

Town of Fountain Hills

Land Use Analysis & Statistical Report

2010



Land Use Analysis

and Statistical Report

Fountain Hills, Arizona



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

January 1 - December 31, 2010

Town of Fountain Hills 2010

Town Council

Jay Schlum (Mayor)
Dennis Contino (Vice Mayor)
Dennis Brown
Ginny Dickey
Tait Elkie
Cassie Hansen
Henry Leger

Planning & Zoning Commission

Lloyd Pew (Chair)
Cecil Yates (Vice Chair)
Stan Connick
Richard Holper
Jeff Mangels
Angela Strohan
Richard Turner

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Paul Ryan (Vice Chair)
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introduction

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

The Town of Fountain Hills is pleased to present this, the 2010 edition of the "Land Use Analysis and Statistical Report". This is the sixth report in the series that began with a report on the year 2005. We trust that the information in the report will be helpful to all who read it.



The Town of Fountain Hills is a community nestled in the foothills of the McDowell Mountains. Residents are surrounded with incredible views of Four Peaks, Red Mountain, the Superstition Mountains and the McDowell Mountains. Our Town is a master planned town, once the vision of Robert P. McCullough of McCullough Properties. We have evolved into what Phoenix magazine considered to be the best community in the Phoenix metropolitan area in which to live in 2006 and, more recently, best affordable suburb according to Business Week magazine.

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

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

Fountain Hills boasts a multitude of fine dining establishments, many of which are owned and operated by local residents. We also have a collection of public art in our downtown and public buildings in excess of 100 pieces that rivals the collection of cities & towns across the country; outshining most. The Town is home to several large arts and craft fairs, concerts in our Fountain Park, a community theater, and many annual holiday celebrations such as Saint Patrick's Day, Oktoberfest and Thanksgiving Day.

Public art enhances any community. Community art brings pleasure to those that view it and it 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.



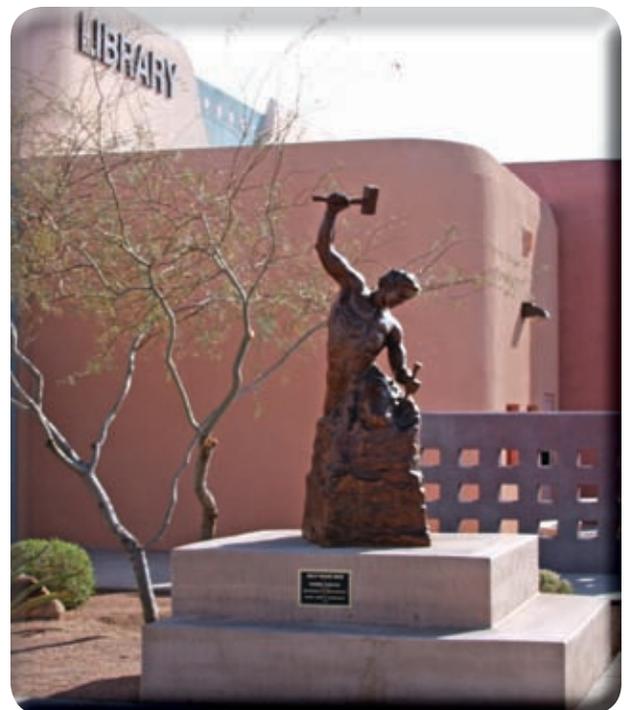
Joy of Music by George Lundeen



Free to be me by Marianne Caroselli



Enduring Family Sculpture



Self Made Man by Bobbie Carlyle

demographics

- Current Population
- Trends & Projections



demographics

Based on the 2010 Census, Fountain Hills' population is 22,489. This gives Fountain Hills an average of 1106.7 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 1.37 dwelling units per acre for single family homes and 6.85 units per acre for multi-family housing. At the end of the year there were 1058 vacant single family lots and 62 vacant multi-family lots. If Fountain Hills continues to develop at a similar rate, the population is estimated to reach 34,324 at build-out around the year 2030.



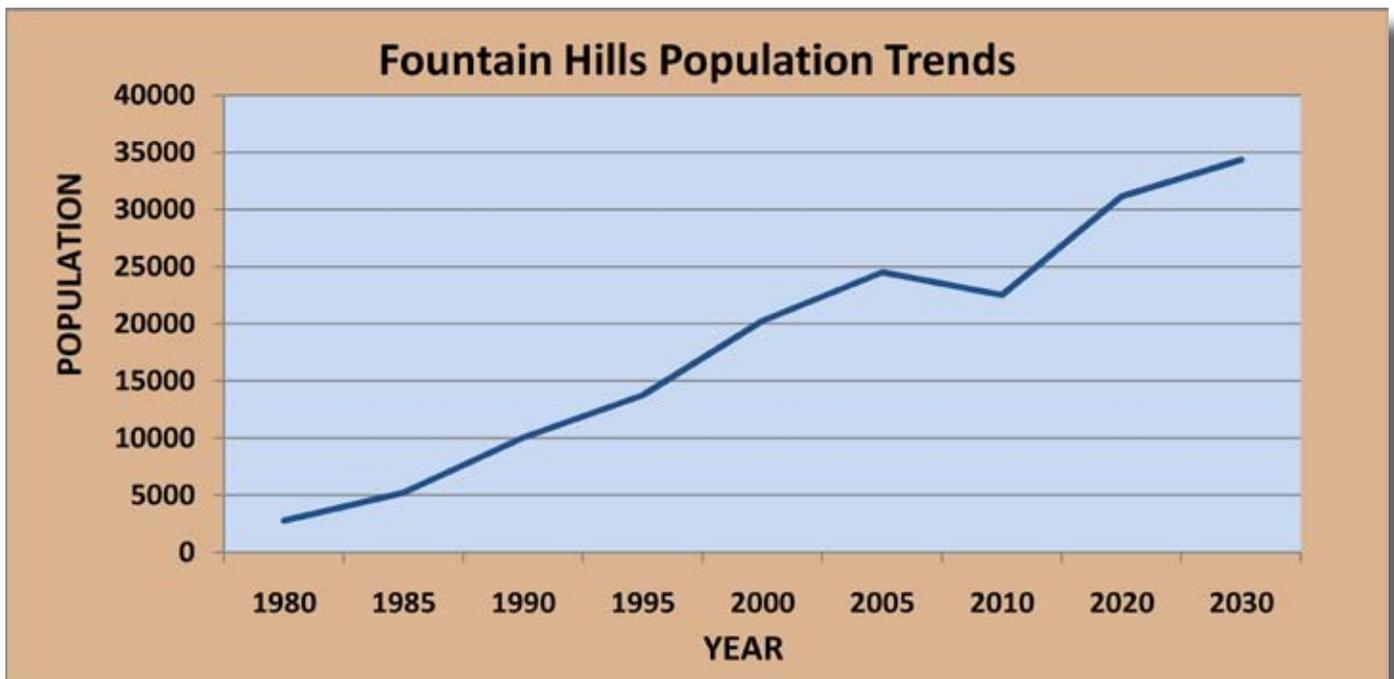
2010		2000		Percent Change 2000-2010		2010	
Population	Housing Units	Population	Housing Units	Population	Housing Units	Occupied	Vacant
22,489	13,167	20,235	10,491	11.1%	25.5%	10,339	2,828

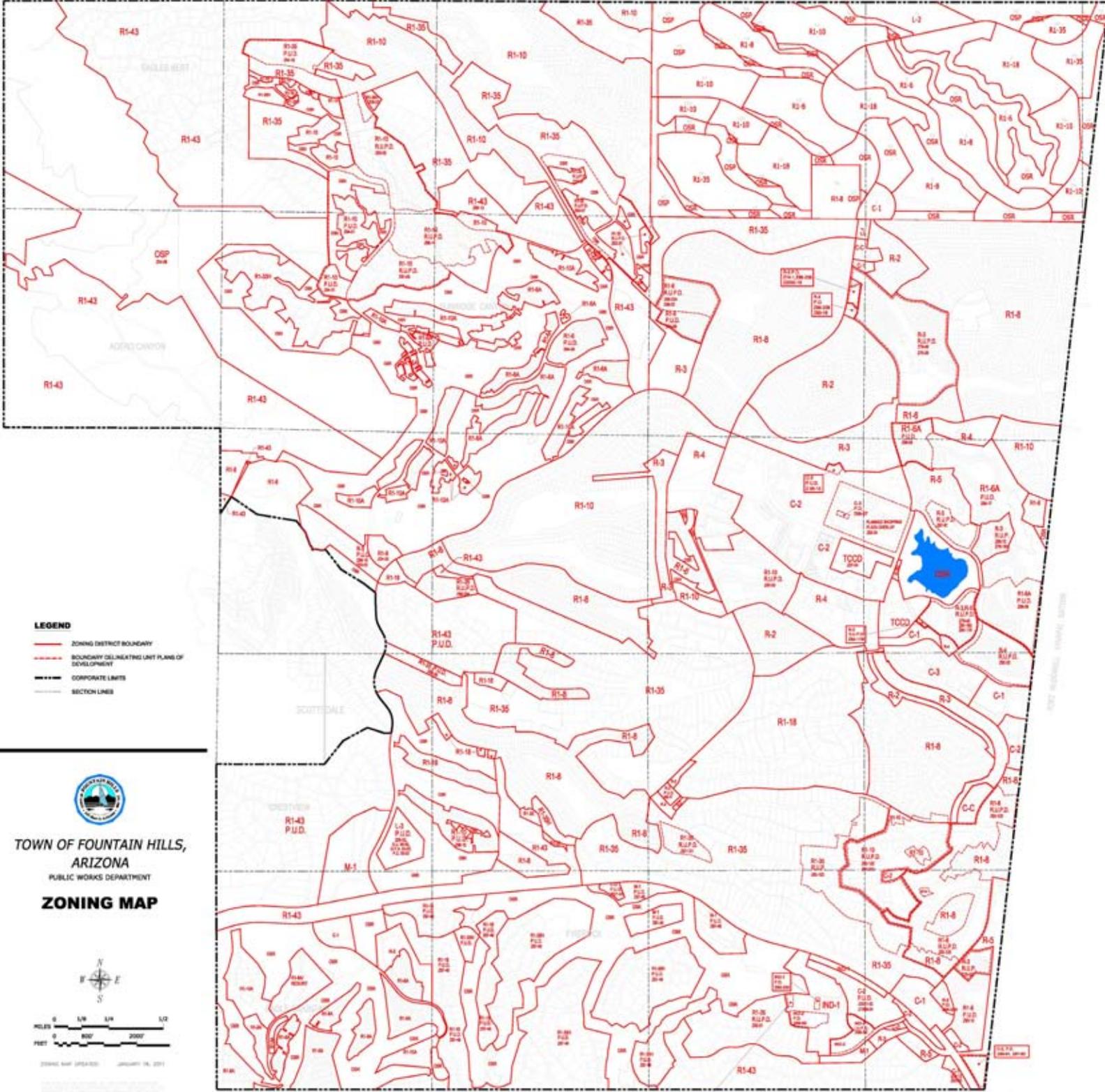
Population 2010	Population Age 0-17 Years	Population Age 18 Years & Over	Percent of Population	
			Population Age 0-17 Years	Population Age 18 Years & Over
22,489	3,230	19,259	0-17 Years%	25.5%

Population 2010	White	Black or African American	American Indian & Alaska Native	Asian	Native Hawaiian & Other Pacific Islander	Some other race	Two or more races	Hispanic or Latino (of any race)**	Not Hispanic or Latino (of any race)**
22,489	21,162	219	130	411	22	239	306	925	21,564

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	31,145***
Estimated Buildout ~2030	34,324****

* US CENSUS
 ** MAG
 *** CLARITAS INC
 **** DEVELOPMENT SERVICES DEPARTMENT





development trends



Condominium



Single Family Home



Mixed Use



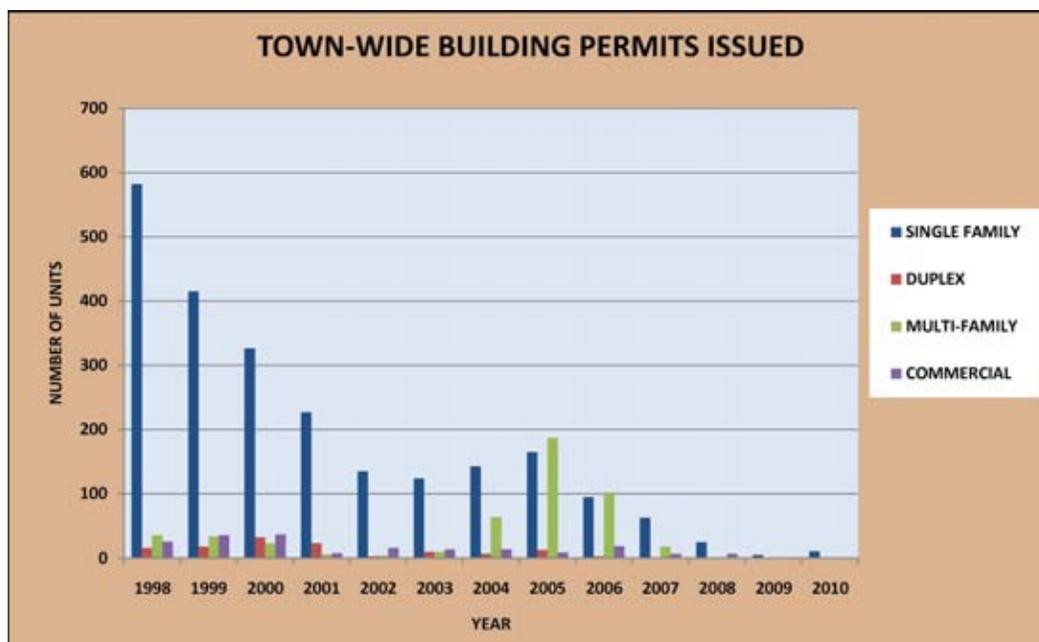
Commercial

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 has experienced a shift from new construction to remodeling.

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

TOWN-WIDE BUILDING PERMITS ISSUED

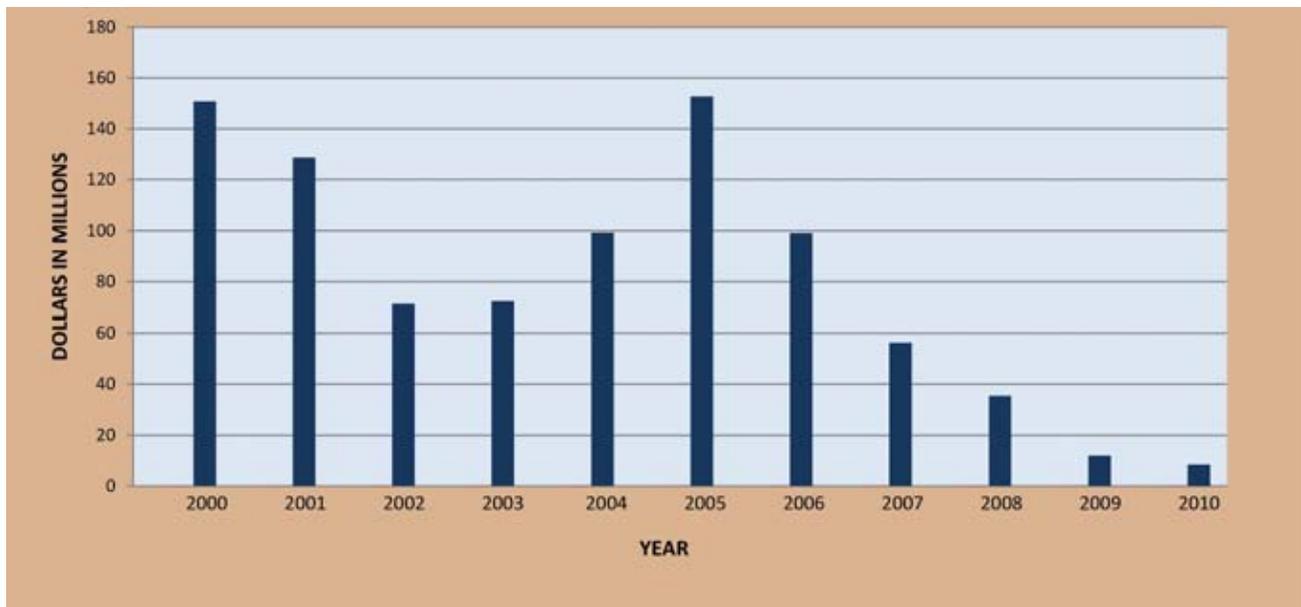


YEAR	Single Family	Duplex		Multi-Family		Total Dwelling Units	Commercial
		Bldg.	Total Units	Bldg.	Total Units		
1998	582	16	32	36	170	784	26
1999	415	18	36	34	229	680	36
2000	326	33	66	23	97	489	37
2001	227	23	46	6	28	301	8
2002	135	3	6	4	33	174	16
2003	124	10	20	10	28	172	14
2004	143	7	14	64	154	311	14
2005	165	13	26	187	287	478	9
2006	95	3	6	102	137	238	19
2007	63	0	0	9	18	81	7
2008	25	1	2	2	2	29	7
2009	5	1	2	0	0	7	2
2010	11	0	0	0	0	11	0
13 Year Total	2316	128	256	477	1183	3755	195
13 Year Average	178.2	9.8	19.7	36.7	91.0	288.8	15.0

VALUATION OF TOWN-WIDE BUILDING PERMITS ISSUED IN DOLLARS

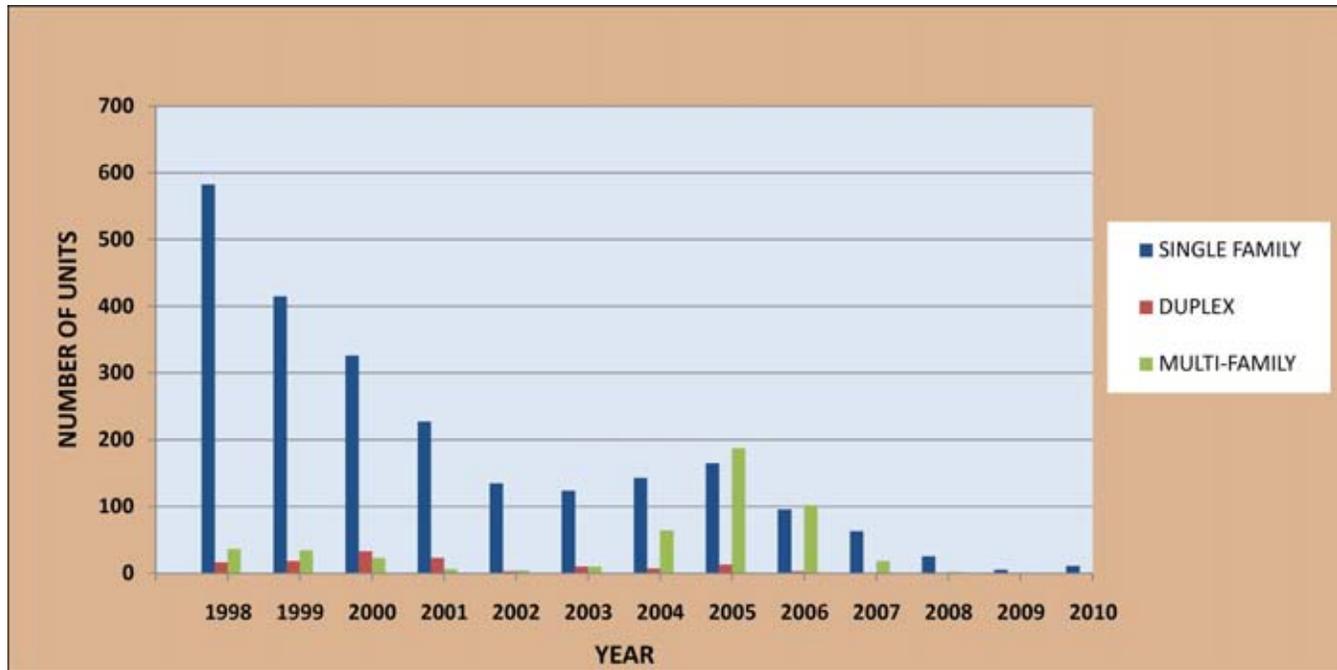
MONTH	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
JANUARY	9,657,285	10,095,841	12,674,799	8,278,411	5,378,932	12,492,184	10,401,780	5,883,110	4,962,915	642,930	0
FEBRUARY	11,963,705	6,919,626	6,758,009	4,534,589	6,283,480	11,022,986	10,065,618	2,569,560	3,046,556	963,702	2,439,045
MARCH	9,055,695	7,342,961	5,516,213	3,550,616	7,988,927	18,234,408	13,141,125	5,694,068	2,284,967	1,100,281	1,001,450
APRIL	28,856,897	5,392,190	5,227,955	4,628,701	10,248,734	11,931,534	23,876,322	7,460,052	4,410,353	2,111,460	880,760
MAY	15,059,907	11,429,116	4,344,882	6,397,382	6,781,176	13,144,445	6,162,823	4,902,679	3,233,791	411,480	2,516,525
JUNE	18,271,252	6,693,401	6,843,339	5,063,000	7,413,744	11,507,145	4,862,164	4,367,961	987,275	1,116,089	0
JULY	13,741,446	9,970,909	3,591,554	4,009,686	8,982,012	11,204,070	6,311,607	8,132,955	5,871,200	1,265,509	0
AUGUST	11,781,658	15,442,009	7,103,632	5,265,222	6,592,195	10,586,050	6,056,935	3,681,728	3,124,335	627,539	0
SEPTEMBER	10,570,321	12,803,262	4,225,922	12,936,361	7,752,132	10,896,860	5,986,758	2,607,239	490,682	1,276,106	672,775
OCTOBER	5,202,319	16,857,948	7,203,429	2,945,035	16,604,943	13,952,586	4,944,620	3,802,607	3,007,551	1,055,574	0
NOVEMBER	9,633,469	22,029,078	5,343,893	7,076,501	10,054,384	14,095,976	3,477,748	5,622,816	1,168,213	597,420	0
DECEMBER	6,882,365	3,654,428	2,455,109	7,558,665	5,081,586	13,566,781	3,643,007	1,593,988	2,851,166	686,505	793,415
TOTAL	150,676,319	128,630,769	71,288,736	72,244,169	99,162,245	152,635,025	98,930,507	56,318,763	35,439,004	11,854,595	8,303,970

TOWN-WIDE BUILDING PERMITS ISSUED VALUATION IN DOLLARS



residential building permit data

RESIDENTIAL BUILDING PERMITS ISSUED



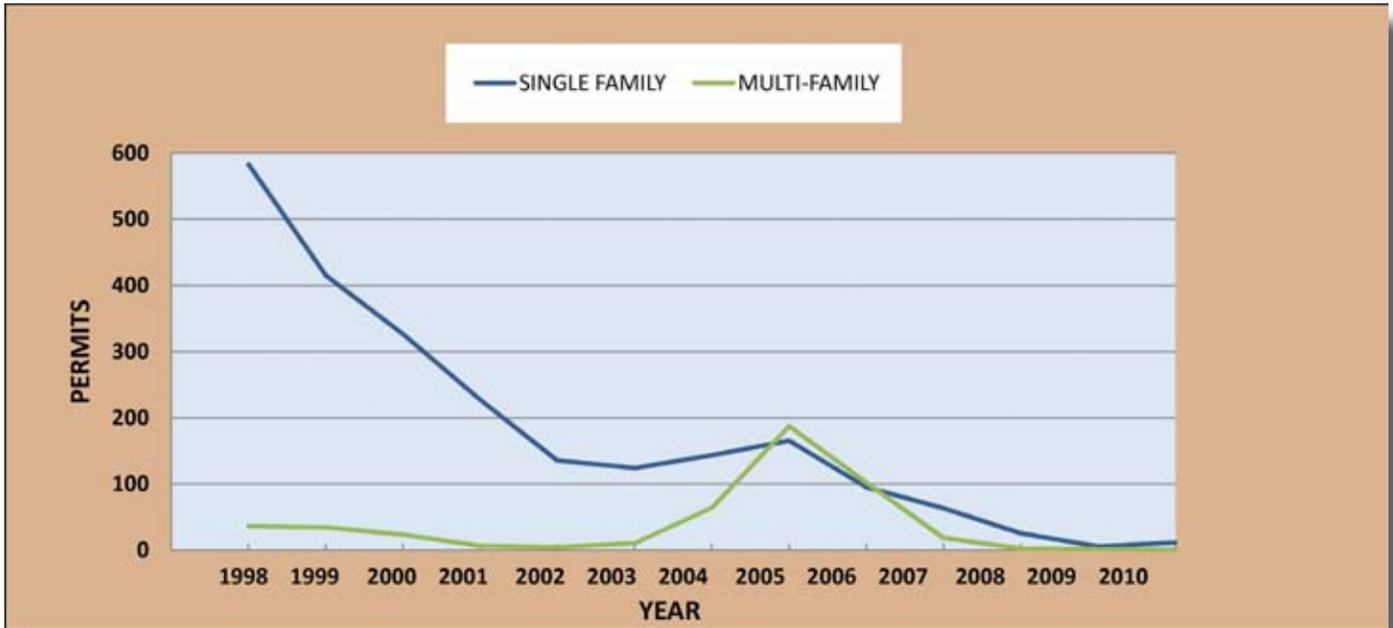
RESIDENTIAL BUILDING PERMIT DATA

YEAR	Single Family	Multi-Family*	Total Units**
1998	582	53	784
1999	415	52	680
2000	326	56	489
2001	227	29	301
2002	135	7	174
2003	124	20	172
2004	143	71	311
2005	165	200	478
2006	95	105	238
2007	63	18	81
2008	25	4	26
2009	5	1	7
2010	11	0	11

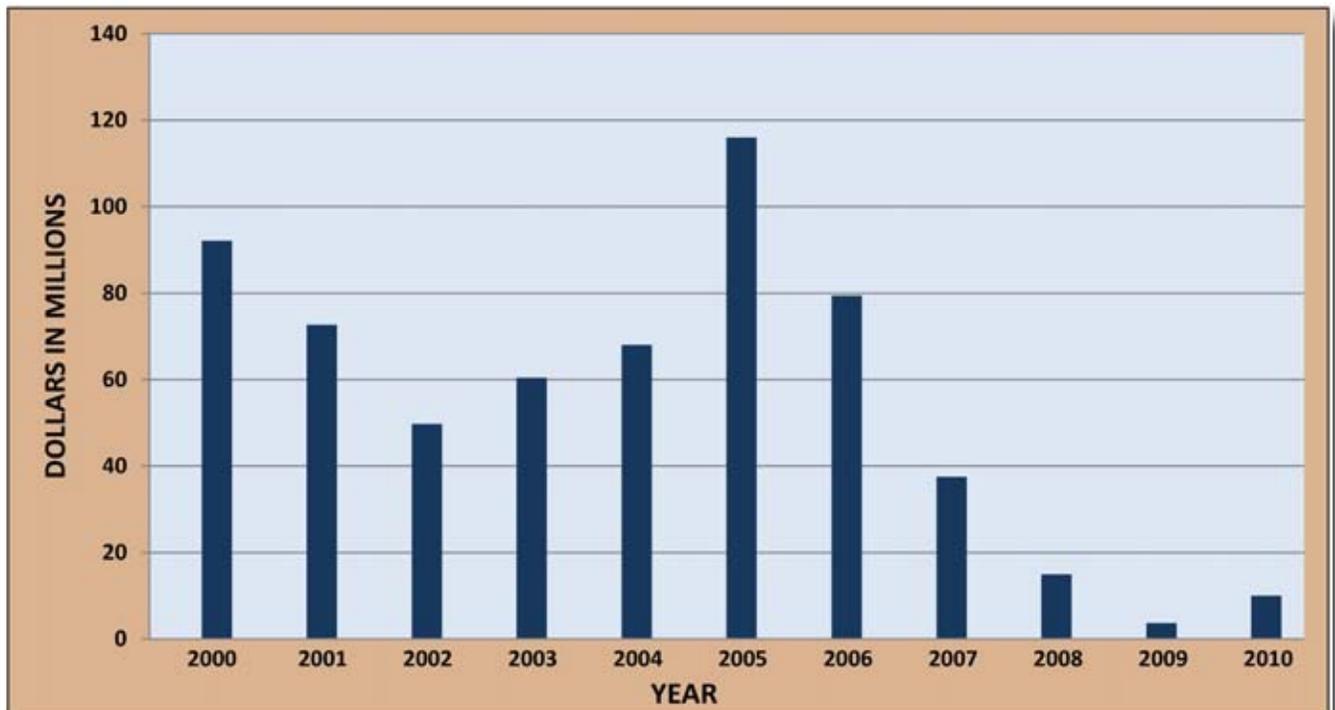
* Includes duplexes, townhomes, and apartments.

