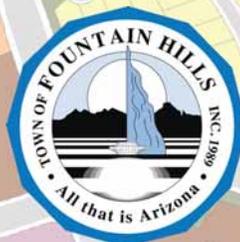


Town of Fountain Hills

Land Use Analysis & Statistical Report

2011



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, 2011

Town of Fountain Hills 2011

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Dennis Brown
Dennis Contino
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introduction

The Town of Fountain Hills is located in the east Valley of the metro Phoenix area. Once thought to be in a remote location, Fountain Hills now enjoys easy connections to its neighbors, the City of Scottsdale, the City of Mesa and the Fort McDowell Yavapai Nation as well as Phoenix and the rest of the Valley of the Sun.



Fountain Hills, a master planned community, was the brainchild of Robert P. McCullough of McCullough Properties. Carefully planned and expertly marketed, the development began in 1970. Originally developed within Maricopa County, the Town officially incorporated in December 1989.

The crown jewel of the community is the 60+ acre Fountain Park featuring the world famous fountain. It is the world's tallest continuously operating fountain nestled in the center of a large man-made lake. The plume of water rises from a concrete water lily sculpture and operates for 15 minutes at the top of every hour between 9 a.m. and 9 p.m.

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

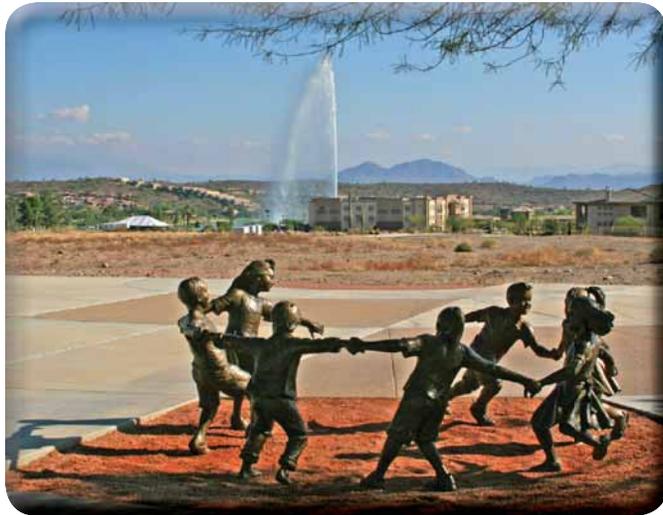
With unparalleled scenic views of the surrounding rugged mountains and the serenity of the Sonoran Desert, the Town has placed great value and carefully protects the native flora, fauna and scenic vistas. It is not unusual to see bobcat, javelina, jackrabbits or coyote wandering the fringes of the community.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

Fountain Hills' public art collection, which now stands at well over 100 pieces, is the envy of Arizona and provides an inviting opportunity to tour the community. While here, visitors can also enjoy the many unique restaurants and shops along the Avenue of the Fountains as well as the rest of the town.

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

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

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.



Circle of Peace 7 by Gary Price



A Letter From Grandma by Marianne Caroselli



Damned Wind by J R Eason



First Love by Carol Cunningham.



Egghead by Kimber Fiebiger

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 1.4 dwelling units per acre for single family homes and 6.9 units per acre for multi-family housing. At the end of the year there were 1050 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.



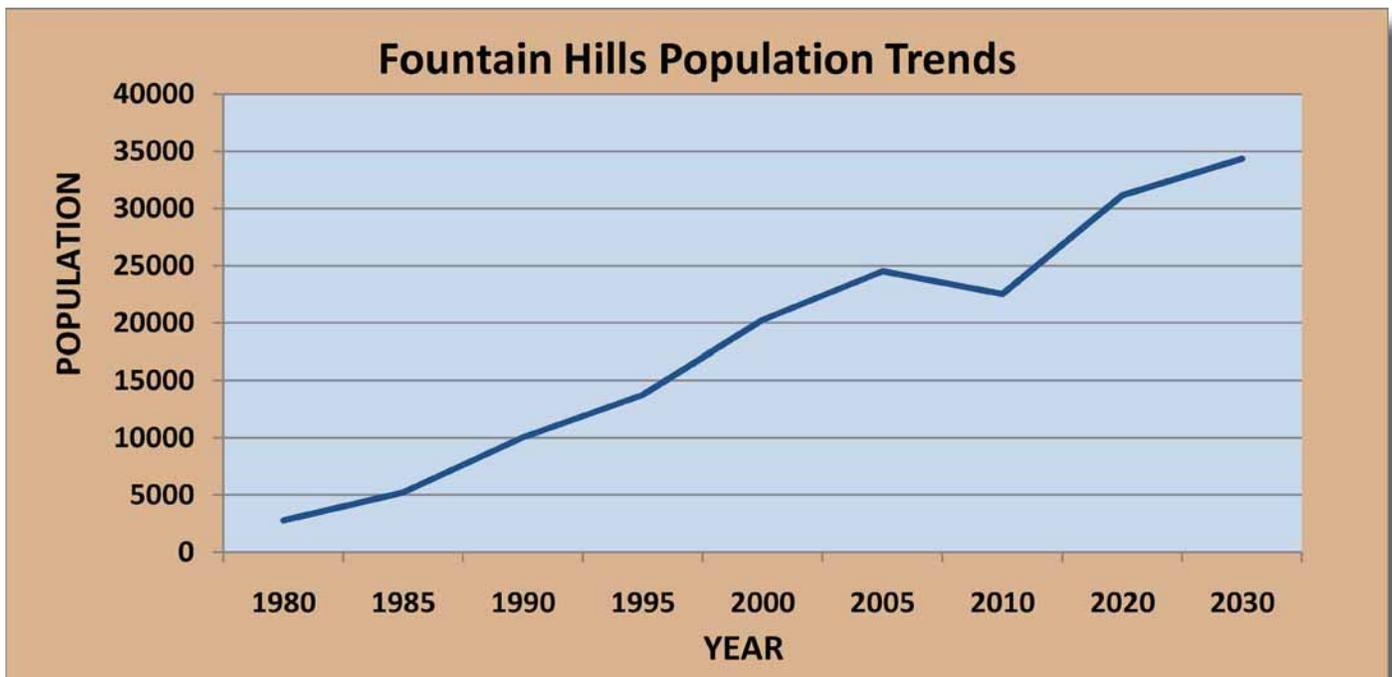
2010		2000		Percent Change 2000-2010		2010	
Population	Housing Units	Population	Housing Units	Population	Housing Units	Occupied	Vacant
22,489	13,167	20,235	10,491	11.1%	25.5%	10,339	2,828

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	14.4%	85.6%

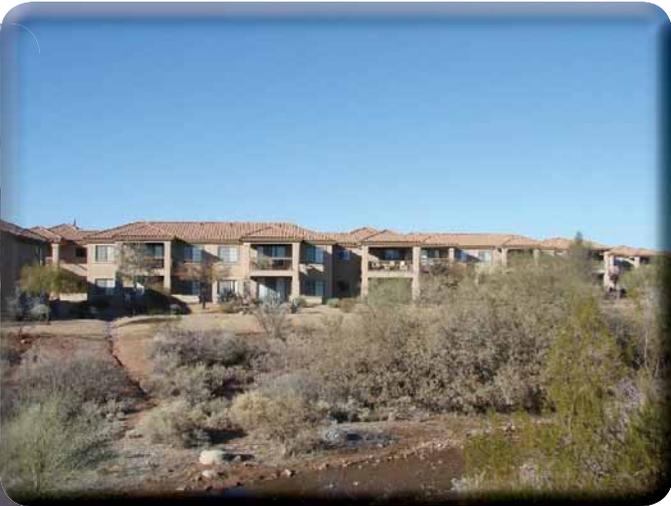
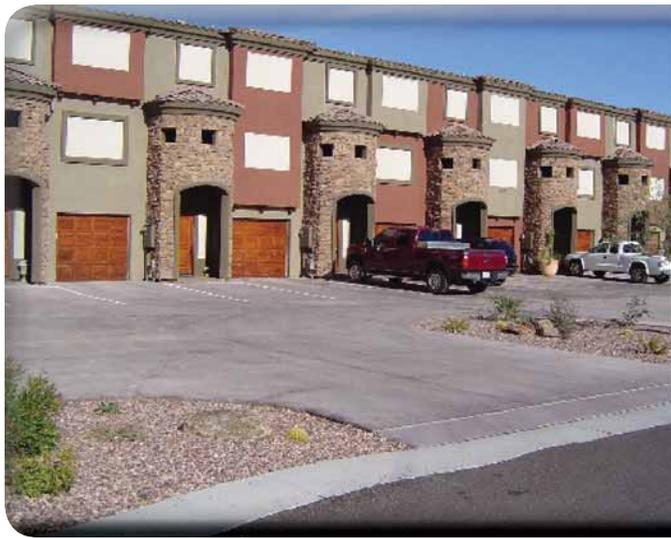
Population 2010	White	Black or African American	American Indian & Alaska Native	Asian	Native Hawaiian & Other Pacific Islander	Some other race	Two or more races	Hispanic or Latino (of any race)**	Not Hispanic or Latino (of any race)**
22,489	21,162	219	130	411	22	239	306	925	21,564

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



Multi-Family



Commercial



Single Family

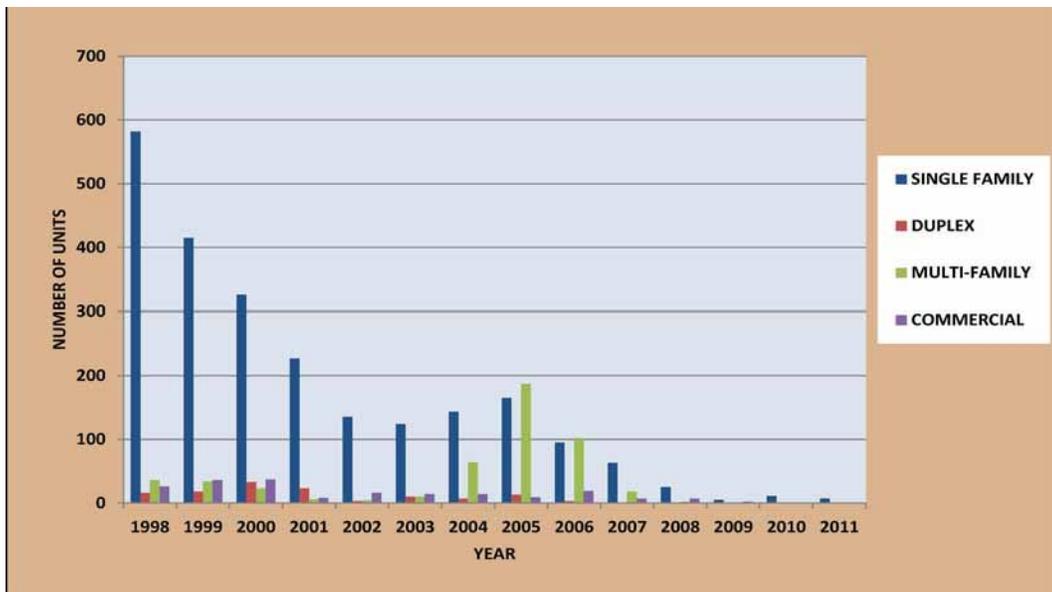


town-wide building permit data

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

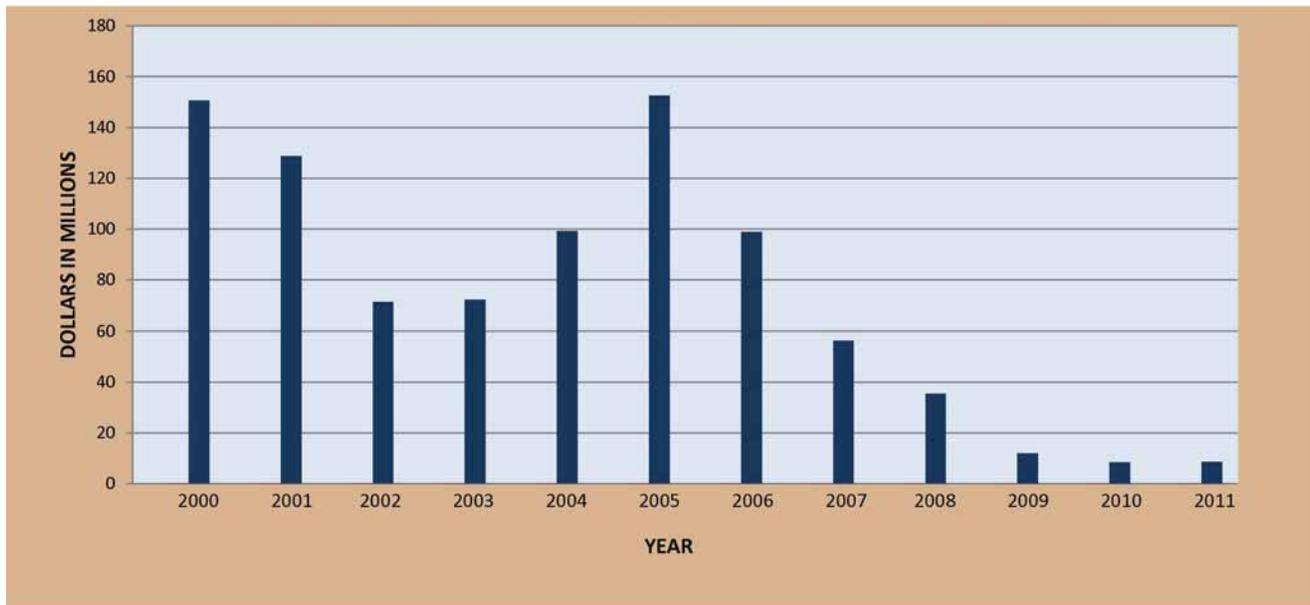


YEAR	Single Family	Duplex		Multi-Family		Total Dwelling Units	Commercial
		Bldg.	Total Units	Bldg.	Total Units		
1998	582	16	32	36	170	784	26
1999	415	18	36	34	229	680	36
2000	326	33	66	23	97	489	37
2001	227	23	46	6	28	301	8
2002	135	3	6	4	33	174	16
2003	124	10	20	10	28	172	14
2004	143	7	14	64	154	311	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
2011	7	0	0	0	0	7	0
14 Year Total	2323	128	256	477	1183	3762	195
14 Year Average	165.9	9.1	18.3	34.1	84.5	268.7	13.9

VALUATION OF TOWN-WIDE BUILDING PERMITS ISSUED IN DOLLARS

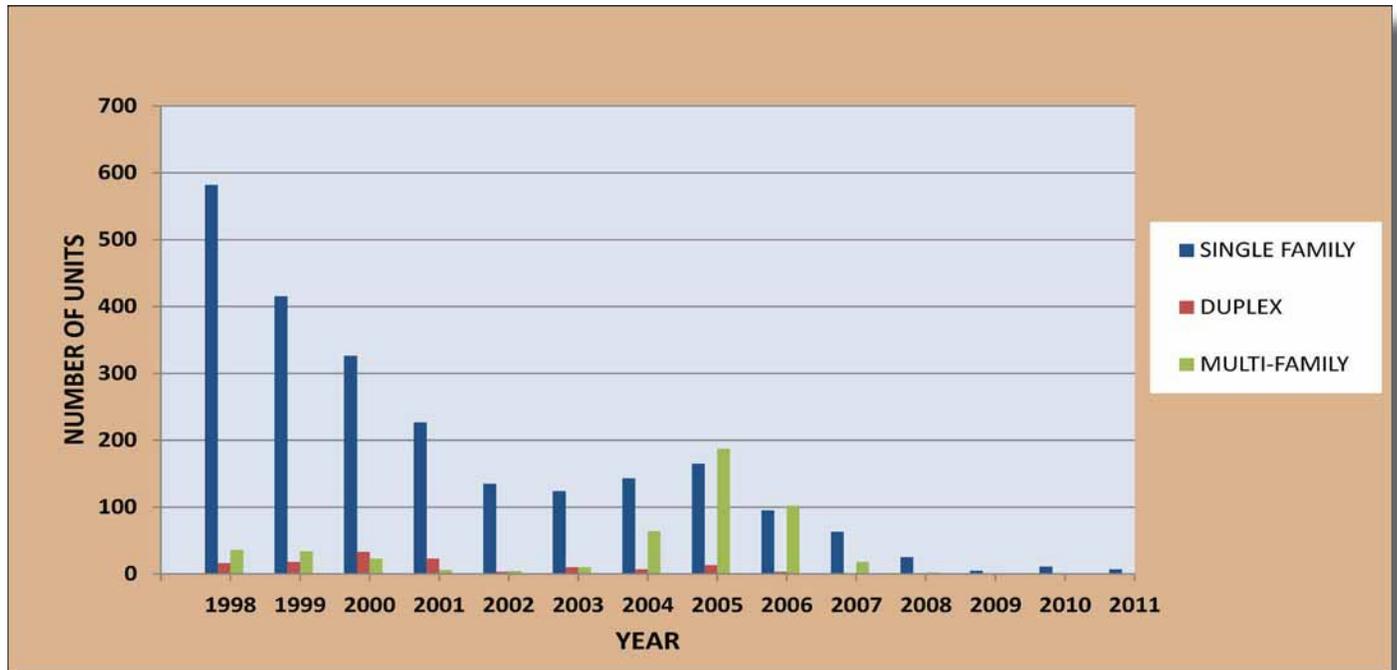
MONTH	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
JANUARY	9,657,285	10,095,841	12,674,799	8,278,411	5,378,932	12,492,184	10,401,780	5,883,110	4,962,915	642,930	0	286,478
FEBRUARY	11,963,705	6,919,626	6,758,009	4,534,589	6,283,480	11,022,986	10,065,618	2,569,560	3,046,556	963,702	2,439,045	506,224
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	250,000
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	1,635,618
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	0
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	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	2,500
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	2,844,905
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	407,000
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	1,310,939
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	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	1,268,935
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	8,512,599

TOWN-WIDE BUILDING PERMITS ISSUED VALUATION IN DOLLARS



residential building permit data

RESIDENTIAL BUILDING PERMITS ISSUED



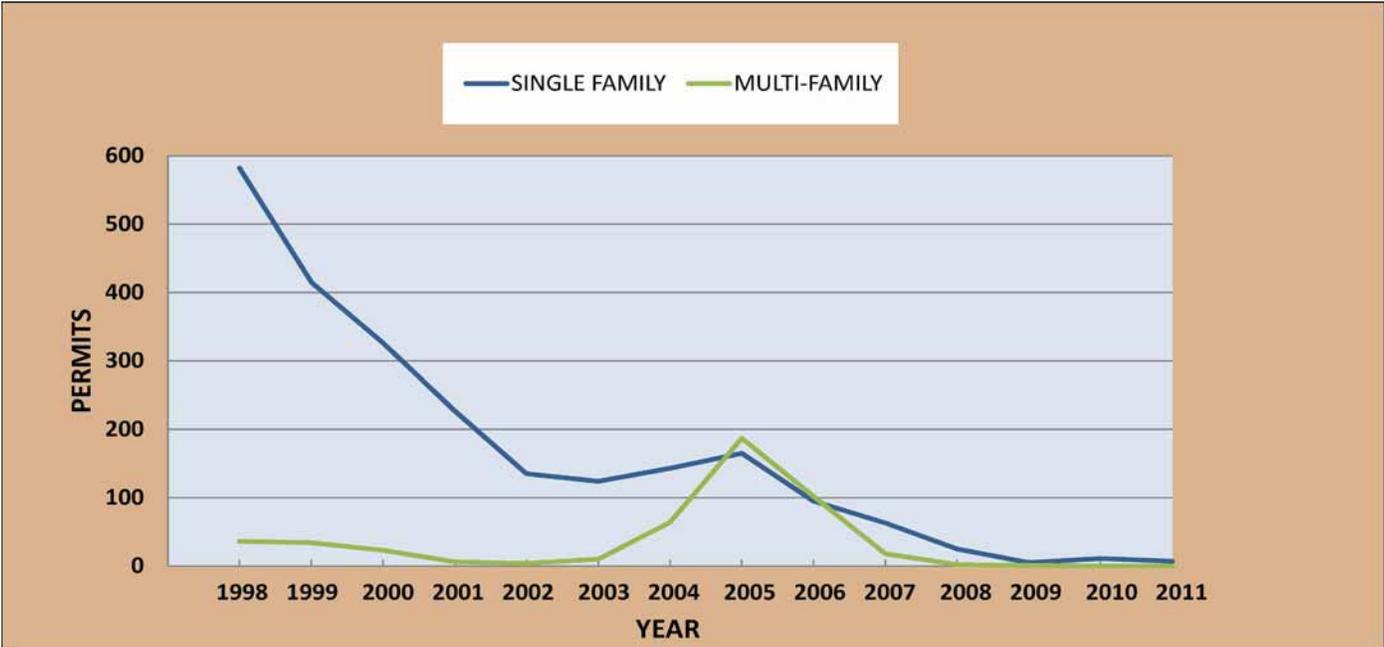
RESIDENTIAL BUILDING PERMIT DATA

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
2011	7	0	7

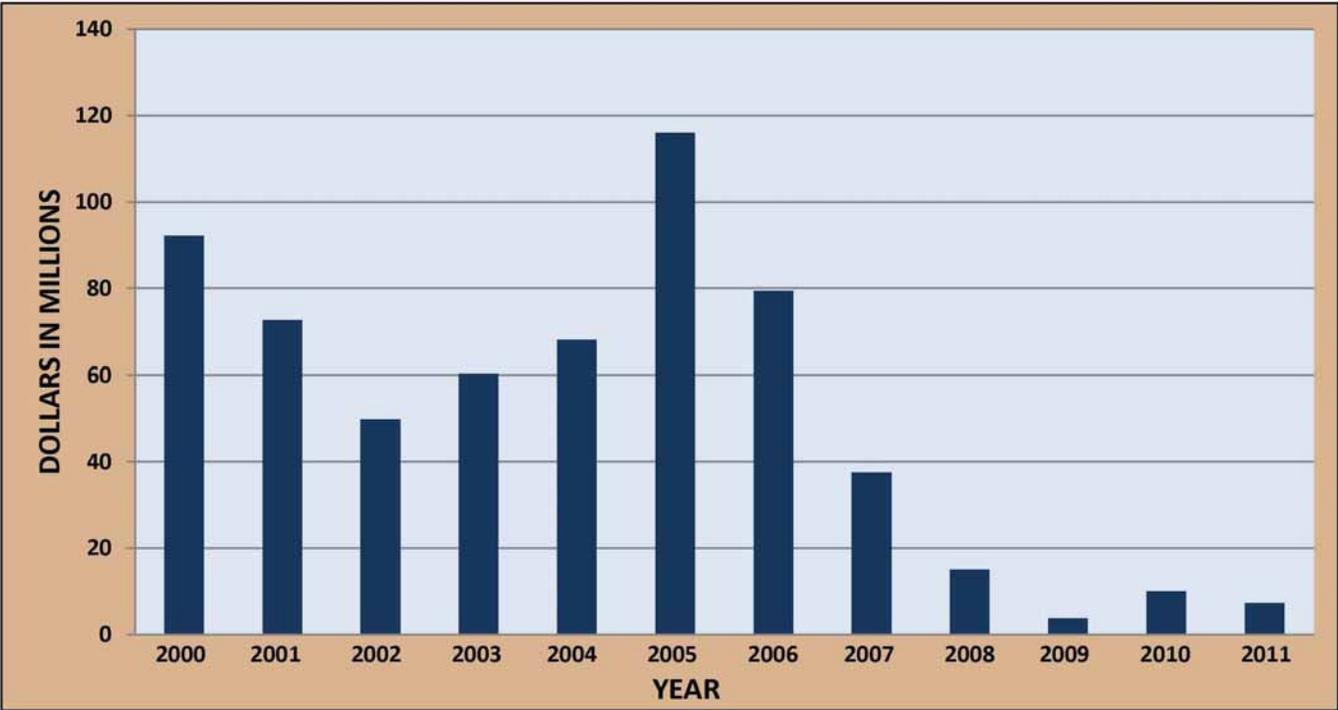
* Includes duplexes, townhomes, and apartments.

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

DWELLING UNITS APPROVED FOR CONSTRUCTION



RESIDENTIAL PERMITS ISSUED VALUATION IN DOLLARS



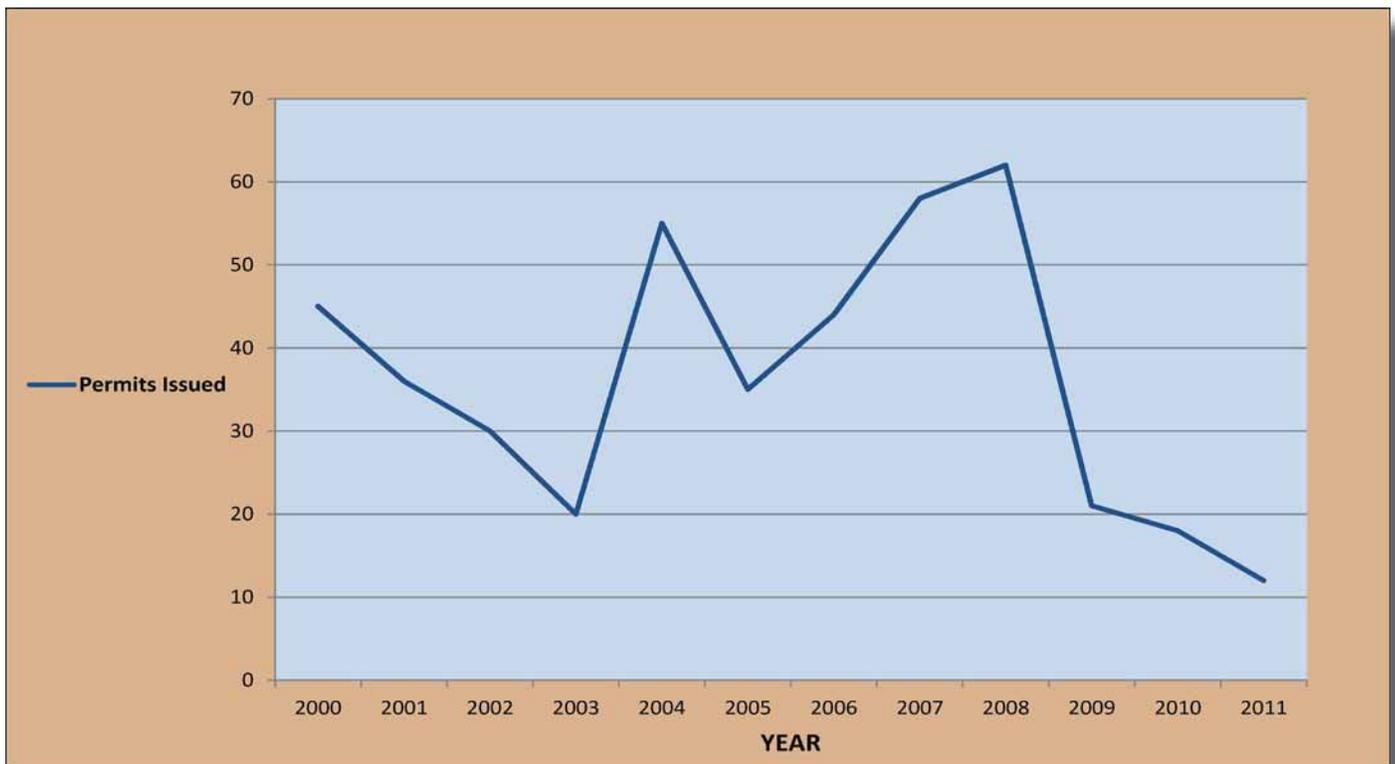
commercial building permit data



Commercial Construction



COMMERCIAL BUILDING PERMITS ISSUED

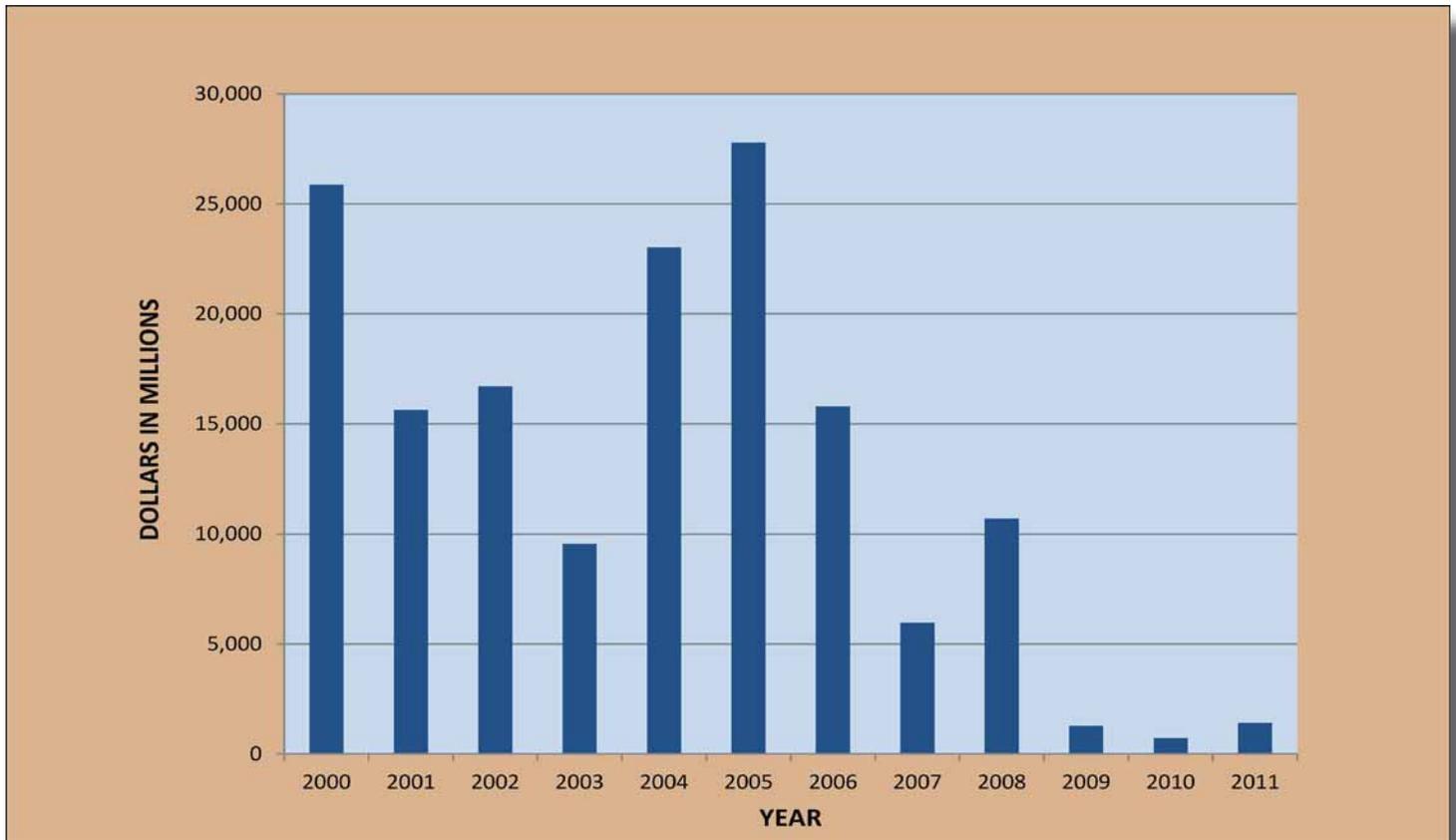


COMMERCIAL BUILDING PERMITS ISSUED AND VALUATION

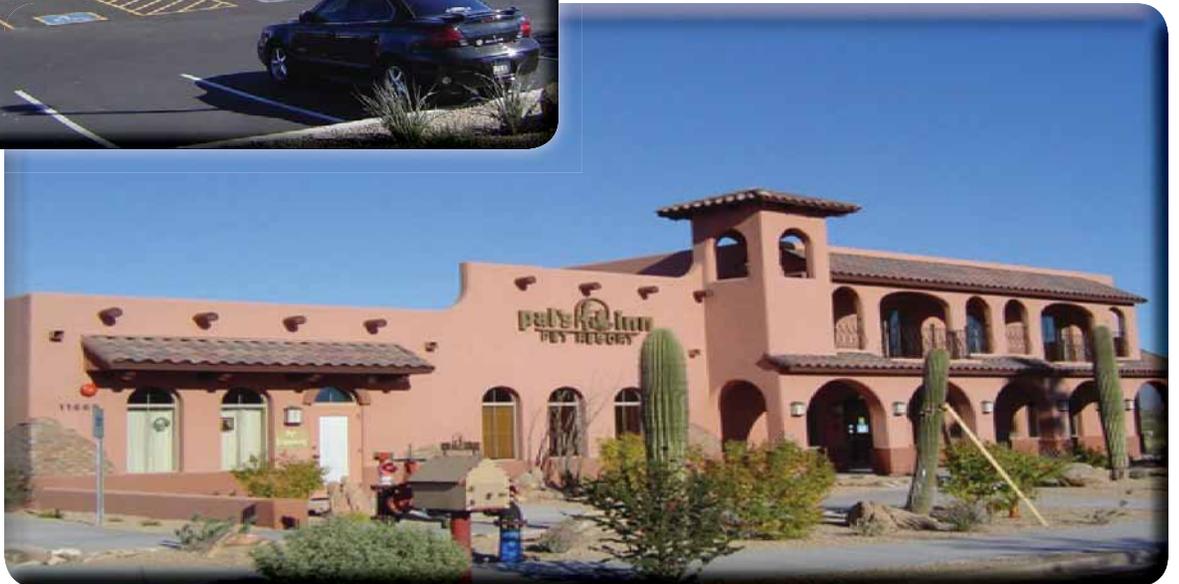
Year	Permits Issued	Valuation (\$ in Millions)
2000	45	25,869
2001	36	15,625
2002	30	16,698
2003	20	9,554
2004	55	23,021
2005	35	27,782
2006	44	15,792
2007	58	5,966
2008	62	10,701
2009	21	1,279
2010	18	719
2011	12	1,412

*2000-2011 Valuation includes commercial building permits as well as tenant improvements.

