

Town of Fountain Hills

Land Use Analysis & Statistical Report 2023



Land Use Analysis

and Statistical Report

Fountain Hills, Arizona



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

January 1 - December 31, 2023

Town of Fountain Hills 2023

Town Council

Ginny Dickey (Mayor)
Sharron Grzybowski (Vice Mayor)
Gerry Friedel
Brenda J. Kalivianakis
Peggy McMahon
Allen Skillicorn
Hannah Toth

Planning & Zoning Commission

Peter Gray (Chairman)
Rick Watts (Vice Chairman)
Clayton Corey
Patrick Dapaah
Susan Dempster
Dan Kovacevic
Scott Schlossberg

Board of Adjustment

Paul Ryan (Chair)
Carol Perica (Vice chair)
Erik Hansen
Nick Sehman
Jeremy Smith

contents

<i>Introduction</i>	1
Demographics	3
Current Population Statistics	4
Population Trends & Projections	5
Development Trends	7
Town-Wide Building Permit Data	8
Residential Building Permit Data	10
Commercial Building Permit Data	12
Existing Businesses	15
Lodging/ Hotels	16
Restaurants	18
Shopping Centers	20
Government & Public Facilities	23
Municipal & Utility Services	24
Schools	26
Community Services Department	28
Public art	32
Capital Improvements	34
Property Taxes	35
Land Use	37
Town-Wide Data	38
Inventory by Section	42



introduction

The Town of Fountain Hills overlooks the Verde River Valley and the east valley of the metro Phoenix area. Once thought to be in a remote location, Fountain Hills now enjoys easy connections to its neighbors, the City of Scottsdale, the City of Mesa, Fort McDowell Yavapai Nation and the Salt River Pima-Maricopa Indian Community, as well as Phoenix and the rest of the Valley of the Sun.



Fountain Hills is a master planned community. Robert P. McCullough of McCullough Properties planned and marketed the development which began in 1970. The Town officially incorporated in December 1989.

The crown jewel of the community is the 65 acre Fountain Park featuring the world famous fountain. It is the world's tallest continuously operating fountain nestled in the center of a large man-made lake. The plume of water rises up to 560 feet on special occasions and normally rises 330 feet into the air from a concrete water lily sculpture. The fountain operates 7 days a week, on the hour for 15 minutes from 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 active parks with tennis courts, baseball, football and soccer fields, basketball courts, pickle ball courts, a dog park, a skate park and sand volleyball courts. Outdoor enthusiasts have easy access to hiking and biking opportunities, including the Town's 822-acre McDowell Mountain Preserve. Golf enthusiasts from around the globe enjoy playing on our four 18-hole picturesque and challenging courses.

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

Fountain Hills' collection of public art, which now stands at over 150 pieces, is the envy of Arizona and provides interesting and inviting opportunities to tour the community. While here, visitors can also enjoy the many unique restaurants and shops along the Avenue of the Fountains, and throughout the town.

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

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



Celebrating 4th of July at Fountain Park



Concours in the Hills



Back to School Bash

demographics

- Current Population
- Trends & Projections



Spooky Blast at Four Peaks Park



Eggstravaganza at Golden Eagle Park



Irish Festival at Fountain Park



Easter Morning Service at Fountain Park

current population

Based upon the July 1, 2020 US Census, American Community Survey population estimate figure of 25,167, Fountain Hills has an average of 1,239 people per square mile, or 1.9 people per acre.

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

Fountain Hills' land is currently developed at an average density of 2.2 dwelling units per acre for single family homes and 8.0 units per acre for multi-family housing.

At the end of 2023, there were 825 vacant single family lots and 51 vacant multi-family lots.

If Fountain Hills continues to develop at a similar rate, the population is estimated to reach 34,700 at build-out around the year 2040.



Population by Gender & Age	Male	Female	Age Groups												TOTAL	
			0-4 Years old	5-9 Years old	10-14 Years old	15-19 Years old	20-24 Years old	25-34 Years old	35-44 Years old	45-54 Years old	55-59 Years old	60-64 Years old	65-74 Years old	75-84 Years old	85 Years & older	
Population	12,328	12,839	748	996	1,138	961	390	1,738	2,336	2,737	2,260	2,701	5,328	2,903	931	25,167
Percent	49.0%	51.0%	3.0%	4.0%	4.5%	3.8%	1.5%	6.9%	9.3%	10.9%	9.0%	10.7%	21.2%	11.5%	3.7%	100.0%
Median Age = 58.6 Years old			Average Household Size = 2.2						Average Family Size = 2.2							

Income Per Household	Income Ranges										TOTAL
	Less than \$10,000	\$10,000-\$14,999	\$15,000-\$24,999	\$25,000-\$34,999	\$35,000-\$49,999	\$50,000-\$74,999	\$75,000-\$99,999	\$100,000-\$149,999	\$150,000-\$199,999	\$200,000 or more	
Household	392	149	644	834	910	2,019	1,707	2,196	884	1,673	11,408

Median Household Income = \$87,080
Per Capita Income = \$57,550

SOURCE: American Community Survey (ACS) 2020



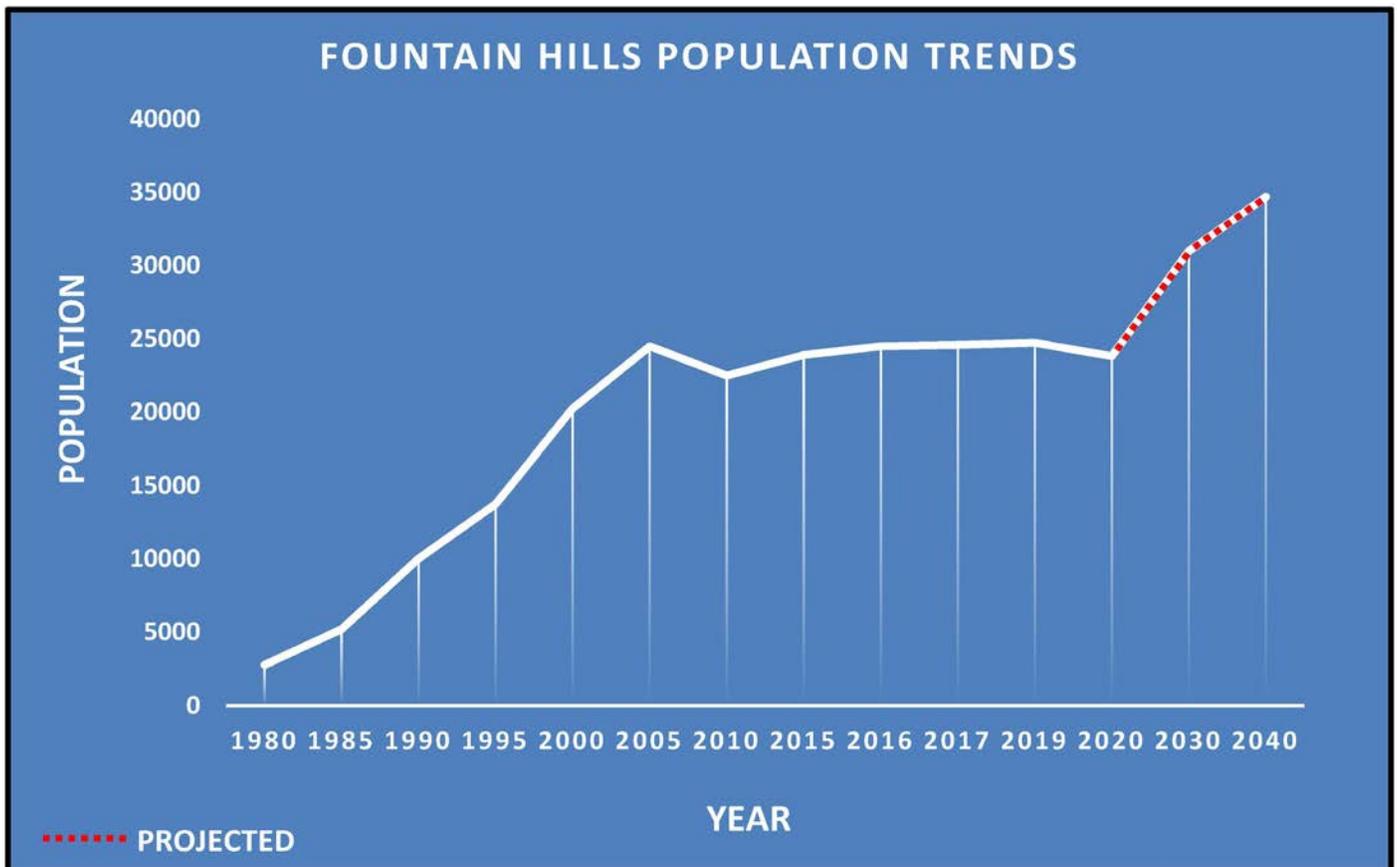
Population Trends	
Year	Fountain Hills Population
1980	2,772*
1985	5,200**
1990	10,030*
1995	13,745**
2000	20,235*
2005	24,492*
2010	22,489*
July 1, 2015	23,899***
July 1, 2016	24,482***
July 1, 2017	24,583***
July 1, 2019	24,729***
July 1, 2020	25,167***
2020	23,820*
2030	31,000**
Estimated Buildout ~2040	34,700****

* US CENSUS

** MAG

***US CENSUS, AMERICAN COMMUNITY SURVEY

****TOWN DEVELOPMENT SERVICES



development trends

- town-wide
- residential
- commercial



Gunsight Apartments - Multi-Family Residential



Casa's del Lago Apartments - Multi-Family Residential



Indoor Shooting Range - Commercial



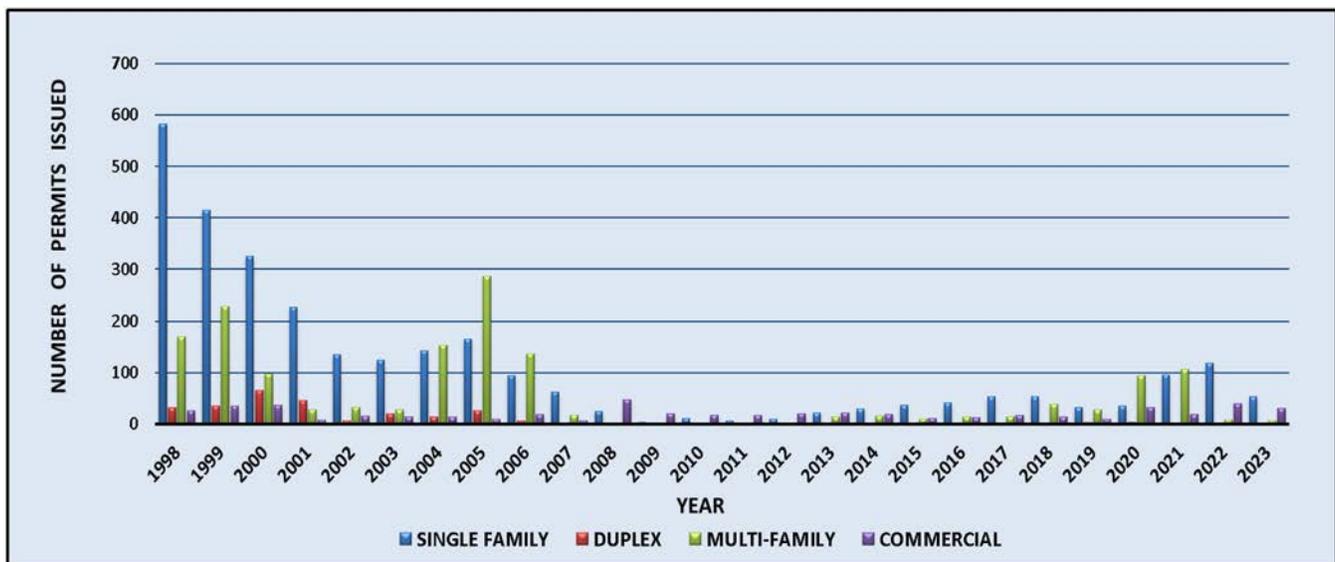
Fountainview Villages Improvements - Commercial

town-wide building permit data

Land within the Town of Fountain Hills has been largely developed. While building activity in Fountain Hills has been on the upswing since 2016 and continuing into 2023, particularly with multi-family housing, commercial and luxury housing construction, the total building permits issued is still below the peak in the year 1998. The following charts show the historical building permit activity from the year 1998 forward. Most recently, the Town continues to experience a shift from new construction to remodeling.

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

TOWN-WIDE BUILDING PERMITS ISSUED



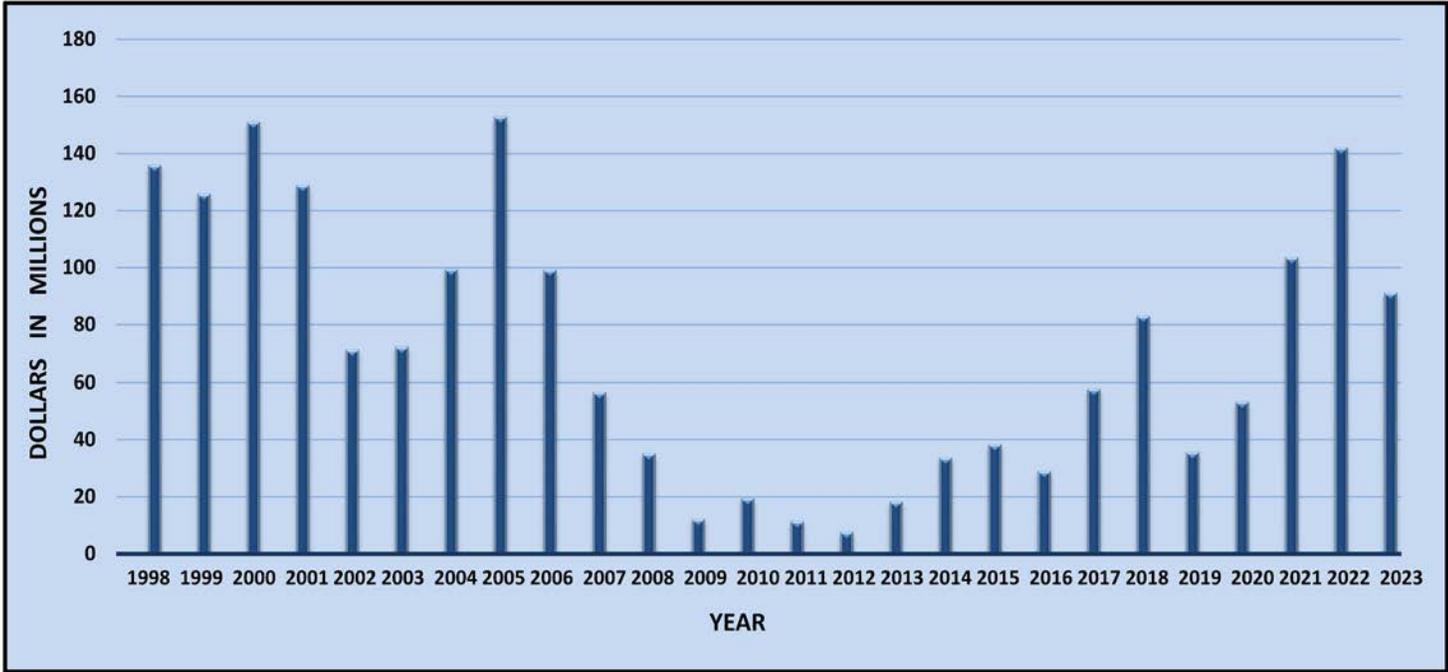
Year	Single Family	Duplex		Multi-Family		Total Dwelling Units	Commercial	Other
		Bldg.	Total Units	Bldg.	Total Units			
1998	582	16	32	36	170	784	26	995
1999	415	18	36	34	229	680	36	947
2000	326	33	66	23	97	489	37	892
2001	227	23	46	6	28	301	8	707
2002	135	3	6	4	33	174	16	622
2003	124	10	20	10	28	172	14	689
2004	143	7	14	64	154	311	14	664
2005	165	13	26	184	287	478	9	777
2006	95	3	6	102	137	238	19	745
2007	62	0	0	18	18	80	7	589
2008	25	1	2	2	2	29	48	489
2009	4	1	2	0	0	6	21	328
2010	11	0	0	0	0	11	18	366
2011	6	0	0	0	0	6	17	319
2012	10	0	0	0	0	10	21	106
2013	22	0	0	14	14	36	22	143
2014	30	0	0	16	16	46	19	194
2015	37	0	0	8	10	47	11	186
2016	41	0	0	8	14	55	12	238
2017	54	1	2	15	13	69	17	377
2018	54	0	0	39	39	93	14	454
2019	33	3	6	28	28	67	9	448
2020	35	2	4	94	94	133	33	434
2021	96	1	2	107	107	205	19	521
2022	119	0	0	8	8	127	40	669
2023	53	0	0	6	11	64	31	569
26 Year Total	2904	135	270	826	1537	4711	538	13468
26 Year Avg	111.7	5.2	10.4	31.8	59.1	181.2	20.7	518.0

VALUATION OF TOWN-WIDE BUILDING PERMITS ISSUED IN DOLLARS

MONTH	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
JAN	6.57	2.63	9.66	10.10	12.67	8.28	5.38	12.49	10.40	5.88	4.96	0.64	0.64	0.37	0.08	0.45	1.24	1.78	3.38	5.26	5.56	4.39	7.05	4.13	11.12	5.88
FEB	4.87	9.95	11.96	6.92	6.76	4.53	6.28	11.02	10.07	2.57	3.05	0.96	3.55	0.69	0.10	0.34	3.48	5.86	1.45	14.99	0.87	2.48	3.45	4.14	9.32	5.09
MAR	5.92	15.22	9.06	7.34	5.52	3.55	7.99	18.23	13.14	5.69	2.28	1.10	3.22	0.23	0.32	2.07	4.16	0.84	3.87	2.54	2.98	3.09	5.80	7.90	10.77	21.62
APR	5.70	12.1	28.86	5.39	5.23	4.63	10.25	11.93	23.88	7.46	4.41	2.11	1.85	1.81	0.72	0.63	2.39	1.31	2.07	4.33	7.08	1.55	2.84	3.38	11.73	1.58
MAY	10.81	8.8	15.06	11.43	4.34	6.40	6.78	13.14	6.16	4.90	3.23	0.41	3.04	1.15	0.56	1.15	4.39	3.77	2.15	3.85	4.48	6.37	2.81	12.04	17.99	8.50
JUNE	10.82	9.39	18.27	6.69	6.84	5.06	7.41	11.51	4.86	4.37	0.99	1.12	1.08	2.15	1.22	1.82	0.95	2.09	3.03	4.58	3.31	2.83	1.83	6.99	8.13	3.37
JULY	7.03	8.1	13.74	9.97	3.59	4.01	8.98	11.2	6.31	8.13	5.87	1.27	0.79	0.76	1.09	2.41	3.50	1.91	1.94	3.04	4.45	2.92	3.91	12.12	17.84	6.05
AUG	8.46	12.2	11.78	15.44	7.10	5.27	6.59	10.59	6.06	3.68	3.12	0.68	0.32	0.19	1.04	1.90	1.66	1.58	2.12	3.94	40.77	3.53	2.90	12.76	4.00	7.54
SEPT	10.22	10.22	10.57	12.80	4.23	12.94	7.75	10.9	5.99	2.61	0.49	1.28	1.43	0.92	0.52	1.10	2.60	1.55	1.77	5.81	1.44	1.93	2.73	9.43	9.70	6.67
OCT	15.17	22.41	5.20	16.86	7.20	2.95	16.60	13.95	4.94	3.80	3.01	1.06	0.19	1.29	0.67	3.59	2.41	2.55	3.30	3.19	4.50	1.89	4.91	12.89	3.66	8.23
NOV	15.06	7.85	9.63	22.03	5.35	7.08	10.05	14.1	3.48	5.62	1.17	0.68	0.99	1.14	0.76	0.72	2.45	2.43	1.57	2.86	3.58	1.25	10.08	8.44	16.13	10.42
DEC	34.99	9.06	6.88	3.65	2.46	7.56	5.08	13.57	3.64	1.59	2.31	0.62	2.07	0.45	0.30	1.87	4.17	12.48	2.04	3.08	3.74	3.11	4.69	9.07	21.36	5.98
TOTAL	135.62	127.93	150.67	128.62	71.29	72.26	99.14	152.63	98.93	56.30	34.89	11.93	19.17	11.15	7.38	18.05	33.40	38.15	28.69	57.47	82.76	35.34	53.00	103.29	141.75	90.93

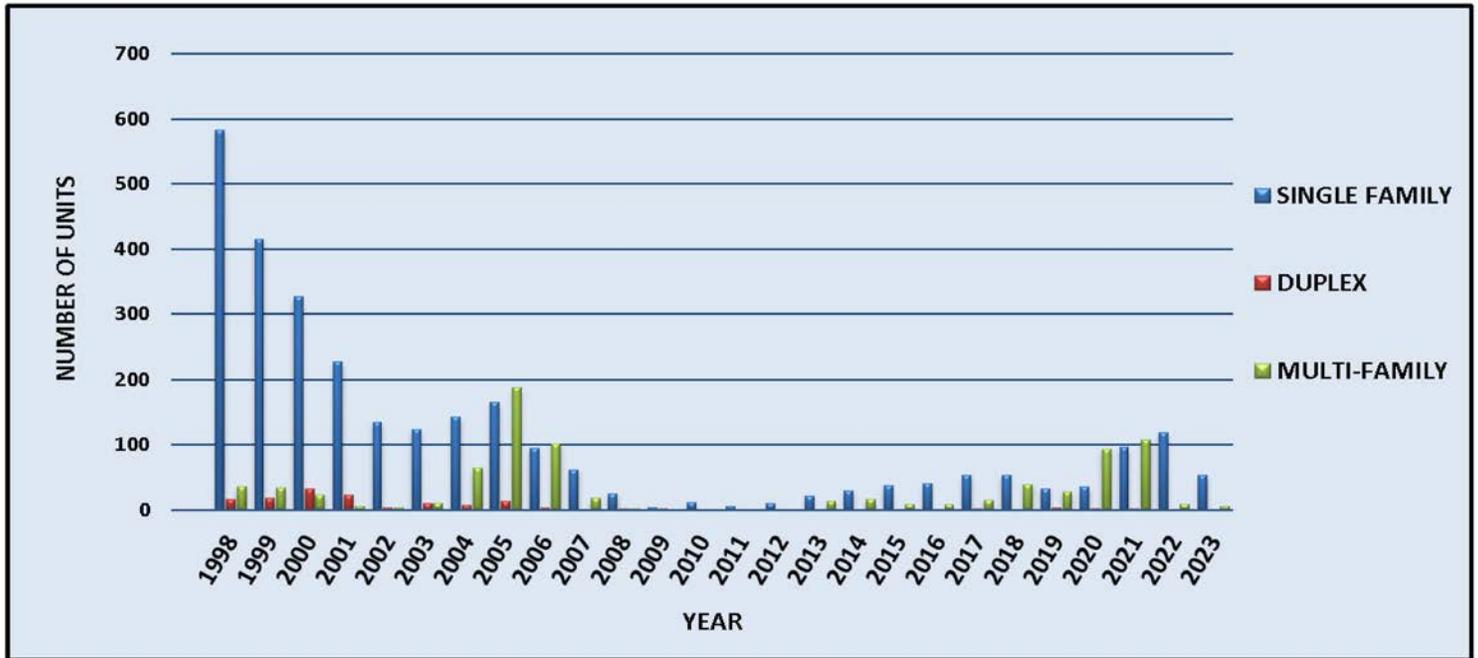
Valuation (\$ In Millions)

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	52	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	62	18	80
2008	25	3	28
2009	4	1	6
2010	11	0	11
2011	6	0	6
2012	10	0	10
2013	22	14	36
2014	30	16	46
2015	37	8	47
2016	41	8	55
2017	54	15	69
2018	54	39	93
2019	33	31	67
2020	35	22	133
2021	96	108	205
2022	119	8	127
2023	53	6	64

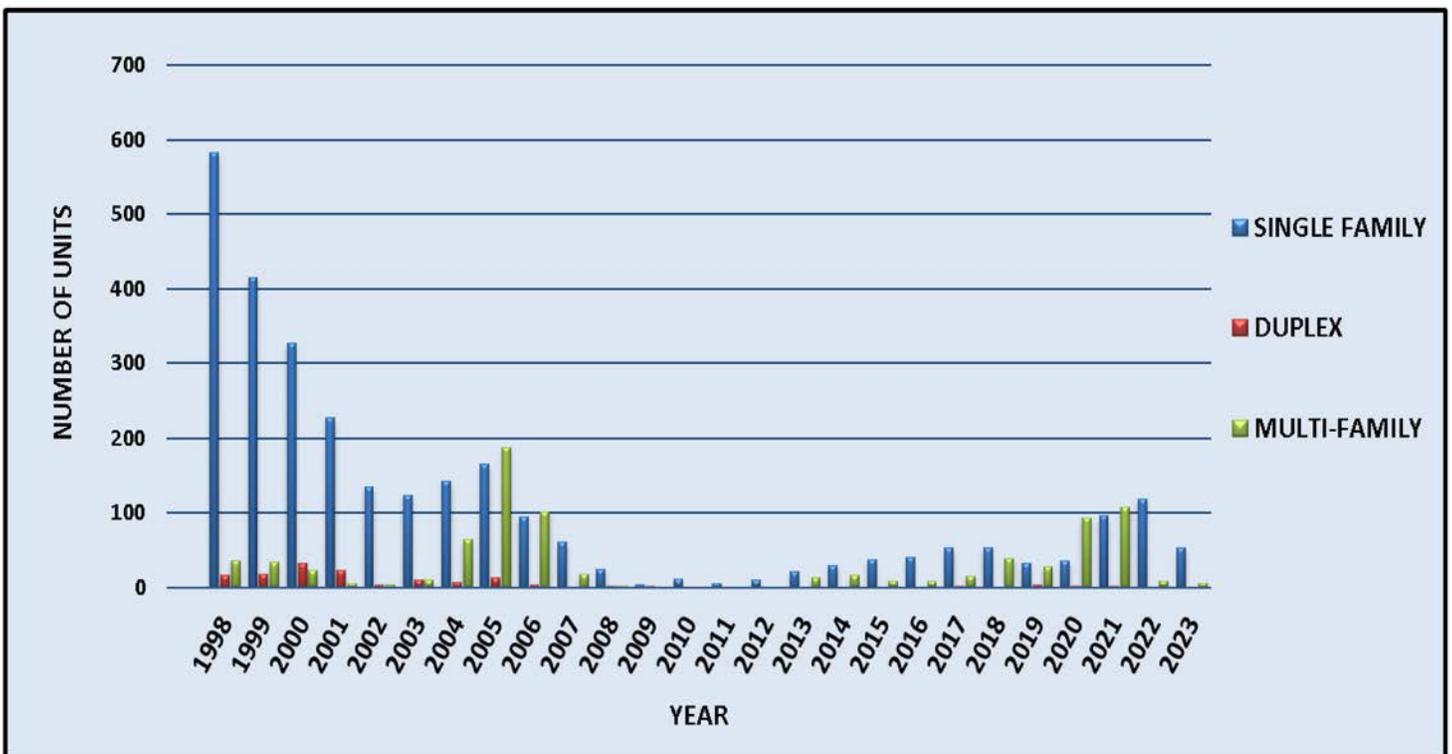
* Includes duplexes, townhomes, and apartments.

