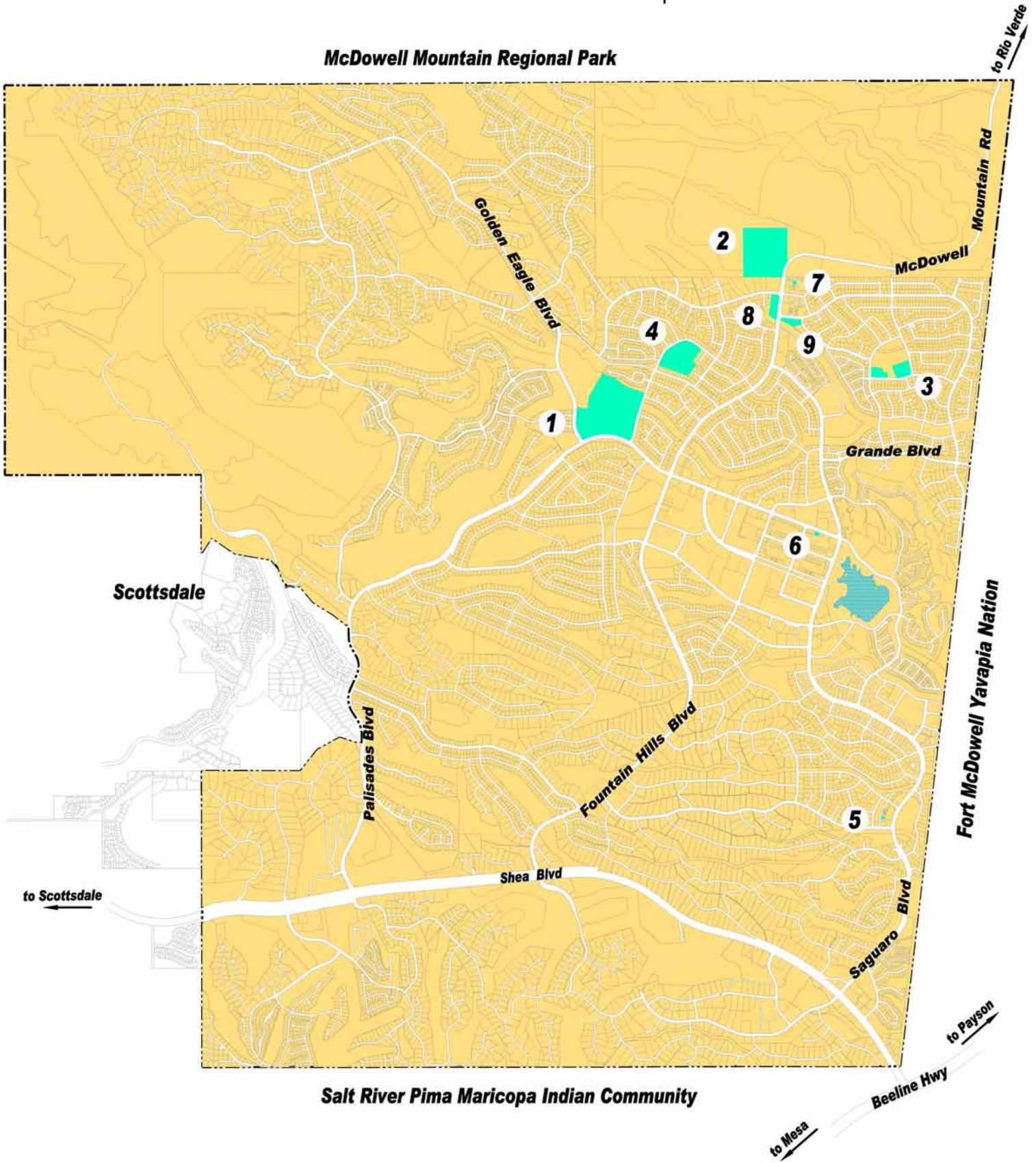


Fountain Hills Middle School



School Bus

# 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 each park's 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

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

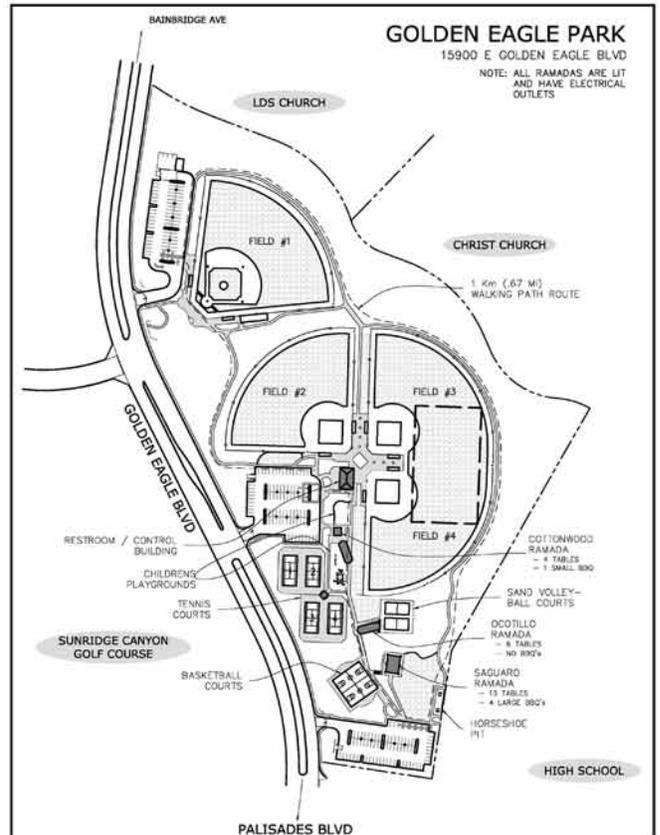
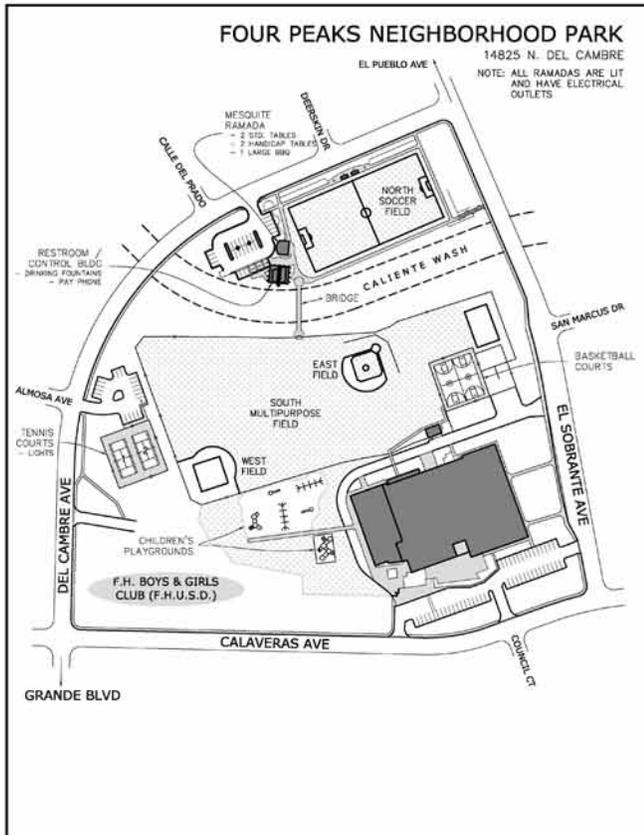
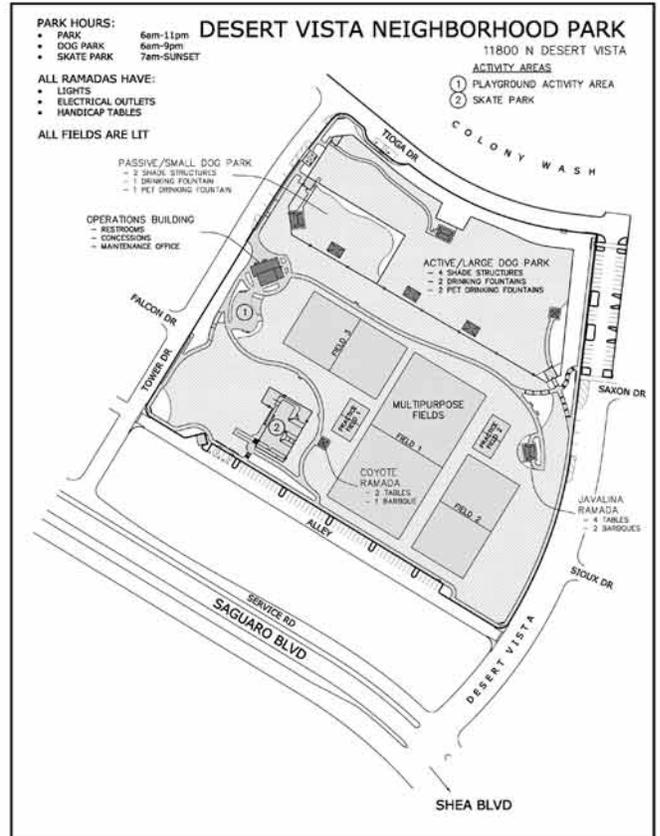
Four Peaks Neighborhood Park - 28 ac  
14825 North Del Cambre Avenue  
Four Peaks Neighborhood Park is located on Del Cambre Avenue just north of Calaveras Avenue



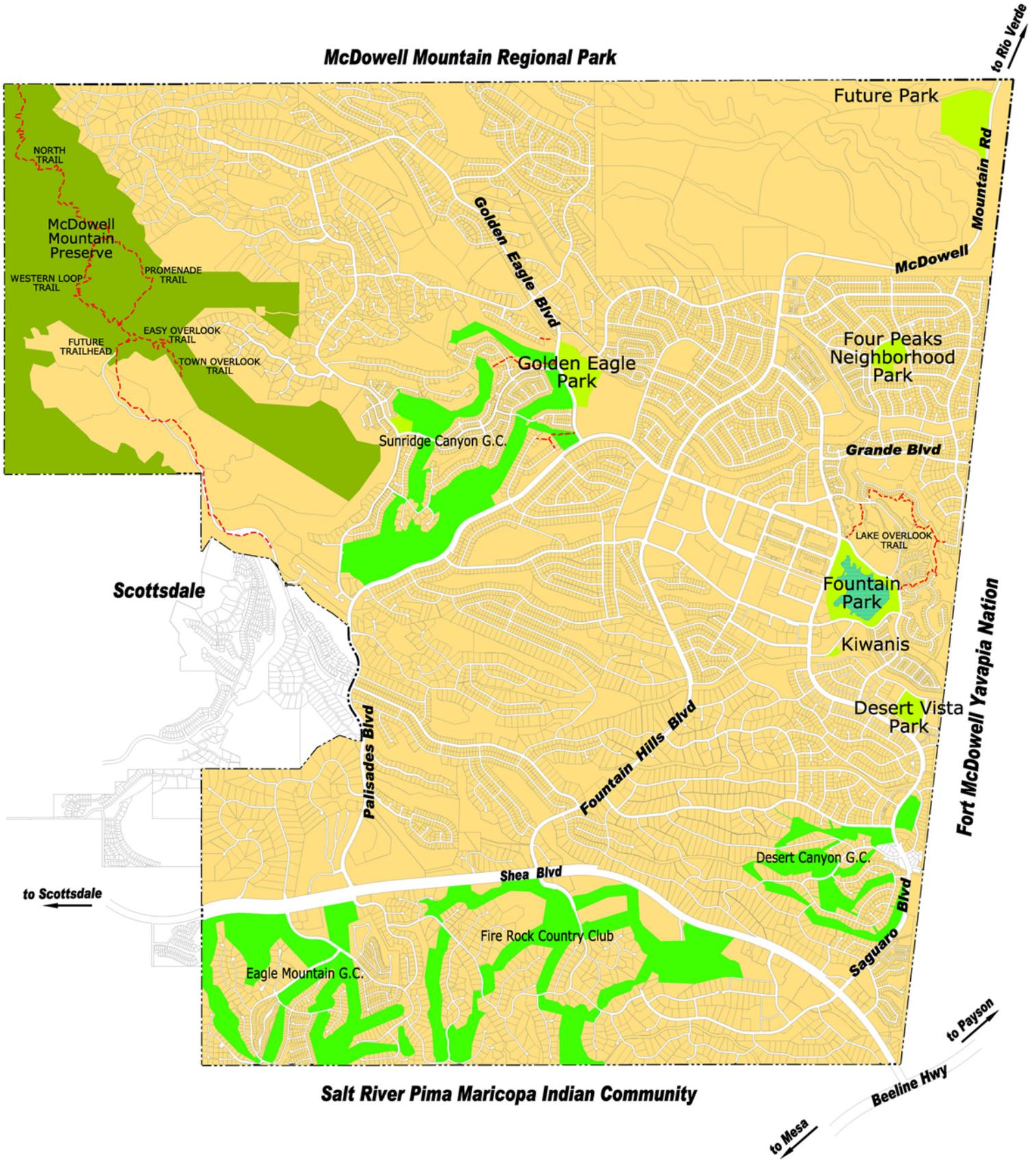
Fountain Park - 64 ac  
12925 North Saguaro Blvd.  
Fountain Park is located on Saguaro Blvd.  
between El Lago and Palisades Blvds.



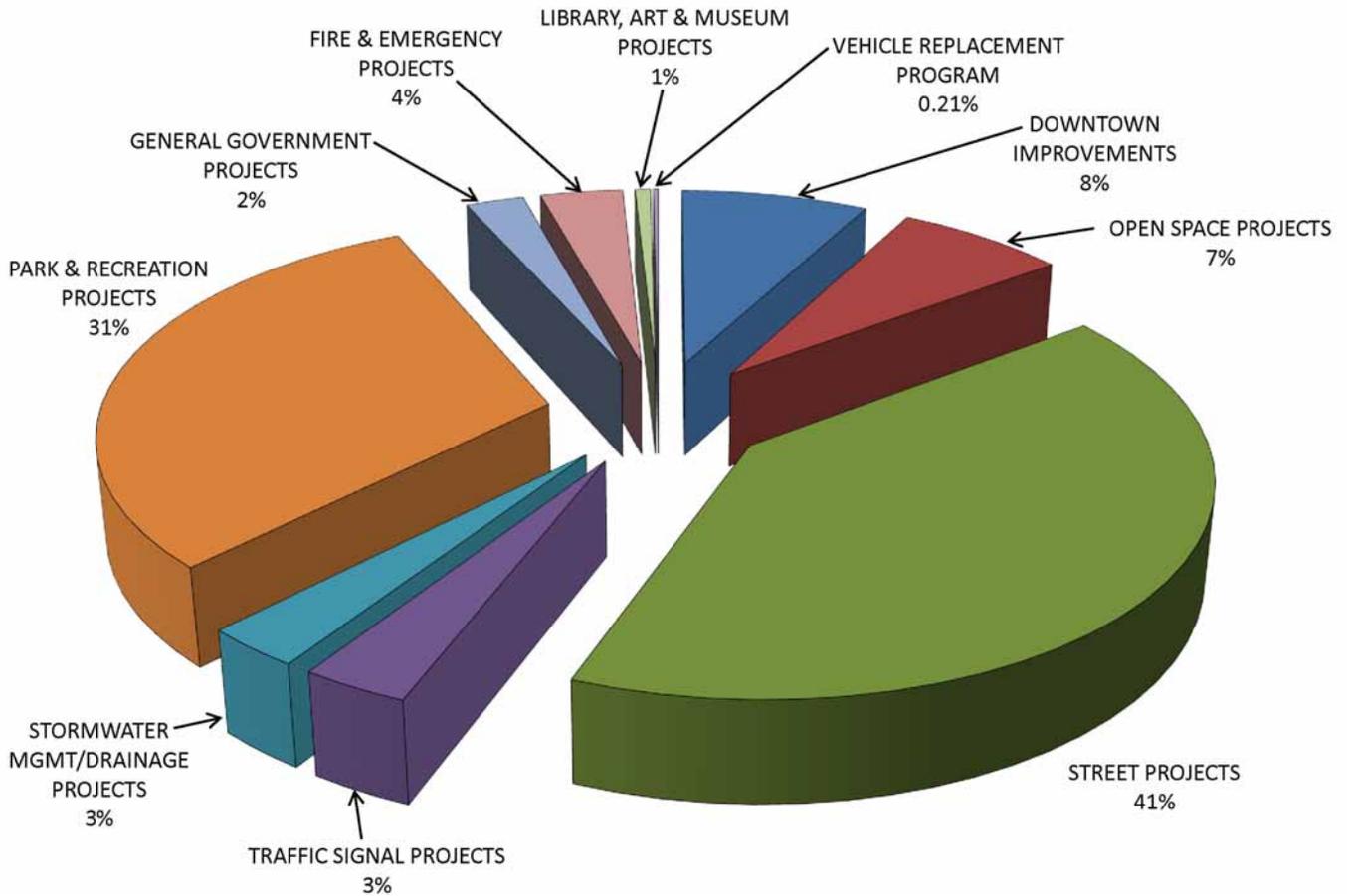
- Fountain Hills Park Statistics:
- 133 Acres of Developed Parks
  - 740 Acres of Preserve Park Area
  - 4.74 Miles of Trails
  - 658 Acres of Town Owned Washes



# Park Location Map



# capital improvements



## Project Name

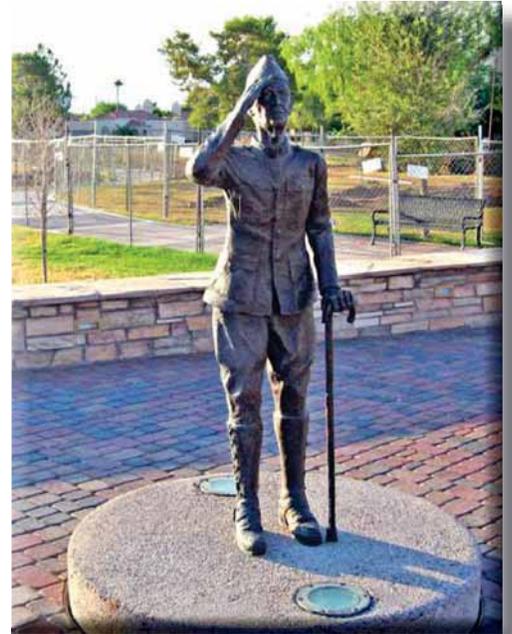
**2006-2010**

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
<b>Total Estimated Capital Project Costs for 2006-2010</b>	<b>\$30,500,000</b>