** 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



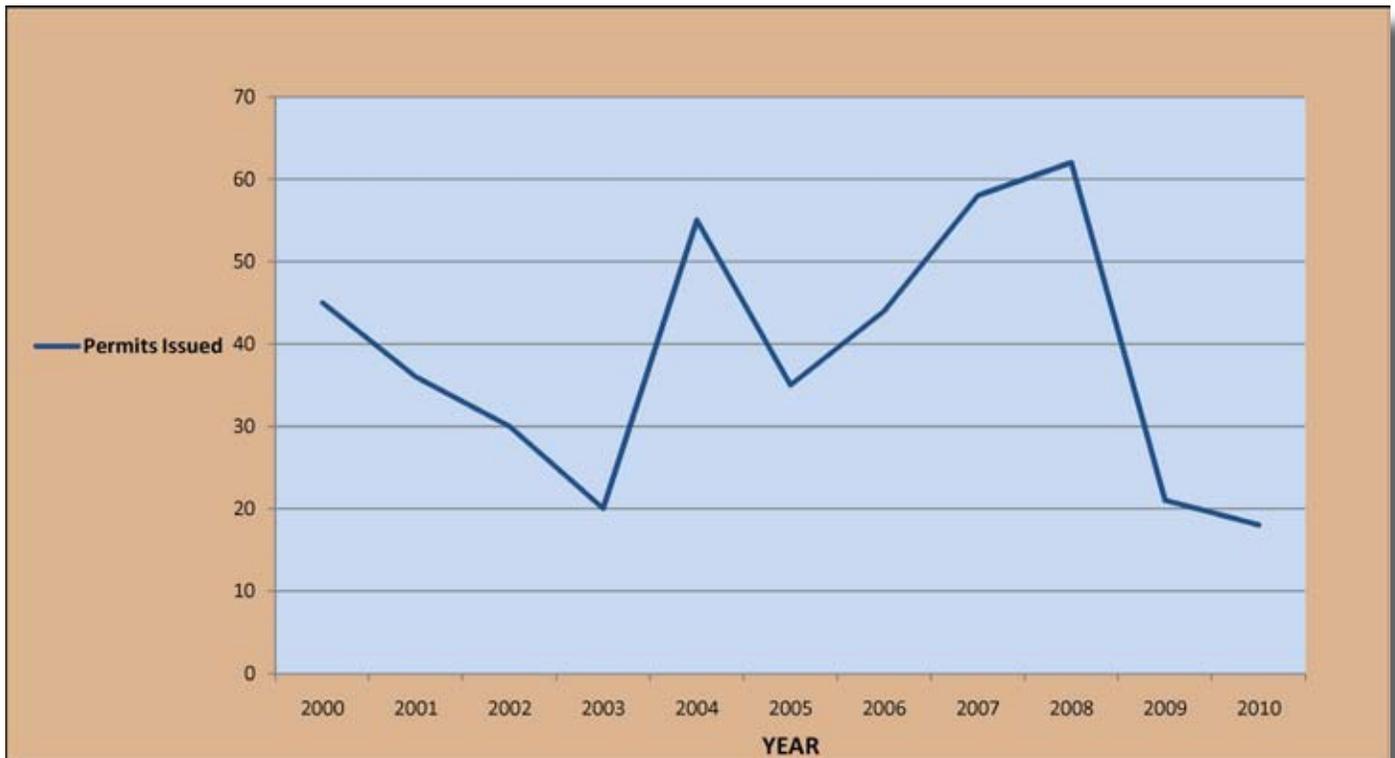
commercial building permit data



Commercial Construction



COMMERCIAL BUILDING PERMITS ISSUED

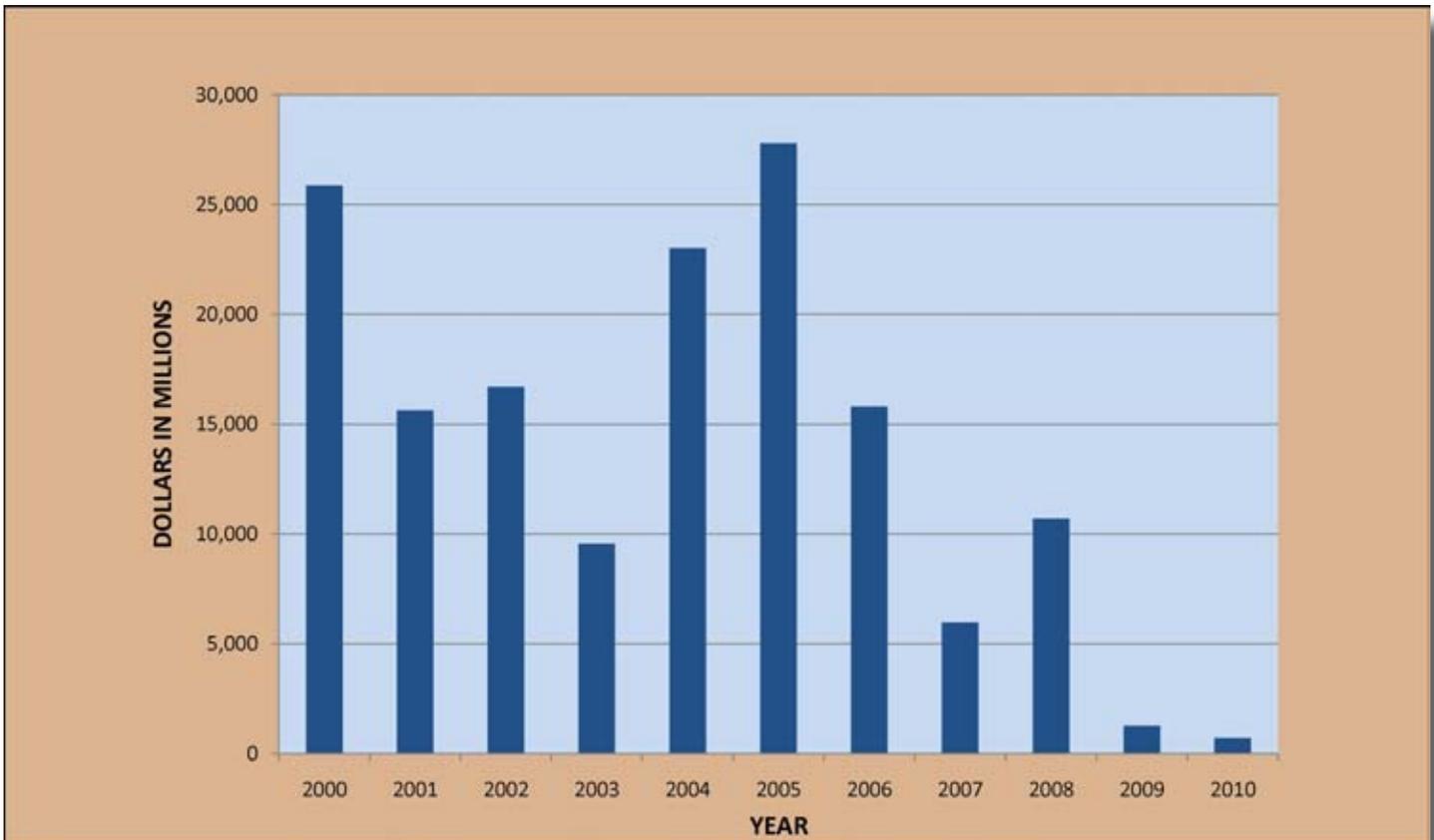


COMMERCIAL BUILDING PERMITS ISSUED AND VALUATION

Year	Permits Issued	Valuation (\$ in Millions)
2000	45	25,869
2001	36	15,625
2002	30	16,698
2003	20	9,554
2004	55	23,021
2005	35	27,782
2006	44	15,792
2007	58	5,966
2008	62	10,701
2009	21	1,279
2010	18	719

*2000-2010 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.



existing businesses

- Lodging
- Restaurants
- Shopping Centers



lodging/hotels



Holiday Inn and Suites
12800 N Saguaro Blvd
130 guest rooms



Comfort Inn
17105 E. Shea Blvd
48 guest rooms

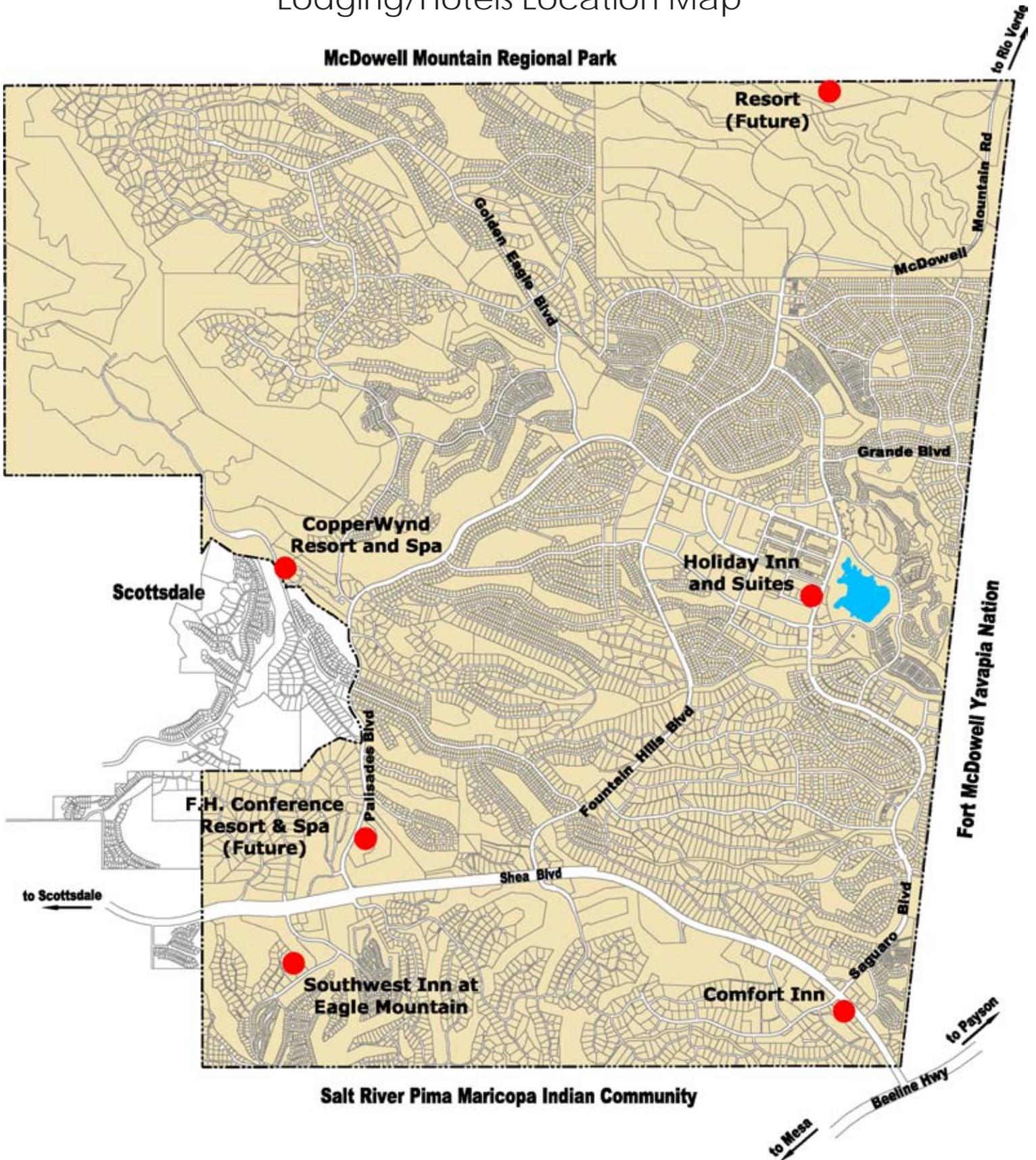


CopperWynd Resort and Spa
13225 Eagle Ridge Drive
32 guest rooms



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

Lodging/Hotels Location Map



restaurants - Savory Spots

- 1 Alamo Saloon
11807 N. Saguaro Blvd.
- 2 Alchemy
13225 N. Eagle Ridge Dr.
- 3 Appian Way Restaurant
17149 E. Amhurst Dr.
- 4 Arby's
17224 E. Shea Blvd.
- 5 Bruno's Sports Bar & Grille
16737 E. Parkview Ave.
- 6 Burger King Restaurant
13725 N. Fountain Hills Blvd.
- 7 Chen's Garden Chinese Restaurant
16720 E. Avenue of the Fountains
- 8 Chocofin Chocolatier
13404 N. La Montana Dr., #2
- 9 D J's Bagel Café
13693 N. Fountain Hills Blvd.
- 10 Denny's
17053 E. Shea Blvd.
- 11 El Encanto del Fuente
11044 N. Saguaro Blvd.
- 12 Ernie's Tap House
16828 E. Parkview Dr.
- 13 Euro Pizza Café
12645 N. Saguaro Blvd., #11
- 14 Fireside Grill (inside Holiday Inn)
12800 N. Saguaro Blvd.
- 15 Flapjacks
16605 E. Palisades Blvd.
- 16 Fountain Hills Express & Deli
11829 N. Saguaro Blvd.
- 17 Fountini's Bar & Grill
13407 N. La Montana Dr.
- 18 Grapeables Fine Wines
12645 N. Saguaro Blvd.
- 19 Katana Sushi & Grill
16425 E. Palisades Blvd., #103
- 20 La Scala Creamery
12645 N. Saguaro Blvd., #7
- 21 La Tartine
16650 E. Palisades Blvd., #103
- 22 Little Caesars
16605 E. Palisades Blvd., #102
- 23 Luigi's
16740 E. Palisades Blvd.
- 24 McDonald's
16936 E. Shea Blvd.
- 25 MPJ's Grill and Restaurant
15225 N. Fountain Hills Blvd., #104
- 26 Octagon Café
12645 N. Saguaro Blvd., Ste. #1
- 27 Pei Wei Asian Diner
14835 E. Shea Blvd.
- 28 Phil's Place
16740 E. Parkview Ave.
- 29 Ping's Café
17115 E. Shea Blvd., #100
- 30 Pisa Pizza
16650 E. Palisades Blvd., #100
- 31 Pizza Hut
13693 N. Fountain Hills Blvd., #103
- 32 Que Bueno
13207 N. La Montana Dr.
- 33 Quizno's Subs
13525 N. Fountain Hills Blvd., #107
- 34 Redendo's Pizzeria
16948 E. Shea Blvd., #104
- 35 Rosati's of Fountain Hills
12605 N. Saguaro Blvd., #4
- 36 Saddle Bronc Grill
11056 N. Saguaro Blvd.
- 37 Sakura Inn
11883 N. Saguaro Blvd.
- 38 Senor Taco
16948 E. Shea Blvd., Suite 105
- 39 Sofrita's
16848 E. Avenue of the Fountains
- 40 Starbucks
16425 E. Palisades Blvd., #100
- 41 Starbucks
16815 E. Shea Blvd., #106
- 42 Streets of New York
16841 E. Shea Blvd., #101
- 43 Subway
13771 N. Fountain Hills Blvd., #113
- 44 Subway
16841 E. Shea Blvd., #103
- 45 SunRidge Canyon Golf Club
13100 N. SunRidge Drive
- 46 Sweet Town
16754 E. Glenbrook Blvd.
- 47 Taco Bell
17230 E. Shea Blvd.
- 48 Terra Nostra Italian Cafe
13014 N. Saguaro Blvd.
- 49 Jimmy's Krazy Greek
Ave.
- 50 The Grill at Eagle Mountain
14915 E. Eagle Mountain Pkwy.
- 51 Wendy's
17218 E. Shea Blvd.
- 52 The Steakhouse at Desert Canyon
10440 Indian Wells Dr.
- 53 VU
14815 E. Shea Blvd.



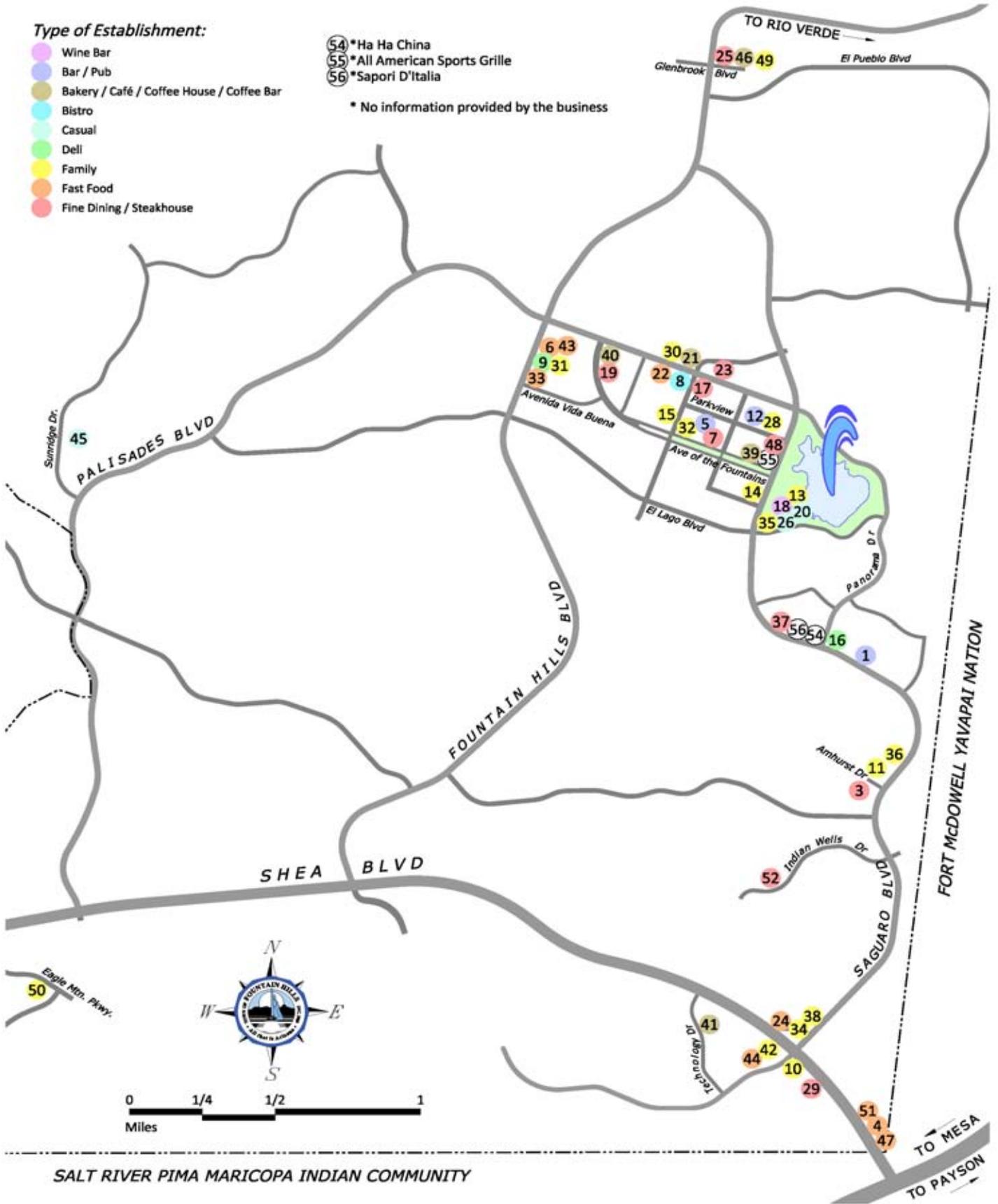
April 2011

Type of Establishment:

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

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

* No information provided by the business



shopping centers (and other non-residential developments)

1. **Northside Business District** (36, 900 sf) Along the east side of Fountain Hills Blvd in the north part of town
2. **Palisades Plaza** (91,445 sf) Located at Fountain Hills and Palisades Blvds (Anchored by Safeway)
3. **Town Center I** (44,010 sf) Includes all businesses bordered by Palisades Blvd, Fountain Hills Blvd, Avenida Vida Buena, and Avenue of the Fountains
4. **Fountain Hills Plaza** (140,421 sf) Located at Palisades Blvd and La Montana Drive (Anchored by Bashas)
5. **La Montana & Palisades Plaza** (42,585 sf) Located at the northeast corner of La Montana and Palisades Blvd
6. **Red Mountain Plaza** (132,192 sf) Corner of Palisades Blvd and Saguaro Blvd
7. **Downtown** (673,267 sf) Includes all businesses bordered by Saguaro Blvd, Palisades Blvd, La Montana Dr, and Avenue of the Fountains
8. **Plaza Fountainside** (87,656 sf) On the southwest side of Fountain Park
9. **Enterprise Colony District** (523,193 sf) Along Saguaro Blvd, Colony Drive, and Enterprise Drive between Rand and Colony Drives
10. **Plat 202** (53,299 sf) Located along Saguaro Blvd between Kingtree Blvd and Malta Dr
11. **Circle K Center** (11,400 sf) Located at the northeast corner of Saguaro and Shea Blvds
12. **Red Rock Business Center** (52,282 sf) Located at the southeast corner of Saguaro and Shea Blvds
13. **Crossroads Center** (19,452 sf) NW of the Beeline Highway on Shea Blvd
14. **Kern Plaza** (9496 sf) Located between N. Firebrick Dr , E. Shea Blvd
15. **Firebrick Plaza** (18,768 sf) Located between N. Firebrick Dr and E. Shea Blvd
16. **Plat 704** (41,855 sf) Located at the southeast corner of Saguaro and Shea Blvds
17. **Four Peaks Plaza** (306,307 sf) Located on Shea Blvd just west of Saguaro Blvd (Anchored by Target)
18. **Industrial Park** Located on the northwest side of Technology Dr and Saguaro Blvd
19. **Eagle Mountain Village Plaza** (82,712 sf) On Shea Blvd at the southwest edge of Fountain Hills (Anchored by Fry's)
20. **Fountain View Plaza** (12,544 sf) Located along N. Fountain Hills Blvd between Palisades and Avenida Vida Buena

Shopping Center Location Map

McDowell Mountain Regional Park



Downtown - Shops on the Avenue



Palisades Plaza



Eagle Mountain Village Plaza



Surrounding Landscape and beauty

government & public facilities

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



Four Peaks Elementary School



Community Center



Street Department Yard



Chaparral City Water



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.

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



Development Services Street Division



Fountain Hills Fire Dept.



Fountain Hills Fire Dept. Ladder Truck

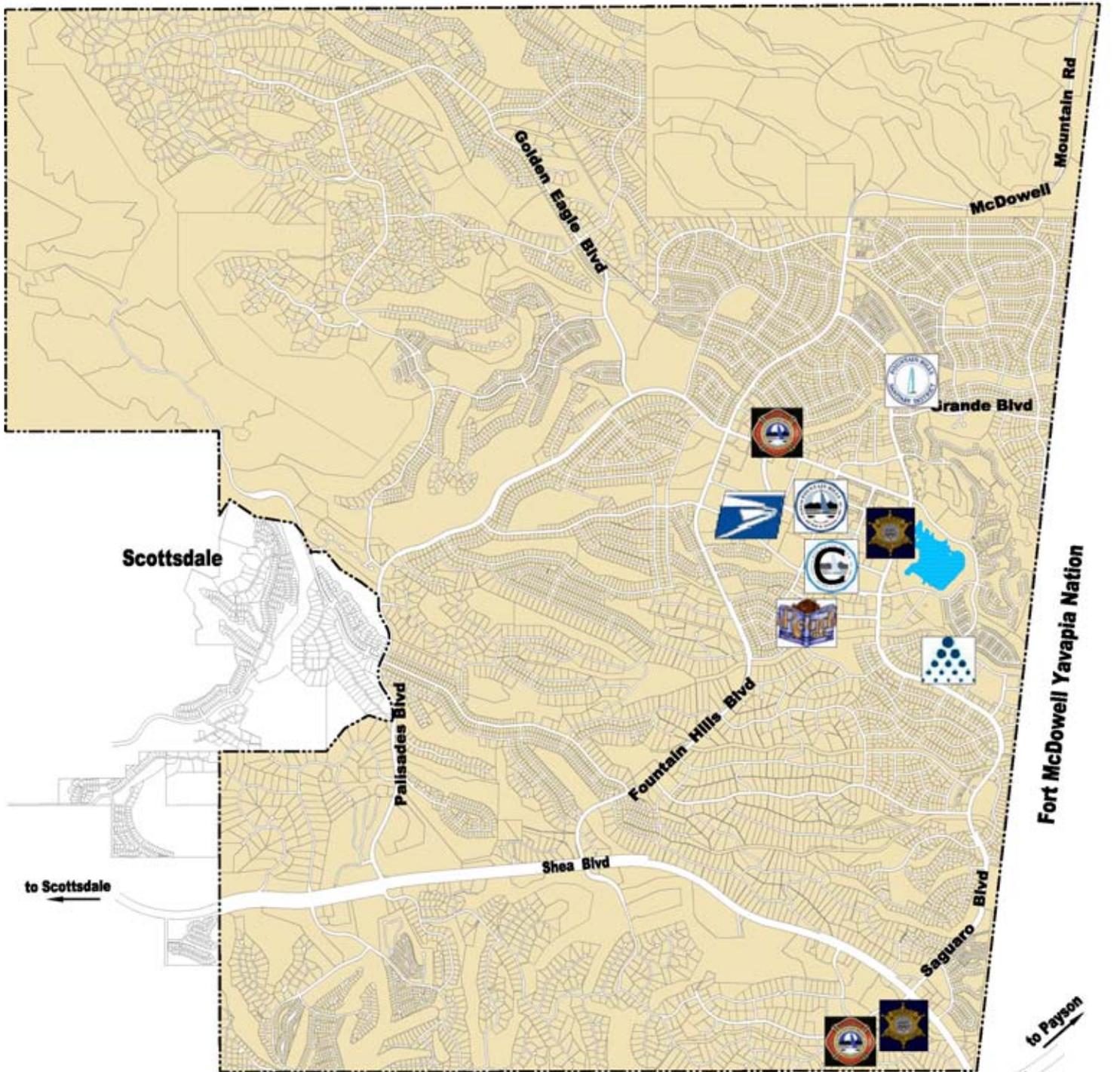
Telephone & Cable
Qwest Communications
1-800-244-1111
Cox Communications
623-594-1000

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

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

Municipal and Utility Service Location Map

McDowell Mountain Regional Park



Salt River Pima Maricopa Indian Community

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

fountain hills schools

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

Public Schools

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

Address

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

Preschools

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

Address

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

Charter School

9. Fountain Hills Charter School

Address

16811 E. El Pueblo Blvd



Fountain Hills High School



Four Peaks Elementary School

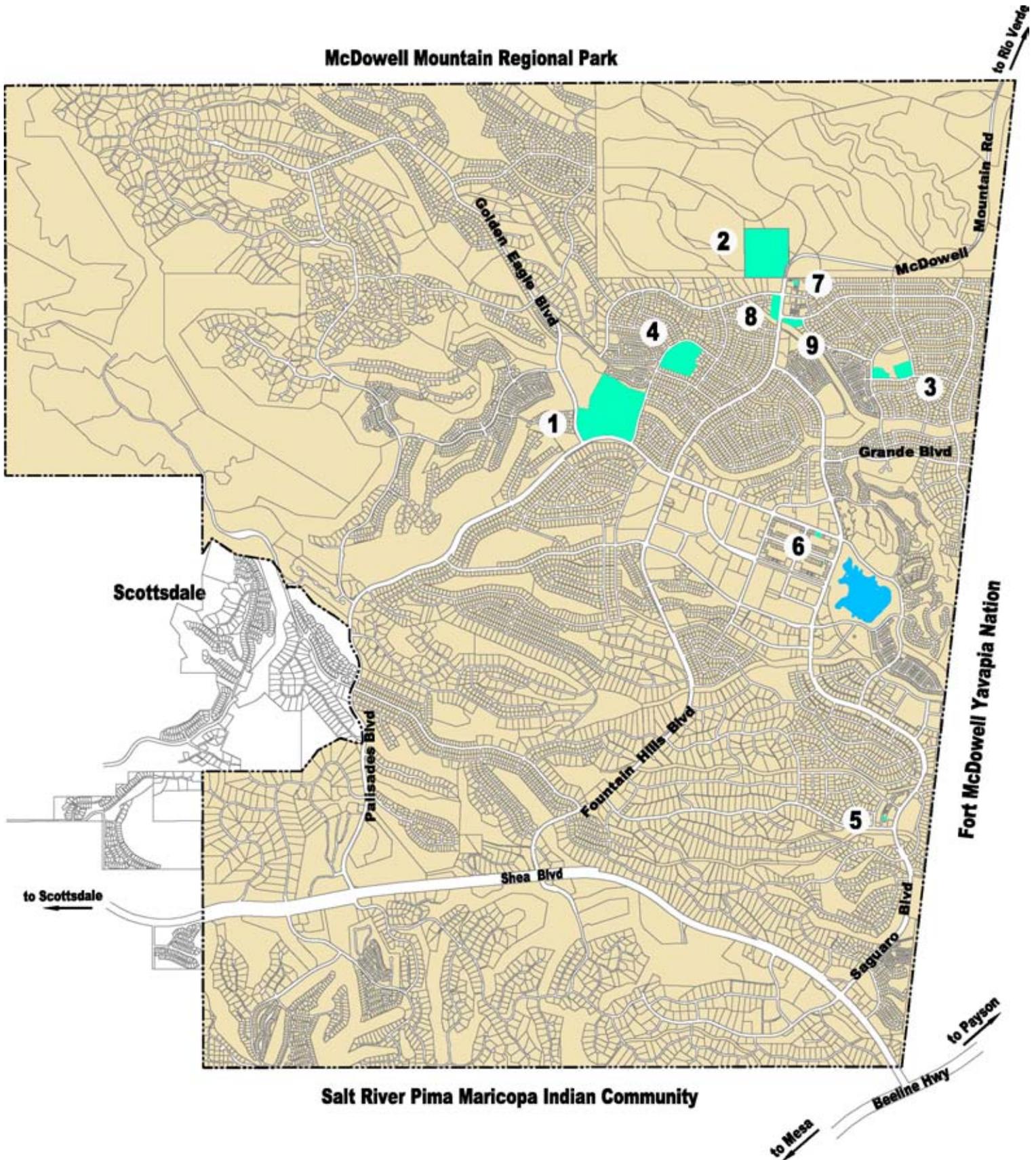


Fountain Hills Middle School



McDowell Mountain School

School Location Map



fountain hills parks and recreation

The Town of Fountain Hills Community Services Department is dedicated to supporting over 114 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 master plan was updated in 2006 and development completed per the plan in 2008. 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, but is not scheduled at this time. The master plan for Four Peaks Park is scheduled to be updated during the 2011/12 fiscal year.



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

Four Peaks Park - 14 ac
14825 North Del Cambre Avenue
Four Peaks Park is located on Del
Cambre Avenue just north of Calaveras Avenue.



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



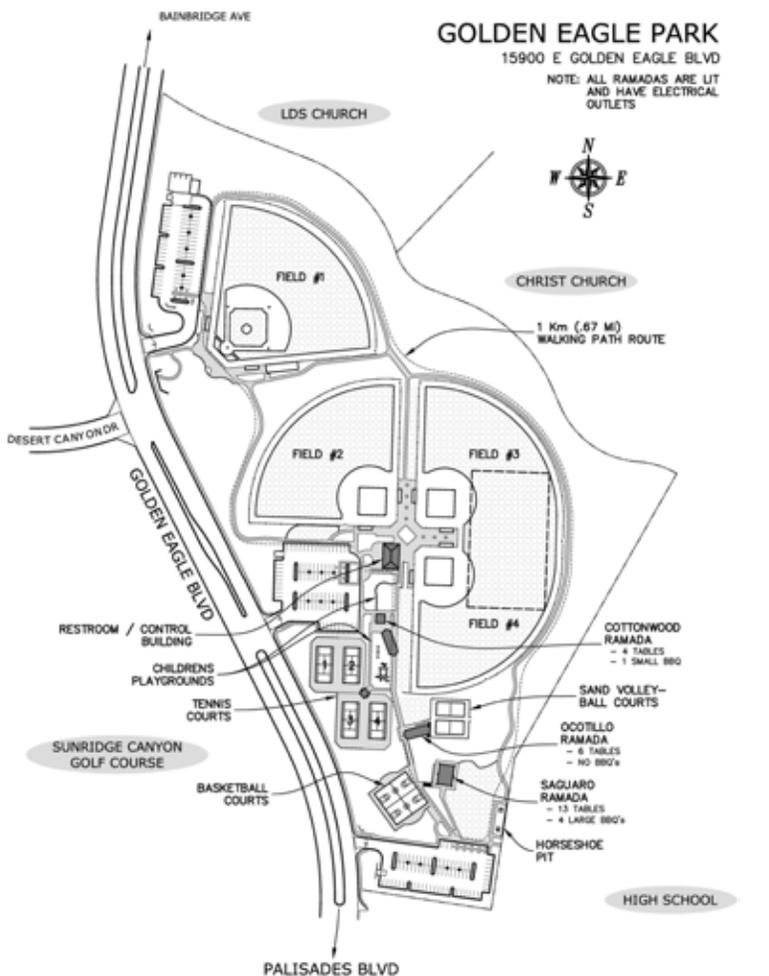
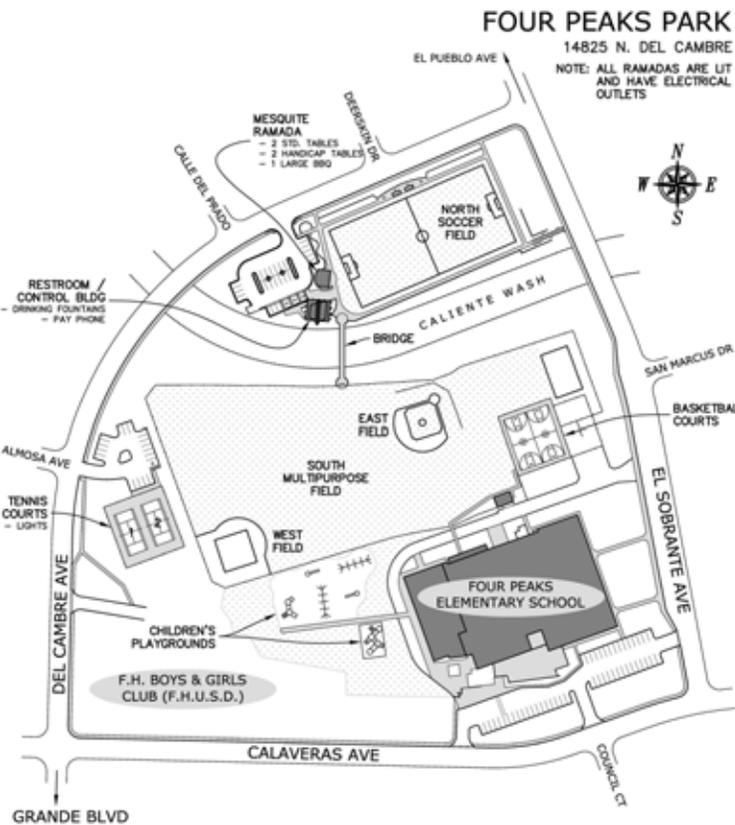
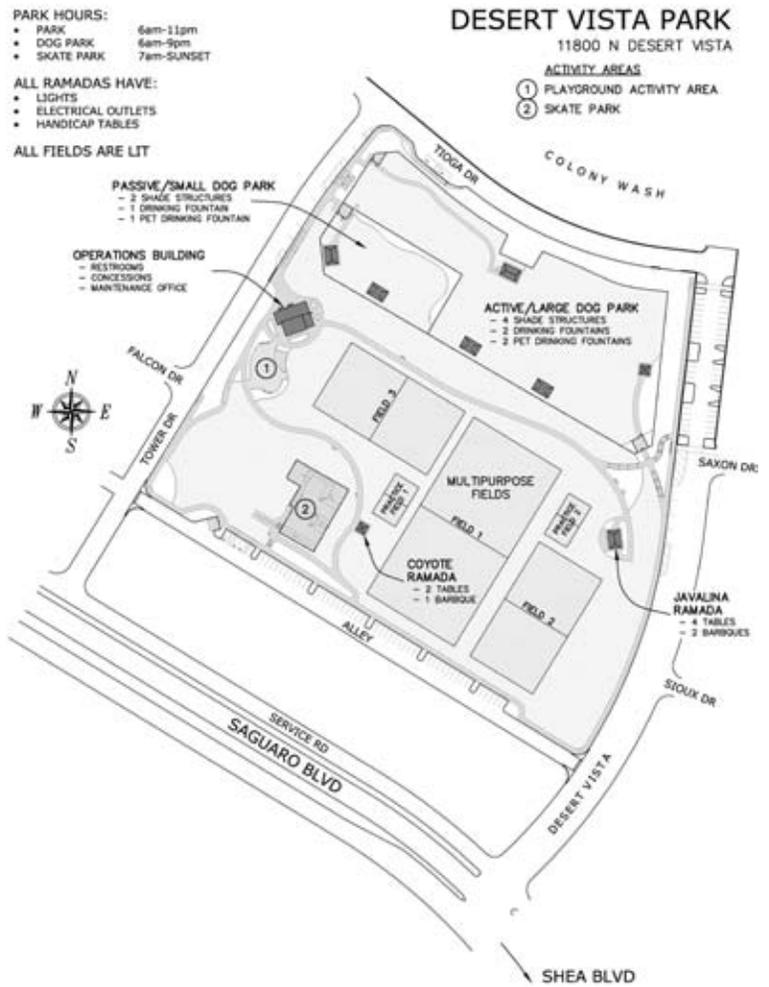
Golden Eagle Park - 24 ac
15900 East Golden Eagle Blvd.
Golden Eagle Park is located on Golden Eagle Blvd. just north of Palisades Blvd.