COMMERCIAL PERMITS ISSUED VALUATION IN DOLLARS

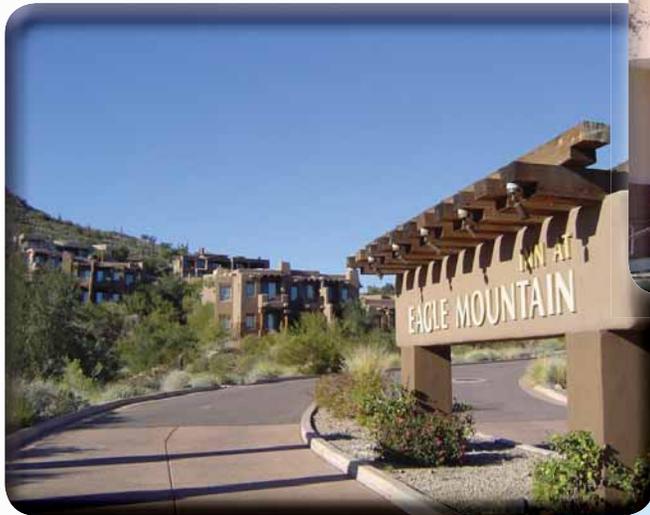


*2000-2011 Valuation includes commercial building permits as well as tenant improvements.



existing businesses

- Lodging
- Restaurants
- Shopping Centers



lodging/hotels



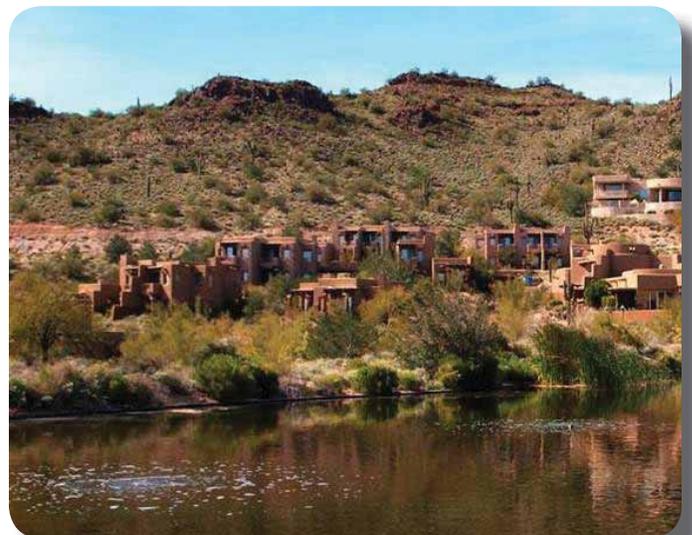
Comfort Inn
17105 E. Shea Blvd
48 guest rooms



CopperWynd Resort and Spa
13225 Eagle Ridge Drive
32 guest rooms



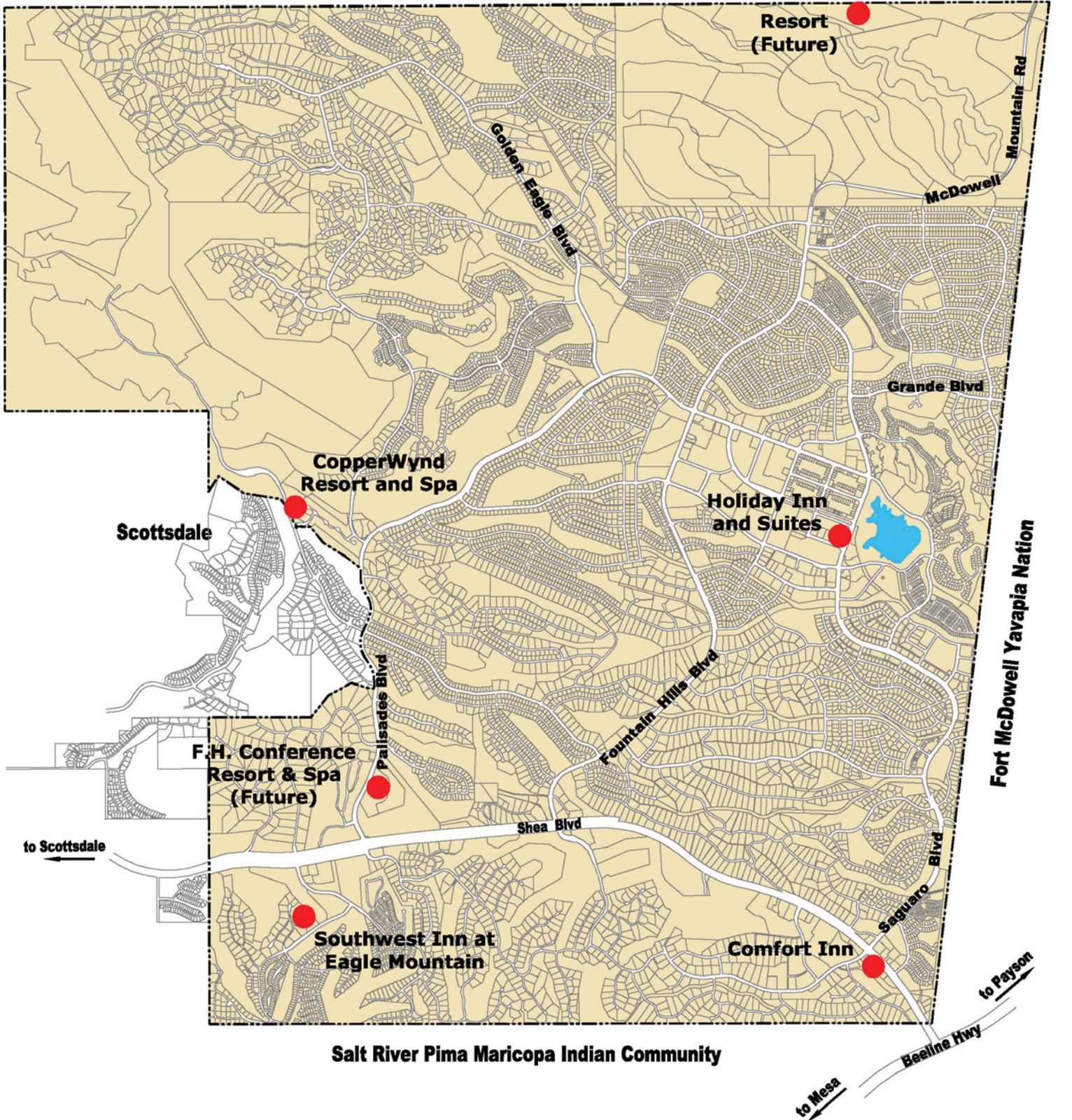
Holiday Inn and Suites
12800 N Saguaro Blvd
130 guest rooms



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

Lodging/Hotels Location Map

McDowell Mountain Regional Park



restaurants - Savory Spots

1 BAR / PUB / WINE BAR

- 1 Alamo Saloon
11807 N. Saguaro Blvd.
(480) 837-5699 \$
Daily 10a - 2a
- 2 All American Sports Grill
16872 Ave. of the Fountains
(480) 816-4625 \$
Daily 11am - 11pm
www.allamericansportsgrill-az.com
- 3 Bruno's Sports Bar & Grille
16737 E. Parkview Ave.
(480) 836-0770 \$
Daily 11a - 2a
- 4 Grapeables Fine Wines
12645 N. Saguaro Blvd.
(480) 816-5959 \$\$
Mo - Th 3p - 8p; Fr - Sa 12p - 11p;
Su 12p - 6p
www.grapeableswinebar.com

- 5 Parkview Tap House Bar & Grill
16828 E. Parkview Ave.
(480) 837-5210 \$
Mo-Th 11:30a - 11p;
Fr-Sa 11:30a - 2a; Su 12p - 6p

- 6 VU
14815 E. Shea Blvd.
(480) 368-0087 \$\$
Tu - Sa 11:30a - 10p
www.vubistro.com

1 FAST FOOD

- 1 Arby's
17224 E. Shea Blvd.
(480) 837-4999 \$
Su-Th 9:30a - 10p;
Fr-Sa 9:30a - 11p
www.arbys.com
- 2 Burger King
13725 N. Fountain Hills Blvd.
(480) 816-0767 \$
Daily 6a - 11p
www.burgerking.com
- 3 McDonald's
16936 E. Shea Blvd.
(480) 837-0033 \$
Su - Th 5a - 11p; Fr - Sa 5a - 12a
www.mcdonalds.com
- 4 Subway
13771 N. Fountain Hills Blvd.
(480) 816-9305 \$
Daily 7a - 9p
www.subway.com
- 5 Subway
16841 E. Shea Blvd.
(480) 816-5803 \$
Daily 7a - 9p
- 6 Taco Bell
17230 E. Shea Blvd.
(480) 837-2602 \$
Mo - Sa 9a - 11p; Su 10a - 10p
www.tacobell.com
- 7 Wendy's
17218 Shea Blvd.
(480) 837-2551 \$
Su - Th 7a - 11p; Fr - Sa 7a - 12a
www.wendys.com

1 BAKERY/CAFE/COFFEE

- 1 La Tartine
16650 E. Palisades Blvd.
(480) 816-4222 \$
Mo - Fr 7a - 6:30p; Sa 7:30a - 6p
- 2 Mountain View Coffee
12645 N Saguaro Blvd., Ste 17
(480) 816-9490 \$
Mo-Sun 6:30am - 4pm
- 3 Starbucks
16425 E. Palisades Blvd.
(480) 816-6969 \$
Mo - Sa 4:30a - 9p; Su 5a - 9p
www.starbucks.com
- 4 Starbucks
16815 E. Shea Blvd.
(480) 816-1486 \$
Mo - Fr 5:30a - 7p; Sa 6a - 7p;
Su 6:30a - 7p
www.starbucks.com

- 5 Sweet Town
16754 E. Glenbrook Blvd.
(480) 836-0101 \$
Mo - Sa 12p - 9p
www.sweettown.net

DINING

- 1 Alchemy at Copperwynd
13225 N. Eagle Ridge Dr.
(480) 333-1880 \$\$\$
Tu - Sa 12p - 2p & 5p - 9p
Wine Bar: Tu - Sa 2p - 7p
www.alchemy360az.com
- 2 Appian Way
17149 E. Amhurst Dr.
(480) 836-7899 \$\$\$
Tu - Su 4p - 10p
www.appianway.com
- 3 Chen's Garden Chinese Restaurant
16720 E. Avenue of the Fountains
(480) 816-8880 \$
Daily 11a - 9p
- 4 Chicago Bob's
16948 E. Shea Blvd., #101
(480) 816-3647 \$
Mo - Sa 10a - 8p; Su 10:30a - 6p
www.chicago-bobs.com
- 5 Chocofin Chocolatier
13404 N. La Montana Dr.
(480) 836-7444 \$ - \$\$\$
Mo - Fr 10a - 6p; Sa 10a - 5p
www.chocofin.com
- 6 Denny's
17053 E. Shea Blvd.
(480) 837-5307 \$
Daily 24 hours
www.dennys.com
- 7 DJ's Bagel Cafe
13693 N. Fountain Hills Blvd.
(480) 816-4155 \$
Mo - Fr 6a - 7p; Sa 6a - 5p; Su 7a - 3p
- 8 El Encanto del Fuente
11044 N. Saguaro Blvd.
(480) 837-1070 \$\$
Daily 11a - 10p
www.elencantorestaurant.com
- 9 Euro Pizza Cafe
12645 N. Saguaro Blvd.
(480) 836-0207 \$\$
Daily 11a - 9p
www.europizzacafe.com
- 10 Euro-Bistro
12015 N. Saguaro Blvd.
(480) 837-4445 \$
Mo - Fr 11a - 6p; Sa 10a - 3p
- 11 Fireside Grill
12800 N. Saguaro Blvd.
(480) 816-9047 \$\$
Daily 6a - 10p

- 12 Flapjacks
16605 E. Palisades Blvd.
(480) 837-2910 \$
Tu - Sa 7:30a - 1:30p; Su 7:30a - 1p

- 13 Fountain Hills Express Deli
11829 N. Saguaro Blvd.
(480) 837-3236 \$
Mo - Fr 6a - 7p; Sa 7a - 6p

- 14 Fountini's Bar & Grill
13407 N. La Montana Dr.
(480) 837-4201 \$\$
Su - Th 11a - 12a; Fr - Sa 11a - 2a

- 15 The Grille at Eagle Mountain
14915 E. Eagle Mountain Pkwy.
(480) 816-1248 \$
Daily 7a - 7p (Oct - May)
Mo-Th 7a-3p; Fr-Su 7a-4p (Jun - Sep)
www.eaglemtn.com

- 16 Ha Ha China Restaurant
11849 N. Saguaro Blvd.
(480) 837-8889 \$
Mo - Fr 11a-8:30p; Sa - Su 4:30p-8:30p

- 17 Jimmy's Krazy Greek
16758 E. Glenbrook Blvd.
(480) 837-1557 \$
Tu-Sa 11a - 8p

- 18 Katana Sushi & Grill
16425 E. Palisades Blvd.
(480) 837-2399 \$\$\$
Mo - Th 11:30a - 2:30p & 5p - 9p;
Fr 11:30a - 2:30p & 5p - 10p;
Sa 11:30a - 10p; Su 4p - 9p

- 19 La Scala Creamery
12645 N. Saguaro Blvd., #7
(480) 836-4444 \$
Daily 12p - 9p
www.lascalacreamery.com

- 20 Little Caesar's Pizza
16605 Palisades Blvd.
(480) 816-1001 \$
Su - Th 10:30a - 9p;
Fr - Sa 10:30a - 10p
www.littlecaesars.com

- 21 Mesquite Grill
18401 El Circulo Dr.
Tonto Verde (Shown on Map 1)
(480) 471-0438 \$ - \$\$\$
Hours vary by season

- 22 Pei Wei Asian Diner
14835 E. Shea Blvd.
(480) 837-0926 \$
Daily 11a - 9p www.peiwei.com

- 23 Phil's Filling Station Grill
16852 E. Parkview Ave., #2
(480) 816-8200 \$
Mo - Sa 7a - 9p; Su 8a - 1p
www.phillsfillingstationgrill.com

- 24 Ping's Cafe
17115 E. Shea Blvd.
(480) 816-1827 \$
Tu - Su 11a - 9p

- 25 Pisa Pizza Ristorante
16650 E. Palisades Blvd.
(480) 836-7500 \$\$
Mo - Sa 10a - 10p; Su 12p - 9p
www.pisapizzaaz.com

- 26 Pizza Hut
13693 N. Fountain Hills Blvd., #103
(480) 837-5566 \$
Su-Th 10:30a - 11p; Fr-Sa 10:30a - 12a
www.pizzahut.com

- 27 Que Bueno
13207 N. La Montana Dr.
(480) 837-2418 \$
Mo - Sa 11:30a - 9p; Su 8:30a - 9p
www.quebuenoaz.com

- 28 Redendo's Pizzeria & Pasta
16948 E. Shea Blvd.
(480) 816-1356 \$
Mo - Th 10:30a - 9p;
Fr - Sa 10:30a - 10p; Su 12p - 8p
www.redendos.com

- 29 Rosati's Pizza, Pasta & More
12605 N. Saguaro Blvd.
(480) 836-8400 \$
Mo-Th 11a-9p; Fr-Sa 11a-10p; Su 3p-9p

- 30 Saddle Bronc Grill
11056 N. Saguaro Blvd.
(480) 816-5900 \$
Su-Th 11:30a - 9p; Fr-Sa 11:30a - 10p
www.saddlebrongrill.com

- 31 Sakura Inn
11883 N. Saguaro Blvd.
(480) 836-8008 \$
Mo - Fr 11:30a - 2:30p & 5p - 10p;
Sa - Su 5p - 10p

- 32 Saporì D'Italia
11865 N. Saguaro Blvd.
(480) 816-9535 \$
Tu - Su 5p - 9p

- 33 Senor Taco
16948 E. Shea Blvd.
(480) 816-8226 \$
Mo - Th 5:30a - 2a; Fr - Sa 5:30a - 3a
www.senortacoaz.com

- 34 Sofrita's
16848 Avenue of the Fountains
(480) 816-5316 \$
Mo - Th 10:30a - 9p;
Fr - Sa 10:30a - 10p; Su 12p - 8p

- 35 The Steakhouse at Desert Canyon
10440 Indian Wells Dr.
(480) 837-1561 \$ - \$\$\$\$
Mo 8a - 2p; Tu - Su 8a - 2p & 5p - 9p
www.thesteakhouse.us

- 36 Streets of New York
16841 E. Shea Blvd., #101
(480) 837-3730 \$\$
Mo - Th 10:30a - 9p;
Fr - Sa 11:30a - 9:30p; Su 11a - 9p
www.streetsofnewyork.com

- 37 SunRidge Canyon Golf Club -
Ridge Room
13100 N. SunRidge Dr.
(480) 837-5396 \$\$
Daily 7a - 3p (Lounge open to dark)
www.sunridgecanyonogolf.com

- 38 Terra Nostra Italian Cafe
13014 N. Saguaro Blvd.
(480) 837-3557 \$\$ - \$\$\$\$
Mo - Sa 4p - close

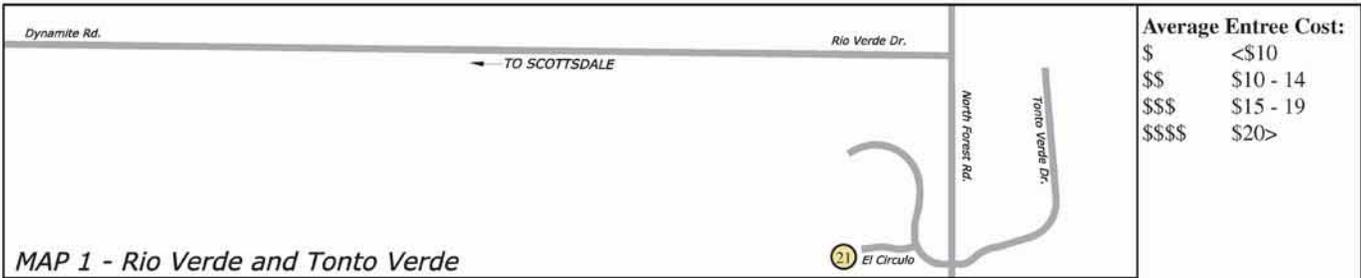
FORT MCDOWELL

10438 N. Fort McDowell Rd.

DINING

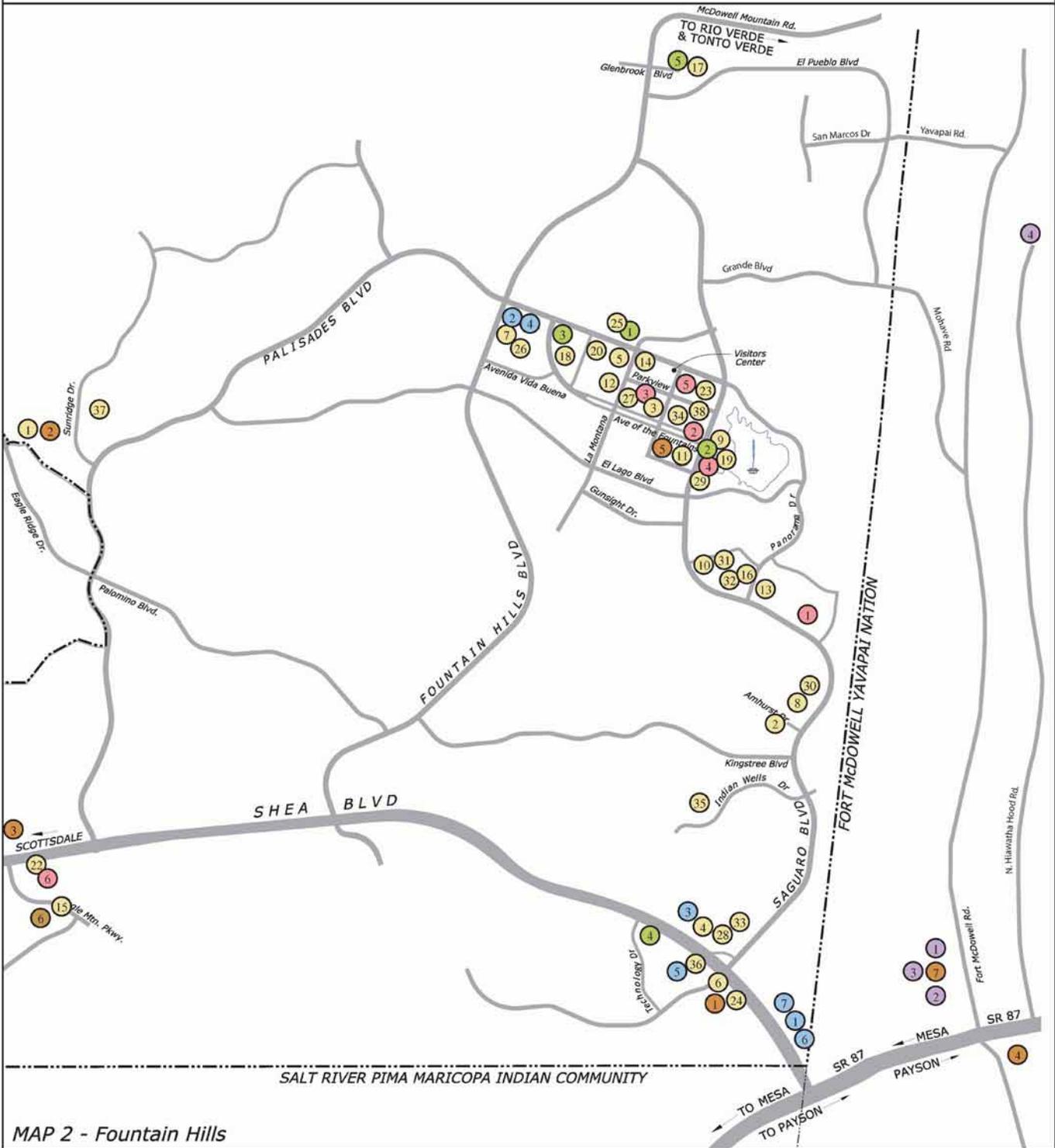
Radisson Fort McDowell Resort
(480) 789-5300

- 1 Ahnala \$-\$\$\$\$
- CASUAL/FAMILY/DELI
Casino
(480) 837-1424
- 2 Cottonwood Cafe \$
New York Deli \$
Red Rock Buffet \$
Silver Platter \$
Sushi \$
- 3 We-Ko-Pa Golf Club
18200 E. Toh Vee Circle
(480) 789-8713
The Grille at \$
We-Ko-Pa Golf Club
- 4 Fort McDowell Adventures
14821 N. Hiawatha Hood Rd.
(480) 816-6465
Friday Night Franks \$



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

MAP 1 - Rio Verde and Tonto Verde



MAP 2 - Fountain Hills

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



Plaza Fountainside

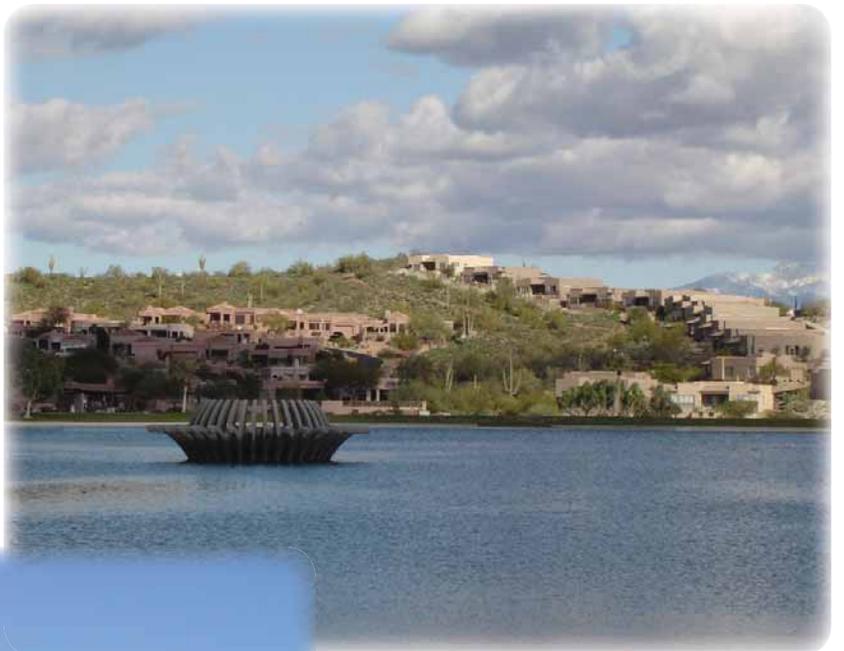


Downtown

Salt River Pima Maricopa Indian Community



Surrounding Landscape and beauty

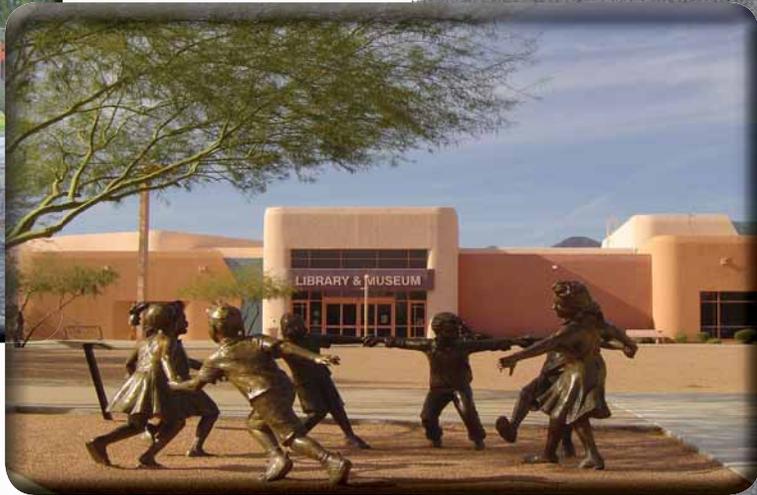


government & public facilities

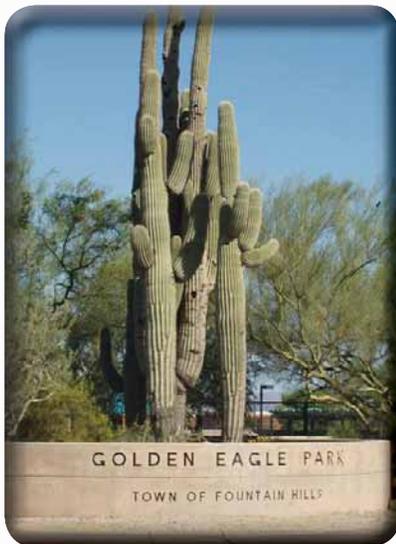
- Municipal Buildings & Services
- Schools
- Parks
- Capital Improvements



Public Art - Cooling the Dogs by Craig Bergsgaard



Library & Museum



Golden Eagle Park Entrance



Centennial Circle



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

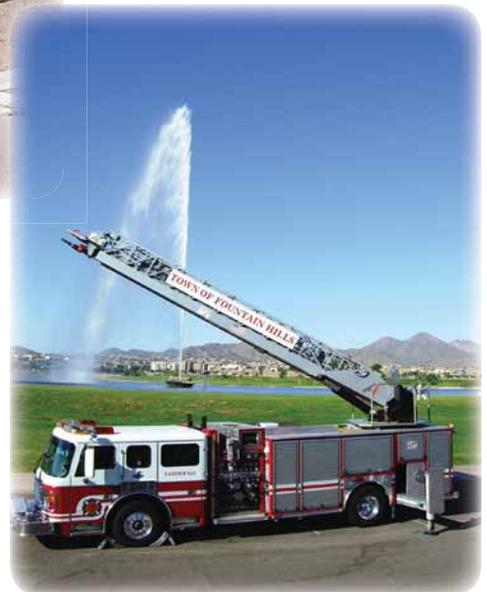
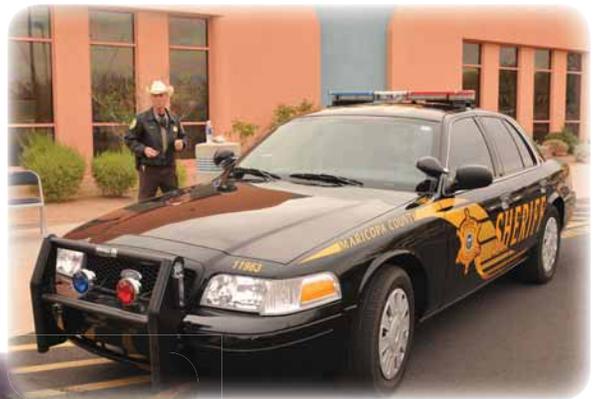
Fountain Hills Sanitary District
16941 E. Pepperwood Circle
480-837-9444

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

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

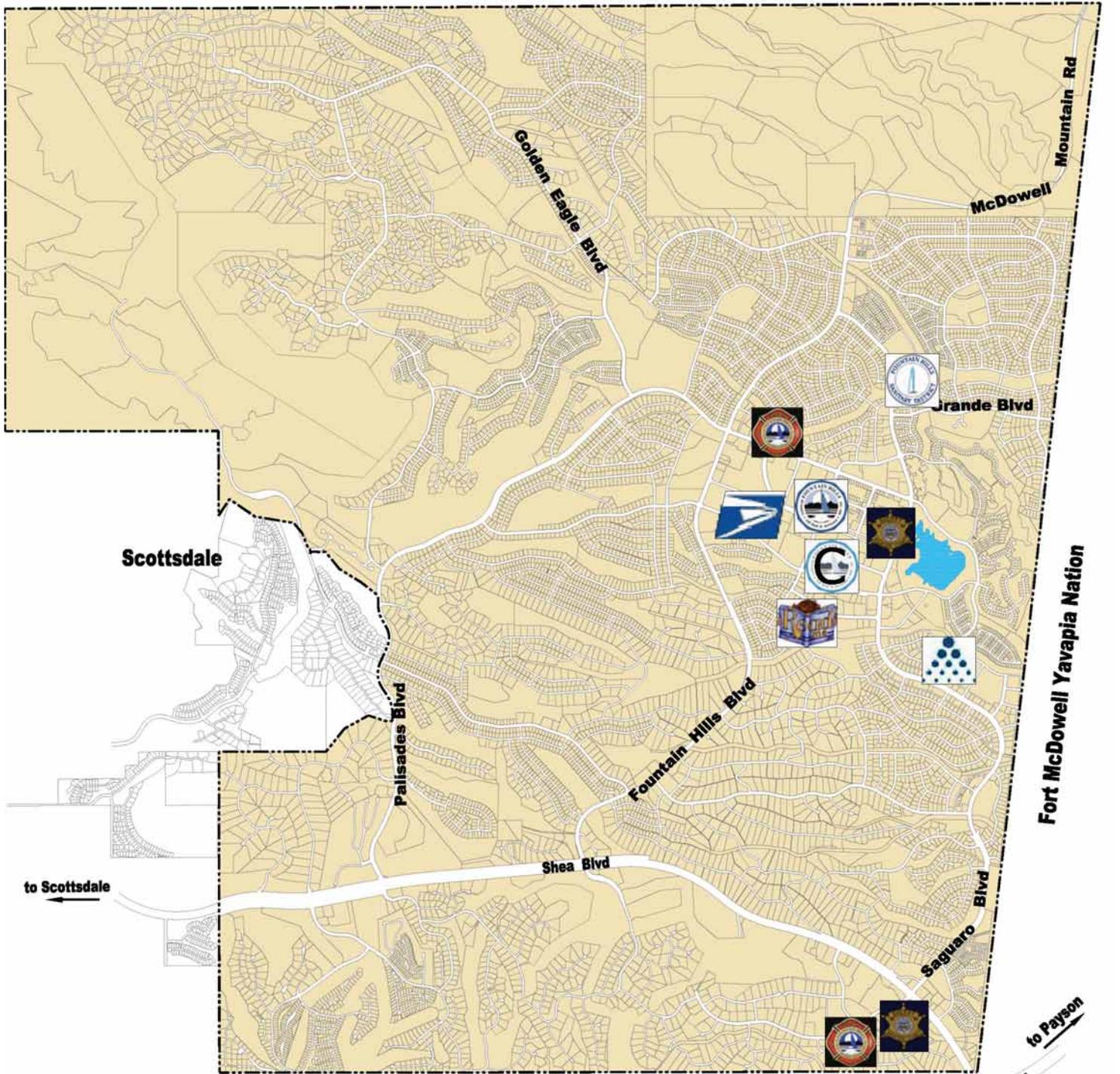
Town Hall
16705 E. Ave. of the Fountains
480-816-5100

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 - (CLOSED)*
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 - (CLOSED)

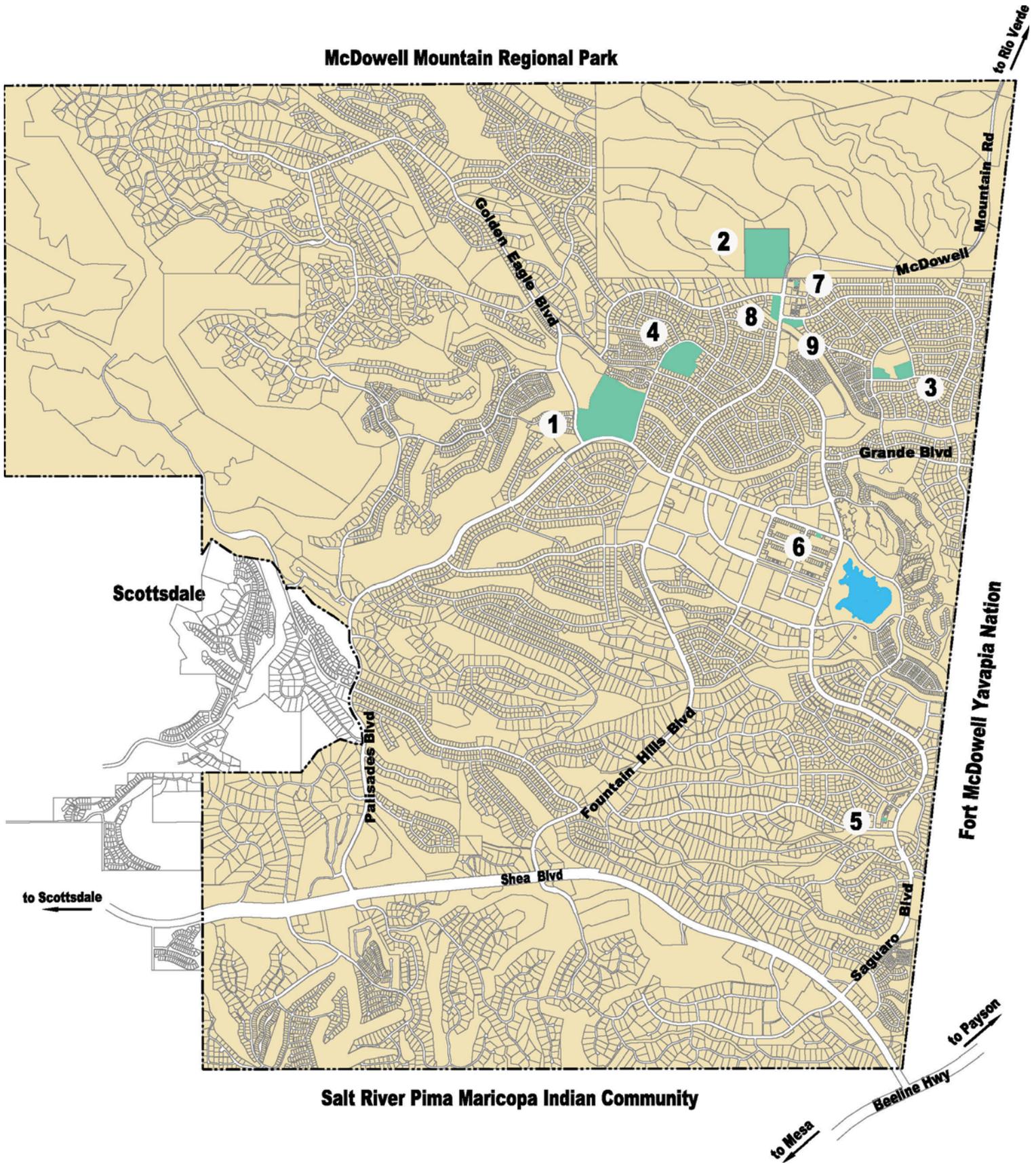


Fountain Hills Middle School



McDowell Mountain School

School Location Map



fountain hills community services department

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 and Four Peaks Park master plans have been discussed, but not scheduled at this time.