Circle of Peace by Gary Price



Soldier at War by Ron Head



After the Dance by Adreas Schwab



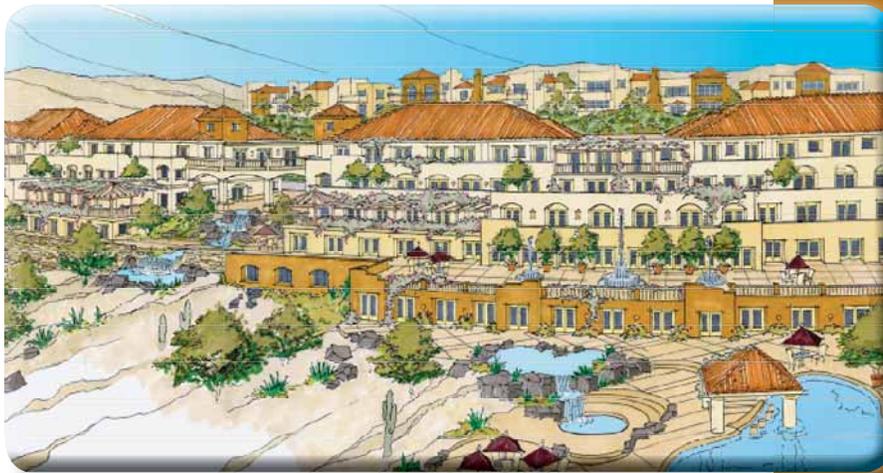
Joy of Music by George Lundeen

# land use

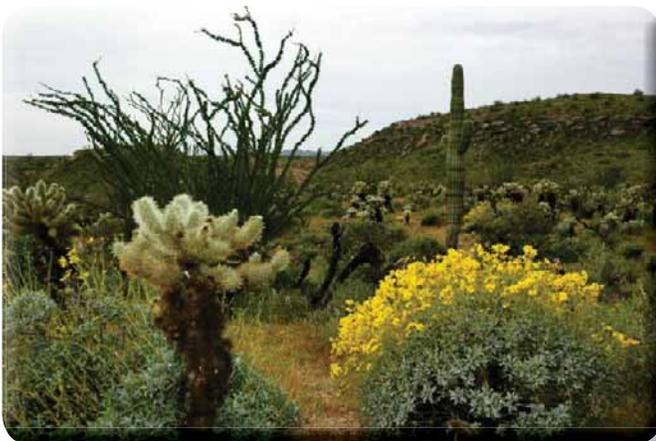
- Town-Wide Data Inventory by Section



View of Fountain Hills development



Proposed resort and spa

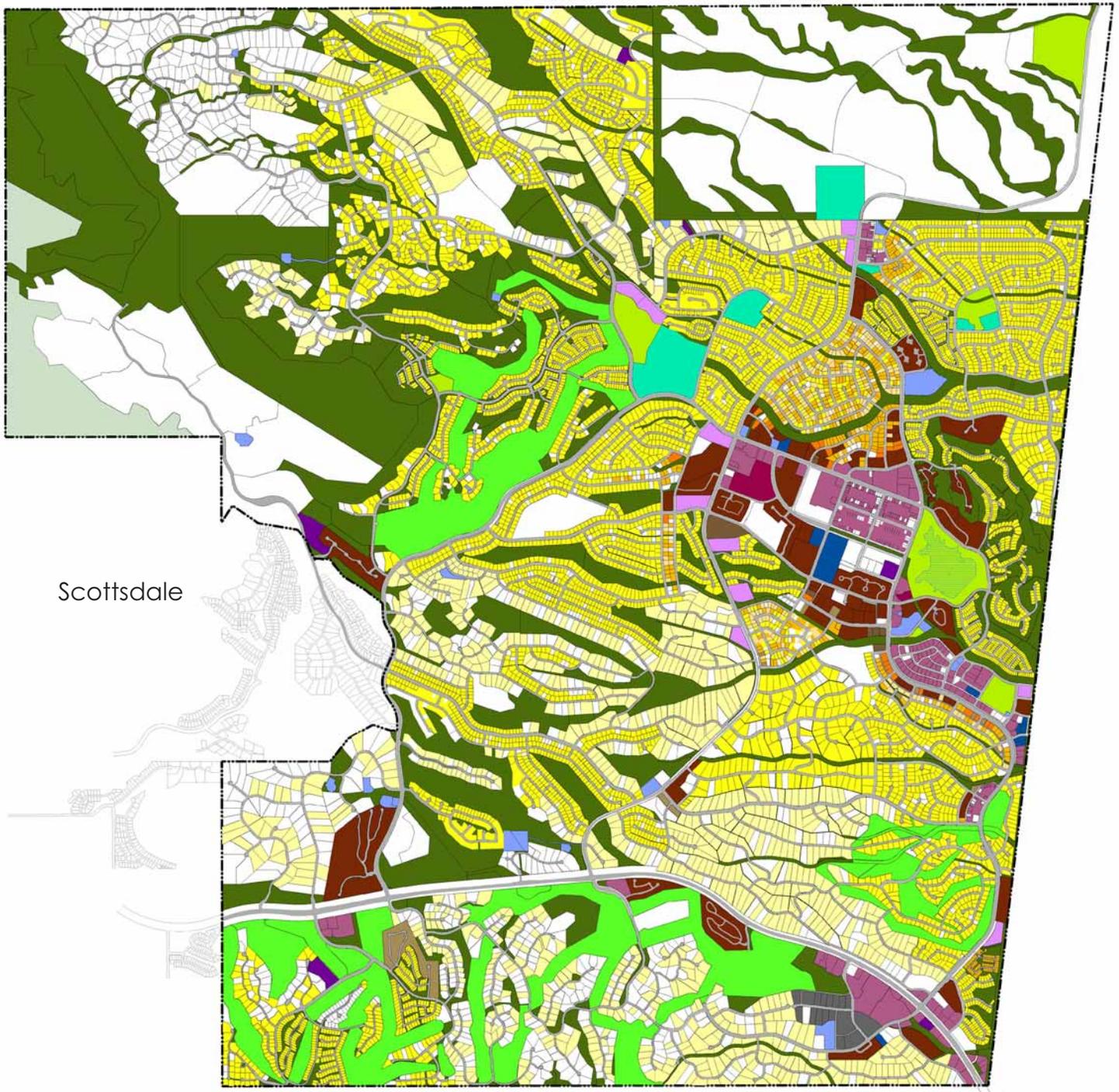


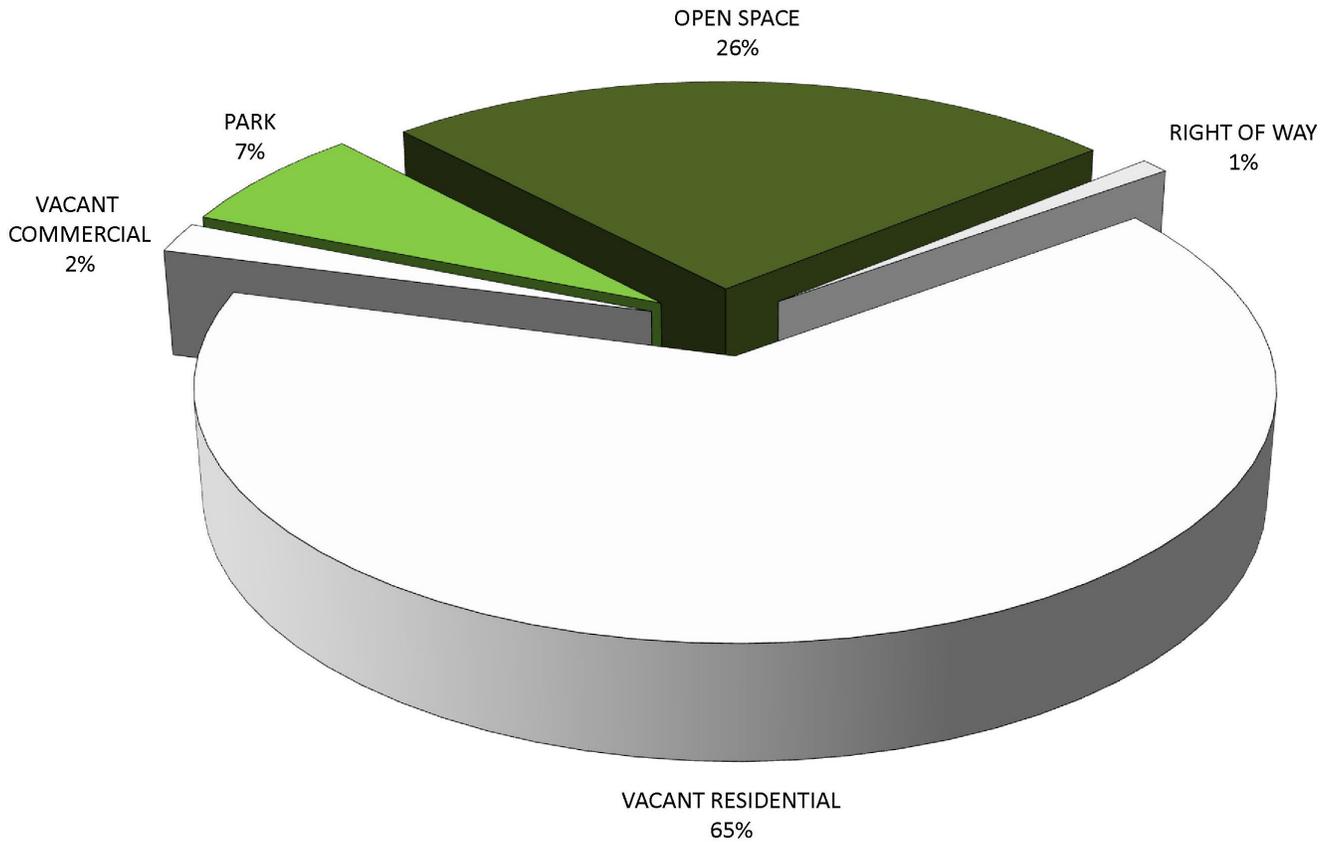
Open space

# 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.

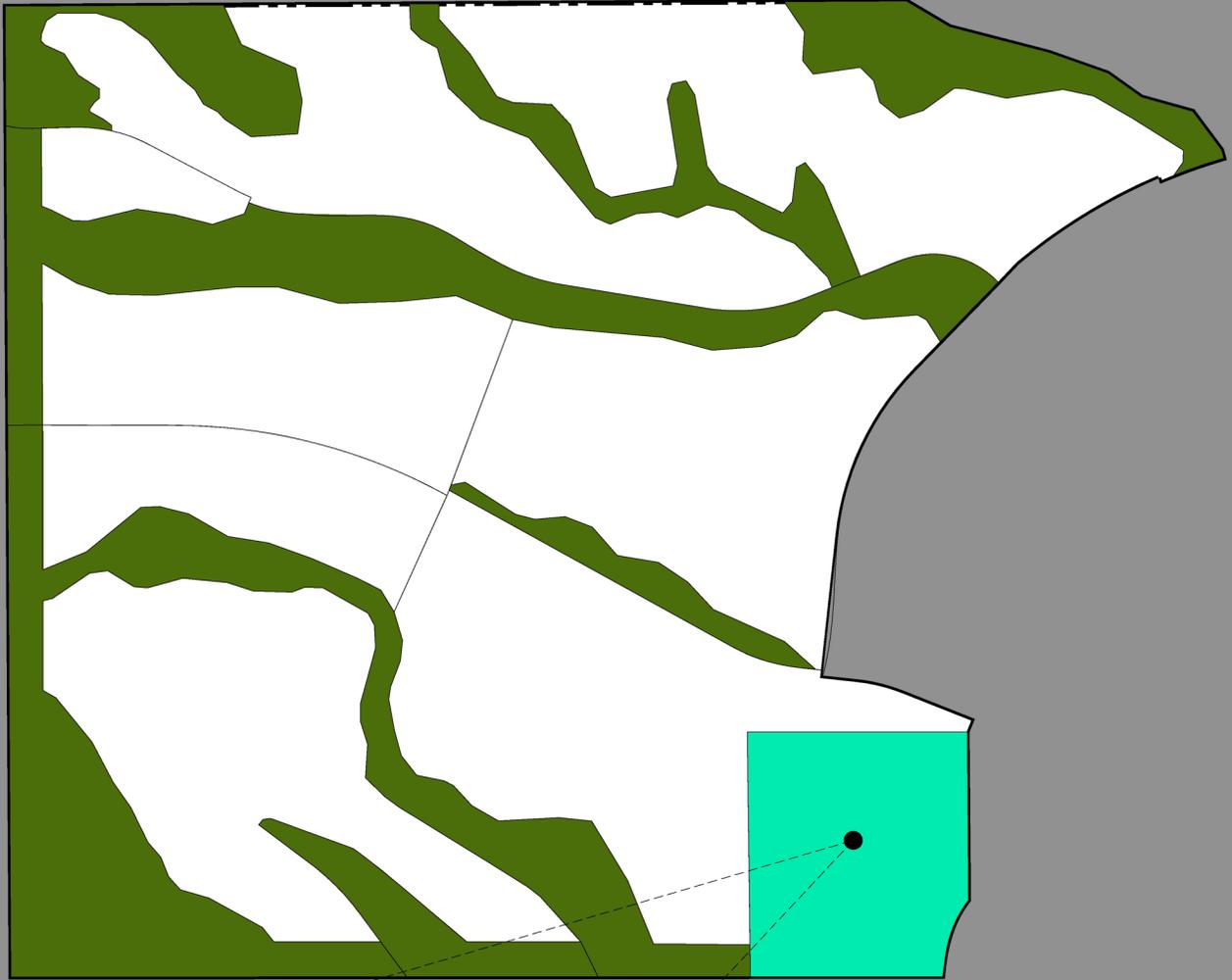
As data is analyzed year after year, some discrepancies are discovered and corrected. This continuous review necessarily revises some of the land-use category area totals in order to increase the accuracy of this report.





	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential			408.4		408.4
	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			10.6		10.6
	Mixed Use					
	Lodging					
	Institutional					
	Industrial					
	Utility					
	Government/Town Owned					
	Schools					
	Parks			40.9		40.9
	Golf Course					
	Open Space				161.6	161.6
	Scottsdale Owned Land					
	Right of Way/Streets		7.7			7.7
	<b>Total</b>	<b>0</b>	<b>7.7</b>	<b>459.9</b>	<b>161.6</b>	<b>629.2</b>

# section 3



Fountain Hills Middle School

6	5	4	3	2
7	8	9	10	11
12	13	14	15	16
17	18	19	20	21
22	23	24	25	26
27	28	29	30	31

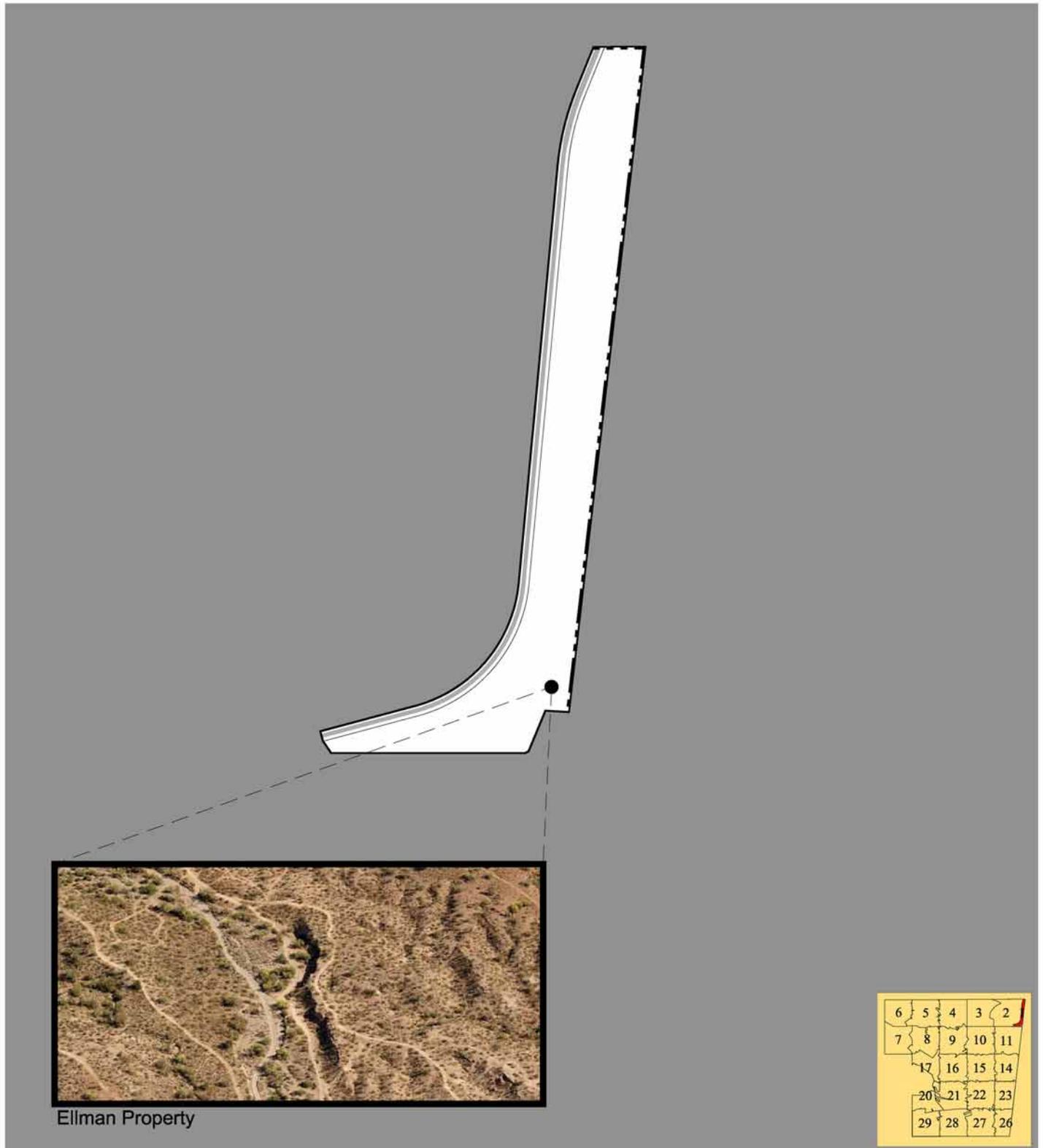
Undeveloped land shown in white

RESIDENTIAL LAND USE	RESIDENTIAL LAND USE										TOTAL
	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 Acres	1,314.0	2,269.0	85.8	28.0	12.9	90.4	11.8	362.3	16.0	2,728.3	6,918.5
Percent Acres	18.99%	32.80%	1.24%	0.40%	0.19%	1.31%	0.17%	5.24%	0.23%	39.43%	100%
Total Dwelling Units	1,014	7,224	451	170	229	552	158	2,786	248	0	12,832
Percent Dwellings	7.90%	56.30%	3.51%	1.32%	1.78%	4.30%	1.23%	21.71%	1.93%	0.00%	100%
Dwelling Type Totals	8,237 / 64%		973 / 7.6%			3,412 / 26.51%			1.92%	0.00%	

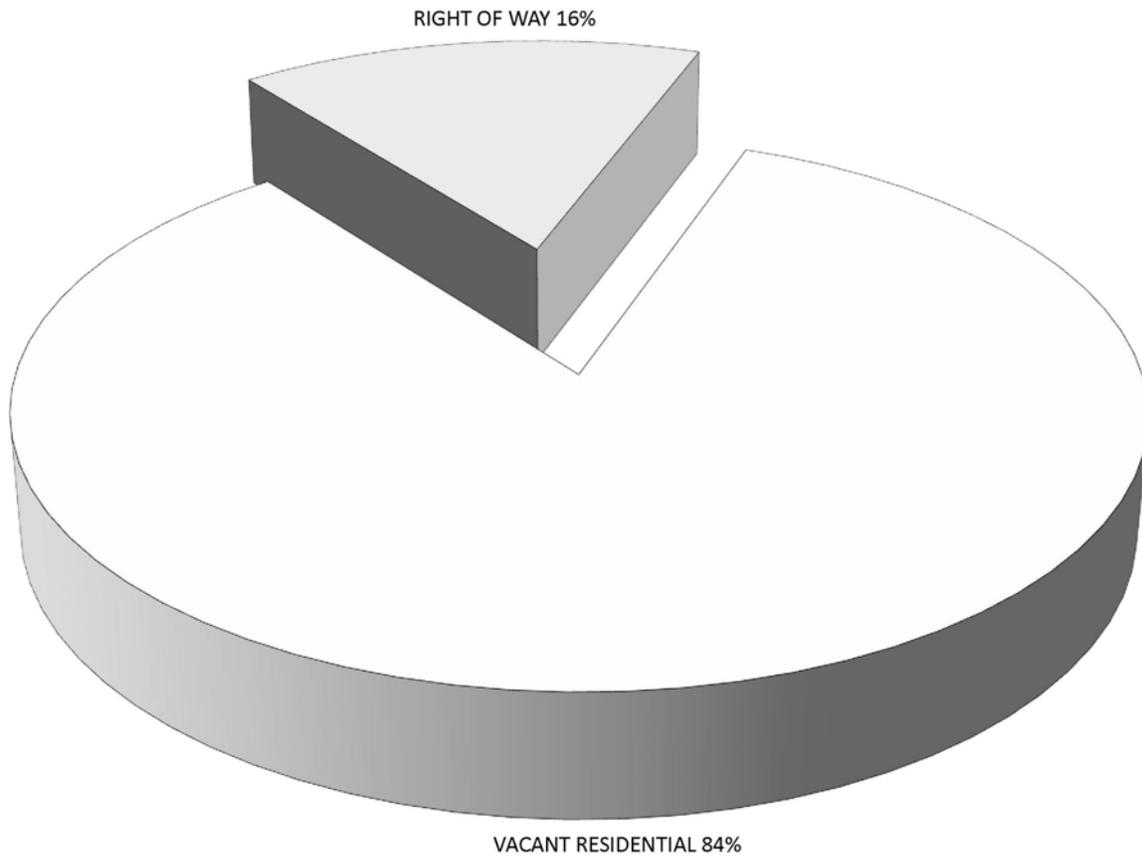
Vacant Lots	Single Family	Multi-Family	Commercial / Industrial	Total
	1,133	63	99	1,295

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	49	610								659
Section 5	48	293								341
Section 6	4									4
Section 7										0
Section 8	28	195								223
Section 9	24	633								657
Section 10	39	958	216	5		117		225		1,560
Section 11		1,189	56			156		214		1,615
Section 14		434		16	28	20	33	407	21	959
Section 15	22	225	125	18	201	182	56	1,161	248	2,238
Section 16	49	710	2			10	6			777
Section 17	27	69						108		204
Section 20	54	89						68		211
Section 21	120	516								636
Section 22	159	164		12		10		75		420
Section 23	2	429	52	45		57	40	91		716
Section 26	53	251				23		249		576
Section 27	177	4						141		322
Section 28	145	3						26		174
Section 29	14	452		74						540
Total	1014	7,224	451	170	302	575	135	2,702	248	12,832

# section 1

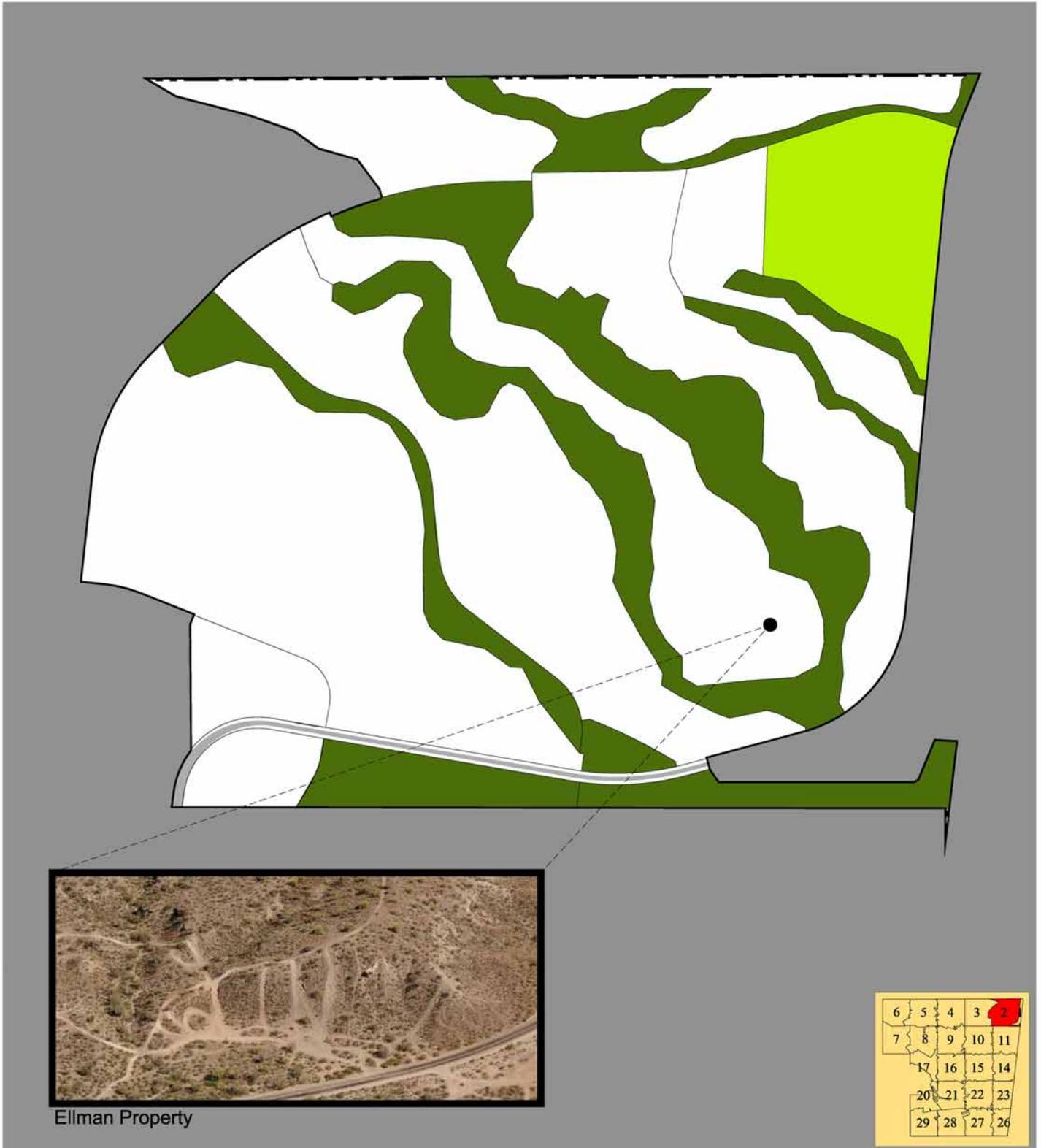


Undeveloped land shown in white



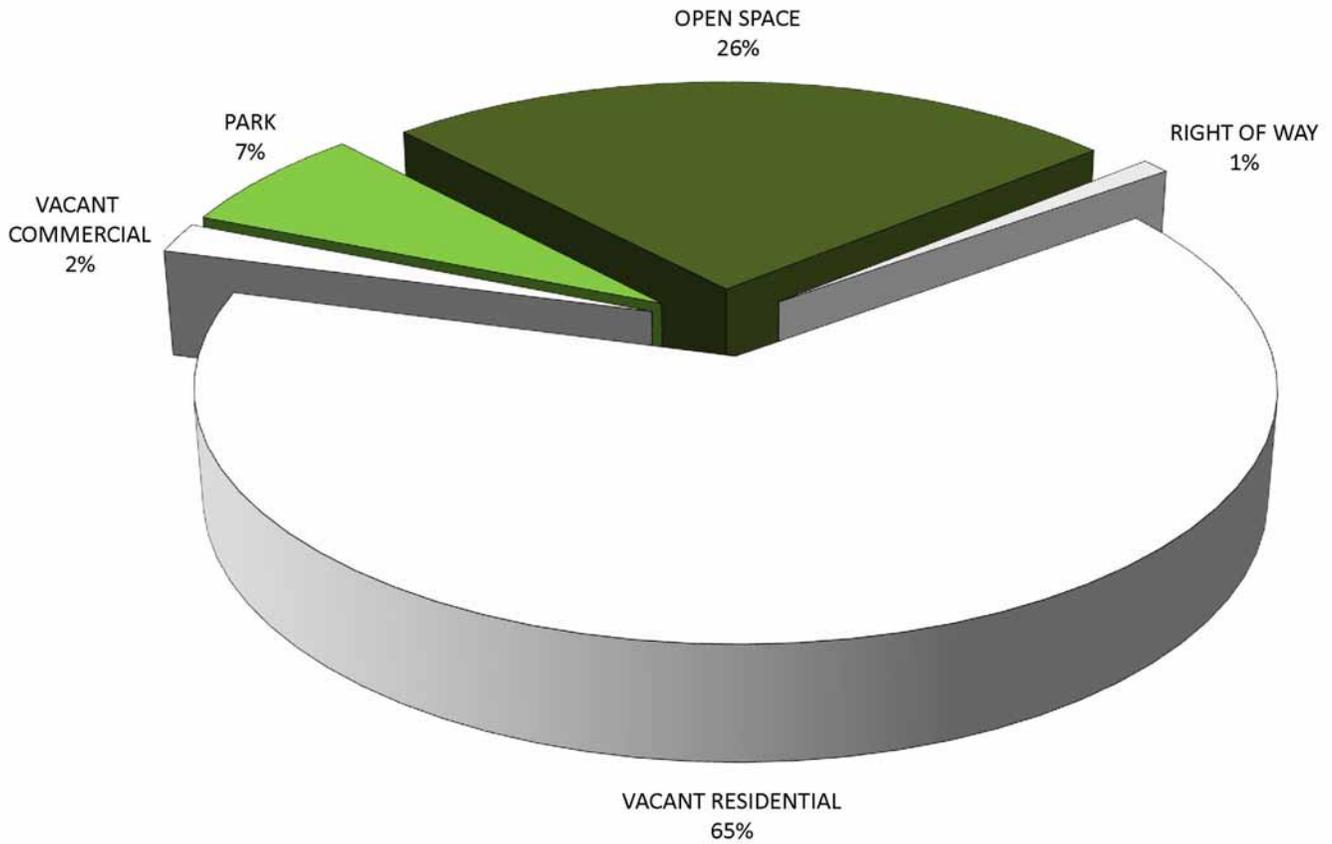
	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential			57.8		57.8
	Single Family – L					
	Single Family – M					
	Multi-Family – L					
	Multi-Family – M					
	Multi-Family – H					
	Multi-Family/Condo – L					
	Multi-Family/Condo – M					
	Multi-Family/Condo – H					
	Commercial/Retail					
	Mixed Use					
	Lodging					
	Institutional					
	Industrial					
	Utility					
	Government/Town Owned					
	Schools					
	Parks					
	Golf Course					
	Open Space					
	Scottsdale Owned Land					
	Right of Way/Streets		10.8			10.8
	<b>Total</b>	<b>0</b>	<b>10.8</b>	<b>57.8</b>	<b>0</b>	<b>68.6</b>