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



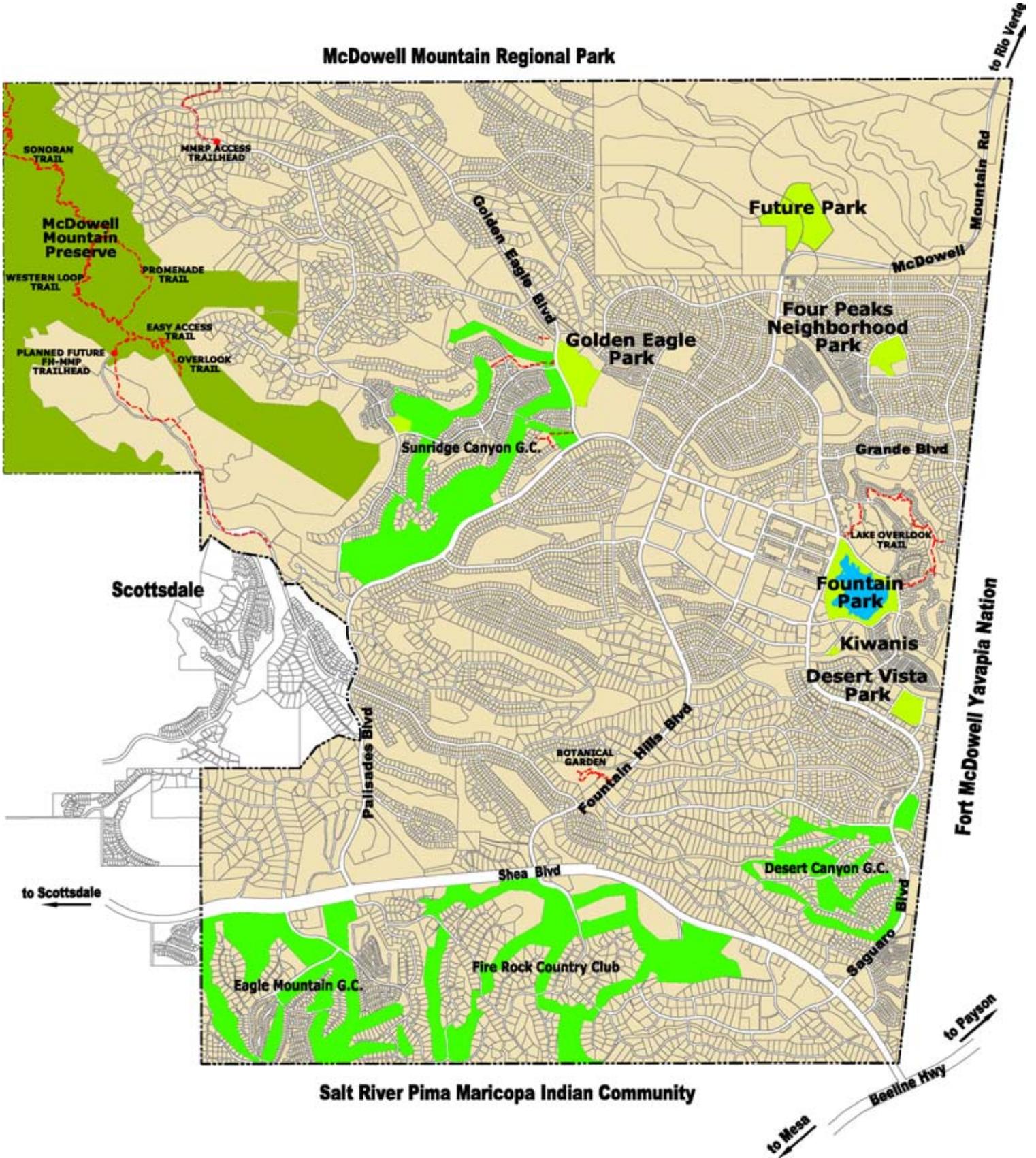
McDowell Mountain Preserve - 740 ac
Borders west edge of town limits

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

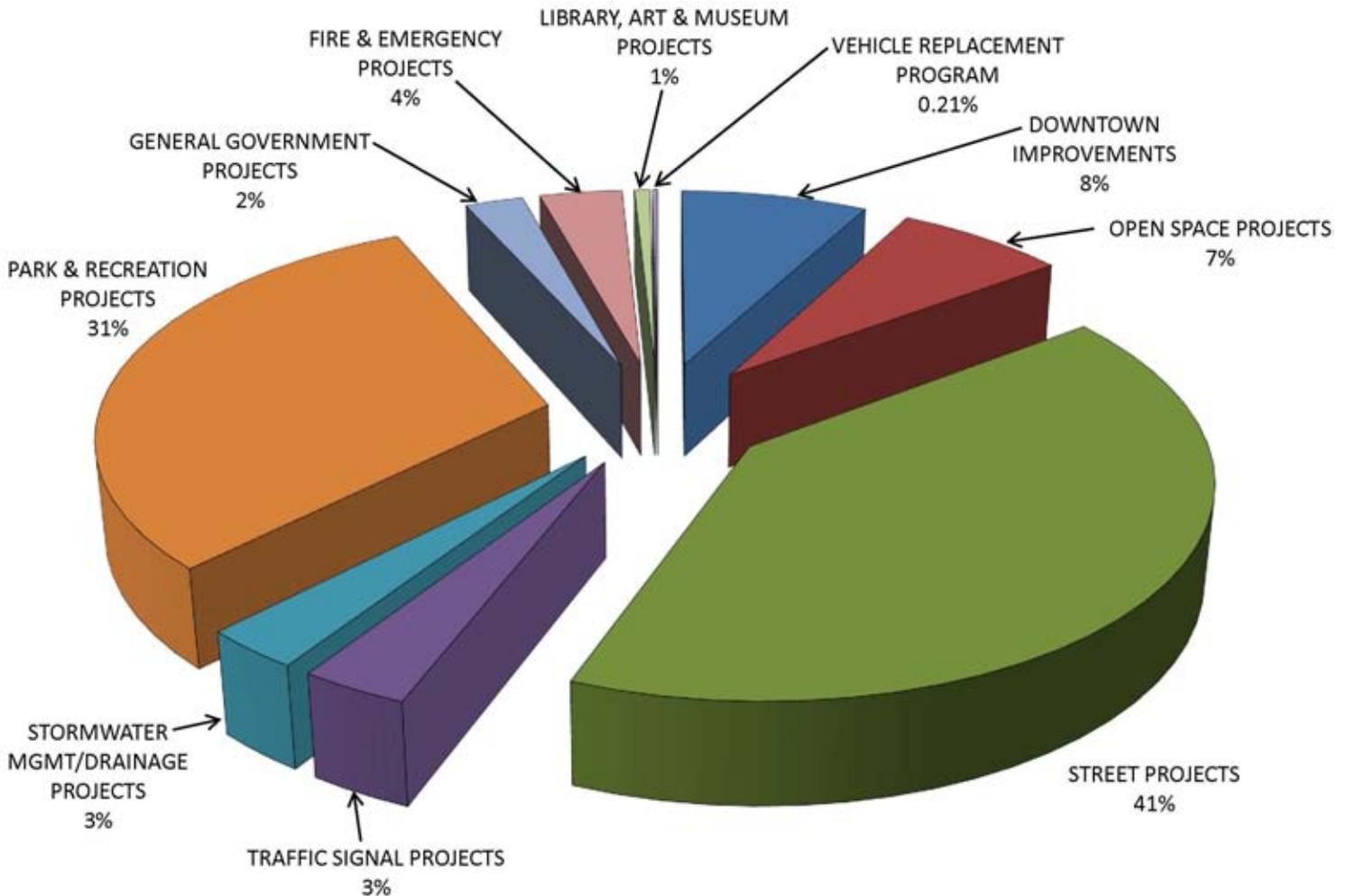


Park Location Map

McDowell Mountain Regional Park



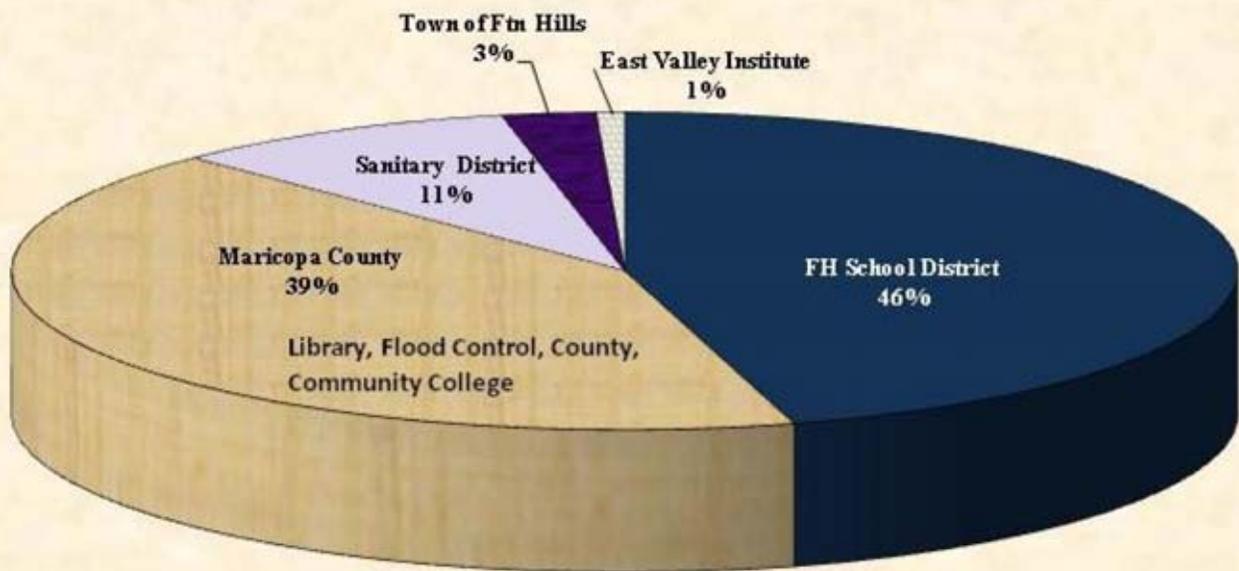
capital improvements



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

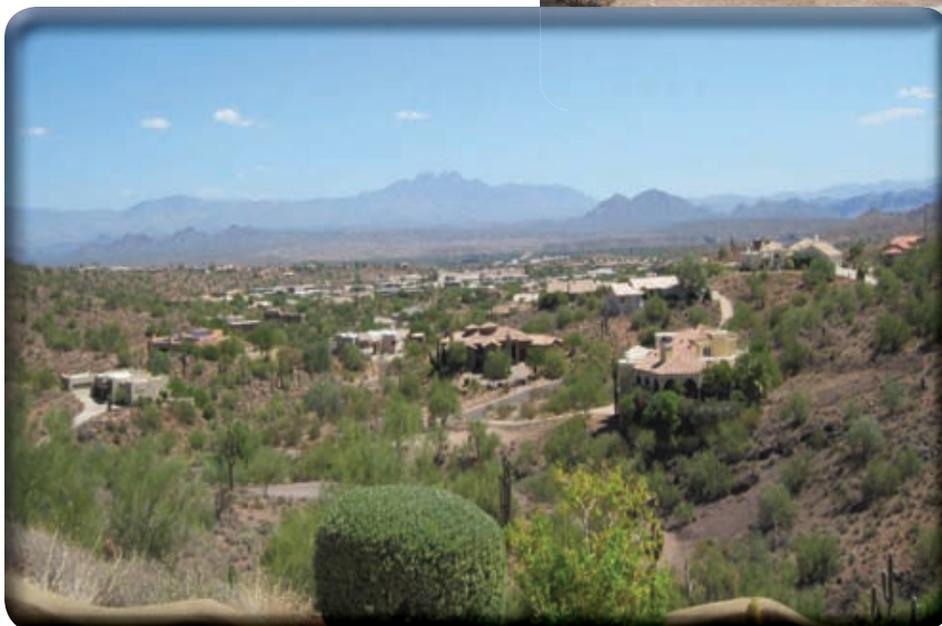
Palisades Boulevard Improvements	
Palisades Medians-Fountain Hills Blvd East to Existing	500,000
La Montana Medians	100,000
TOTAL	\$600,000
Saguaro Boulevard Improvements	
Saguaro Blvd. Service Road Elimination	\$800,000
Municipal Facilities	
Civic Center Phase II	1,400,000
Street Yard Building	1,000,000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

FOUNTAIN HILLS PROPERTY TAXES 2010



land use

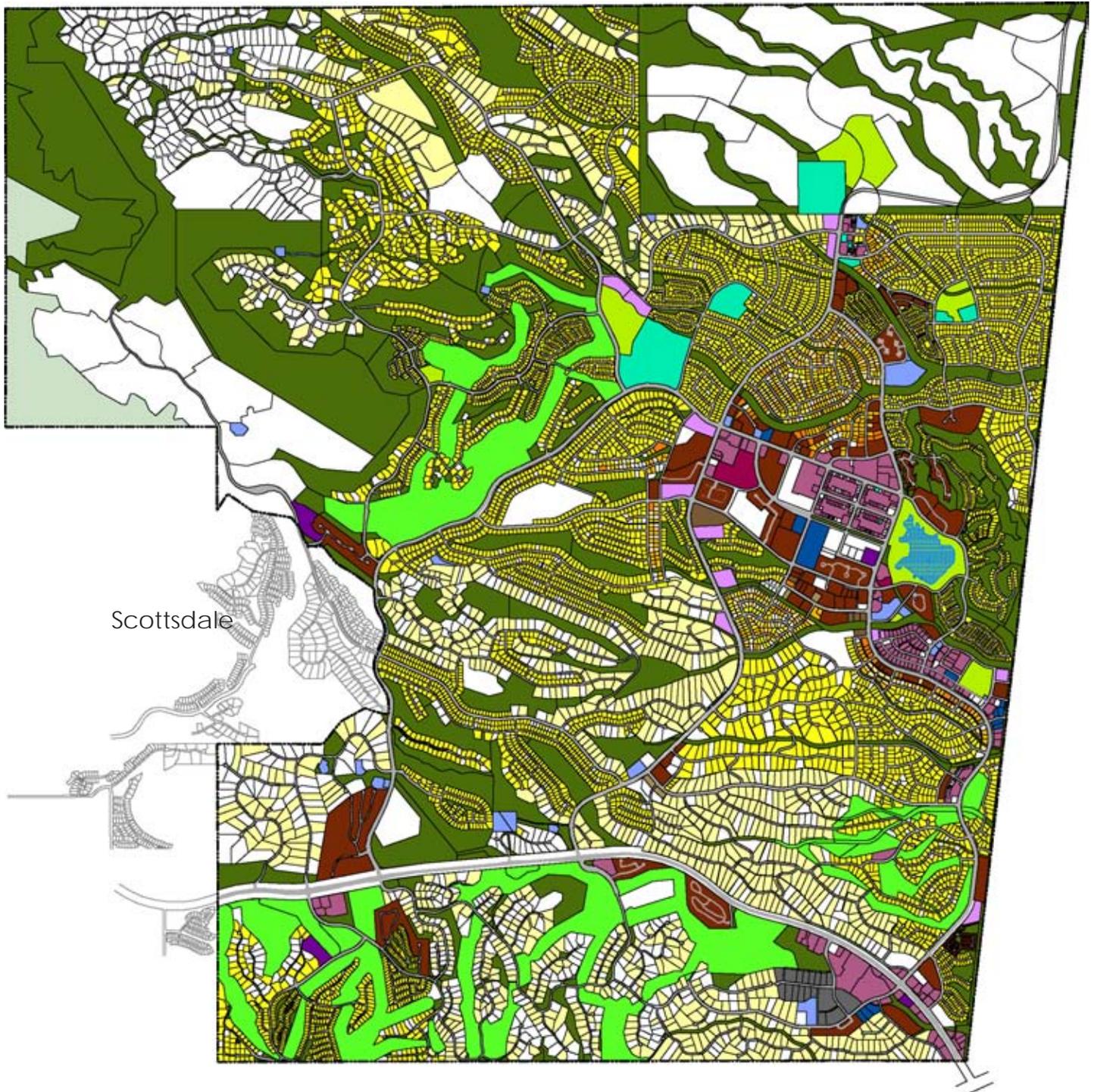
- Town-Wide Data Inventory by Section



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	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	202.5							94.2													177	69.7		650.4
Section 5	96.6	125.6							262.5								0.8	1.8				106.8	66.7		660.8
Section 6	10.7								193.9													334.2	21.9		560.7
Section 7									229.9													200.3	5.5	199.9	635.6
Section 8	37.9	83							90.9								2.2					379.8	42.3		636.1
Section 9	26	175.3							19.6					7			1			28.5	112	174.9	82.8		627.1
Section 10	49.2	221	53.8	0.3		30.3	1.9	15.2	9.4	10.5	0.7			12.2			2.1		66.9		54.7	128.6		656.8	
Section 11		270.6	9.5			22.5		40.5	7.1	1.4	0.9						13.3		6.1	27.7	70.7	134.5		604.8	
Section 14		66.7			1.5	2.4	2.5	73.7	4.5	37.2	8.5	1.2	3.2	1.8			6.8		0.5	64.5		152	93.2		520.2
Section 15	40.5	67.8	15.4	2.3	11.4	22.5	5	126.9	26.9	50.7	38.7	16		21.2			0.9	19.7			53	110.9		629.8	
Section 16	40.3	244.4	0.3			0.9	0.6		79.6								1.8				80.2	116.9	83.2		648.2
Section 17	18.1	38.6						17	157.2				8				2.5				58.9	77.4	36.9		414.6
Section 20	97.7	35						56.6	114.6				13.2				6					64.7	45.5		433.3
Section 21	117.1	169.7							75.5								11.5					216.5	74.1		664.4
Section 22	214.2	181.4	0.6	2.1		1.5		6.1	88.7												18.5	54.5	71.5		639.1
Section 23	2.6	120.4	6.7	2.8		8	4.4	9	14.3	36.2	5.3			4			1.6	2.7	2	11.6	97.4	35.4	103.6		468.0
Section 26	61.5	77.6						26.5	10.1	48.3	11.4		1.6	3.4				3.8			39.5	29	66.9		379.6
Section 27	241.5	2.3						29	77.2	12	1.3				34.3	2	5.5				117	30.1	80		632.2
Section 28	107	45.3						10.7	143.1	3.8											171.7	68.8	79.5		629.9
Section 29	9.9	148.5						19.8	44.1	9.3			5.9								209.5	55.2	101		603.2
TOTAL	1277.8	2275.7	86.3	7.5	12.9	88.1	14.4	431.0	2480.3	209.4	80.8	17.2	62.9	49.6	34.3	2.0	56.0	28.0	110.5	179.3	904.7	2877.6	1519.5	199.9	13005.7
PERCENT	9.8%	17.5%	0.7%	0.1%	0.1%	0.7%	0.1%	3.3%	19.1%	1.6%	0.6%	0.1%	0.5%	0.4%	0.3%	0.02%	0.4%	0.2%	0.8%	1.4%	7.0%	22.1%	11.7%	1.5%	100%

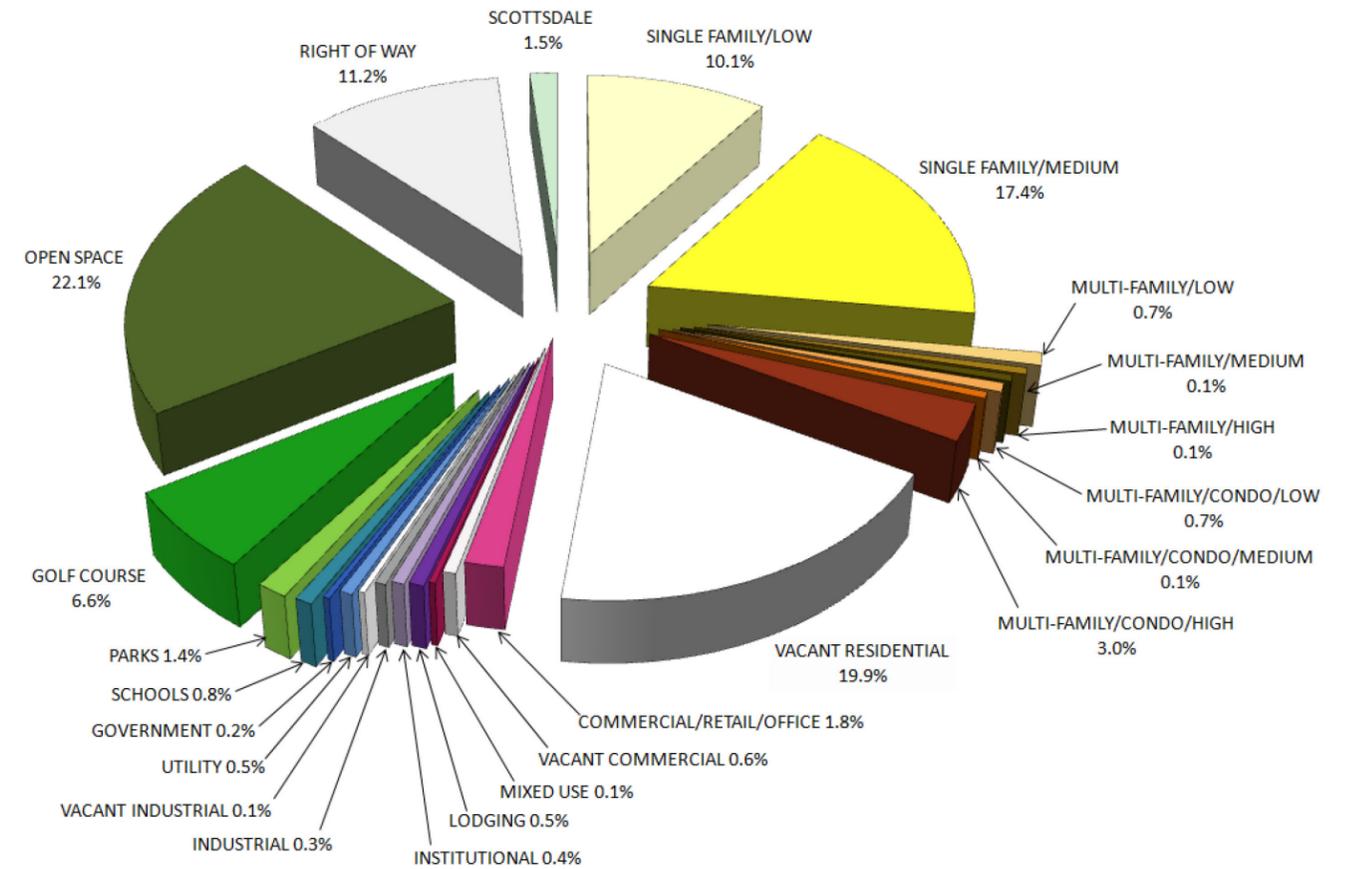
TOTAL ACRES:	13005.7
TOTAL SQ MILES:	20.32

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

LAND USE INVENTORY KEY

SF/L Single Family - Low Density	[R1-190, R1-43, R1-35]	L Lodging (Hotels, Bed & Breakfasts)
SF/M Single Family - Medium Density	[R1-18, R1-10, R1-8, R1-6]	INST Institutional (Churches, etc.)
MF/L Multi -Family - Low Density	[1-4 units]	I Industrial
MF/M Multi - Family - Medium Density	[5-9 units]	I/V Vacant land with general plan designation of industrial
MF/H Multi - Family - High Density	[10+ units]	U Utility
MF/C/L Multi - Family - Condo Low Density	[1-4 units]	G Government/Town Owned
MF/C/M Multi - Family - Condo Medium Density	[5-9 units]	S School
MF/C/H Multi - Family - Condo High Density	[10+ units]	P Park
R/V Vacant land with a general plan designation of residential		GC Golf Course
C/R General Commercial/Retail/Office		OS Open Space
C/V Vacant land with general plan designation of commercial		R Right of Way
MU Structures that include Commercial & Residential		Scottsdale Scottsdale Owned Land

town-wide land use



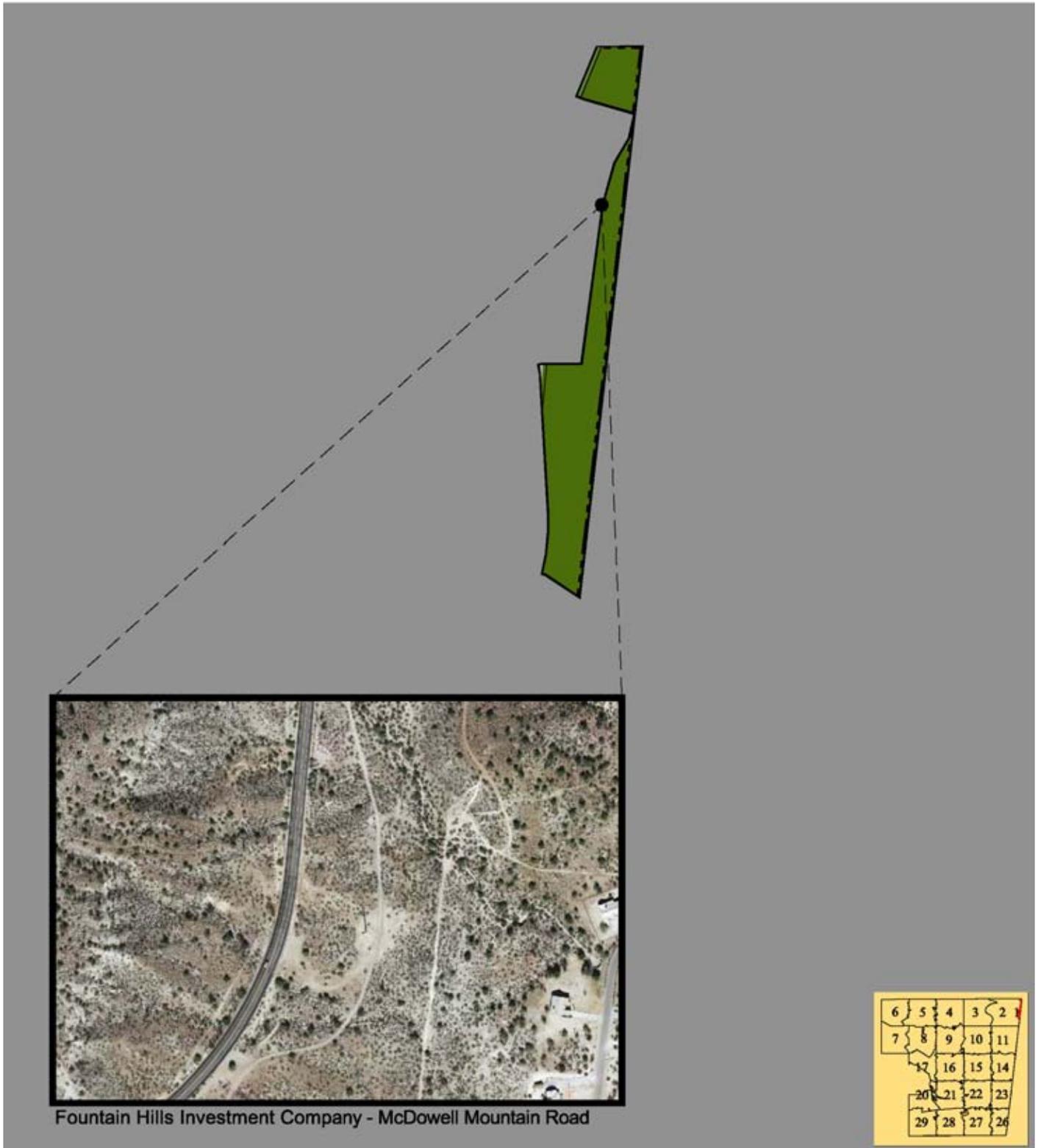
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L	954	1,277.8	1,522.1		
Single Family – M	7,263	2,275.7	920.2		
Multi-Family – L	458	86.3			
Multi-Family – M	80	7.5			
Multi-Family – H	229	12.9			
Multi-Family/Condo – L	554	88.1	38.0		6,674.0
Multi-Family/Condo – M	159	14.4			
Multi-Family/Condo – H	3,027	431.0			
Commercial/Retail		209.4	80.8		290.2
Mixed Use	259	17.2			17.2
Lodging		18.7	44.2		62.9
Institutional		49.6			49.6
Industrial		34.3	2.0		36.3
Utility		56.0			56.0
Government/Town Owned		28.0			28.0
Schools		110.5			110.5
Parks		128.1	51.2		179.3
Golf Course		904.7			904.7
Open Space				2,877.6	2,877.6
Scottsdale Owned Land				199.9	199.9
Right of Way/Streets		1,519.5			1,519.5
Total	12,983	7,269.7	2,658.5	3,077.5	13,005.7

TOWN-WIDE RESIDENTIAL LAND USE	Single Family Low Density	Single Family Medium Density	Multi-Family Low Density	Multi-Family Medium Density	Multi-Family High Density	Multi-Family/Condo/Low Density	Multi-Family/Condo/Medium Density	Multi-Family/Condo/High Density	Mixed Use	Vacant Residential	TOTAL
	Total Acres	1,277.8	2,275.7	86.3	7.5	12.9	88.1	14.4	431.0	17.2	2,480.3
Percent Acres	19.10%	34.01%	1.29%	0.11%	0.19%	1.32%	0.22%	6.44%	0.26%	37.07%	100%
Total Dwelling Units	954	7,263	458	80	229	554	159	3,027	259	0	12,983
Percent Dwellings	7.35%	55.94%	3.53%	0.62%	1.76%	4.27%	1.22%	23.32%	1.99%	0.00%	100%
Dwelling Type Totals	8,217 / 63.3%		767 / 5.9%			3,740 / 28.8%		2,00%	0.00%		

	Single Family	Multi-Family	Commercial / Industrial	Total
Vacant Lots	1,058	62	106	1,226
Vacant Acres	2,442.3	38	80.8	2,561

	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	50	611								661
Section 5	47	299								346
Section 6	8									8
Section 7										0
Section 8	31	198								229
Section 9	25	636								661
Section 10	40	958	217	5		119	24	225		1,588
Section 11		1,078	56			156		326		1,616
Section 14		440			28	20	33	423	11	955
Section 15	22	224	127	18	201	182	56	1,161	248	2,239
Section 16	49	715	2			10	6			782
Section 17	22	74						108		204
Section 20	50	101						68		219
Section 21	99	543								642
Section 22	161	163	4	12		10		75		425
Section 23	2	429	52	45		57	40	91		716
Section 26	53	251						309		613
Section 27	183	4						141		328
Section 28	107	67						26		200
Section 29	5	472						74		551
TOTAL	954	7,263	458	80	229	554	159	3,027	259	12,983