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.

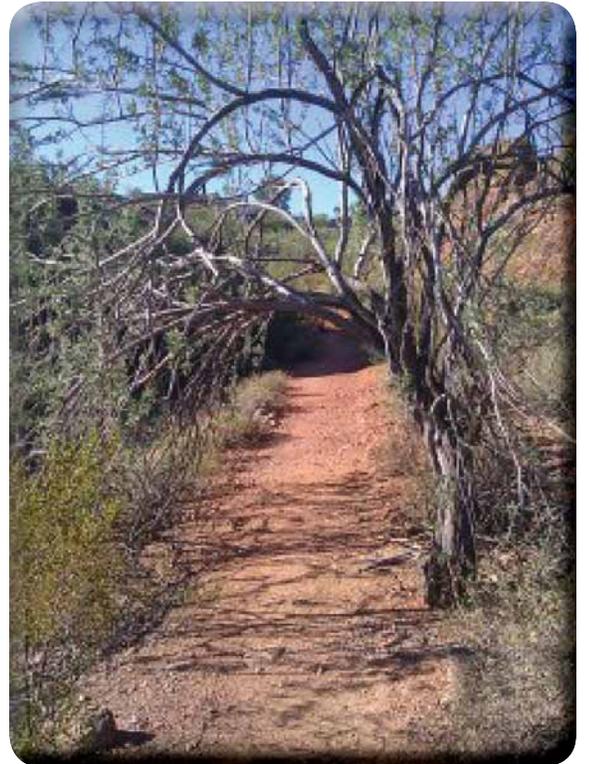


Fountain Park - 64 ac
12925 North Saguaro Blvd.
Fountain Park is located on Saguaro Blvd.
between El Lago Blvd. and Palisades Blvd.



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

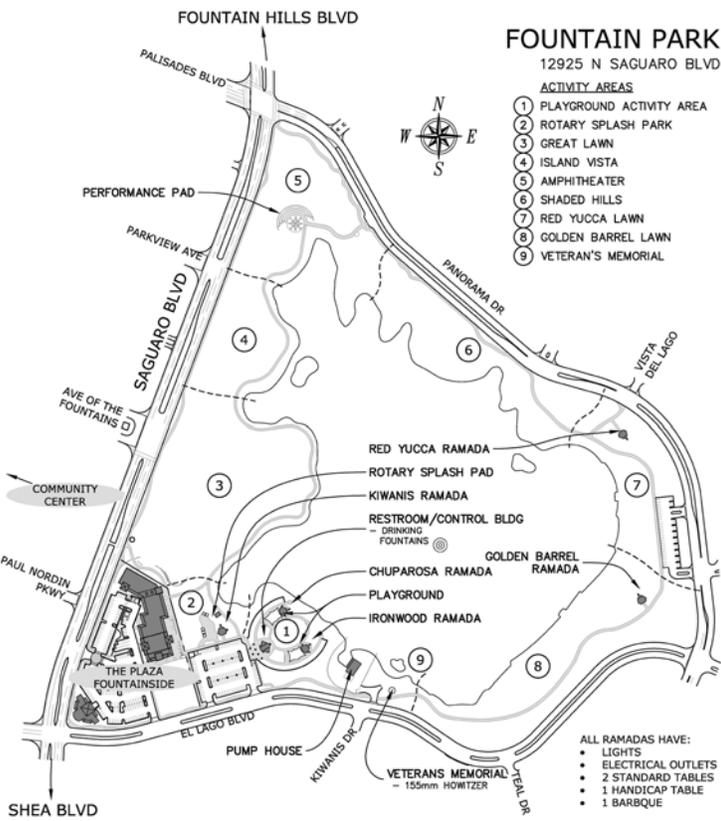
Botanical Garden Preserve - 8 ac
 Streets that surround the area are Palomino (South), Burro (West), Ocotillo Way (North) and Fountain Hills Boulevard (East). Emerald Wash is part of the Garden.



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



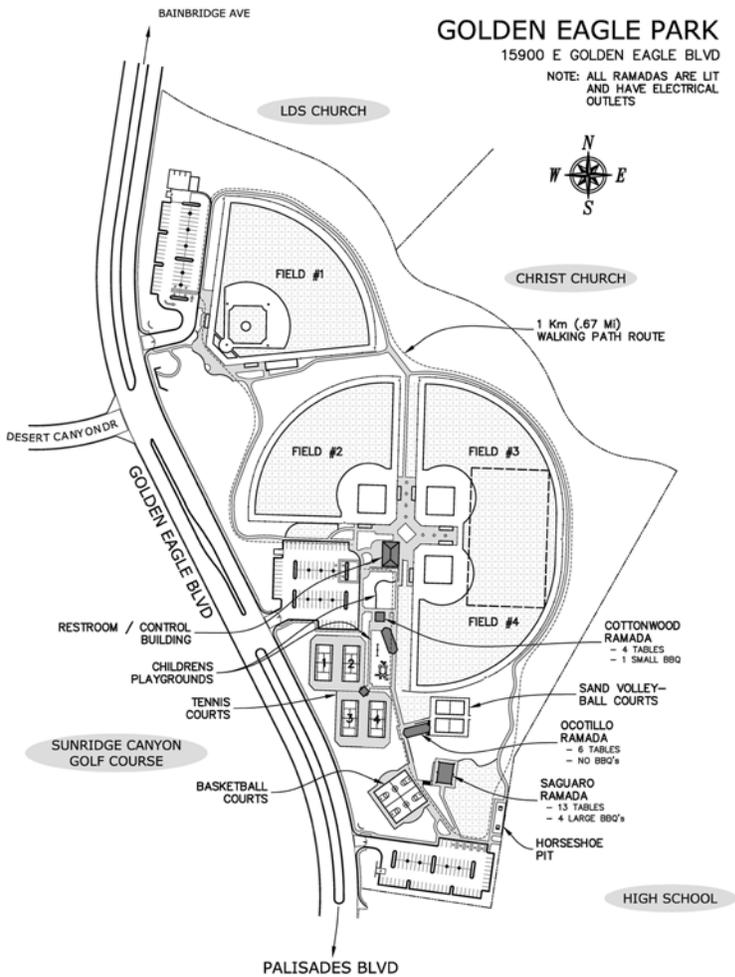
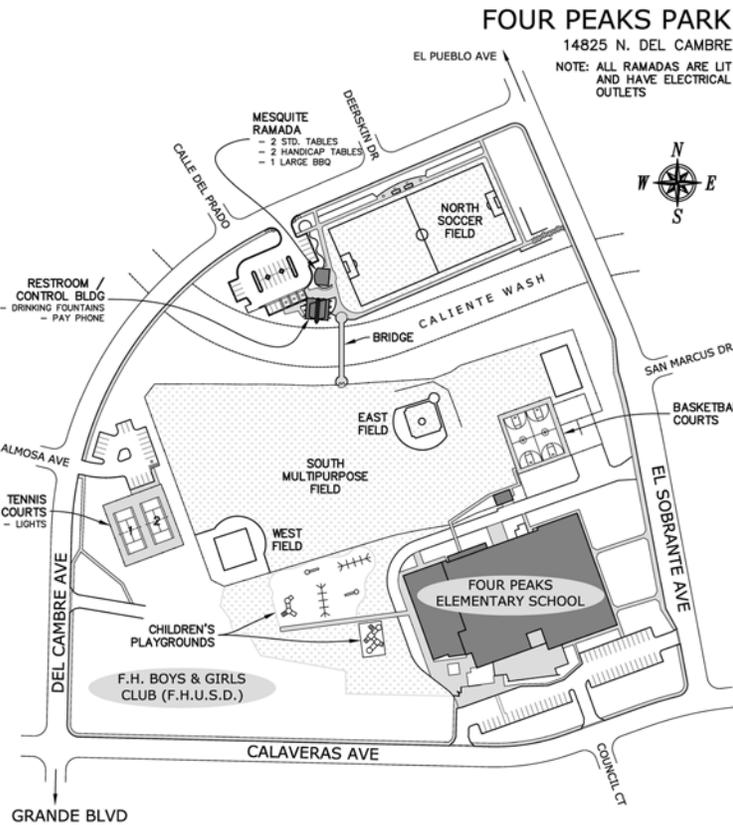
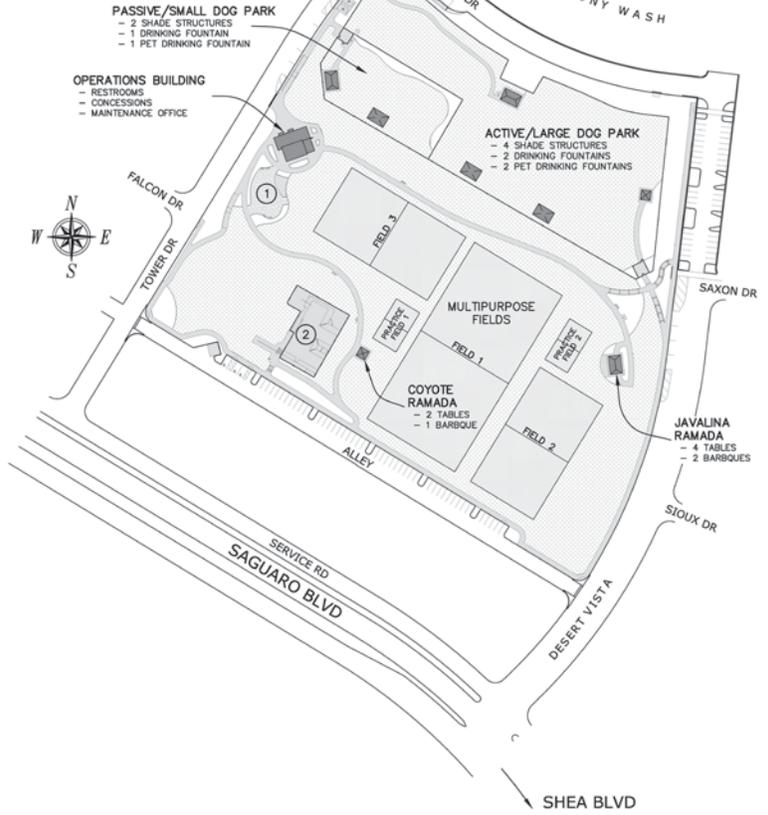
PARK HOURS:

- PARK 6am-11pm
- DOG PARK 6am-9pm
- SKATE PARK 7am-SUNSET

ALL RAMADAS HAVE:

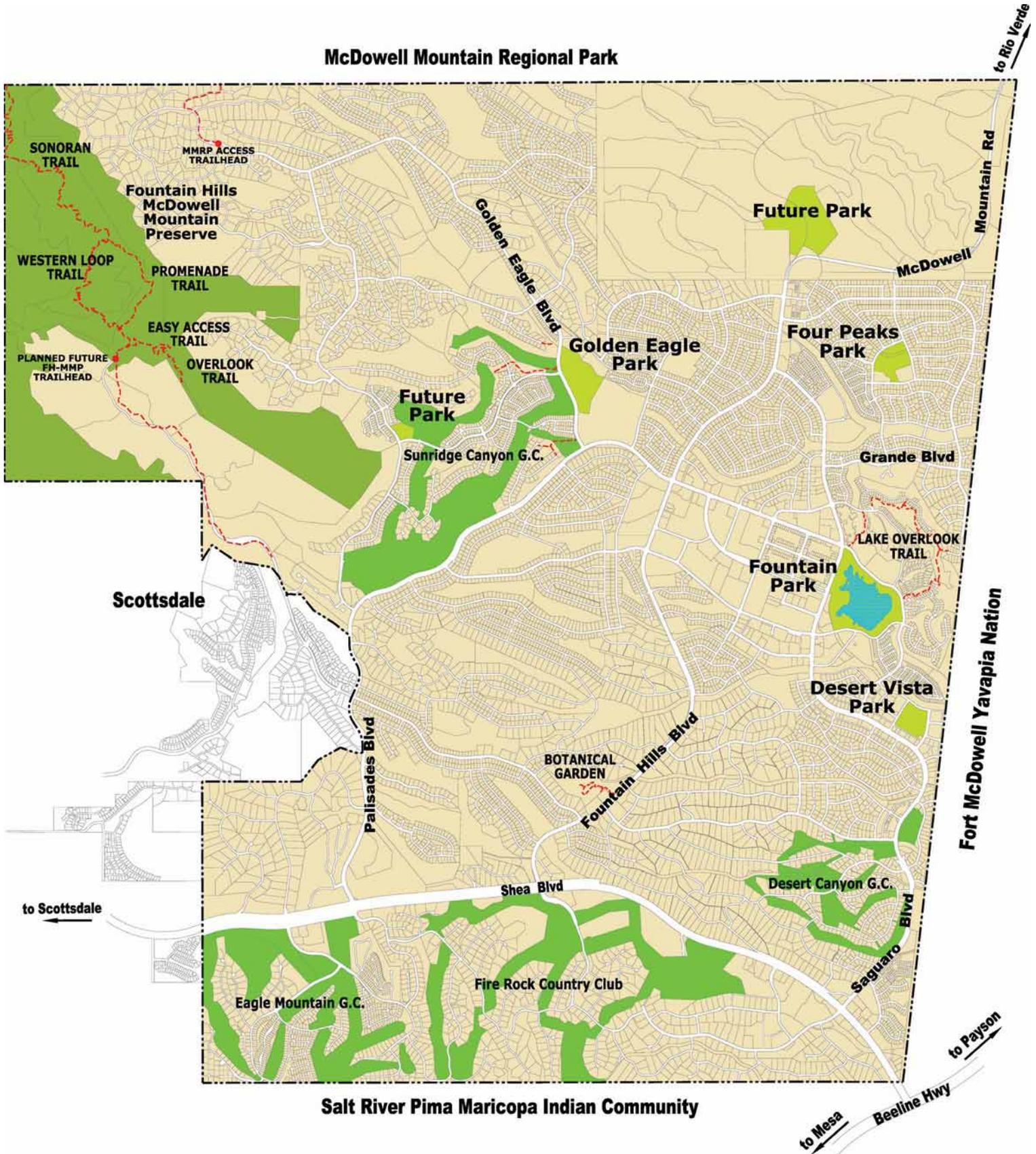
- LIGHTS
- ELECTRICAL OUTLETS
- HANDICAP TABLES

ALL FIELDS ARE LIT

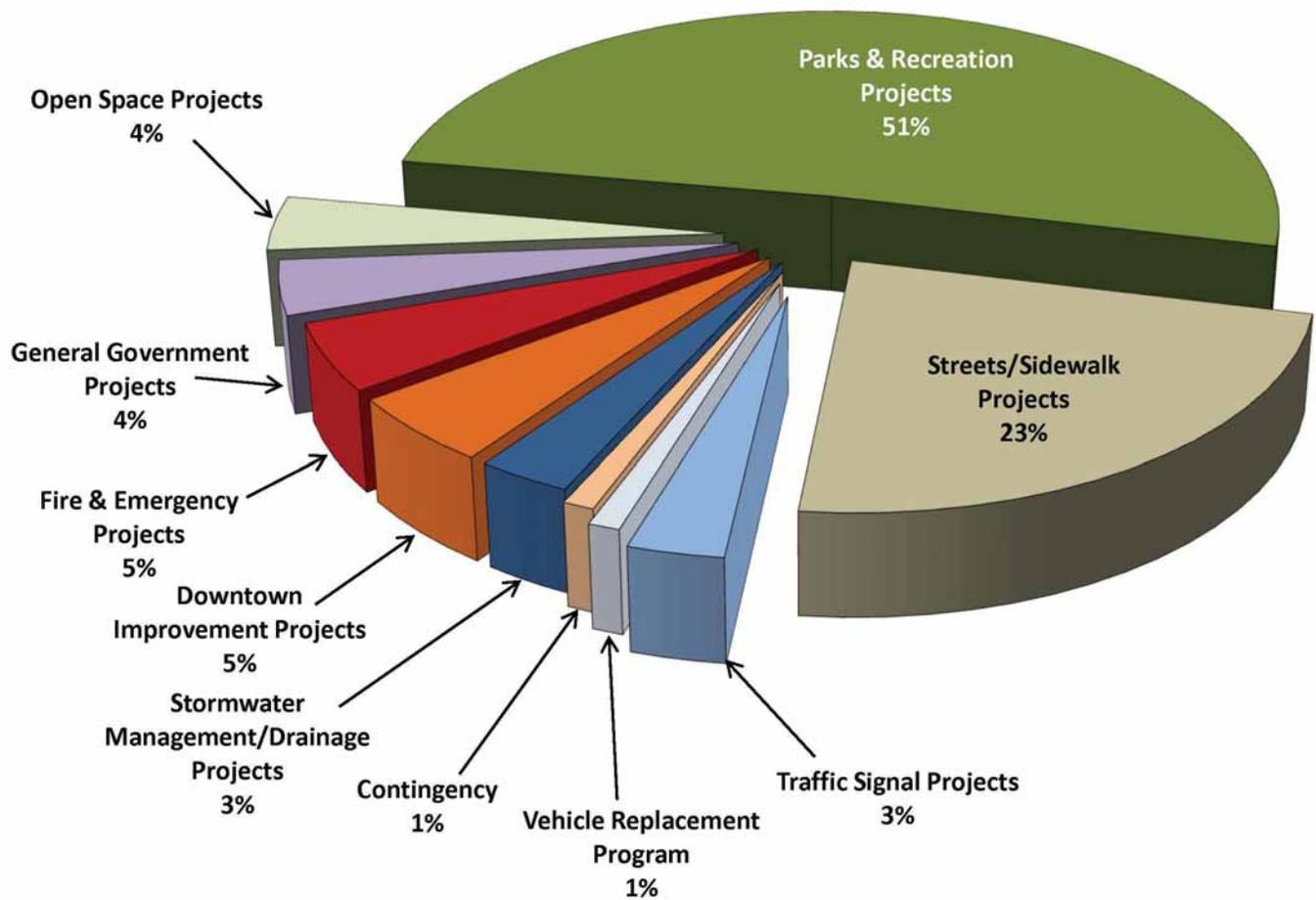


Park Location Map

McDowell Mountain Regional Park



capital improvements



Capital Projects by Category

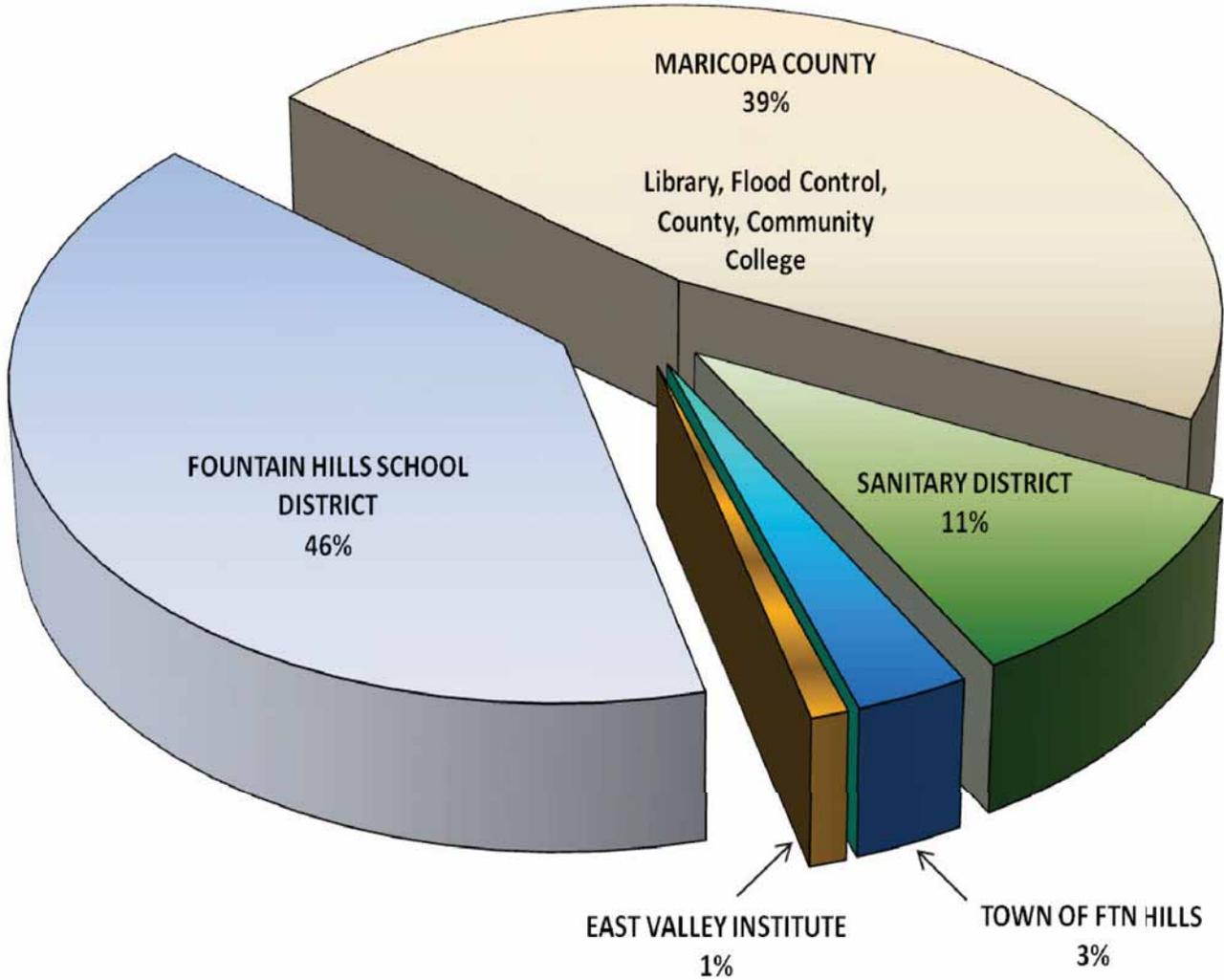
2013-2017

Stormwater Management/Drainage Projects	\$1,581,000
Downtown Improvement Projects	\$2,880,000
Fire & Emergency Projects	\$2,960,000
Library, Art and Museum Projects	\$48,000
General Government Projects	\$2,640,000
Open Space Projects	\$2,712,000
Parks & Recreation Projects	\$30,906,000
Streets/Sidewalk Projects	\$14,051,000
Traffic Signal Projects	\$1,833,000
Vehicle Replacement Program	\$400,000
Contingency	\$595,630

Total Estimated Capital Project Costs for 2013-2017

\$60,606,630

FOUNTAIN HILLS PROPERTY TAXES 2011



More public art peices



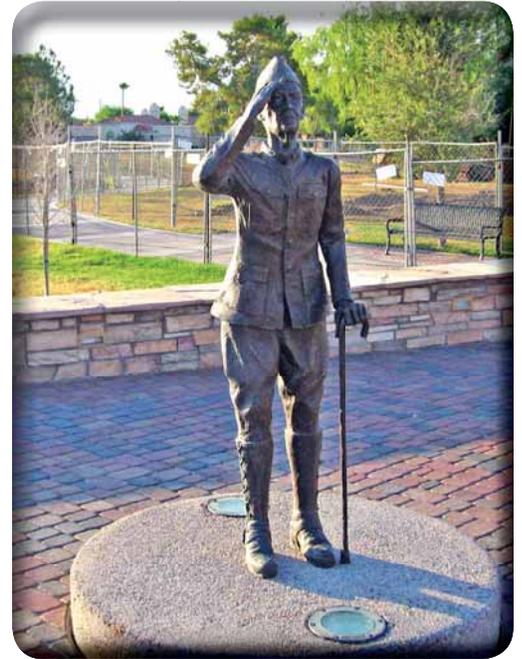
BROTHERS by Vincent Russo



FREEDOM by Jim Dodson



TRUTH by Kendra Fleischman



SOLDIER AT WAR Ron Head

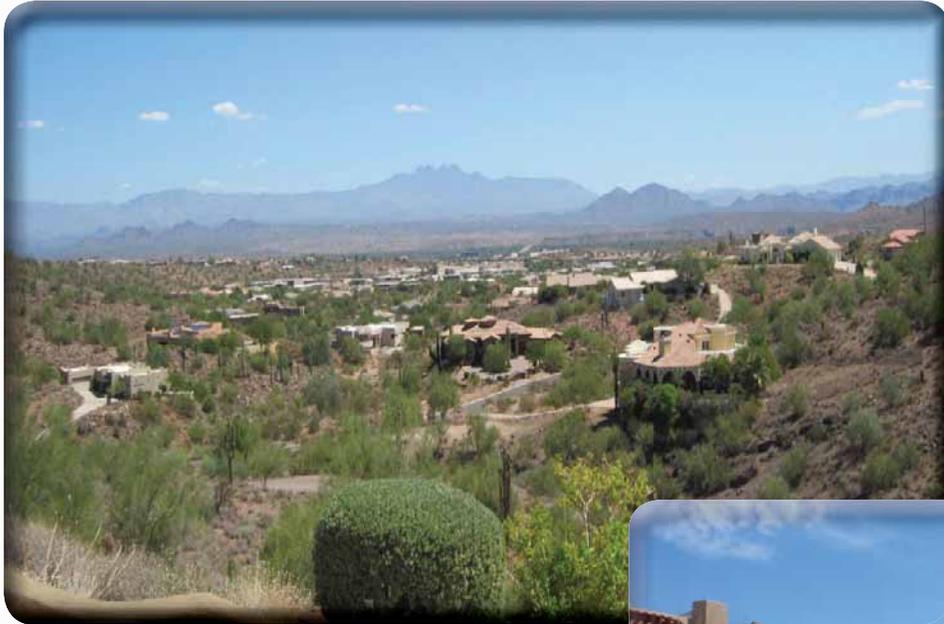
AFTER THE DANCE
by Adreas Schwab



ADOLESCENCE by Vala Ola

land use

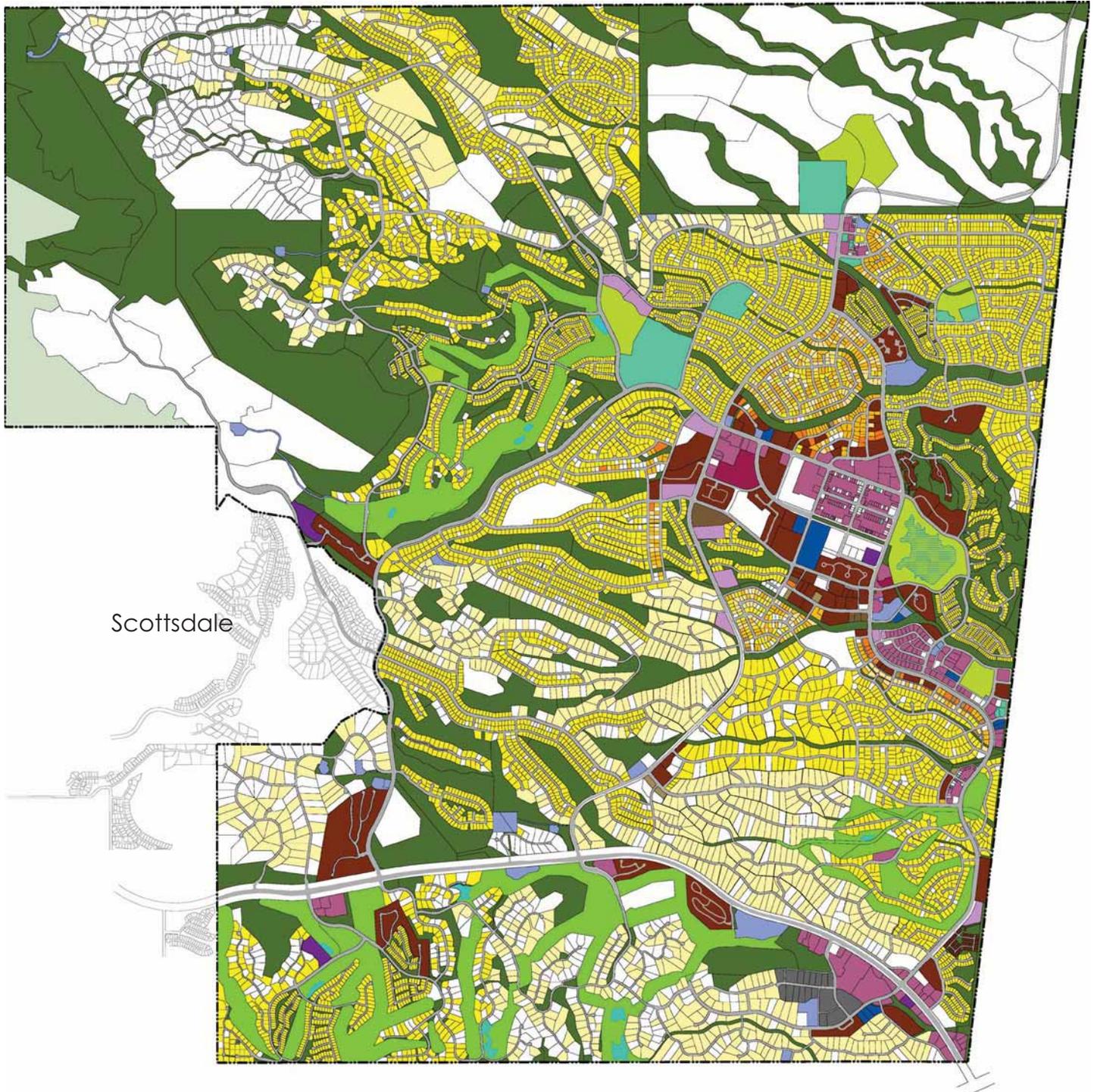
- Town-Wide Data Inventory by Section



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	11.8								192.8								2.4						331.8	21.9		560.7
Section 7									229.9														200.3	5.5	199.9	635.6
Section 8	37.9	83							90.9								2.5						379.5	42.3		636.1
Section 9	26	175.3							19.6					7			1				28.5	95.5	191.4	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	1.1	0.5	63.4		152	93.2		520.2	
Section 15	40.5	68.5	15.4	2.3	10.7	22.5	5	126.9	26.9	50.7	38.7	16					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					57.9	139.2	83.2		648.2
Section 17	18.1	38.6						17	155.3				8				5.8					49.2	85.7	36.9		414.6
Section 20	101.1	35						56.6	111.2				13.2				6.2					64.5	45.5		433.3	
Section 21	117.1	170							75.2								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	38.3	5.3			0.2			1.6	2.7	2	11.6	97.4	35.4	105.3		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	242.6	2.3						29	74.6	12	1.3											72	60.9	80		632.2
Section 28	108.8	45.3						10.7	141.3	3.8							3.9					167.8	68.8	79.5		629.9
Section 29	9.9	148.5						19.8	44.1	9.3			5.9									173.5	91.2	101		603.2
TOTAL	1285.2	2276.7	86.3	7.5	12.2	88.1	14.4	431.0	2469.2	211.5	80.8	17.2	62.9	45.8	34.3	2.0	81.8	29.1	110.5	178.2	771.3	2988.6	1521.2	199.9		13005.7
PERCENT	9.9%	17.5%	0.7%	0.1%	0.1%	0.7%	0.1%	3.3%	19.0%	1.6%	0.6%	0.1%	0.5%	0.4%	0.3%	0.02%	0.6%	0.2%	0.8%	1.4%	5.9%	23.0%	11.7%	1.5%		100%