# section 2



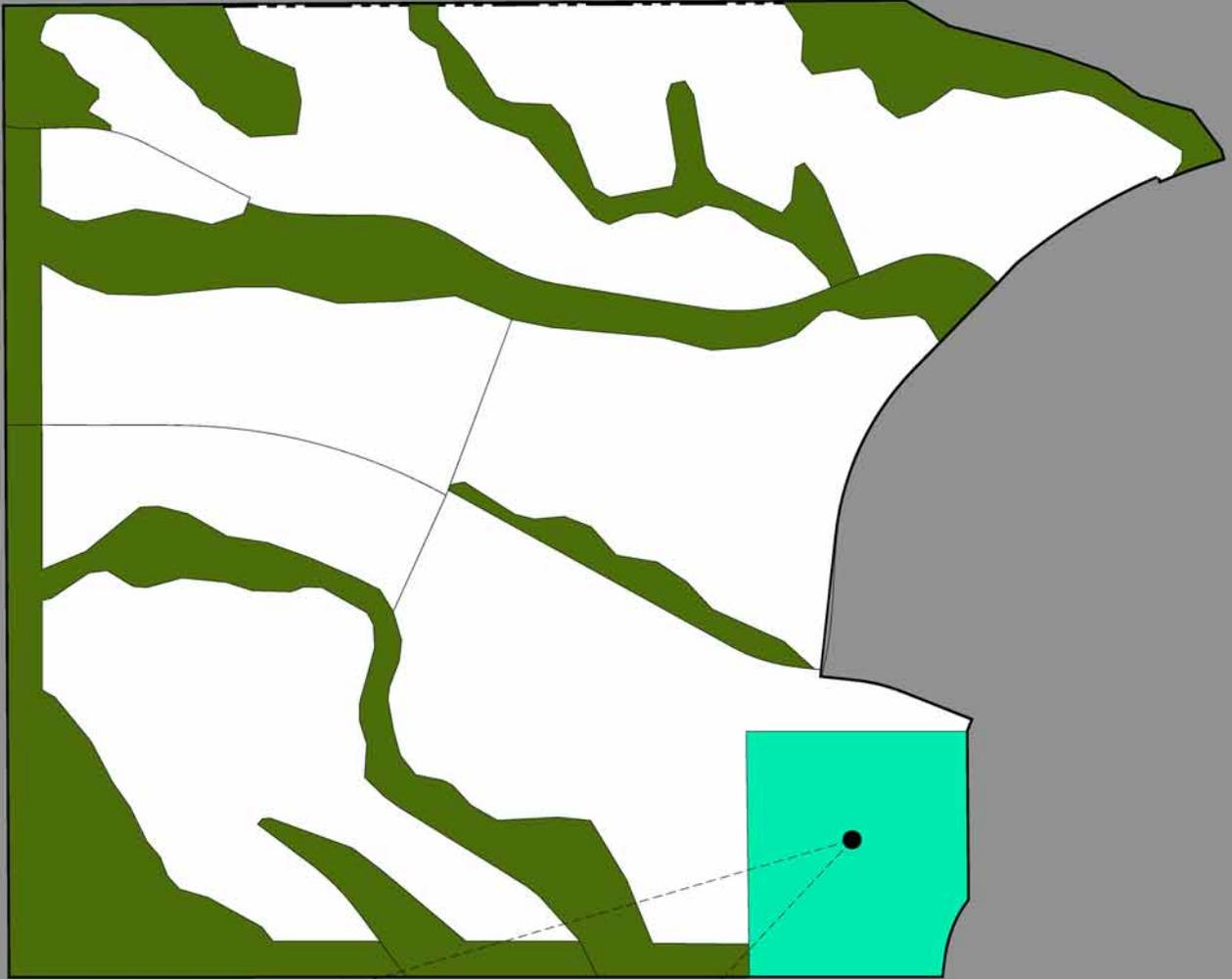
Ellman Property

Undeveloped land shown in white



Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			408.4		408.4
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			10.6		10.6
Mixed Use					
Lodging					
Institutional					
Industrial					
Utility					
Government/Town Owned					
Schools					
Parks			40.9		40.9
Golf Course					
Open Space				161.6	161.6
Scottsdale Owned Land					
Right of Way/Streets		7.7			7.7
<b>Total</b>	<b>0</b>	<b>7.7</b>	<b>459.9</b>	<b>161.6</b>	<b>629.2</b>

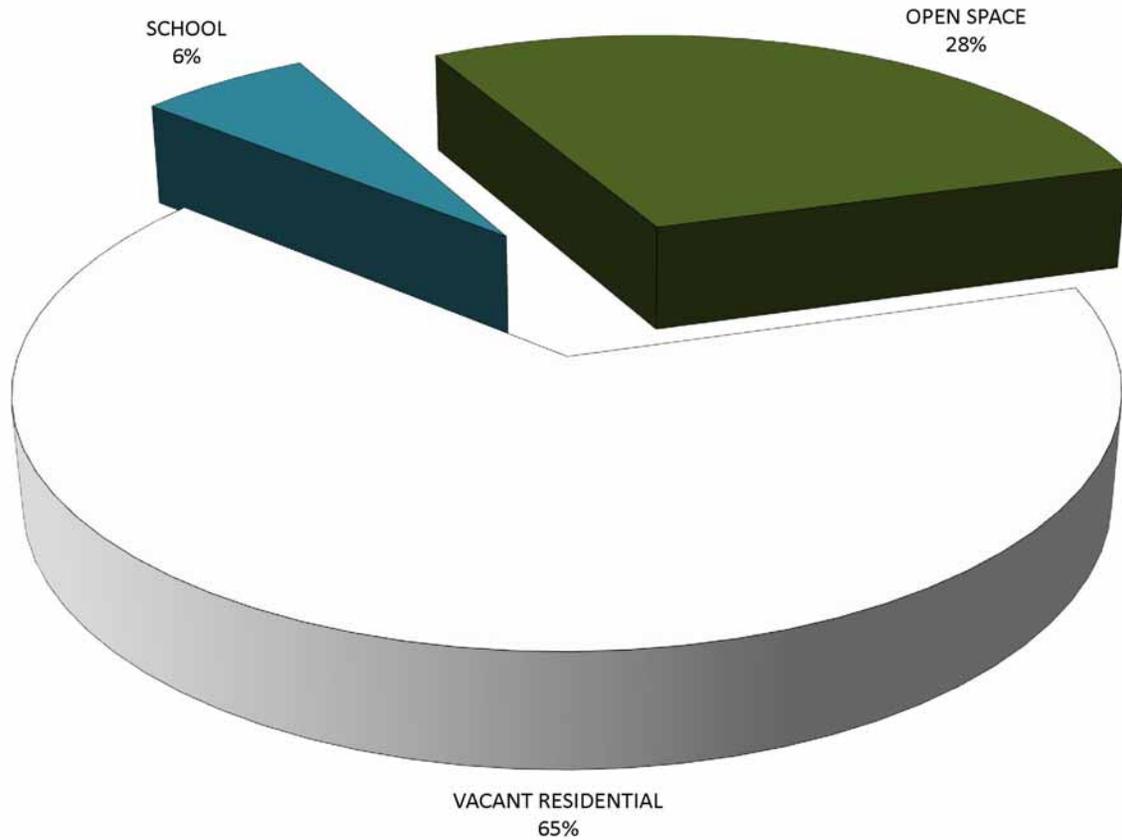
# section 3



Fountain Hills Middle School

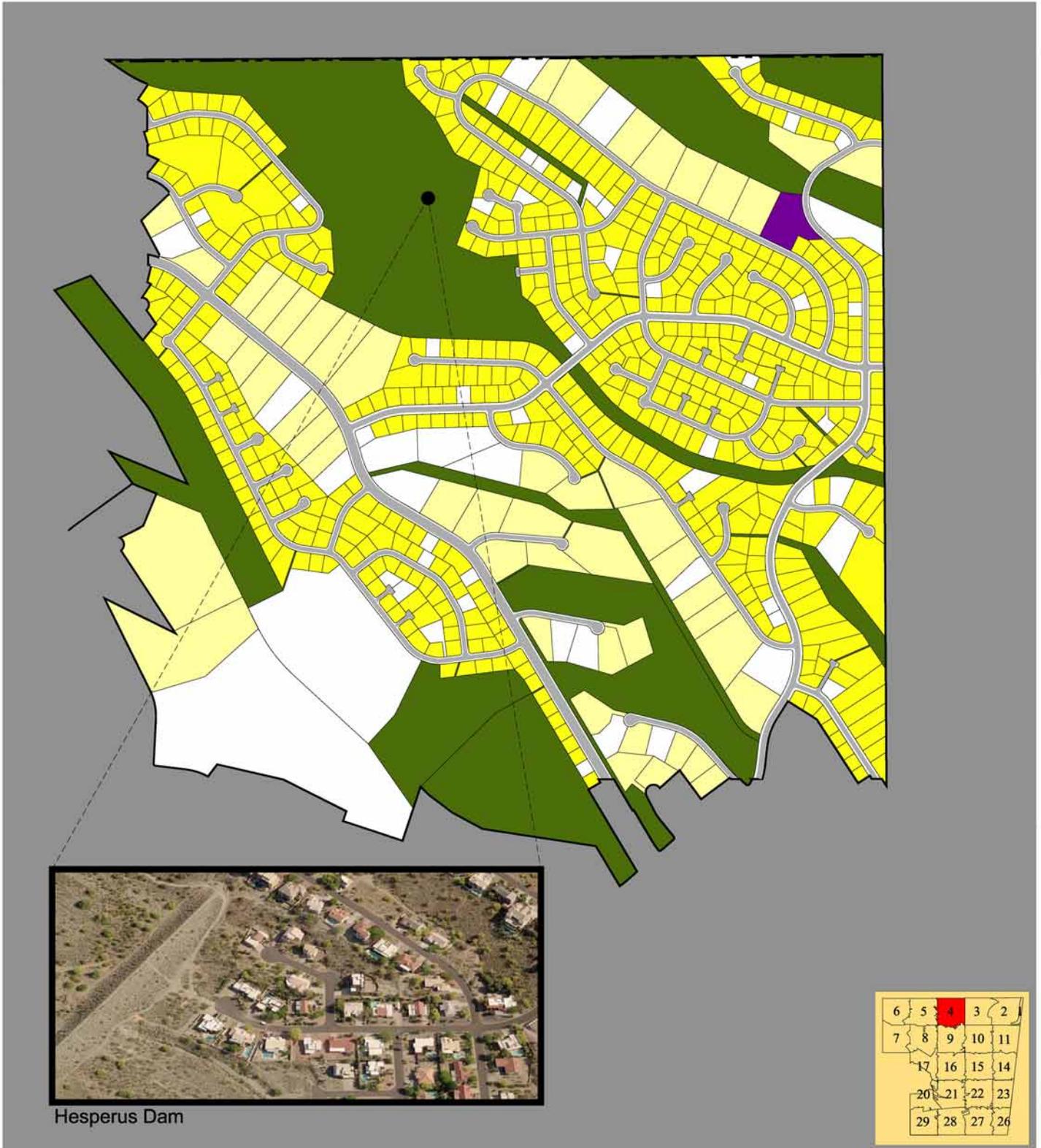
6	5	4	3	2
7	8	9	10	11
17	16	15	14	
20	21	22	23	
29	28	27	26	

Undeveloped land shown in white

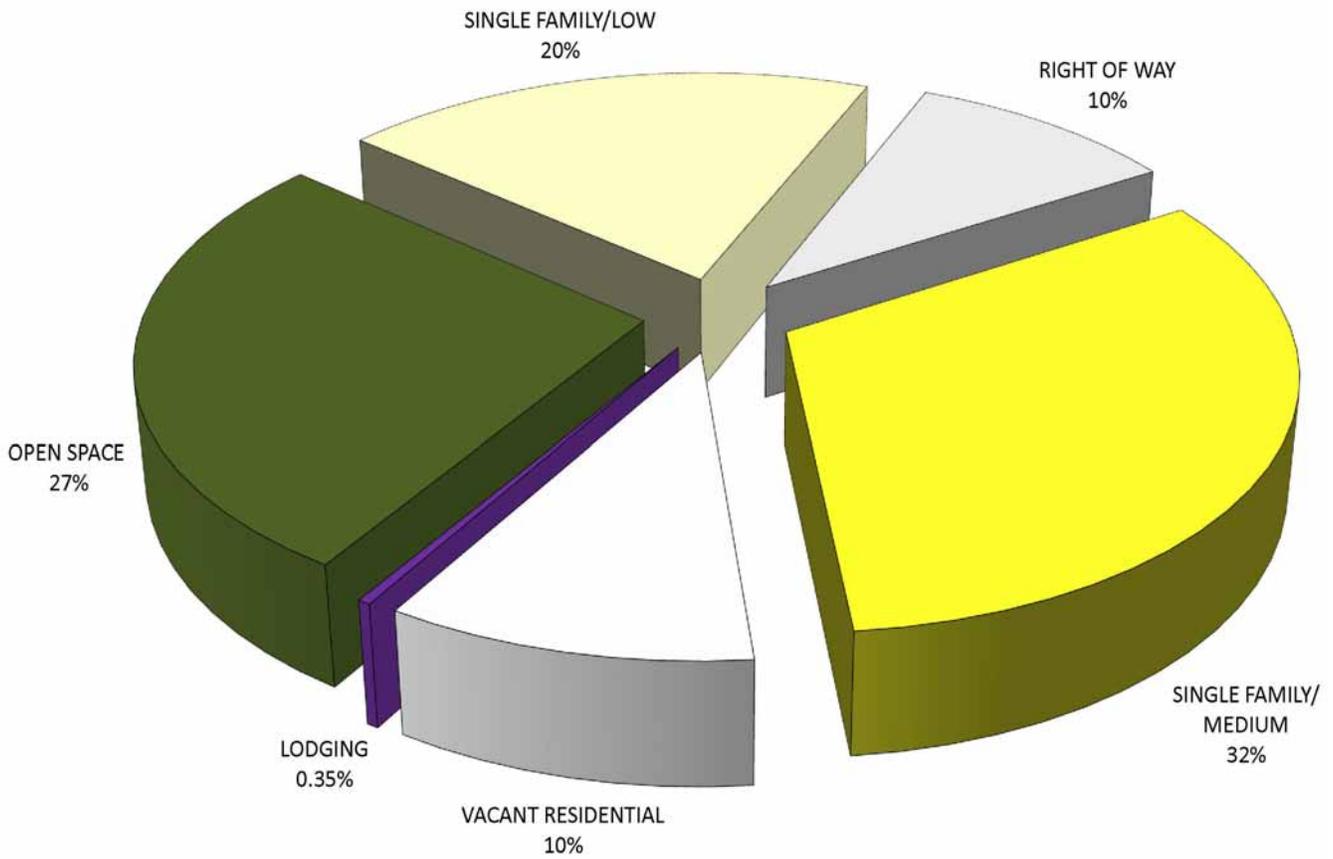


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			407.4		407.4
Single Family – L					
Single Family – M					
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H					
Commercial/Retail					
Mixed Use					
Lodging					
Institutional					
Industrial					
Utility					
Government/Town Owned					
Schools		34.9			34.9
Parks					
Golf Course					
Open Space				170.8	170.8
Scottsdale Owned Land					
Right of Way/Streets					
<b>Total</b>	<b>0</b>	<b>34.9</b>	<b>407.4</b>	<b>170.8</b>	<b>613.1</b>

# section 4

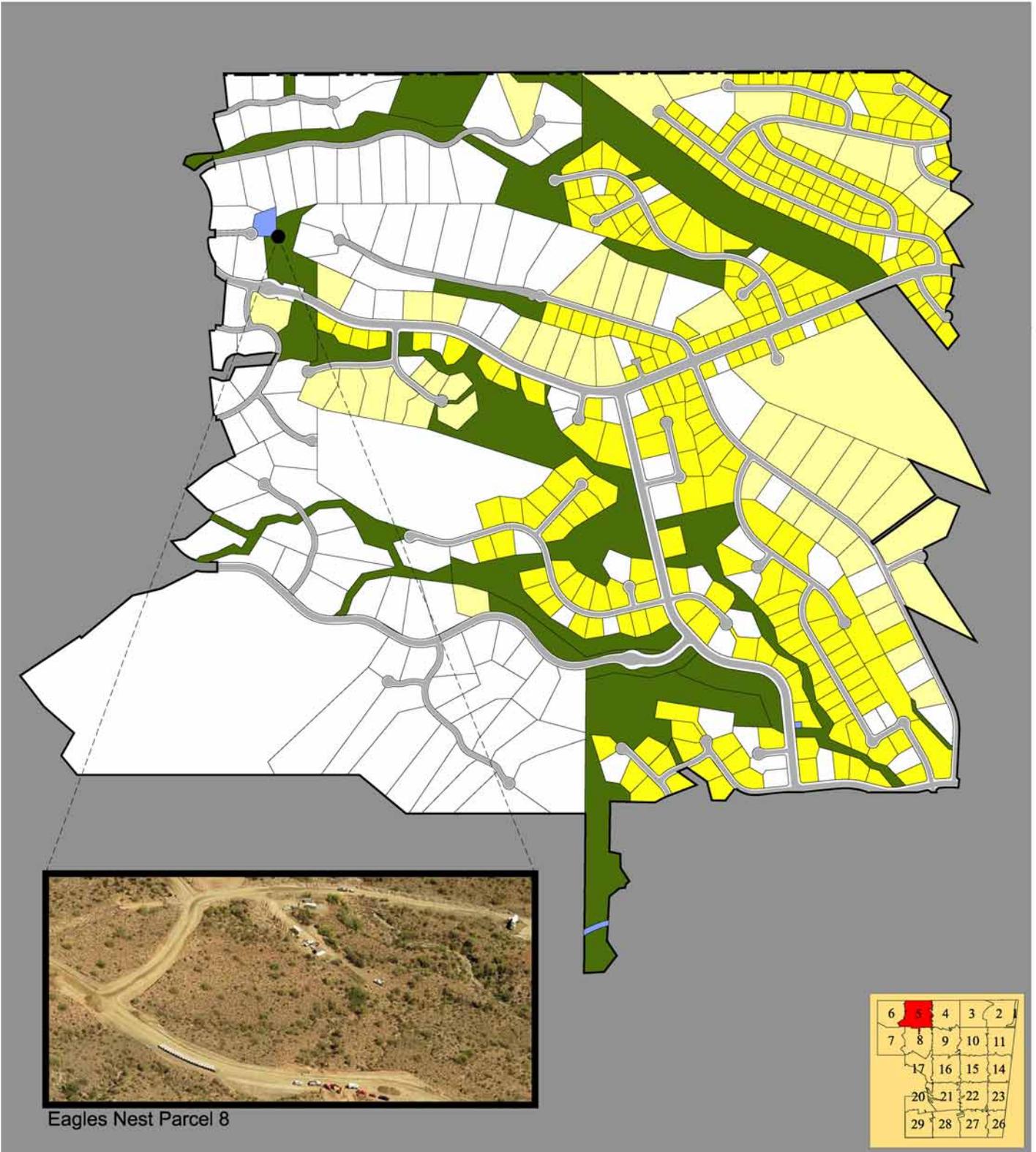


Undeveloped land shown in white



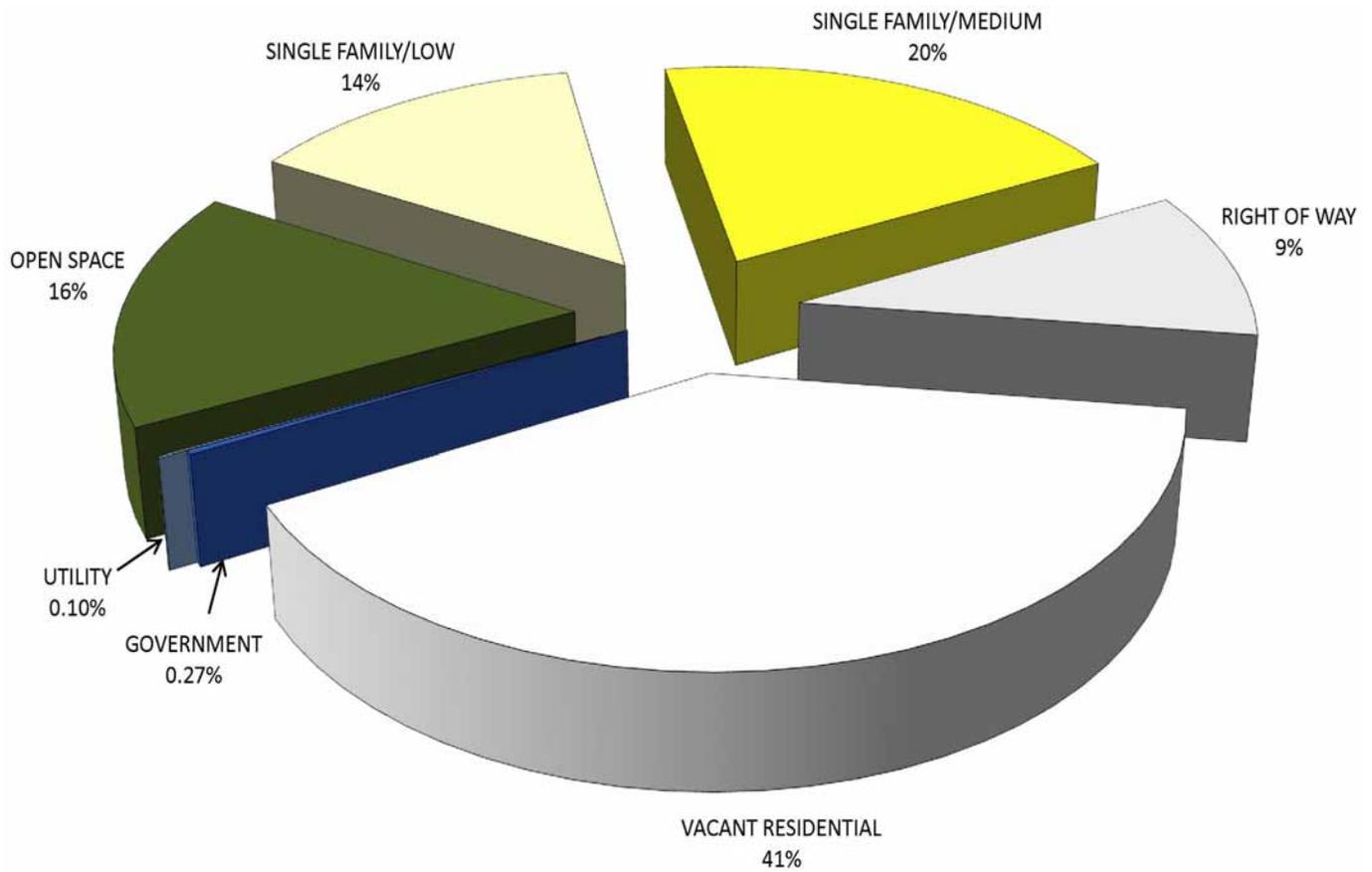
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			94.6		401.4
Single Family – L	49	100.3			
Single Family – M	610	206.47			
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H					
Commercial/Retail					
Mixed Use					
Lodging		2.3			2.3
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>659</b>	<b>378.77</b>	<b>94.6</b>	<b>177</b>	<b>650.4</b>