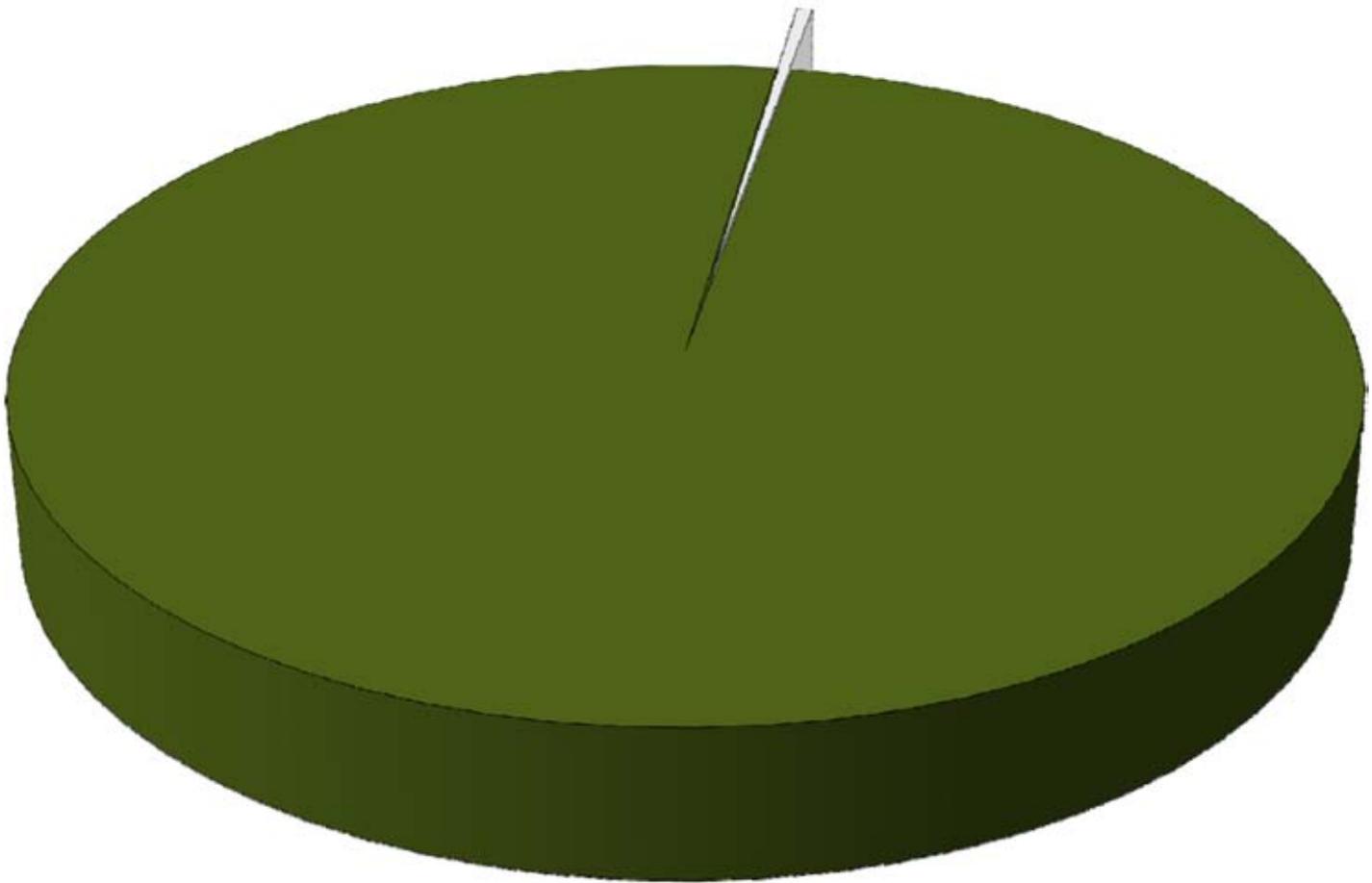
section 1



Fountain Hills Investment Company - McDowell Mountain Road

Undeveloped land shown in white

RIGHT OF WAY 0.4%



OPEN SPACE 95.6%

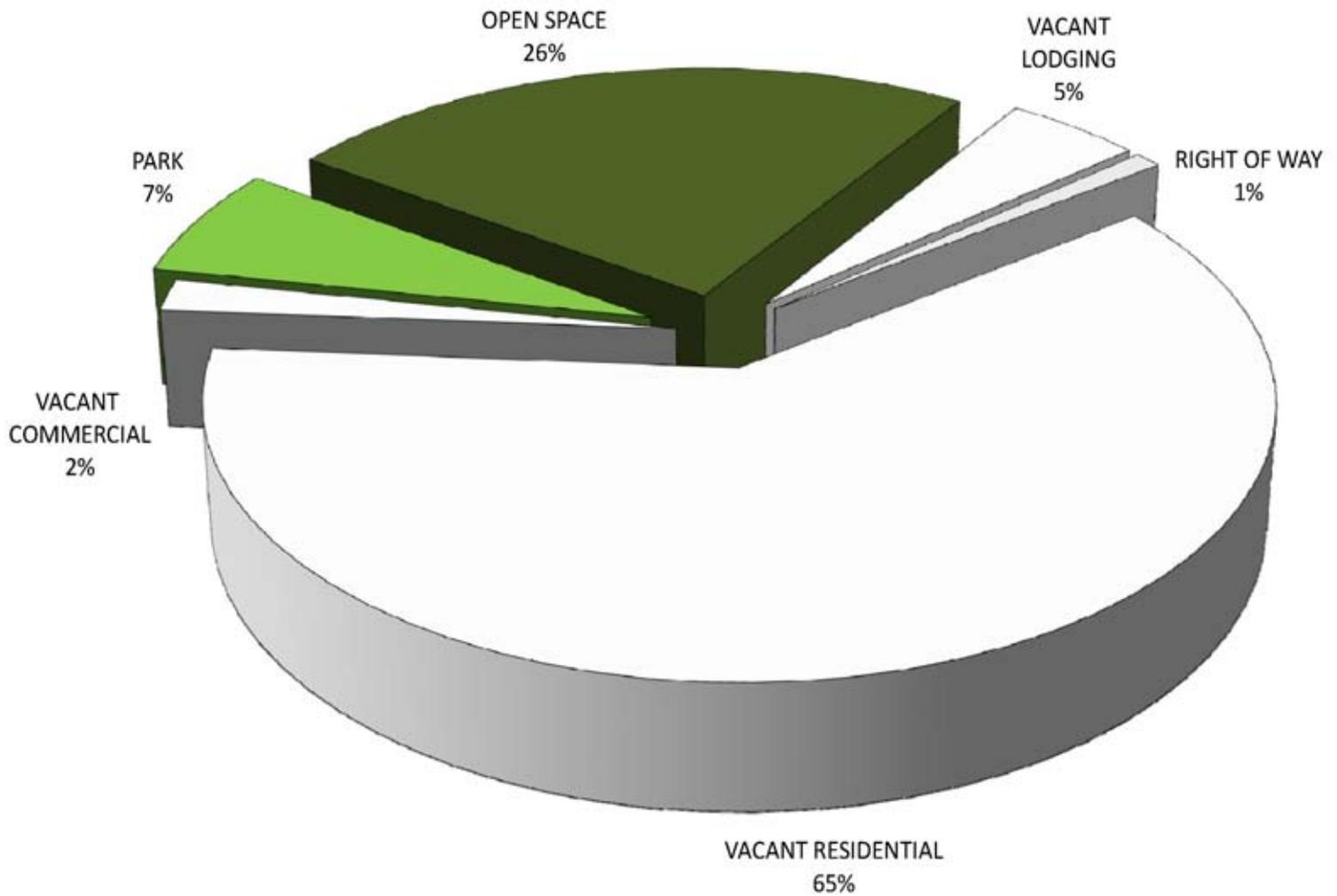
	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family - L					
	Single Family - M					
	Multi-Family - L					
	Multi-Family - M					
	Multi-Family - H					
	Multi-Family/Condo - L					
	Multi-Family/Condo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

section 2



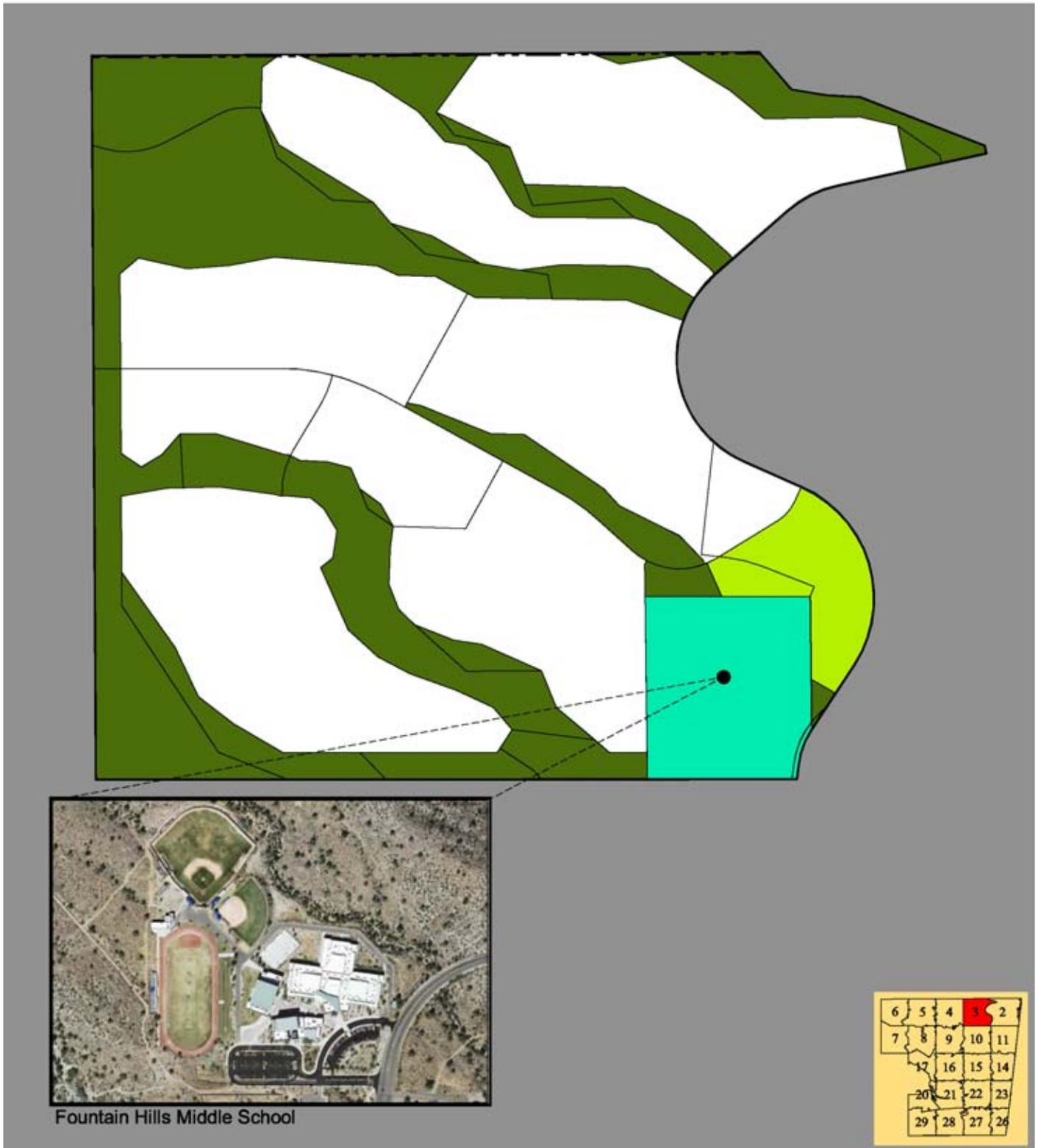
Fountain Hills Investment Company - Natural Basin

Undeveloped land shown in white

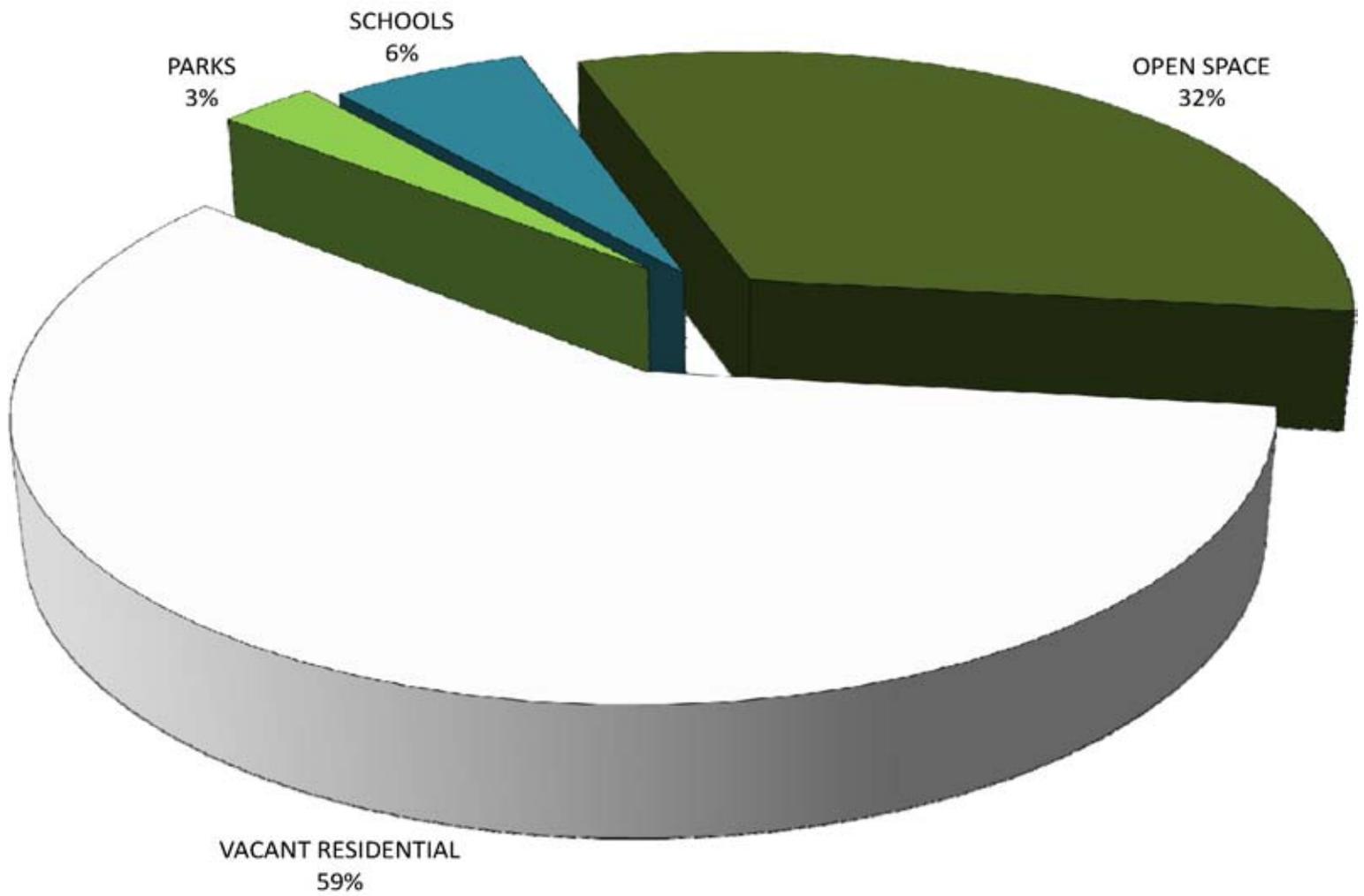


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family - L			56		
Single Family - M			322		
Multi-Family - L					
Multi-Family - M					
Multi-Family - H					
Multi-Family/Condo - L					
Multi-Family/Condo - M					
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
Total	0	20.2	451	208.4	679.6

section 3

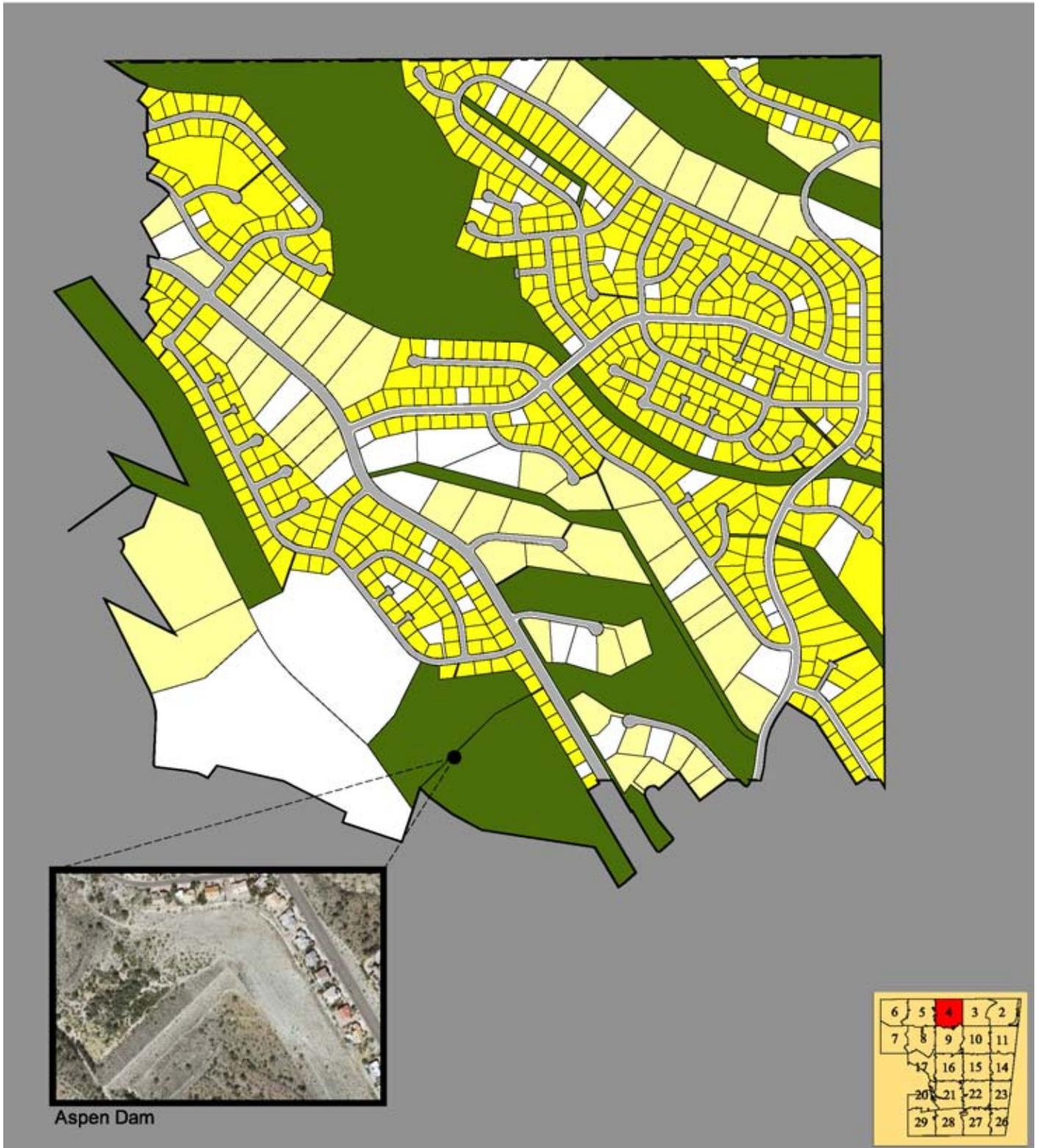


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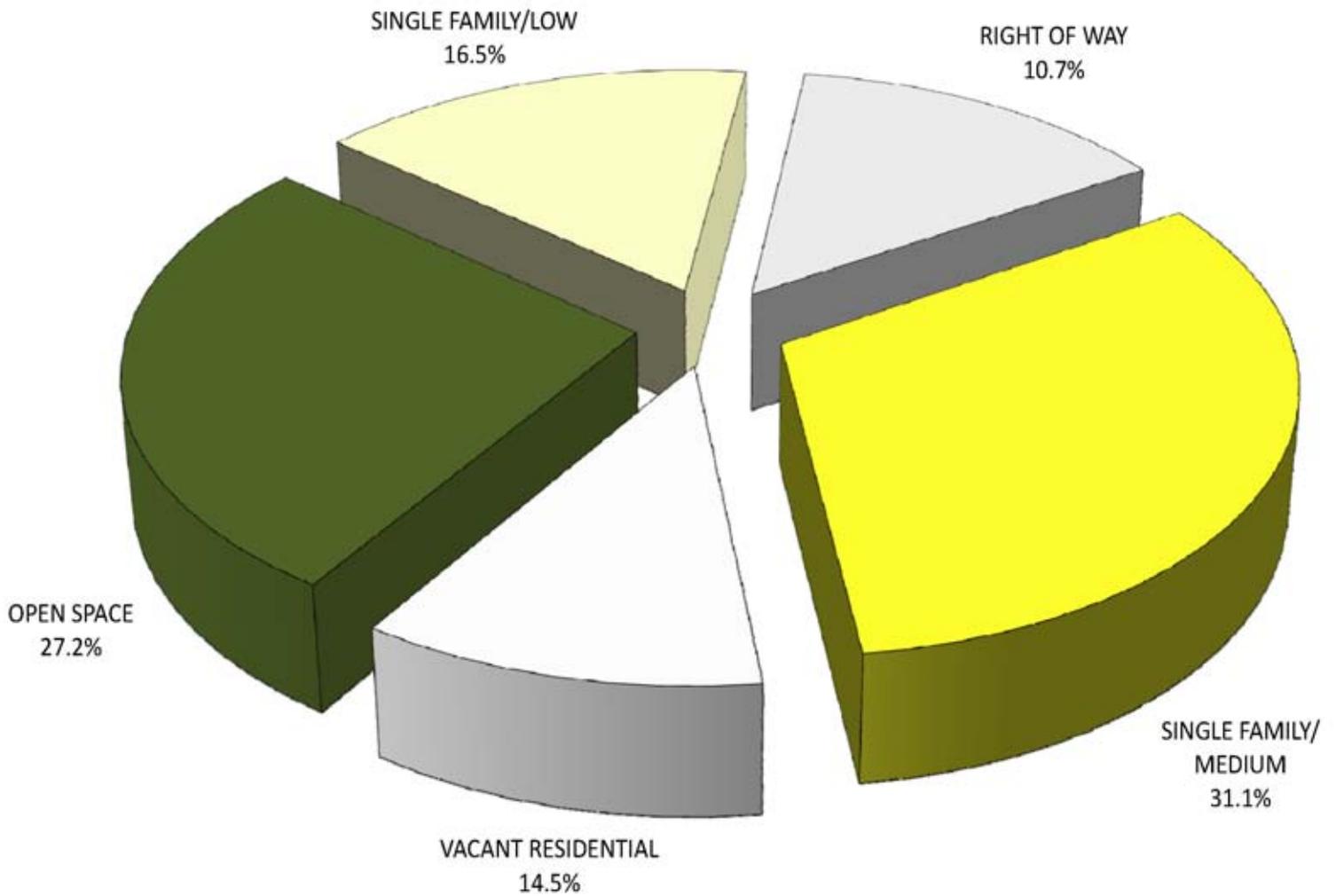


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L			67		
Single Family – M			292		
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
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					
Total	0	35	378	194.9	607.9

section 4

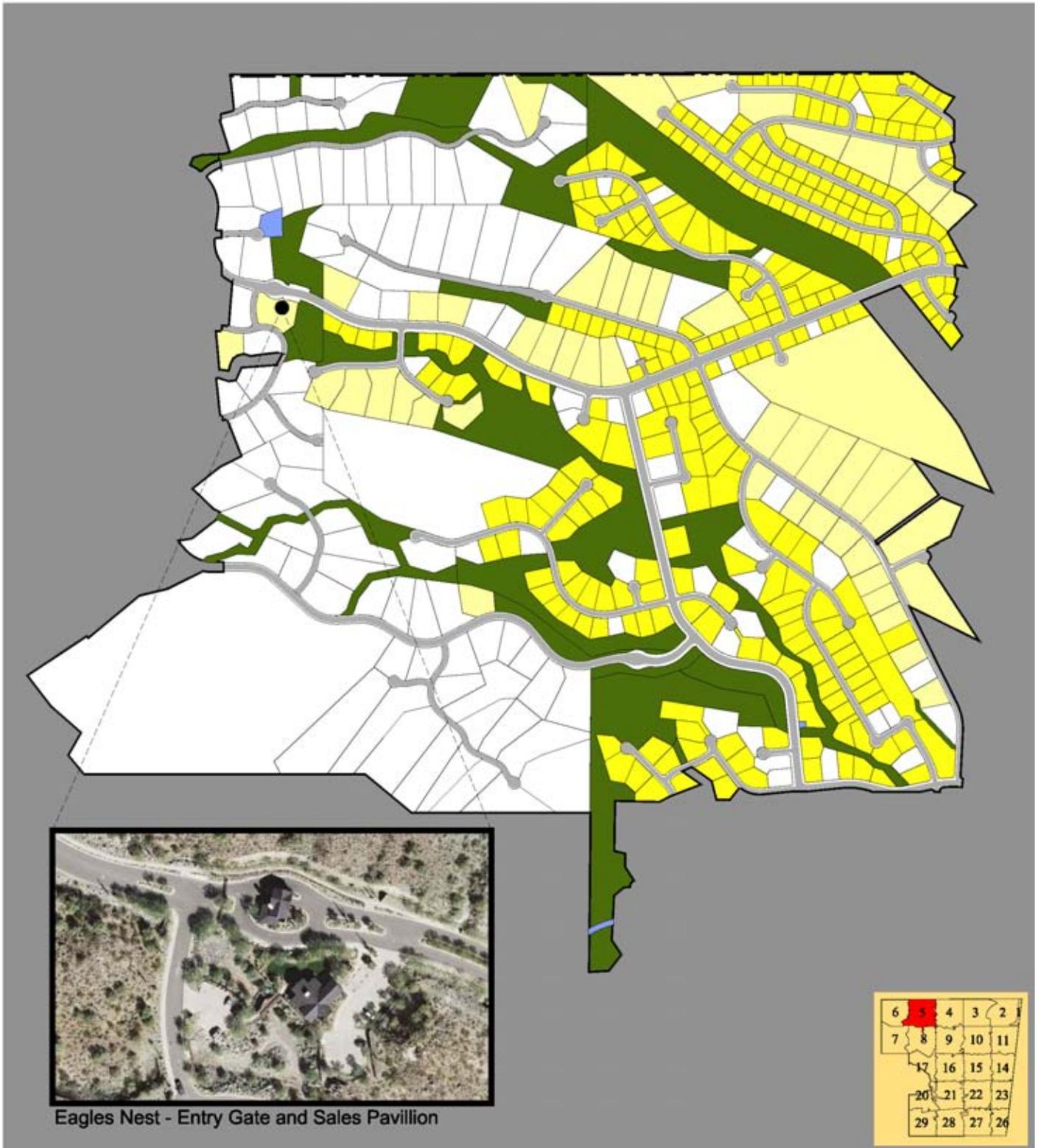


Undeveloped land shown in white

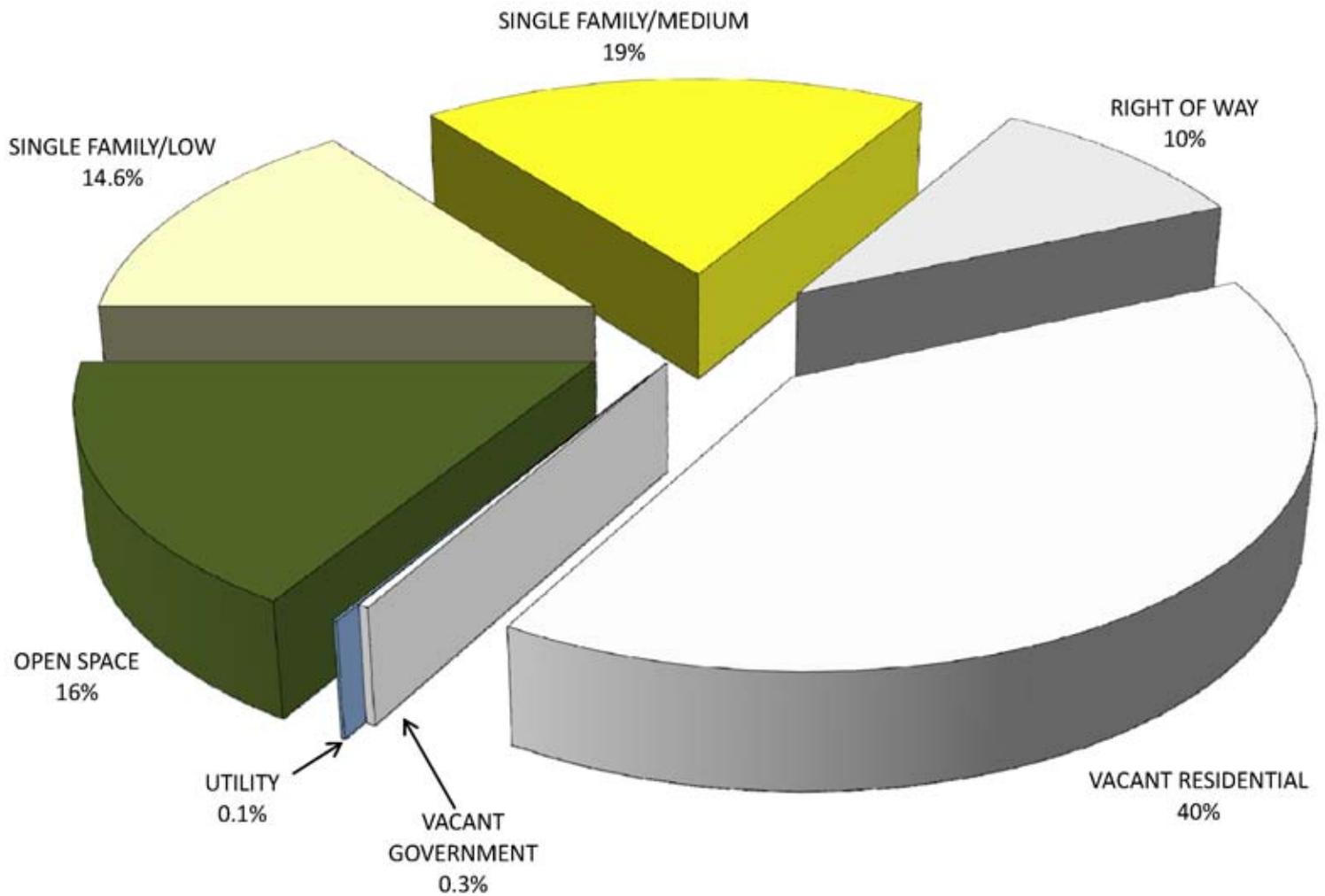


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family - L	50	107	74.4		
Single Family - M	611	202.5	19.8		
Multi-Family - L					
Multi-Family - M					
Multi-Family - H					
Multi-Family/Condo - L					
Multi-Family/Condo - M					
Multi-Family/Condo - H					
Commercial/Retail					
Mixed Use					
Lodging					
Institutional					
Industrial					
Utility					
Government/Town Owned					
Schools					
Parks					
Golf Course					
Open Space				177	177
Scottsdale Owned Land					
Right of Way/Streets		69.7			69.7
Total	661	379.2	94.2	177	650.4

section 5

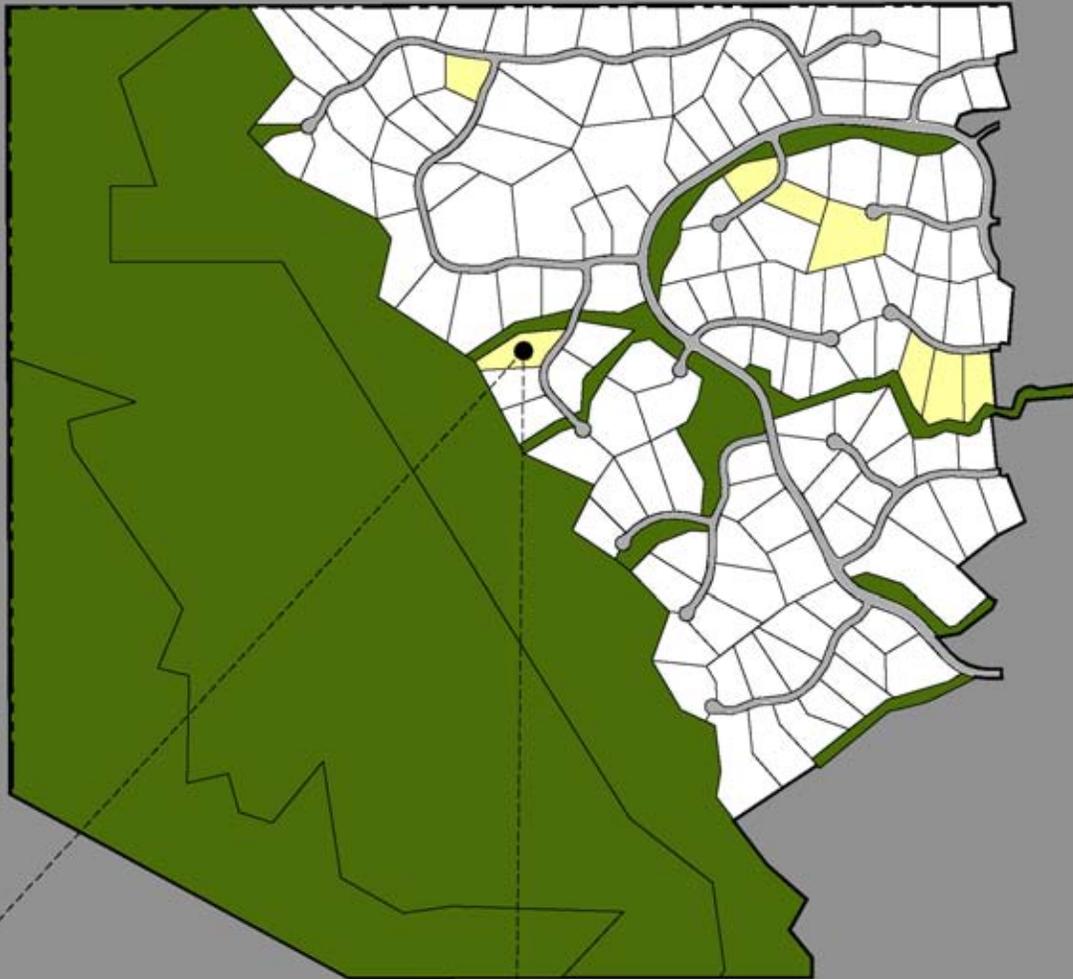


Undeveloped land shown in white



	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family - L	47	96.6	243.3		
	Single Family - M	299	125.6	19.2		
	Multi-Family - L					
	Multi-Family - M					
	Multi-Family - H					
	Multi-Family/Condo - L					
	Multi-Family/Condo - M					
	Multi-Family/Condo - H					
	Commercial/Retail					
	Mixed Use					
	Lodging					
	Institutional					
	Industrial					
	Utility		0.8			0.8
	Government/Town Owned			1.8		1.8
	Schools					
	Parks					
	Golf Course					
	Open Space				106.8	106.8
	Scottsdale Owned Land					
	Right of Way/Streets		66.7			66.7
	Total	346	289.7	264.3	106.8	660.8