** The total number of units does not equal single family and multi-family building permits issued.

RESIDENTIAL BUILDING PERMITS ISSUED AND VALUATION

Year	Permits Issued	Valuation (\$ in Millions)
1998	634	75.290
1999	467	115.069
2000	382	92.105
2001	256	72.642
2002	142	49.710
2003	144	60.388
2004	214	68.048
2005	365	115.994
2006	200	79.374
2007	80	37.506
2008	28	20.277
2009	6	6.822
2010	11	8.789
2011	6	4.381
2012	10	4.639
2013	36	13.109
2014	46	24.440
2015	44	22.935
2016	49	23.974
2017	69	34.274
2018	93	40.632
2019	67	24.364
2020	133	31.097
2021	205	89.260
2022	127	100.730
2023	59	58.513

RESIDENTIAL PERMITS ISSUED VALUATION IN DOLLARS



commercial building permit data



Scorpius Omega Tactical Shooting Range



Dutch Bros on Palisades Blvd

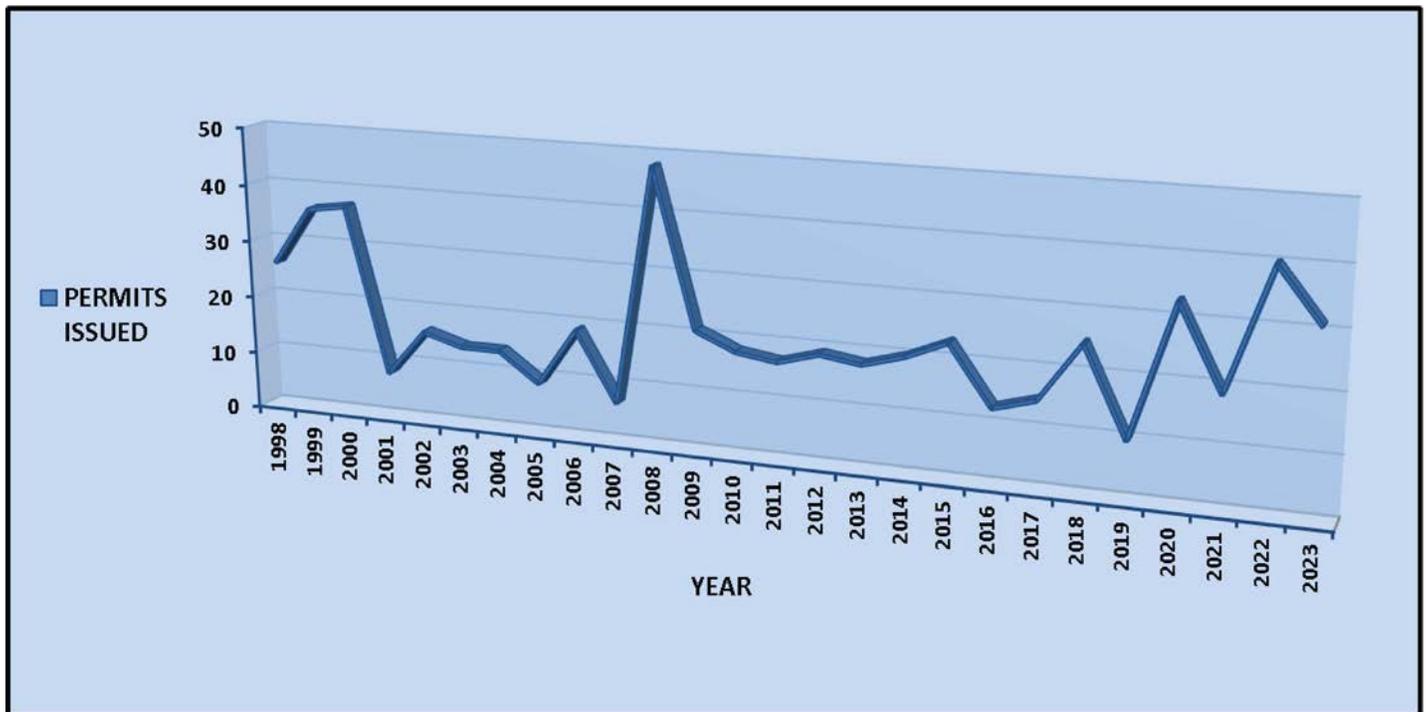


Self Storage on Tower Dr



FH Medical on Saguaro Blvd

COMMERCIAL BUILDING PERMITS ISSUED

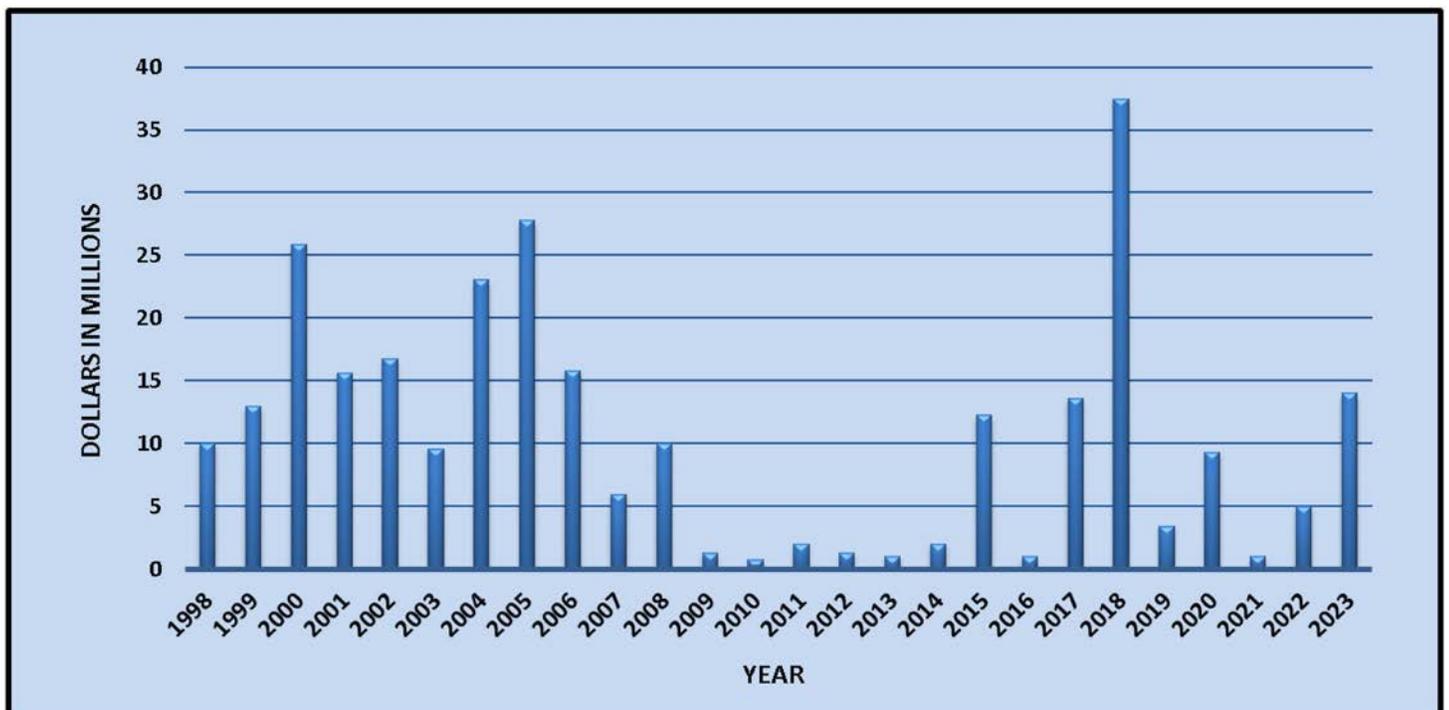


COMMERCIAL BUILDING PERMITS ISSUED AND VALUATION

Year	Permits Issued	Valuation (\$ in Millions)
1998	26	9.739
1999	36	13.326
2000	37	25.869
2001	8	15.625
2002	16	16.698
2003	14	9.554
2004	14	23.021
2005	9	27.782
2006	19	15.792
2007	7	5.966
2008	48	10.004
2009	21	0.944
2010	18	0.719
2011	17	2.311
2012	19	1.012
2013	18	1.060
2014	20	1.936
2015	23	12.730
2016	13	0.859
2017	15	13.619
2018	25	37.552
2019	10	3.416
2020	33	9.455
2021	19	1.277
2022	40	5.393
2023	31	14.106

1998 - 2023 Valuation includes commercial building permits as well as tenant improvements.

COMMERCIAL PERMITS ISSUED VALUATION IN DOLLARS



1998 - 2023 Valuation includes commercial building permits as well as tenant improvements.



Palisades Plaza District - 4-Sons Food Store



Restaurants - Maskadores Taco Shop



Restaurants - Rainbow Donuts



Downtown District - FH Antique Center



FH Plaza District - Sun Devil Auto



Restaurants - El Encanto

existing businesses

- Lodging
- Restaurants
- Shopping Centers



Motor Vault Luxury Garage Suites



Restaurant For Sale on Shea Blvd

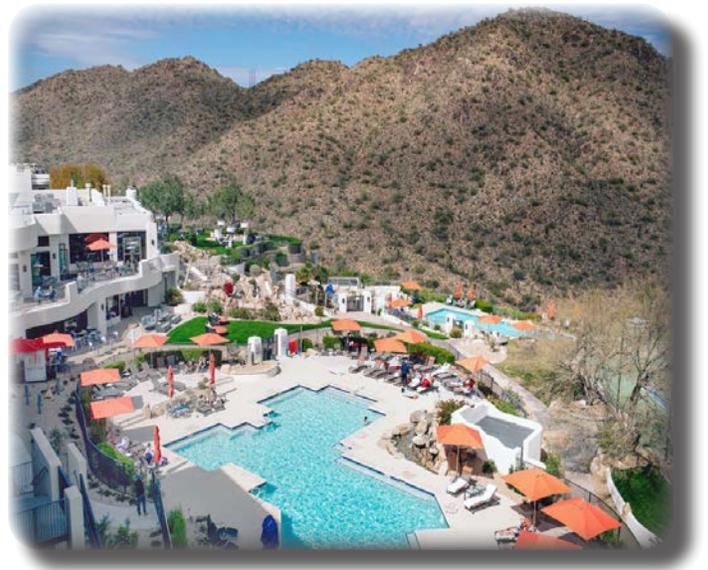


Downtown - Lodging, Restaurants & Shopping Centers

lodging/hotels



Comfort Inn
17105 E. Shea Blvd
48 guest rooms



Adero Scottsdale
13225 Eagle Ridge Drive
177 guest rooms

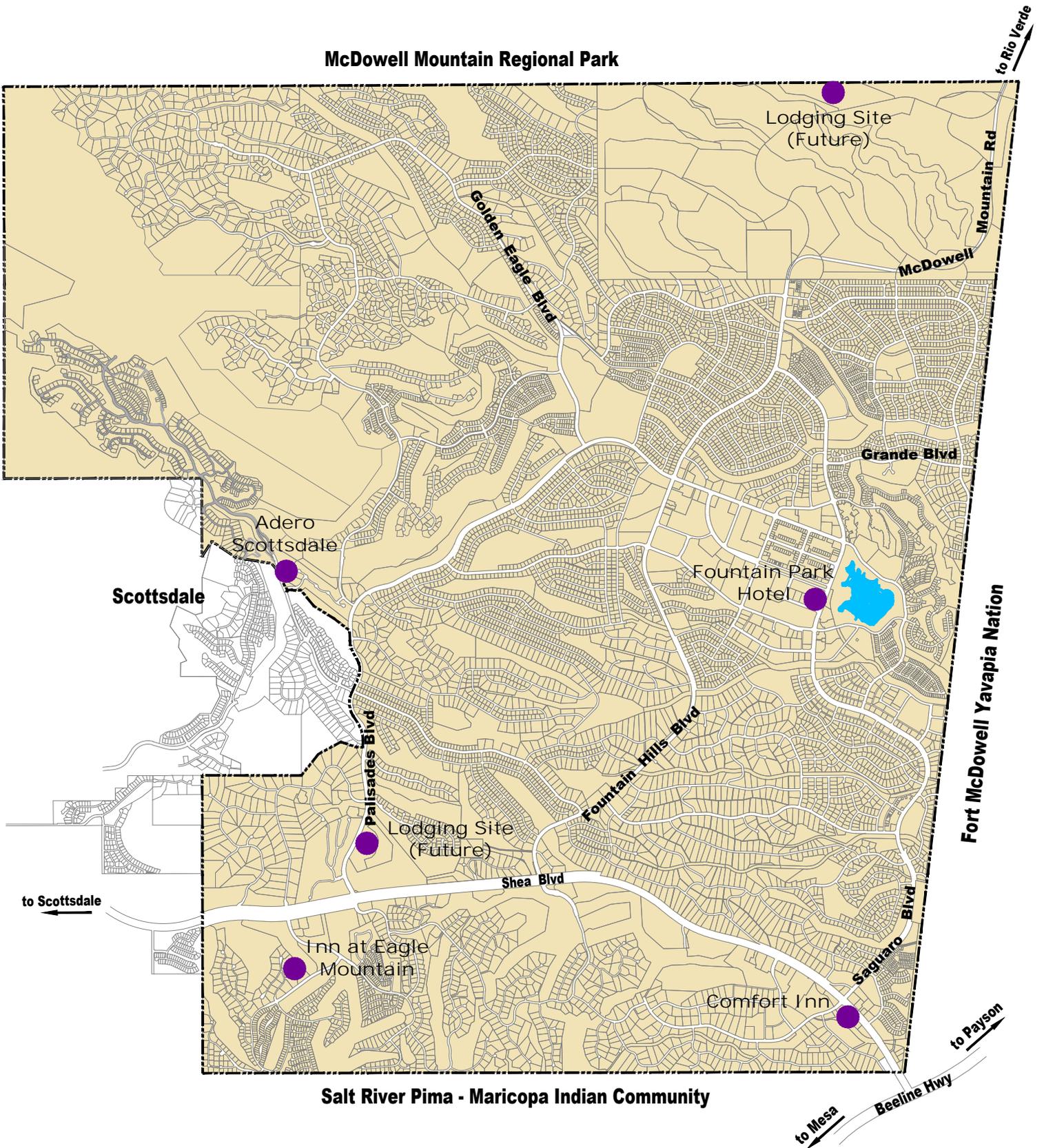


Fountain Park Hotel
12800 N Saguaro Blvd
130 guest rooms



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

Lodging/Hotels Location Map



restaurants

- 1 BAR/PUB/WINE BAR**
ALAMO SALOON
11807 N. Saguaro Blvd.
480.837.5699
- 2 BONE HAUS BREWING**
14825 E. Shea Blvd., #101
480.292.9541
bonehausbrewing.com
- 3 BRUNO'S SPORTS BAR & GRILLE**
16737 E. Parkview Ave.
480.836.0770
- 4 GRAPEABLES FINE WINES**
12645 N. Saguaro Blvd.
480.816.5959
grapeableswinebar.com
- CAFE/COFFEE/TREATS**
5 CHOCOFIN CHOCOLATIER
13404 N. La Montana Dr.
480.836.7444
chocofin.com
- 2 CROWNING GLORY TEA ROOM**
16733 E. Palisades Blvd.
480.868.4832
crowningglorytearoom.com
- 3 MOUNTAIN VIEW THAI COFFEE**
12645 N Saguaro Blvd
480.621.6166
- 4 OYO FROZEN YOGURT**
12645 N Saguaro Blvd #7
602.910.0329
- 5 PAPAYA'Z CREPES & JUICE BAR**
16845 E. Ave. of the Fountains
480.618.0164
- 6 SIPPS EATERY**
16425 E. Palisades Blvd. Ste 101
480.340.5017
sippseatery.com
- 7 STARBUCKS**
13733 N Fountain Hills Blvd.
480.837.0287
- 8 SUN BAKED FOOD 4 THE SOUL**
16842 E. Parkview Ave.
480.837.2448
- DINING**
1 AGUAMENTI BAR AND KITCHEN
16842 E. Parkview Ave. #2
602.478.0644
aguamentiaz.com
- 2 ALEXANDER'S GREEK KITCHEN**
13014 N. Saguaro Blvd #101
480.678.9922
agkaz.com
- 3 ALL AMERICAN SPORTS GRILL**
16872 E. Avenue of the Fountains
480.816.4625
allamericansportsgrill-az.com
- 4 ARRIVEDERCI CUCINA ITALIANA**
12645 Saguaro Blvd., Ste. 1
480.816.5895
arrivederciaz.com
- 5 BLOSSOM KITCHEN**
14835 E. Shea Blvd. #100
480.837.2566
blossomkitchenaz.com
- 6 CIELO AT ADERO SCOTTSDALE**
13225 N. Eagle Ridge Dr.
480.333.1900
cieloscottsdale.com
- 7 DENNY'S**
17053 E. Shea Blvd.
480.837.5307
- 8 DC BAR & GRILL**
10440 N. Indian Wells Dr.
480.837.1561
dcbarandgrill.com
- 9 DJ'S BAGEL CAFE**
13693 N. Fountain Hills Blvd.
480.816.4155
- 10 EL ENCANTO DE LA FUENTE**
11044 N. Saguaro Blvd.
480.837.1070
elencantorestaurants.com
- 11 EURO PIZZA CAFE**
16645 N. Saguaro Blvd. #11
480.836.0207
- 12 FLAPJACKS**
16758 E. Glenbrook Blvd
480.837.2910
- 13 GEORGIE'S**
16725 E. Avenue of the Fountains,
Ste. 110 480.837.4392
georgiesdiner.me
- 14 HAO**
11849 N. Saguaro Blvd.
480.816.8888
haofountainhills.com
- 15 HD ASIAN BISTRO**
16740 E. Palisades Blvd.
480.836.9988 hdasianbistro.com
- 16 LA MAI THAI CUISINE**
12015 N. Saguaro Blvd.
480.907.7706
lamaithaicuisineaz.com
- 17 MUNICH GYROS**
16948 E. Shea Blvd. #101
480.816.3647
- 18 OKA SUSHI**
16725 E. Avenue of the Fountains,
R104 480.837.5575
okasushi-fountainhills.com
- 19 PHIL'S FILLING STATION GRILL**
16852 E. Parkview Ave.
480.816.8200
philfillingstationgrill.com
- 20 PIETRO'S**
9800 N. Summer Hill Blvd.
480.257.1199
pietrosattheinn.com
- 21 PING'S CAFE**
17115 E. Shea Blvd., #100
480.816.1827
pingscafearizona.com
- 22 PISA PIZZA RISTORANTE**
16650 E. Palisades Blvd., #100
480.836.7500
orderpisapizza.com
- 23 QUE BUENO**
13207 N. La Montana Dr.
480.837.2418
quebuenoaz.com
- 24 ROSATI'S PIZZA**
12605 N. Saguaro Blvd.
480.836.8400
myrosatis.com/fountainhills
- 25 SADDLE BRONC GRILL**
11056 N. Saguaro Blvd.
480.816.5900
saddlebrongrill.com
- 26 SAPORI D' ITALIA**
11865 N. Saguaro Blvd.
480.816.9535
saporiditaliaaz.com
- 27 SOFRITA**
16848 E. Ave. of the Fountains
480.816.5316
sofrita.com
- 28 STREETS OF NEW YORK**
16841 E. Shea Blvd. #101
480.837.3730
streetsofnewyork.com
- 29 SUNRIDGE CANYON-WICKED SIX BAR & GRILL**
13100 N. Sunridge Dr.
480.837.5396
sunridgecanyonogolf.com
- 30 TAPHOUSE BAR AND GRILL**
16828 E. Parkview Ave.
480.837.4884
taphouseonparkview.com
- 31 THAT GUY'S PIZZA**
16948 E. Shea Blvd.
480.816.1356
thatguyspizzamenu.com
- 32 THE GRILLE AT EAGLE MOUNTAIN**
14915 E. Eagle Mountain Pkwy.
480.816.0422
eaglemtn.com/the-grille
- 33 VU BISTRO**
14815 E. Shea Blvd., #100
480.368.0087
vubistro.com

FAST CASUAL/FAST FOOD

- 1 **BURGER KING**
13725 N. Fountain Hills Blvd.
480.816.0767
- 2 **FILIBERTO'S**
16225 E. Palisades Blvd.
480.837.2465
- 3 **FOUNTAIN HILLS EXPRESS DELI**
11829 N. Saguaro Blvd.
480.837.3236
- 4 **MASKADORES**
16754 E Glenbrook Blvd
480.837.2003
maskadoresaz.com
- 5 **MCDONALDS**
16936 E. Shea Blvd.
480.837.0033

- 6 **SEÑOR TACO**
16948 E. Shea Blvd.
480.816.8226
senortaco.com
- 7 **SEÑOR TACO II**
13525 N. Fountain Hills Blvd.
480.816.5317
senortaco.com
- 8 **SUBWAY**
13771 N. Fountain Hills Blvd.
480.816.9305
- 9 **SUBWAY**
16841 E. Shea Blvd.
480.816.5803
- 10 **WENDY'S**
17218 E. Shea Blvd.
480.837.2551

- 1 **PAPA MURPHY'S**
13525 N. Fountain Hills Blvd
480.387.4669
- 2 **PIZZA HUT**
13693 N. Fountain Hills Blvd.
480.837.5566

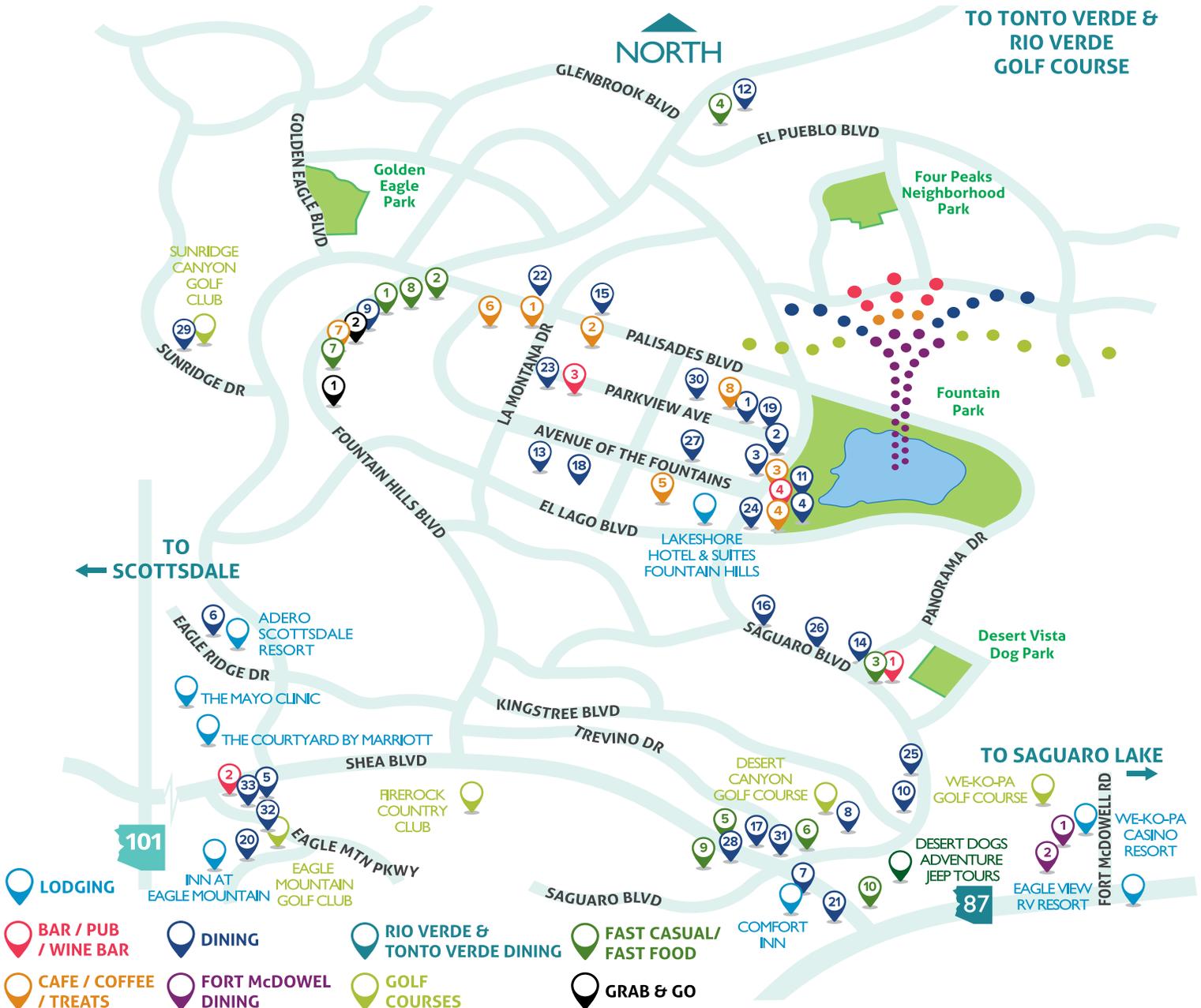
FORT MCDOWELL DINING

- 1 **WE-KO-PA CASINO RESORT**
10438 WeKoPa Way
Fort McDowell, AZ 85264
480.789.4957
wekopacasinoresort.com
Ahnala Mesquite Room, Daubs, Ember,
the Buffet, The Market, WKP Sports
and Entertainment