# section 5



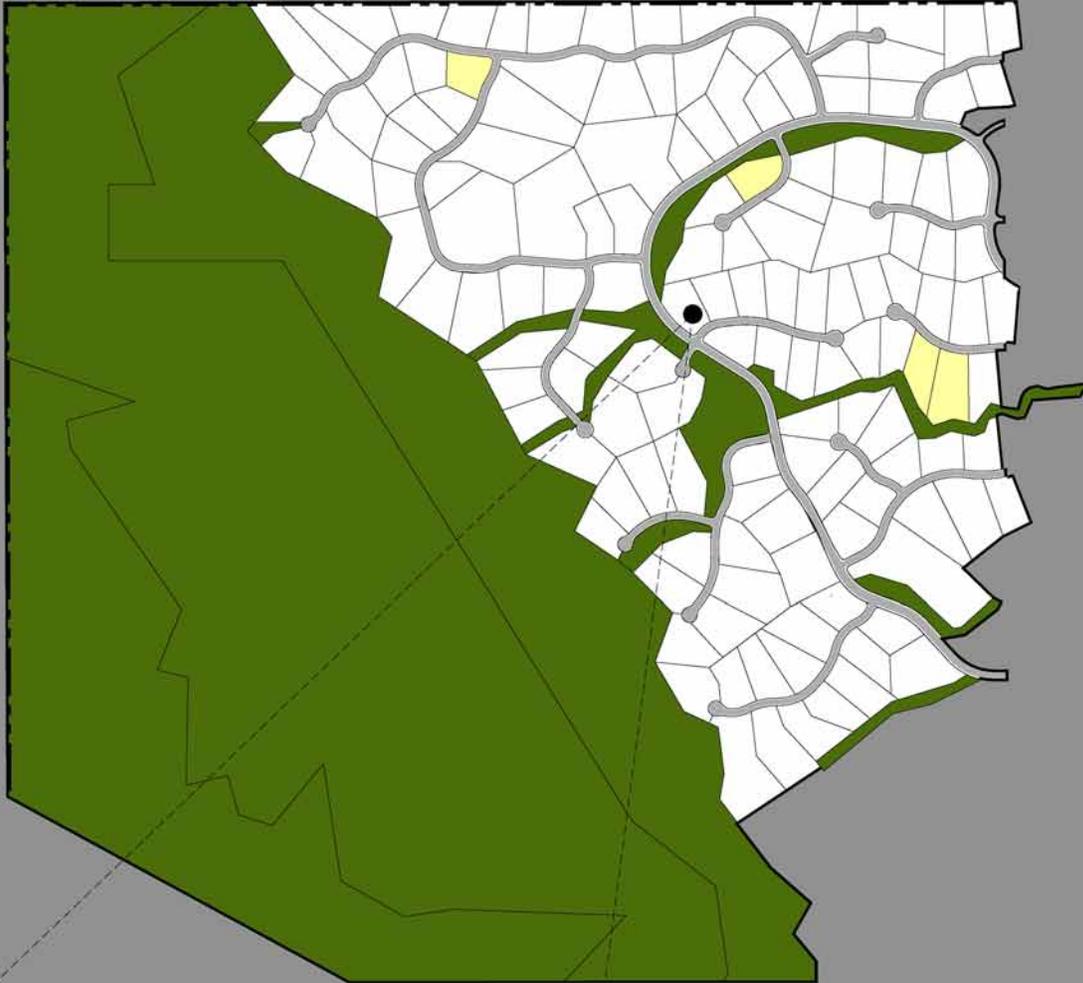
Eagles Nest Parcel 8

Undeveloped land shown in white



Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			265.6		485.9
Single Family – L	48	92			
Single Family – M	293	128.31			
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		2		104.8	106.8
Scottsdale Owned Land					
Right of Way/Streets		63.5			63.5
<b>Total</b>	<b>341</b>	<b>288.61</b>	<b>267.4</b>	<b>104.8</b>	<b>660.8</b>

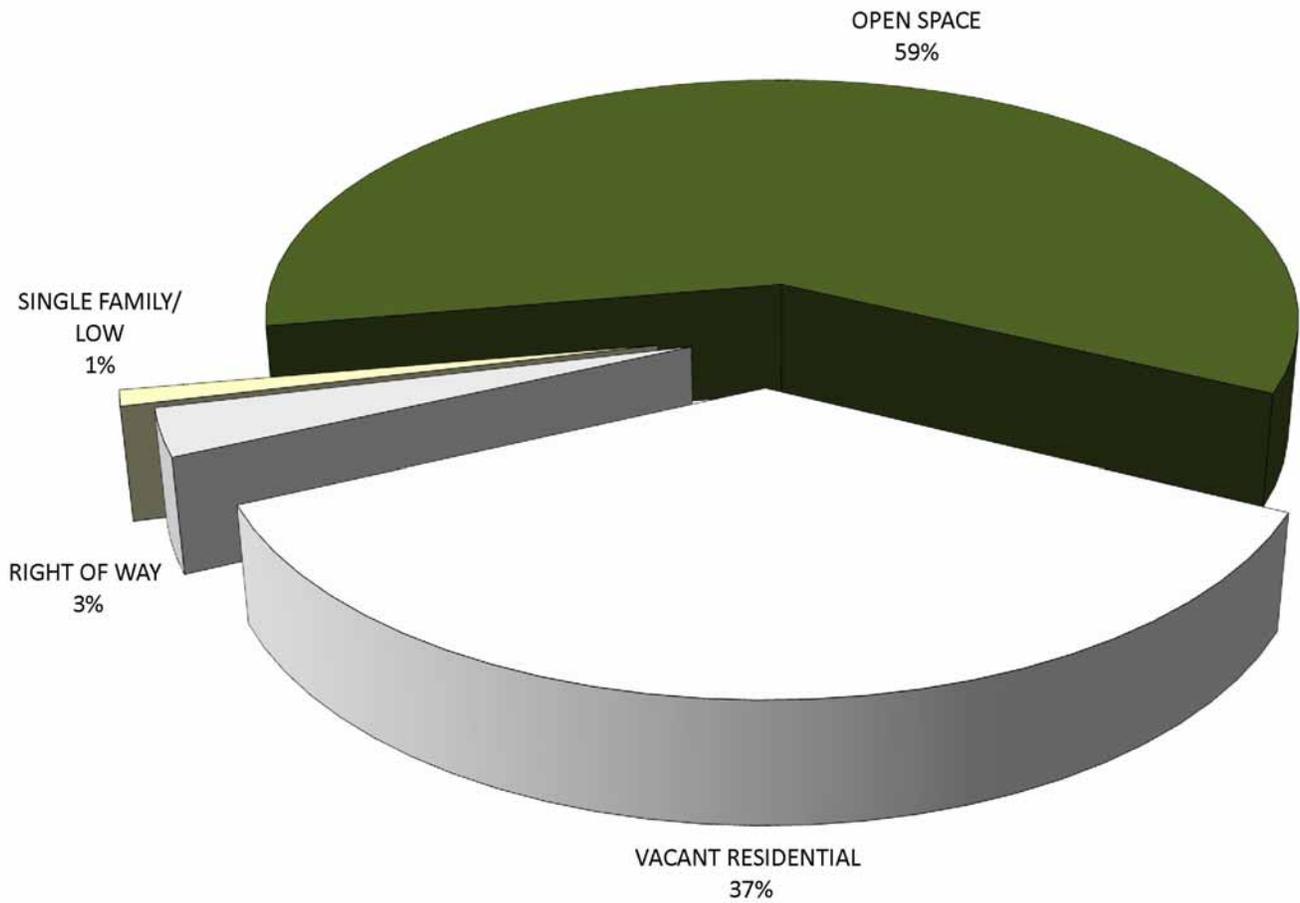
# section 6



Eagles Nest

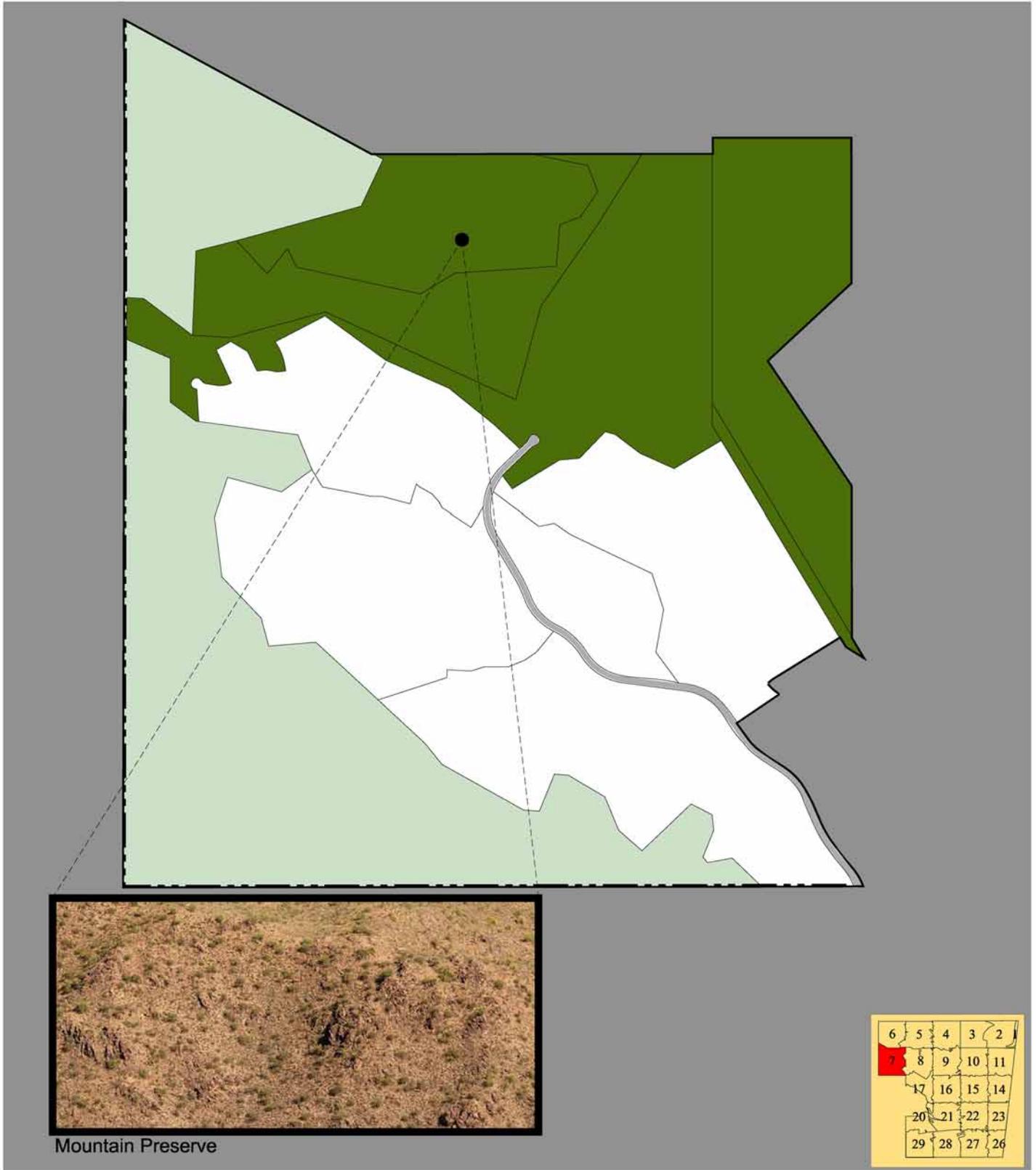


Undeveloped land shown in white

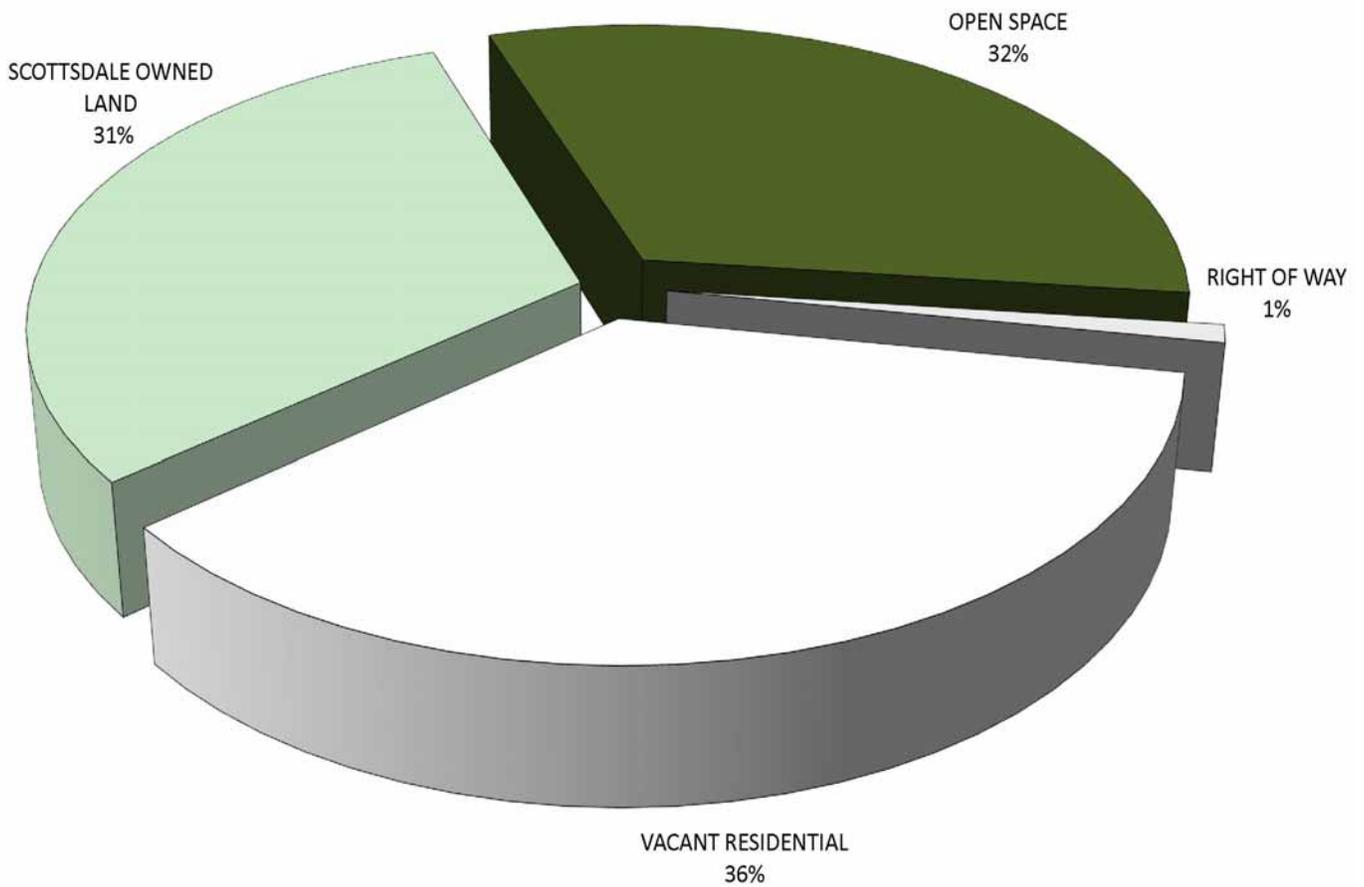


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			204.1		208.8
Single Family – L	4	4.7			
Single Family – M					
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – 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
<b>Total</b>	<b>4</b>	<b>22.4</b>	<b>204.1</b>	<b>334.2</b>	<b>560.7</b>

# section 7

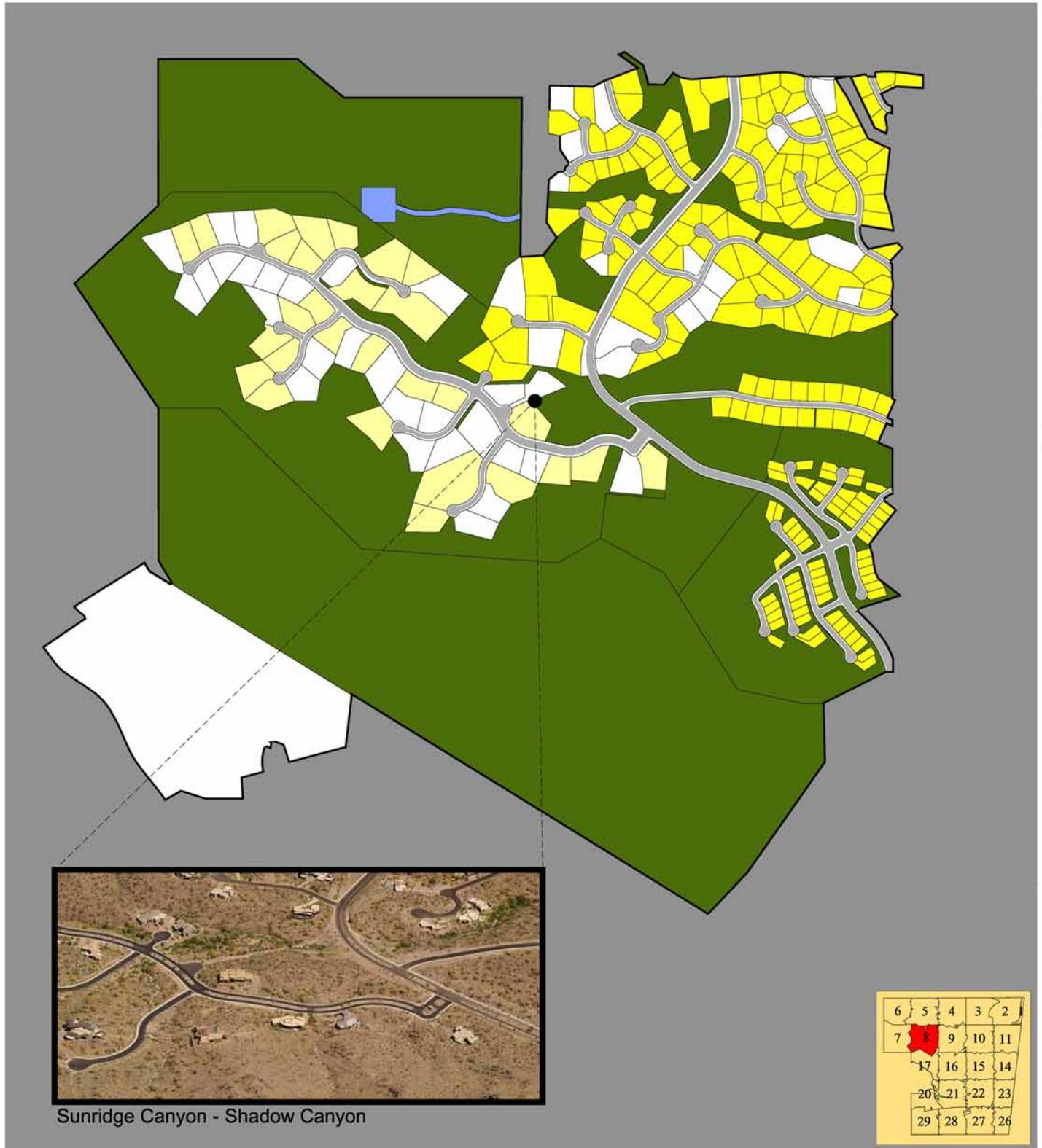


Undeveloped land shown in white

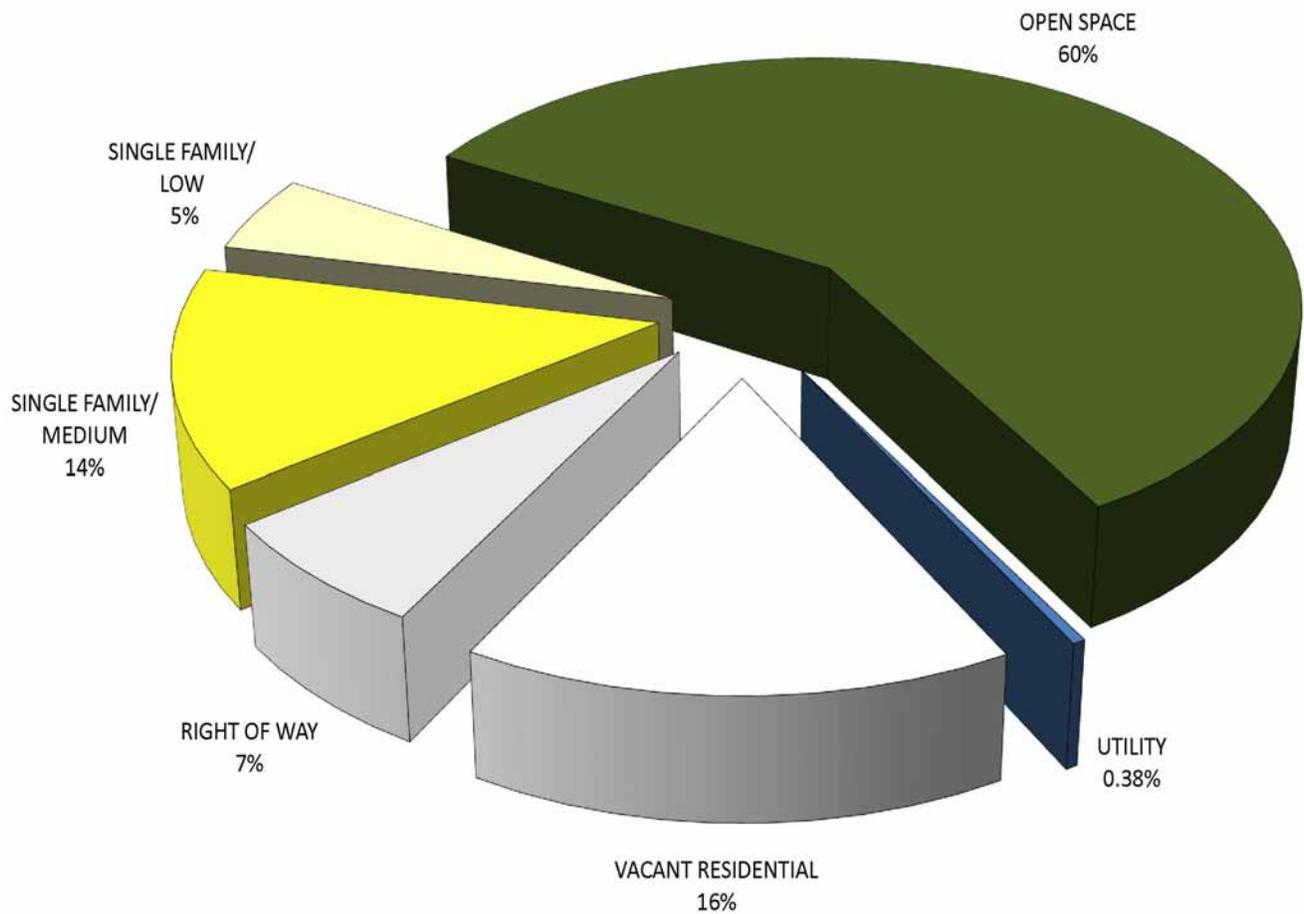


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			229.9		229.9
Single Family – L					
Single Family – M					
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – 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
<b>Total</b>	<b>0</b>	<b>5.5</b>	<b>229.9</b>	<b>400.2</b>	<b>635.6</b>