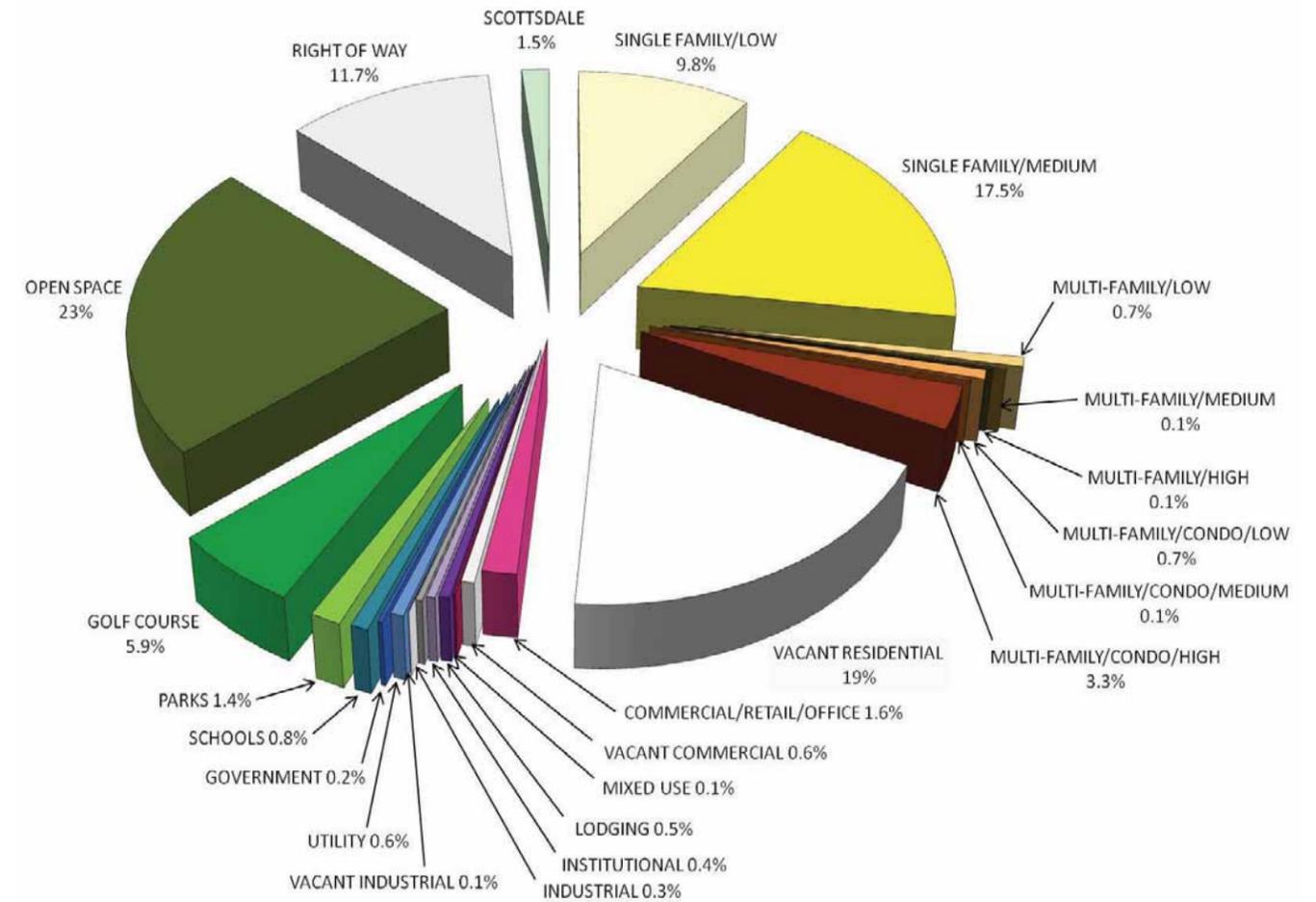
TOTAL ACRES:	13005.7
TOTAL SQ MILES:	20.32

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

LAND USE INVENTORY KEY

<table style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 20px; background-color: #ffffcc; border: 1px solid black;"></td><td>SF/L Single Family - Low Density</td></tr> <tr><td style="width: 20px; background-color: #ffff00; border: 1px solid black;"></td><td>SF/M Single Family - Medium Density</td></tr> <tr><td style="width: 20px; background-color: #ffcc00; border: 1px solid black;"></td><td>MF/L Multi -Family - Low Density</td></tr> <tr><td style="width: 20px; background-color: #cc9900; border: 1px solid black;"></td><td>MF/M Multi - Family - Medium Density</td></tr> <tr><td style="width: 20px; background-color: #996600; border: 1px solid black;"></td><td>MF/H Multi - Family - High Density</td></tr> <tr><td style="width: 20px; background-color: #ff9900; border: 1px solid black;"></td><td>MF/C/L Multi - Family - Condo Low Density</td></tr> <tr><td style="width: 20px; background-color: #ff6600; border: 1px solid black;"></td><td>MF/C/M Multi - Family - Condo Medium Density</td></tr> <tr><td style="width: 20px; background-color: #ff3300; border: 1px solid black;"></td><td>MF/C/H Multi - Family - Condo High Density</td></tr> <tr><td style="width: 20px; background-color: #ffffff; border: 1px solid black;"></td><td>R/V Vacant land with a general plan designation of residential</td></tr> <tr><td style="width: 20px; background-color: #ffcc99; border: 1px solid black;"></td><td>C/R General Commercial/Retail/Office</td></tr> <tr><td style="width: 20px; background-color: #ffffff; border: 1px solid black;"></td><td>C/V Vacant land with general plan designation of commercial</td></tr> <tr><td style="width: 20px; background-color: #ff6666; border: 1px solid black;"></td><td>MU Structures that include Commercial & Residential</td></tr> </table>		SF/L Single Family - Low Density		SF/M Single Family - Medium Density		MF/L Multi -Family - Low Density		MF/M Multi - Family - Medium Density		MF/H Multi - Family - High Density		MF/C/L Multi - Family - Condo Low Density		MF/C/M Multi - Family - Condo Medium Density		MF/C/H Multi - Family - Condo High Density		R/V Vacant land with a general plan designation of residential		C/R General Commercial/Retail/Office		C/V Vacant land with general plan designation of commercial		MU Structures that include Commercial & Residential	<table style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 20px; background-color: #cccccc; border: 1px solid black;"></td><td>[R1-190, R1-43, R1-35]</td></tr> <tr><td style="width: 20px; background-color: #cccccc; border: 1px solid black;"></td><td>[R1-18, R1-10, R1-8, R1-6]</td></tr> <tr><td style="width: 20px; background-color: #cccccc; border: 1px solid black;"></td><td>[1-4 units]</td></tr> <tr><td style="width: 20px; background-color: #cccccc; border: 1px solid black;"></td><td>[5-9 units]</td></tr> <tr><td style="width: 20px; background-color: #cccccc; border: 1px solid black;"></td><td>[10 + units]</td></tr> <tr><td style="width: 20px; background-color: #cccccc; border: 1px solid black;"></td><td>[1-4 units]</td></tr> <tr><td style="width: 20px; background-color: #cccccc; border: 1px solid black;"></td><td>[5-9 units]</td></tr> <tr><td style="width: 20px; background-color: #cccccc; border: 1px solid black;"></td><td>[10+ units]</td></tr> </table>		[R1-190, R1-43, R1-35]		[R1-18, R1-10, R1-8, R1-6]		[1-4 units]		[5-9 units]		[10 + units]		[1-4 units]		[5-9 units]		[10+ units]	<table style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 20px; background-color: #990099; border: 1px solid black;"></td><td>L Lodging (Hotels, Bed & Breakfasts)</td></tr> <tr><td style="width: 20px; background-color: #cccccc; border: 1px solid black;"></td><td>INST Institutional (Churches, etc.)</td></tr> <tr><td style="width: 20px; background-color: #cccccc; border: 1px solid black;"></td><td>I Industrial</td></tr> <tr><td style="width: 20px; background-color: #cccccc; border: 1px solid black;"></td><td>I/V Vacant land with general plan designation of industrial</td></tr> <tr><td style="width: 20px; background-color: #6699ff; border: 1px solid black;"></td><td>U Utility</td></tr> <tr><td style="width: 20px; background-color: #336699; border: 1px solid black;"></td><td>G Government/Town Owned</td></tr> <tr><td style="width: 20px; background-color: #009999; border: 1px solid black;"></td><td>S School</td></tr> <tr><td style="width: 20px; background-color: #99cc66; border: 1px solid black;"></td><td>P Park</td></tr> <tr><td style="width: 20px; background-color: #339933; border: 1px solid black;"></td><td>GC Golf Course</td></tr> <tr><td style="width: 20px; background-color: #999999; border: 1px solid black;"></td><td>OS Open Space</td></tr> <tr><td style="width: 20px; background-color: #cccccc; border: 1px solid black;"></td><td>R Right of Way</td></tr> <tr><td style="width: 20px; background-color: #99cc99; border: 1px solid black;"></td><td>Scottsdale Scottsdale Owned Land</td></tr> </table>		L Lodging (Hotels, Bed & Breakfasts)		INST Institutional (Churches, etc.)		I Industrial		I/V Vacant land with general plan designation of industrial		U Utility		G Government/Town Owned		S School		P Park		GC Golf Course		OS Open Space		R Right of Way		Scottsdale Scottsdale Owned Land
	SF/L Single Family - Low Density																																																																	
	SF/M Single Family - Medium Density																																																																	
	MF/L Multi -Family - Low Density																																																																	
	MF/M Multi - Family - Medium Density																																																																	
	MF/H Multi - Family - High Density																																																																	
	MF/C/L Multi - Family - Condo Low Density																																																																	
	MF/C/M Multi - Family - Condo Medium Density																																																																	
	MF/C/H Multi - Family - Condo High Density																																																																	
	R/V Vacant land with a general plan designation of residential																																																																	
	C/R General Commercial/Retail/Office																																																																	
	C/V Vacant land with general plan designation of commercial																																																																	
	MU Structures that include Commercial & Residential																																																																	
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town-wide land use



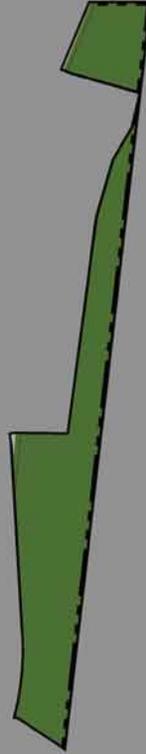
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L	960	1,285.2	1,511.3		
Single Family – M	7,266	2,276.7	919.9		
Multi-Family – L	458	86.3			
Multi-Family – M	80	7.5			
Multi-Family – H	227	12.2			
Multi-Family/Condo – L	554	88.1	38.0		
Multi-Family/Condo – M	159	14.4			
Multi-Family/Condo – H	3,027	431.0			
Commercial/Retail		211.5	80.8		292.3
Mixed Use	259	17.2			17.2
Lodging		18.7	44.2		62.9
Institutional		45.8			45.8
Industrial		34.3	2.0		36.3
Utility		81.8			81.8
Government/Town Owned		29.1			29.1
Schools		110.5			110.5
Parks		127.0	51.2		178.2
Golf Course		771.3			771.3
Open Space				2,988.6	2,988.6
Scottsdale Owned Land				199.9	199.9
Right of Way/Streets		1,521.2			1,521.2
Total	12,990	7,169.8	2,647.4	3,188.5	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	Mixed Use	Vacant Residential	TOTAL	
	Total Acres	1,285.2	2,276.7	86.3	7.5	12.2	88.1	14.4	431.0	17.2	2,469.2
Percent Acres	19.22%	34.04%	1.29%	0.11%	0.18%	1.32%	0.22%	6.44%	0.26%	36.92%	100%
Total Dwelling Units	960	7,266	458	80	227	554	159	3,027	259	0	12,990
Percent Dwellings	7.39%	55.94%	3.53%	0.62%	1.75%	4.26%	1.22%	23.30%	1.99%	0.00%	100%
Dwelling Type Totals	8,226 / 63.3%		765 / 5.9%			3,740 / 28.8%			2.00%	0.00%	

	Single Family	Multi-Family	Commercial / Industrial	Total
Vacant Lots	1,050	62	106	1,218
Vacant Acres	2,431.2	38	80.8	2,550

TOTAL DWELLING UNITS										
	SF/L	SF/M	MF/L	MF/M	MF/H	MF/C/L	MF/C/M	MF/C/H	MU	TOTAL
Section 1										0
Section 2										0
Section 3										0
Section 4	50	611								661
Section 5	47	299								346
Section 6	9									9
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	226	127	18	199	182	56	1,161	248	2,239
Section 16	49	715	2			10	6			782
Section 17	22	74						108		204
Section 20	52	101						68		221
Section 21	99	544								643
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	184	4						141		329
Section 28	109	67						26		202
Section 29	5	472						74		551
TOTAL	960	7,266	458	80	227	554	159	3,027	259	12,990

section 1

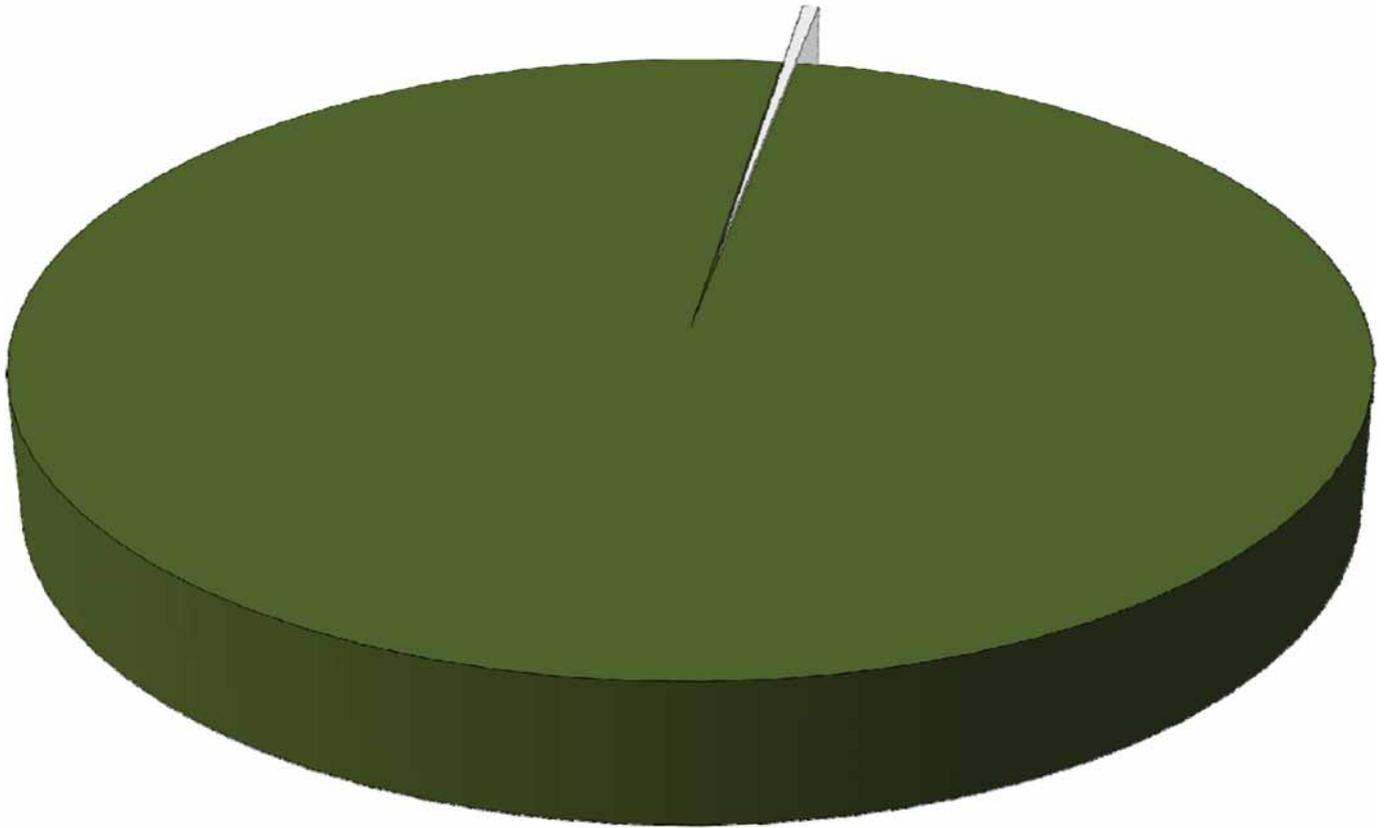


McDowell Mountain Rd - Town East Limits & Fort McDowell Yavapi Nation

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

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

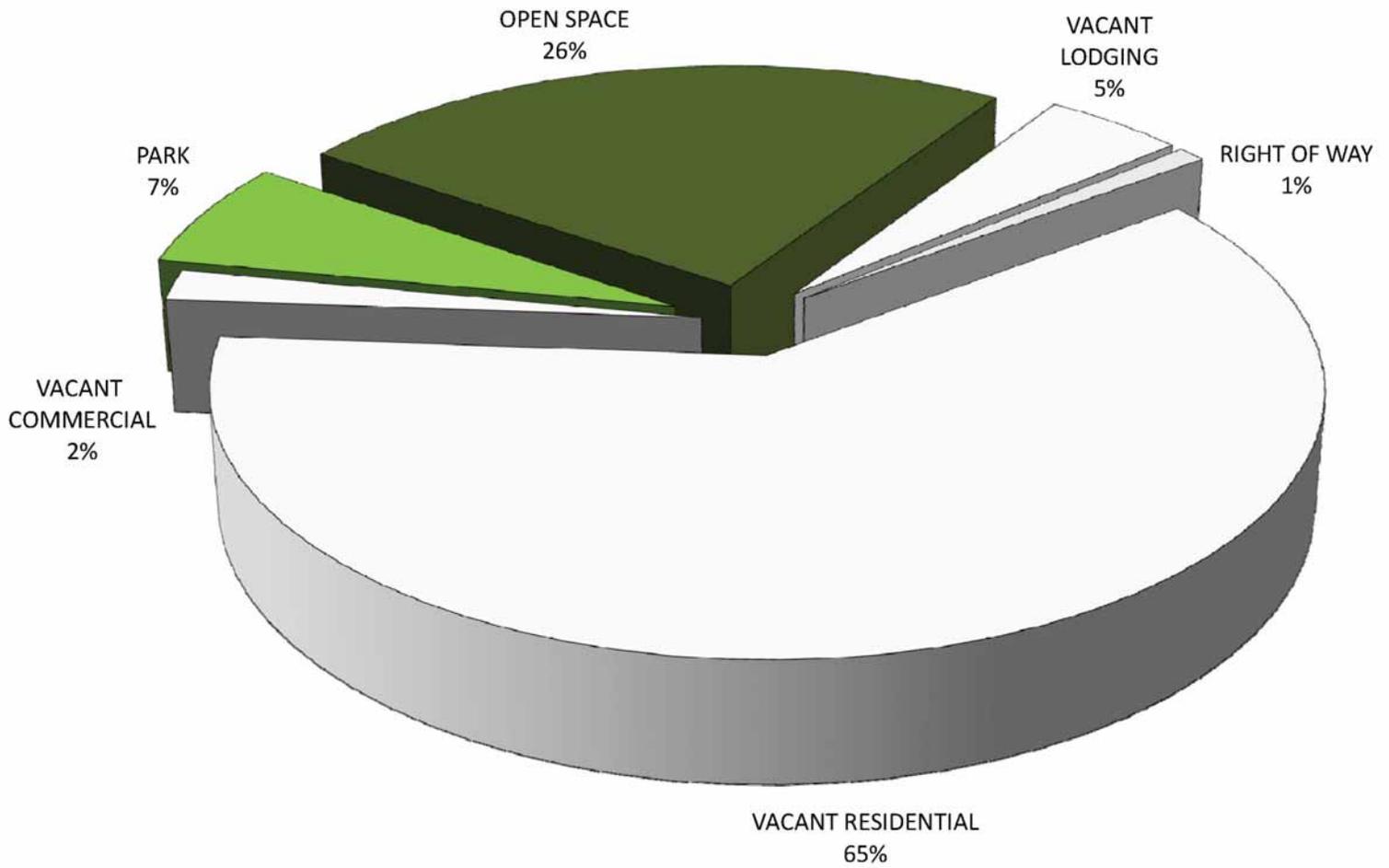
section 2



Natural Basin Near McDowell Mountain Road

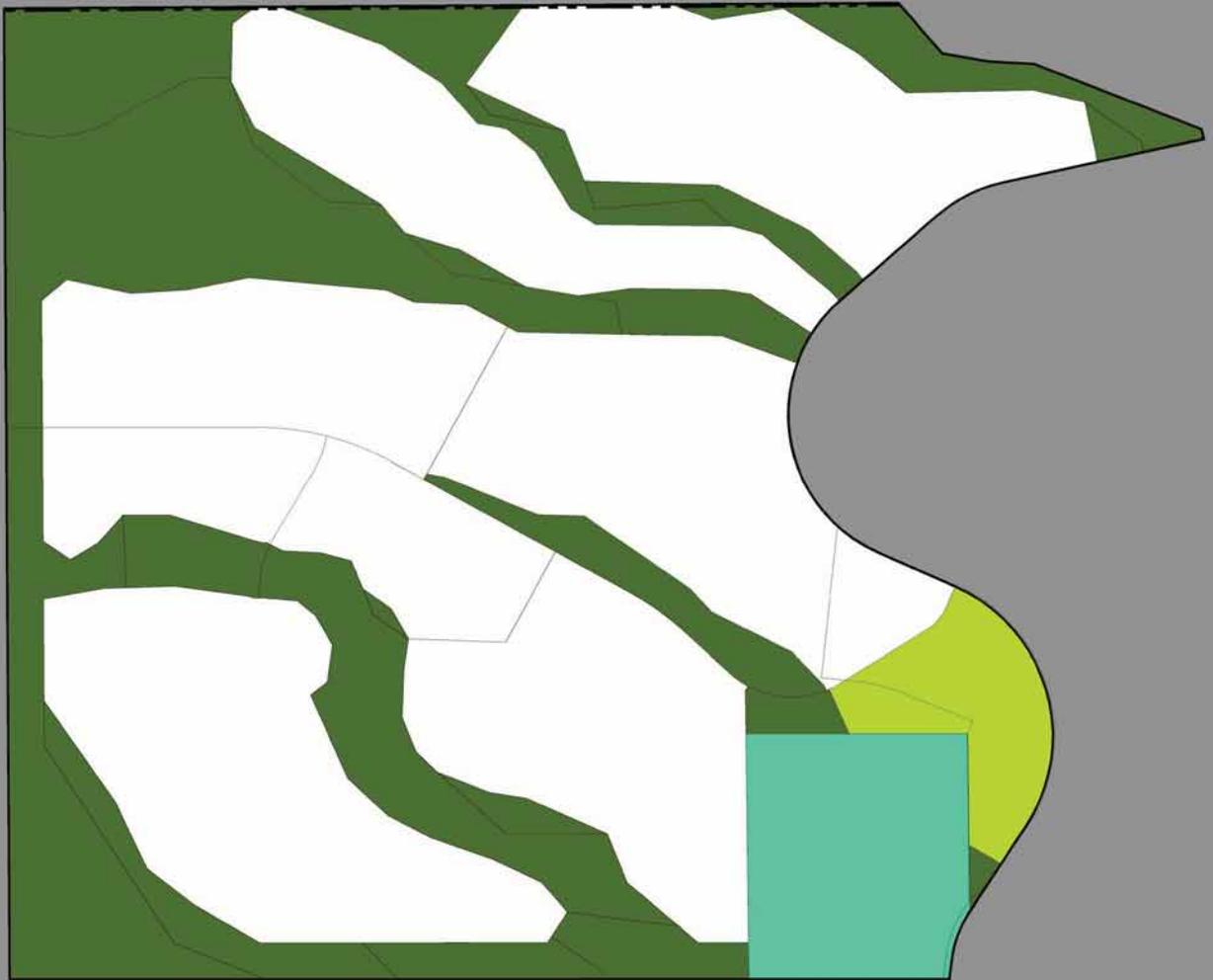
6	5	4	3	2
7	8	9	10	11
	17	16	15	14
	20	21	22	23
	29	28	27	26