- 2 **WE-KO-PA GOLF CLUB**
18200 E. Toh Vee Circle
Fort McDowell, AZ 85264
480.789.8713, 866.660.7700
wekopa.com
We-Ko-Pa Grille, Saguaro Grille

RIO VERDE & TONTO VERDE DINING

- 1 **MESQUITE GRILL AT TONTO VERDE**
18401 El Circulo Dr.
480.471.0438 tontoverde.org/
mesquite-grill

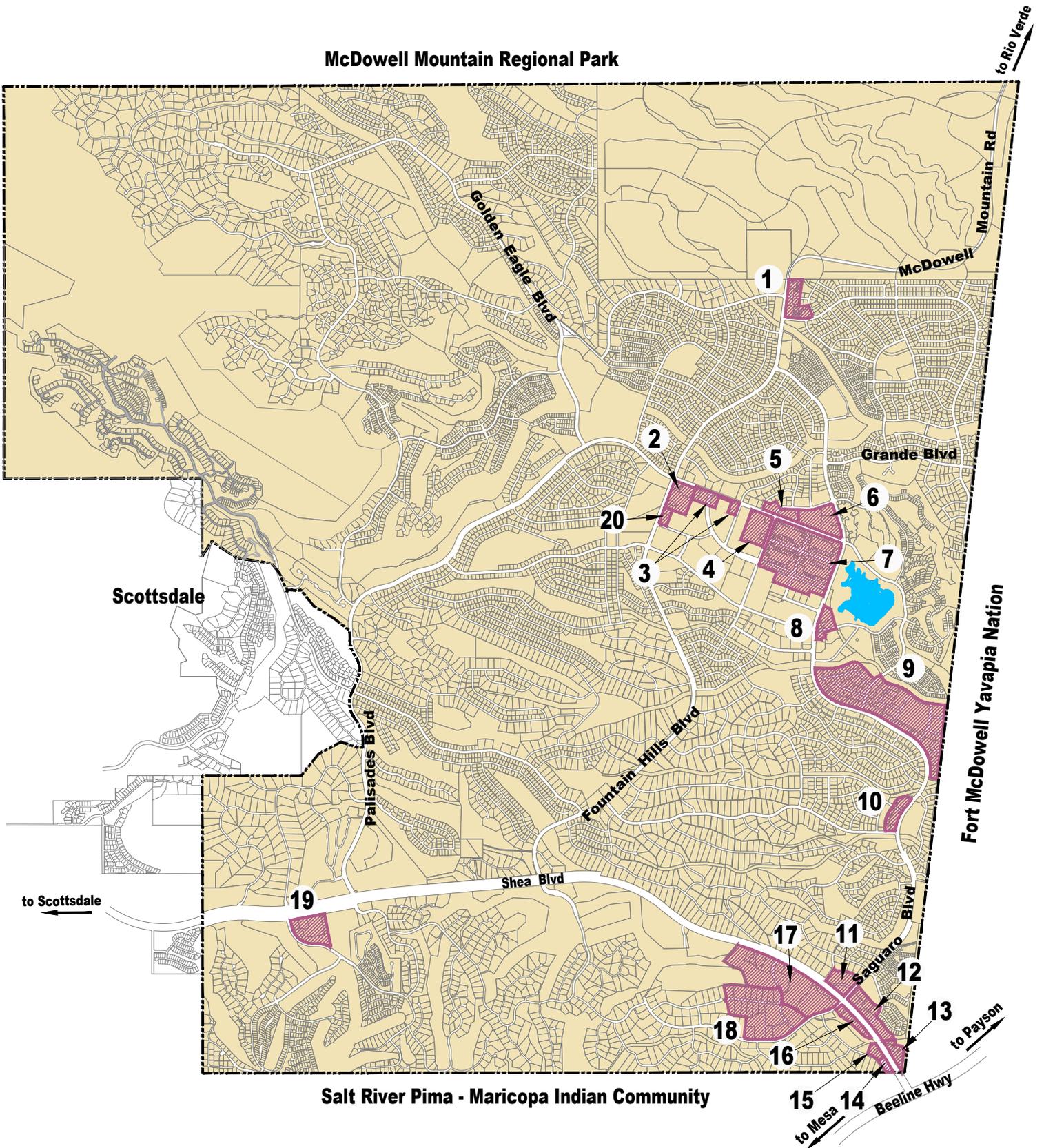


Existing Businesses

shopping centers (and other non-residential developments)

1. **Northside Business District** (42,700 sf) Along the east side of Fountain Hills Blvd in the north part of town
2. **Palisades Plaza** (93,500 sf) Located at Fountain Hills Blvd and Palisades Blvd (Anchored by Safeway)
3. **Town Center I** (51,500 sf) Includes all businesses at the southwest and southeast of Palisades Blvd and Avenue of the Fountains, and the south west corner of Palisades Blvd and Westby Dr
4. **Fountain Hills Plaza** (120,900 sf) Located at the southwest corner of Palisades Blvd and La Montana Drive (Anchored by Bashas)
5. **La Montana & Palisades Plaza** (42,400 sf) Located at the northeast and northwest corner of La Montana Dr and Palisades Blvd
6. **Red Mountain Plaza** (114,200 sf) Northwest corner of Palisades Blvd and Saguaro Blvd
7. **Downtown** (919,700 sf) Includes all businesses bordered by Saguaro Blvd, Palisades Blvd, La Montana Dr, Avenue of the Fountains and Paul Nordin Pkwy
8. **Plaza Fountainside** (66,900 sf) On the southwest side of Fountain Park
9. **Enterprise Colony District** (514,300 sf) Along Saguaro Blvd, between Colony Dr to the north and Rand Dr to the south
10. **Plat 202** (51,600 sf) Located along Saguaro Blvd between Kingtree Blvd and Malta Dr
11. **Circle K Center** (9,800 sf) Located at the northwest corner of Saguaro Blvd and Shea Blvd
12. **Red Rock Business Center** (84,900 sf) Located at the northeast corner of Saguaro Blvd and Shea Blvd
13. **Crossroads Center** (16,100 sf) West of the Beeline Highway north side on Shea Blvd
14. **Shea East Plaza** (10,800 sf) West of the Beeline Highway south side on Shea Blvd
15. **Firebrick Plaza** (18,800 sf) Located between Firebrick Dr and Shea Blvd
16. **Plat 704** (38,700 sf) Southeast corner of Saguaro Blvd and Shea Blvd
17. **Four Peaks Plaza** (295,000 sf) Southwest corner of Shea Blvd west of Saguaro Blvd (Anchored by Target)
18. **Industrial Park** (337,200 sf) Northwest side of Technology Dr and Saguaro Blvd
19. **Eagle Mountain Village Plaza** (83,000 sf) Southeast corner of Shea Blvd and Eagle Mountain Pkwy (Anchored by Fry's)
20. **Fountain View Plaza** (14,500 sf) Located along Fountain Hills Blvd between Palisades Plaza and Keith McMahan Dr

Shopping Center Location Map





Surrounding Landscape, Beauty and Wildlife

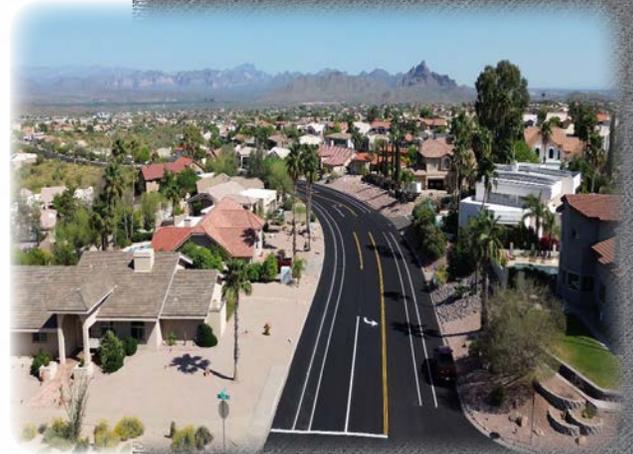


government & public facilities

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



Town Hall



El Lago Blvd - Road Diet Plan



Desert Vista Skate Park



McDowell Mountain Elementary School



Preserve Trails



Cactus Cell Towers

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, tourism recreational classes and many other governmental and non-governmental services.

The Fountain Hills Municipal Complex consists of the Town Hall, Library, River of Time Museum, Centennial Circle, Public Art, Community Garden 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. Residential curbside solid waste by Republic Services of Phoenix.

EPCOR Water
12021 N. Panorama Drive
480-837-3411

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

Salt River Project
1521 N. Project Drive
Tempe, AZ
602-236-8888

Fire Department
Emergency 911
Fire Station No. 1
16246 E. Palisades Blvd
480-837-9820

Fire Station No. 2
10650 N. Fountain Hills Blvd
480-837-0804

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

Law Enforcement
Emergency 911
Maricopa County Sheriff's Office
16705 E. Avenue of the Fountains
480-837-2047 or 602-252-7840

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

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



Code Enforcement



EPCOR - Water Tank

Republic Services of Phoenix
18500 N. Allied Way
Phoenix, AZ 85054
602-237-2078

Southwest Gas
2200 N. Central Avenue,
Phoenix, AZ
877-860-6020

Telephone & Cable
Century Link
480-428-1292 or 800-244-1111
Cox Communications
602-277-1000

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

Valley Metro Transit System
Phoenix, AZ
602-253-5000



Fountain Hills Fire Station 2

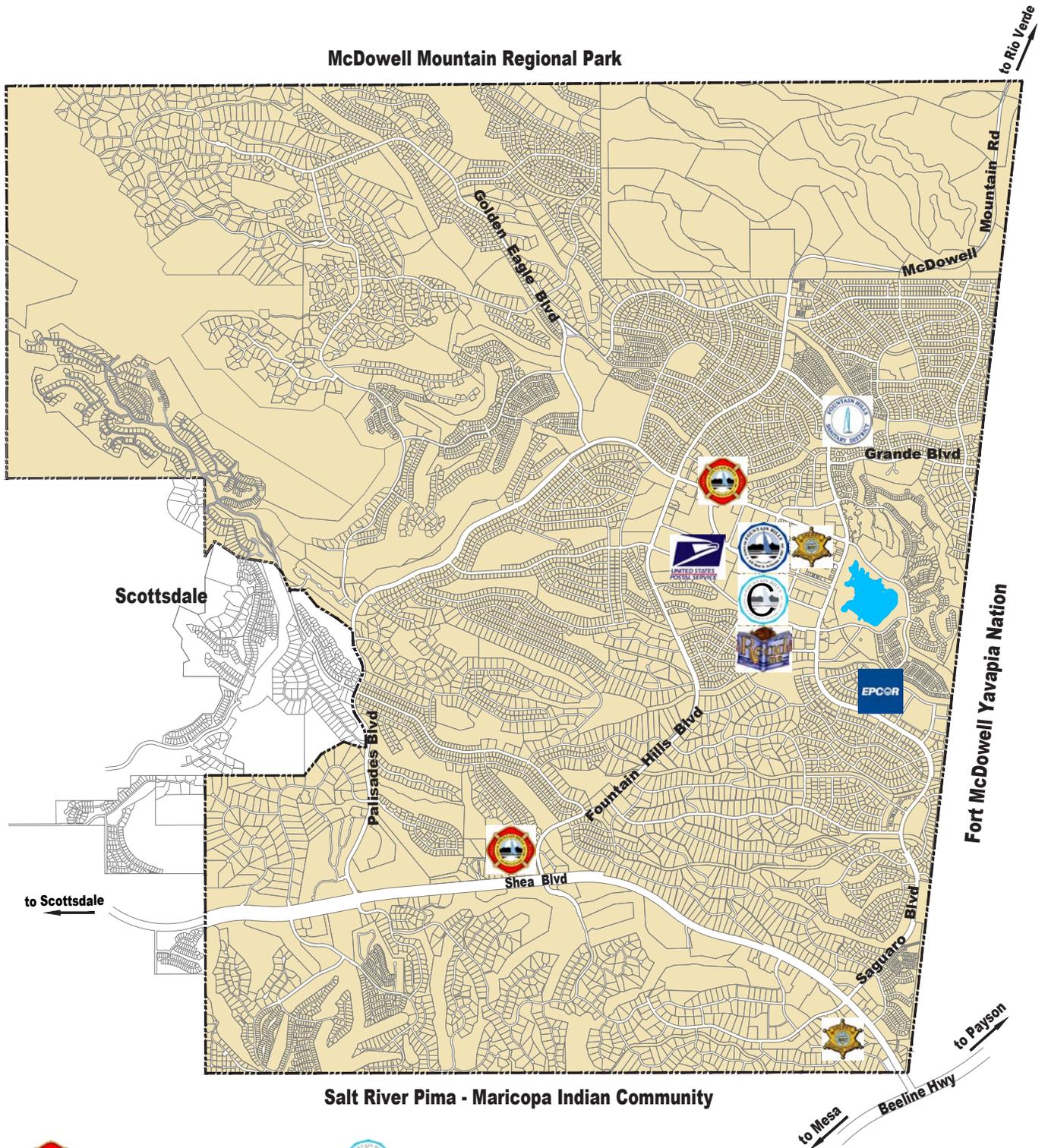


Republic Services of Phoenix



Fountain Hills Sanitary District Main Building

Municipal and Utility Service Location Map



- | | | | | | |
|---|----------------------|---|----------------------------|---|----------------------|
|  | FH FIRE DEPARTMENT |  | FH COMMUNITY CENTER |  | FH SANITARY DISTRICT |
|  | MCSO LAW ENFORCEMENT |  | FH BRANCH LIBRARY & MUSEUM |  | FH POST OFFICE |
|  | TOWN HALL |  | EPCOR 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 (www.fountainhillsschools.org).

Public Schools

1. Fountain Hills High School
2. Fountain Hills Middle School
3. Fountain Hills Unified School District
4. Little Falcons Preschool
5. McDowell Mountain Elementary School

Address

16100 E. Palisades Blvd	(480)664-5500
16000 E. Palisades Blvd	(480)664-5400
16000 E. Palisades Blvd	(480)664-5000
14825 N. Fayette Dr	(480)664-5100
15414 N. McDowell Mountain Rd	(480)664-5200

Preschools

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

Address

17150 E Amhurst Drive	(480)837-0282
16901 E Palisades Blvd	(480)837-6600
15249 N. Fountain Hills Blvd	(480)837-6206
15555 E. Bainbridge Ave	(480)836-4467



Fountain Hills Middle School & High School

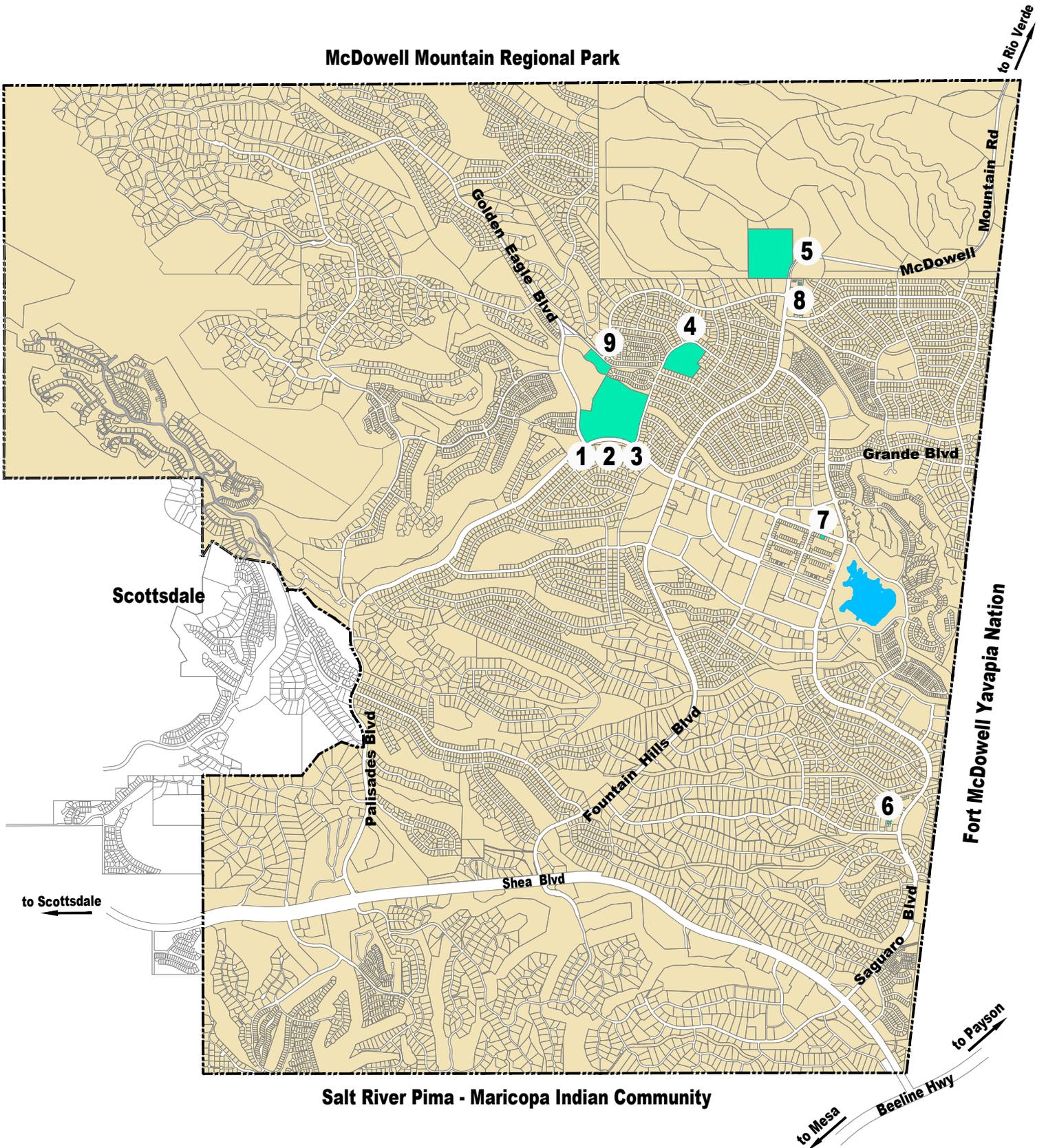


McDowell Mountain Elementary School



Little Falcons Preschool

School Location Map



fountain hills community services department

The Town of Fountain Hills Community Services Department is dedicated to supporting over 119 acres of park land throughout Fountain Hills by professionally maintaining and operating facilities and amenities to enhance the beauty, value and quality of each park's environment.

Fountain Hills continues to provide quality recreational opportunities, safe and clean parks, and superior park maintenance and beautification. Each of the parks in the Town's park system is in a different stage of development. Development is based on Master Plans that were developed specific to each park and approved by both the Parks and Recreation Commission and the Town Council. Golden Eagle Park was completed per the Master Plan in 1998. The Desert Vista Park was completed per the master plan in 2008. An update of the Four Peaks Park master plan began in the fall of 2012. Fountain Park's master plan was approved in 1998 and improvements have been ongoing since 2000, Fountain Park Master Plan was updated in 2016. A new destination called The Avenue Linear Park, is an enhancement project including a pedestrian-friendly hub of activity on our main street. The Fountain Hills Community Garden is a volunteer effort to create a nurturing garden space where we build a sense of community, provide gardening lessons for children and adults, grow nutritious produce and beautify our town.



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



Fountain Park - 65 ac
12925 North Saguaro Blvd.
Fountain Park is located on Saguaro Blvd.
between El Lago Blvd. and Panorama Dr.



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



Golden Eagle Park - 25 ac
15900 East Golden Eagle Blvd.
Golden Eagle Park is located on Golden
Eagle Blvd. just north of Palisades Blvd.



Avenue Linear Park - 3 ac
16831 East Avenue of the Fountains
Avenue Plaza is located between
La Montana Dr. and Saguaro Blvd.



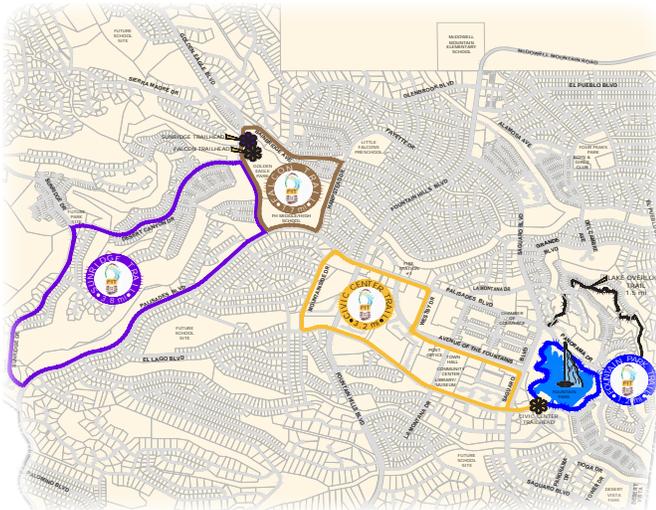
FH McDowell Mountain Preserve
822 ac / 12.2 miles of trails
Borders west edge of town limits



FH Community Garden - 1 ac
12825 North La Montana Dr.



Lake Overlook Preserve
83.2 ac/ 1.5 miles of trails
Streets that surround the area are Panorama Dr.
(west), Fontana Way (north), borders east edge
of town limits and Sunscape Dr. (south).



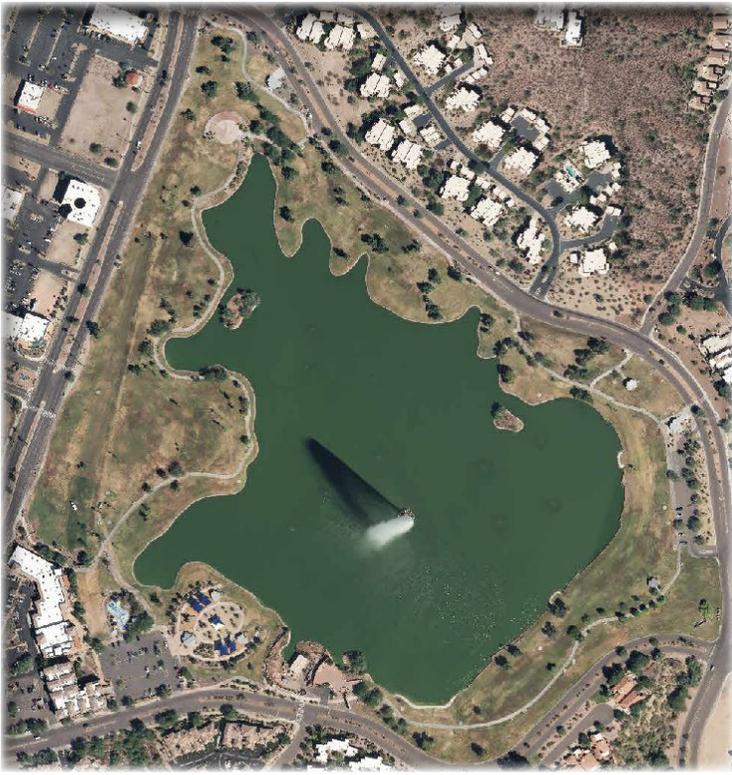
Civic Center Trail - 3.2 Mi
Falcon Trail - 1.7 Mi
Fountain Park Trail - 1.2 Mi
Sunridge Trail - 3.8 Mi



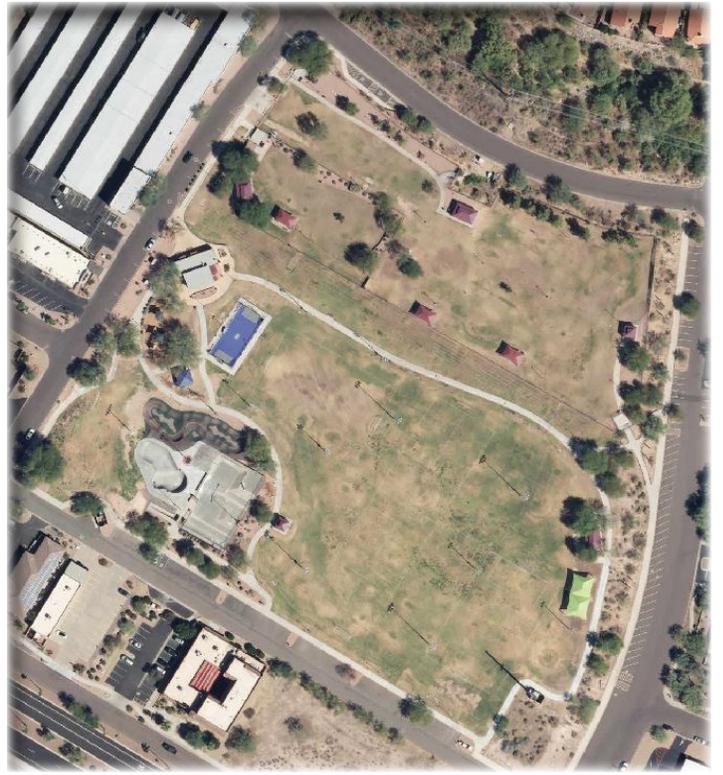
Botanical Garden Preserve
8 ac / 0.6 miles of trails
11300 N Fountain Hills Blvd.
Streets that surround the area are Palomino Blvd.
(South), Burro (West), Ocotillo Way (North) and
Fountain Hills Blvd. (East).
Emerald Wash is part of the Garden.