# section 8

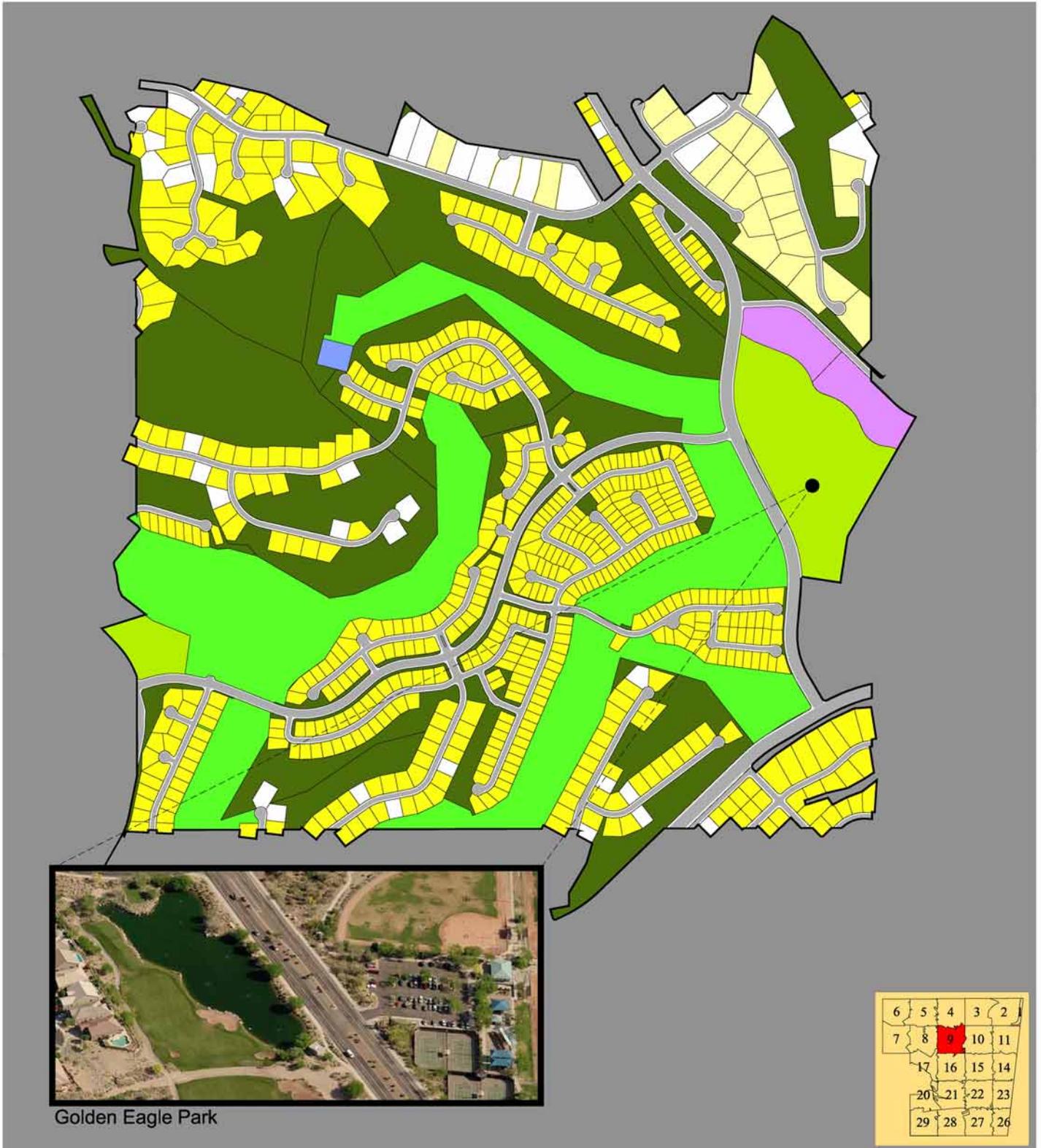


Undeveloped land shown in white

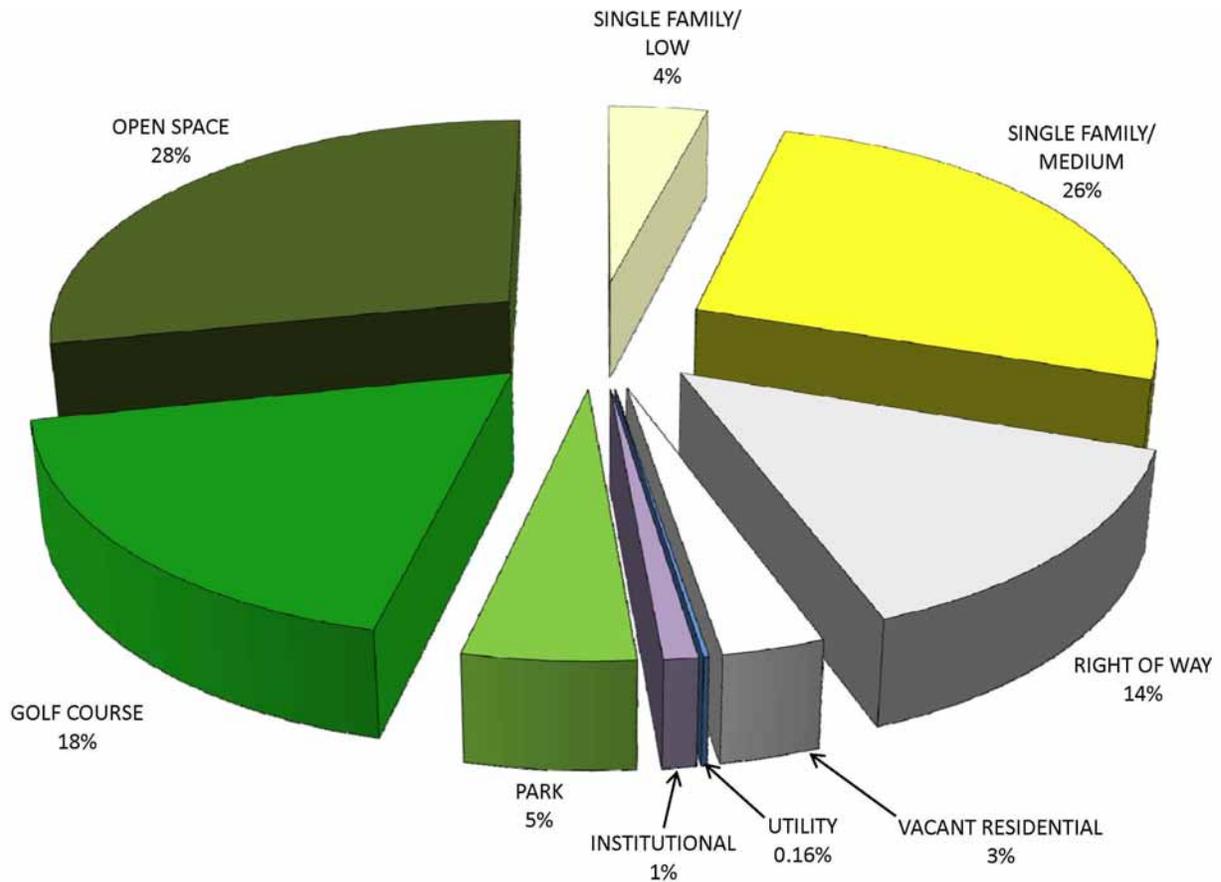


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			96.9		210.6
Single Family – L	28	30.1			
Single Family – M	195	83.6			
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H					
Commercial/Retail					
Mixed Use					
Lodging					
Institutional					
Industrial					
Utility		2.4			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
<b>Total</b>	<b>223</b>	<b>159.4</b>	<b>96.9</b>	<b>379.8</b>	<b>636.1</b>

# section 9

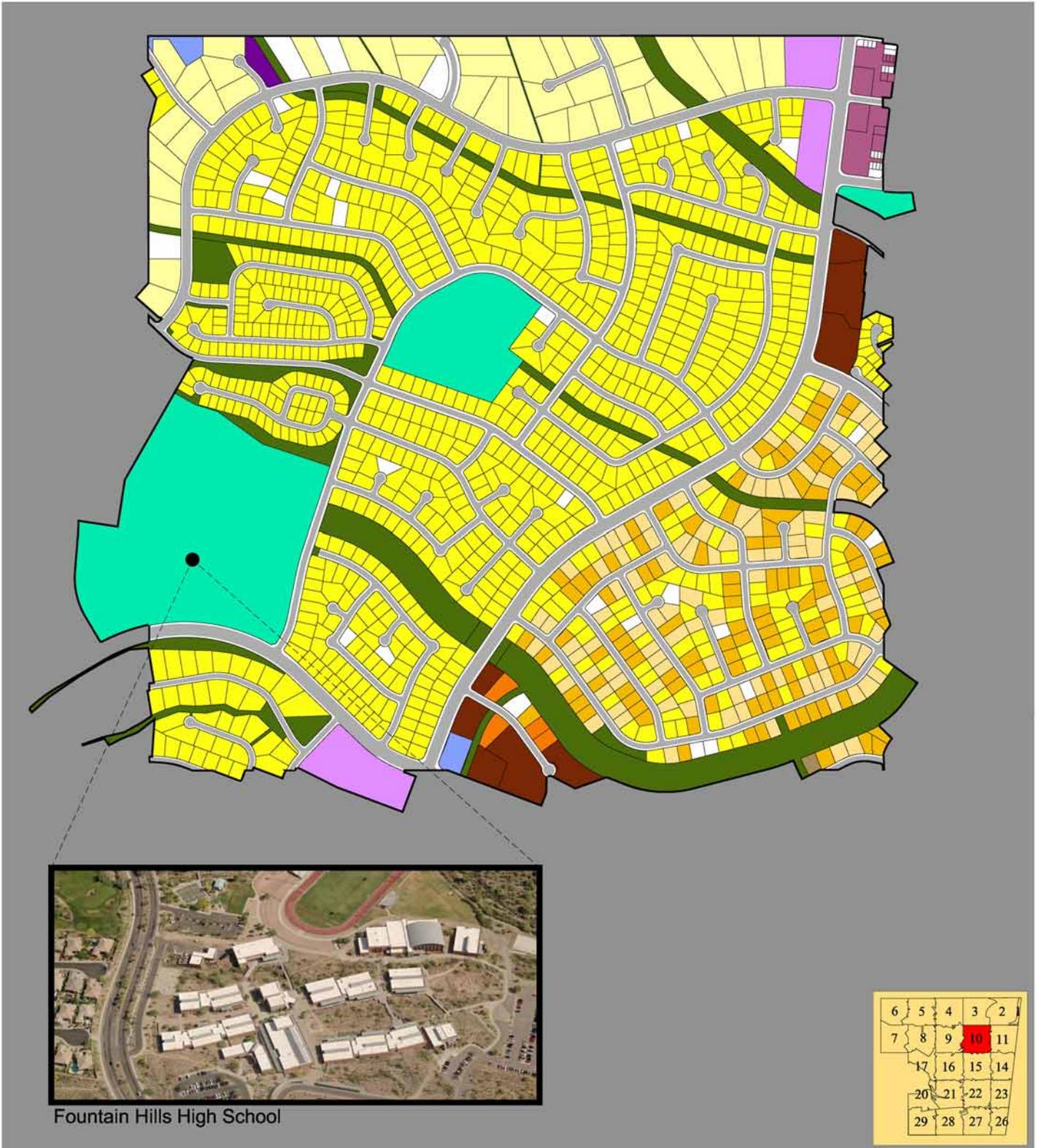


Undeveloped land shown in white



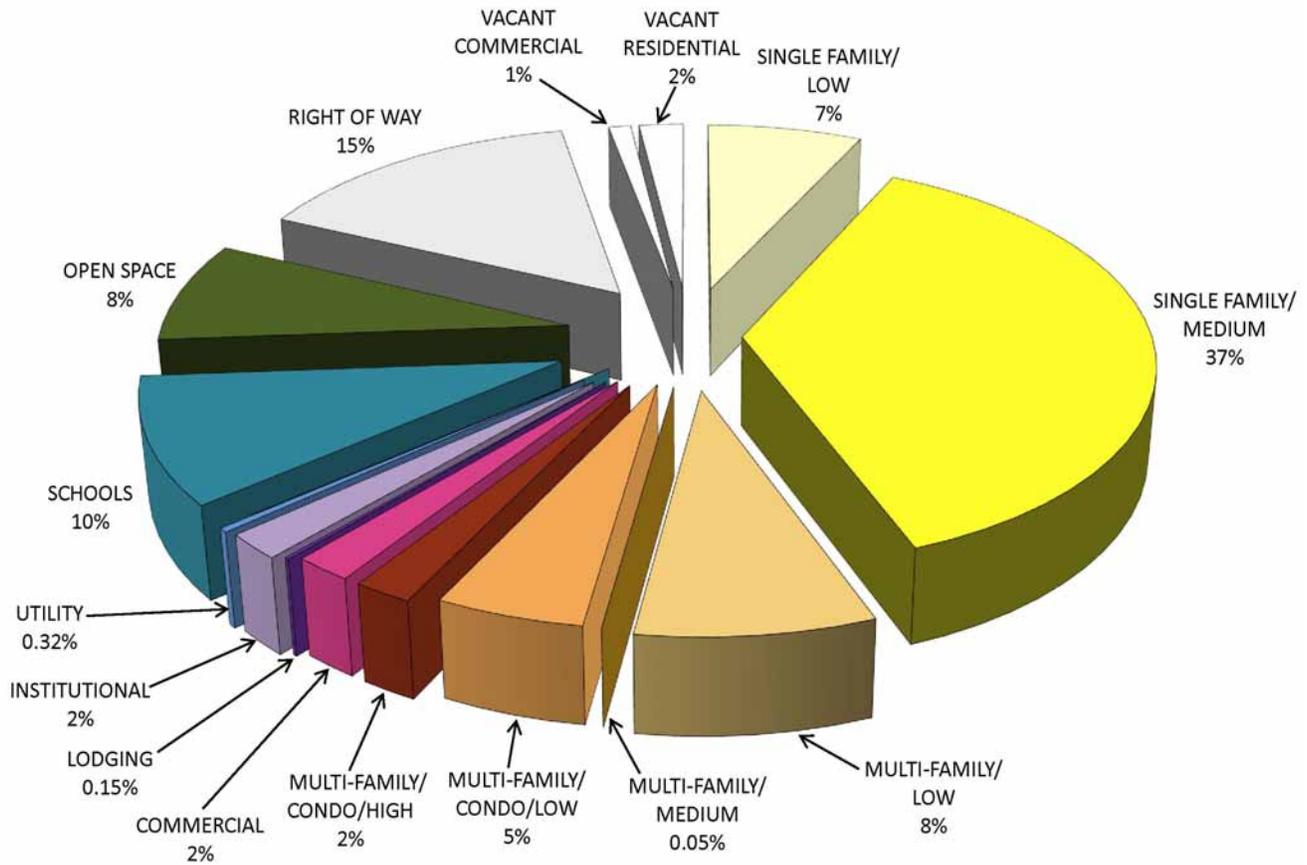
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			23.6		215.4
Single Family – L	24	25.1			
Single Family – M	633	166.72			
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – 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
<b>Total</b>	<b>657</b>	<b>428.62</b>	<b>23.6</b>	<b>174.9</b>	<b>627.1</b>

# 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			9.6		402.8
Single Family – L	39	48.2			
Single Family – M	958	246			
Multi-Family – L	216	53.5			
Multi-Family – M	5	0.3			
Multi-Family – H					
Multi-Family/Condo – L	117	30			
Multi-Family/Condo – M					
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
<b>Total</b>	<b>1560</b>	<b>587</b>	<b>15.1</b>	<b>54.7</b>	<b>656.8</b>

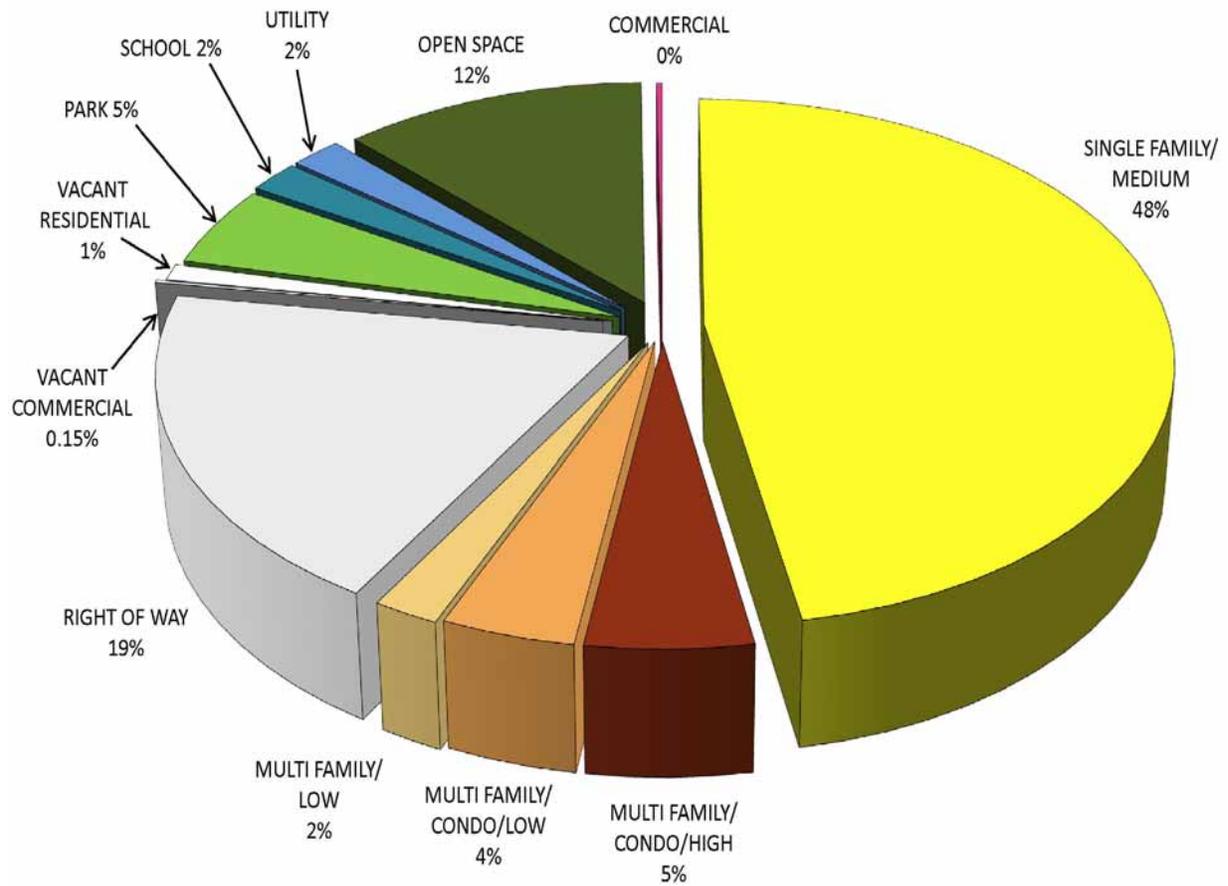
# section 11



Four Peaks Park

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

Undeveloped land shown in white



Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			7.5		359.5
Single Family – L					
Single Family – M	1189	287			
Multi-Family – L	56	9.5			
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L	156	22.5			
Multi-Family/Condo – M					
Multi-Family/Condo – H	214	33			
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
<b>Total</b>	<b>1615</b>	<b>525.4</b>	<b>8.4</b>	<b>71</b>	<b>604.8</b>