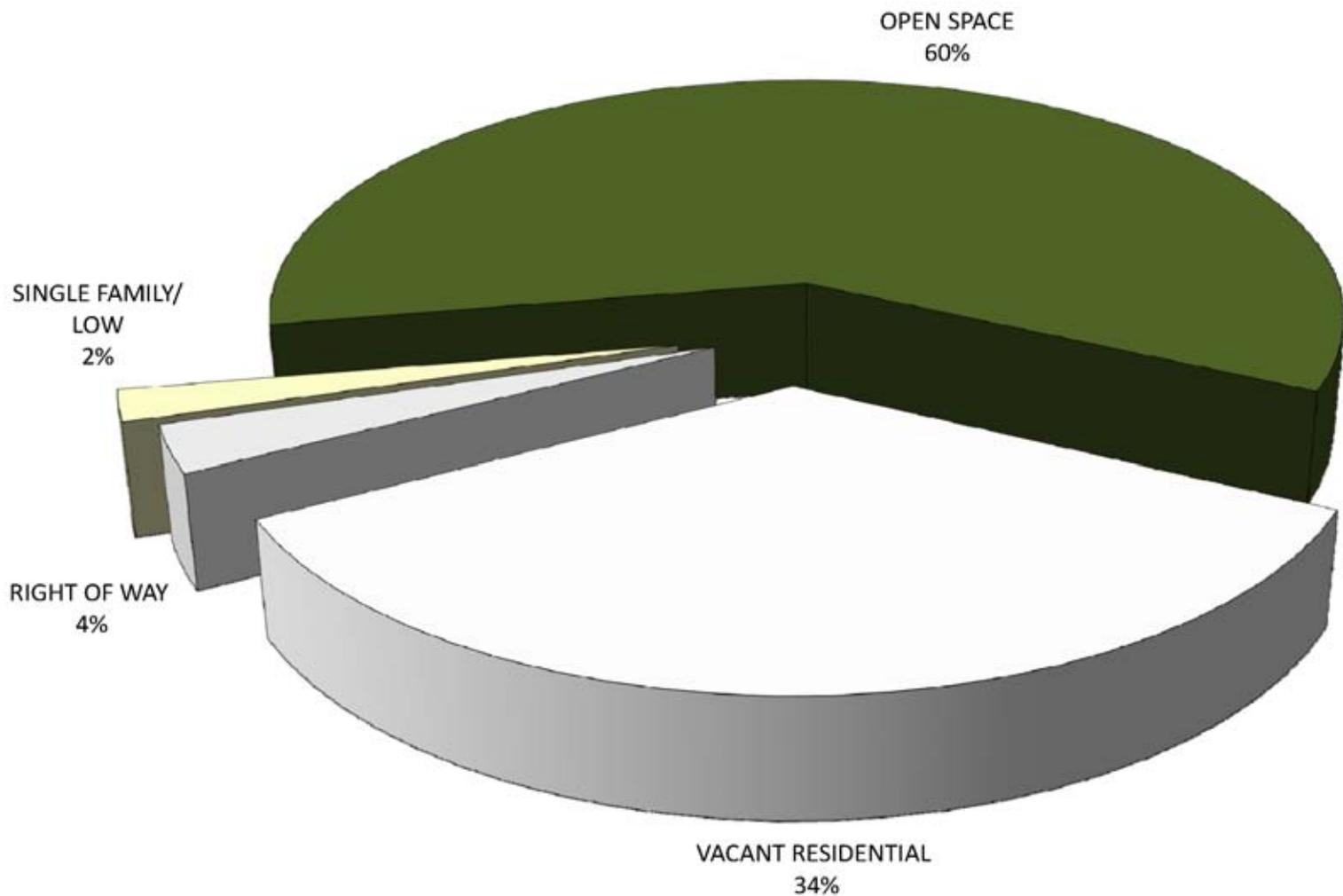
section 6



Eagles Nest - Home Under Construction - Borrego Trail

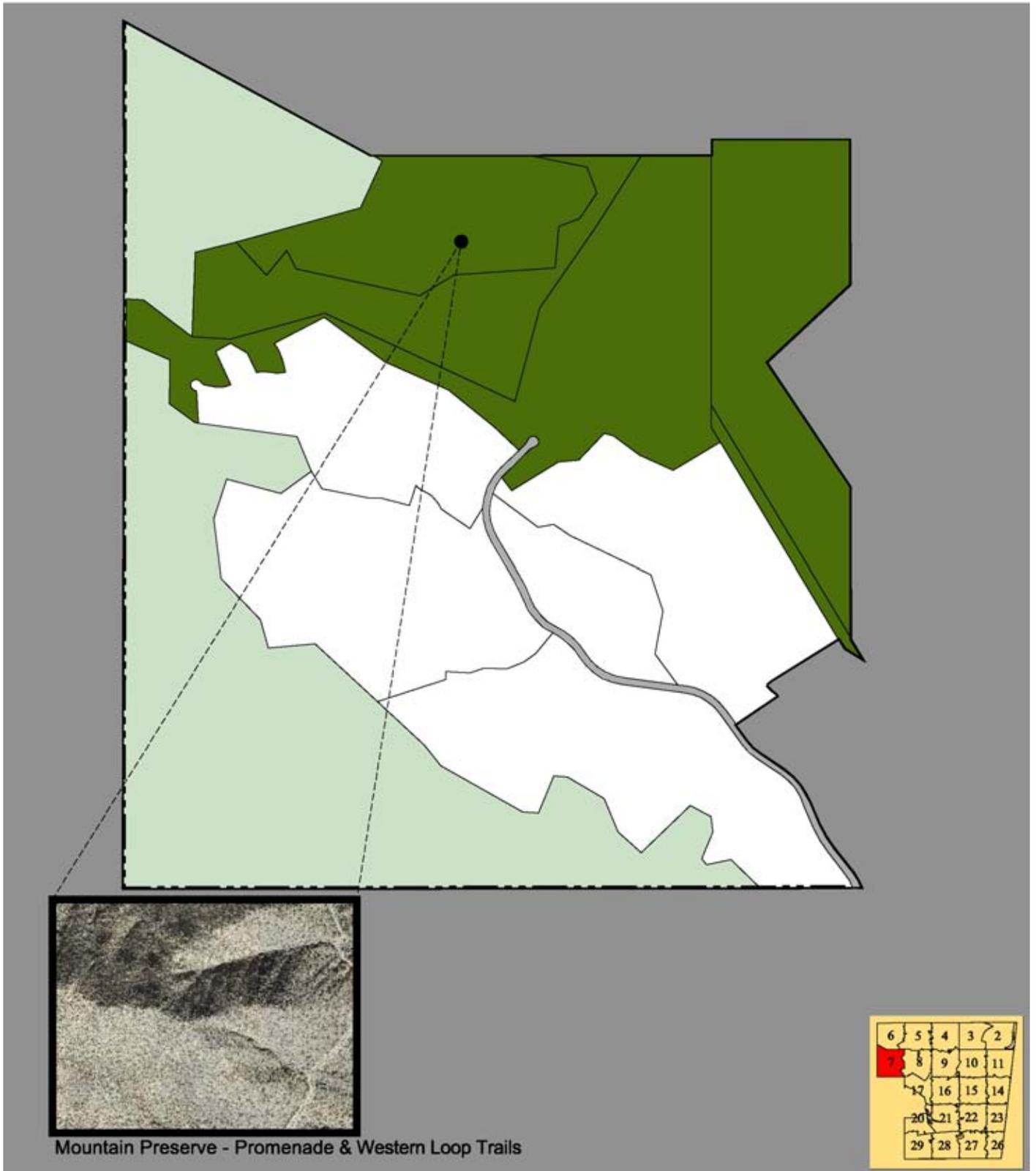


Undeveloped land shown in white

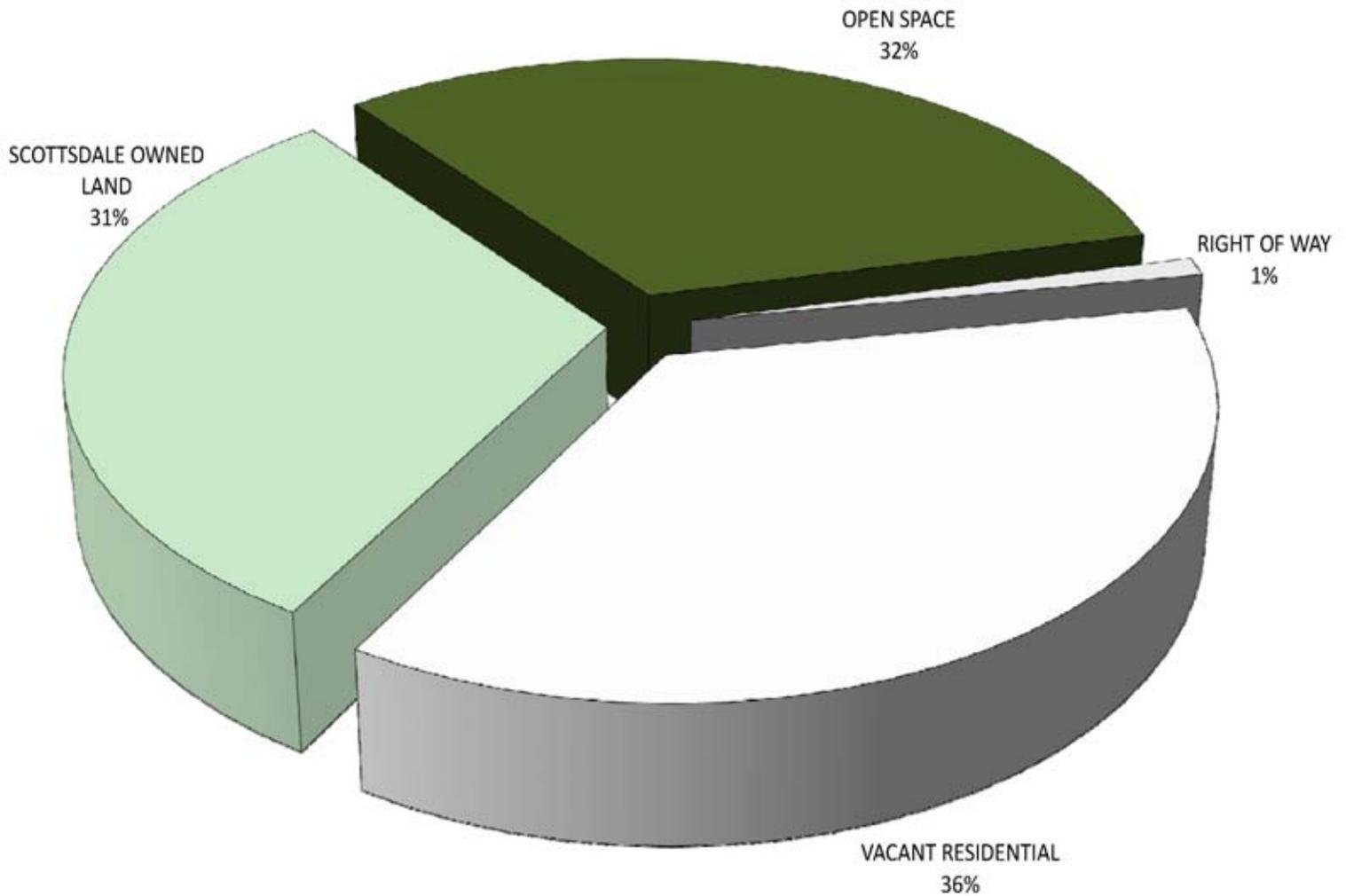


	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family - L	8	10.7	193.9		
	Single Family - M					
	Multi-Family - L					
	Multi-Family - M					
	Multi-Family - H					
	Multi-Family/Condo - L					
	Multi-Family/Condo - 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		21.9			21.9
	Total	8	32.6	193.9	334.2	560.7

section 7

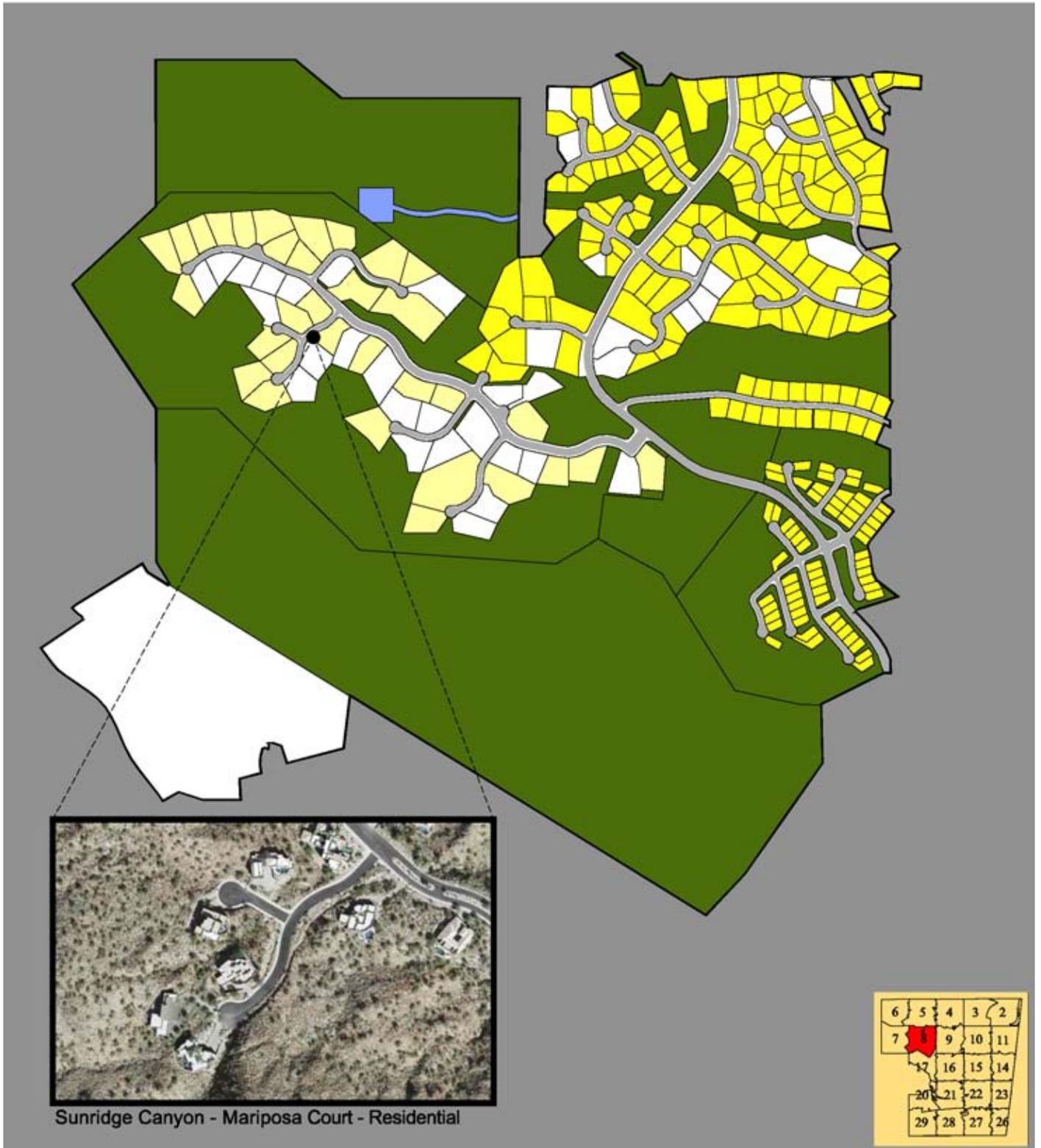


Undeveloped land shown in white

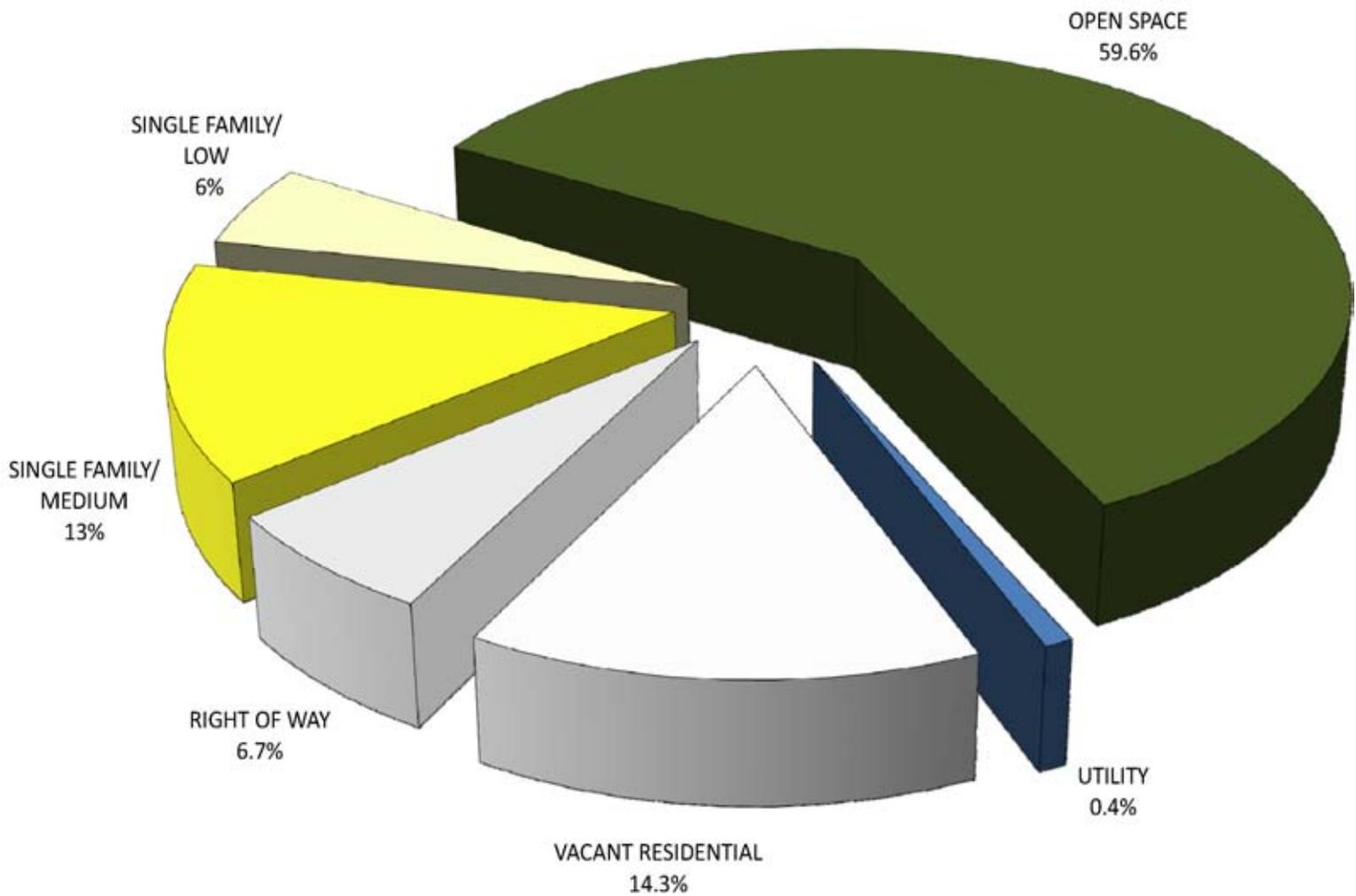


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L			229.9		
Single Family – M					
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M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

section 8

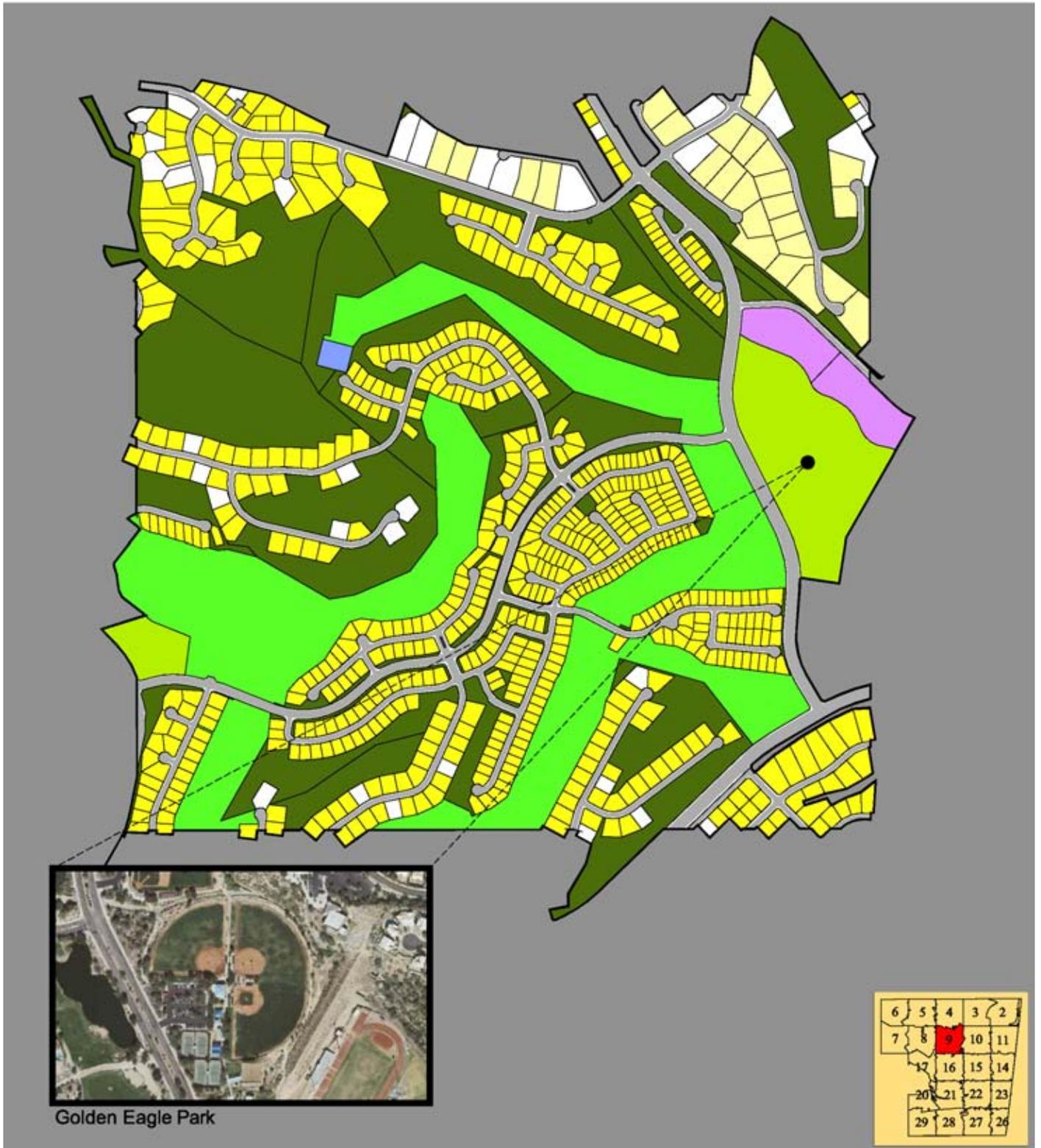


Undeveloped land shown in white



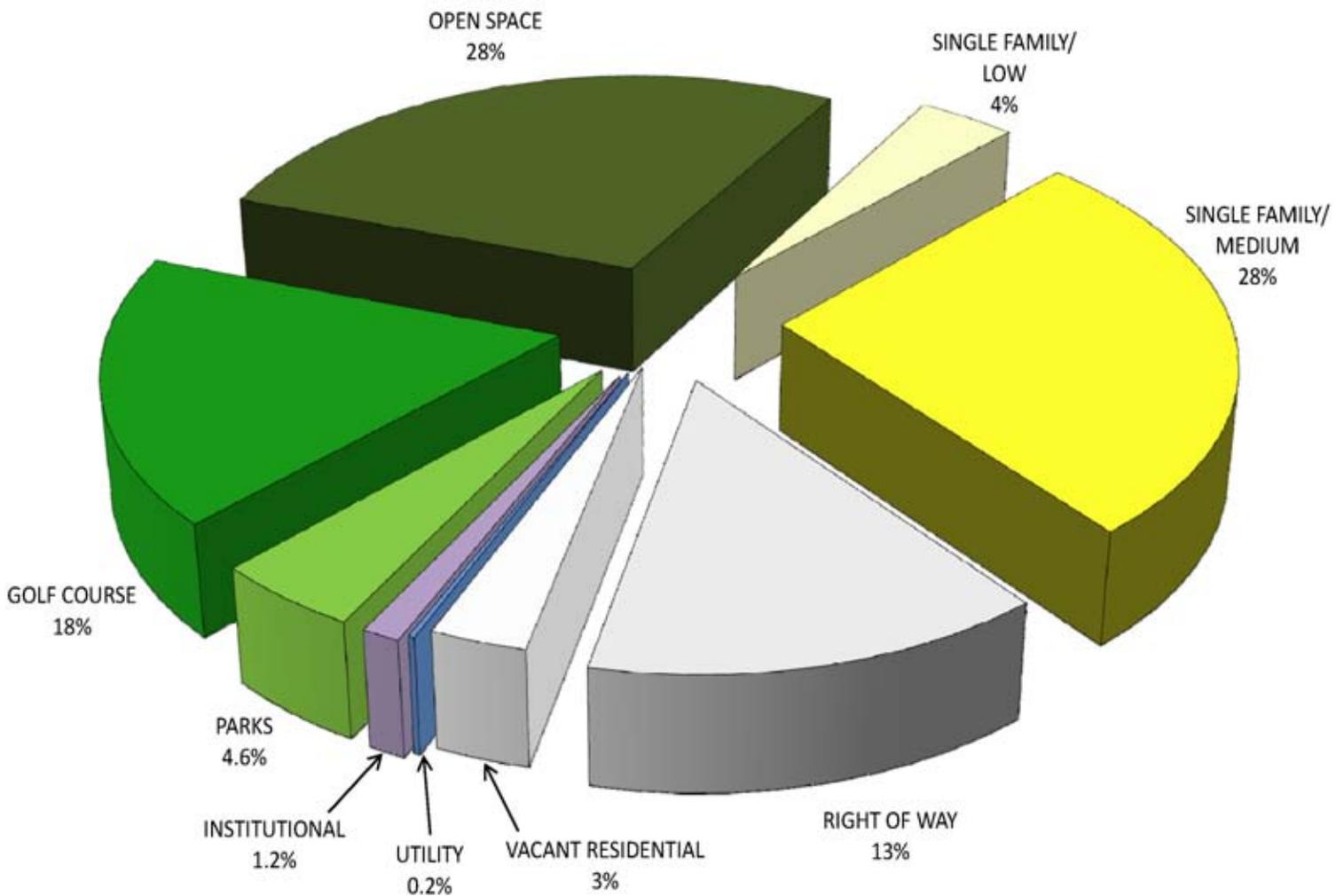
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family - L	31	37.9	72.1		
Single Family - M	198	83.0	18.8		
Multi-Family - L					
Multi-Family - M					
Multi-Family - H					
Multi-Family/Condo - L					
Multi-Family/Condo - M					
Multi-Family/Condo - H					
Commercial/Retail					
Mixed Use					
Lodging					
Institutional					
Industrial					
Utility		2.2			2.2
Government/Town Owned					
Schools					
Parks					
Golf Course					
Open Space				379.8	379.8
Scottsdale Owned Land					
Right of Way/Streets		42.3			42.3
Total	229	165.4	90.9	379.8	636.1