Undeveloped land shown in white



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

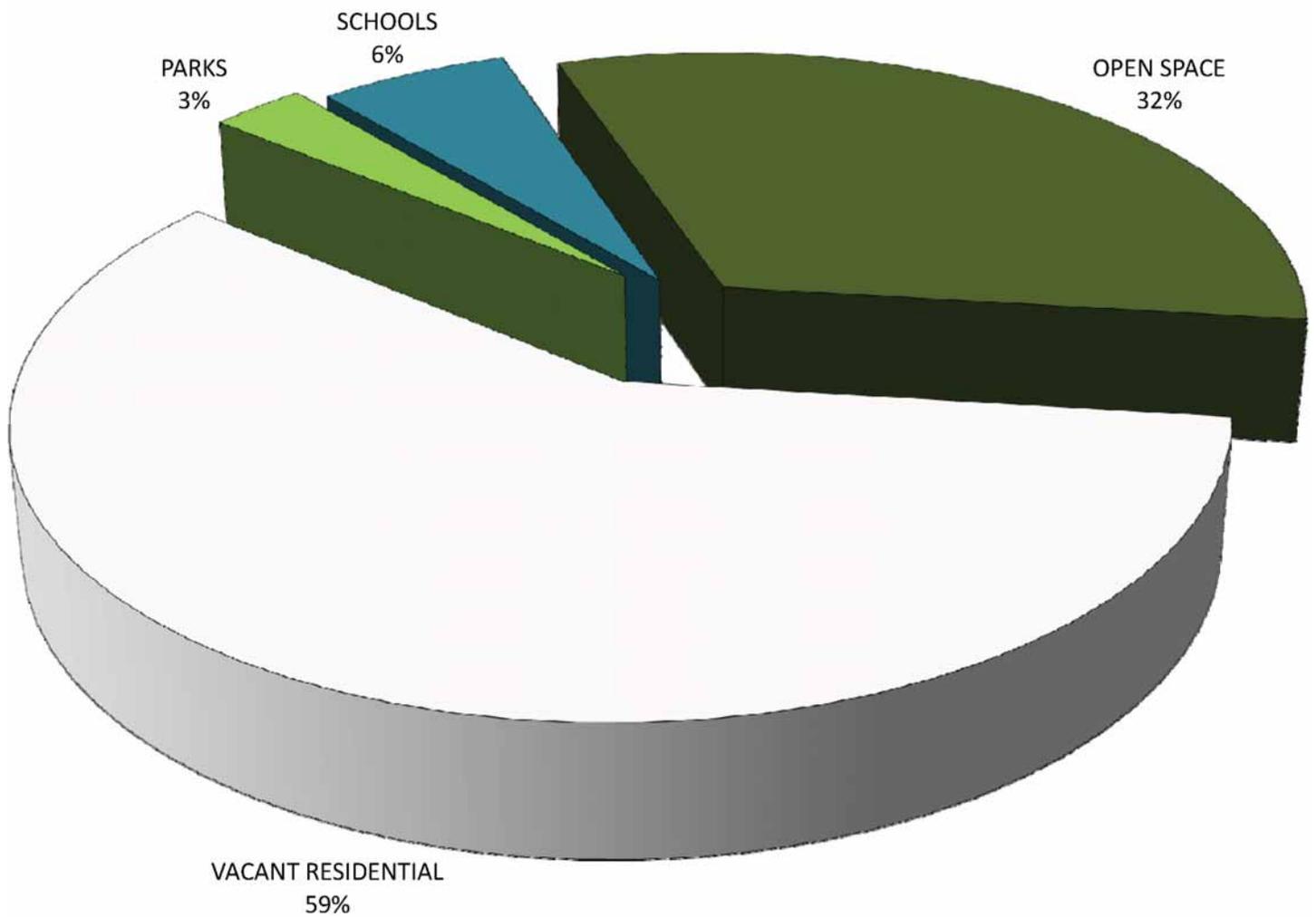
section 3



Fountain Hills Middle School - Looking West

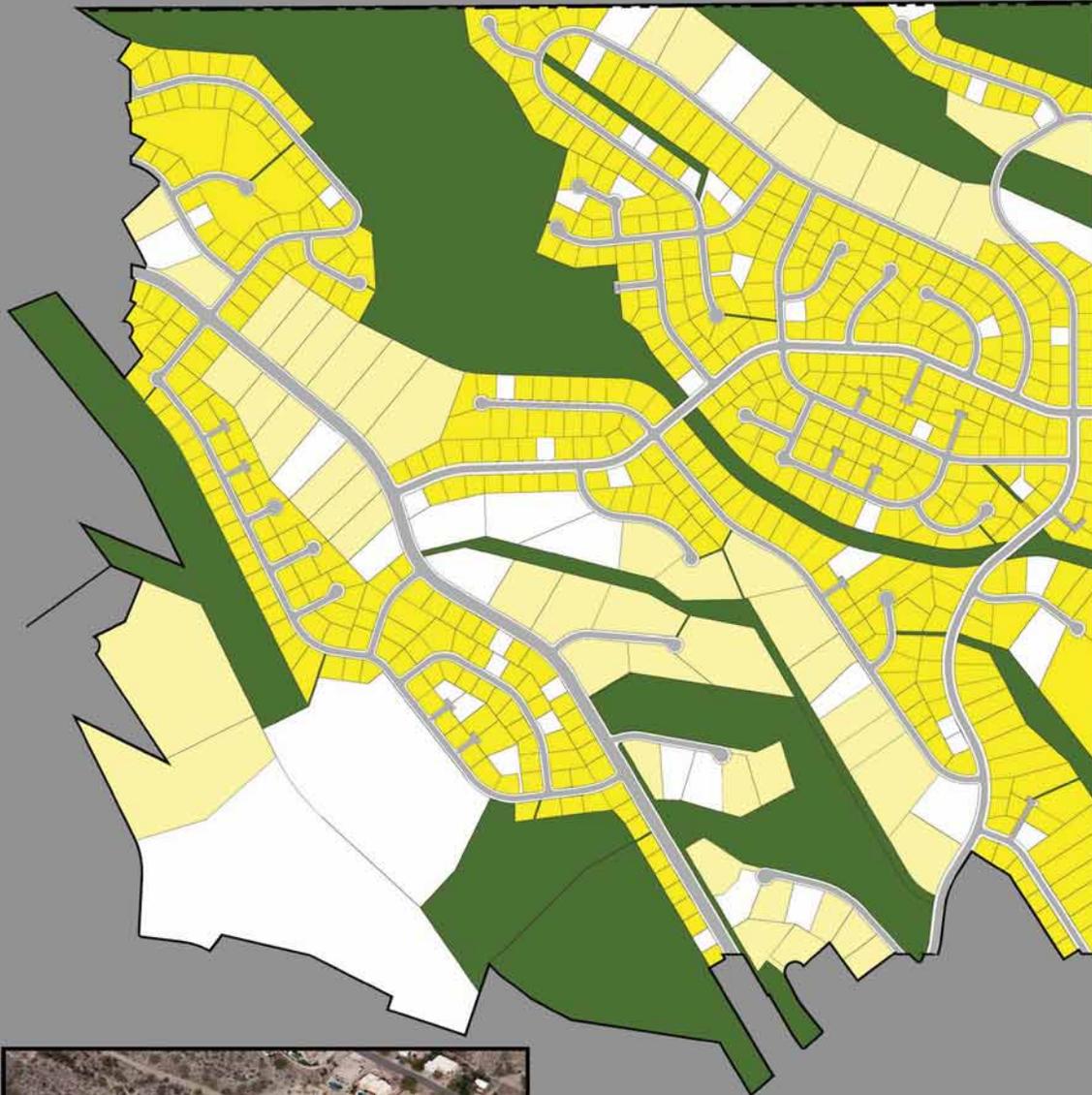


Undeveloped land shown in white



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

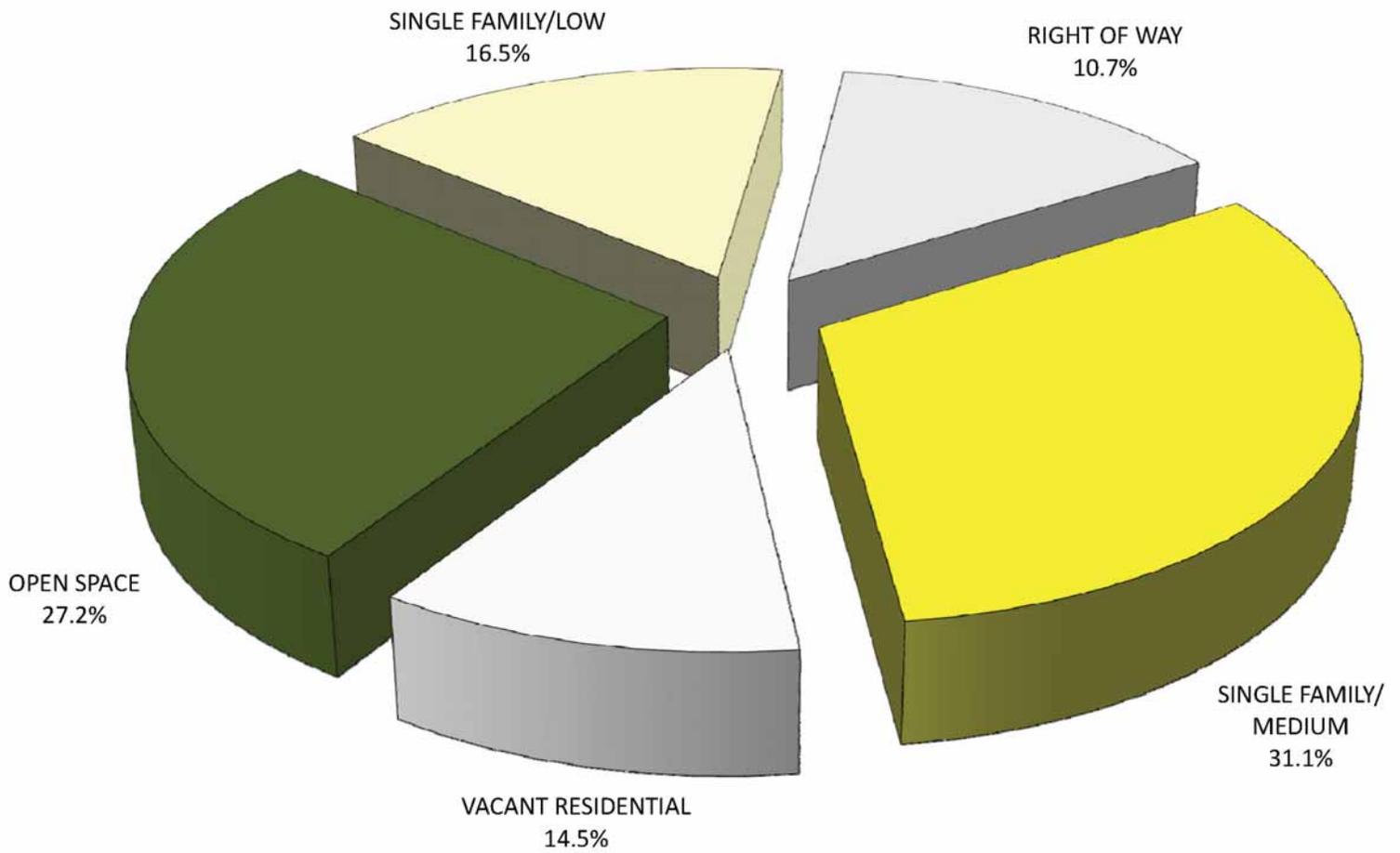
section 4



Hesperus Dam Near Grassland Dr

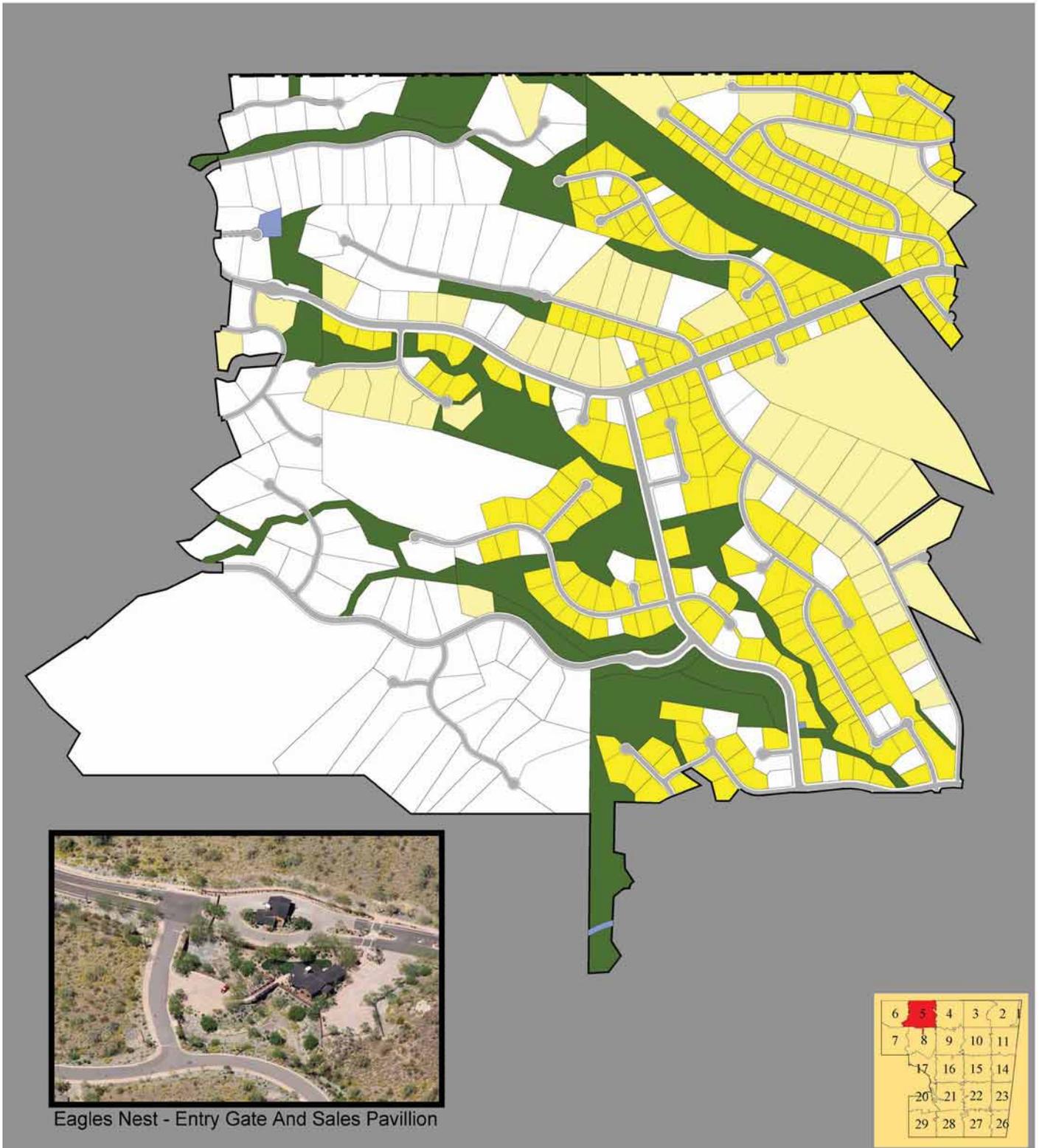


Undeveloped land shown in white

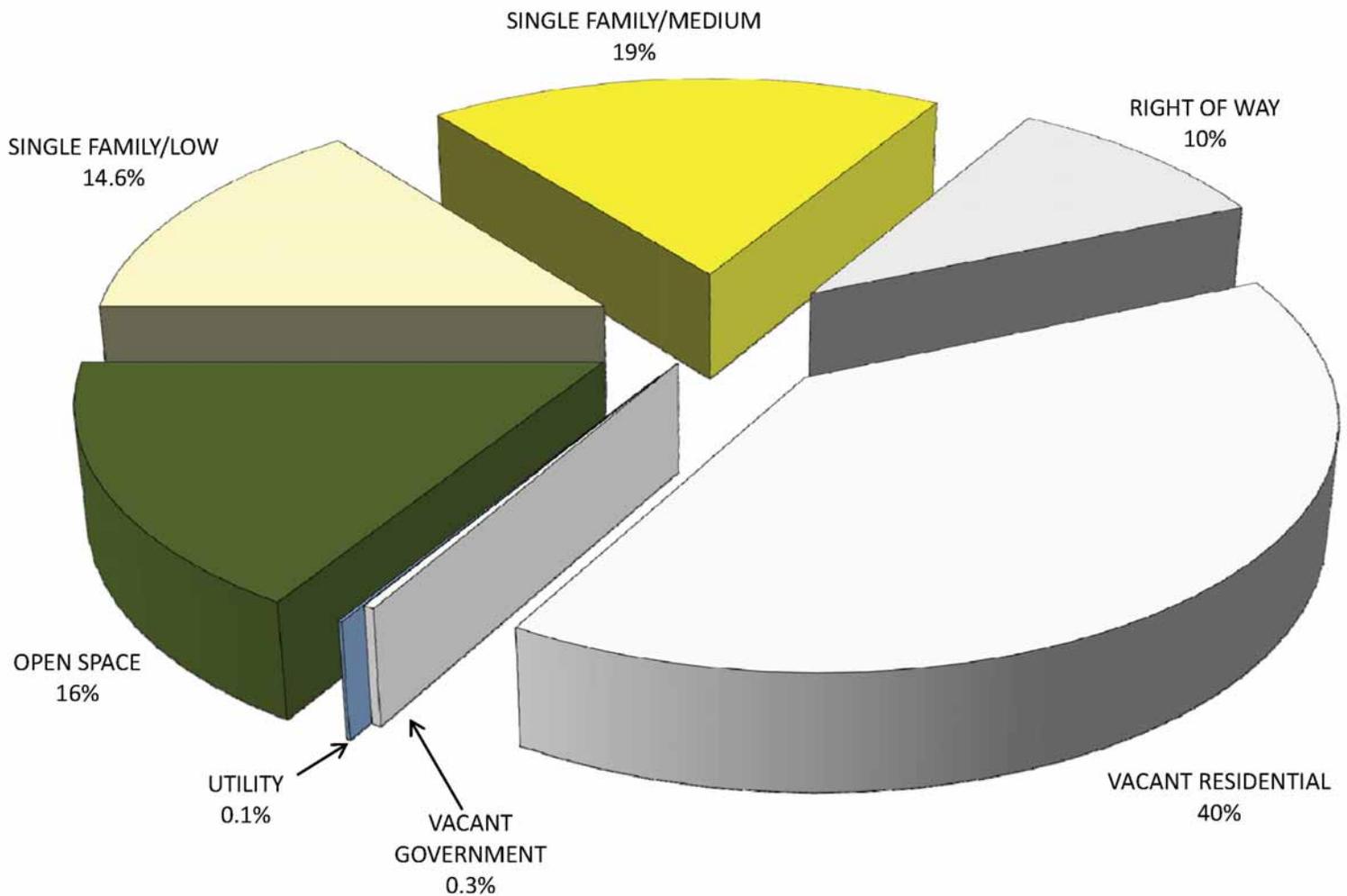


	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family - L	50	107	74.4		
	Single Family - M	611	202.5	19.8		
	Multi-Family - L					
	Multi-Family - M					
	Multi-Family - H					
	Multi-Family/Condo - L					
	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

section 5

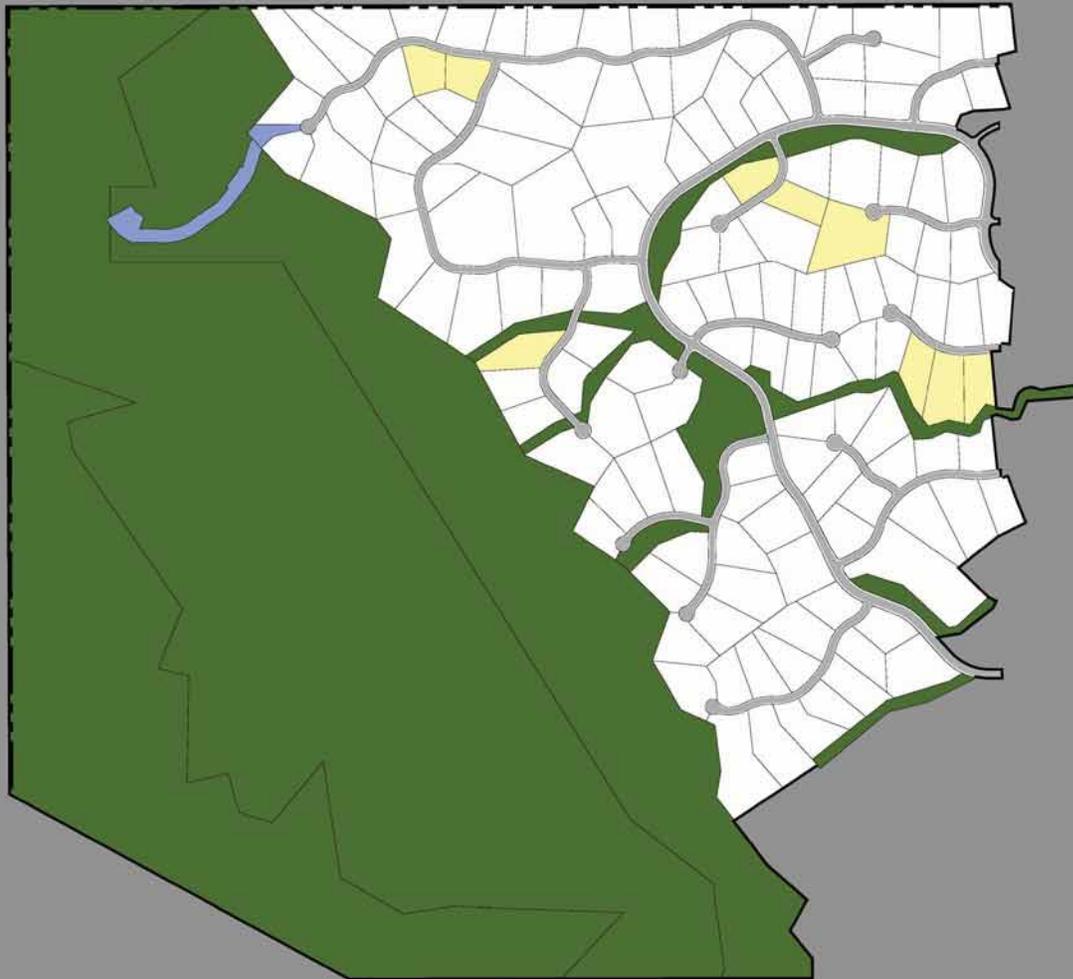


Undeveloped land shown in white



Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L	47	96.6	243.3		484.7
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

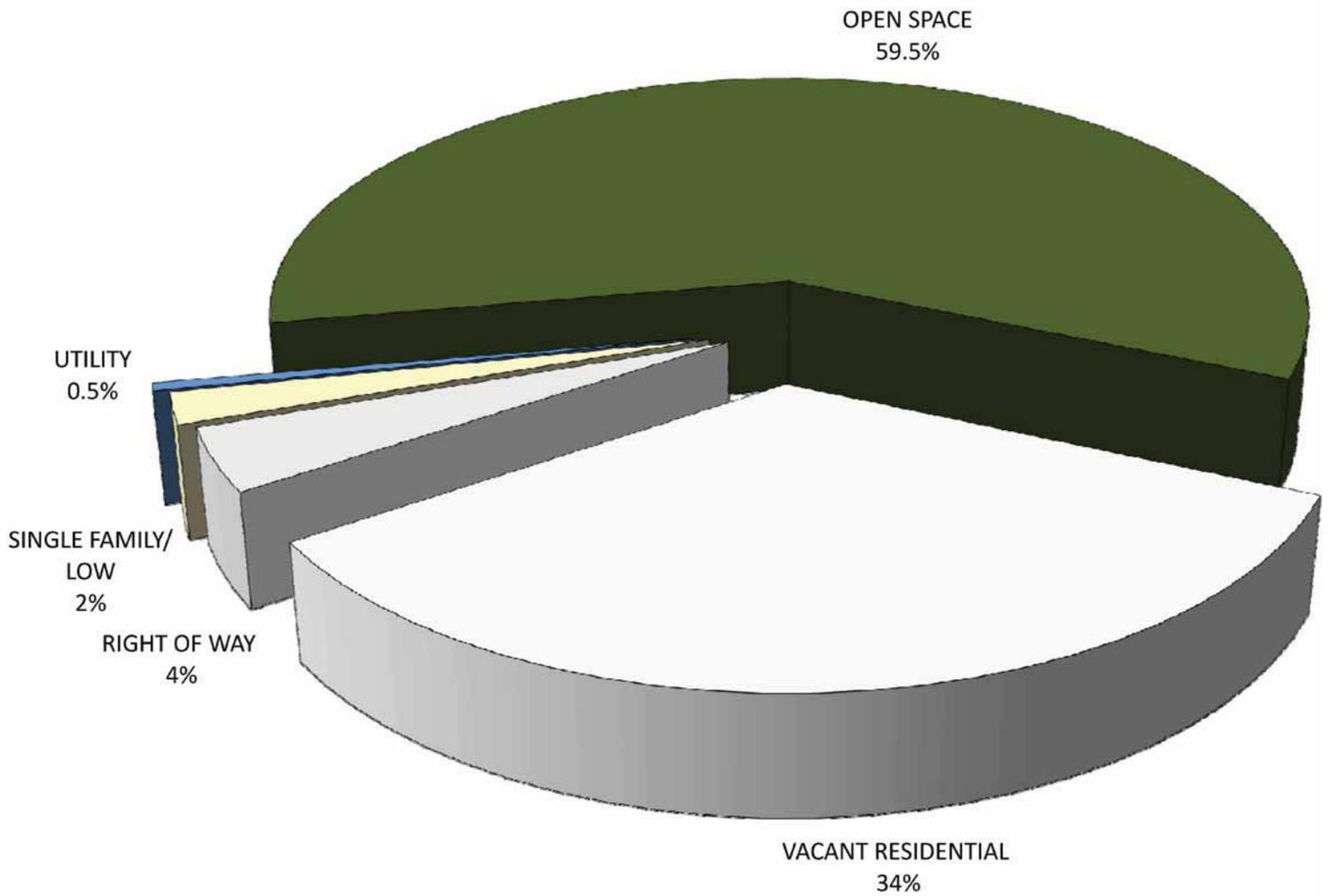
section 6



Eagles Nest Parcel 10 - Custom Homes On Zorra Way

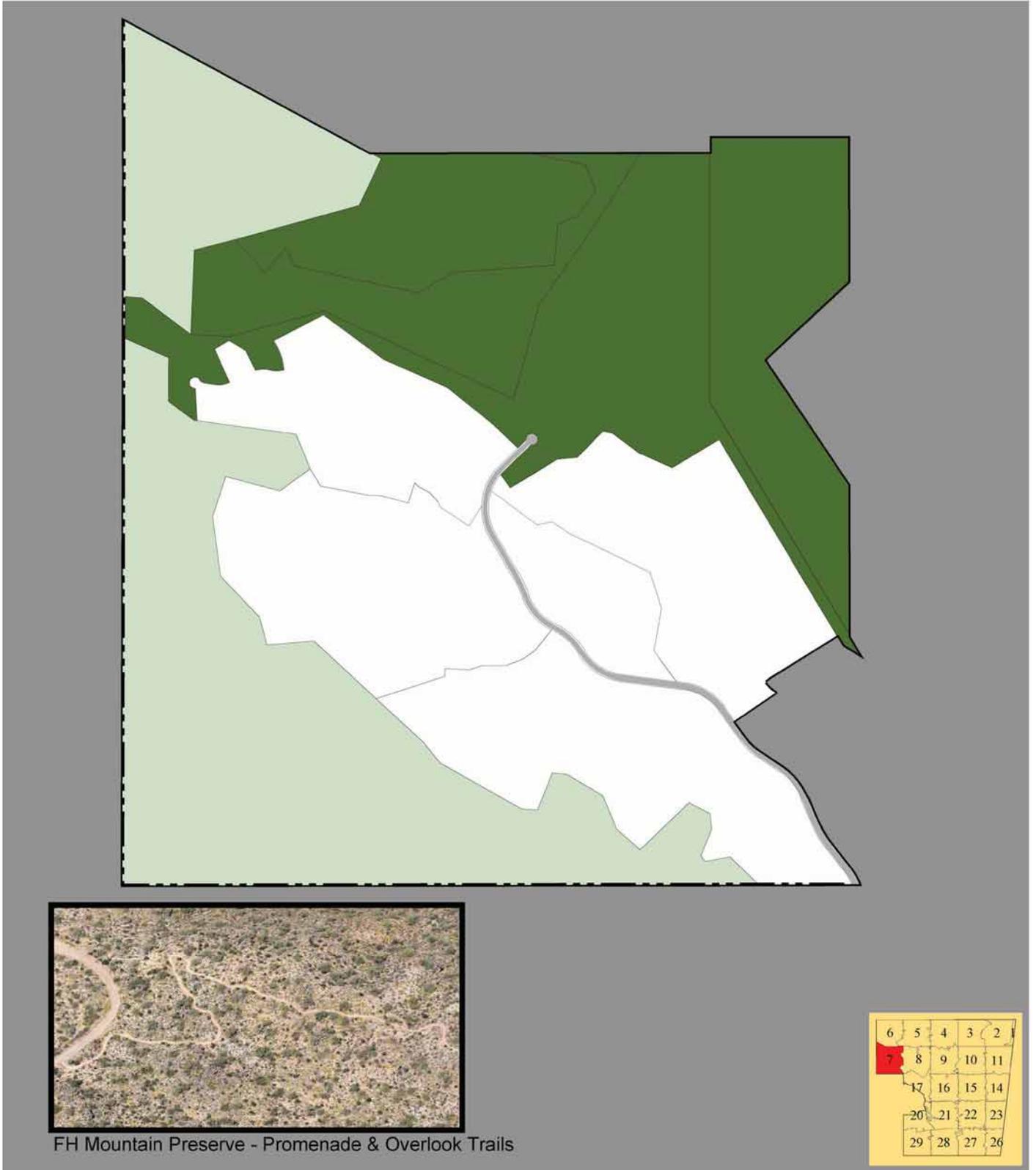


Undeveloped land shown in white

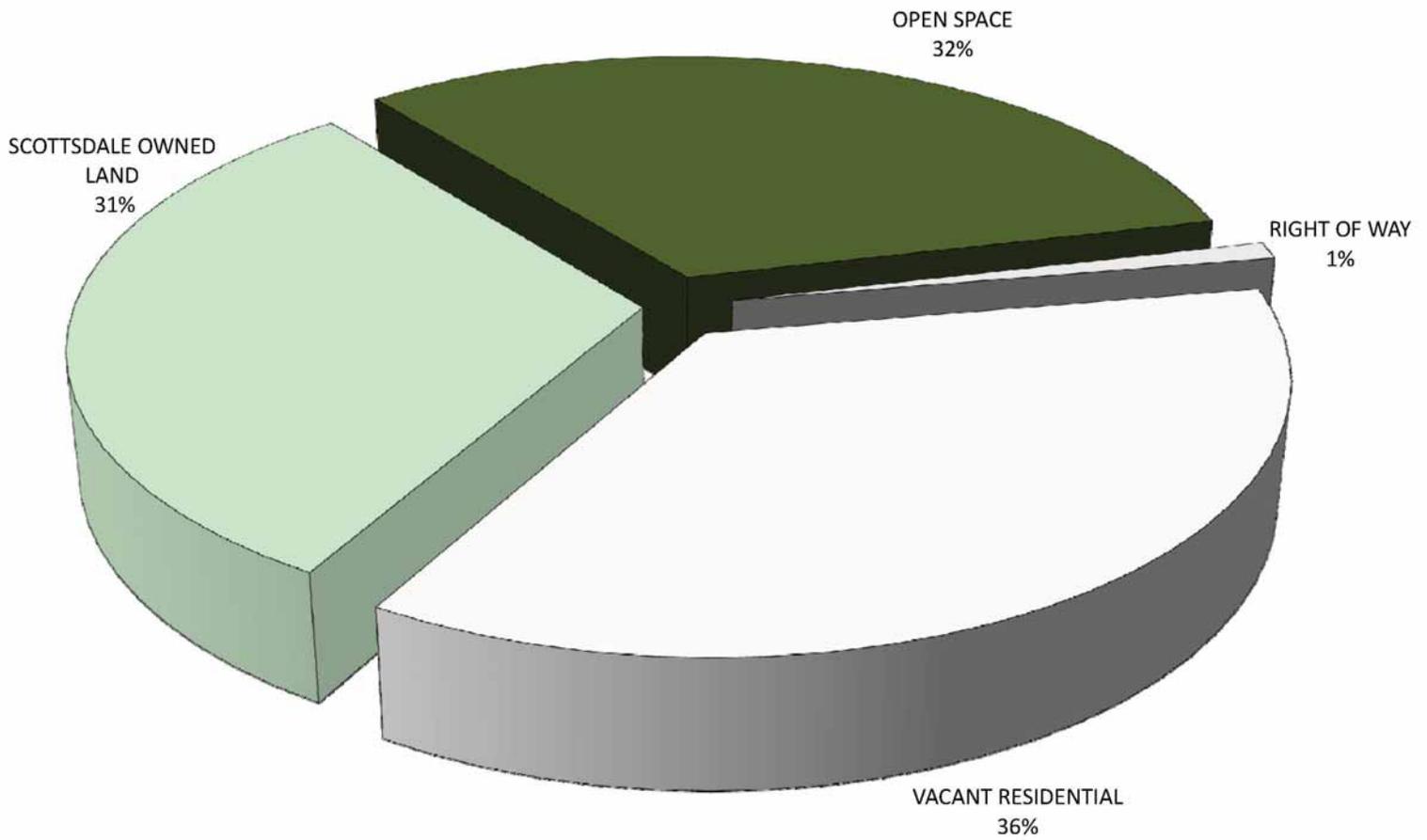


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L	9	11.8	192.8		204.6
Single Family – M					
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H					
Commercial/Retail					
Mixed Use					
Lodging					
Institutional					
Industrial					
Utility		2.4			2.4
Government/Town Owned					
Schools					
Parks					
Golf Course					
Open Space				331.8	331.8
Scottsdale Owned Land					
Right of Way/Streets		21.9			21.9
Total	9	36.1	192.8	331.8	560.7

section 7

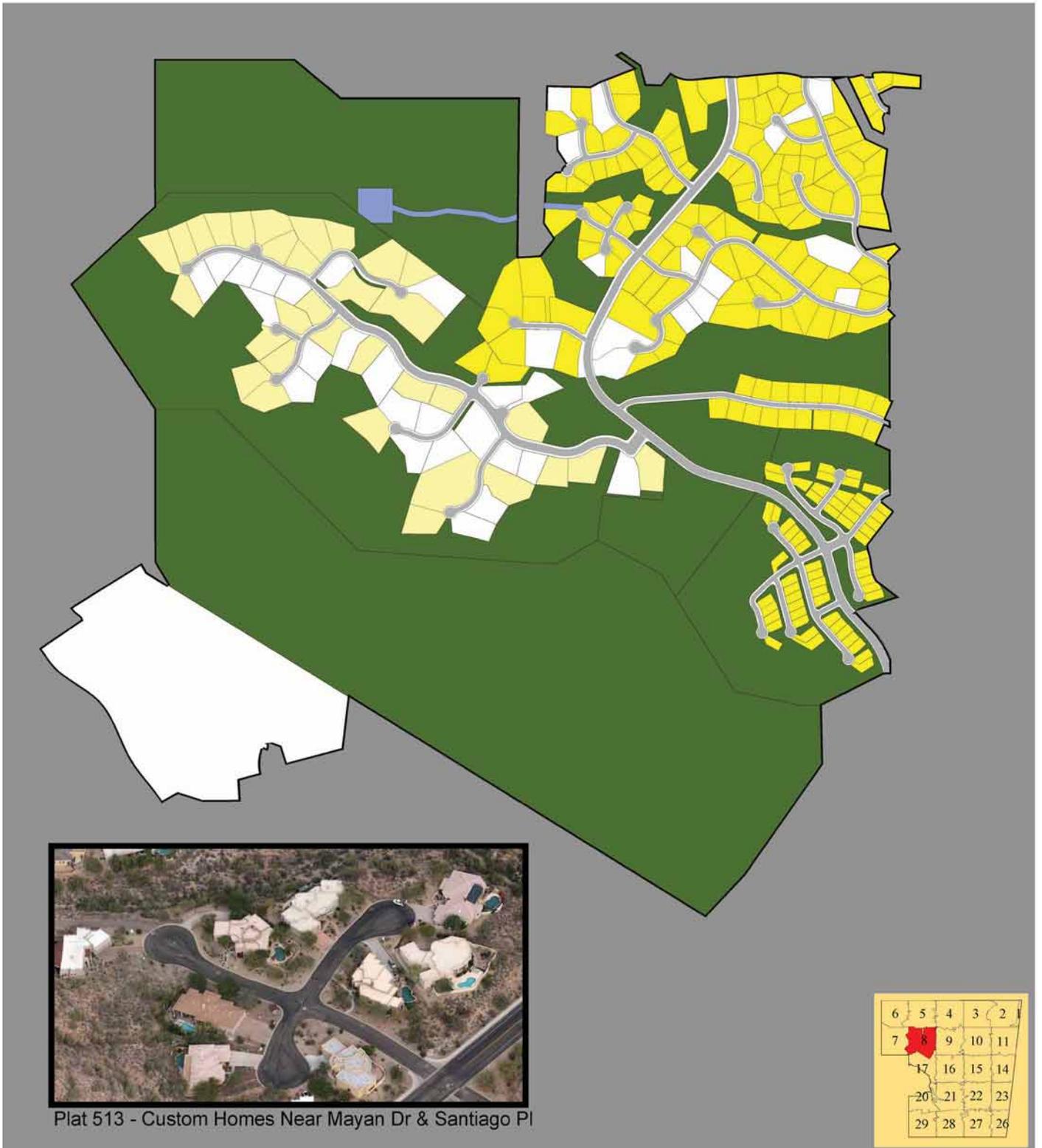


Undeveloped land shown in white



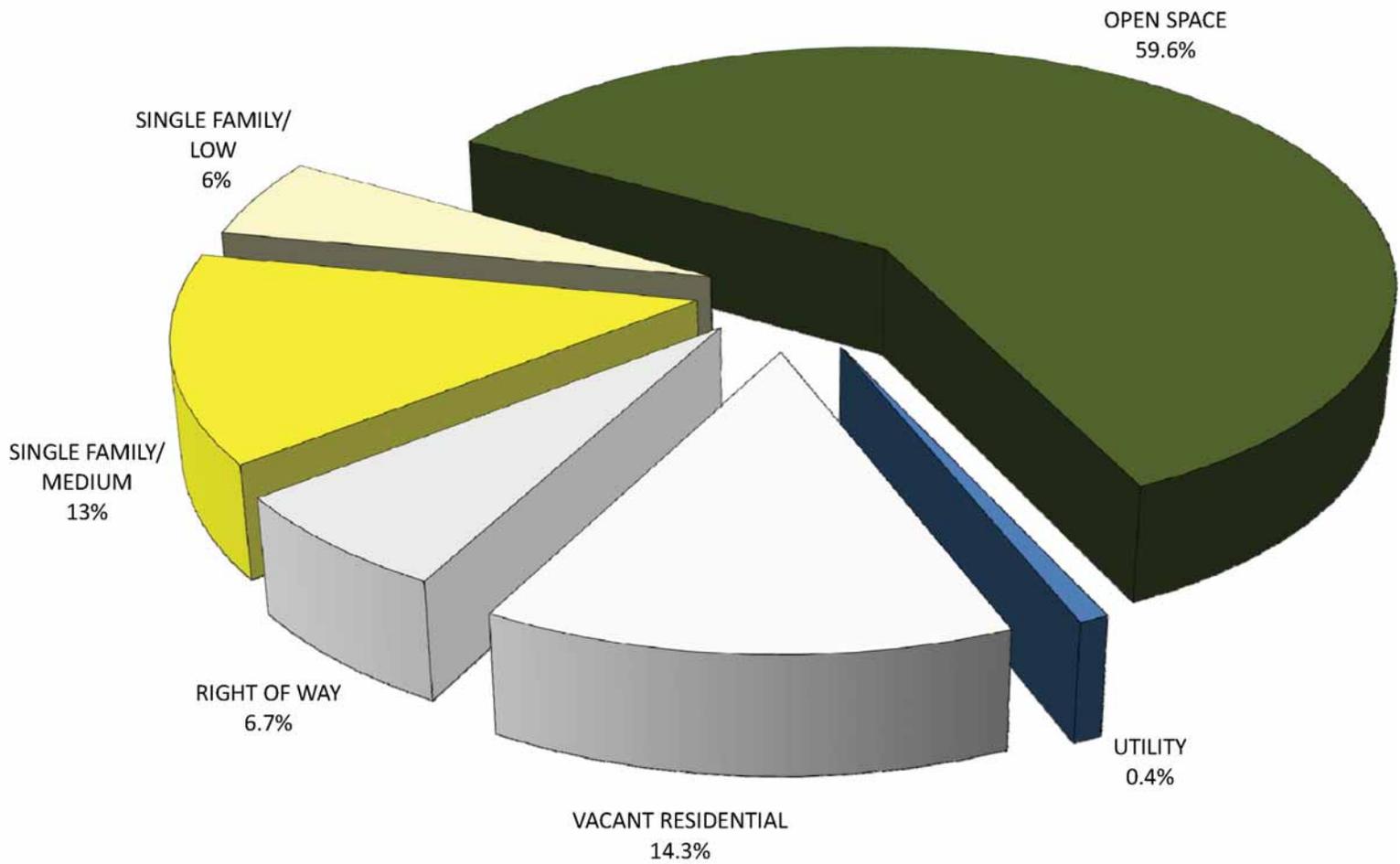
	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family – L			229.9		
	Single Family – M					
	Multi-Family – L					
	Multi-Family – M					
	Multi-Family – H					
	Multi-Family/Condo – L					
	Multi-Family/Condo – 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