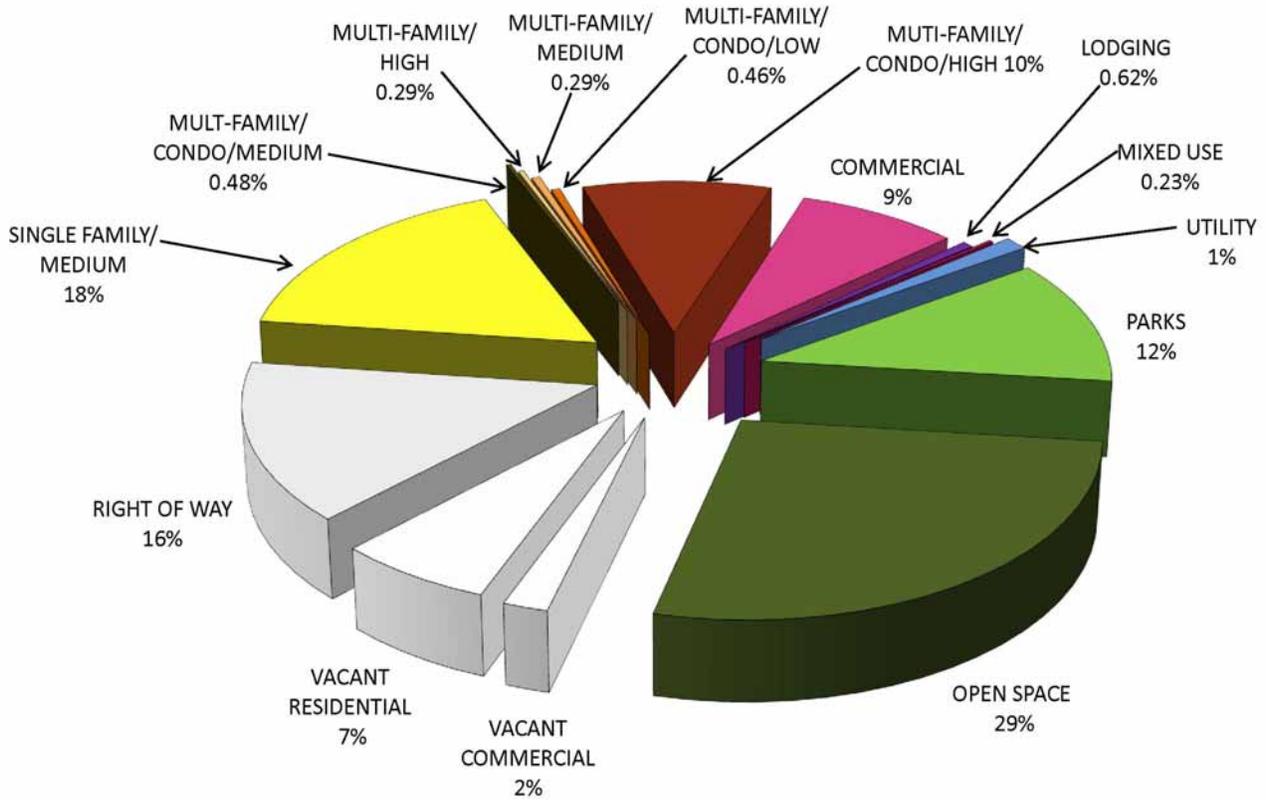
# section 14



Fountain Lake

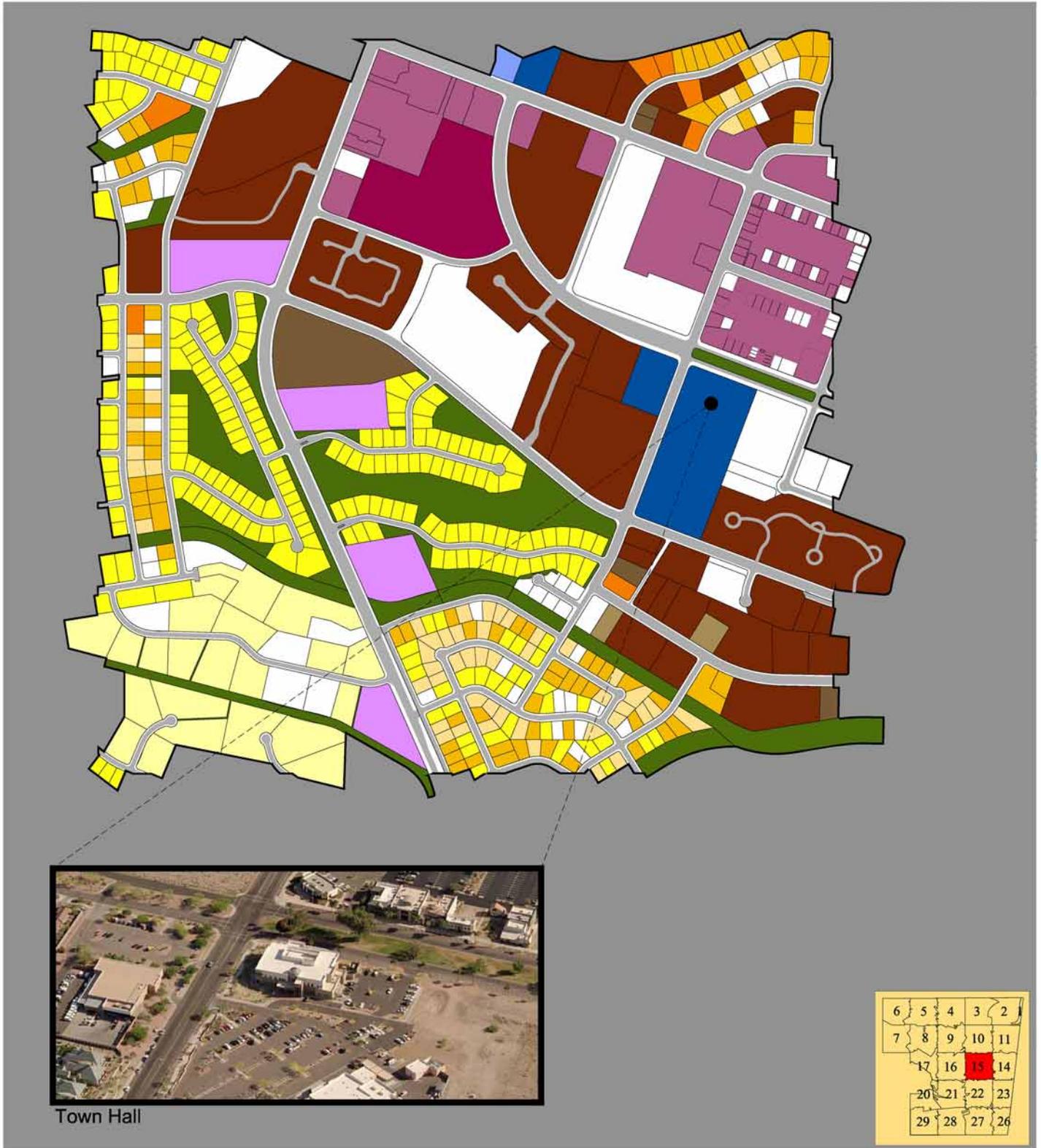


Undeveloped land shown in white

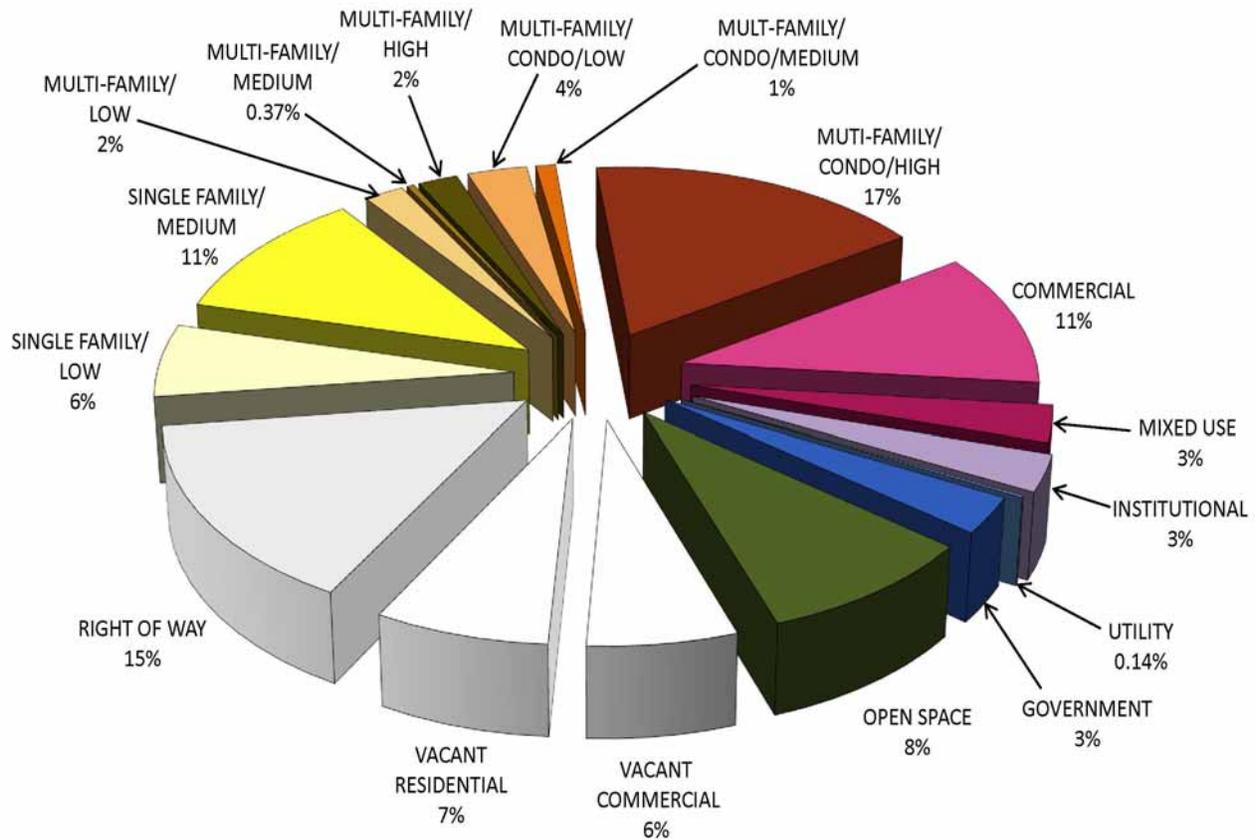


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			5		157.1
Single Family - L					
Single Family - M	434	91.1			
Multi-Family - L					
Multi-Family - M	16	1.2			
Multi-Family - H	28	1.5			
Multi-Family/Condo - L	20	2.4			
Multi-Family/Condo - M	33	2.5			
Multi-Family/Condo - H	407	53.4			
Commercial/Retail		46.12	8.88		55
Mixed Use	21	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
<b>Total</b>	<b>959</b>	<b>356.32</b>	<b>13.88</b>	<b>150</b>	<b>520.2</b>

# section 15

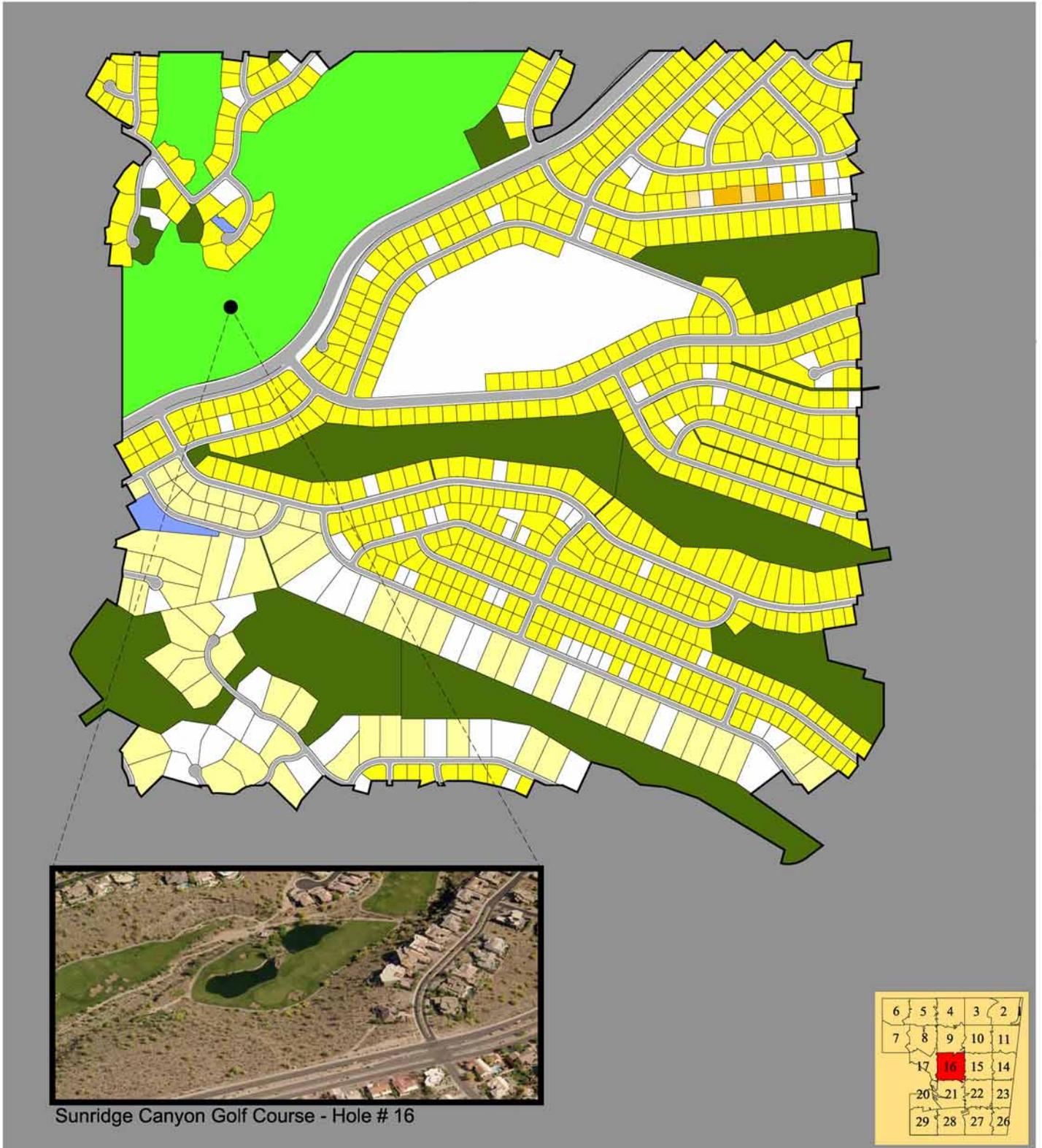


Undeveloped land shown in white



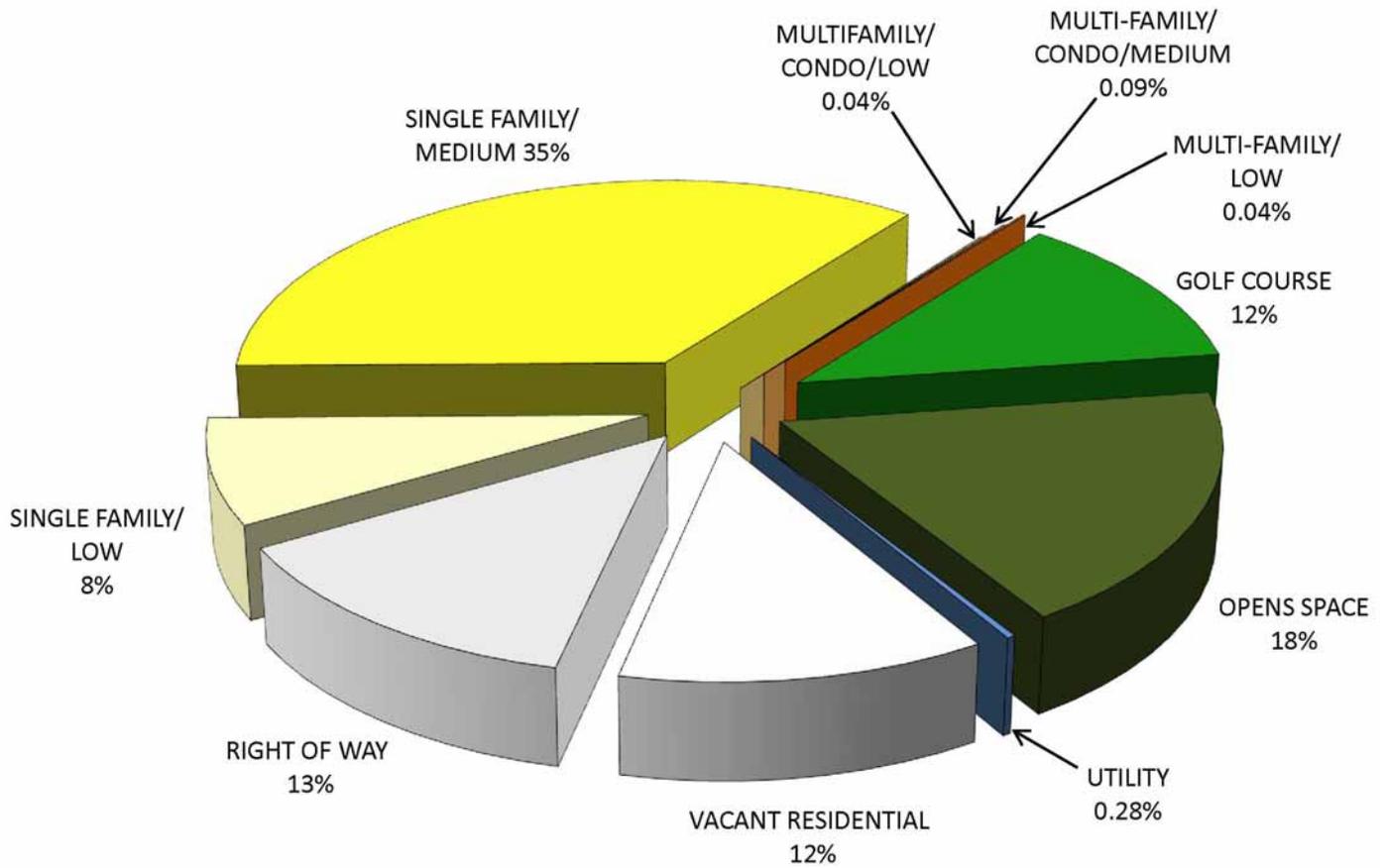
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			44.8		318.9
Single Family – L	22	40.5			
Single Family – M	225	68.3			
Multi-Family – L	125	15.3			
Multi-Family – M	18	2.3			
Multi-Family – H	201	11.4			
Multi-Family/Condo – L	182	22.5			
Multi-Family/Condo – M	56	5			
Multi-Family/Condo – H	1161	108.8			
Commercial/Retail		67.3	39.8		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
<b>Total</b>	<b>2238</b>	<b>492.2</b>	<b>84.6</b>	<b>53</b>	<b>629.8</b>

# section 16



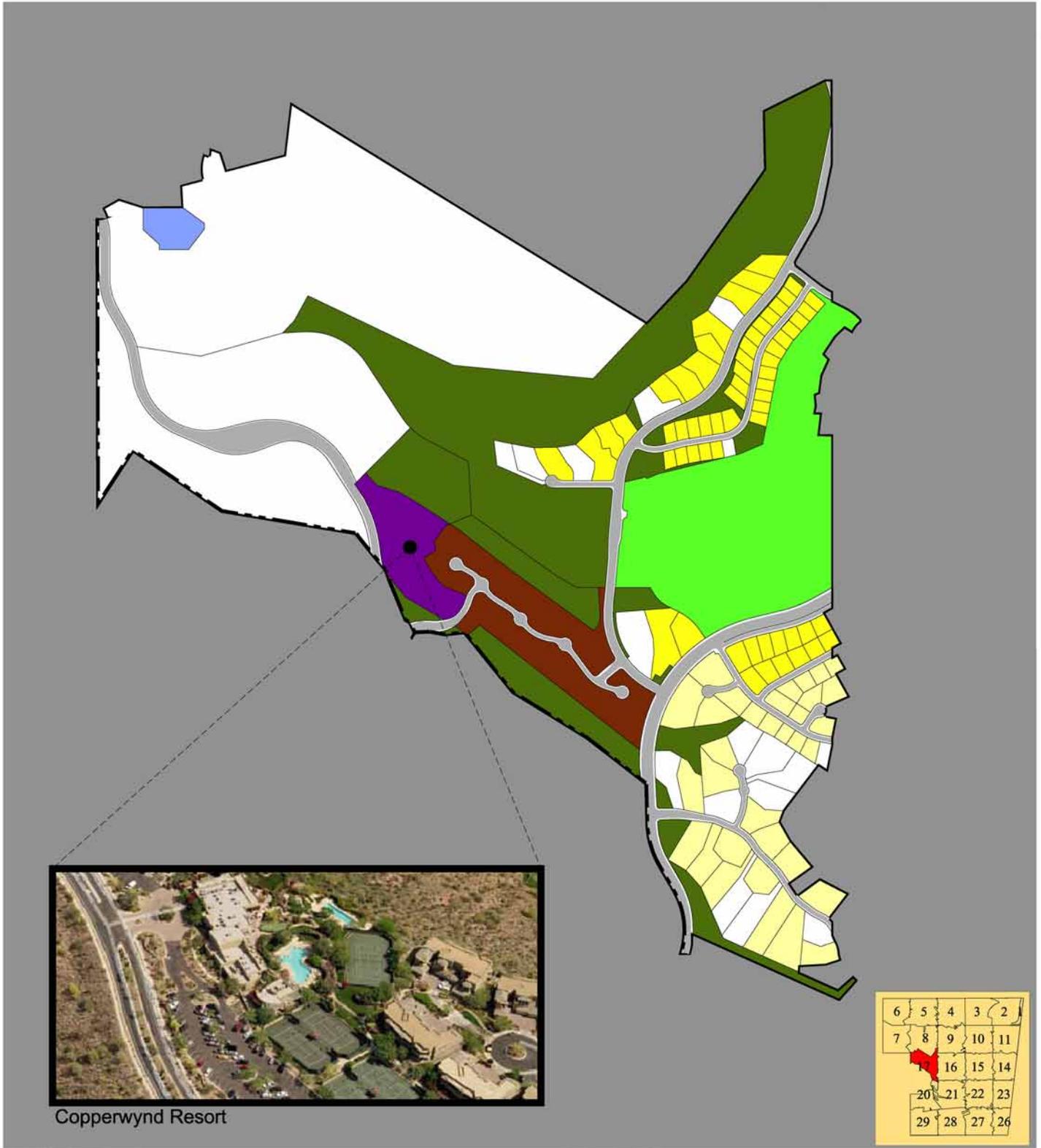
Sunridge Canyon Golf Course - Hole # 16

Undeveloped land shown in white



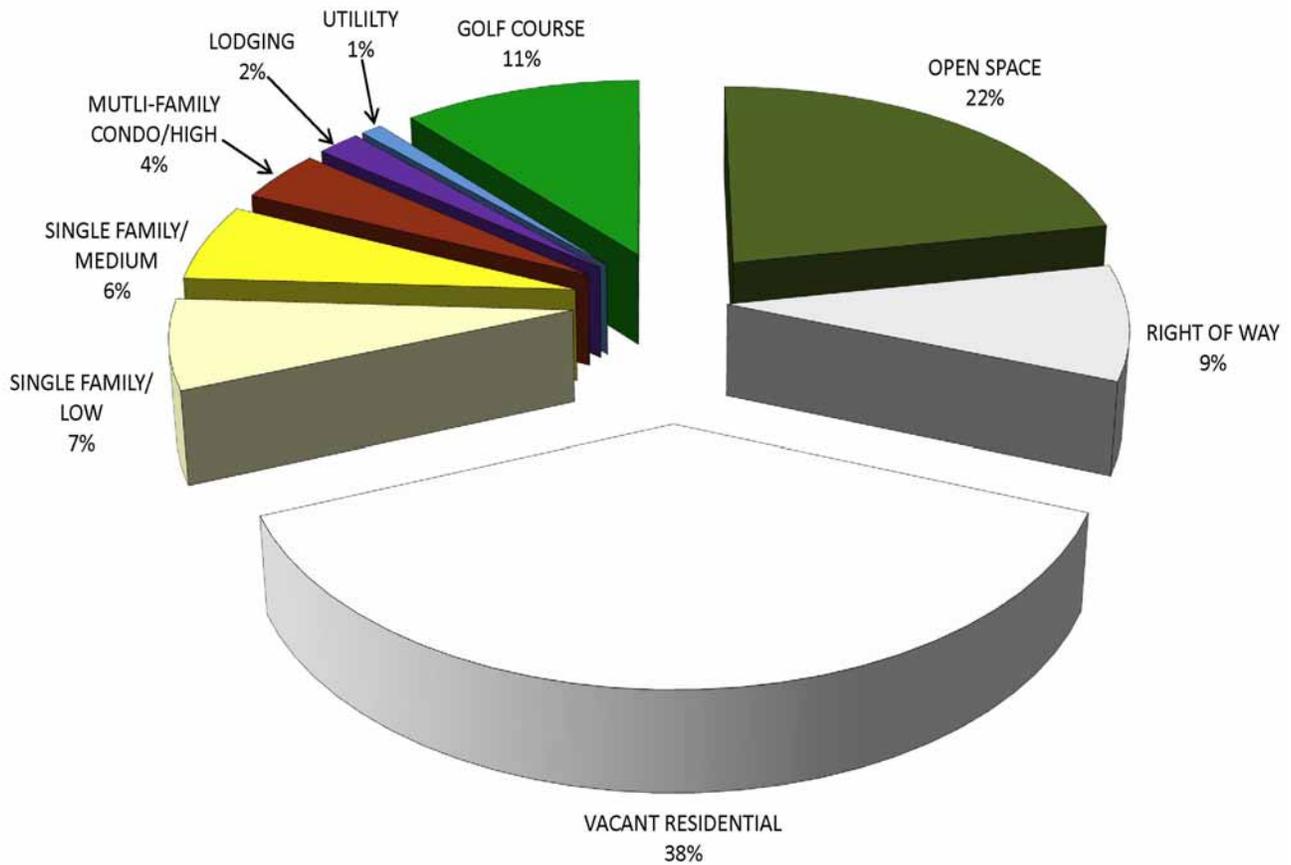
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			80.9		364.8
Single Family – L	49	55.1			
Single Family – M	710	227			
Multi-Family – L	2	0.3			
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L	10	0.9			
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
<b>Total</b>	<b>777</b>	<b>450.4</b>	<b>80.9</b>	<b>116.9</b>	<b>648.2</b>