Fountain Hills Recreation Statistics:

- 119 Acres of Developed Parks
- 822 Acres of Mountain Preserve Park
- 8 Acres of Botanical Garden Preserve
- 1 Acre of Community Garden
- 83.2 Acres of Lake Overlook Trail Preserve
- 12.2 Miles of McDowell Mtn. Preserve Trails
- 2.1 Miles of Preserve Trails
- 9.9 Miles of (FIT) Interconnect Trails



FOUNTAIN PARK



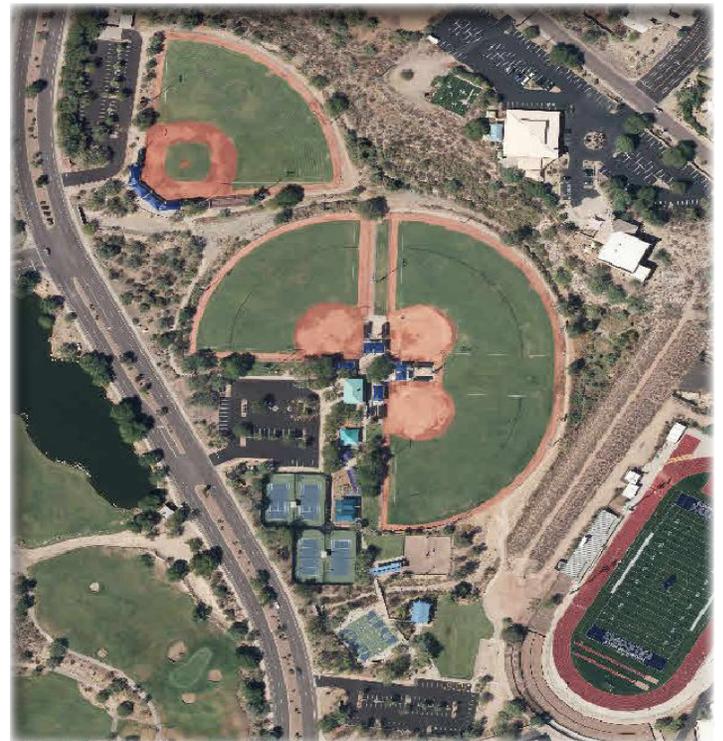
DESERT VISTA PARK



AVENUE LINEAR PARK



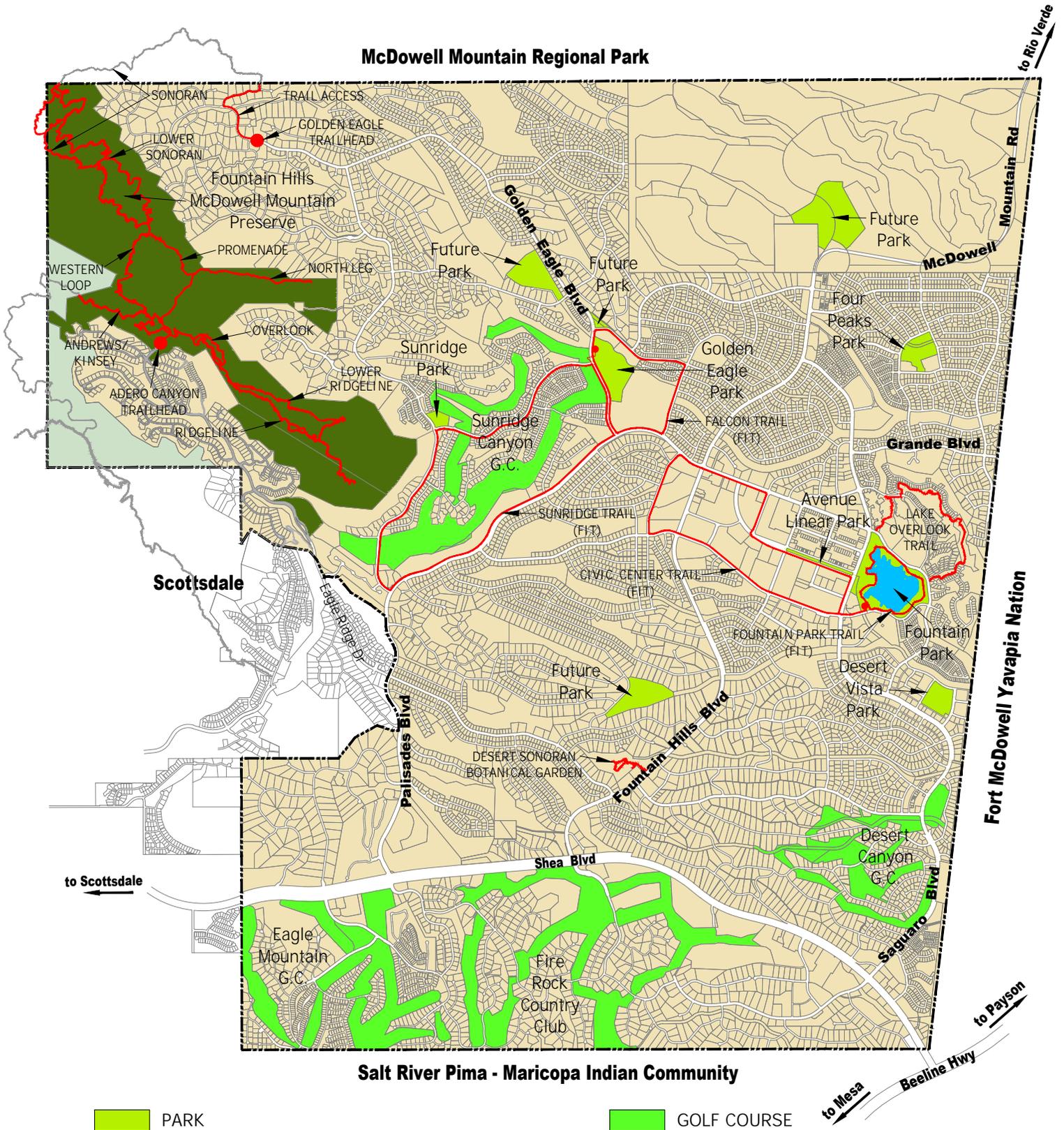
FOUR PEAKS PARK



GOLDEN EAGLE PARK

Park Location Map

McDowell Mountain Regional Park



Salt River Pima - Maricopa Indian Community

- | | | | |
|---|---|--|------------------|
|  | PARK |  | GOLF COURSE |
|  | FOUNTAIN HILLS McDOWELL MOUNTAIN PRESERVE |  | FH TRAIL |
|  | SCOTTSDALE McDOWELL SONORAN PRESERVE |  | CONNECTING TRAIL |

public art

Index compiled by Jerry Miles and Jean Linzer

The pieces listed in this inventory include works of art owned by the Town of Fountain Hills and on public display, pieces owned by the Library Association and the Historical Society which are on public display, pieces purchased with Percent for Art funds and other works acquired by public donations. Photos and art within the Town offices are not listed because they are not immediately accessible by the public. Private pieces are also not listed, even though they may be open to public view.

The Remington piece in the Museum lobby is listed, but not those within the museum itself, again because the ones within the museum are not immediately accessible to the public without the payment of a fee. We have listed only the four Ron Head memorial plaques collectively and the Ron Head soldier in the Veterans' Memorial but it could be argued that the cannon and the four Ron Head murals individually should also be considered individual works of public art.

TOWN FOUNTAINS

1. Fountain in Fountain Lake
2. Fountain at Shea & Palisades
3. Fountain at Saguaro and Avenue
4. Fountain across from 16714 E Avenue
5. Fountain across from 16744 E Avenue
6. Fountain across from 16810 E Avenue
7. Sip and Splash across from 16824 E Avenue
8. Fountain across from 16840 E Avenue

LIBRARY AND MUSEUM

9. Coming Through the Rye
10. Egg Head
11. Ol' Bill
12. Petroglyph wall screen
13. The Enduring Spirit
14. Desert Ghosts
15. Old Friends
16. Windows of the Mind

TOWN HALL

17. Carousel Horse
18. Oracle of the Lake
19. Brothers
20. Red Mountain
21. Desert Backyard, Four Peaks
22. ??Limited Edition photograph of Red Mountain
23. Ceremonial Dance
24. Fusion
25. Coolin' the Dog
26. Alignment
27. Orange Sellers
28. Southwest Landscape
29. Art Moved to CC - "Winter View"

FOUNTAIN PARK

30. Bob the Frog
31. George the Tortoise
32. First Love
33. Lovers by Witness Bonjisi
34. An All Day Job
35. A Dough Boy
36. War Memorial plaques
37. Last Doll
38. Return to Puye
39. Quackers
40. Adolescence
41. Theodore Roosevelt, the Conservationist
42. Lincoln
43. Ronald Reagan
44. The Bill of Rights from the United States Constitution
45. Coyote & Key
46. Albero Gran
47. Second Story View
48. Emma's Garden
49. Quiet Pursuit
50. Infinity Ring
51. Big Blue
52. Fountain Park Wall Mural
53. Fred & Ginger
54. Art Removed - "The Man in the Moon"
55. George Washington & Thomas Jefferson
56. Soldier at War
57. Spirit of the Saguaro
58. My Buddy
59. Second Mesa Maiden
60. Vigilance
61. Aviator
62. Blowing in the Wind
63. Wedding Vase
- 63a New Art - Who Rescued Who

CENTENNIAL CIRCLE

64. Santa Clara Wedding Vase Gift
65. Precious Cargo
66. A Good Book
67. Blossom
68. Flower Dancing in the Wind
69. Joy of Music
70. Need a Lift
71. Where Have All the Mammoths Gone
72. The Great Arrow
73. Self Made Man
74. Waves and Windows
75. Embrace
76. Monument to COPPER in the history of Arizona
77. Monument to COTTON in the history of Arizona
78. Monument to CITRUS in the history of Arizona
79. Monument to CATTLE in the history of Arizona
80. Monument to CLIMATE in the history of Arizona
81. Chamber of Commerce Centennial Circle Monument
82. Arizona Time Line Monument
83. Ft. McDowell Yavapai Nation History Monument
84. Milestones, a Desert Odyssey through Public Art
85. Dewey
86. America
87. Winds of Change
88. Starburst
89. Good News
90. Corn Dancer
91. Truth
92. Damned Wind
93. More than Words
94. Circle of Peace
95. Ring of Peace
96. A Letter from Grandma
97. Chauncey the Rabbit
98. Keith McMahan memorial
99. Power of Thought
100. The Potato Man
101. The Enduring Family
102. The Tin Man
103. Hugs n' Kitten
104. Mayan Wind
105. Mirth & Melancholy
106. So Good to See You
- 106a New Art - Unity Art

COMMUNITY CENTER

107. Blooming Prickly Pear
108. Saguaro Bloom
109. Town Fountain painting
110. E Pluribus Unum
111. Mural in the Ladies Rest Room

112. Song of the Ancients
113. Atop of Bald Mountain
114. Jazz
115. Pony Express Riders Photo
116. Duck Parade
117. Little Sister
118. Taos Pueblo
119. Reflections of Fountain Hills
120. Portal for the Kiva
121. Diggin In'
122. Look to the Mesa
123. Mammillaria Longimamma
124. Music at Fountain Park
125. Beginning
126. After the Dance
127. At the End of the Day
128. Etched by Water/Embraced by Time
129. Sports Buddies
130. Town Seal Quilt
131. The Goldfields photo collage
132. Blue Spire
133. Jaba
134. Mother Earth
135. Father Sky
136. Grand Canyon
137. Fountain Hills Community Center 1979-2001
138. A Vision of Community
139. Ode to Fountain Hills
- 139a New Location - Winters View

LOCATED ELSEWHERE IN THE COMMUNITY

140. Wisdom at Chamber of Commerce
141. Walkway Through Time on Shea Boulevard East of Saguaro
142. Free To Be Me at the Boys and Girls Club

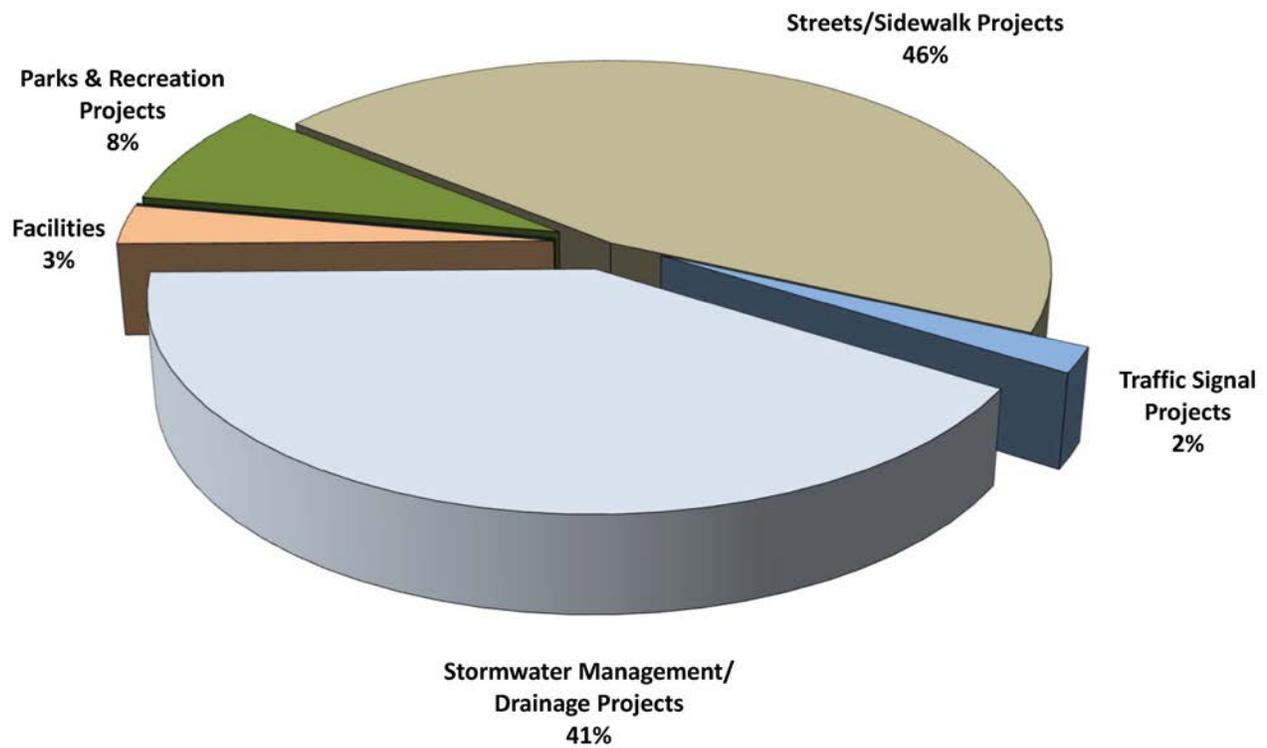
AVENUE OF THE FOUNTAINS

143. Freedom
144. Street Clock by Fountain Hills Rotary
145. Ascendo
146. Sky Totem
147. Sunglasses
148. Ghan Dancer 11
149. Fountain Spirit
- 149a New Art - Fountain of Light

PERCENT FOR ART ACQUISITIONS

150. A Friend to Lean On at Bashas' supermarket
151. Fountain at the El Encanto
152. Mosaic at 16729 E Palisades Blvd
153. Bug at 16918 E Colony Drive
154. Eclectic Fountain at Morning Star
155. Mobiles at Park Place (Not In Place)
156. Sundial at SunRidge Canyon Golf Club
157. Clock at SunRidge Canyon Golf Club

capital improvements



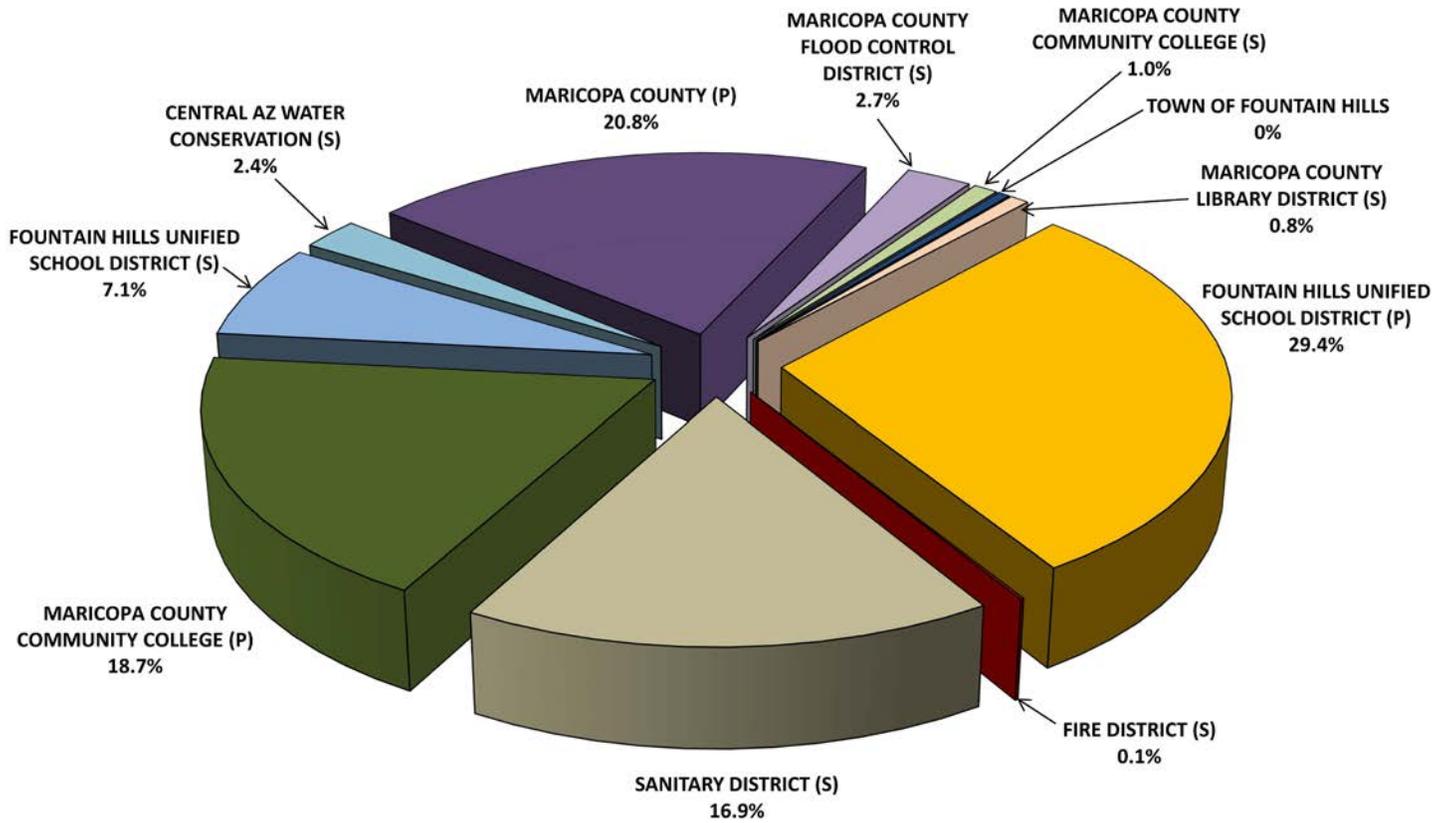
Capital Projects by Category

Multi-Year Plan 2024-2029

Stormwater Management/Drainage Projects	\$6,622,500
Facilities Projects	\$585,000
Parks & Recreation Projects	\$1,285,700
Streets/Sidewalk Projects	\$7,325,821
Traffic Signal Projects	\$324,910
Total	\$16,143,931

property taxes

FOUNTAIN HILLS 2023



(P) PRIMARY - 68.9%
(S) SECONDARY - 31.1%



Fountain at Sunrise



Adero Canyon Trailhead



Fire Station 2



Golf Course Community and Views



Golden Eagle Park



Fountain Hills Community Garden - Relocated



Desert Vista Park - Skate Park Re-opening



land use

- Town-Wide Data
- Inventory by Section



Single Family Residential - Scenic Views



Bashas Shopping Center



Park Place Mixed Use Office & Apartments



Mirage Heights Multi-Family Condominiums

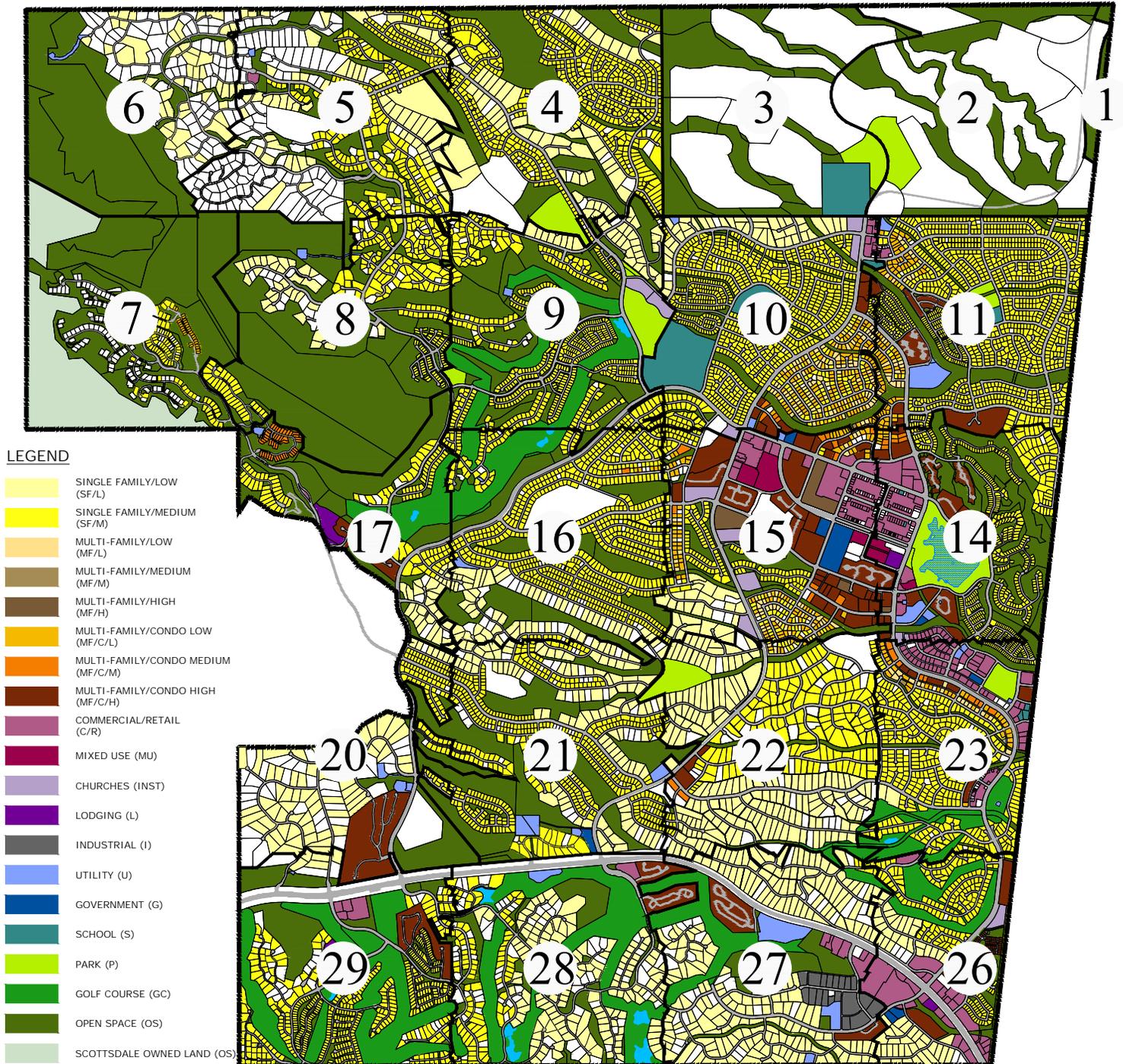


Honor Health Medical Center

land use inventory

In addition to providing current information concerning present land use, the land use inventory indicates vacant parcels that are likely to come under new or increased growth pressures as the community nears buildout. In so doing, the inventory provides a useful guide for the Town in regard to land acquisitions for public facilities such as fire stations, schools, playgrounds, and similar uses. The land use inventory is also useful to the business sector by providing a selection of optimum site locations for the construction of commercial buildings and residential developments. Hence, the land use inventory allows the Town to anticipate the development potential of the business sector.