section 9



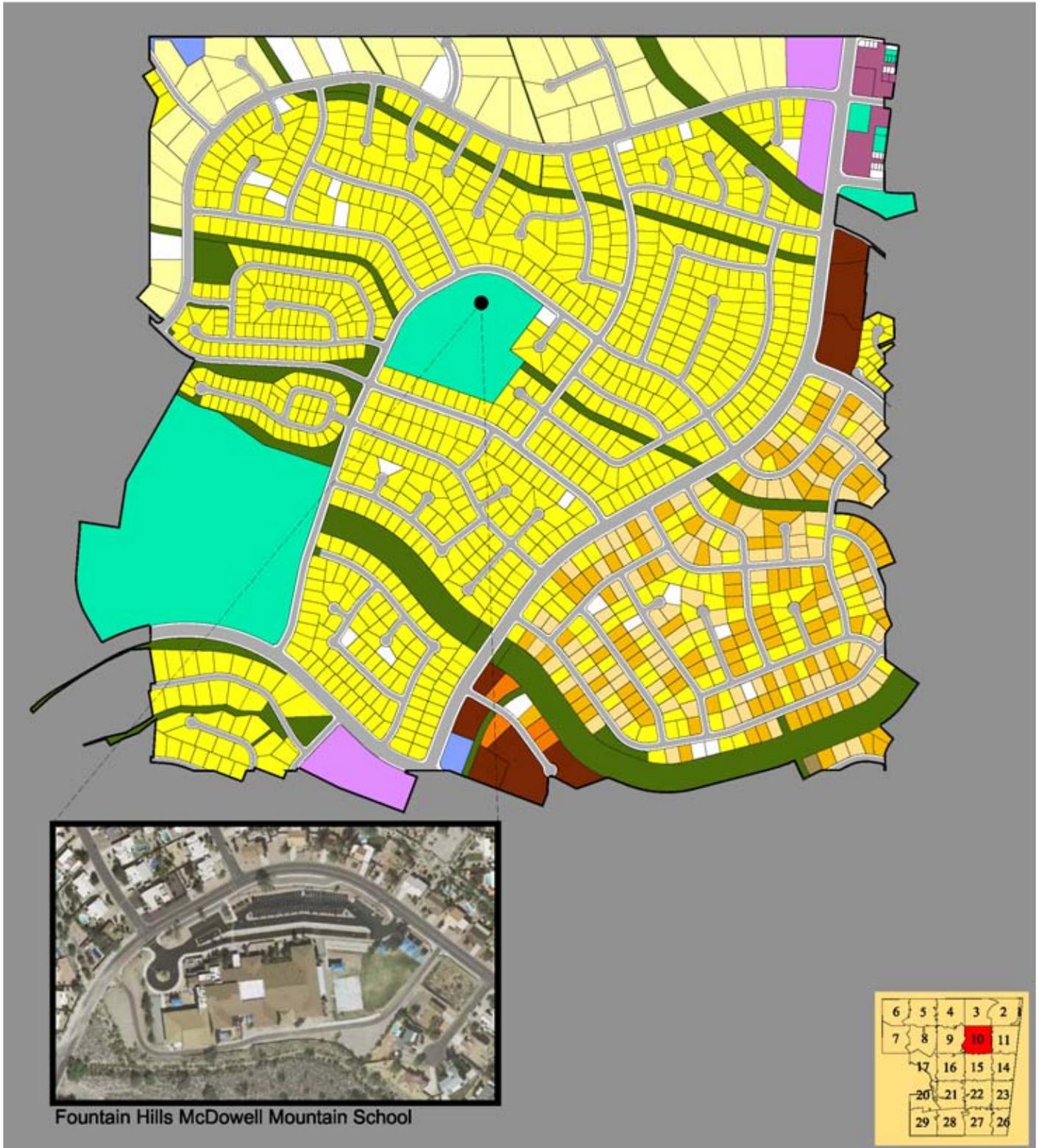
Golden Eagle Park

Undeveloped land shown in white

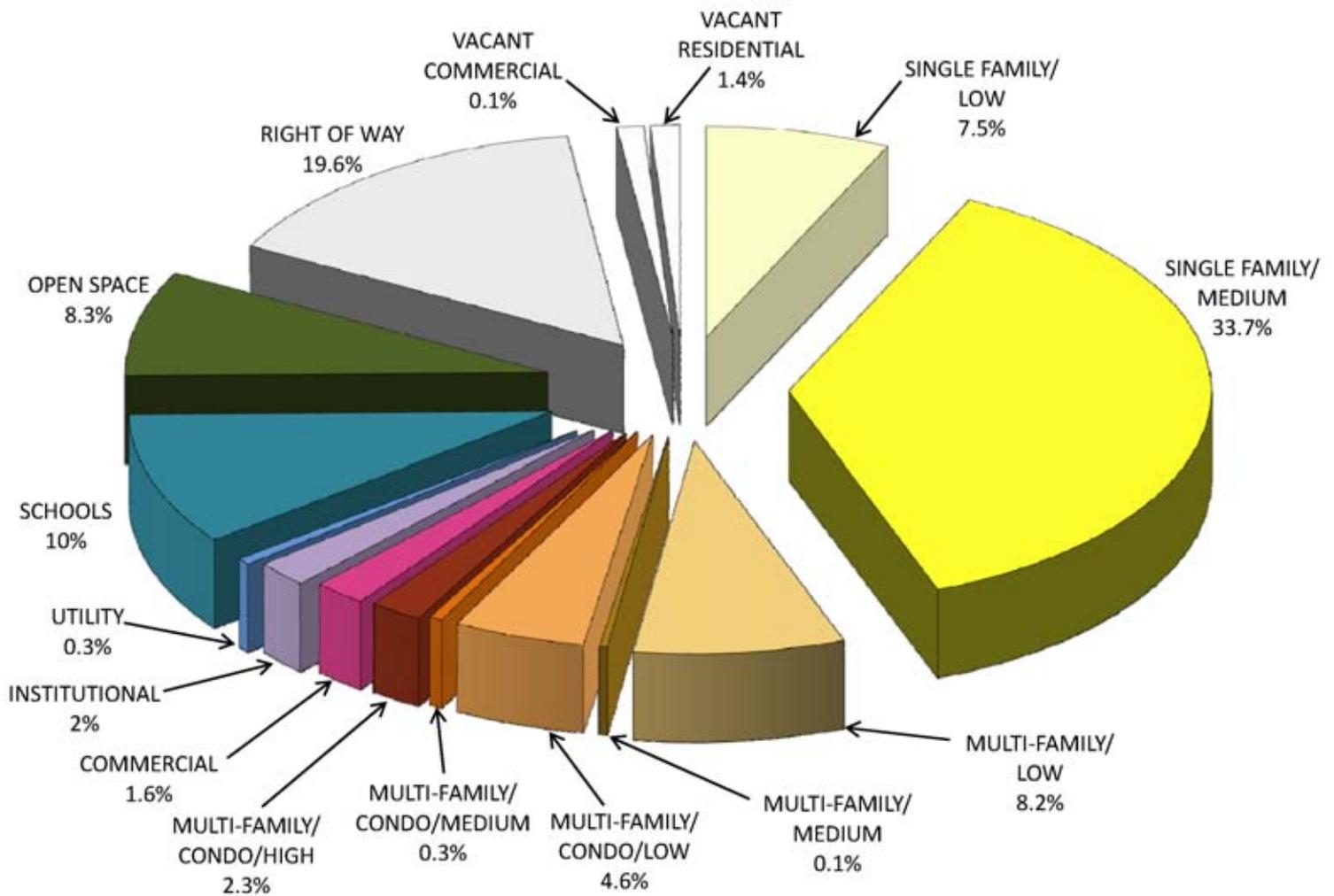


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family - L	25	26	10.8		
Single Family - M	636	175.3	8.8		
Multi-Family - L					
Multi-Family - M					
Multi-Family - H					220.9
Multi-Family/Condo - L					
Multi-Family/Condo - 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		82.8			82.8
Total	661	432.6	19.6	174.9	627.1

section 10

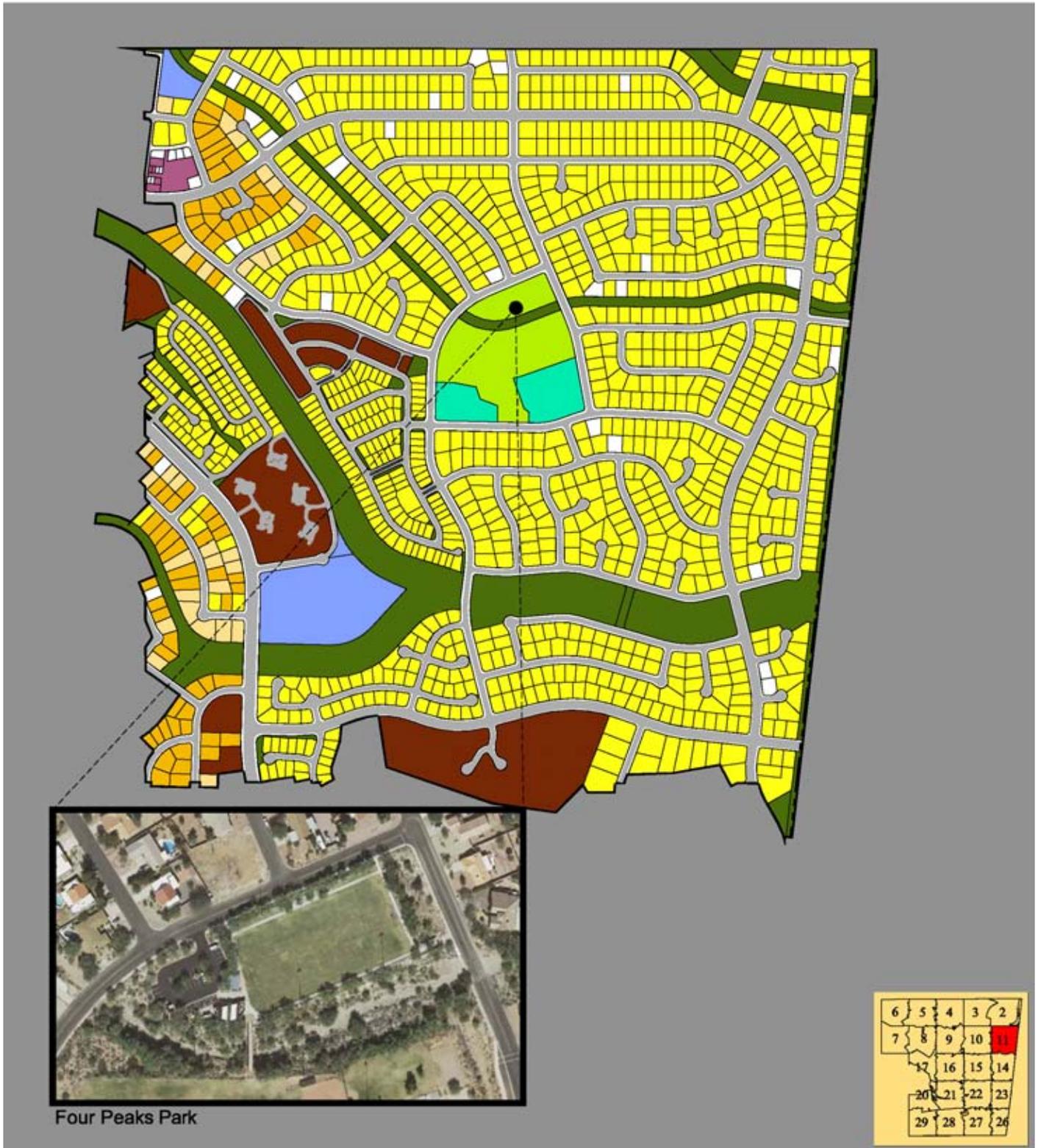


Undeveloped land shown in white

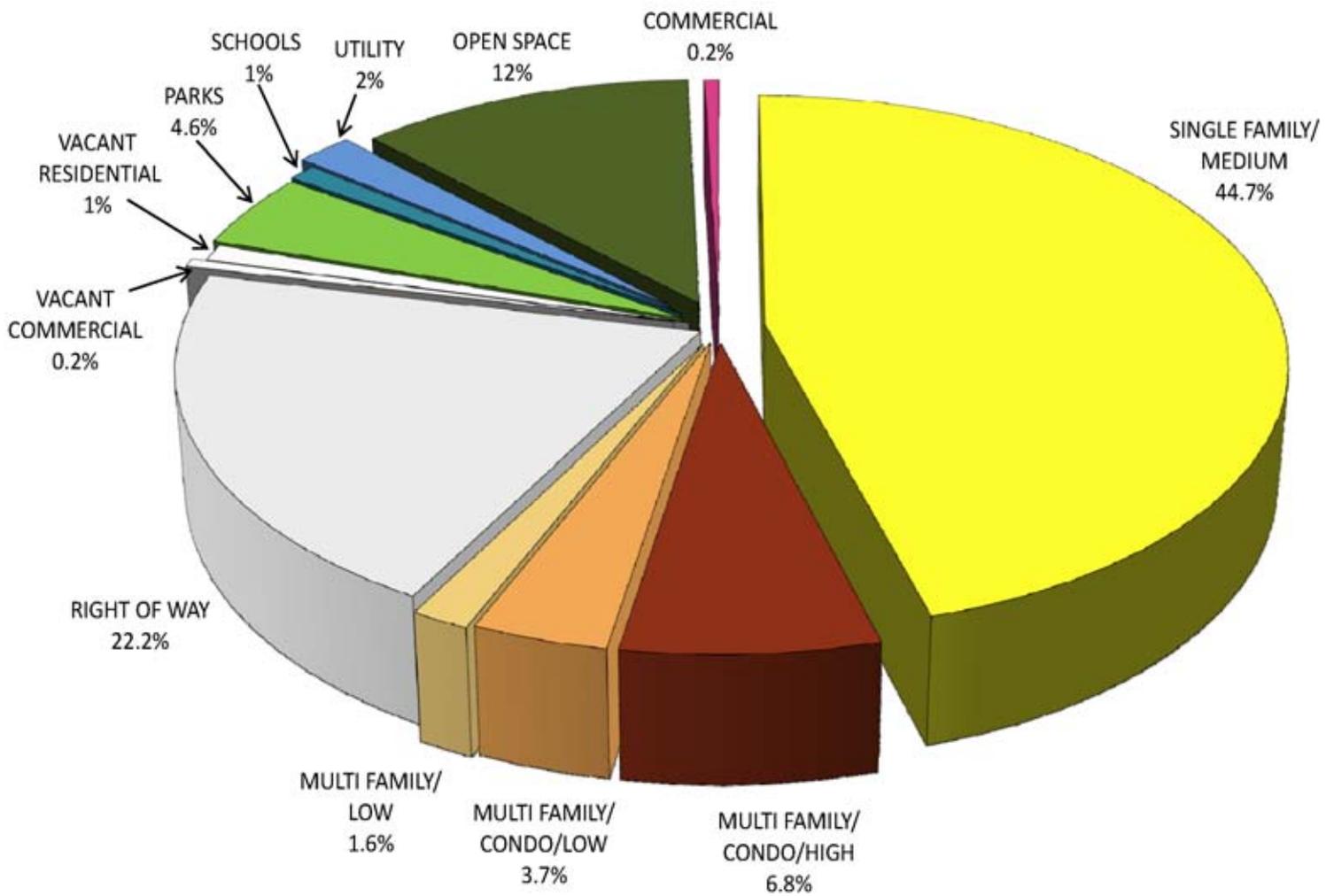


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family - L	39	49.2	4.3		381.1
Single Family - M	958	221	3.1		
Multi-Family - L	217	53.8			
Multi-Family - M	5	0.3			
Multi-Family - H					
Multi-Family/Condo - L	119	30.3	2		
Multi-Family/Condo - M	24	1.9			
Multi-Family/Condo - H	225	15.2			
Commercial/Retail		10.5	0.7		
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
Total	1587	592.0	10.1	54.7	656.8

section 11

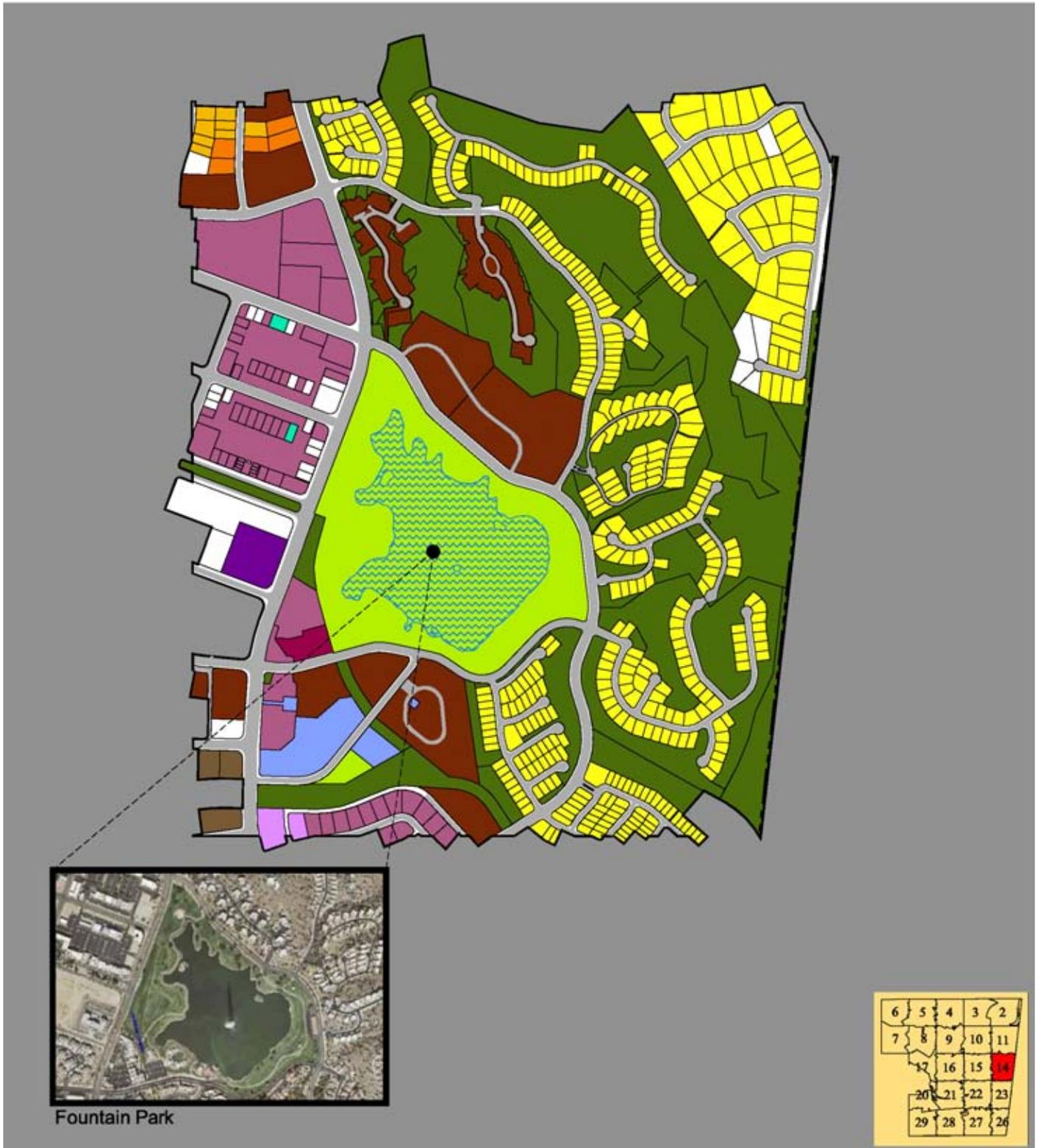


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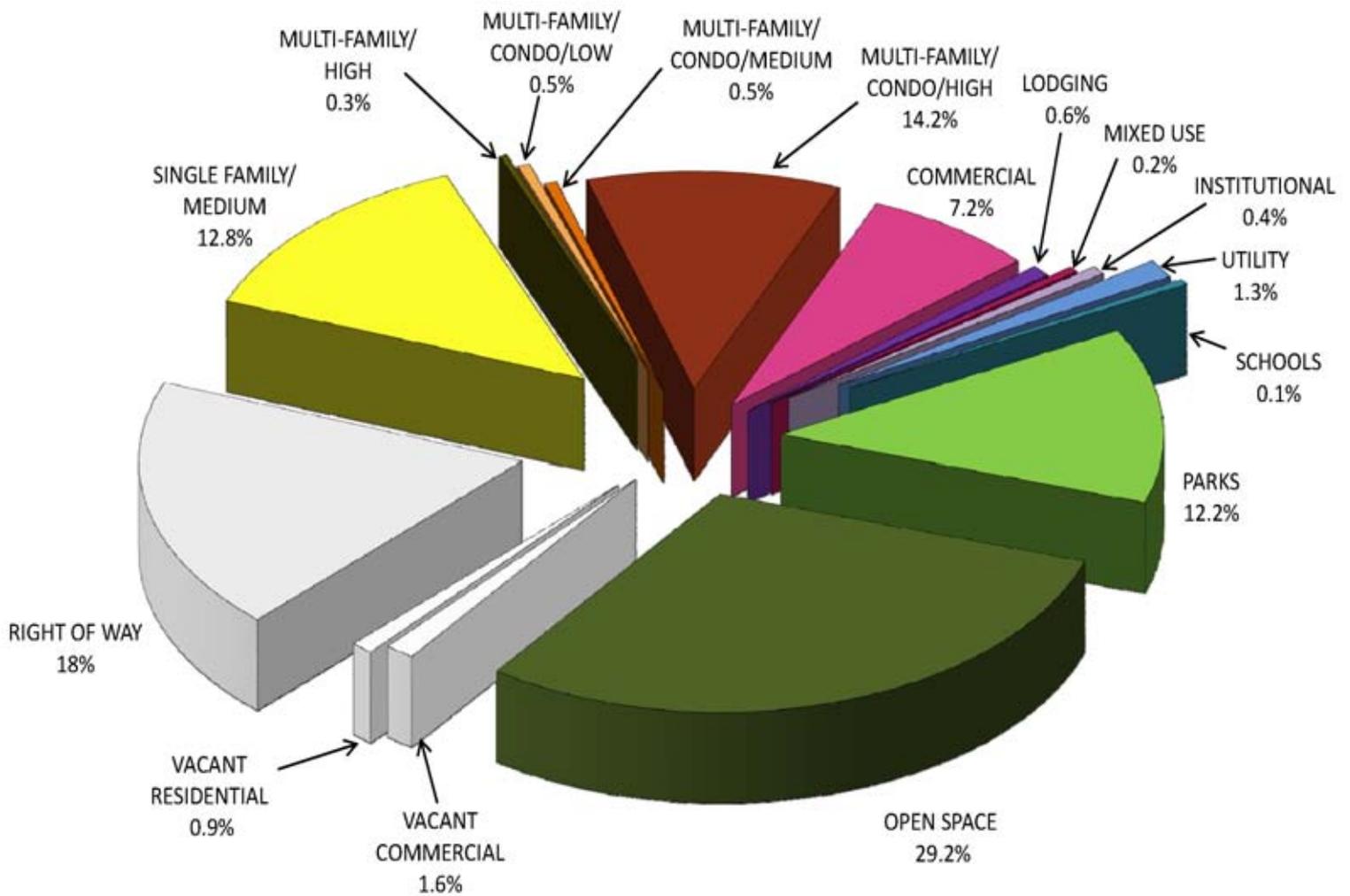


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family - L					
Single Family - M	1078	270.6	5.4		350.2
Multi-Family - L	56	9.5			
Multi-Family - M					
Multi-Family - H			1.7		
Multi-Family/Condo - L	156	22.5			
Multi-Family/Condo - M					
Multi-Family/Condo - H	326	40.5			
Commercial/Retail		1.4	0.9		2.3
Mixed Use					
Lodging					
Institutional					
Industrial					
Utility		13.3			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
Total	1616	526.1	8	70.7	604.8

section 14



Undeveloped land shown in white

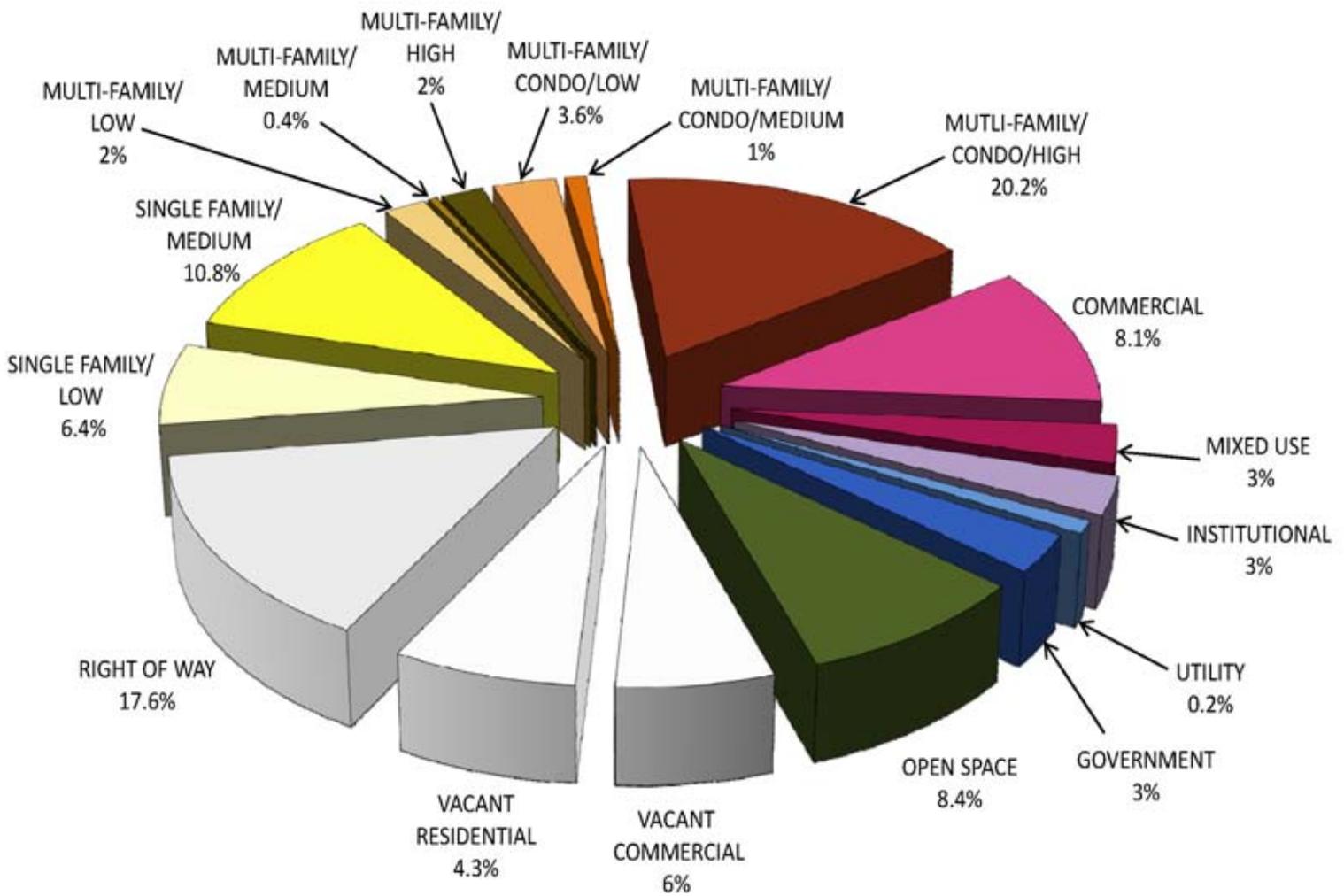


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family - L					
Single Family - M	440	66.7	3.2		
Multi-Family - L					151.3
Multi-Family - M					
Multi-Family - H	28	1.5			
Multi-Family/Condo - L	20	2.4	1.3		
Multi-Family/Condo - M	33	2.5			
Multi-Family/Condo - H	423	73.7			
Commercial/Retail		37.2	8.5		45.7
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					
Schools		0.5			0.5
Parks		64.5			64.5
Golf Course					
Open Space				152	152
Scottsdale Owned Land					
Right of Way/Streets		93.2			93.2
Total	955	355.2	13.0	152	520.2

section 15

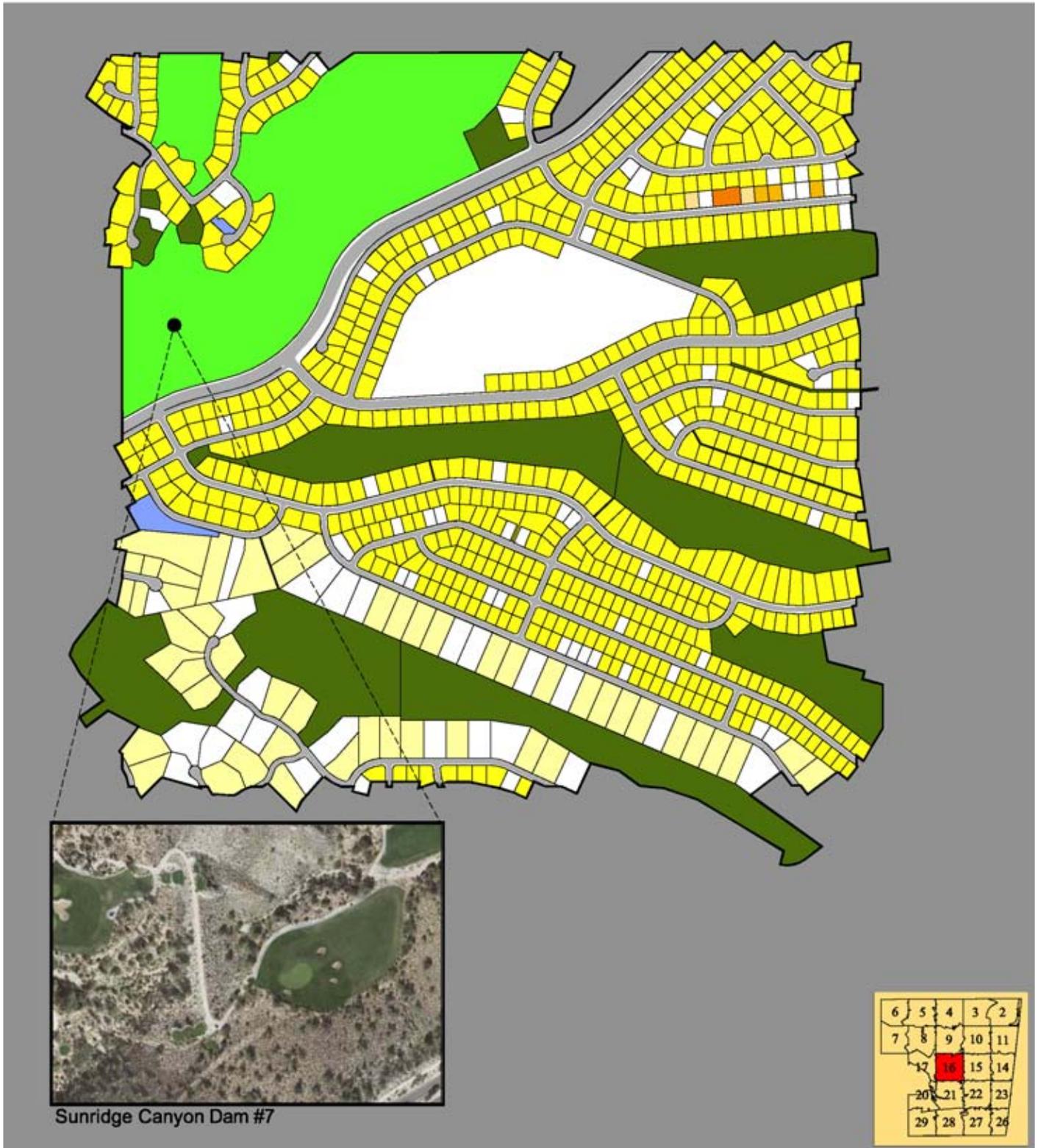


Undeveloped land shown in white



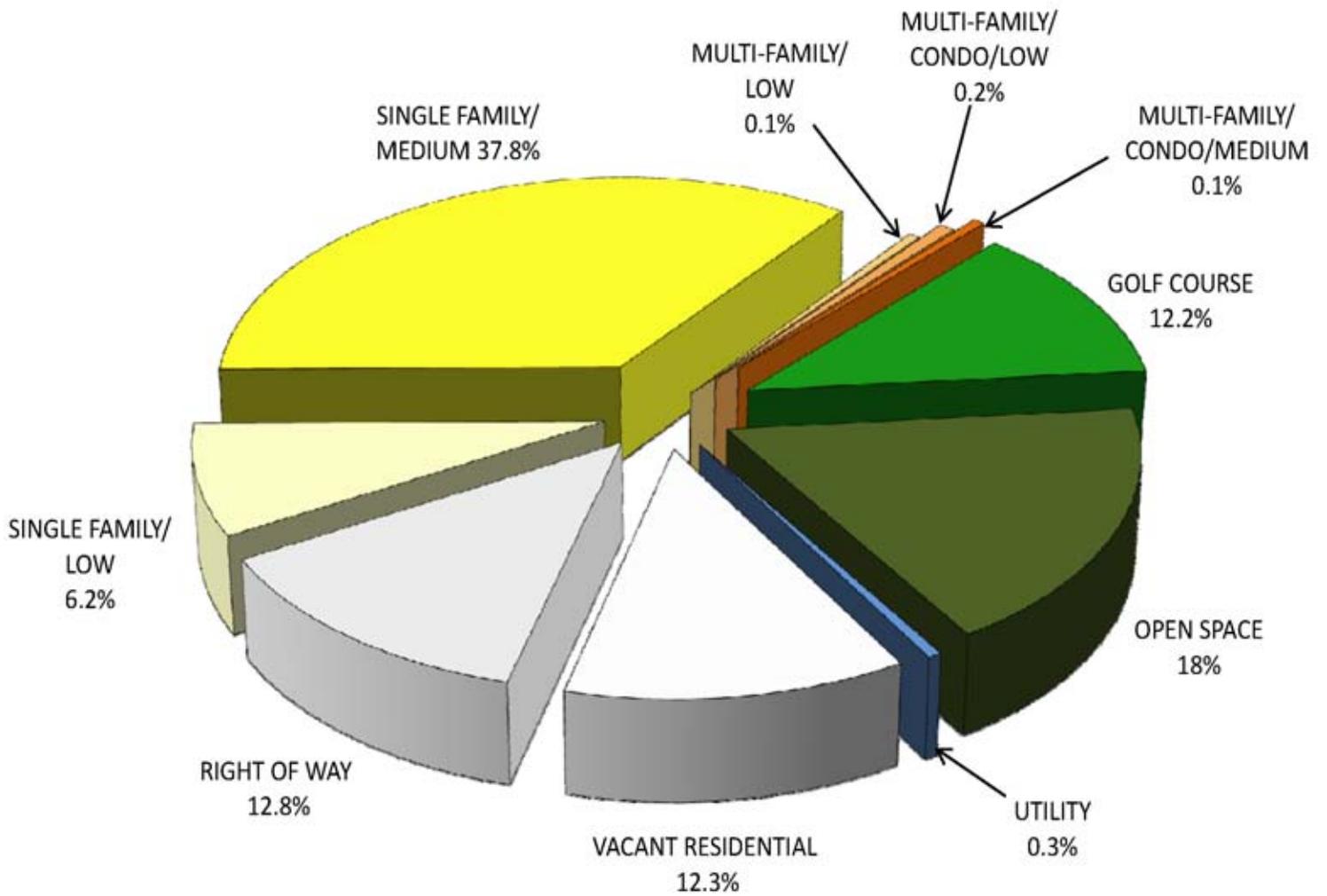
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family - L	22	40.5	8.6		
Single Family - M	224	67.8	2.6		
Multi-Family - L	127	15.4			
Multi-Family - M	18	2.3			
Multi-Family - H	201	11.4			
Multi-Family/Condo - L	182	22.5	15.7		318.7
Multi-Family/Condo - M	56	5			
Multi-Family/Condo - H	1161	126.9			
Commercial/Retail		50.7	38.7		89.4
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		110.9			110.9
Total	2239	511.2	65.6	53	629.8