# section 17



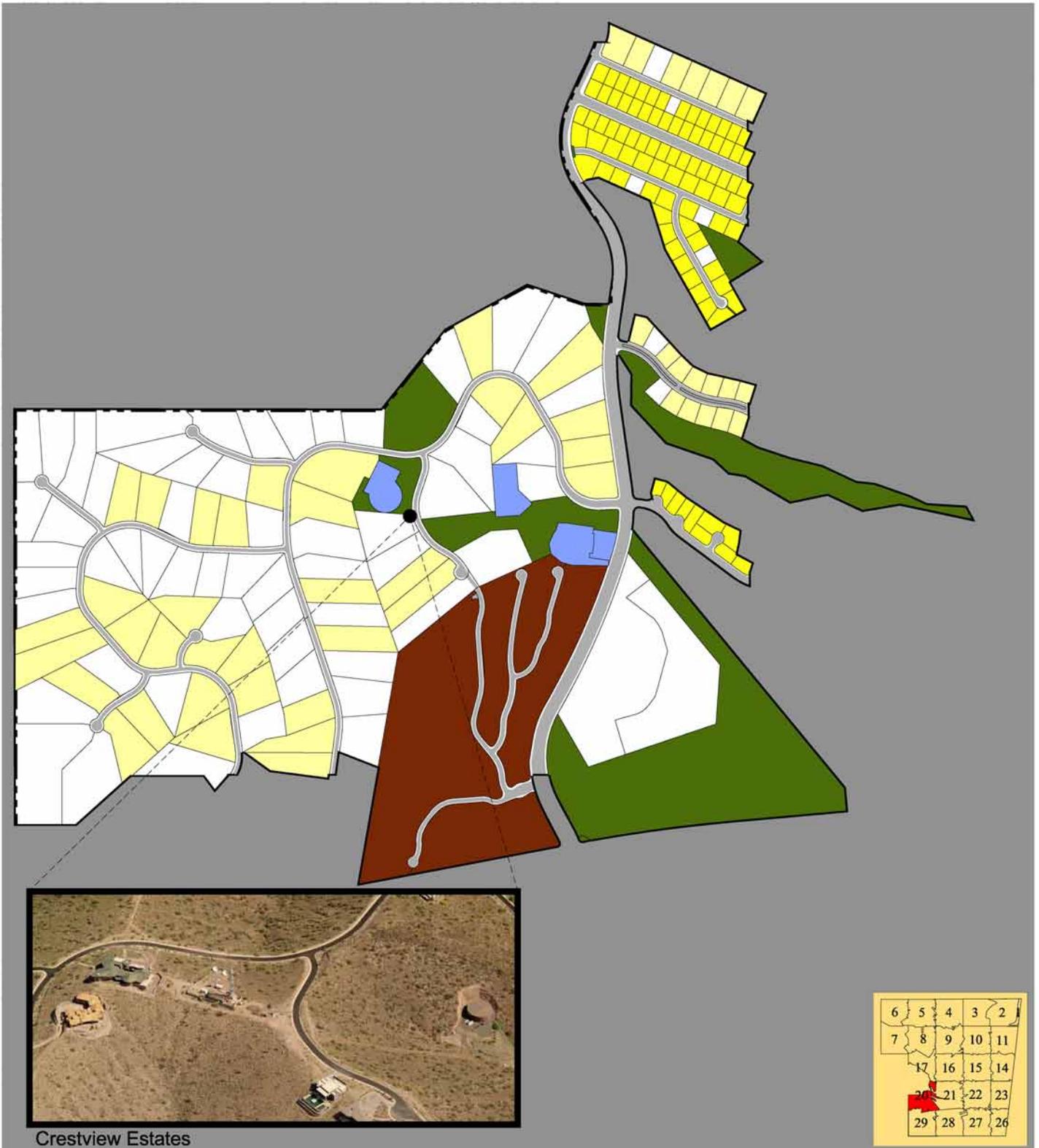
Copperwynd Resort

Undeveloped land shown in white



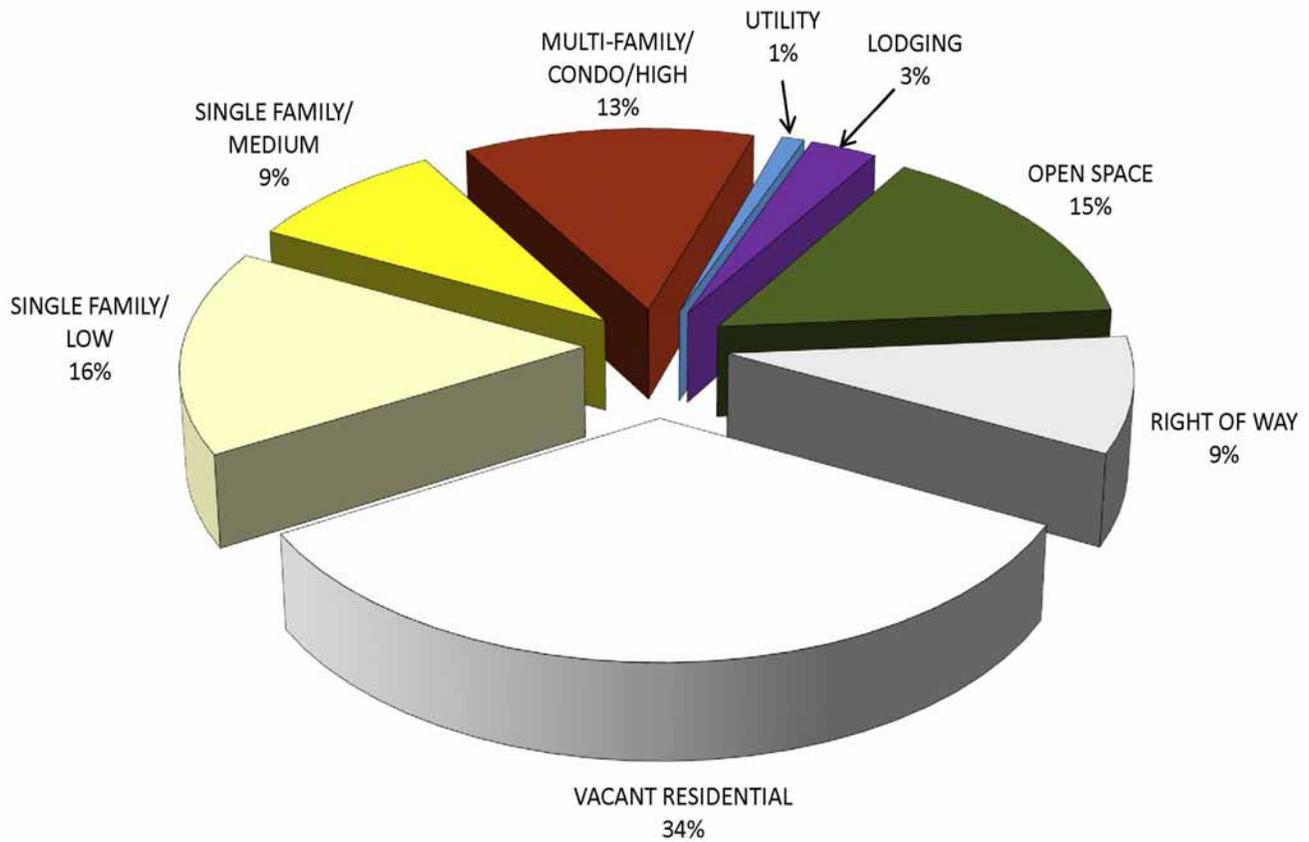
	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential			157.8		231.1
	Single Family – L	27	28.5			
	Single Family – M	69	27.8			
	Multi-Family – L					
	Multi-Family – M					
	Multi-Family – H					
	Multi-Family/Condo – L					
	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		45.6			45.6
	Open Space				91.6	91.6
	Scottsdale Owned Land					
	Right of Way/Streets		35.8			35.8
	<b>Total</b>	<b>204</b>	<b>165.2</b>	<b>157.8</b>	<b>91.6</b>	<b>414.6</b>

# section 20



Crestview Estates

Undeveloped land shown in white



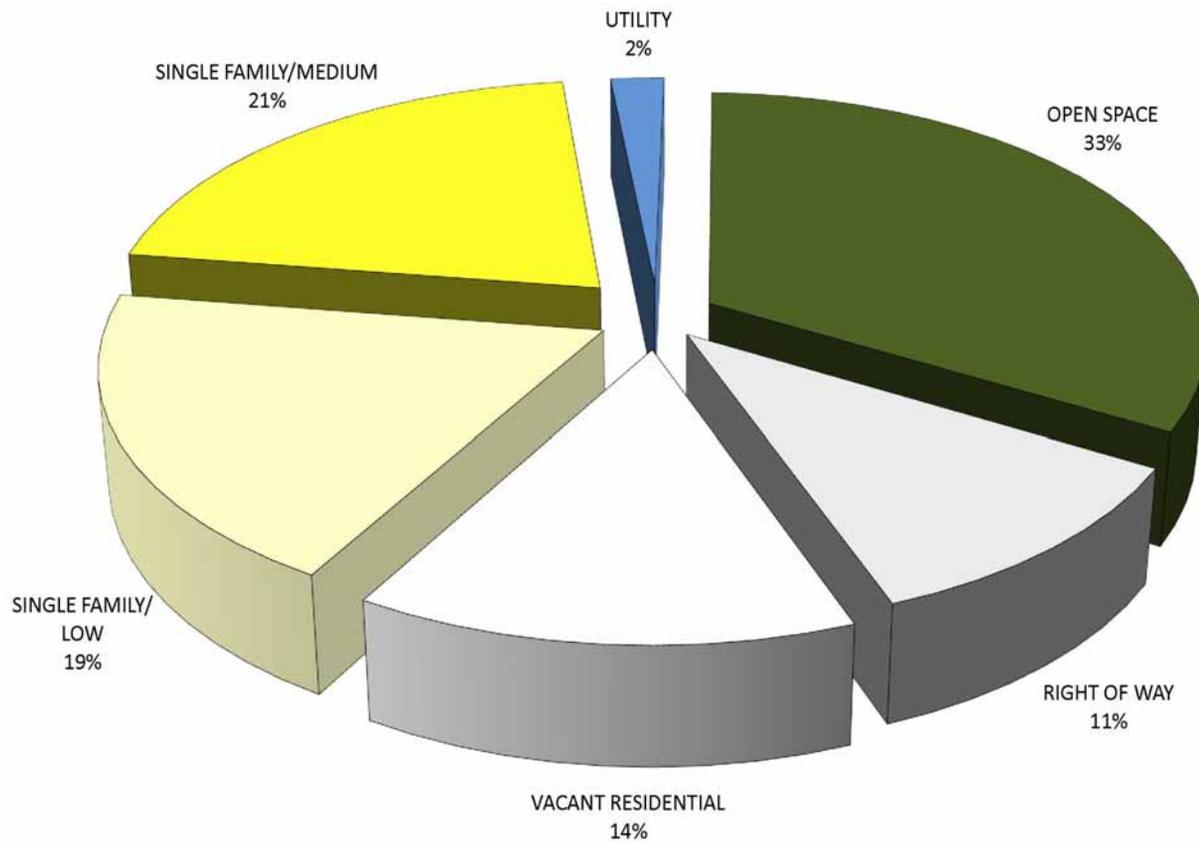
	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential			147.2		309.4
	Single Family – L	54	67.4			
	Single Family – M	89	38.2			
	Multi-Family – L					
	Multi-Family – M					
	Multi-Family – H					
	Multi-Family/Condo – L					
	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
	<b>Total</b>	<b>211</b>	<b>208.2</b>	<b>160.4</b>	<b>64.7</b>	<b>433.3</b>

# section 21



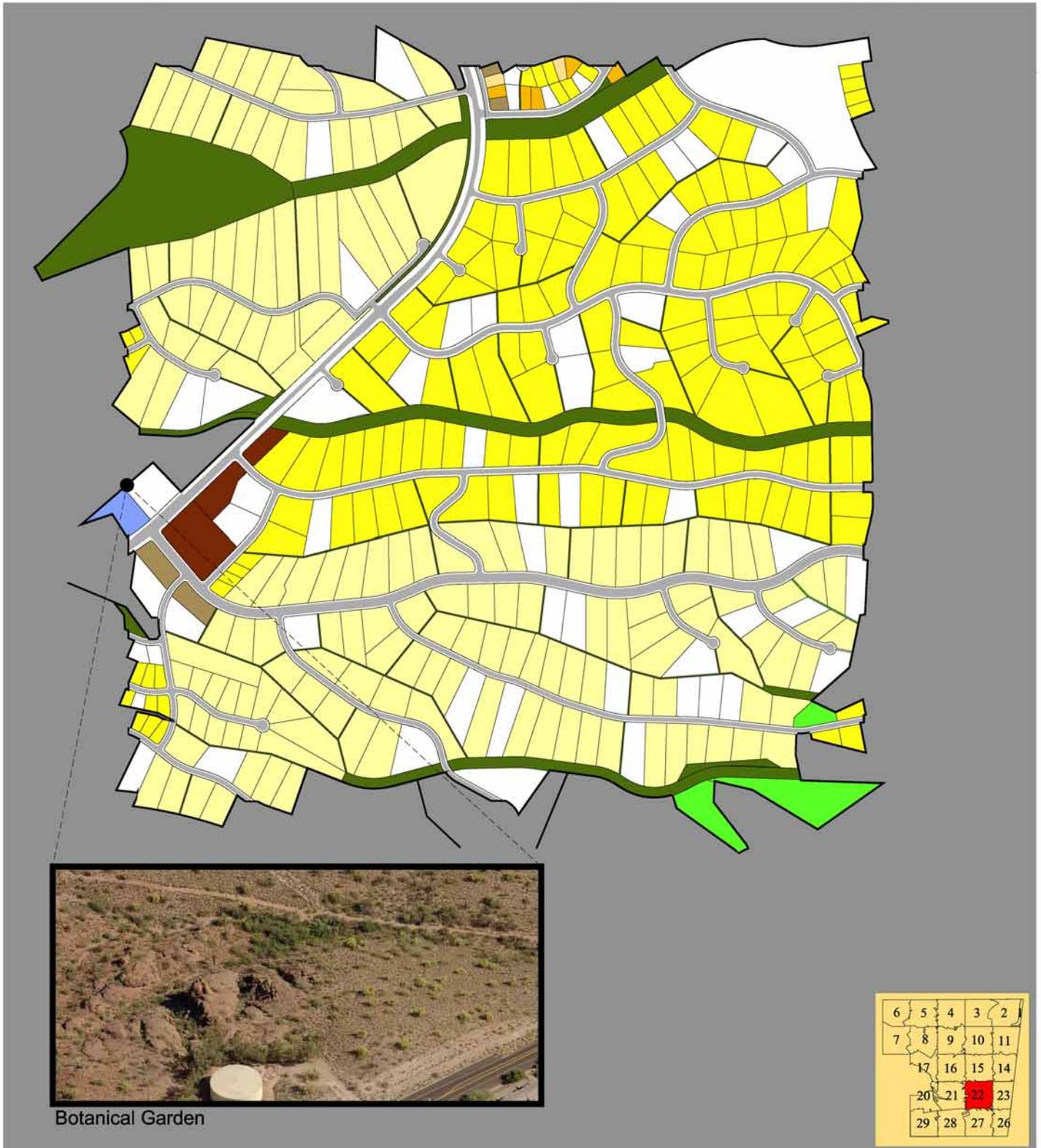
Cereus Wash

Undeveloped land shown in white

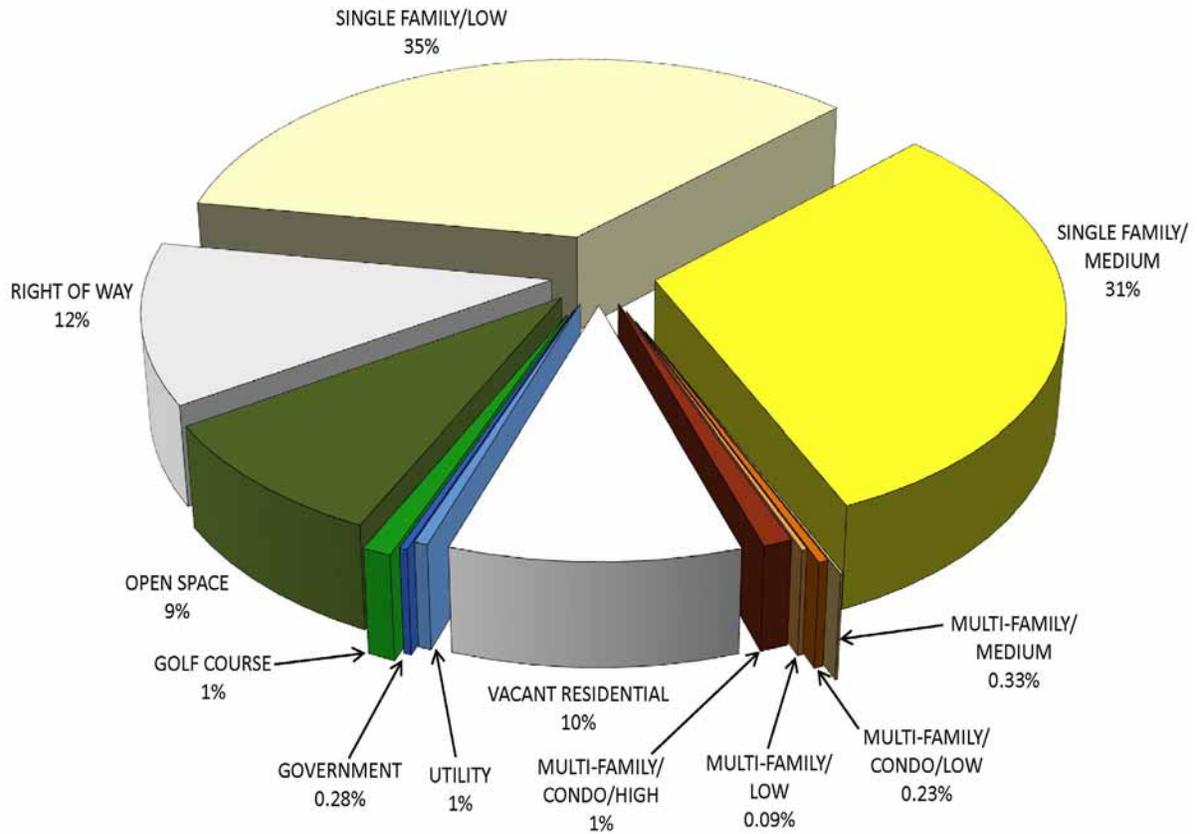


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			92.3		356.5
Single Family – L	120	124.8			
Single Family – M	516	139.4			
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H					
Commercial/Retail					
Mixed Use					
Lodging					
Institutional					
Industrial					
Utility		12			12
Government/Town Owned					
Schools					
Parks					
Golf Course					
Open Space				217	217
Scottsdale Owned Land					
Right of Way/Streets		75.9			75.9
<b>Total</b>	<b>636</b>	<b>352.1</b>	<b>92.3</b>	<b>217</b>	<b>661.4</b>

# section 22



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		3			3
Government/Town Owned		1.8			1.8
Schools					
Parks					
Golf Course		8.4			8.4
Open Space				54.9	54.9
Scottsdale Owned Land					
Right of Way/Streets		76.6			76.6
<b>Total</b>	<b>420</b>	<b>522</b>	<b>65.2</b>	<b>54.9</b>	<b>642.1</b>