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



LAND USE INVENTORY

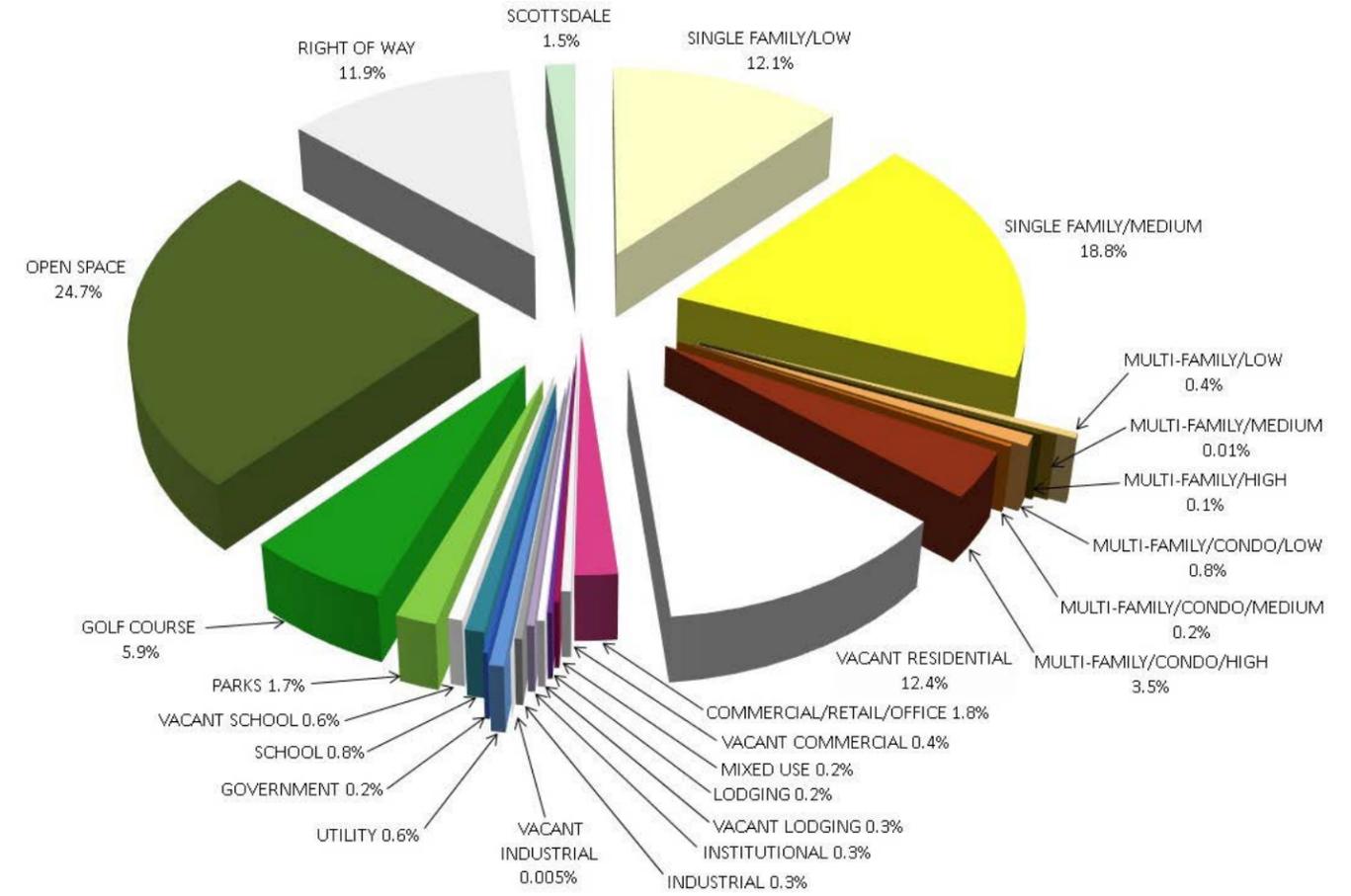
	SF/L	SF/M	MF/L	MF/M	MF/H	MF/C/L	MF/C/M	MF/C/H	R/V	C/R	C/V	MU	L	L/V	INST	I	I/V	U	G	S	S/V	P	GC	OS	R	Scottsdale	TOTAL
Section 1																									22.4	1	23.4
Section 2									378		14			31											208.4	20.2	679.6
Section 3									359												35		19				607.9
Section 4	116.6	207							60.8													19.3	20.4				650.4
Section 5	127.8	133.7							218.9	1.5								0.8									660.8
Section 6	79.6								125									2.4									560.7
Section 7		24.7				3.6			41.5																335.9	26.3	631.9
Section 8	45.1	101.4							34.8																		700.1
Section 9	35.9	179.6							5.4						7			1					29.6	95.5	190.3	82.8	627.1
Section 10	51.5	246	25.5	0.3		34.5	1.9	15.2	6.9	11.6	0.7				9.1			2.1		65.8							656.8
Section 11		273	9.1			24		40.5	2.5	1.3	1							13.3		6.1		27.7					604.8
Section 14		68.9			0.7	2.4	2.5	75.2	2.7	38	3.2	6.8	3.2		1.8			6.8	1.1	0.5		66.1					522.4
Section 15	43.2	71	13.8		23.4	24.5	7.2	129.6	10.5	51.6	32.2	18.6			19.9			0.9	18			1.5					627.6
Section 16	45.9	251.9	0.3			1.5	0.6		30.8									1.8			35.1		57.9	139.2	83.2		648.2
Section 17	29.9	53.8					9.4	17	7.6	0.5			8.9					1.2					48.9	132.6	44.5		354.3
Section 20	131.5	35.9						56.6	79.9					13.2				6.2									433.3
Section 21	126.5	191							44.8									11.5	3.1								664.4
Section 22	227.4	188.9	1			1.5	2.1	6.1	49.8												17.5	21.3	18.5	33.5	71.5		639.1
Section 23	5.1	126.1	6	0.9		10.7	5.5	9	5.1	41.1	4.3				0.2			2.8	1.3	2		11.6	96.8	34.2	105.3		468.0
Section 26	65	78.8						26.5	6.4	58.1	1.6		1.6		4.1				2.8					39.5	29.9	65.3	379.6
Section 27	274.1	2.3						29	47.4	11.9	1.3					33.8	0.5	21.1						71.3	62.9	75.9	631.5
Section 28	157.1	56.9						25.3	67.5	3.8								3.9						167.8	68.8	79.5	630.6
Section 29	9.9	158.8						19.8	33.8	9.3			5.9					0.2						173.5	91	101	603.2
TOTAL	1,572.1	2,449.7	55.7	1.2	24.1	102.7	29.2	449.8	1,619.1	228.7	58.3	25.4	19.6	44.2	42.1	33.8	0.5	78.5	26.3	109.4	71.9	225.2	769.7	3,217.4	1,551.2	199.9	13,005.7
PERCENT	12.1%	18.8%	0.4%	0.01%	0.2%	0.8%	0.2%	3.5%	12.4%	1.8%	0.4%	0.2%	0.2%	0.3%	0.3%	0.3%	0.00%	0.6%	0.2%	0.8%	0.6%	1.7%	5.9%	24.7%	11.9%	1.5%	100.00%

TOTAL ACRES:	13,005.7
TOTAL SQ MILES:	20.32

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

<table border="0"> <tr><td style="width: 15px; height: 15px; background-color: #ffffcc;"></td><td>SF/L Single Family - Low Density</td><td>[R1-190, R1-43, R1-35]</td></tr> <tr><td style="width: 15px; height: 15px; background-color: #ffff00;"></td><td>SF/M Single Family - Medium Density</td><td>[R1-18, R1-10, R1-8, R1-6]</td></tr> <tr><td style="width: 15px; height: 15px; background-color: #ffcc00;"></td><td>MF/L Multi -Family - Low Density</td><td>[1-4 units]</td></tr> <tr><td style="width: 15px; height: 15px; background-color: #cc9900;"></td><td>MF/M Multi - Family - Medium Density</td><td>[5-9 units]</td></tr> <tr><td style="width: 15px; height: 15px; background-color: #996600;"></td><td>MF/H Multi - Family - High Density</td><td>[10+ units]</td></tr> <tr><td style="width: 15px; height: 15px; background-color: #ff9900;"></td><td>MF/C/L Multi - Family - Condo Low Density</td><td>[1-4 units]</td></tr> <tr><td style="width: 15px; height: 15px; background-color: #ff6600;"></td><td>MF/C/M Multi - Family - Condo Medium Density</td><td>[5-9 units]</td></tr> <tr><td style="width: 15px; height: 15px; background-color: #ff3300;"></td><td>MF/C/H Multi - Family - Condo High Density</td><td>[10+ units]</td></tr> <tr><td style="width: 15px; height: 15px; background-color: #ffffff;"></td><td>R/V Vacant land with a general plan designation of Residential</td><td></td></tr> <tr><td style="width: 15px; height: 15px; background-color: #ffcc99;"></td><td>C/R General Commercial/Retail/Office</td><td></td></tr> <tr><td style="width: 15px; height: 15px; background-color: #ffffff;"></td><td>C/V Vacant land with general plan designation of Commercial</td><td></td></tr> <tr><td style="width: 15px; height: 15px; background-color: #cc0000;"></td><td>MU Structures that include Commercial & Residential</td><td></td></tr> </table>		SF/L Single Family - Low Density	[R1-190, R1-43, R1-35]		SF/M Single Family - Medium Density	[R1-18, R1-10, R1-8, R1-6]		MF/L Multi -Family - Low Density	[1-4 units]		MF/M Multi - Family - Medium Density	[5-9 units]		MF/H Multi - Family - High Density	[10+ units]		MF/C/L Multi - Family - Condo Low Density	[1-4 units]		MF/C/M Multi - Family - Condo Medium Density	[5-9 units]		MF/C/H Multi - Family - Condo High Density	[10+ units]		R/V Vacant land with a general plan designation of Residential			C/R General Commercial/Retail/Office			C/V Vacant land with general plan designation of Commercial			MU Structures that include Commercial & Residential		<table border="0"> <tr><td style="width: 15px; height: 15px; background-color: #990099;"></td><td>L Lodging (Hotels, Bed & Breakfasts)</td><td></td></tr> <tr><td style="width: 15px; height: 15px; background-color: #cccccc;"></td><td>L/V Vacant land with general plan designation of Lodging</td><td></td></tr> <tr><td style="width: 15px; height: 15px; background-color: #cccccc;"></td><td>INST Institutional (Churches, etc.)</td><td></td></tr> <tr><td style="width: 15px; height: 15px; background-color: #cccccc;"></td><td>I Industrial</td><td></td></tr> <tr><td style="width: 15px; height: 15px; background-color: #cccccc;"></td><td>I/V Vacant land with general plan designation of Industrial</td><td></td></tr> <tr><td style="width: 15px; height: 15px; background-color: #0000ff;"></td><td>U Utility</td><td></td></tr> <tr><td style="width: 15px; height: 15px; background-color: #0000ff;"></td><td>G Government/Town Owned</td><td></td></tr> <tr><td style="width: 15px; height: 15px; background-color: #0000ff;"></td><td>S School</td><td></td></tr> <tr><td style="width: 15px; height: 15px; background-color: #0000ff;"></td><td>S/V Vacant land with general plan designation of School</td><td></td></tr> <tr><td style="width: 15px; height: 15px; background-color: #00ff00;"></td><td>P Park</td><td></td></tr> <tr><td style="width: 15px; height: 15px; background-color: #00ff00;"></td><td>GC Golf Course</td><td></td></tr> <tr><td style="width: 15px; height: 15px; background-color: #00ff00;"></td><td>OS Open Space</td><td></td></tr> <tr><td style="width: 15px; height: 15px; background-color: #cccccc;"></td><td>R Right-of-Way</td><td></td></tr> <tr><td style="width: 15px; height: 15px; background-color: #cccccc;"></td><td>Scottsdale Scottsdale owned land</td><td></td></tr> </table>		L Lodging (Hotels, Bed & Breakfasts)			L/V Vacant land with general plan designation of Lodging			INST Institutional (Churches, etc.)			I Industrial			I/V Vacant land with general plan designation of Industrial			U Utility			G Government/Town Owned			S School			S/V Vacant land with general plan designation of School			P Park			GC Golf Course			OS Open Space			R Right-of-Way			Scottsdale Scottsdale owned land	
	SF/L Single Family - Low Density	[R1-190, R1-43, R1-35]																																																																													
	SF/M Single Family - Medium Density	[R1-18, R1-10, R1-8, R1-6]																																																																													
	MF/L Multi -Family - Low Density	[1-4 units]																																																																													
	MF/M Multi - Family - Medium Density	[5-9 units]																																																																													
	MF/H Multi - Family - High Density	[10+ units]																																																																													
	MF/C/L Multi - Family - Condo Low Density	[1-4 units]																																																																													
	MF/C/M Multi - Family - Condo Medium Density	[5-9 units]																																																																													
	MF/C/H Multi - Family - Condo High Density	[10+ units]																																																																													
	R/V Vacant land with a general plan designation of Residential																																																																														
	C/R General Commercial/Retail/Office																																																																														
	C/V Vacant land with general plan designation of Commercial																																																																														
	MU Structures that include Commercial & Residential																																																																														
	L Lodging (Hotels, Bed & Breakfasts)																																																																														
	L/V Vacant land with general plan designation of Lodging																																																																														
	INST Institutional (Churches, etc.)																																																																														
	I Industrial																																																																														
	I/V Vacant land with general plan designation of Industrial																																																																														
	U Utility																																																																														
	G Government/Town Owned																																																																														
	S School																																																																														
	S/V Vacant land with general plan designation of School																																																																														
	P Park																																																																														
	GC Golf Course																																																																														
	OS Open Space																																																																														
	R Right-of-Way																																																																														
	Scottsdale Scottsdale owned land																																																																														

town-wide land use



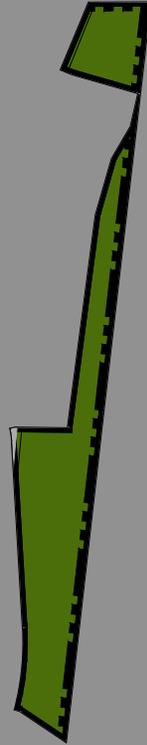
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L	1,152	1,572.1	794.9		
Single Family – M	7,676	2,449.7	814.1		
Multi-Family – L	416	55.7			
Multi-Family – M	30	1.2			
Multi-Family – H	330	24.1			
Multi-Family/Condo – L	768	102.7			
Multi-Family/Condo – M	249	29.2			
Multi-Family/Condo – H	3,129	449.8			
Commercial/Retail		228.7	57.6		286.3
Mixed Use	580	25.4			25.4
Lodging		19.6	44.2		63.8
Institutional		42.1			42.1
Industrial		33.8	0.5		34.3
Utility		78.5			78.5
Government/Town Owned		26.3			26.3
Schools		109.4	71.9		181.3
Parks		225.2			225.2
Golf Course		769.7			769.7
Open Space				3,217.4	3,217.4
Scottsdale Owned Land				199.9	199.9
Right of Way/Streets		1,551.2			1,551.4
Total	14,330	7,794.4	1,793.8	3,417.3	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	1,568.1	2,449.7	55.7	1.2	24.1	102.7	29.2	449.8	25.4	1,619.0	6,324.9
Percent Acres	24.79%	38.73%	0.88%	0.02%	0.38%	1.62%	0.46%	7.11%	0.40%	25.60%	100%	
Total Dwelling Units	1,152	7,676	416	30	330	768	249	3,129	580	0	14,330	
Percent Dwellings	8.04%	53.57%	2.90%	0.21%	2.30%	5.36%	1.74%	21.84%	4.05%	0%	100%	
Dwelling Type Totals	8,828 / 61.6%		776 / 5.4%			4,146 / 28.9%			580/4.1%		0%	100%

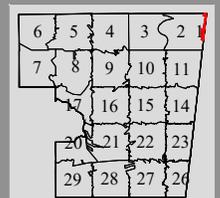
	Single Family	Multi-Family	Commercial/Industrial/Lodging	Total
Vacant Lot/Unit	825	51	90	966
Vacant Acres	1,608.4	10.6	106	1,725.0

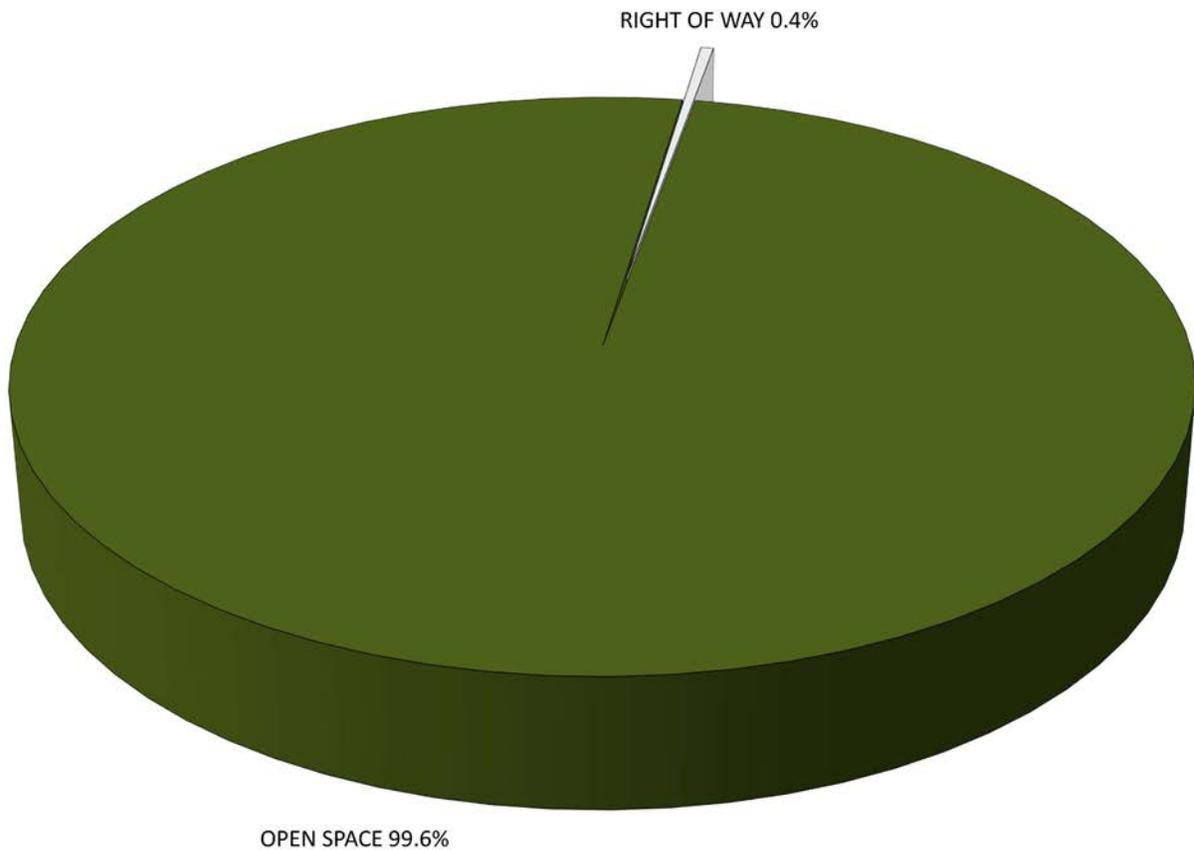
TOTAL DWELLING UNITS										
	SF/L	SF/M	MF/L	MF/M	MF/H	MF/C/L	MF/C/M	MF/C/H	MU	TOTAL
Section 1										0
Section 2										0
Section 3										0
Section 4	57	629								686
Section 5	68	310								378
Section 6	49									49
Section 7		84				30				114
Section 8	40	233								273
Section 9	32	645								677
Section 10	42	964	188	5		260	24	225		1,708
Section 11		1,184	54			167		326		1,731
Section 14		444			10	20	33	450	217	1,174
Section 15	24	233	120		320	191	77	1,190	363	2,518
Section 16	54	745				14	6			819
Section 17	28	103					42	108		281
Section 20	65	104						50		219
Section 21	107	560								667
Section 22	167	170	6			10	12	75		440
Section 23	2	438	48	25		76	55	91		735
Section 26	56	254						309		619
Section 27	206	4						141		351
Section 28	150	86						90		326
Section 29	5	486						74		565
TOTAL	1,152	7,676	416	30	330	768	249	3,129	580	14,330

section 1



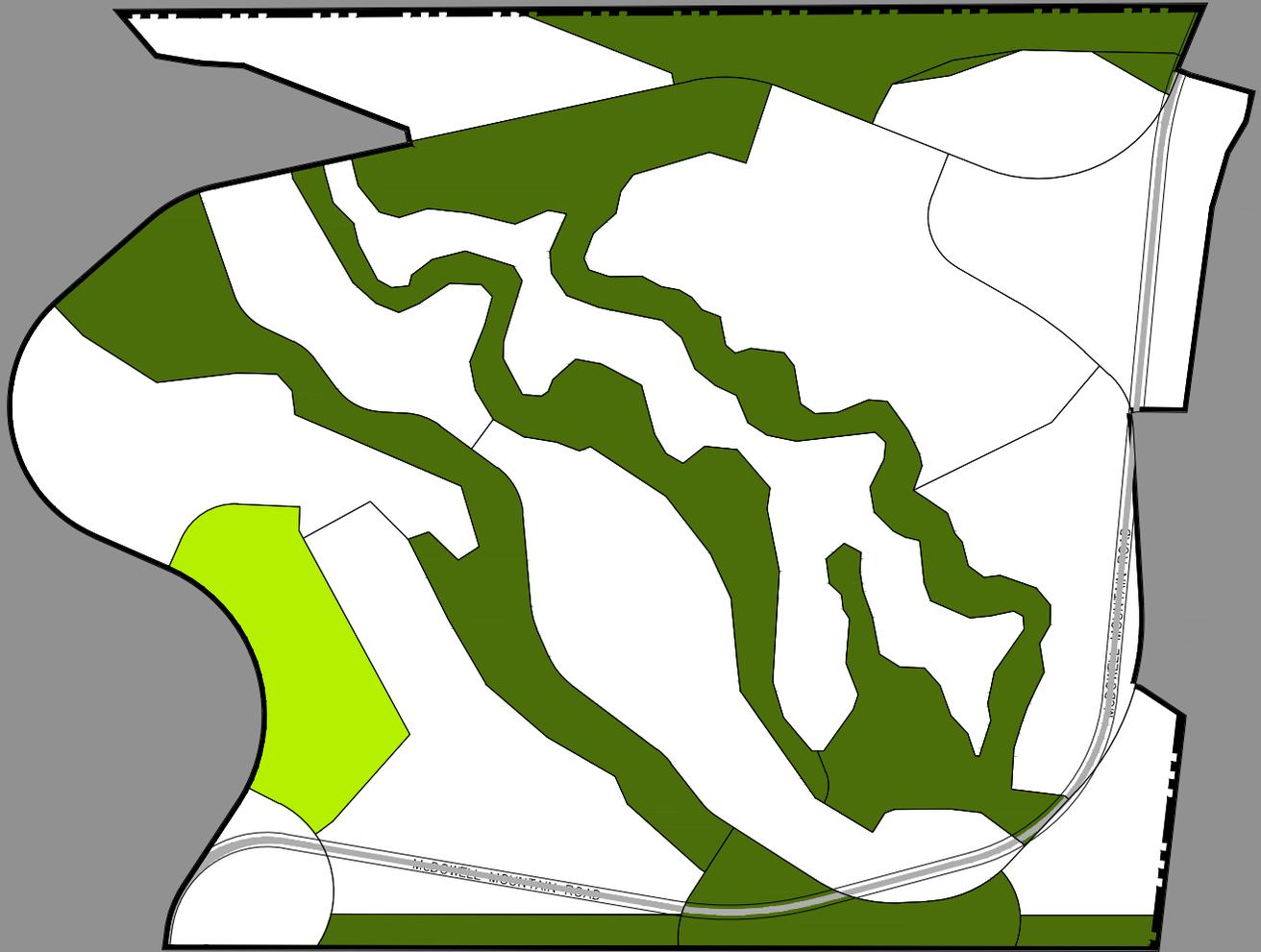
McDowell Mountain Rd - Google Street View Looking Northerly