Plat 513 - Custom Homes Near Mayan Dr & Santiago Pl

Undeveloped land shown in white

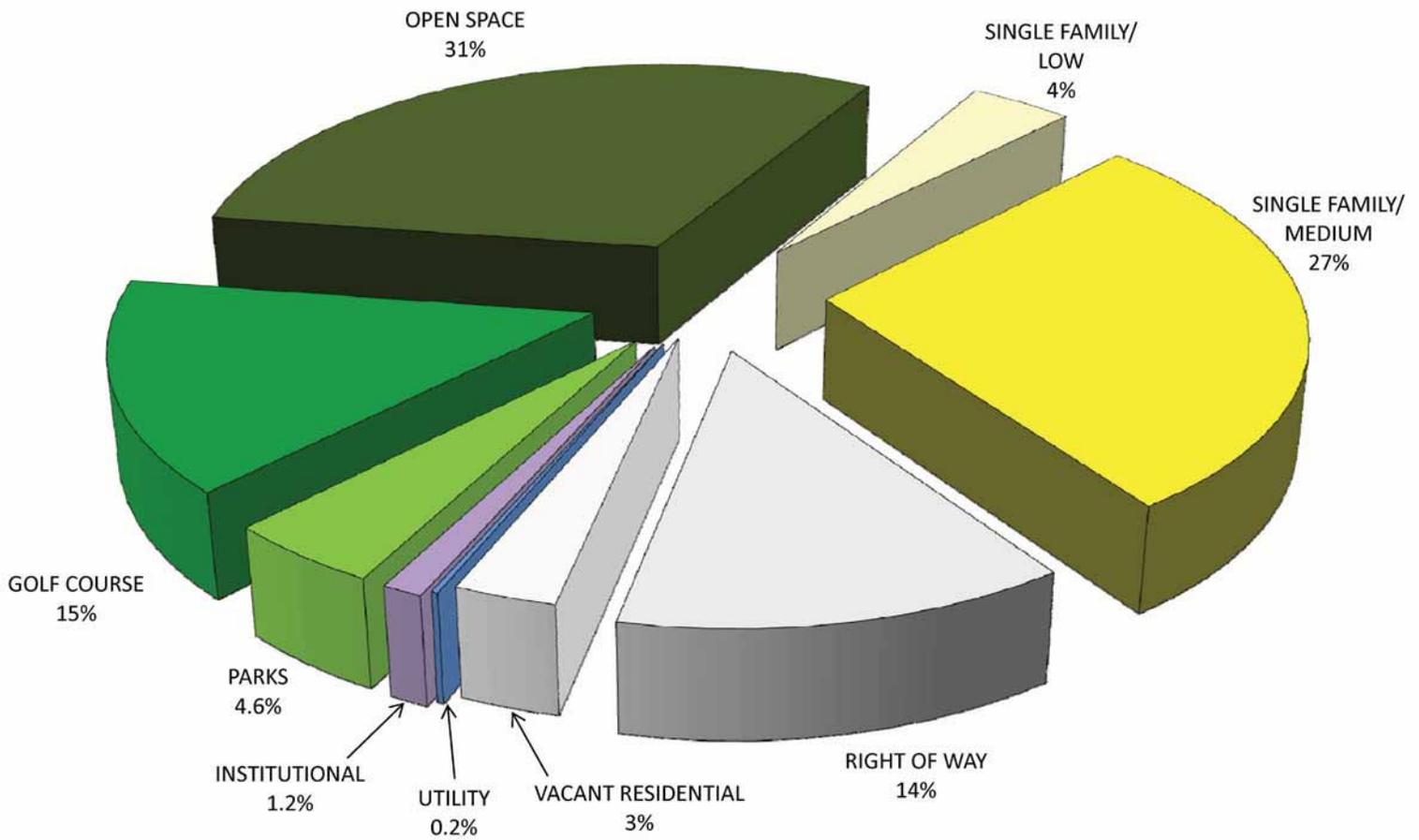


	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family – L	31	37.9	72.1		
	Single Family – M	198	83.0	18.8		
	Multi-Family – L					
	Multi-Family – M					
	Multi-Family – H					
	Multi-Family/Condo – L					
	Multi-Family/Condo – M					
	Multi-Family/Condo – H					
	Commercial/Retail					
	Mixed Use					
	Lodging					
	Institutional					
	Industrial					
	Utility		2.5			2.5
	Government/Town Owned					
	Schools					
	Parks					
	Golf Course					
	Open Space				379.5	379.5
	Scottsdale Owned Land					
	Right of Way/Streets		42.3			42.3
	Total	229	165.7	90.9	379.5	636.1

section 9

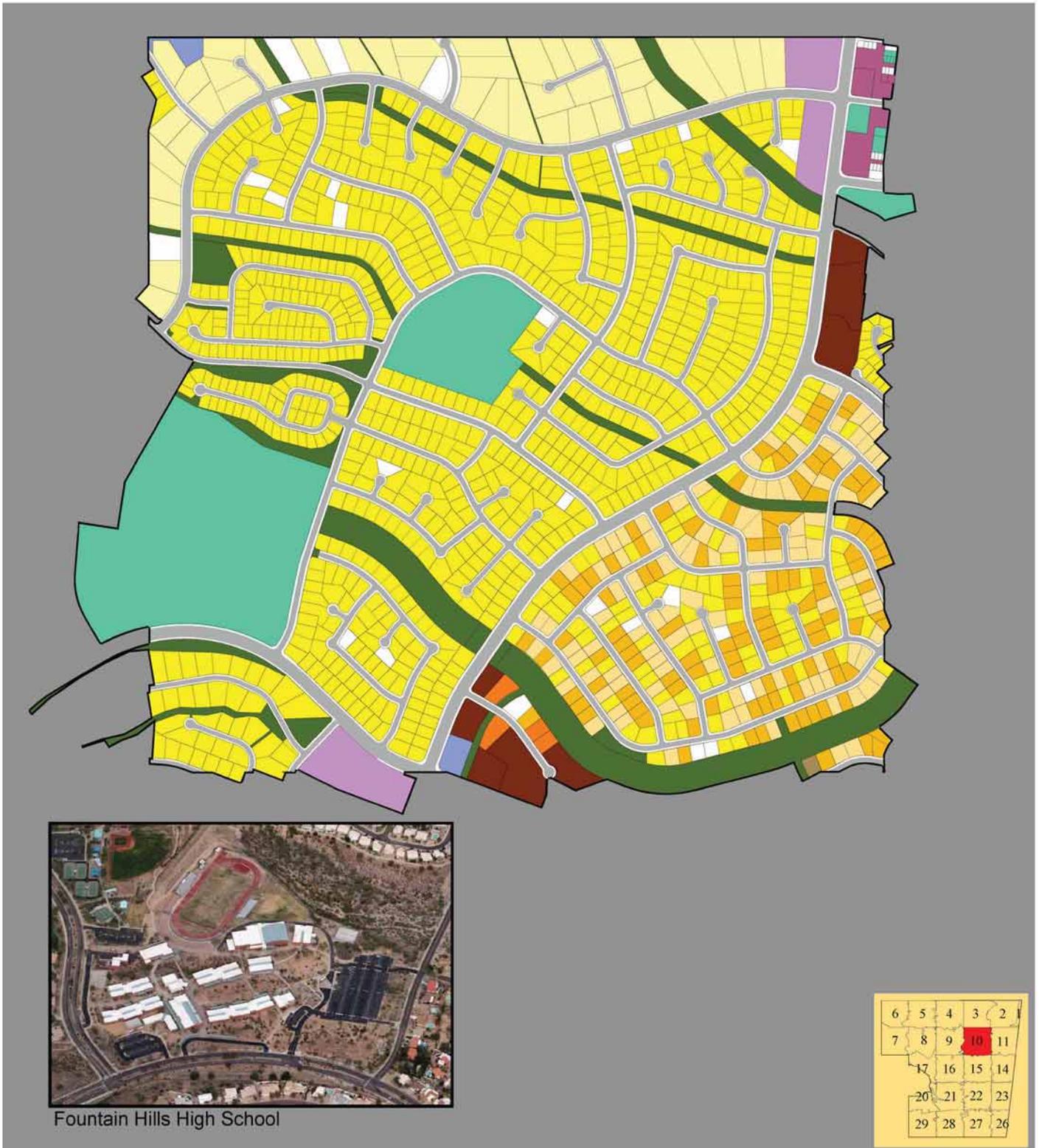


Undeveloped land shown in white

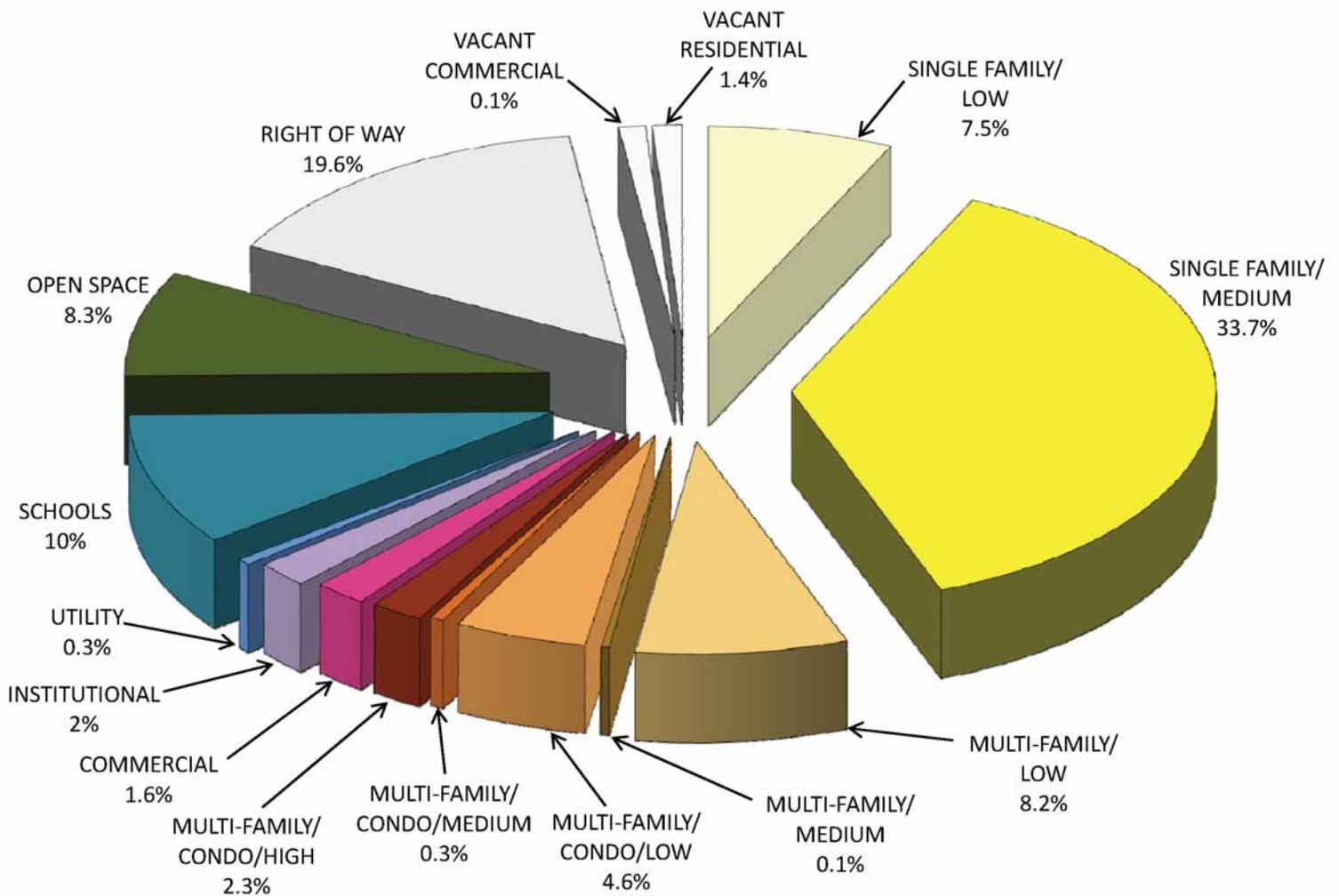


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L	25	26	10.8		
Single Family – M	636	175.3	8.8		
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H					
Commercial/Retail					
Mixed Use					
Lodging					
Institutional		7			7
Industrial					
Utility		1			1
Government/Town Owned					
Schools					
Parks		28.5			28.5
Golf Course		95.5			95.5
Open Space				191.4	191.4
Scottsdale Owned Land					
Right of Way/Streets		82.8			82.8
Total	661	416.1	19.6	191.4	627.1

section 10

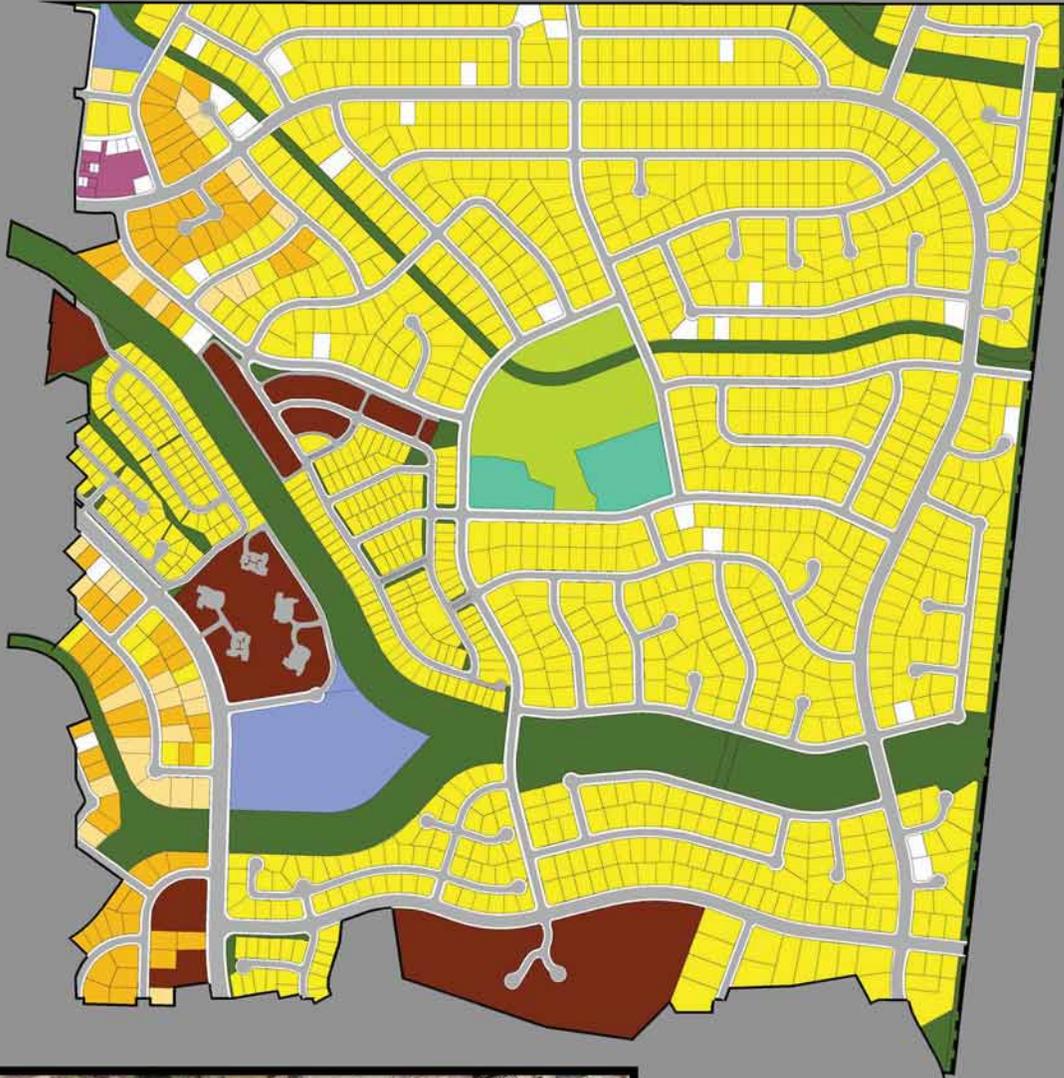


Undeveloped land shown in white



Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L	39	49.2	4.3		
Single Family – M	958	221	3.1		
Multi-Family – L	217	53.8			
Multi-Family – M	5	0.3			381.1
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		11.2
Mixed Use					
Lodging					
Institutional		12.2			12.2
Industrial					
Utility		2.1			2.1
Government/Town Owned					
Schools		66.9			66.9
Parks					
Golf Course					
Open Space				54.7	54.7
Scottsdale Owned Land					
Right of Way/Streets		128.6			128.6
Total	1587	592.0	10.1	54.7	656.8

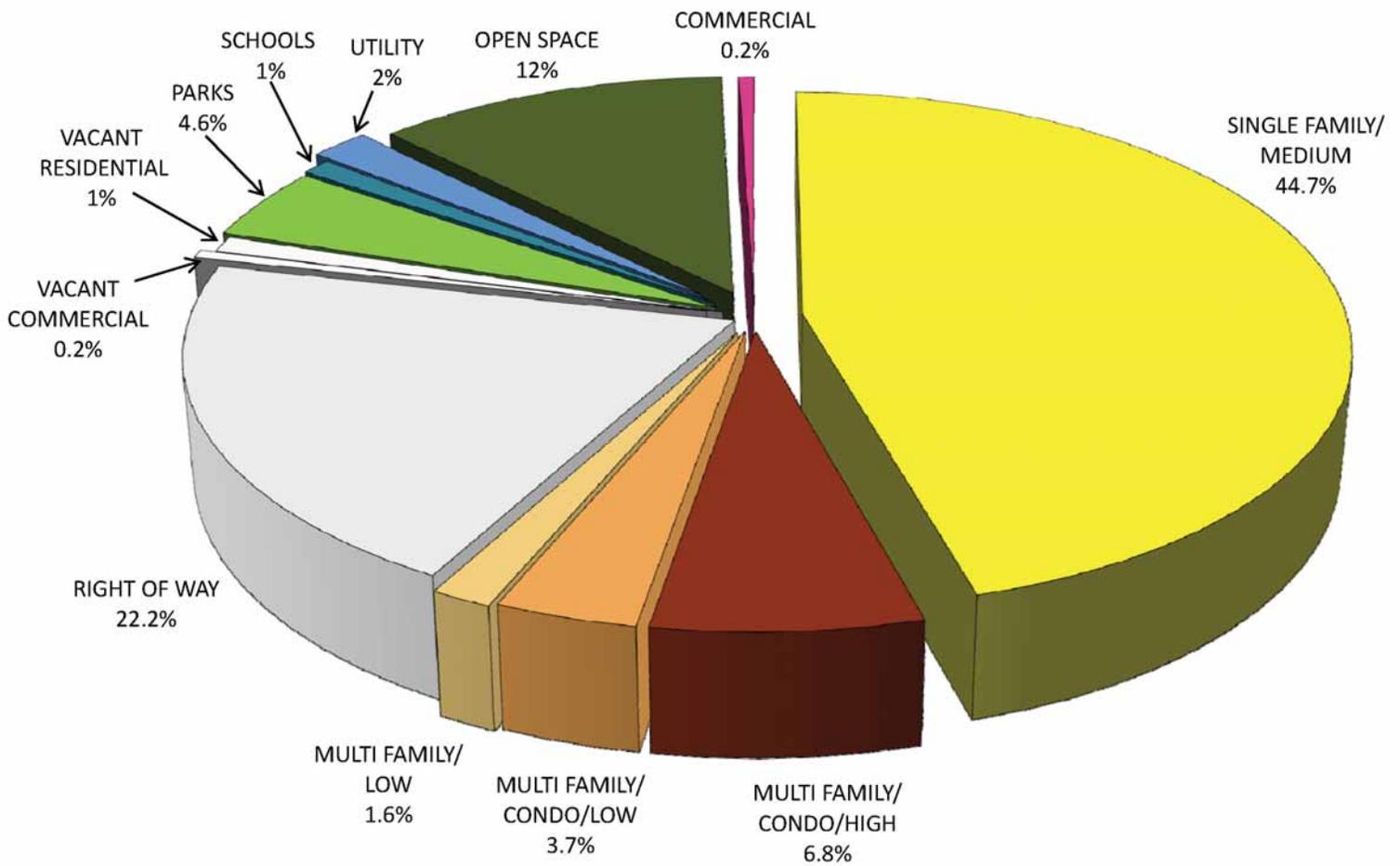
section 11



Four Peaks Park



Undeveloped land shown in white



Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L					
Single Family – M	1078	270.6	5.4		
Multi-Family – L	56	9.5			
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L	156	22.5	1.7		
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

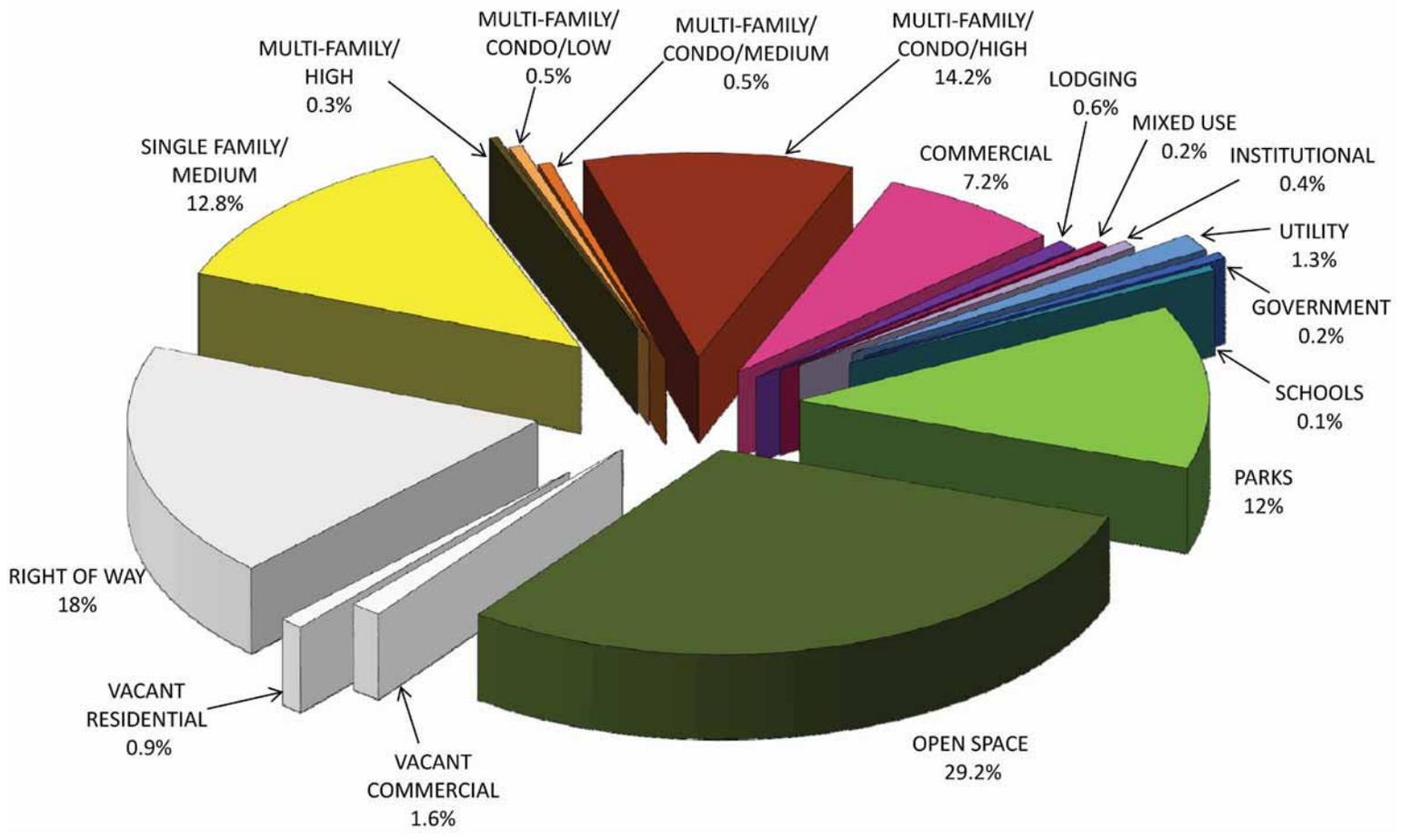
section 14



Fountain Park - Looking East

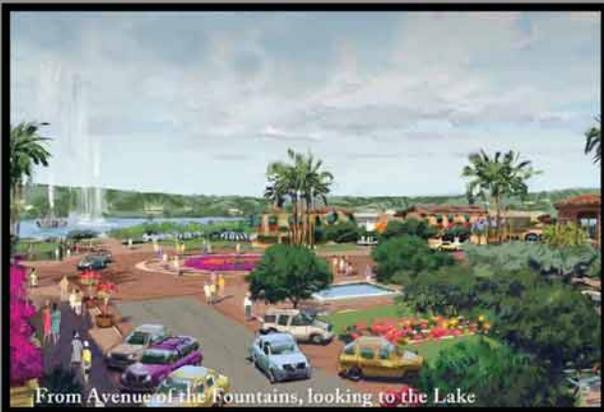
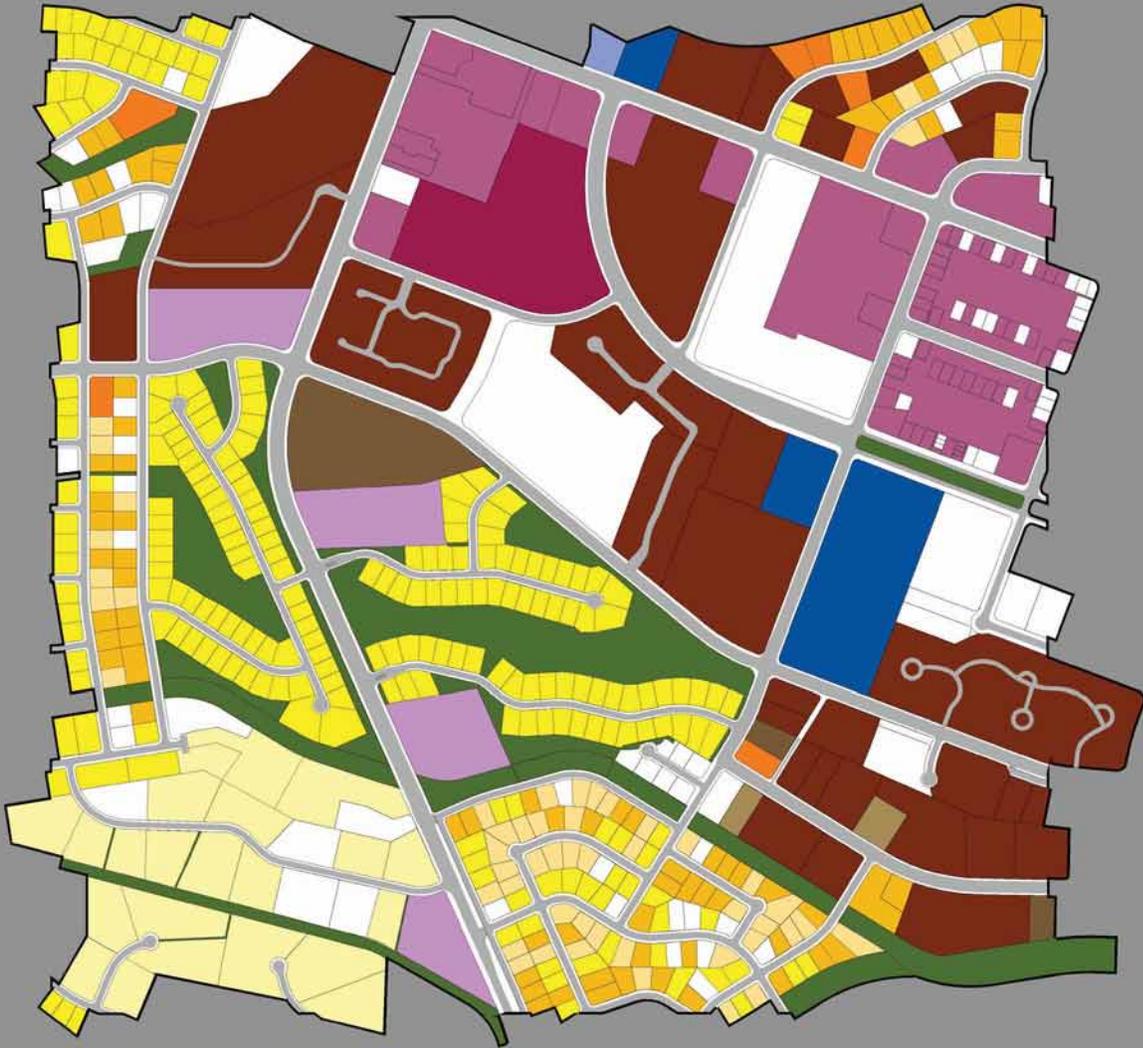


Undeveloped land shown in white



Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L					
Single Family – M	440	66.7	3.2		
Multi-Family – L					
Multi-Family – M					
Multi-Family – H	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		1.1			1.1
Schools		0.5			0.5
Parks		63.4			63.4
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