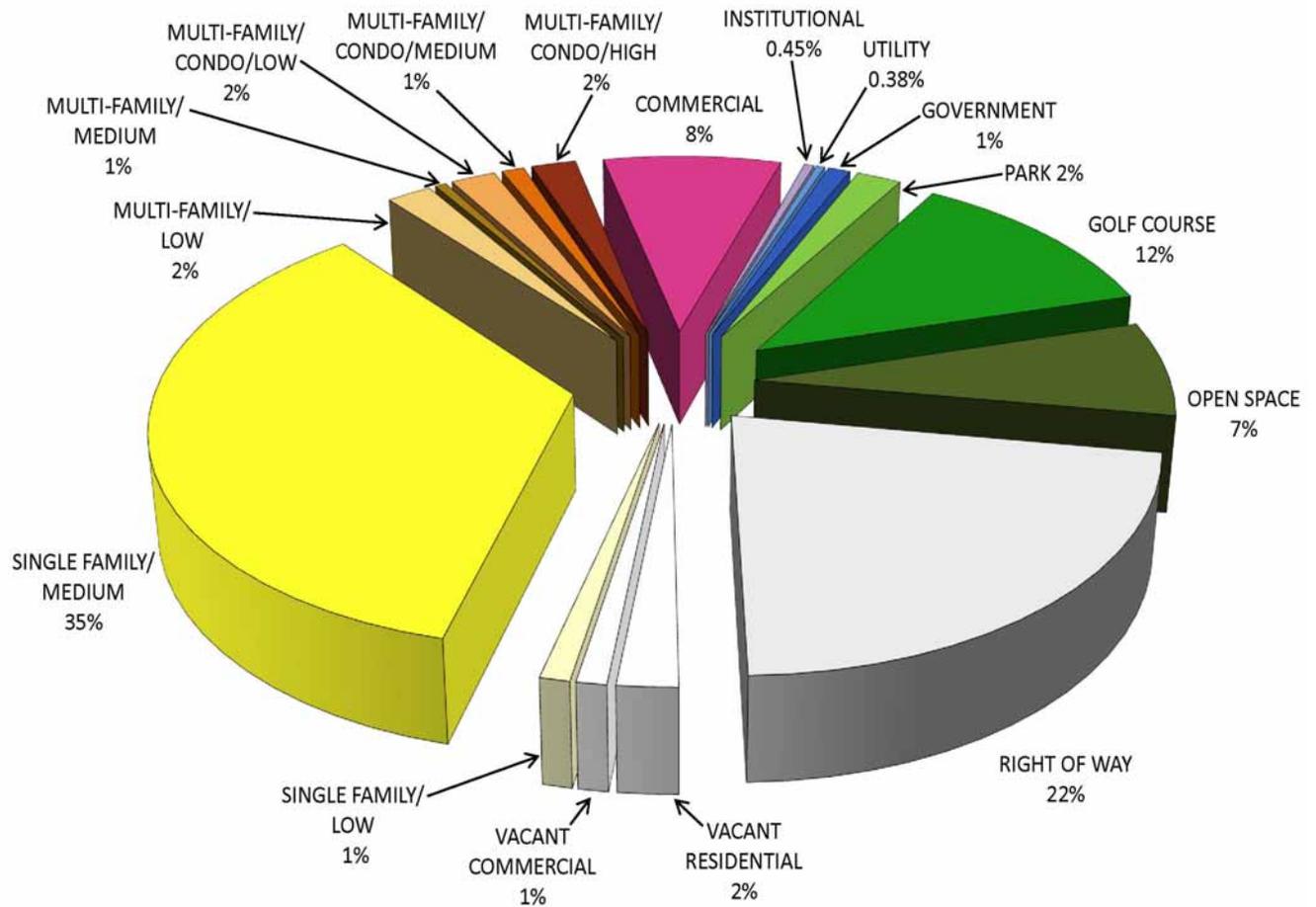
# section 23



Enterprise Dr. / Colony Dr. District

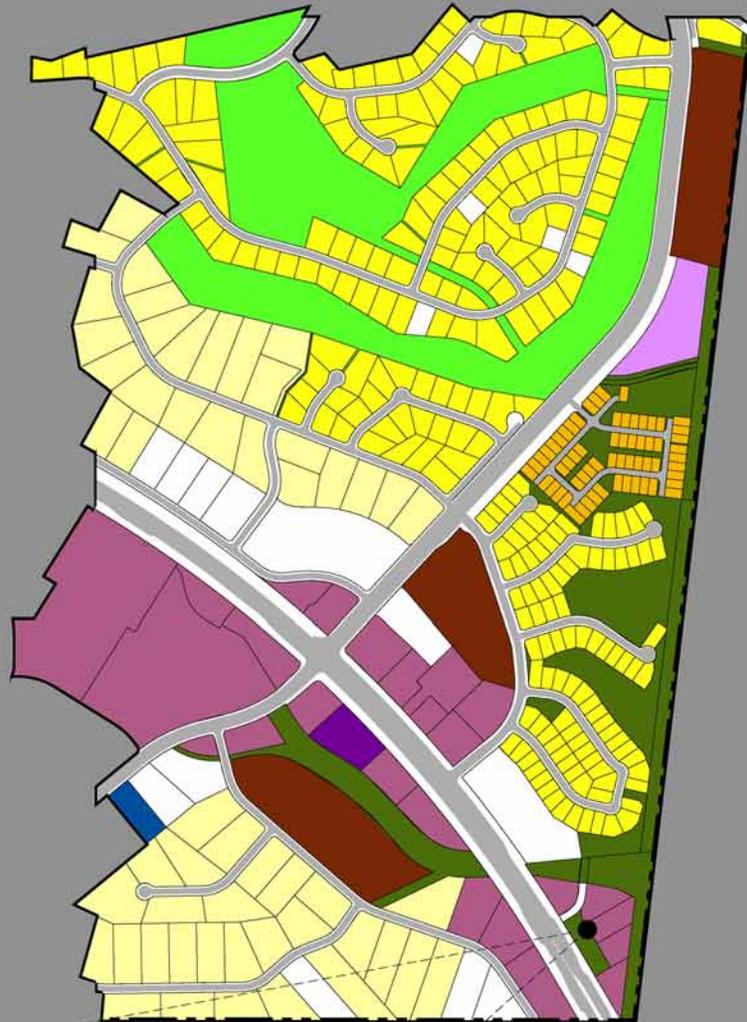
6	5	4	3	2
7	8	9	10	11
17	16	15	14	
20	21	22	23	
29	28	27	26	

Undeveloped land shown in white



Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			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		37.43	4.37		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		104.5			104.5
<b>Total</b>	<b>716</b>	<b>416.53</b>	<b>17.87</b>	<b>33.4</b>	<b>467.8</b>

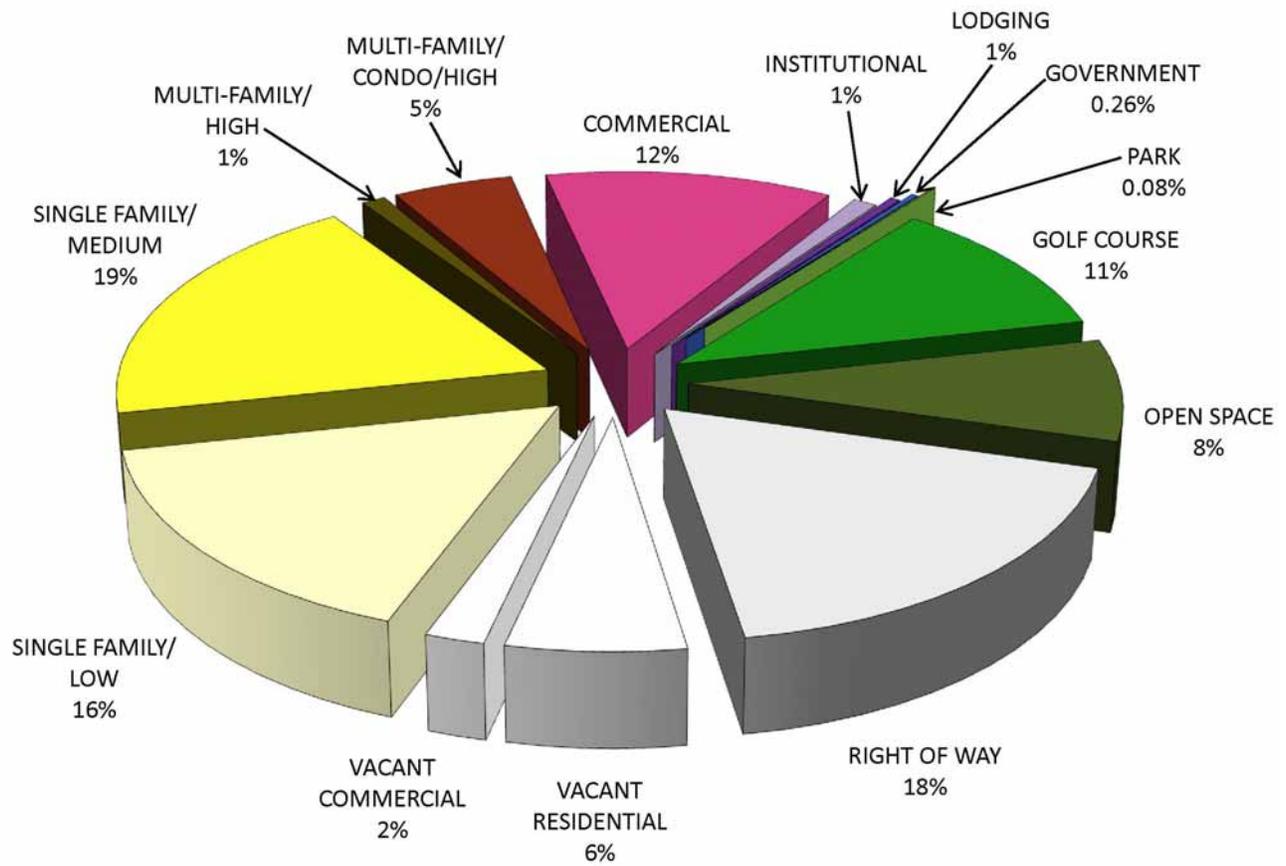
# section 26



Crossroads Convenience Center

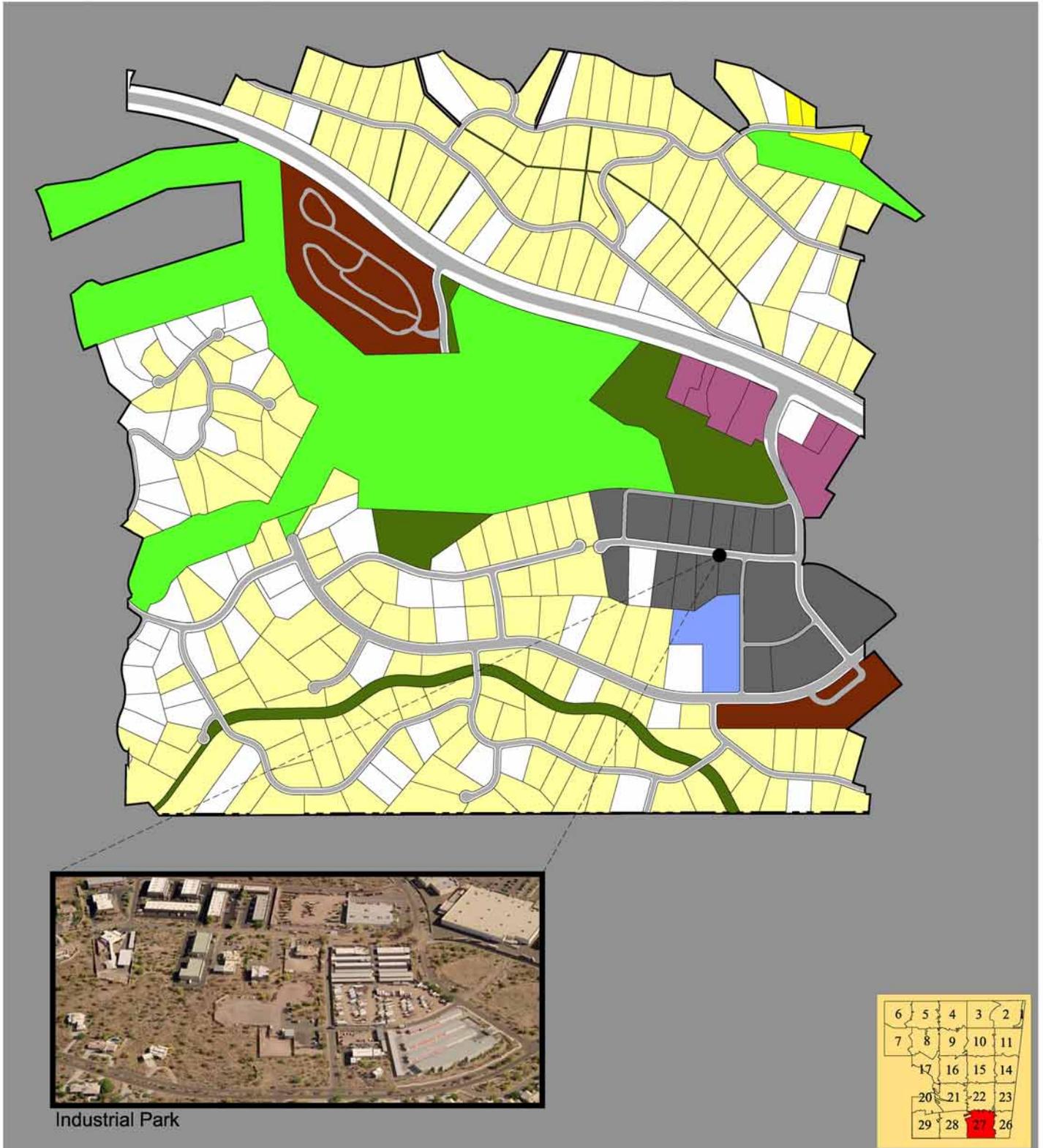


Undeveloped land shown in white



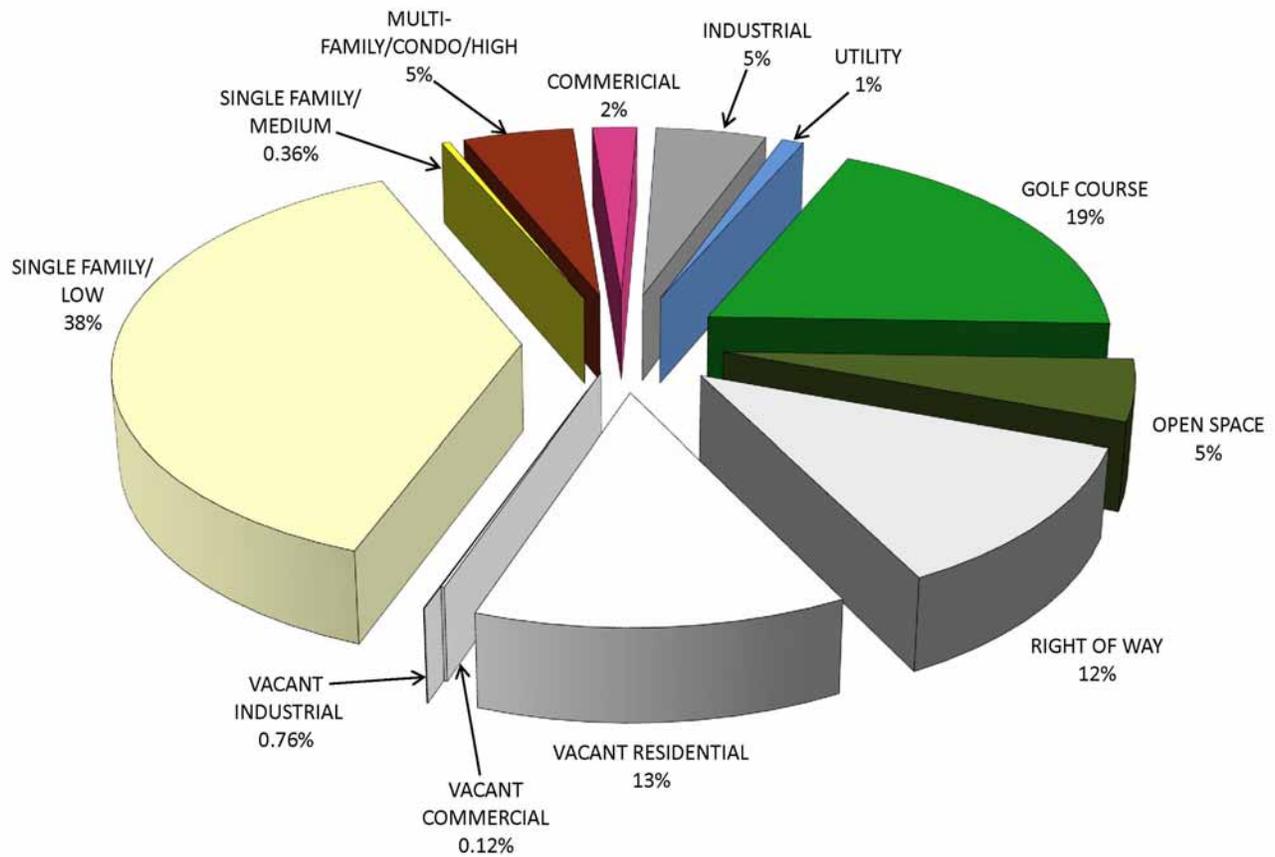
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			23.9		179.7
Single Family – L	53	61.5			
Single Family – M	251	71.5			
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M	23	2.3			
Multi-Family/Condo – H	249	20.5			
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		0.3			0.3
Golf Course		41.9			41.9
Open Space				28.9	28.9
Scottsdale Owned Land					
Right of Way/Streets		69.2			69.2
<b>Total</b>	<b>576</b>	<b>317.9</b>	<b>32.8</b>	<b>28.9</b>	<b>379.6</b>

# section 27



Industrial Park

Undeveloped land shown in white



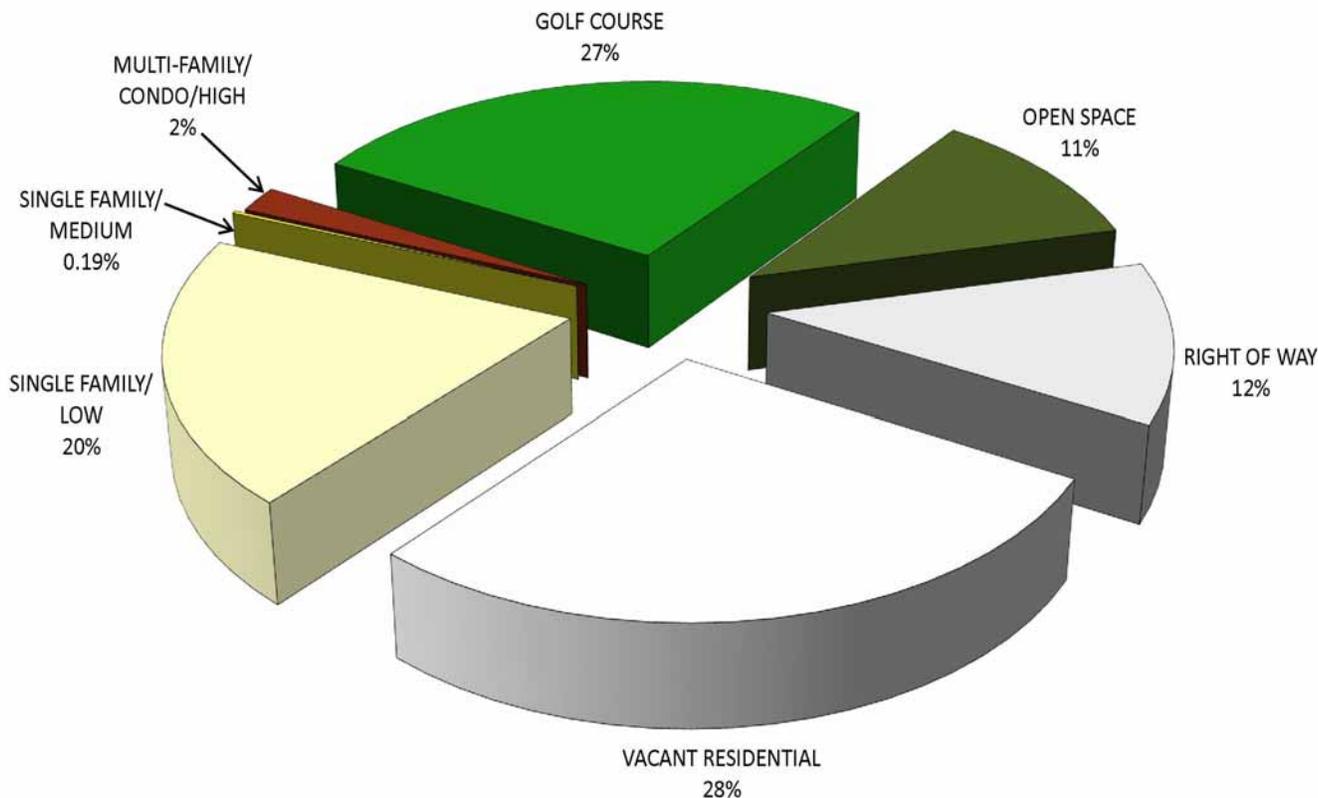
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			86.4		357.5
Single Family – L	177	238.2			
Single Family – M	4	2.3			
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H	141	30.6			
Commercial/Retail		11.9	1.3		13.2
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		75.2			75.2
<b>Total</b>	<b>322</b>	<b>513.3</b>	<b>89.8</b>	<b>29.1</b>	<b>632.2</b>

# section 28



FireRock Country Club

Undeveloped land shown in white



Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			176		312.6
Single Family – L	145	124.7			
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		73.1			73.1
<b>Total</b>	<b>174</b>	<b>385.5</b>	<b>176</b>	<b>68.4</b>	<b>629.9</b>

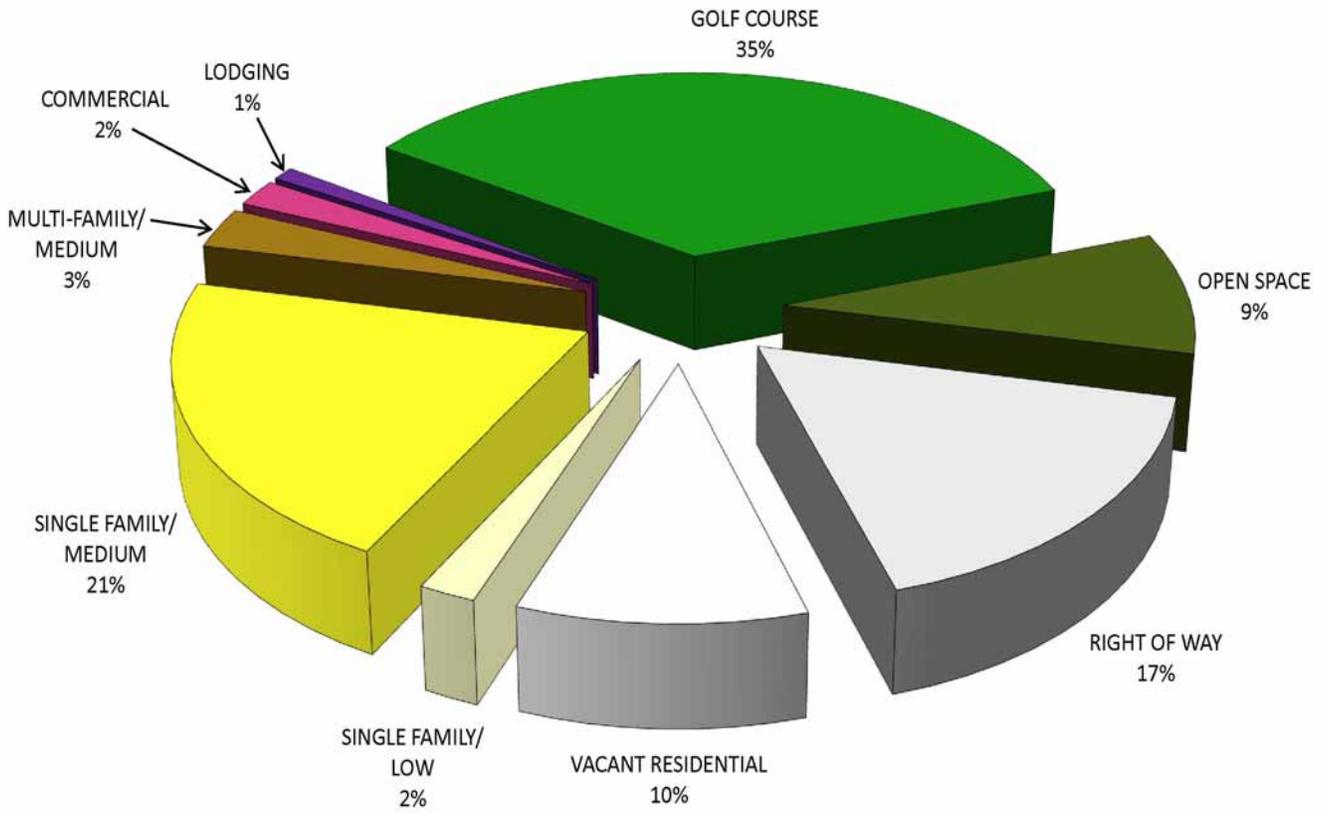
# section 29



Eagle Mountain Golf Club - Hole #18



Undeveloped land shown in white



	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential			59.4		218.3
	Single Family – L	14	14.7			
	Single Family – M	452	124.4			
	Multi-Family – L					
	Multi-Family – M	74	19.8			
	Multi-Family – H					
	Multi-Family/Condo – L					
	Multi-Family/Condo – M					
	Multi-Family/Condo – H					
	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
	<b>Total</b>	<b>540</b>	<b>489</b>	<b>59.4</b>	<b>54.8</b>	<b>603.2</b>

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