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

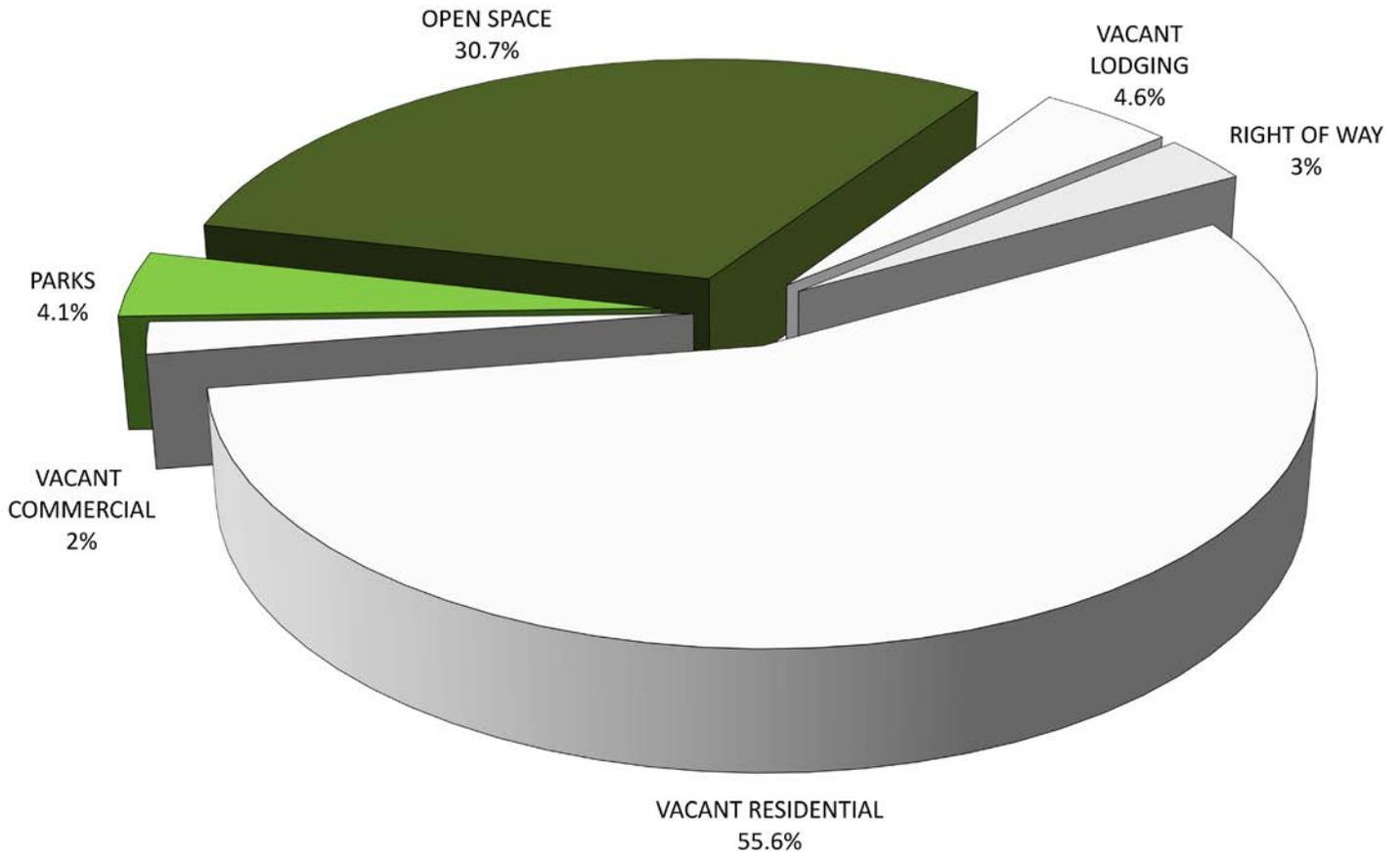
section 2



McDowell Mountain Rd - Google Street View Looking Easterly

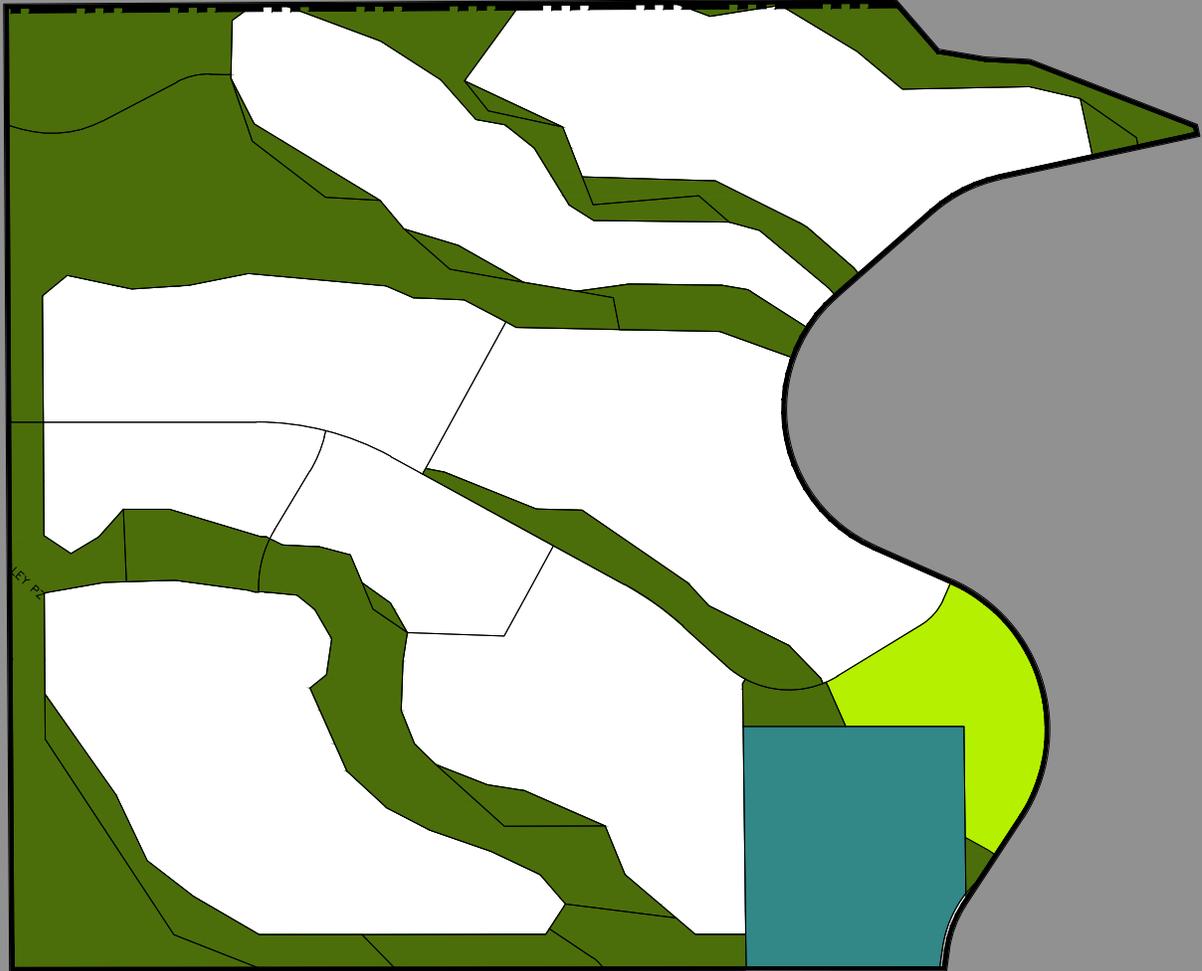


Undeveloped land shown in white



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

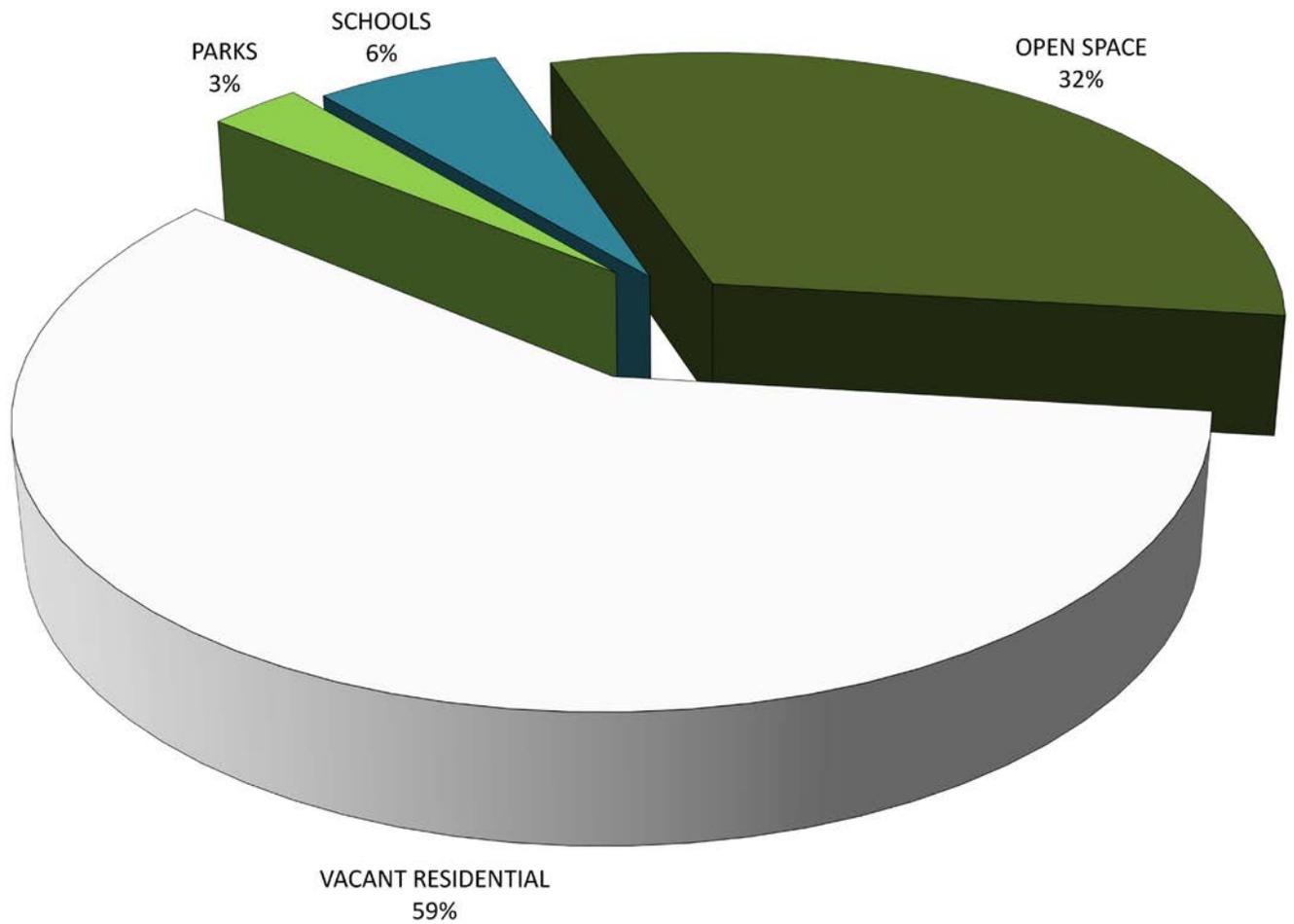
section 3



McDowell Mountain Elementary School

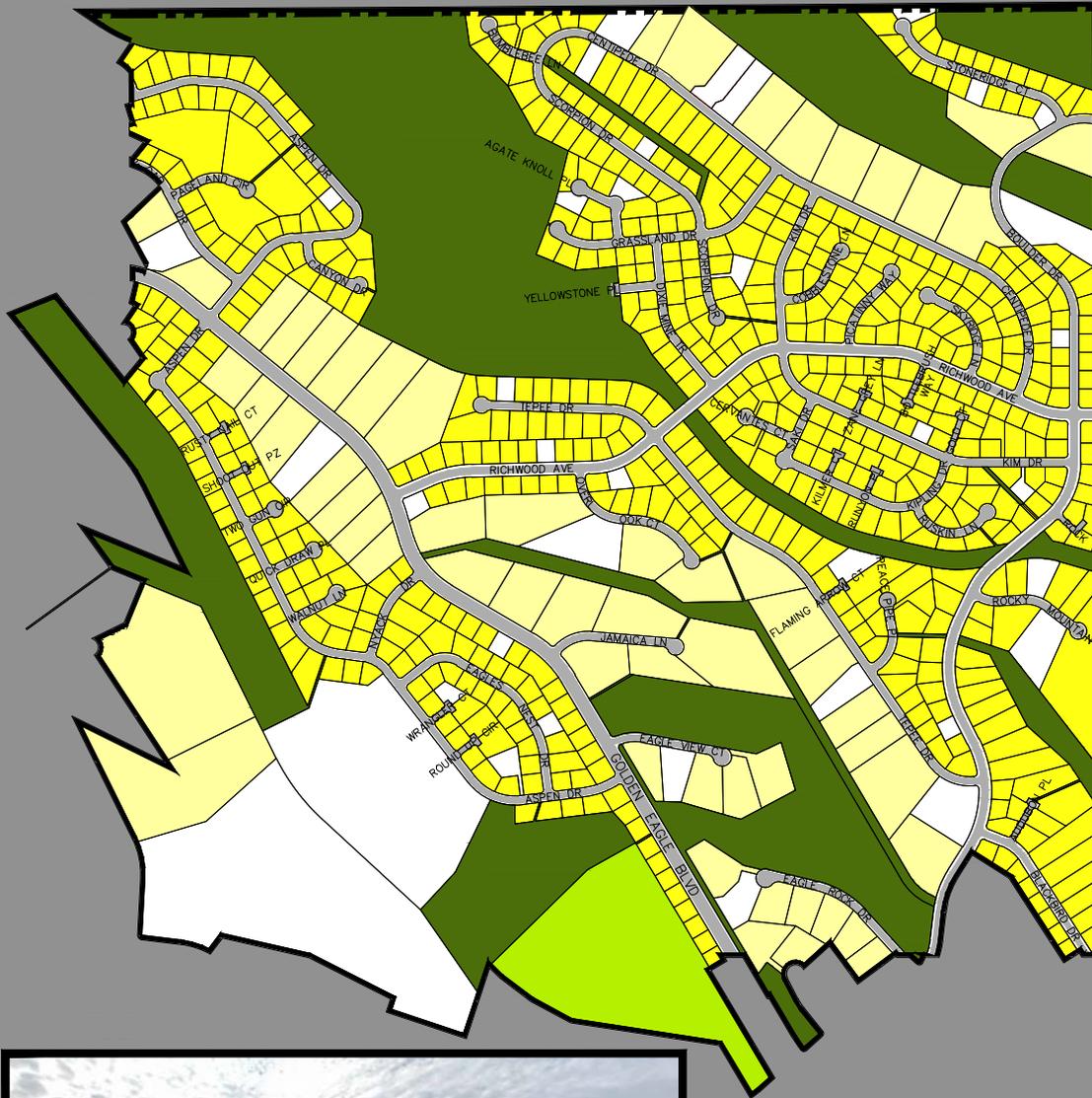


Undeveloped land shown in white

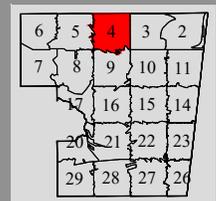


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family - L			67		
Single Family - M			292		
Multi-Family - L					
Multi-Family - M					
Multi-Family - H					
Multi-Family/Condo - L					
Multi-Family/Condo - M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

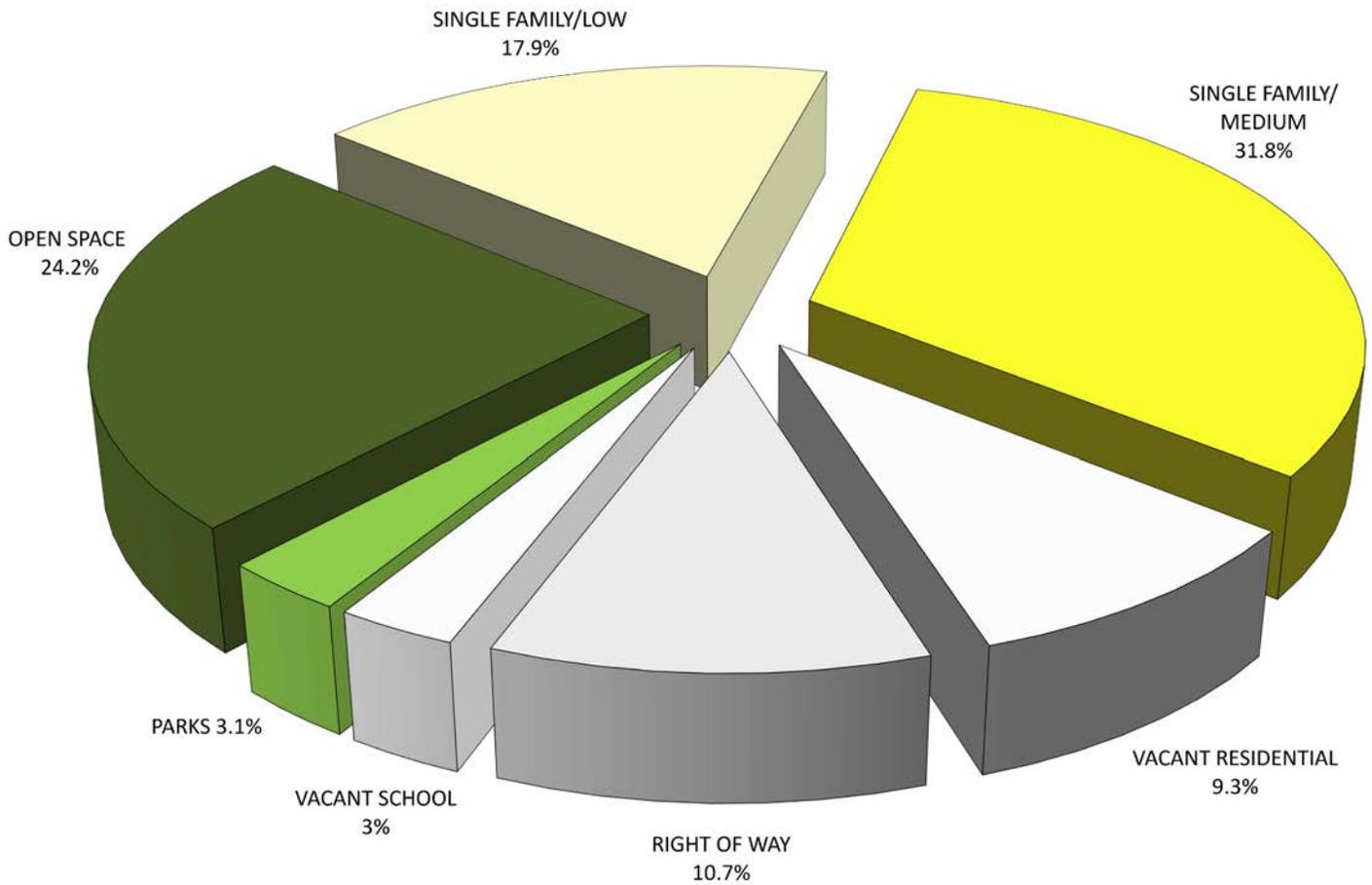
section 4



Single Family Residential - Eagle View Ct

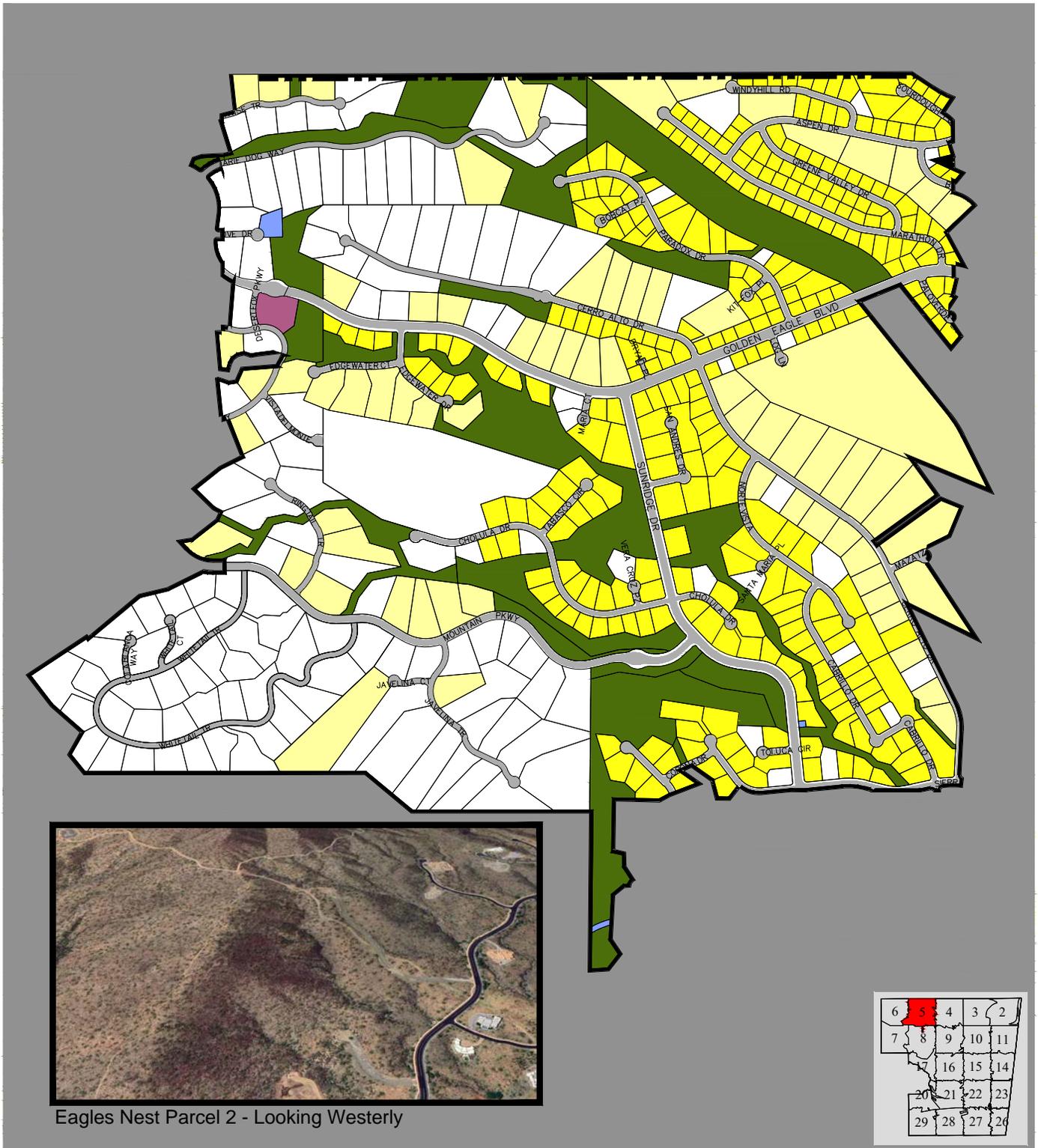


Undeveloped land shown in white



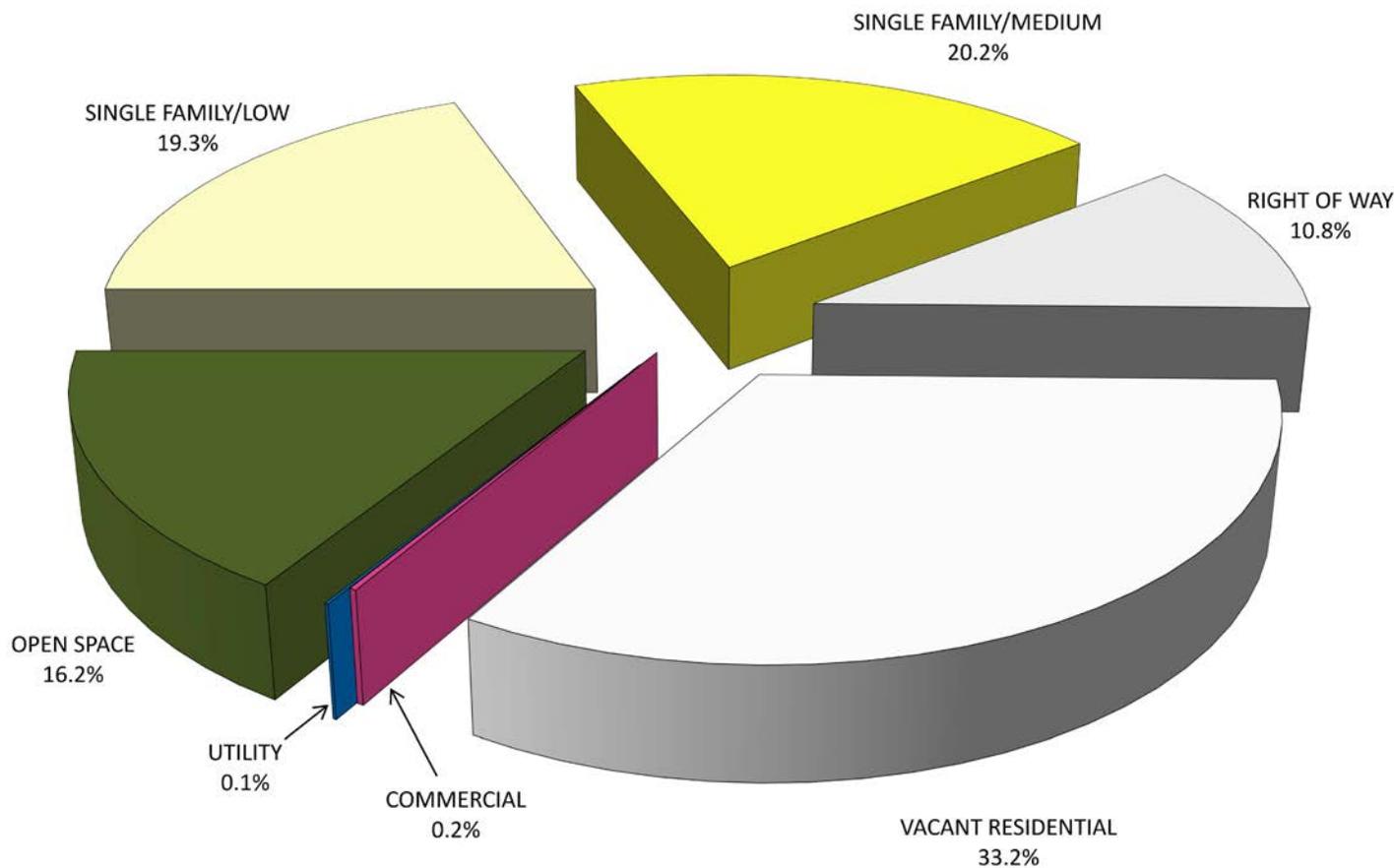
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L	57	116.6	45.2		
Single Family – M	629	207	15.6		
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H					
Commercial/Retail					
Mixed Use					
Lodging					
Institutional					
Industrial					
Utility					
Government/Town Owned					
Schools			19.3		19.3
Parks			20.4		20.4
Golf Course					
Open Space				156.6	156.6
Scottsdale Owned Land					
Right of Way/Streets		69.7			69.7
Total	686	393.3	100.5	156.6	650.4

section 5



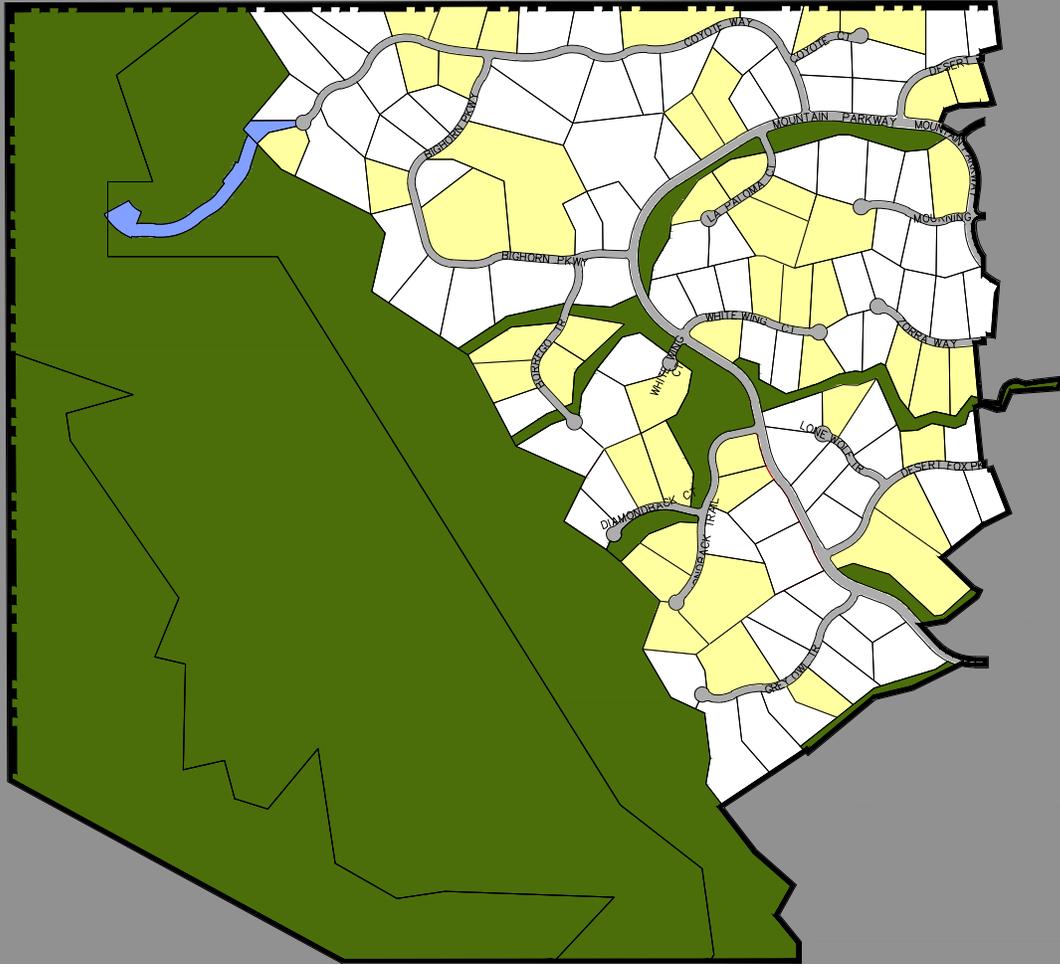
Eagles Nest Parcel 2 - Looking Westerly

Undeveloped land shown in white

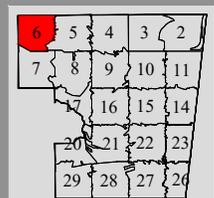


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L	68	127.8	209.2		480.4
Single Family – M	310	133.7	9.7		
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H					
Commercial/Retail		1.5			1.5
Mixed Use					
Lodging					
Institutional					
Industrial					
Utility		0.8			0.8
Government/Town Owned					
Schools					
Parks					
Golf Course					
Open Space				106.8	106.8
Scottsdale Owned Land					
Right of Way/Streets		71.3			71.3
Total	378	335.1	218.9	106.8	660.8