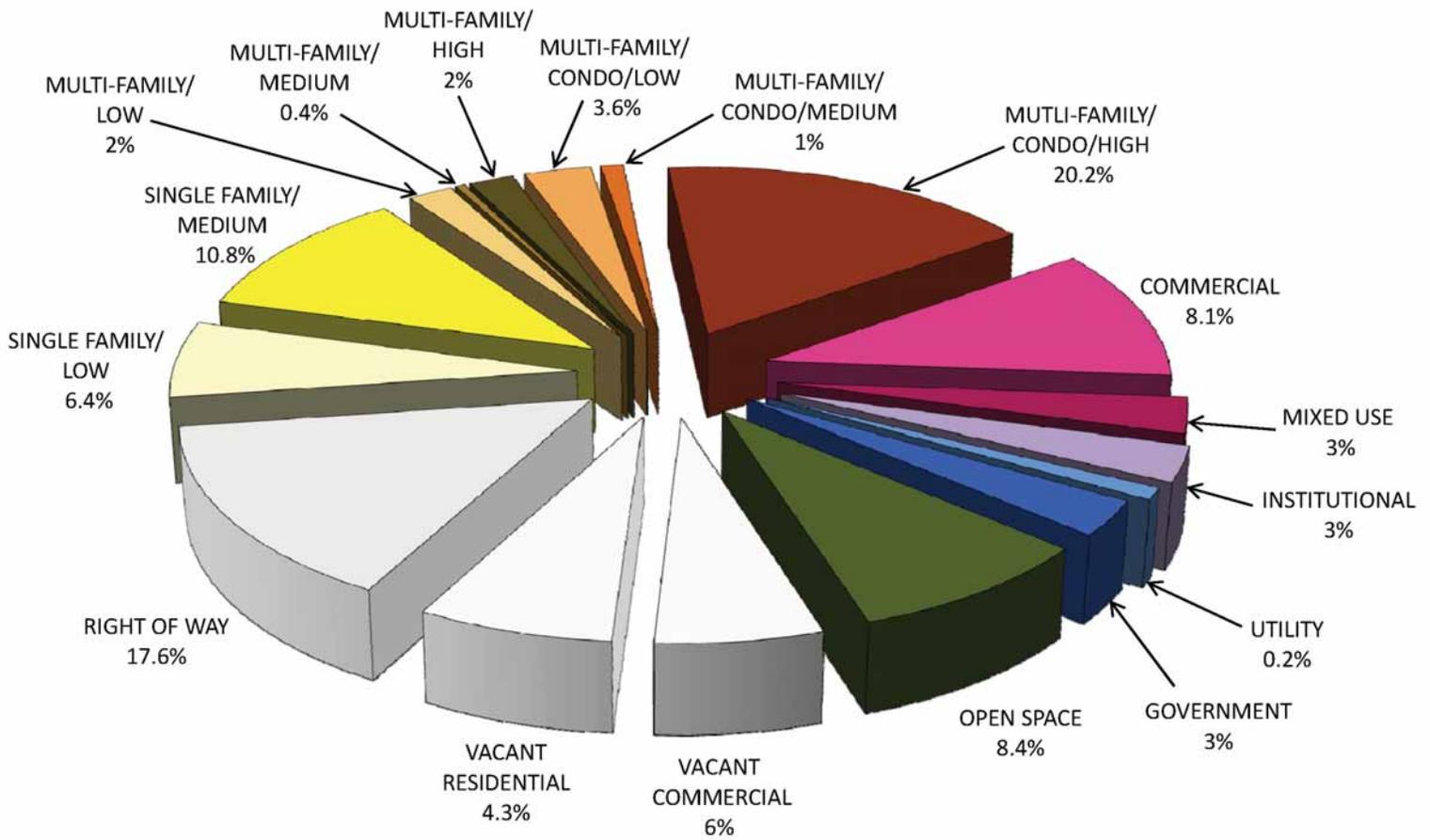
section 15



Downtown Vision Plan

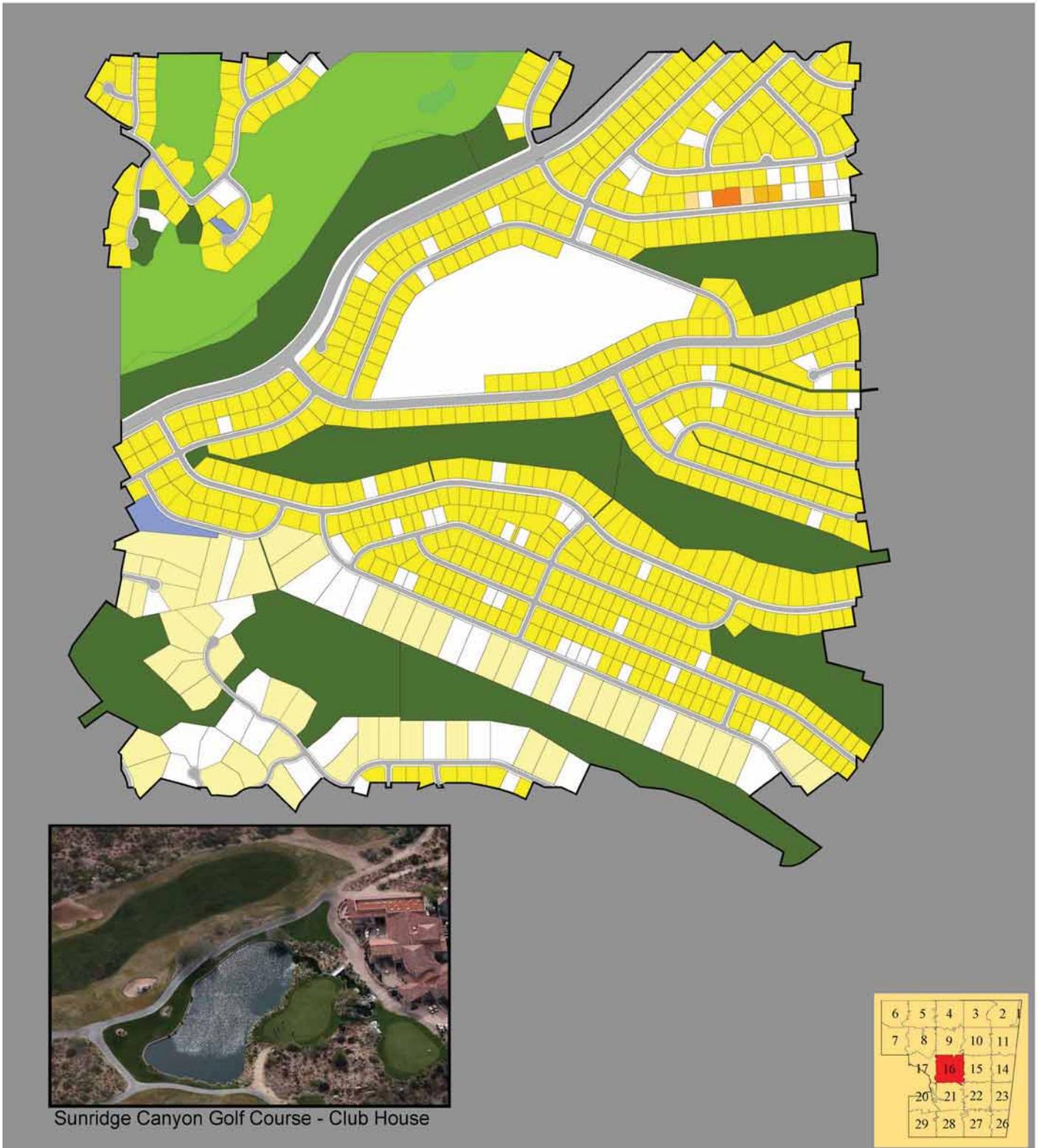


Undeveloped land shown in white

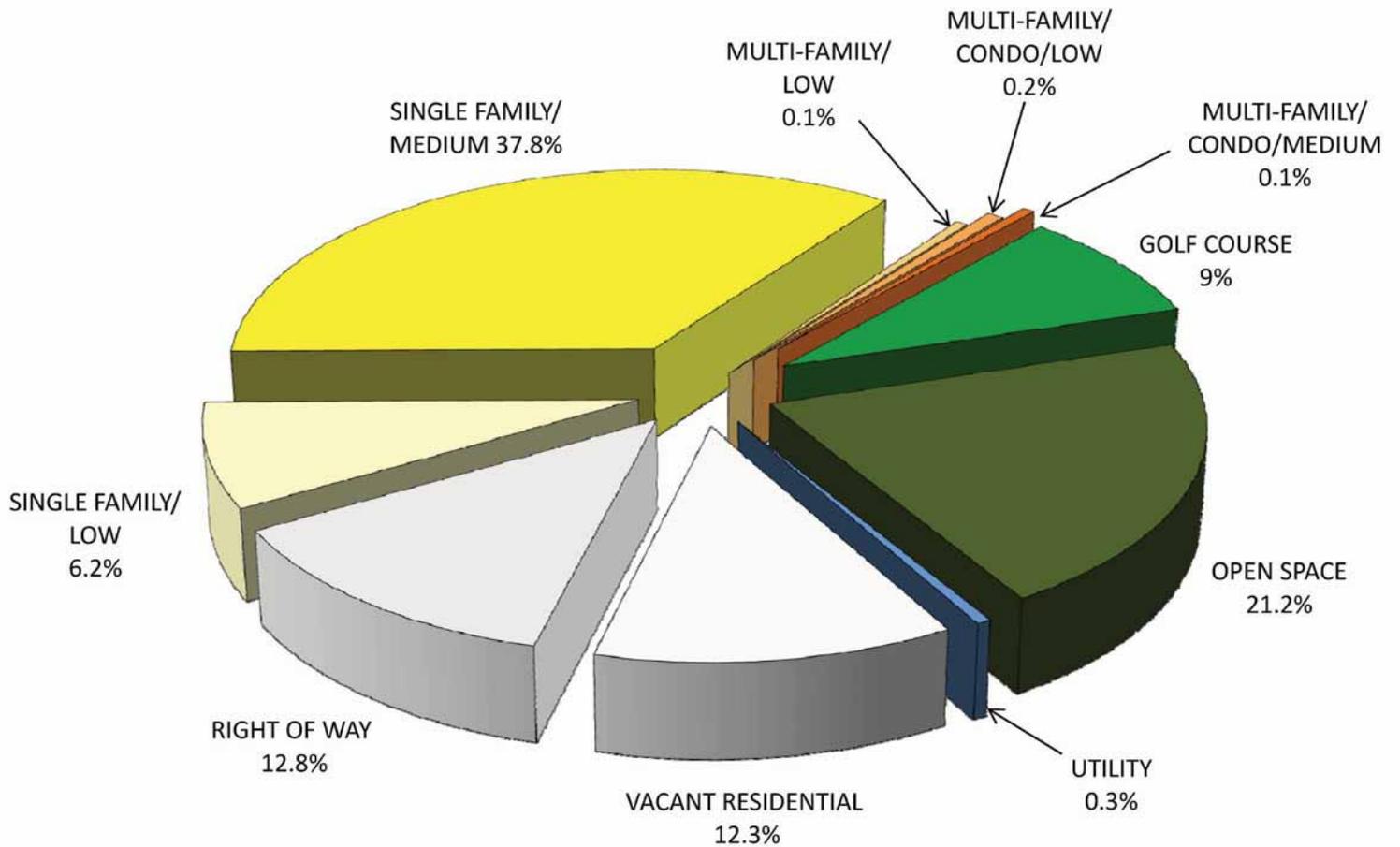


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L	22	40.5	8.6		
Single Family – M	226	68.5	2.6		
Multi-Family – L	127	15.4			
Multi-Family – M	18	2.3			
Multi-Family – H	199	10.7			
Multi-Family/Condo – L	182	22.5	15.7		
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

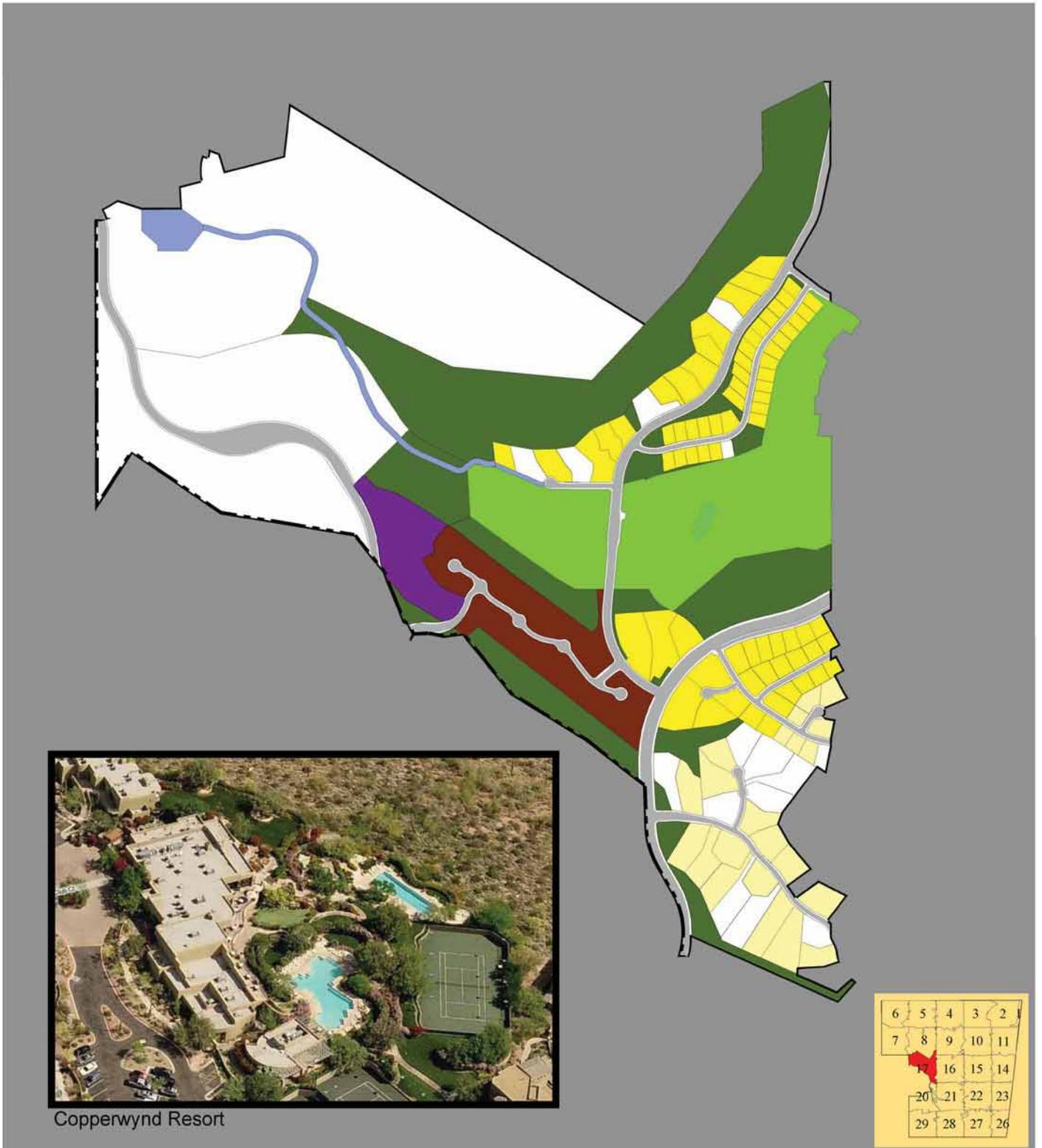


Undeveloped land shown in white



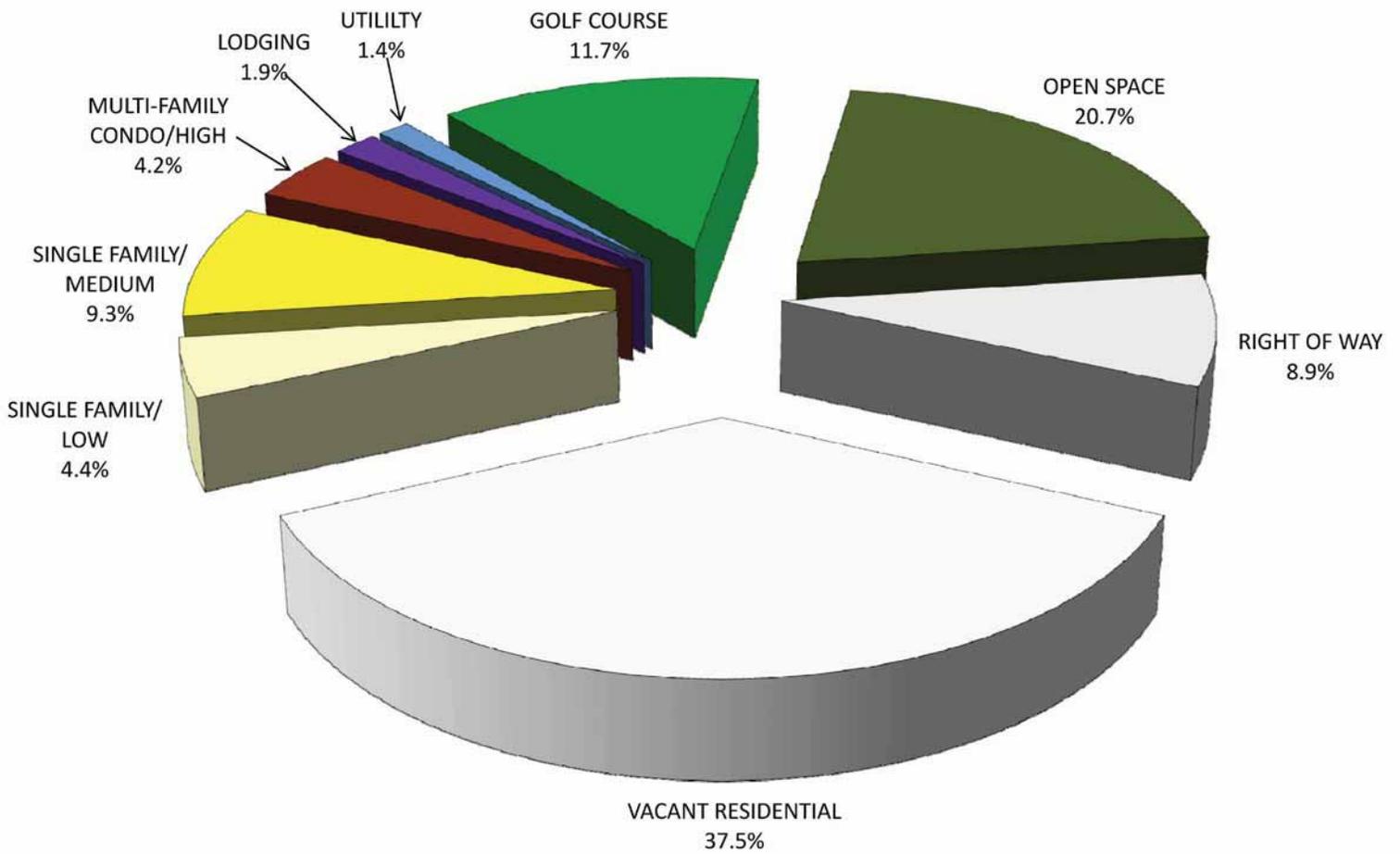
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L	49	40.3	27.1		
Single Family – M	715	244.4	51.1		
Multi-Family – L	2	0.3			
Multi-Family – M					
Multi-Family – H			1.4		
Multi-Family/Condo – L	10	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		57.9			57.9
Open Space				139.2	139.2
Scottsdale Owned Land					
Right of Way/Streets		83.2			83.2
Total	782	429.4	79.6	139.2	648.2

section 17



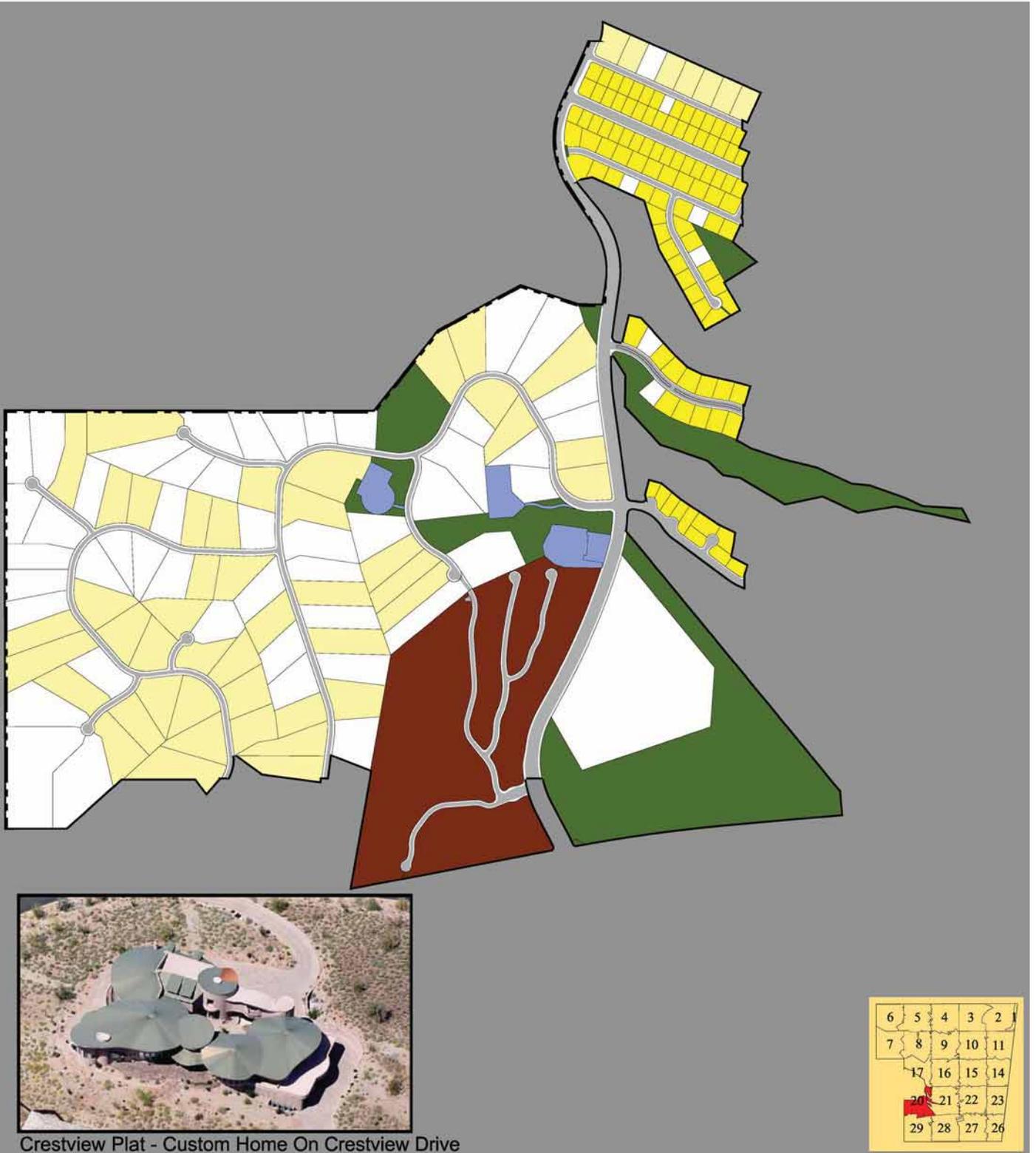
Copperwynd Resort

Undeveloped land shown in white



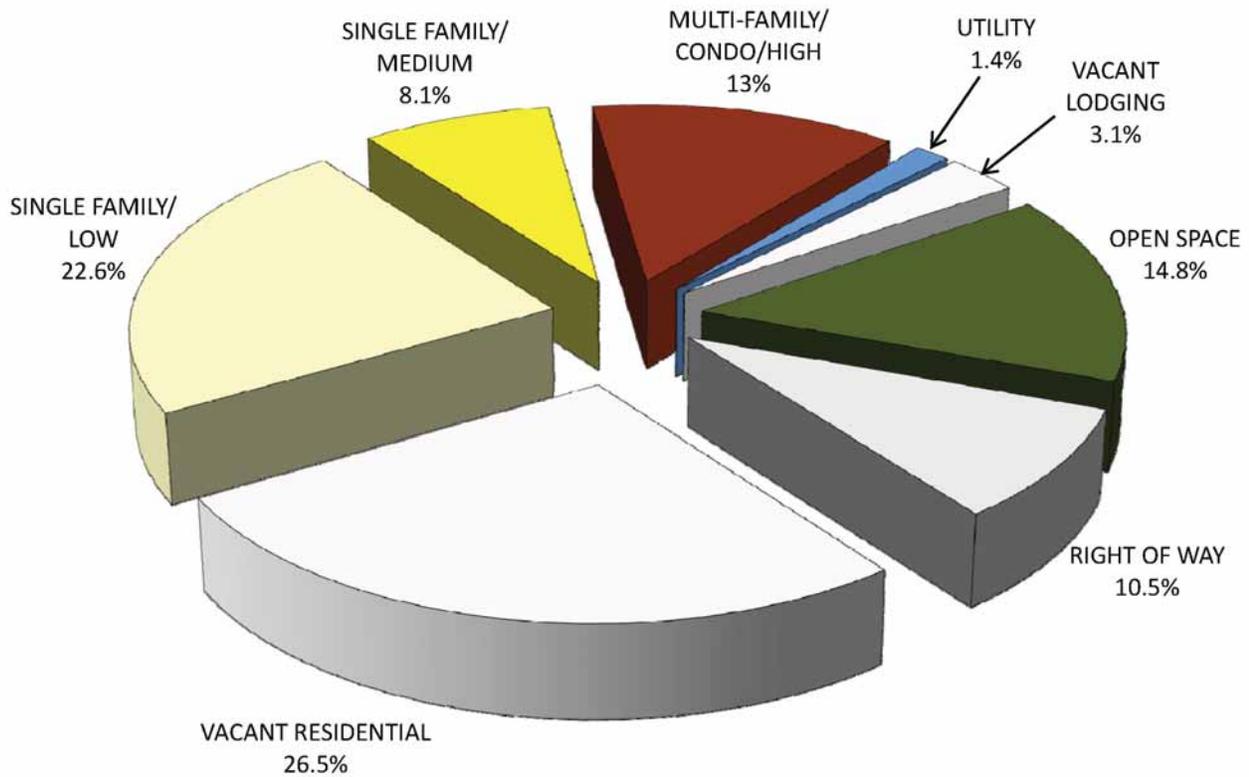
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L	22	18.1	149.2		229.0
Single Family – M	74	38.6	6.1		
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H	108	17			
Commercial/Retail					
Mixed Use					
Lodging		8			8.0
Institutional					
Industrial					
Utility		5.8			5.8
Government/Town Owned					
Schools					
Parks					
Golf Course		49.2			49.2
Open Space				85.7	85.7
Scottsdale Owned Land					
Right of Way/Streets		36.9			36.9
Total	204	173.6	155.3	85.7	414.6

section 20



Crestview Plat - Custom Home On Crestview Drive

Undeveloped land shown in white



Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L	52	101.1	109.0		303.9
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			
Commercial/Retail					
Mixed Use					
Lodging			13.2		13.2
Institutional					
Industrial					
Utility		6.2			6.2
Government/Town Owned					
Schools					
Parks					
Golf Course					
Open Space				64.5	64.5
Scottsdale Owned Land					
Right of Way/Streets		45.5			45.5
Total	221	244.4	124.4	64.5	433.3

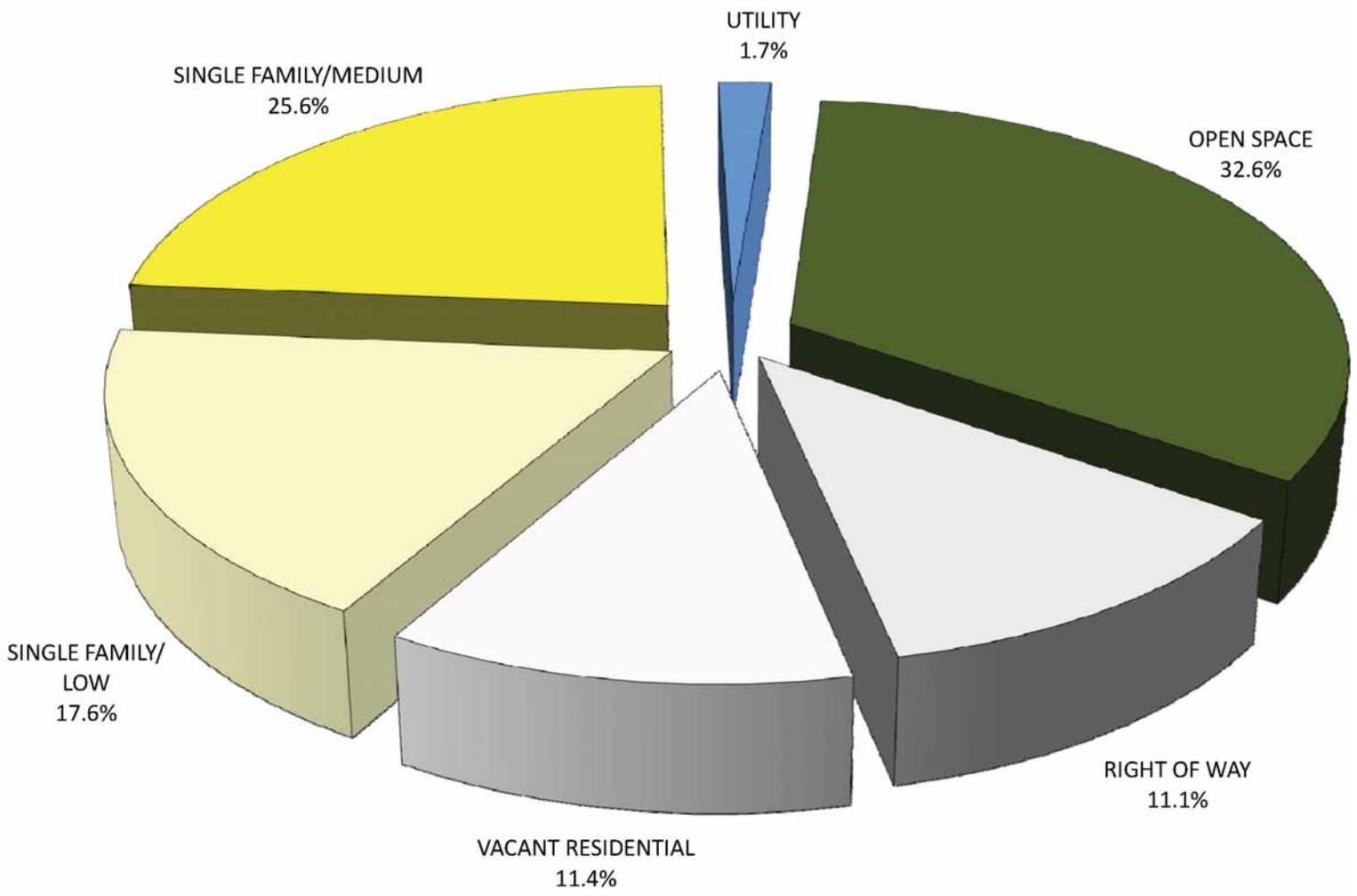
section 21



Botanical Garden Near Fountain Hills Blvd & Kingstree Blvd

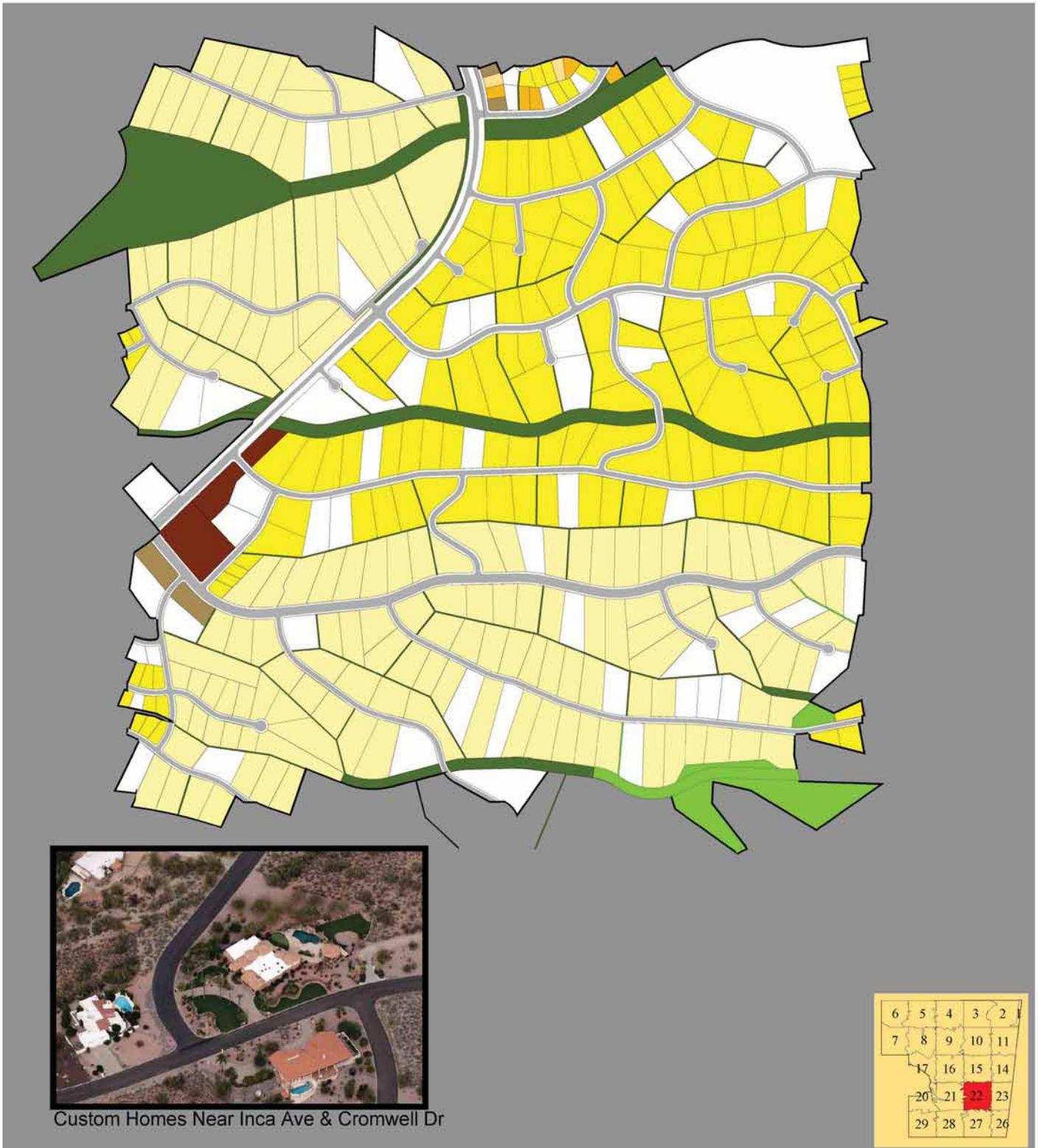


Undeveloped land shown in white

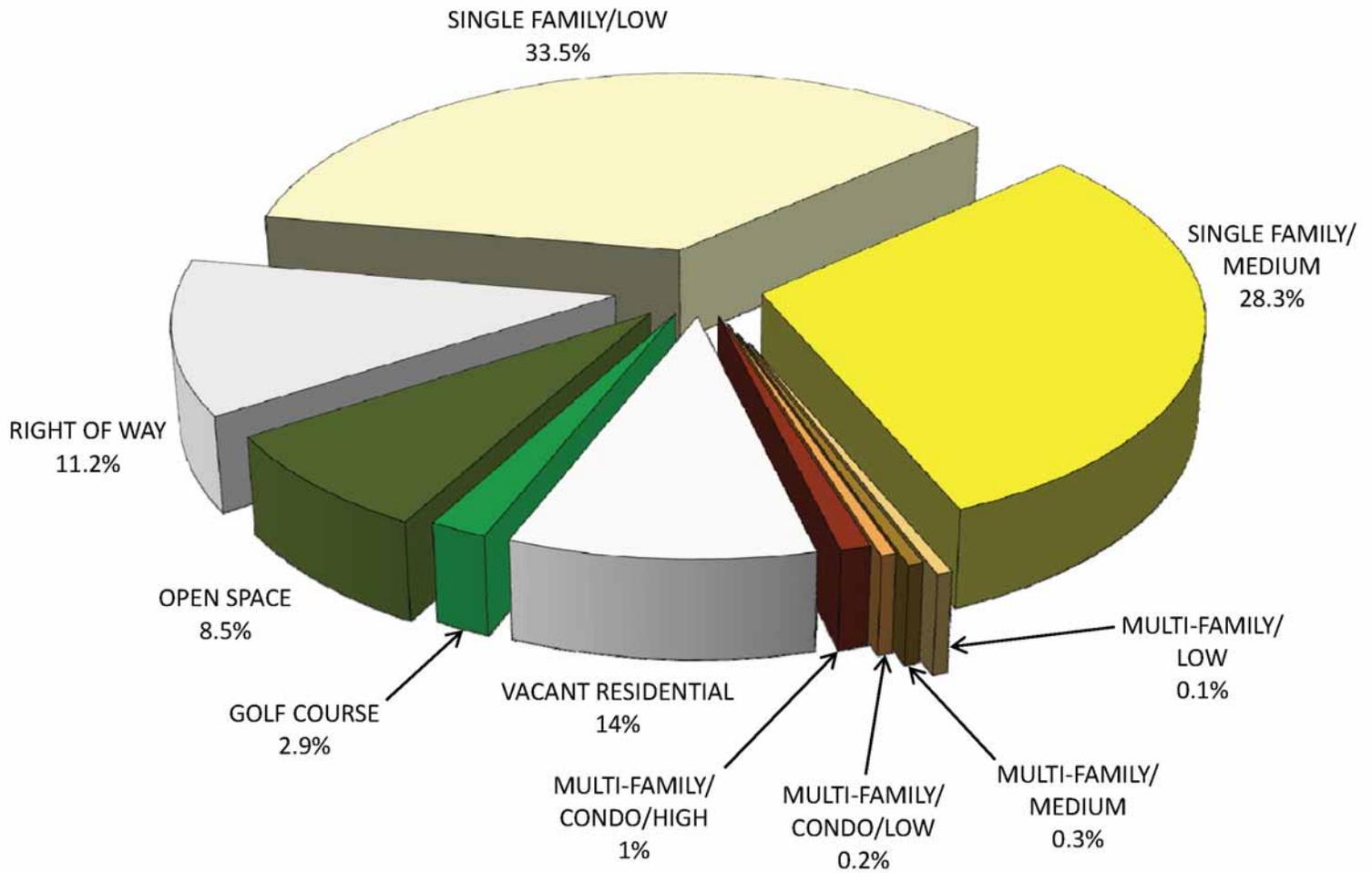


	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family – L	99	117.1	41		
	Single Family – M	544	170	34.2		
	Multi-Family – L					
	Multi-Family – M					
	Multi-Family – H					
	Multi-Family/Condo – L					
	Multi-Family/Condo – M					
	Multi-Family/Condo – H					
	Commercial/Retail					
	Mixed Use					
	Lodging					
	Institutional					
	Industrial					
	Utility		11.5			11.5
	Government/Town Owned					
	Schools					
	Parks					
	Golf Course					
	Open Space				216.5	216.5
	Scottsdale Owned Land					
	Right of Way/Streets		74.1			74.1
	Total	643	372.7	75.2	216.5	664.4

section 22



Undeveloped land shown in white



	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family – L	161	214.2	38		
	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		494.6
	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