section 16



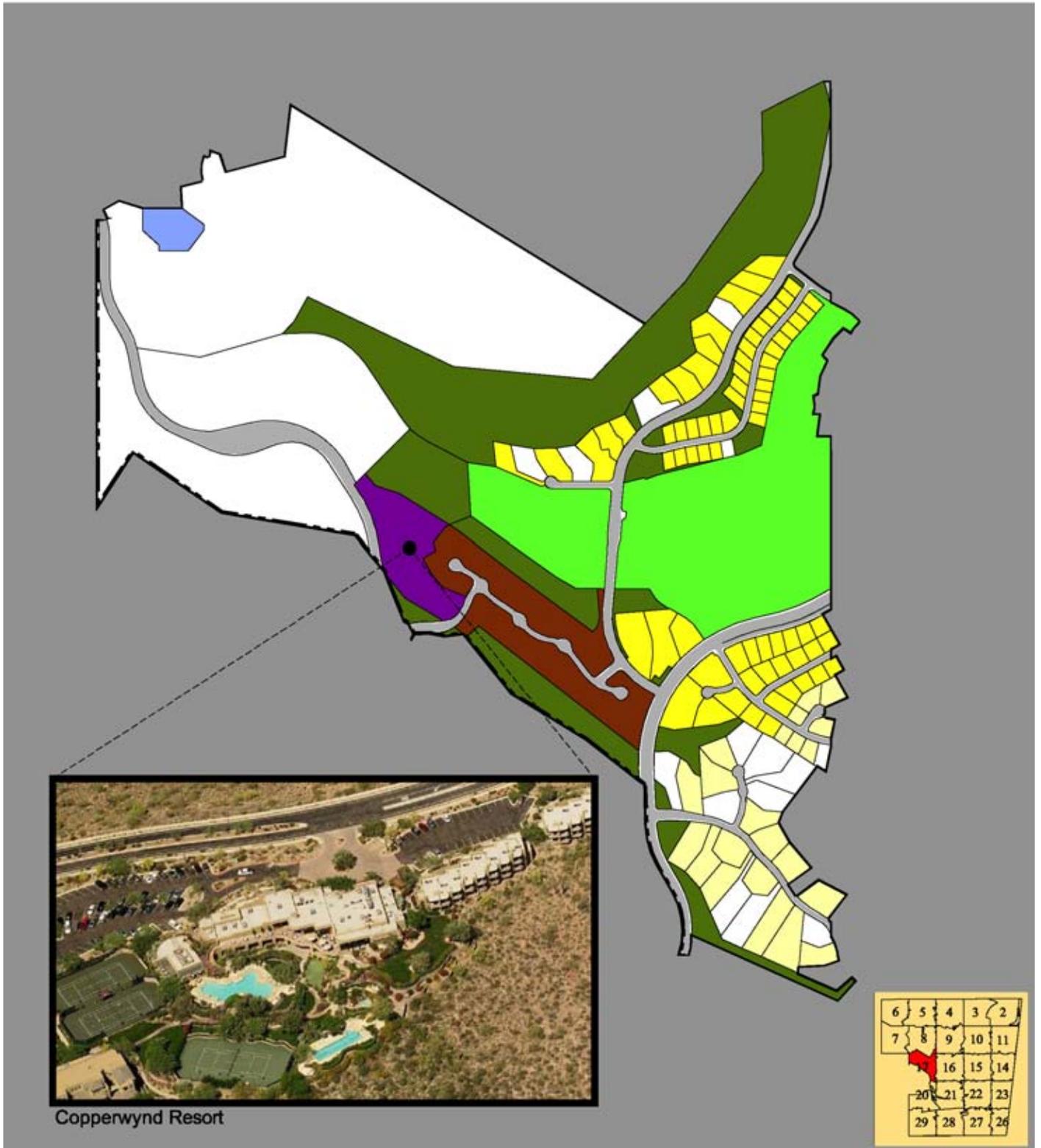
Sunridge Canyon Dam #7

Undeveloped land shown in white



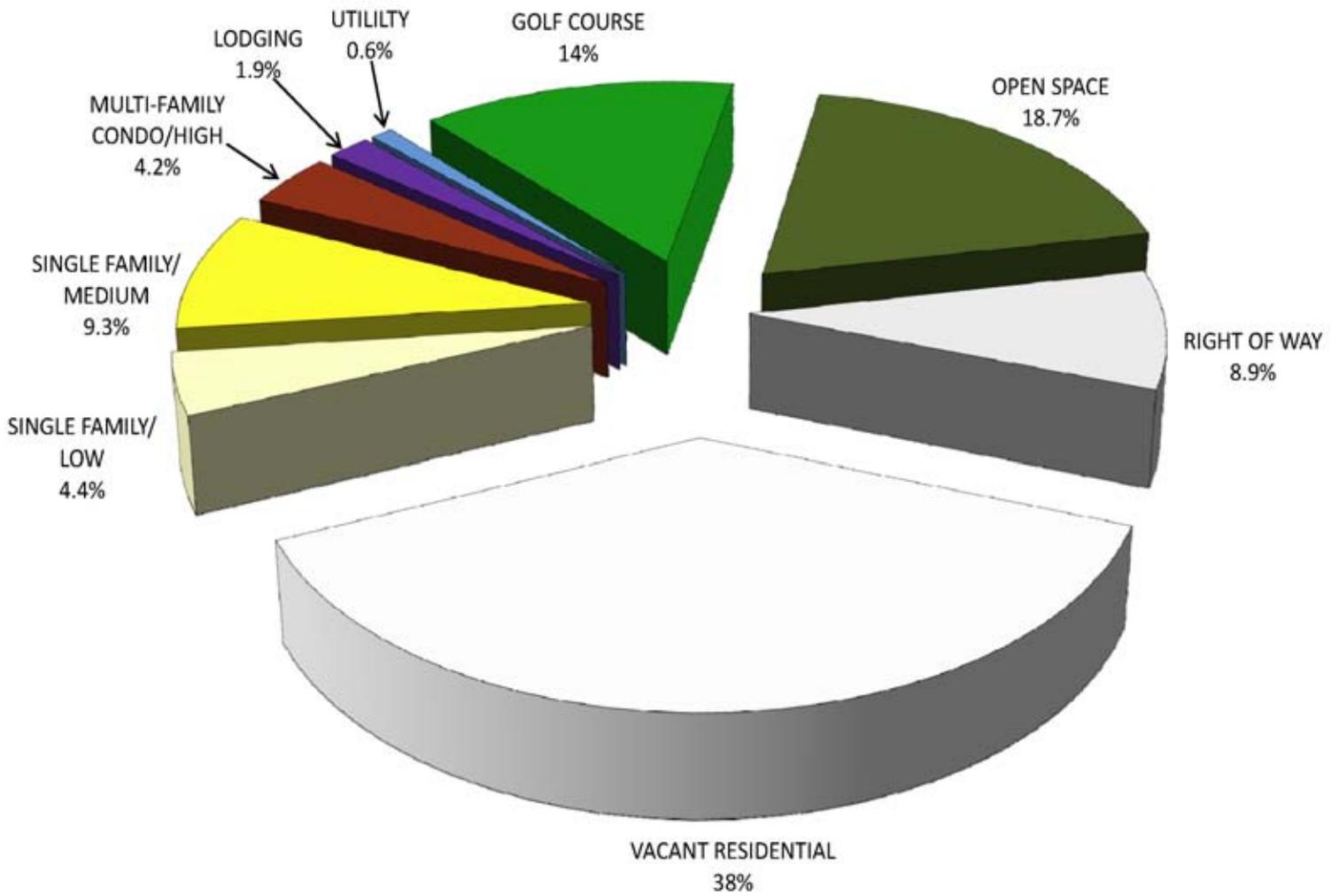
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family - L	49	40.3	27.1		
Single Family - M	715	244.4	51.1		
Multi-Family - L	2	0.3			
Multi-Family - M					
Multi-Family - H			1.4		366.1
Multi-Family/Condo - 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		83.2			83.2
Total	782	451.7	79.6	116.9	648.2

section 17



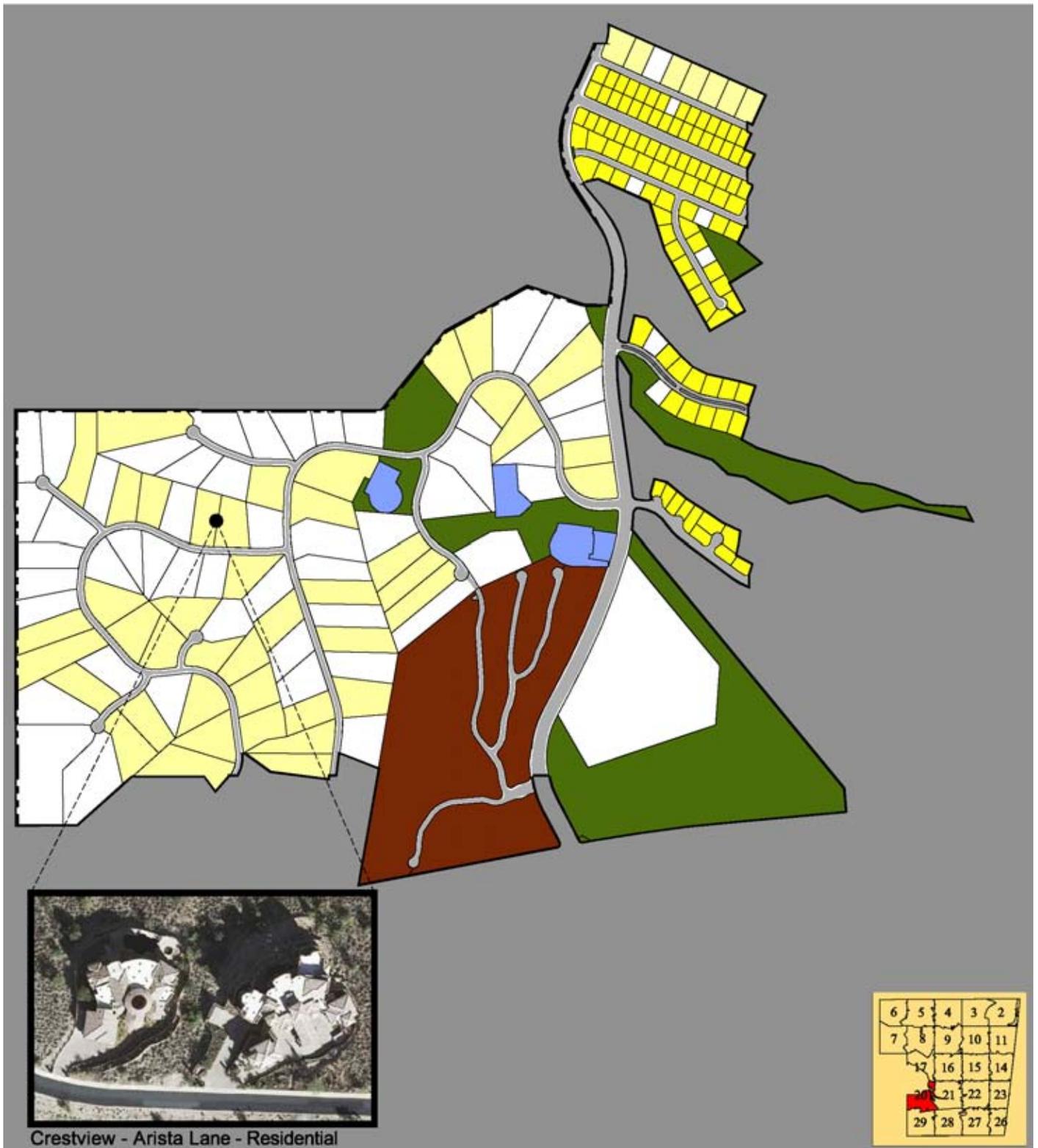
Copperwynd Resort

Undeveloped land shown in white

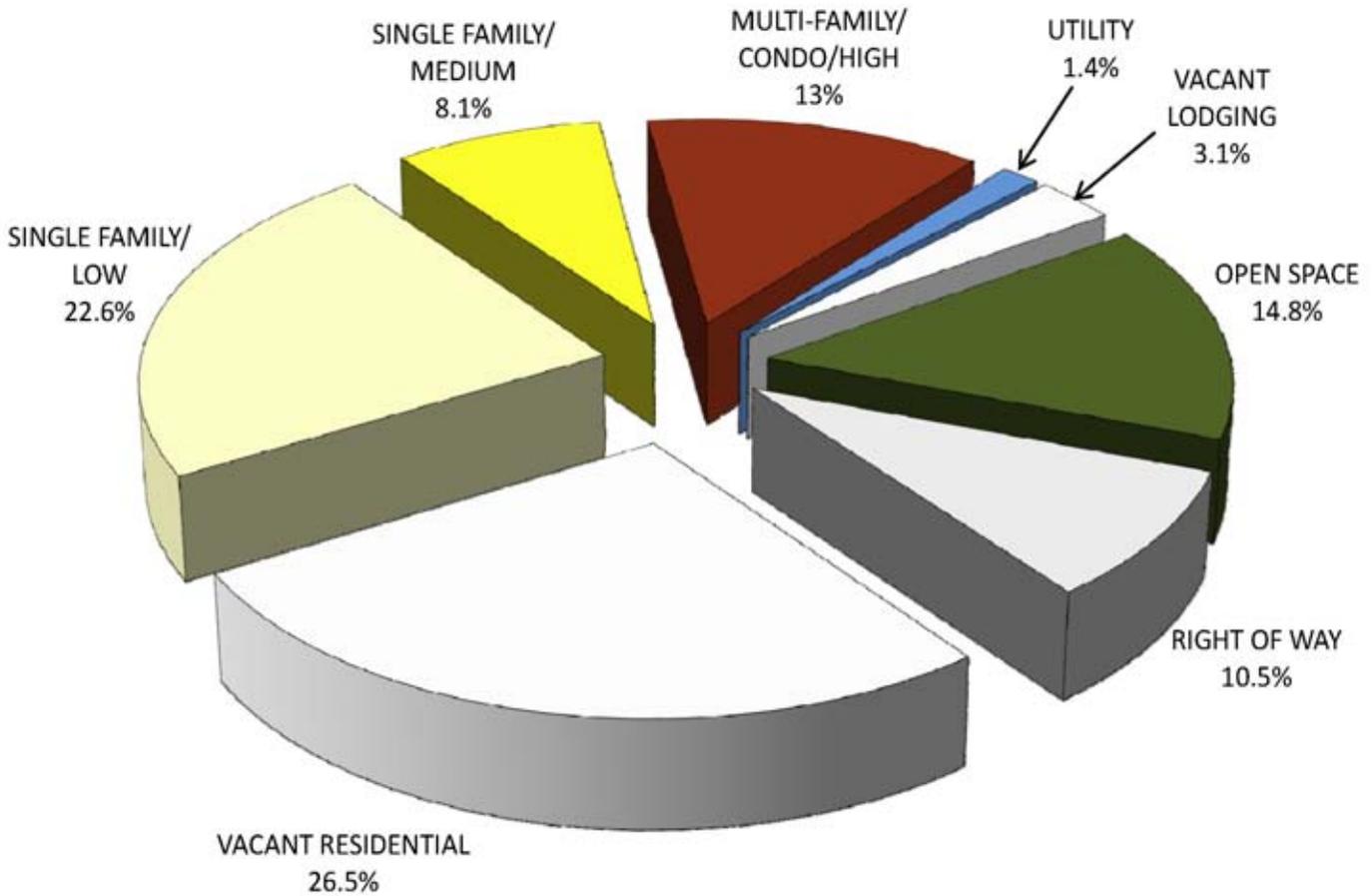


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family - L	22	18.1	151.1		230.9
Single Family - M	74	38.6	6.1		
Multi-Family - L					
Multi-Family - M					
Multi-Family - H					
Multi-Family/Condo - L					
Multi-Family/Condo - M					
Multi-Family/Condo - H	108	17			
Commercial/Retail					
Mixed Use					
Lodging		8			8
Institutional					
Industrial					
Utility		2.5			2.5
Government/Town Owned					
Schools					
Parks					
Golf Course		58.9			58.9
Open Space				77.4	77.4
Scottsdale Owned Land					
Right of Way/Streets		36.9			36.9
Total	204	180.0	157.2	77.4	414.6

section 20

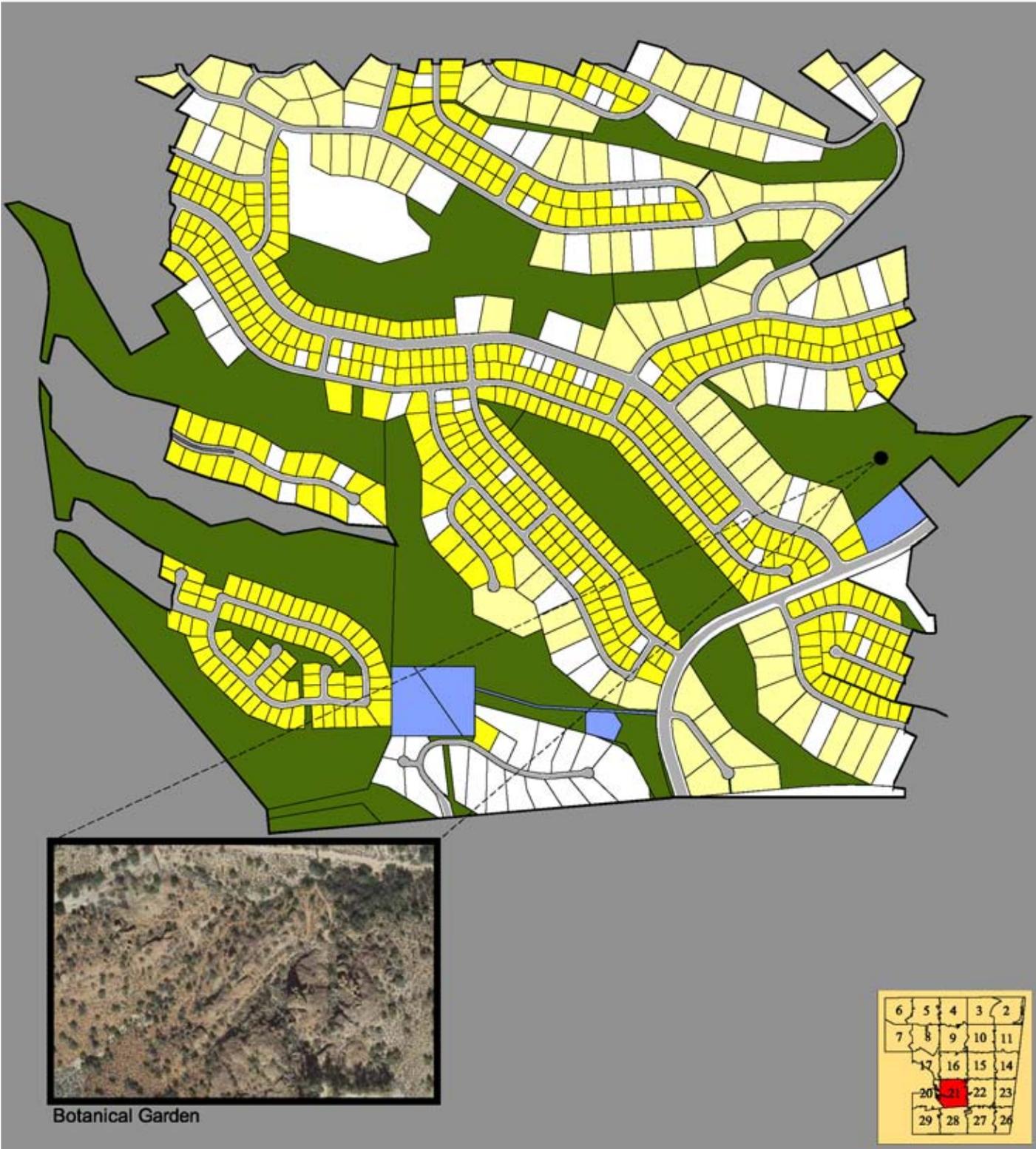


Undeveloped land shown in white

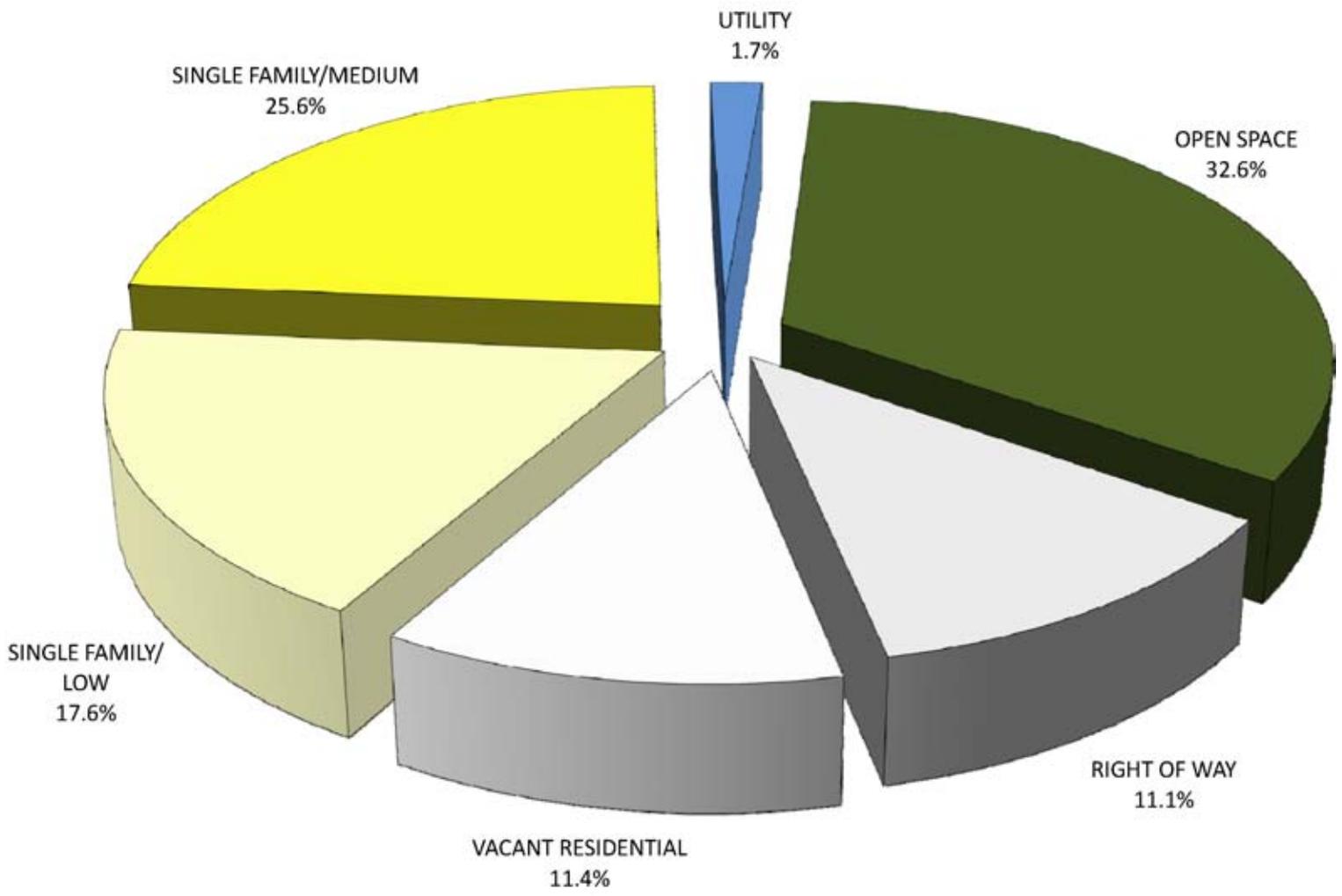


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family - L	50	97.7	112.4		
Single Family - M	101	35	2.2		
Multi-Family - L					
Multi-Family - M					
Multi-Family - H					
Multi-Family/Condo - L					
Multi-Family/Condo - M					
Multi-Family/Condo - H	68	56.6			303.9
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		45.5			45.5
Total	219	240.8	127.8	64.7	433.3

section 21

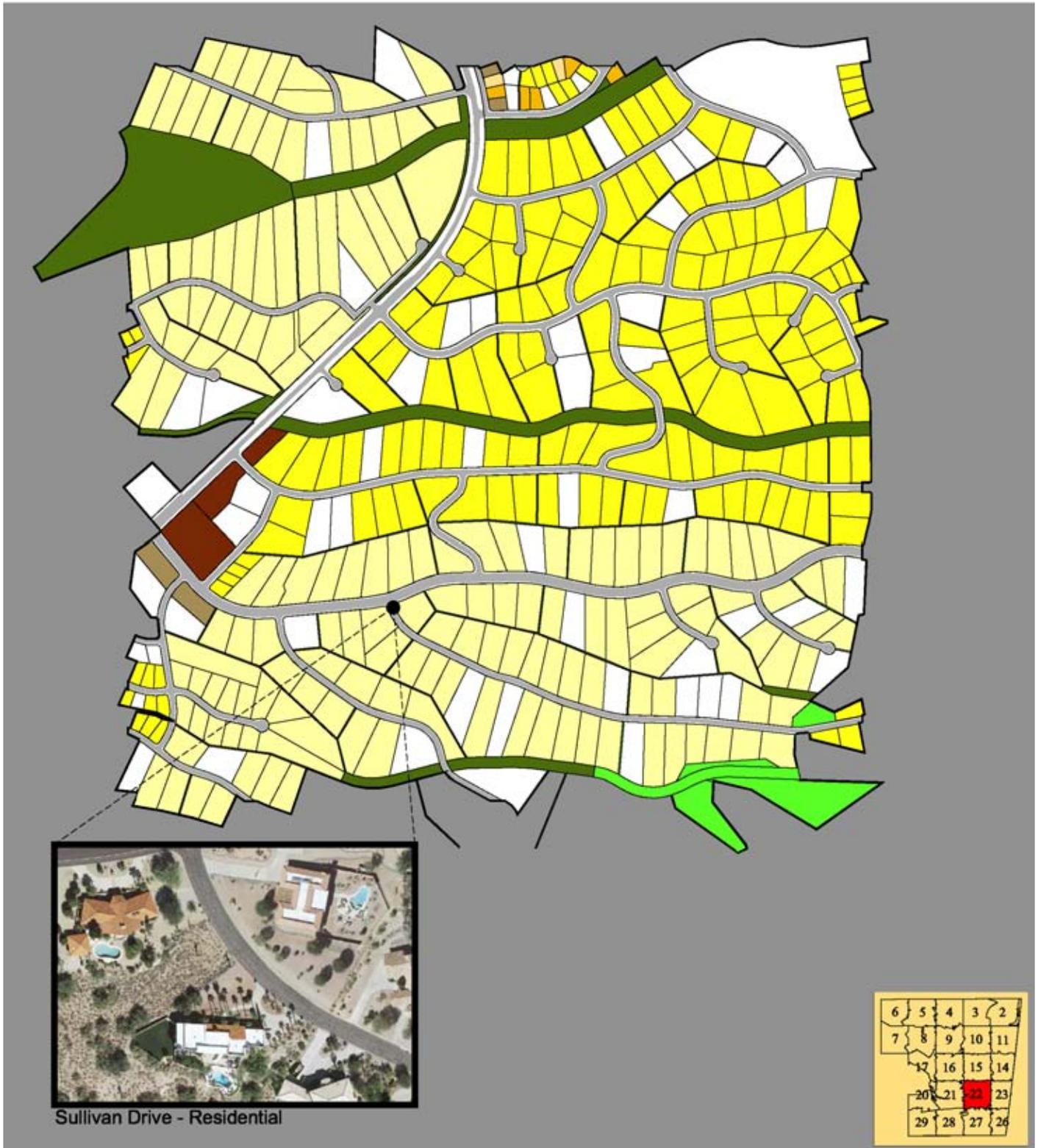


Undeveloped land shown in white



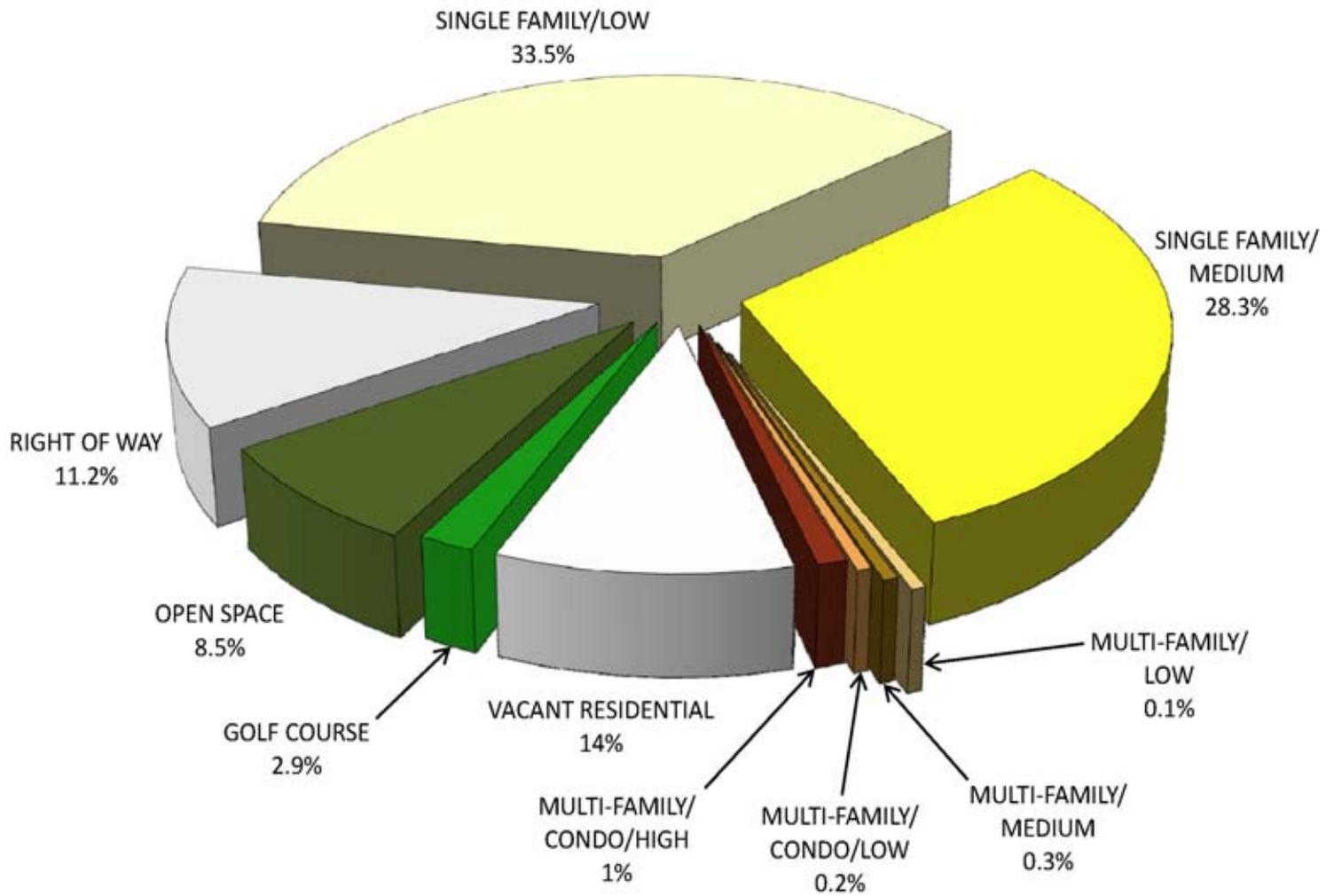
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family - L	99	117.1	41		
Single Family - M	543	169.7	34.5		
Multi-Family - L					
Multi-Family - M					
Multi-Family - H					
Multi-Family/Condo - L					
Multi-Family/Condo - M					
Multi-Family/Condo - H					
Commercial/Retail					
Mixed Use					
Lodging					
Institutional					
Industrial					
Utility		11.5			11.5
Government/Town Owned					
Schools					
Parks					
Golf Course					
Open Space				216.5	216.5
Scottsdale Owned Land					
Right of Way/Streets		74.1			74.1
Total	642	372.4	75.5	216.5	664.4