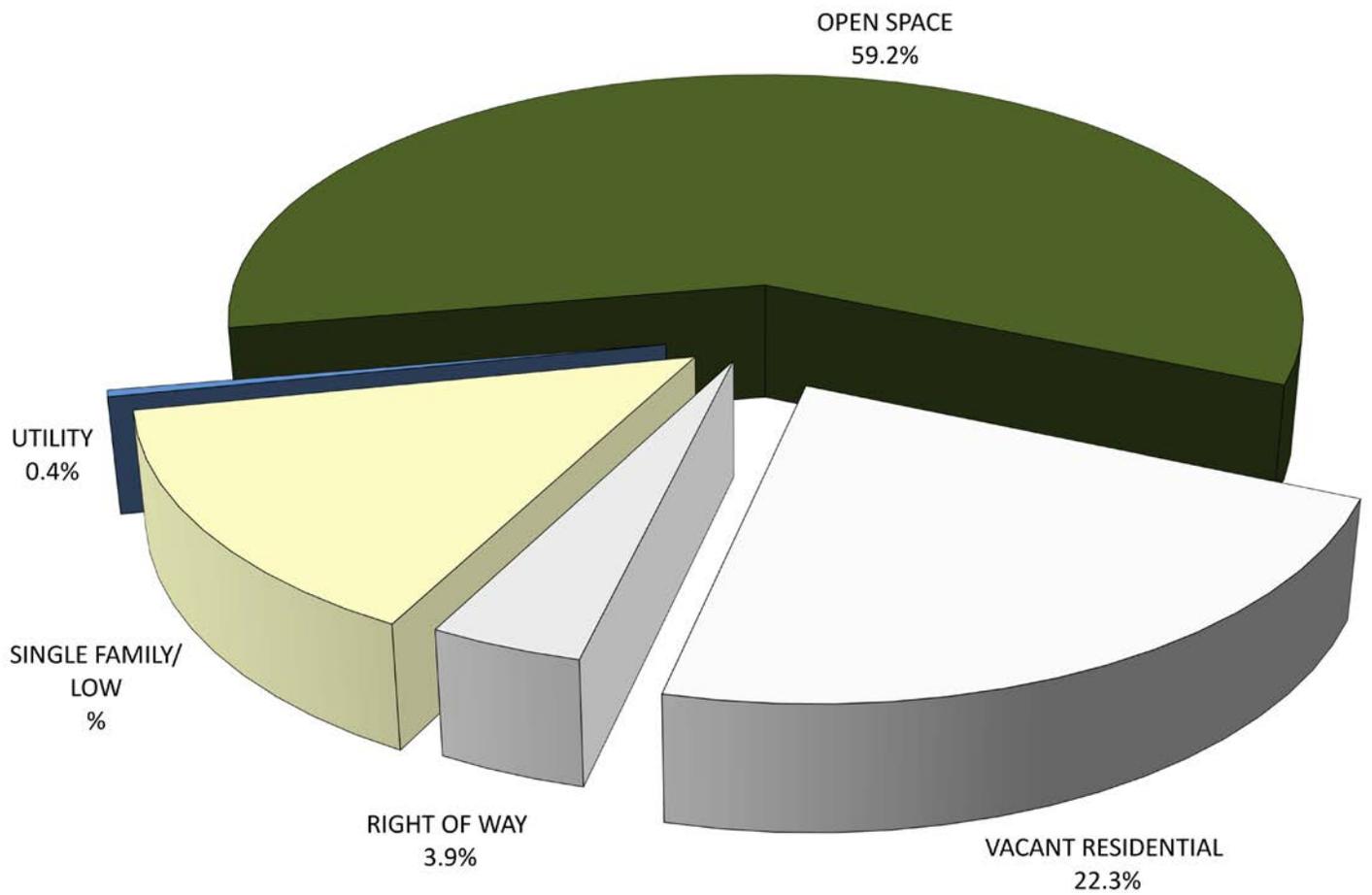
section 6



FH McDowell Mountain Preserve - Lower Sonoran Trail

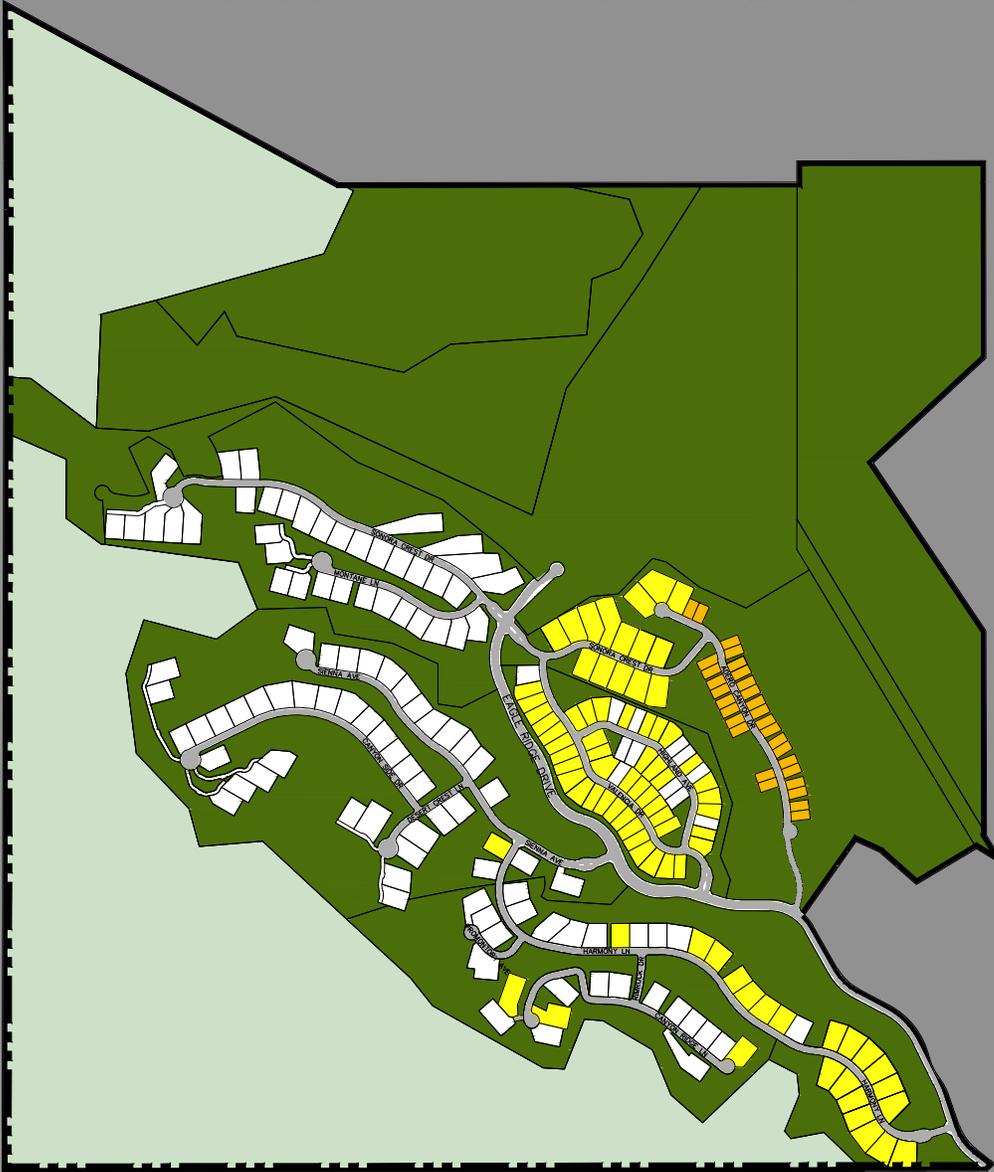


Undeveloped land shown in white

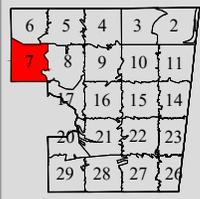


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family - L	49	79.6	125		204.6
Single Family - M					
Multi-Family - L					
Multi-Family - M					
Multi-Family - H					
Multi-Family/Condo - L					
Multi-Family/Condo - 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	49	103.9	125.0	331.8	560.7

section 7



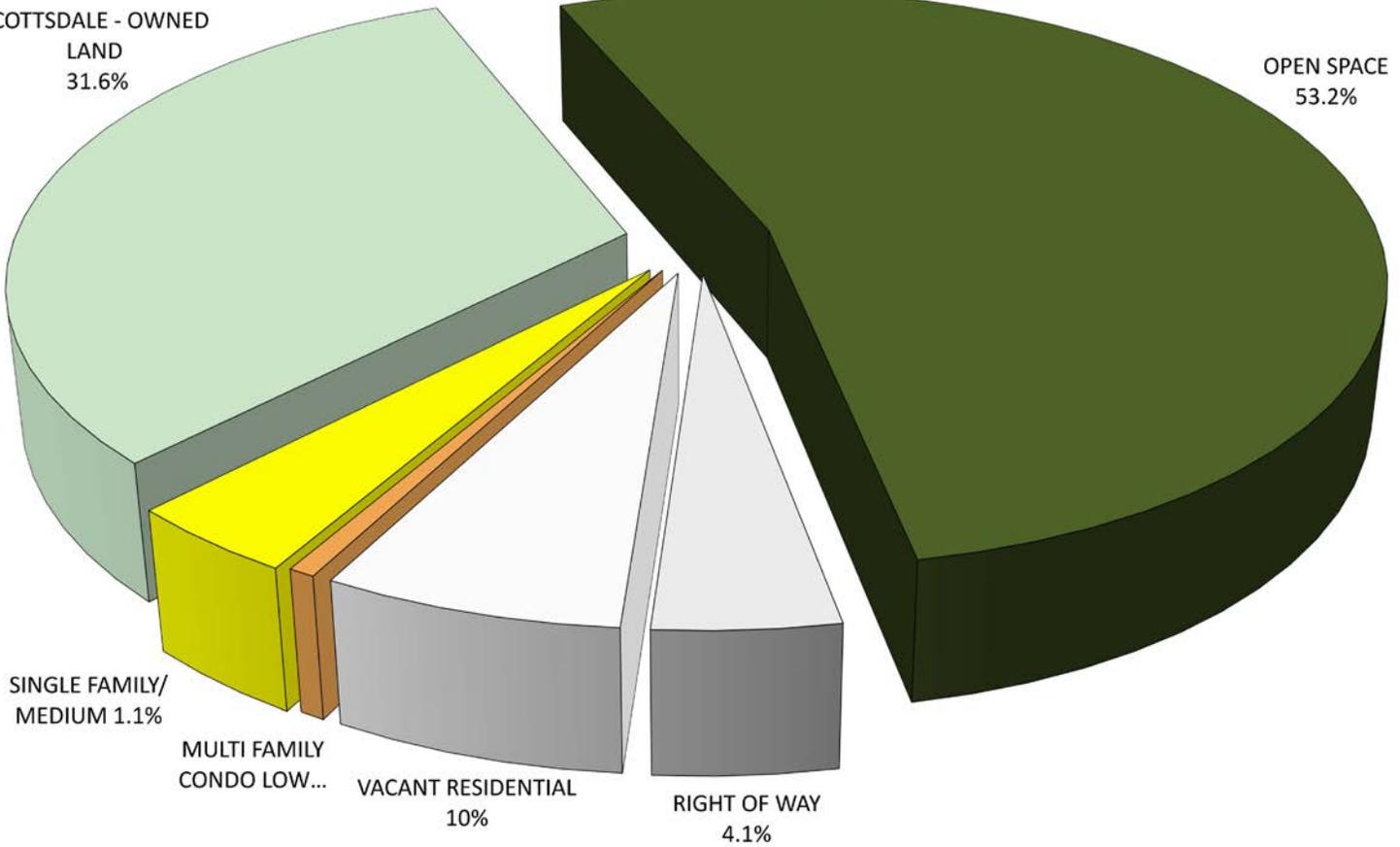
Multi-Family Residential - Adero Canyon Dr



Undeveloped land shown in white

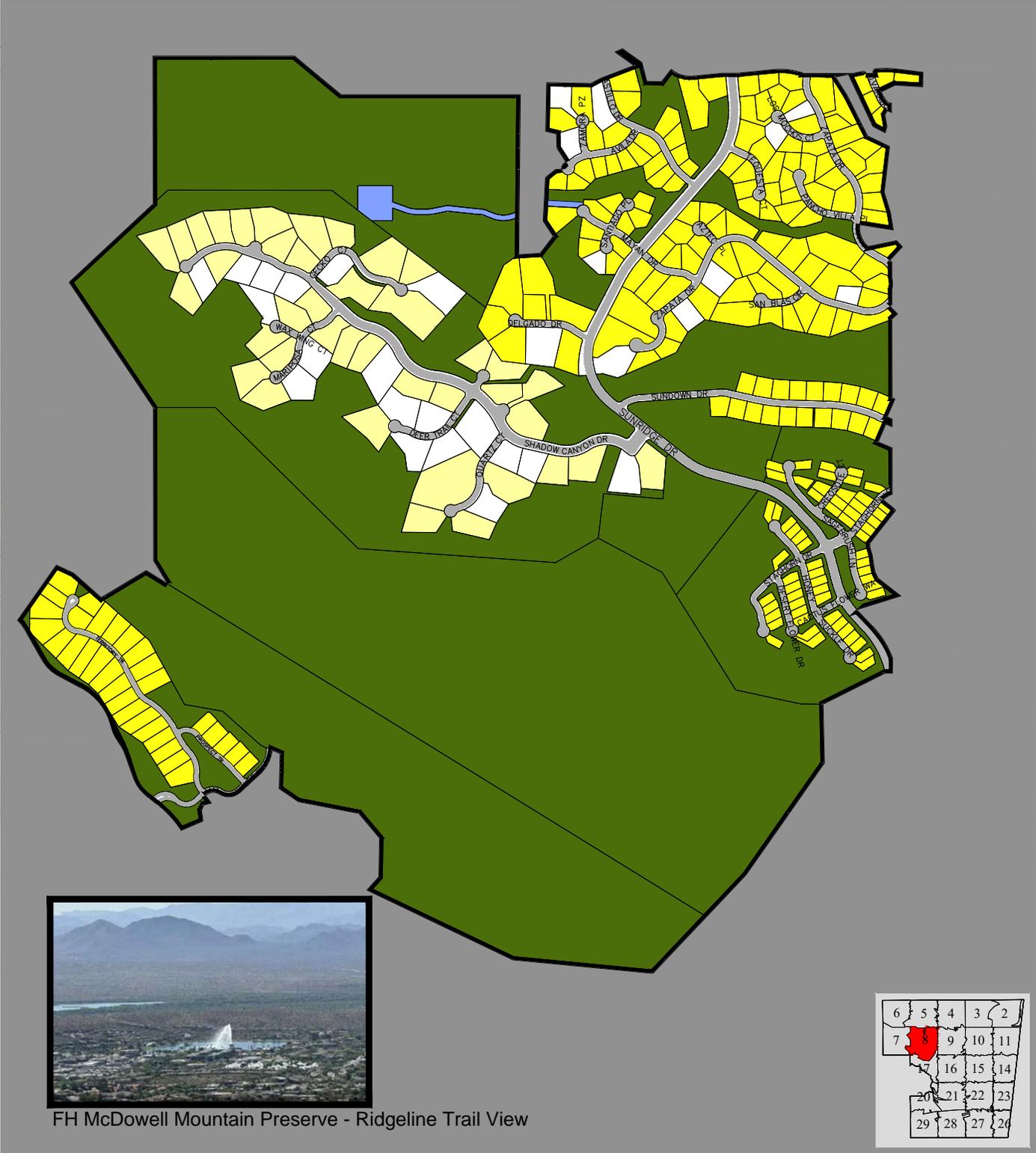
SCOTTSDALE - OWNED
LAND
31.6%

OPEN SPACE
53.2%



Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family - L					
Single Family - M	84	24.7	41.5		
Multi-Family - L					
Multi-Family - M					
Multi-Family - H					
Multi-Family/Condo - L	30	3.6	0		
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				335.9	335.9
Scottsdale Owned Land				199.9	199.9
Right of Way/Streets		26.3			26.3
Total	0	54.6	41.5	535.8	631.9

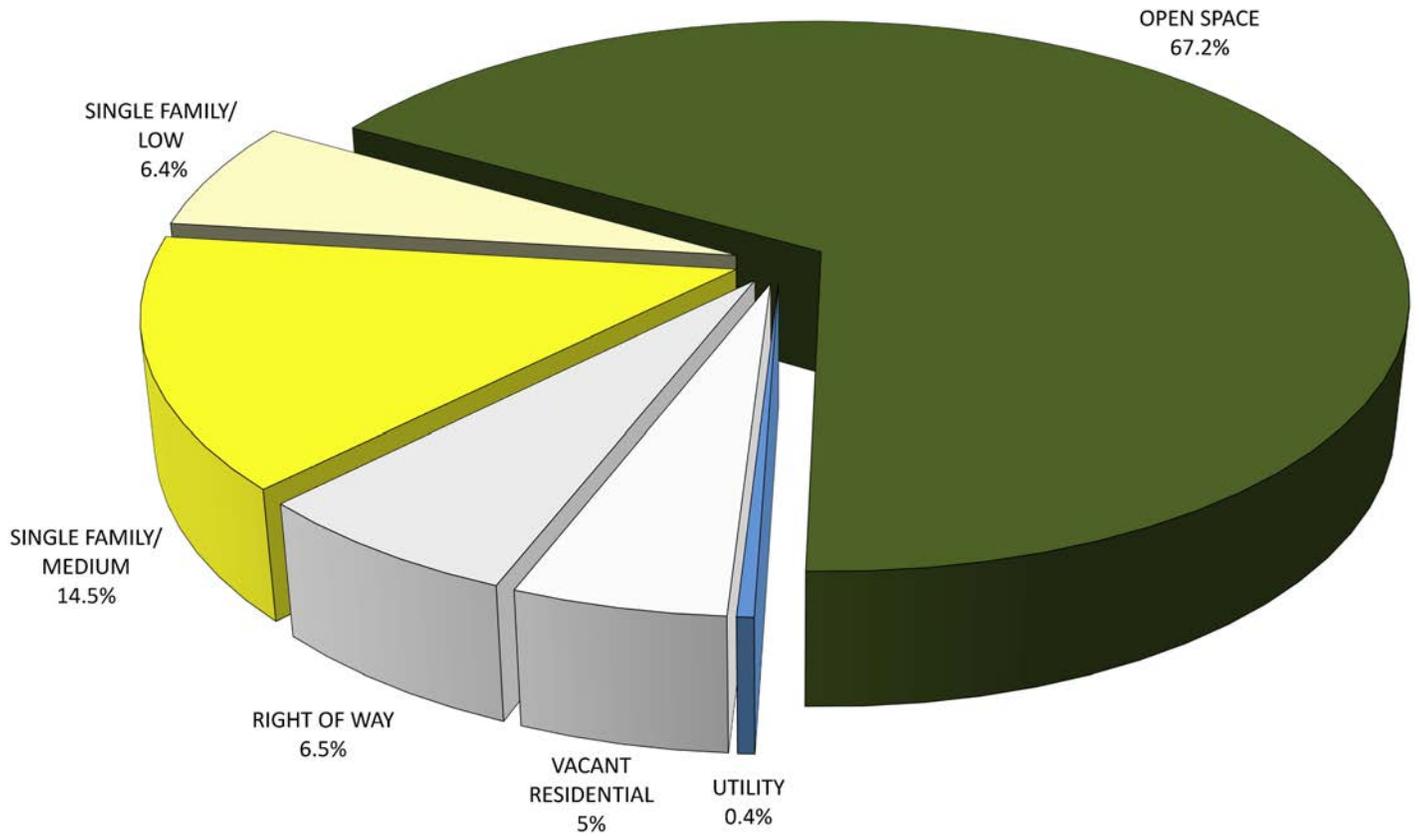
section 8



FH McDowell Mountain Preserve - Ridgeline Trail View

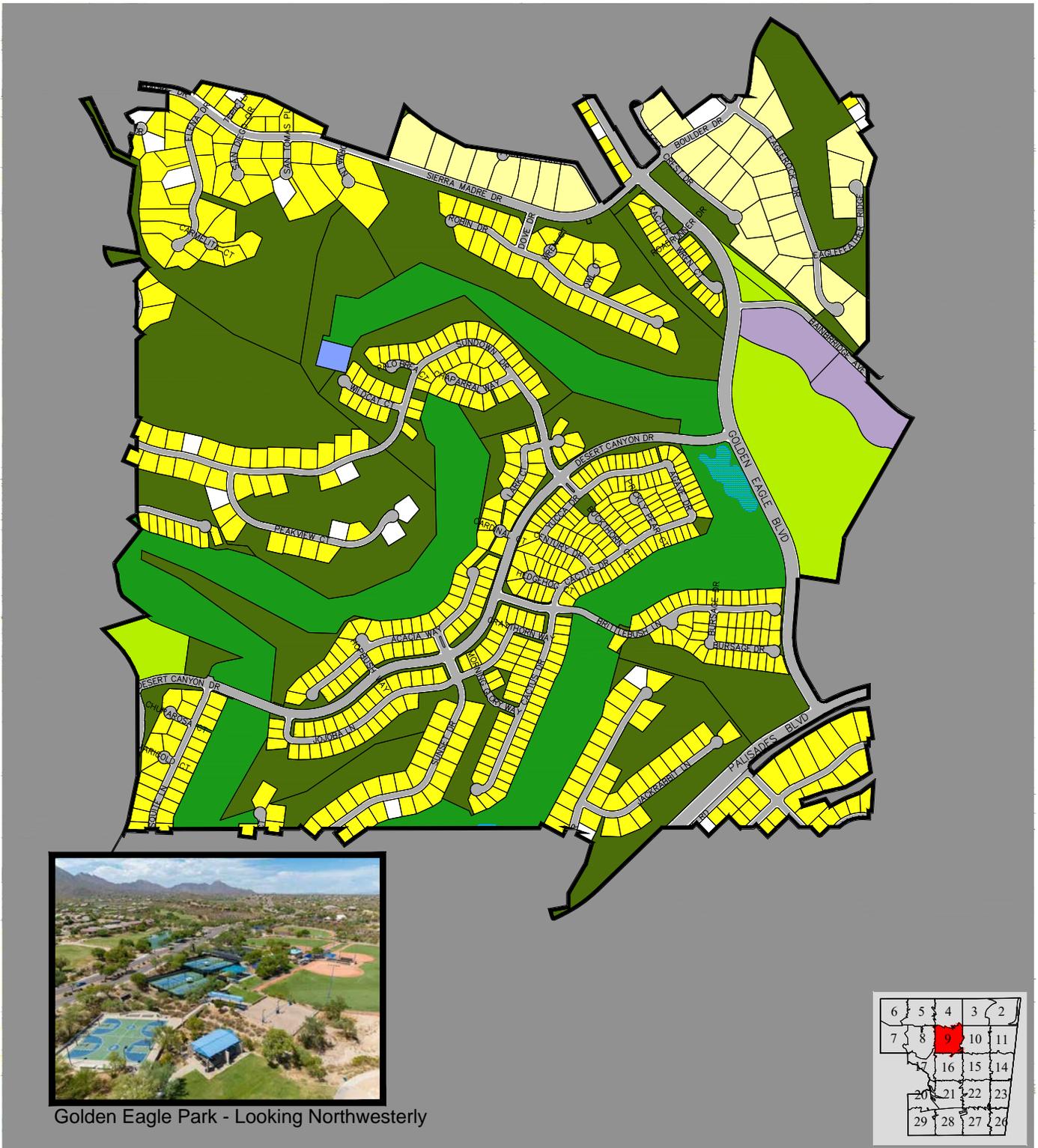
6	5	4	3	2
7	8	9	10	11
12	13	14	15	16
17	18	19	20	21
22	23	24	25	26
27	28	29	30	