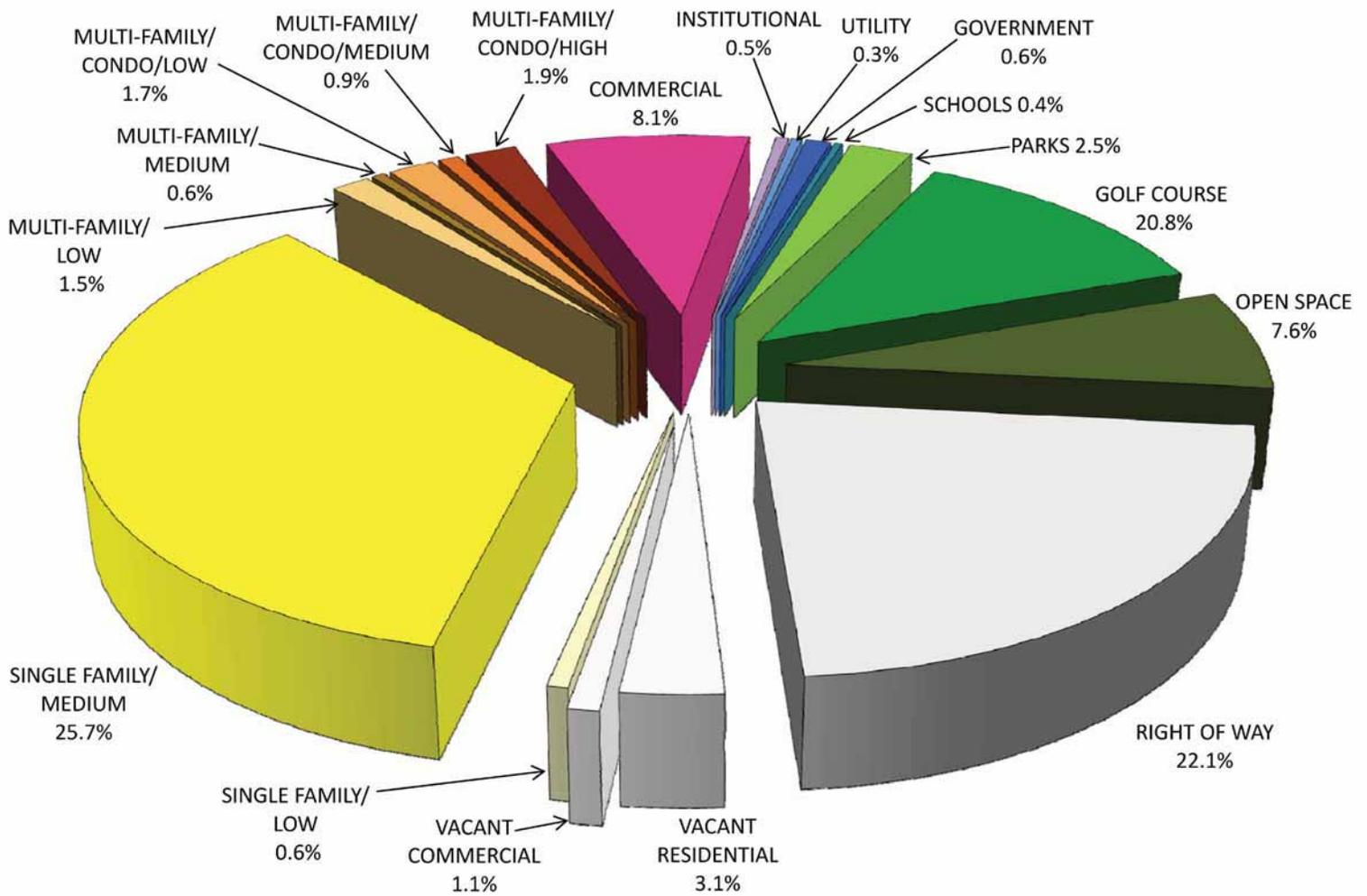
section 23



Town Of Fountain Hills - Street Dept. Yard

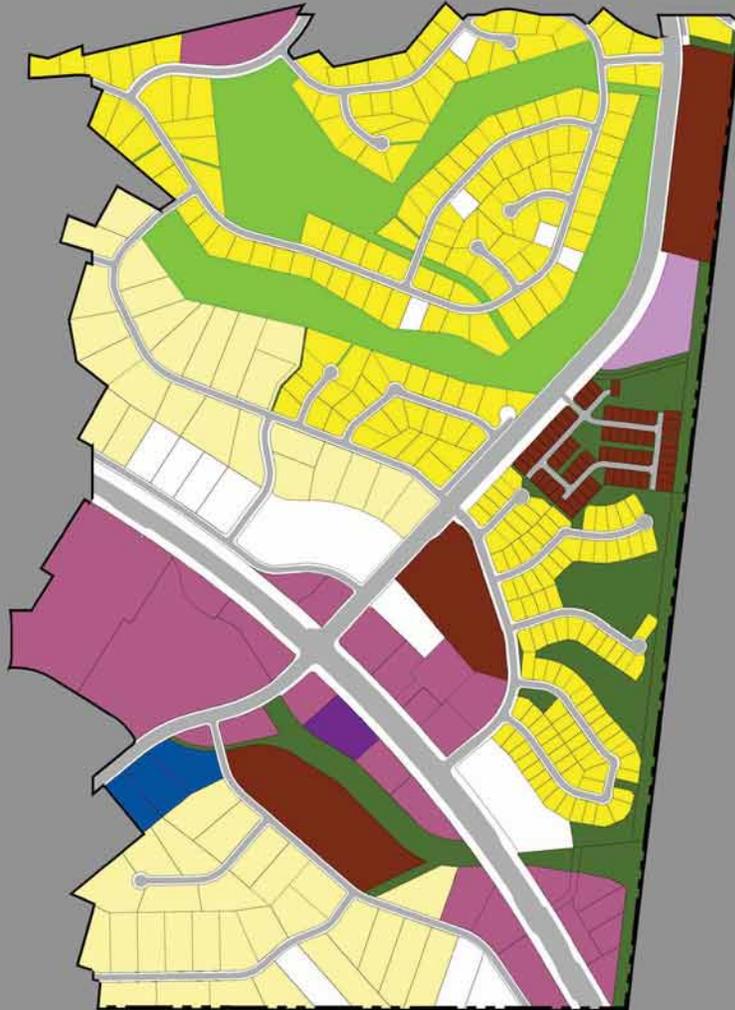


Undeveloped land shown in white



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		38.3	5.3		43.6
Mixed Use					
Lodging					
Institutional		0.2			0.2
Industrial					
Utility		1.6			1.6
Government/Town Owned		2.7			2.7
Schools		2			2
Parks		11.6			11.6
Golf Course		97.4			97.4
Open Space				35.4	35.4
Scottsdale Owned Land					0
Right of Way/Streets		105.3			105.3
Total	716	413.0	19.6	35.4	468.0

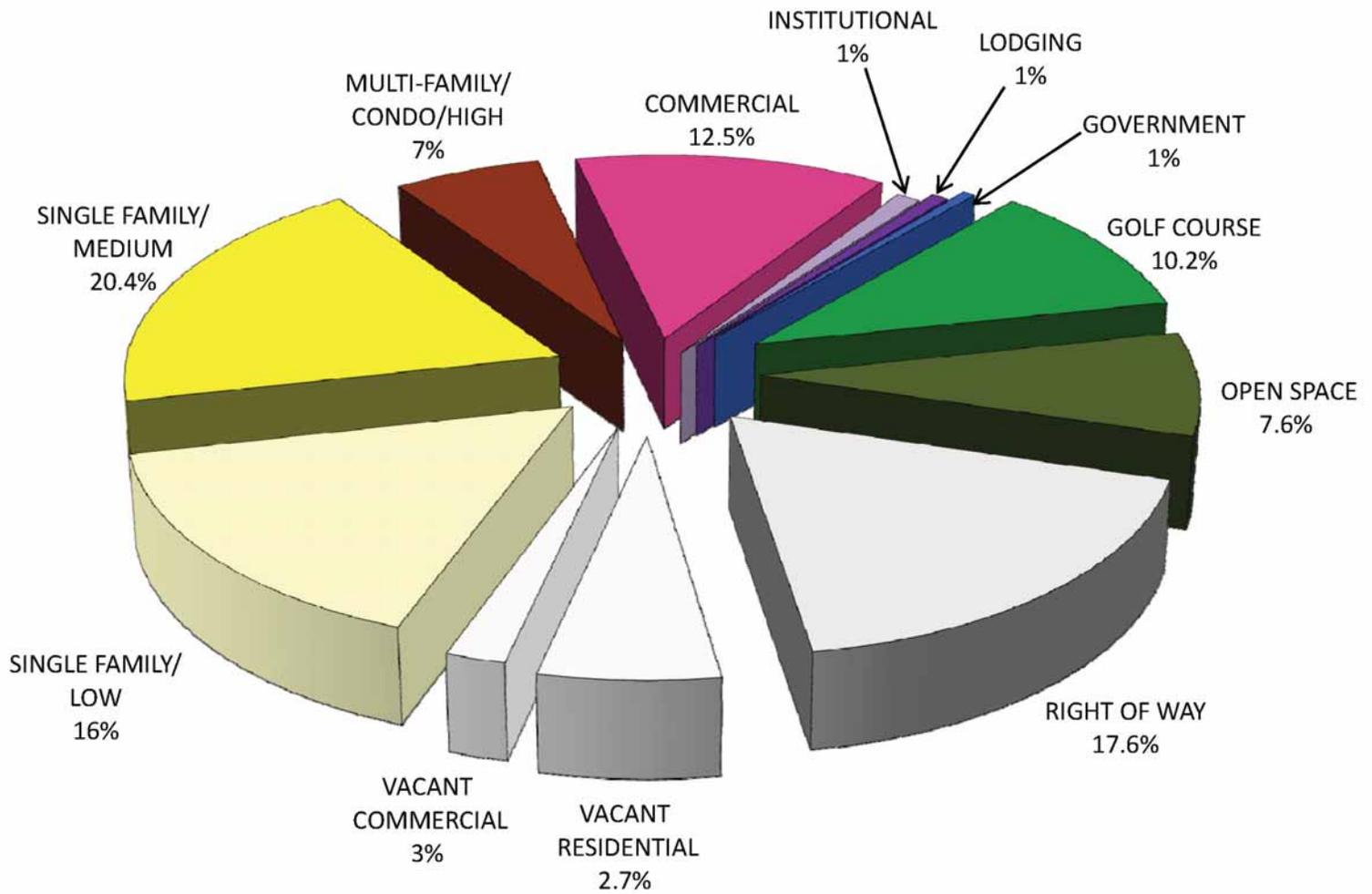
section 26



Shea Blvd & Saguaro Blvd - Intersection

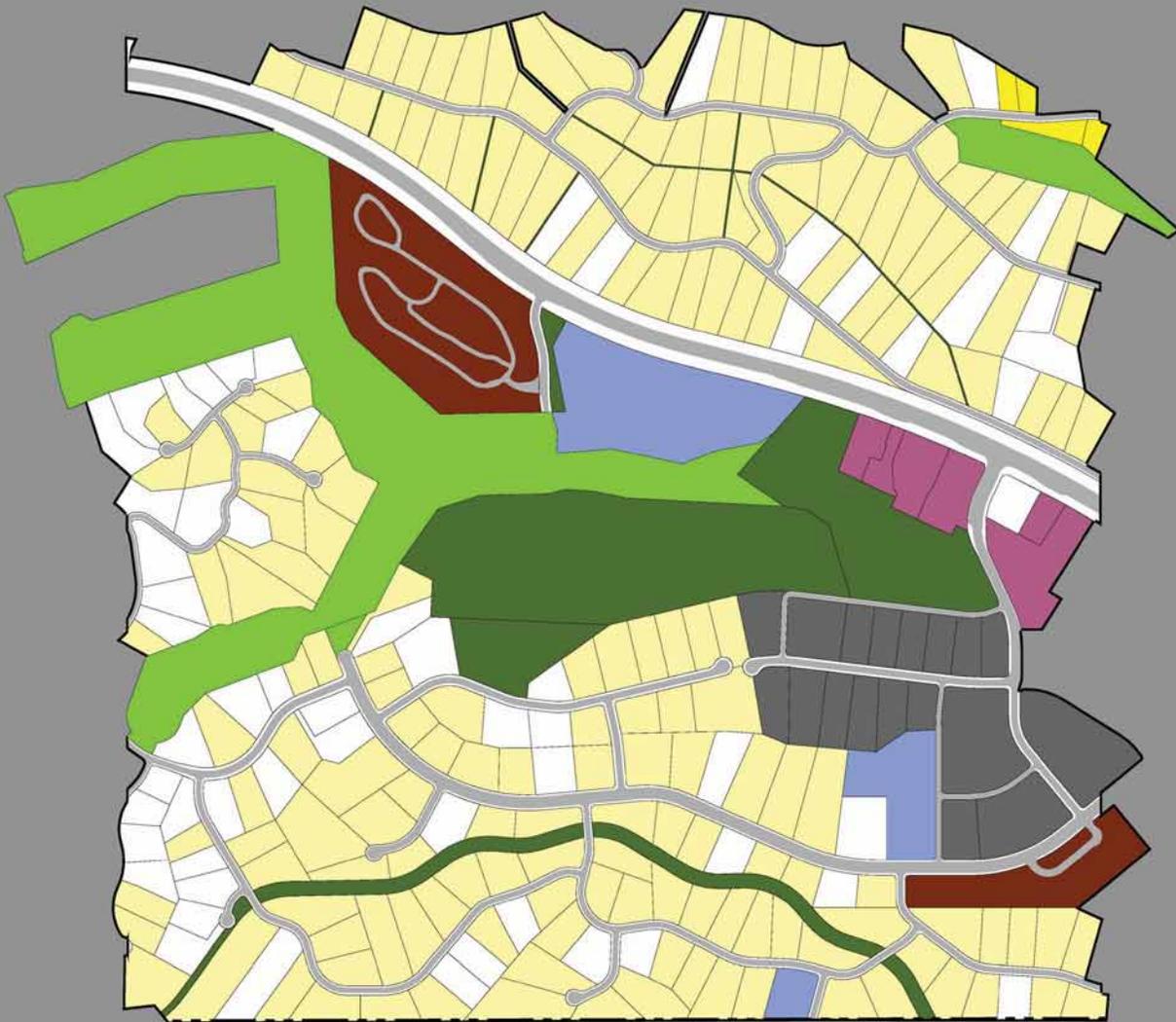


Undeveloped land shown in white



Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L	53	61.5	8.4		
Single Family – M	251	77.6	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

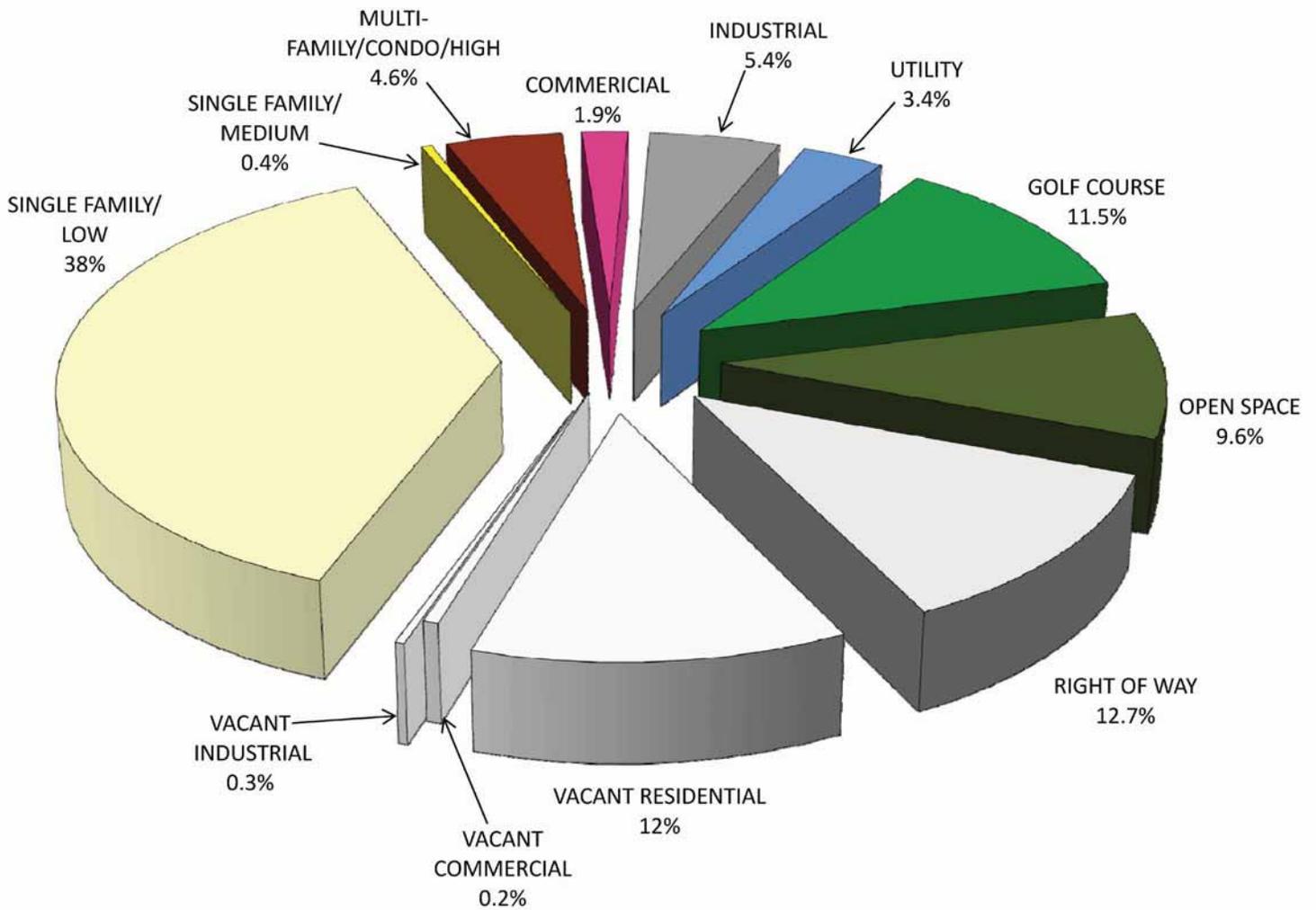
section 27



Industrial Park Near Saguaro Blvd & Technology Dr

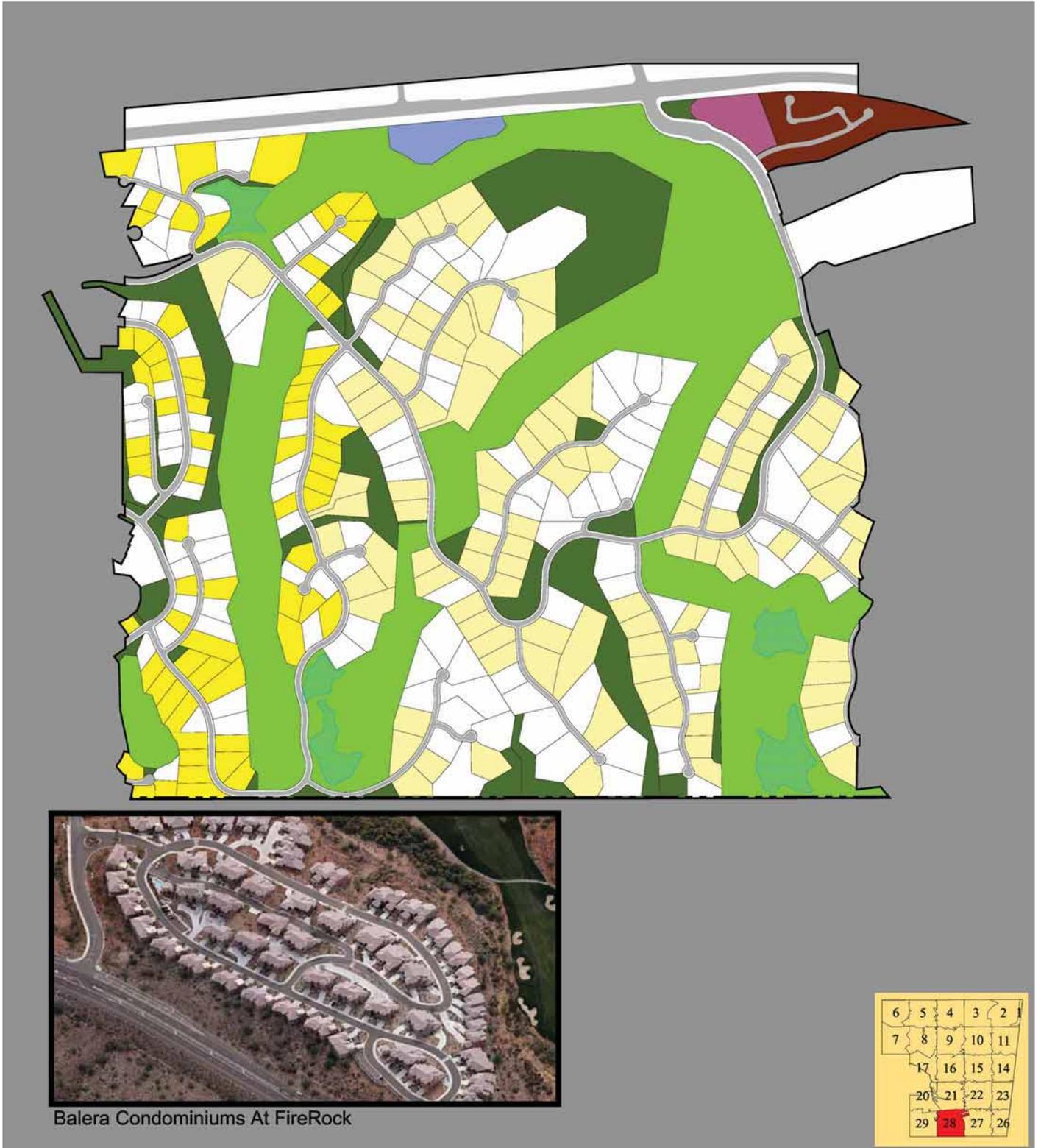
6	5	4	3	2
7	8	9	10	11
12	16	15	14	
20	21	22	23	
29	28	27	26	

Undeveloped land shown in white



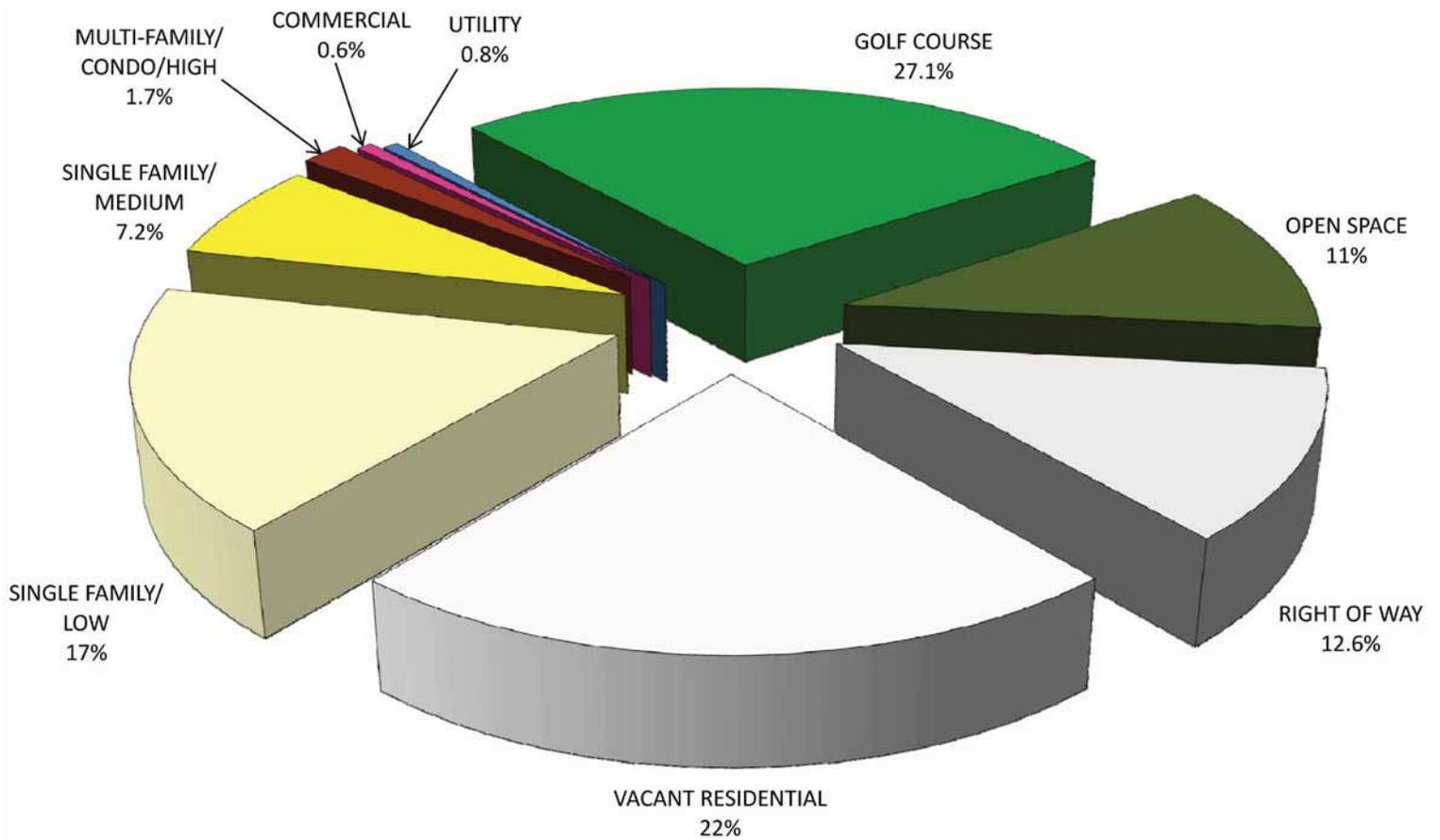
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L	184	242.6	74.6		
Single Family – M	4	2.3			
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H	141	29			
Commercial/Retail		12	1.3		13.3
Mixed Use					
Lodging					
Institutional					
Industrial		34.3	2		36.3
Utility		21.2			21.2
Government/Town Owned					
Schools					
Parks					
Golf Course		72			72
Open Space				60.9	60.9
Scottsdale Owned Land					
Right of Way/Streets		80			80
Total	329	493.4	77.9	60.9	632.2

section 28



Balera Condominiums At FireRock

Undeveloped land shown in white



Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L	109	108.8	91.9		
Single Family – M	67	45.3	35.5		
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		3.9			3.9
Government/Town Owned					
Schools					
Parks					
Golf Course		167.8			167.8
Open Space				68.8	68.8
Scottsdale Owned Land					
Right of Way/Streets		79.5			79.5
Total	202	419.8	141.3	68.8	629.9

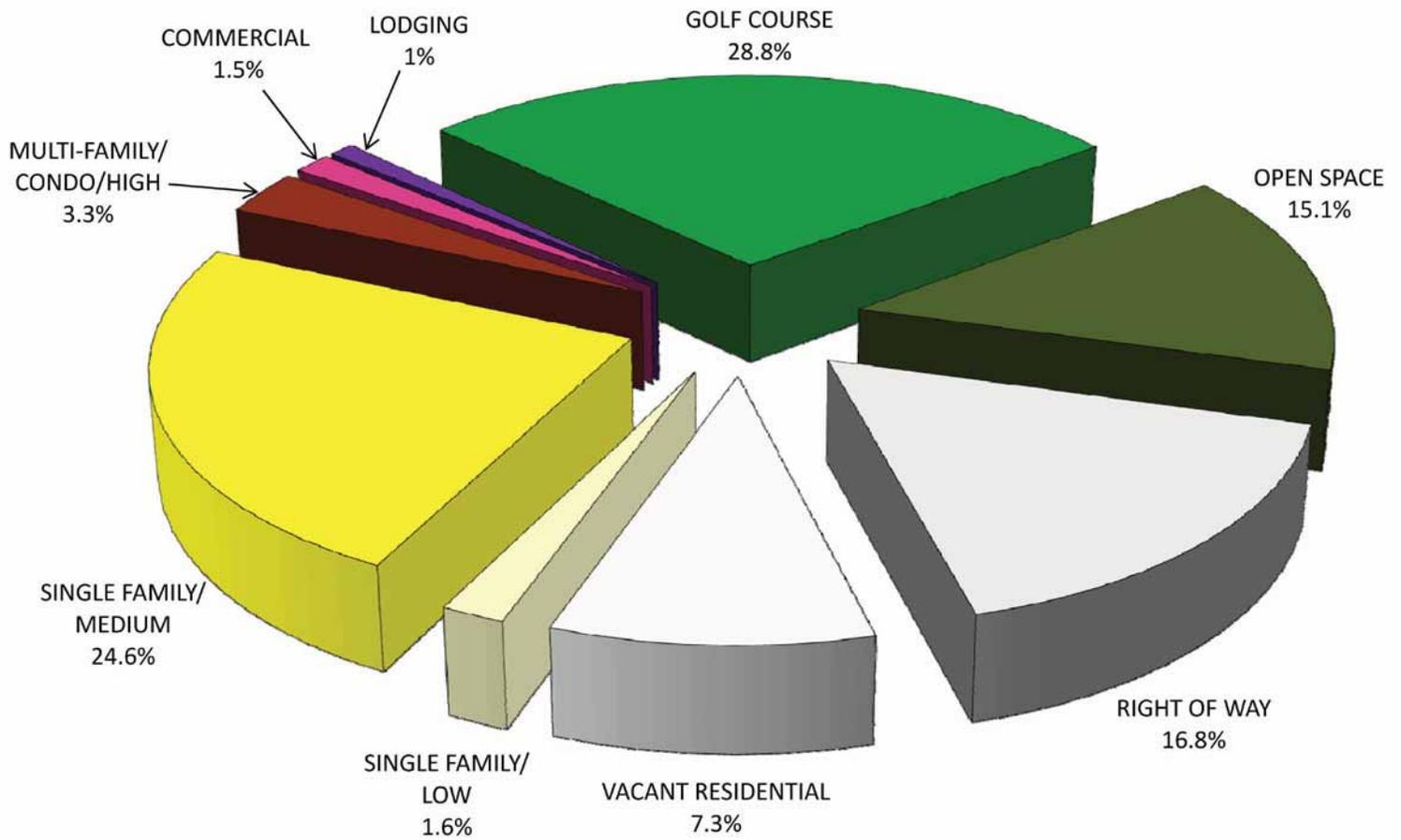
section 29



Eagle Mountain Homes Near Miramonte Way & Long Feather



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			
Commercial/Retail		9.3			9.3
Mixed Use					
Lodging		5.9			5.9
Institutional					
Industrial					
Utility					
Government/Town Owned					
Schools					
Parks					
Golf Course		173.5			173.5
Open Space				91.2	91.2
Scottsdale Owned Land					
Right of Way/Streets		101			101
Total	551	467.9	44.1	91.2	603.2

Layout and Design Credits

Town of Fountain Hills employees and volunteers
who contributed to this report:

Lori Gary

Marilyn Grudier

Bryan Hughes

Quinell Hui

Robert Rodgers

Ken Valverde



Town Hall