section 22



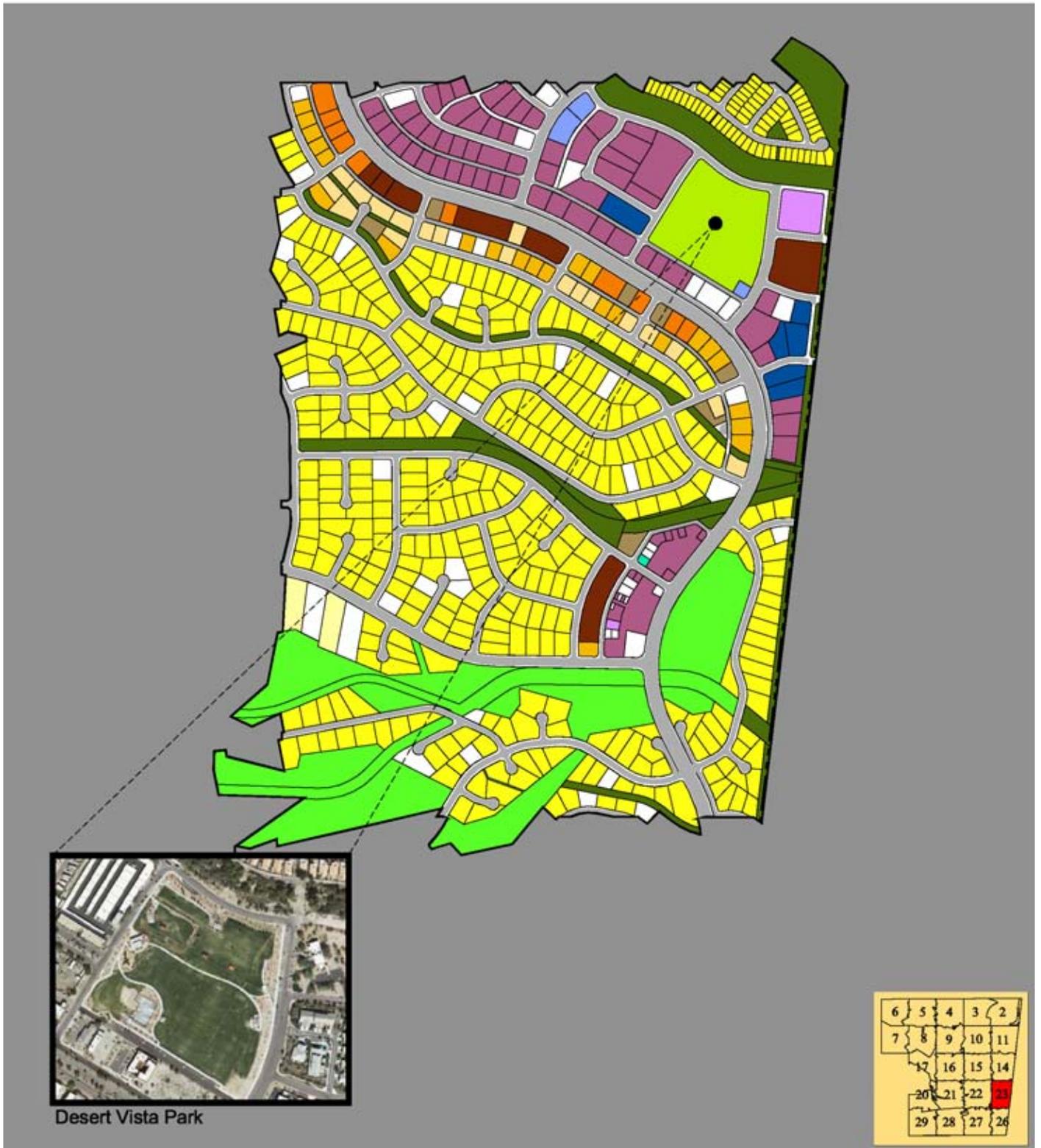
Sullivan Drive - Residential

Undeveloped land shown in white



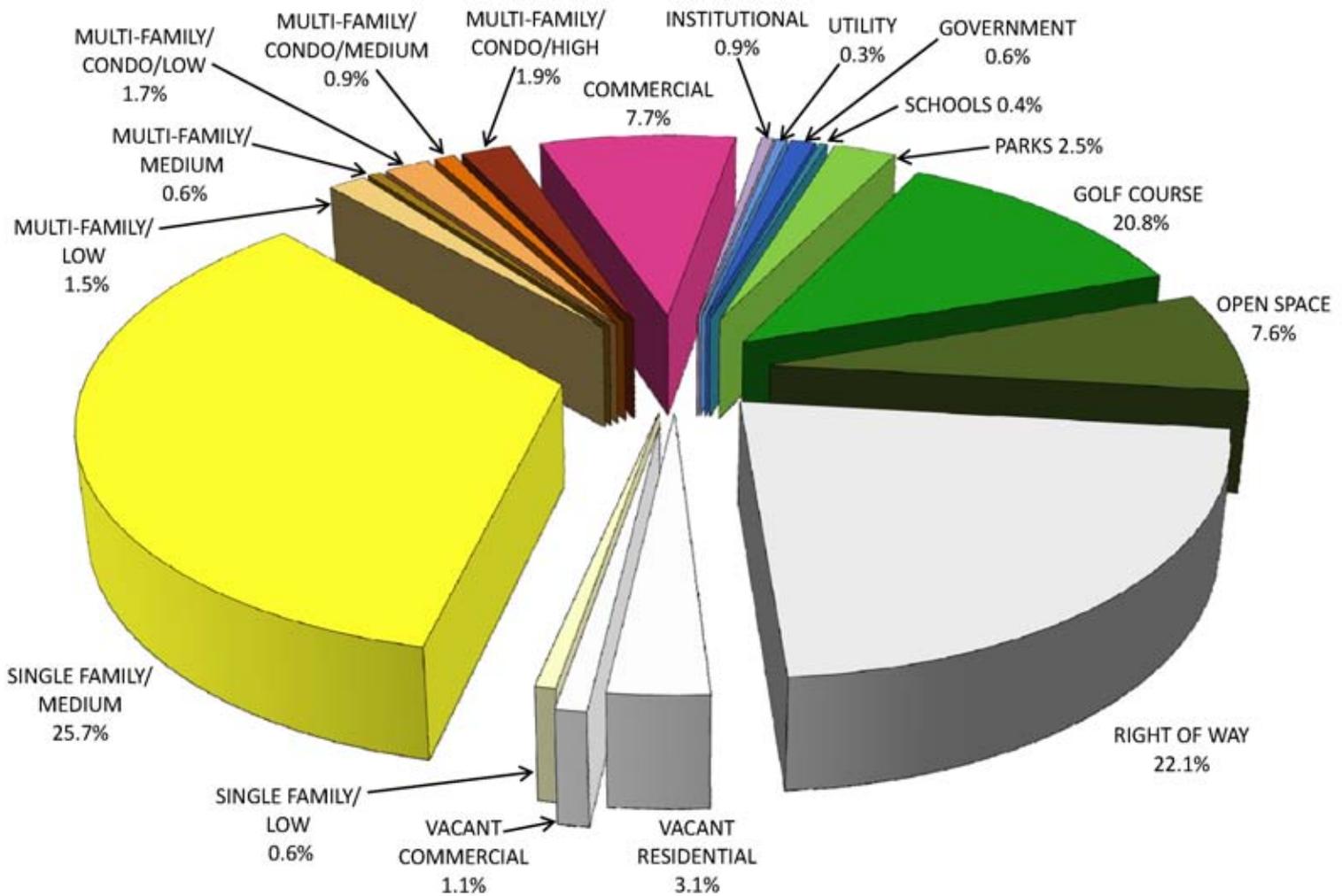
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family - L	161	214.2	38		494.6
Single Family - M	163	181.4	49.4		
Multi-Family - L	4	0.6			
Multi-Family - M	12	2.1			
Multi-Family - H			1.3		
Multi-Family/Condo - L	10	1.5			
Multi-Family/Condo - M					
Multi-Family/Condo - H	75	6.1			
Commercial/Retail					
Mixed Use					
Lodging					
Institutional					
Industrial					
Utility					
Government/Town Owned					
Schools					
Parks					
Golf Course		18.5			18.5
Open Space				54.5	54.5
Scottsdale Owned Land					
Right of Way/Streets		71.5			71.5
Total	425	495.9	88.7	54.5	639.1

section 23



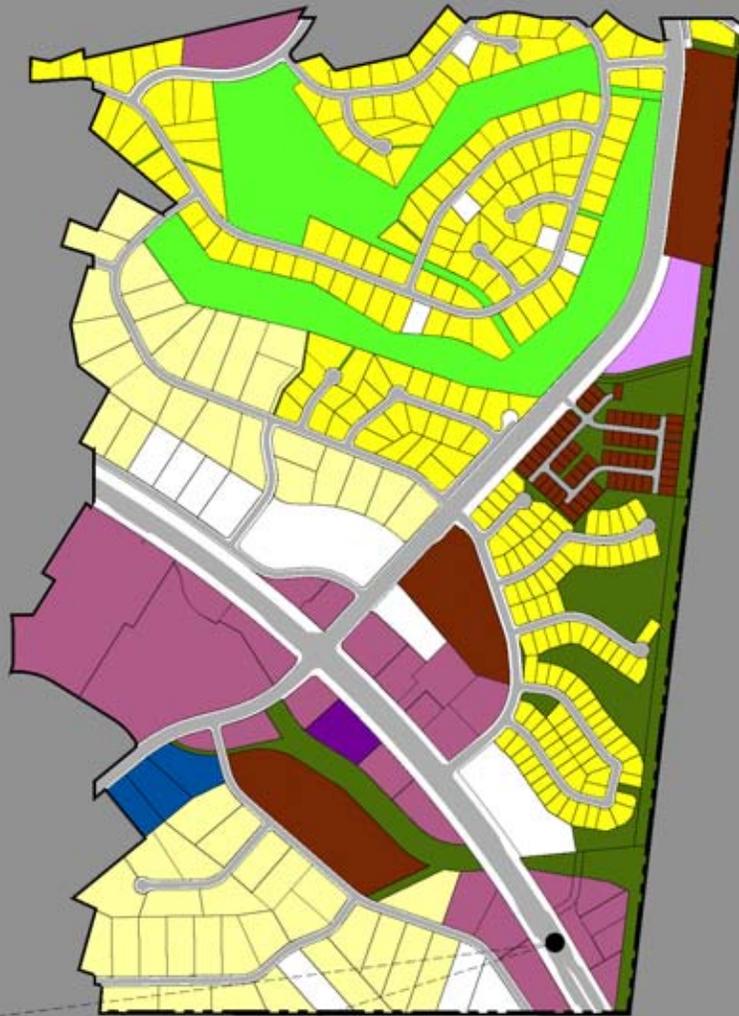
Desert Vista Park

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	429	120.4	10.5		
Multi-Family - L	52	6.7			
Multi-Family - M	45	2.8			
Multi-Family - H					168.2
Multi-Family/Condo - L	57	8	1.3		
Multi-Family/Condo - M	40	4.4			
Multi-Family/Condo - H	91	9			
Commercial/Retail		36.2	5.3		41.5
Mixed Use					
Lodging					
Institutional		4			4
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		103.6			103.6
Total	716	413.0	19.6	35.4	468.0

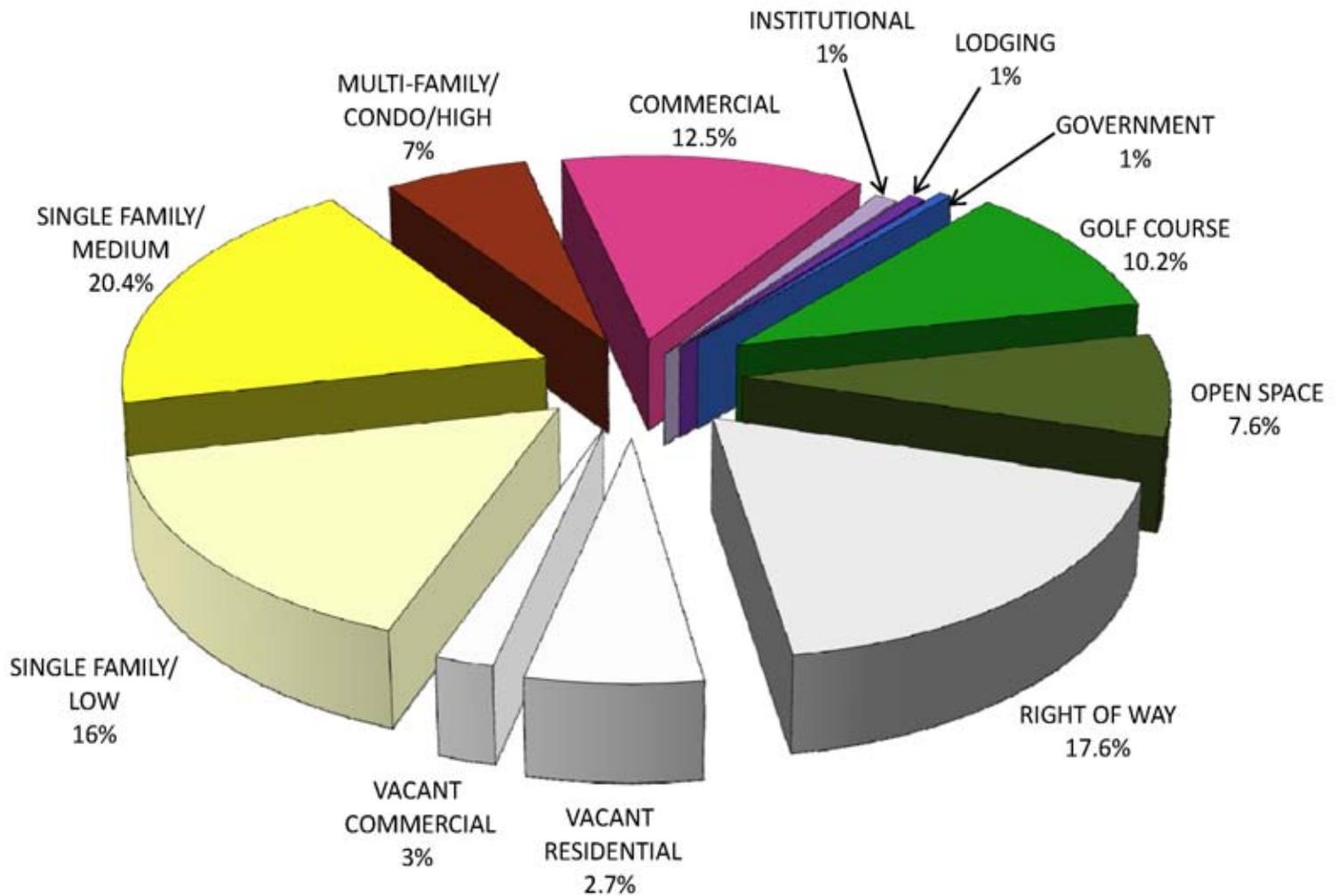
section 26



Crossroad Center & Kern Plaza

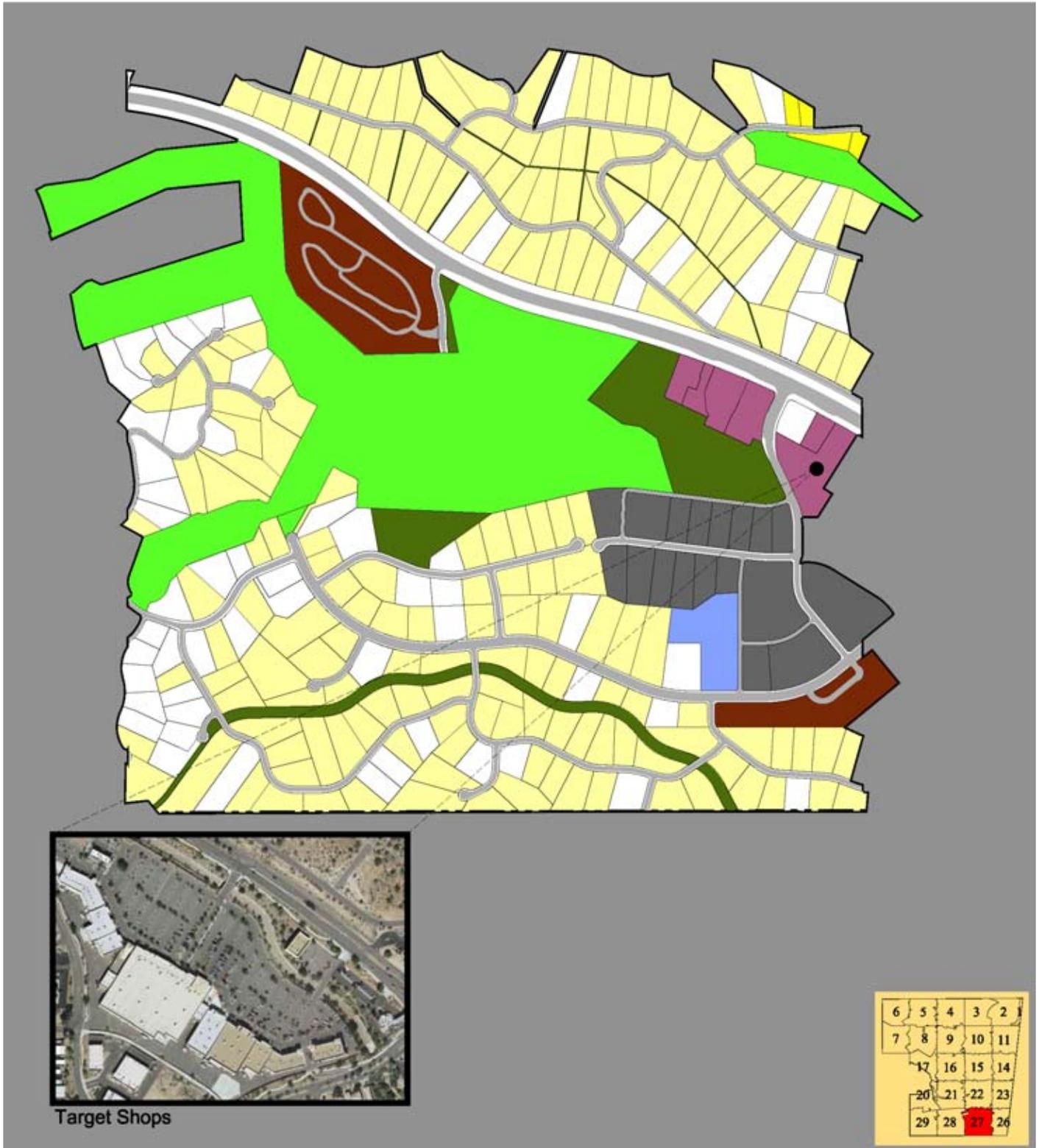


Undeveloped land shown in white

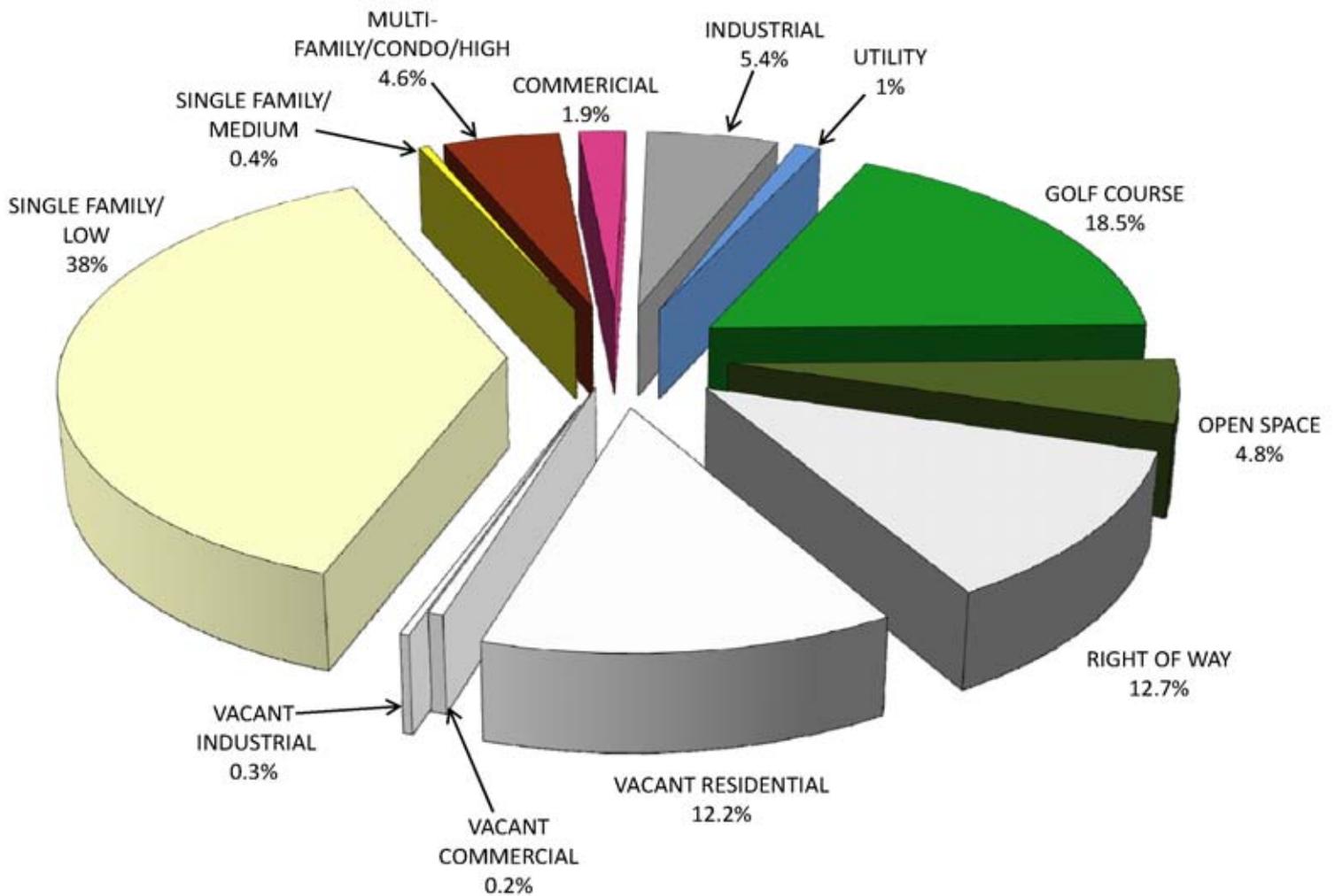


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family - L	53	61.5	8.4		175.7
Single Family - M	251	77.6	1.7		
Multi-Family - L					
Multi-Family - M					
Multi-Family - H					
Multi-Family/Condo - L					
Multi-Family/Condo - M					
Multi-Family/Condo - H	309	26.5			
Commercial/Retail		48.3	11.4		59.7
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
Total	613	329.1	21.5	29	379.6

section 27



Undeveloped land shown in white

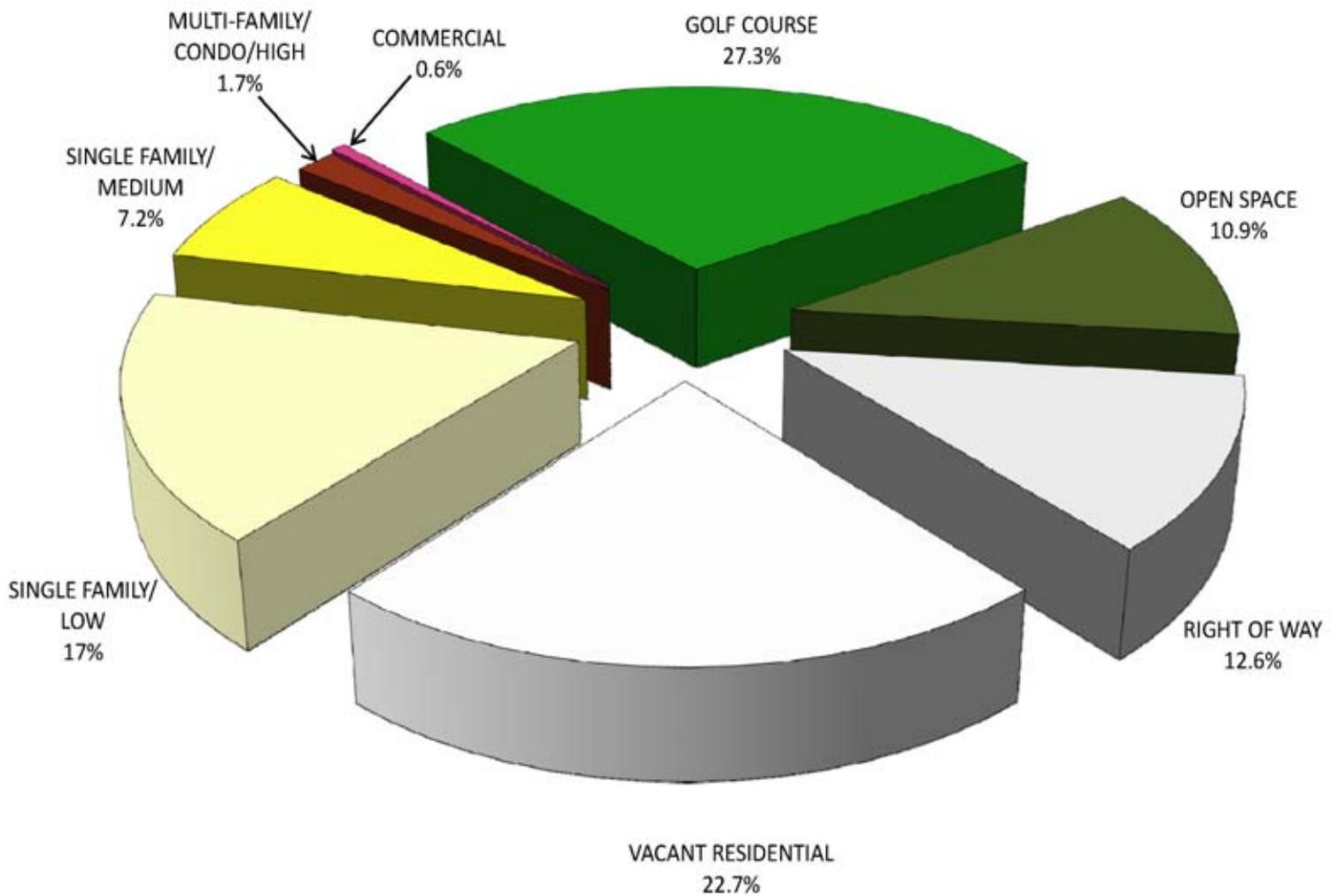


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family - L	183	241.5	77.2		350
Single Family - M	4	2.3			
Multi-Family - L					
Multi-Family - M					
Multi-Family - H					
Multi-Family/Condo - L					
Multi-Family/Condo - M					
Multi-Family/Condo - H	141	29			
Commercial/Retail		12	1.3		13.3
Mixed Use					
Lodging					
Institutional					
Industrial		34.3	2		36.3
Utility		5.5			5.5
Government/Town Owned					
Schools					
Parks					
Golf Course		117			117
Open Space				30.1	30.1
Scottsdale Owned Land					
Right of Way/Streets		80			80
Total	328	521.6	80.5	30.1	632.2

section 28

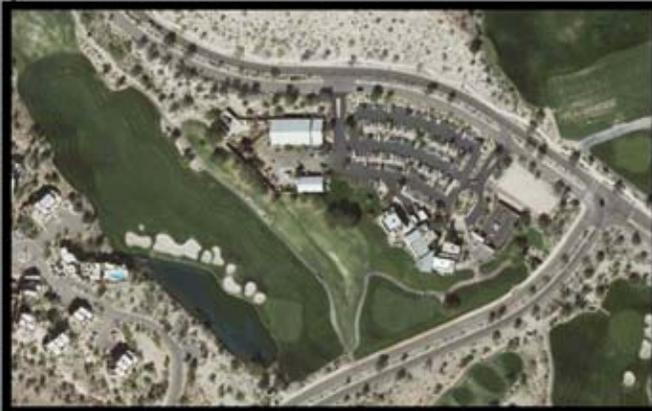


Undeveloped land shown in white



Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family - L	107	107	93.7		
Single Family - M	67	45.3	35.5		
Multi-Family - L					
Multi-Family - M					
Multi-Family - H					
Multi-Family/Condo - L			13.9		306.1
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		171.7			171.7
Open Space				68.8	68.8
Scottsdale Owned Land					
Right of Way/Streets		79.5			79.5
Total	200	418.0	143.1	68.8	629.9

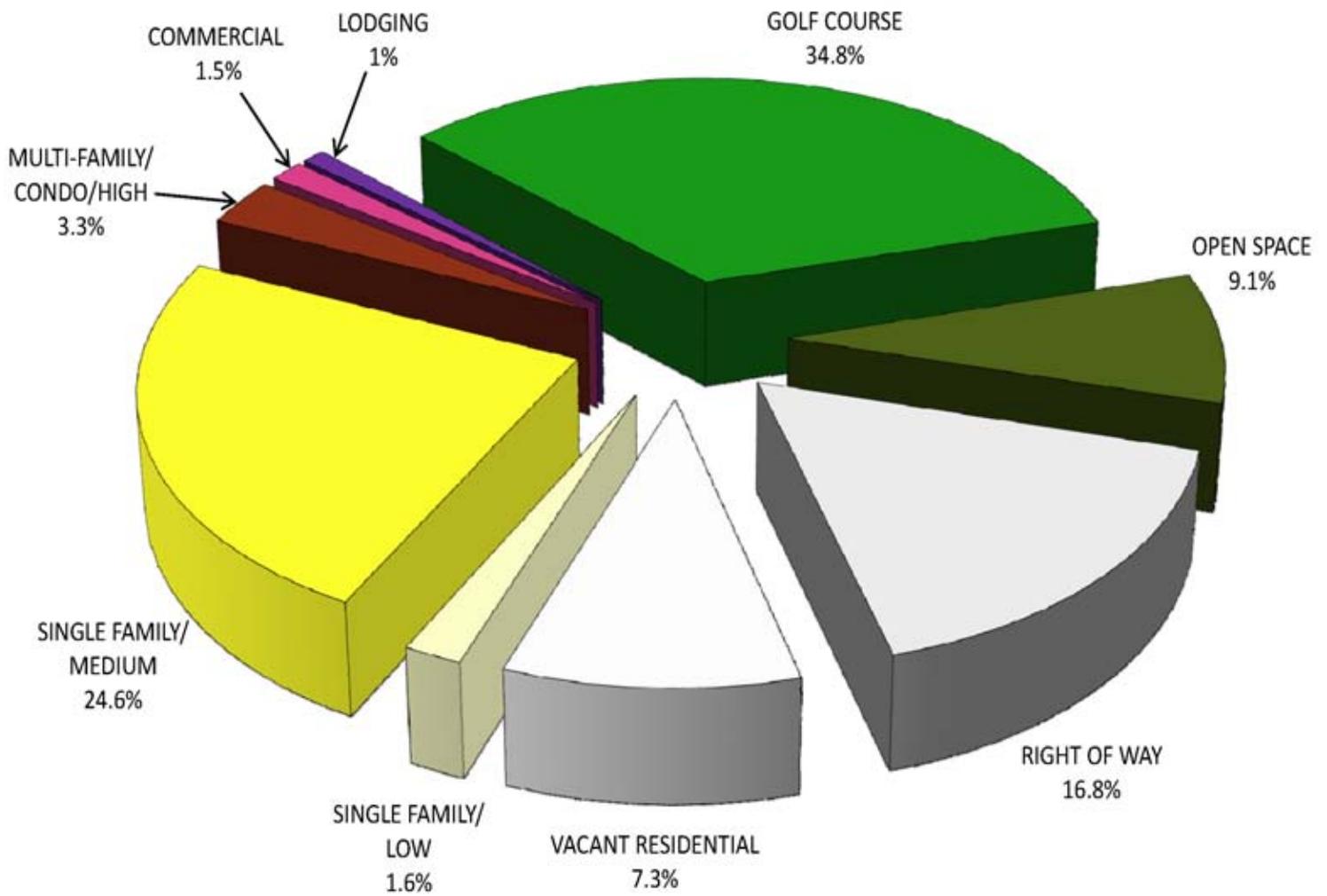
section 29



Eagle Mountain Golf Club



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	148.5	33.7		
Multi-Family - L					
Multi-Family - M					
Multi-Family - H					
Multi-Family/Condo - L					
Multi-Family/Condo - M					
Multi-Family/Condo - H	74	19.8			222.3
Commercial/Retail		9.3			9.3
Mixed Use					
Lodging		5.9			5.9
Institutional					
Industrial					
Utility					
Government/Town Owned					
Schools					
Parks					
Golf Course		209.5			209.5
Open Space				55.2	55.2
Scottsdale Owned Land					
Right of Way/Streets		101			101
Total	551	503.9	44.1	55.2	603.2

Layout and Design Credits

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who contributed to this report:

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