Undeveloped land shown in white



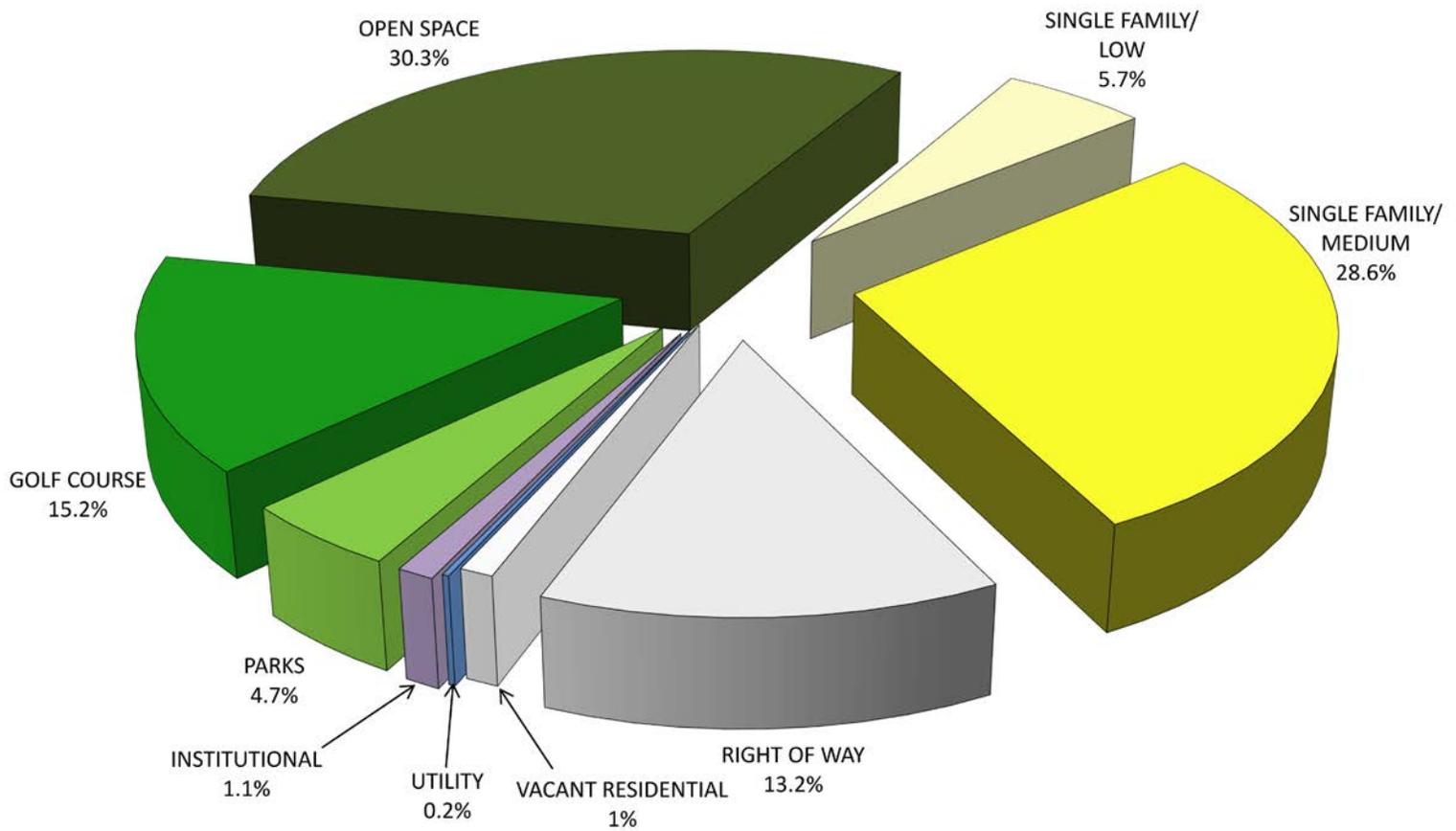
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L	40	45.1	18.0		
Single Family – M	233	101.4	16.8		
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – 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				470.6	470.6
Scottsdale Owned Land					
Right of Way/Streets		45.7			45.7
Total	273	194.7	34.8	470.6	700.1

section 9



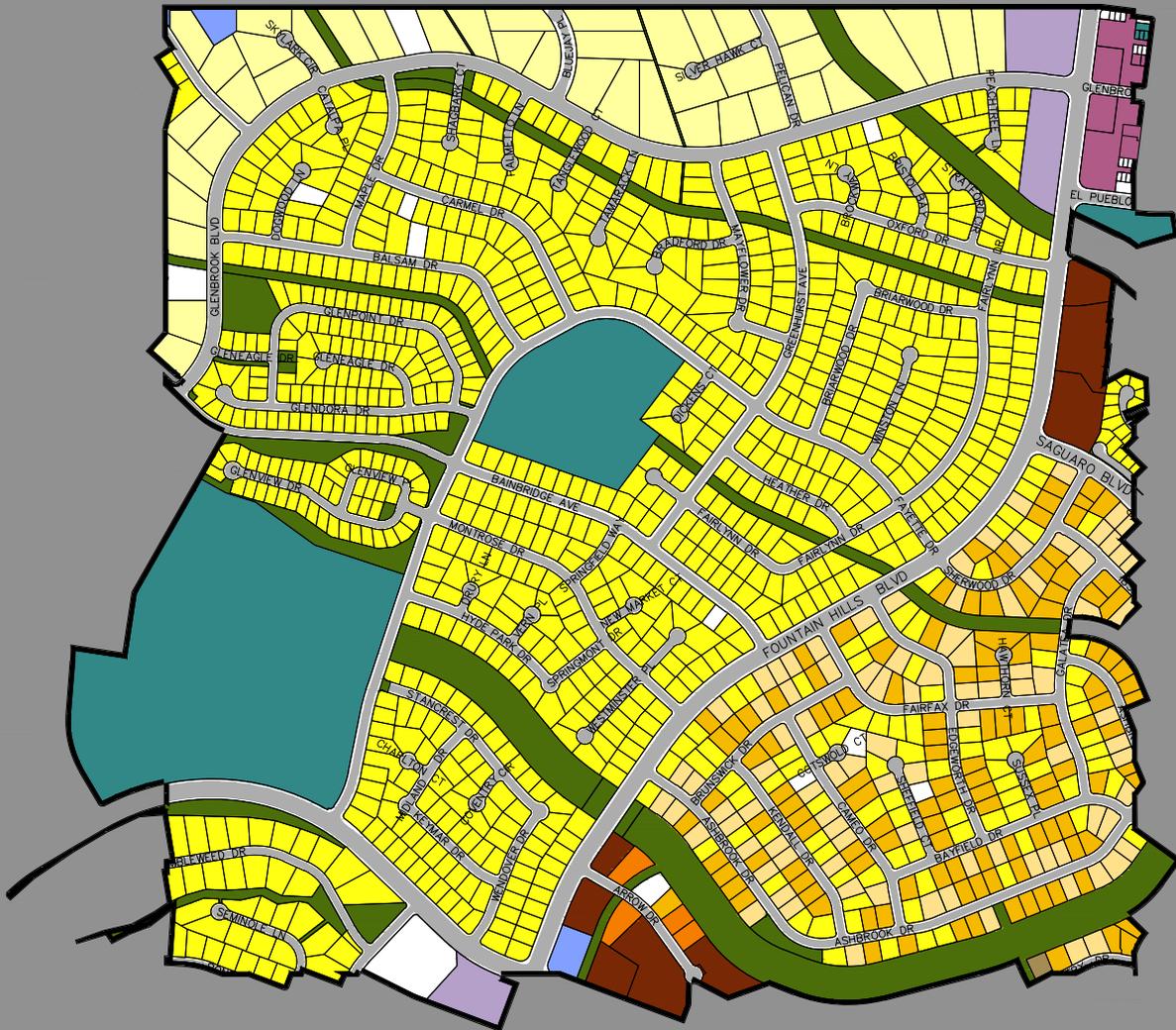
Golden Eagle Park - Looking Northwesterly

Undeveloped land shown in white

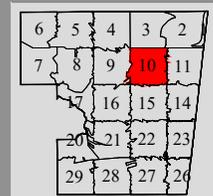


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L	32	35.9	0.9		
Single Family – M	645	179.6	4.5		
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H					
Commercial/Retail					
Mixed Use					
Lodging					
Institutional		7			7
Industrial					
Utility		1			1
Government/Town Owned					
Schools					
Parks		29.6			29.6
Golf Course		95.5			95.5
Open Space				190.3	190.3
Scottsdale Owned Land					
Right of Way/Streets		82.8			82.8
Total	677	431.4	5.4	190.3	627.1

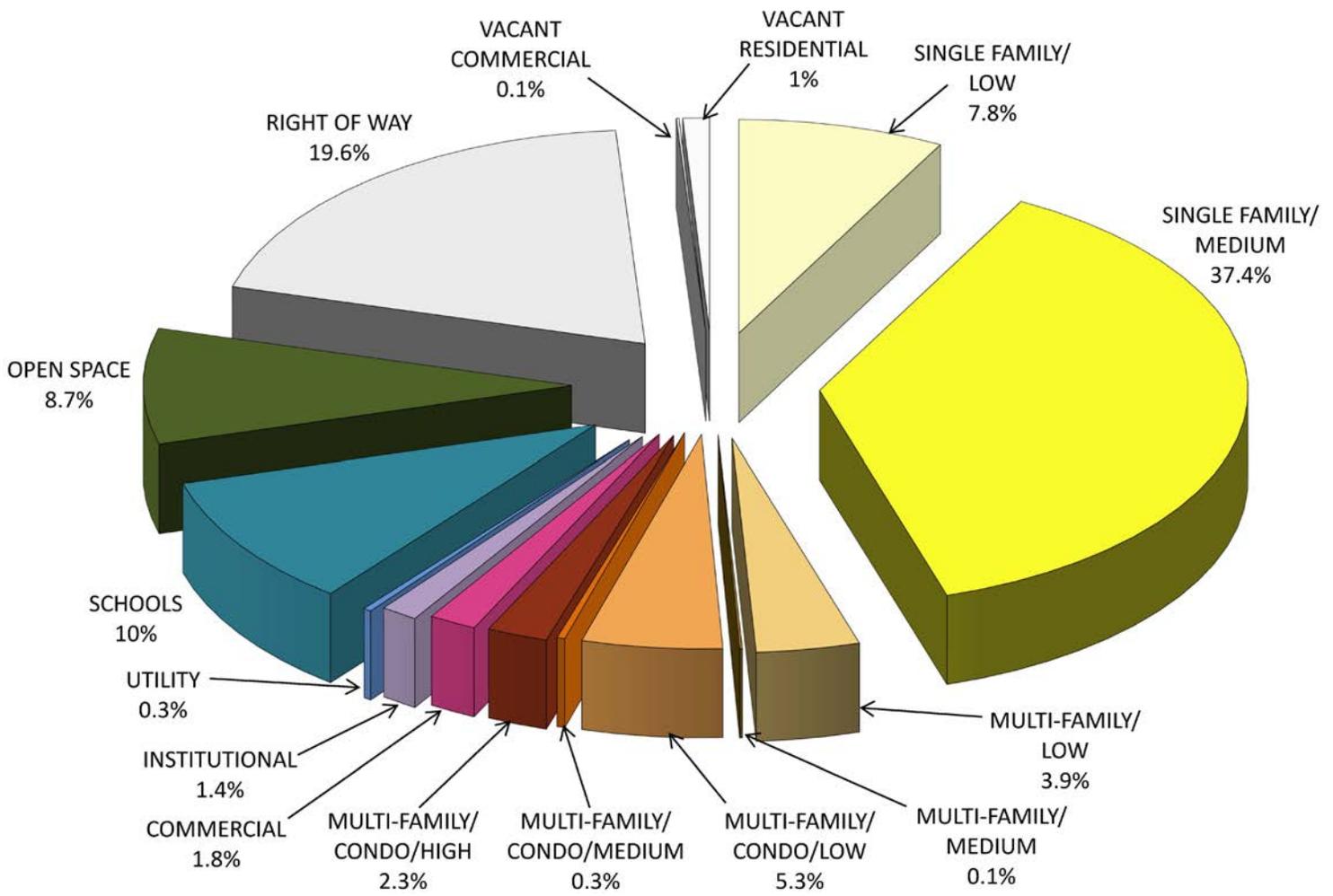
section 10



Multi-Family Residential - Arrow Dr

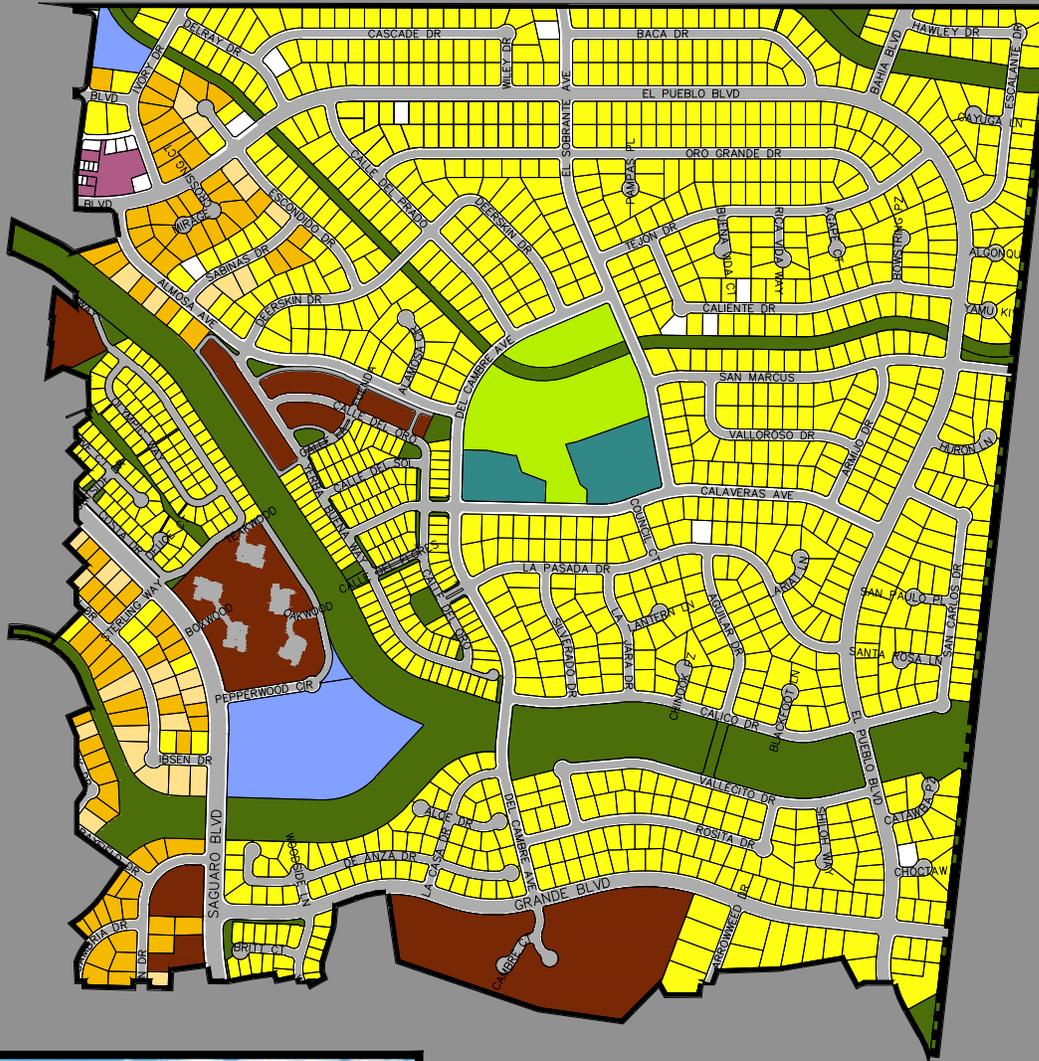


Undeveloped land shown in white

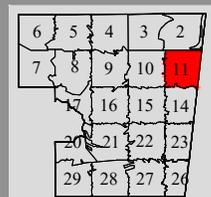


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L	42	51.5	2		381.8
Single Family – M	964	246	3.6		
Multi-Family – L	188	25.5			
Multi-Family – M	5	0.3			
Multi-Family – H			1.3		
Multi-Family/Condo – L	260	34.5			
Multi-Family/Condo – M	24	1.9			
Multi-Family/Condo – H	225	15.2			
Commercial/Retail		11.6	0.7		12.3
Mixed Use					
Lodging					
Institutional		9.1			9.1
Industrial					
Utility		2.1			2.1
Government/Town Owned					
Schools		65.8			65.8
Parks					
Golf Course					
Open Space				57.1	57.1
Scottsdale Owned Land					
Right of Way/Streets		128.6			128.6
Total	1,708	592.1	7.6	57.1	656.8

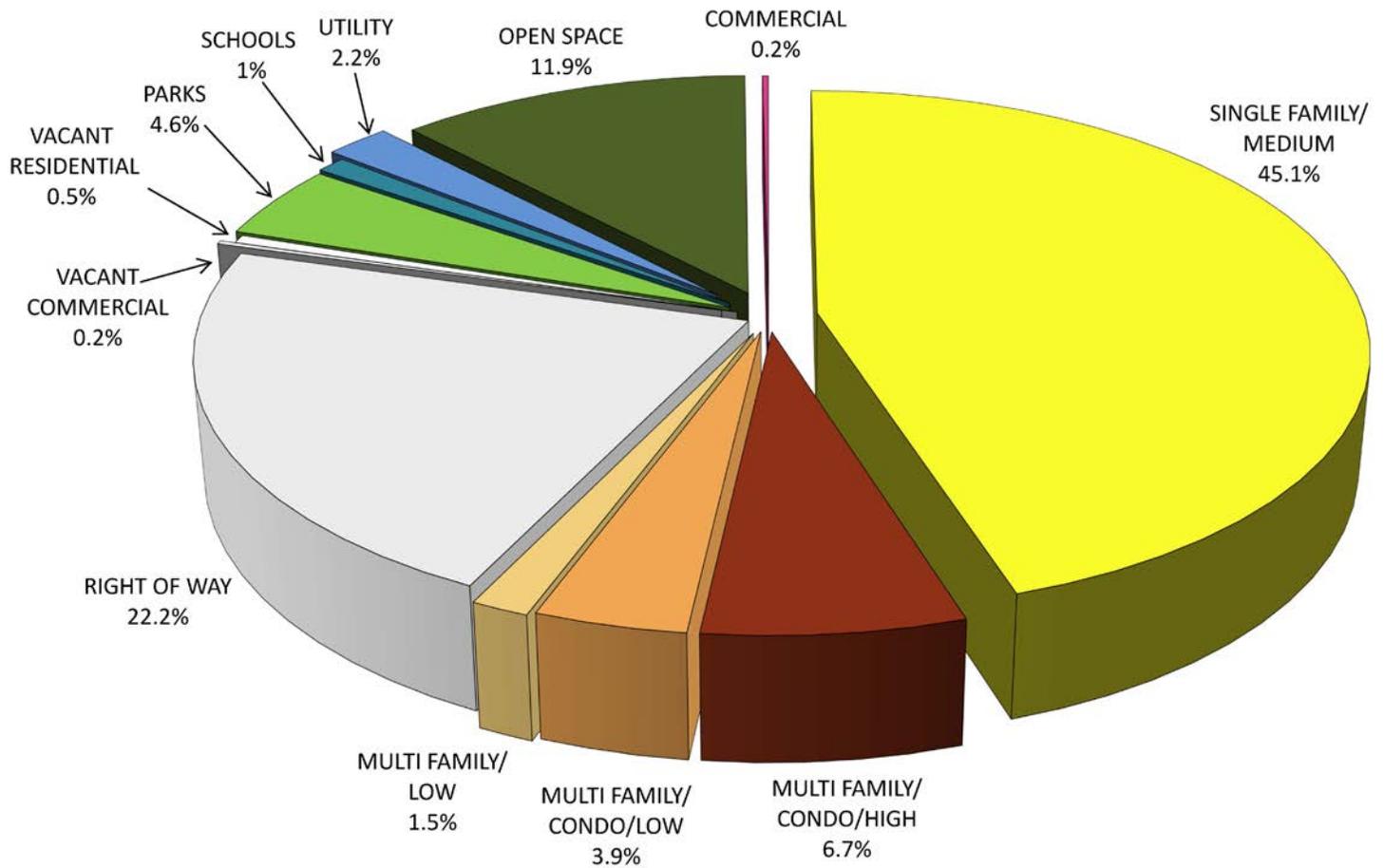
section 11



Four Peaks Park - Looking Southwesterly

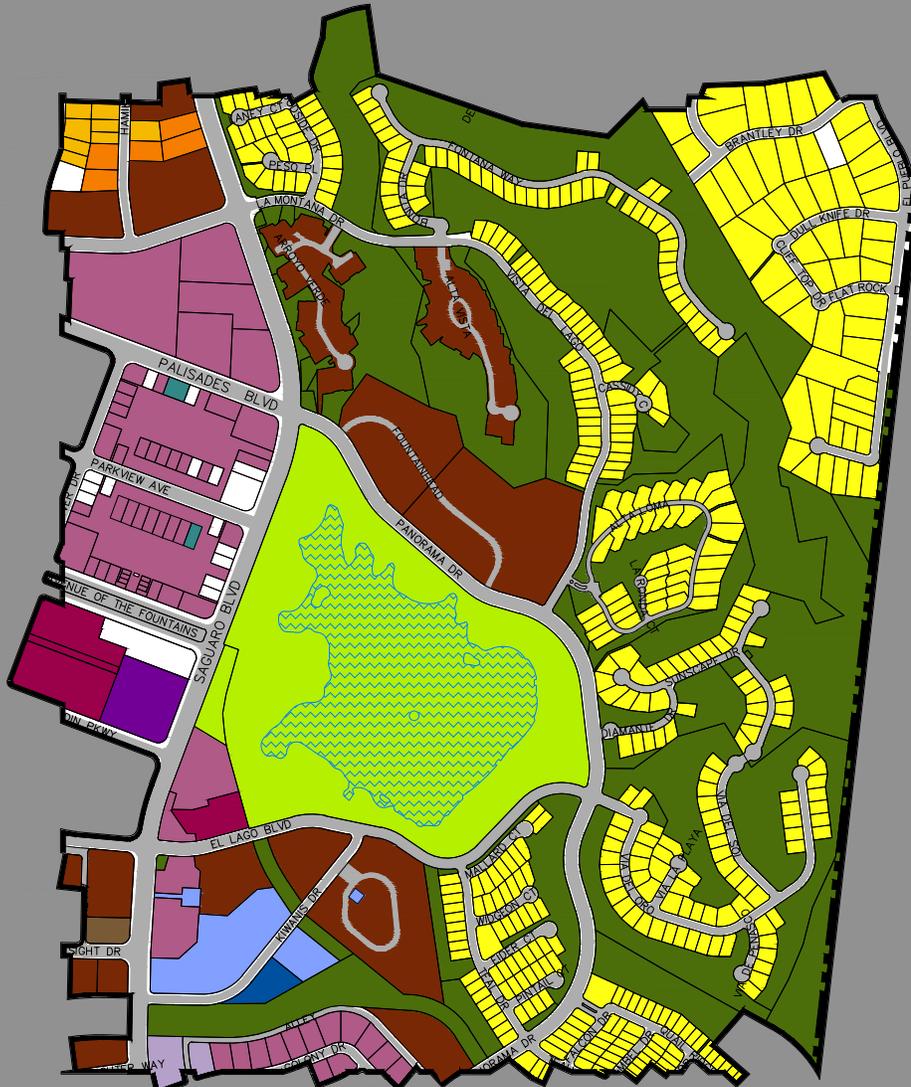


Undeveloped land shown in white

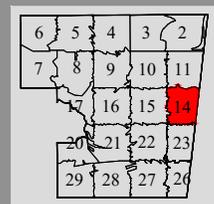


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family - L					
Single Family - M	1,184	273.0	1.6		
Multi-Family - L	54	9.1			
Multi-Family - M					
Multi-Family - H					
Multi-Family/Condo - L	167	24	0.9		
Multi-Family/Condo - M					
Multi-Family/Condo - H	326	40.5			
Commercial/Retail		1.3	1		2.3
Mixed Use					
Lodging					
Institutional					
Industrial					
Utility		13.3			13.3
Government/Town Owned					
Schools		6.1			6.1
Parks		27.7			27.7
Golf Course					
Open Space				71.8	71.8
Scottsdale Owned Land					
Right of Way/Streets		134.5			134.5
Total	1,731	529.5	3.5	71.8	604.8

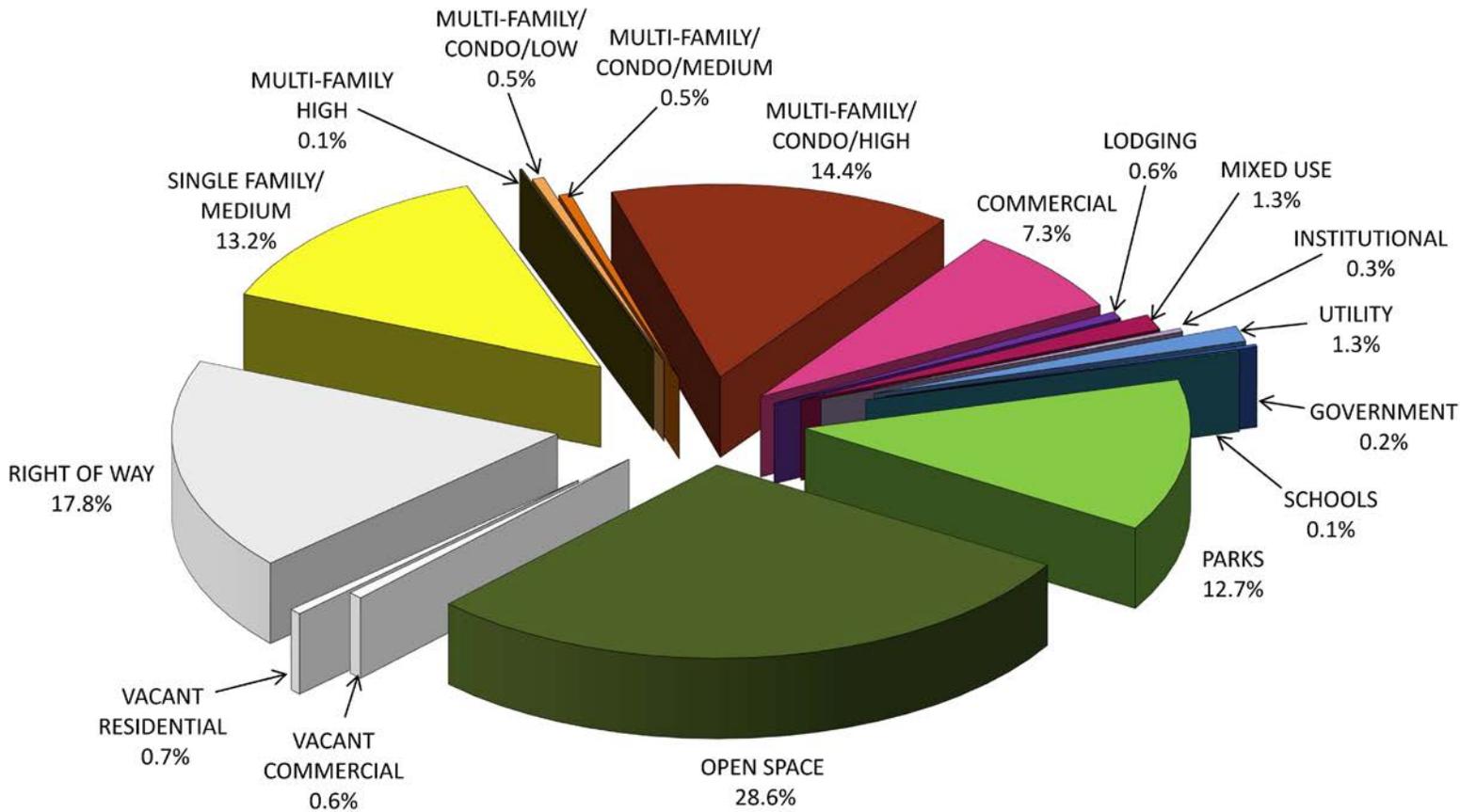
section 14



Fountain Lake Purple Lighting

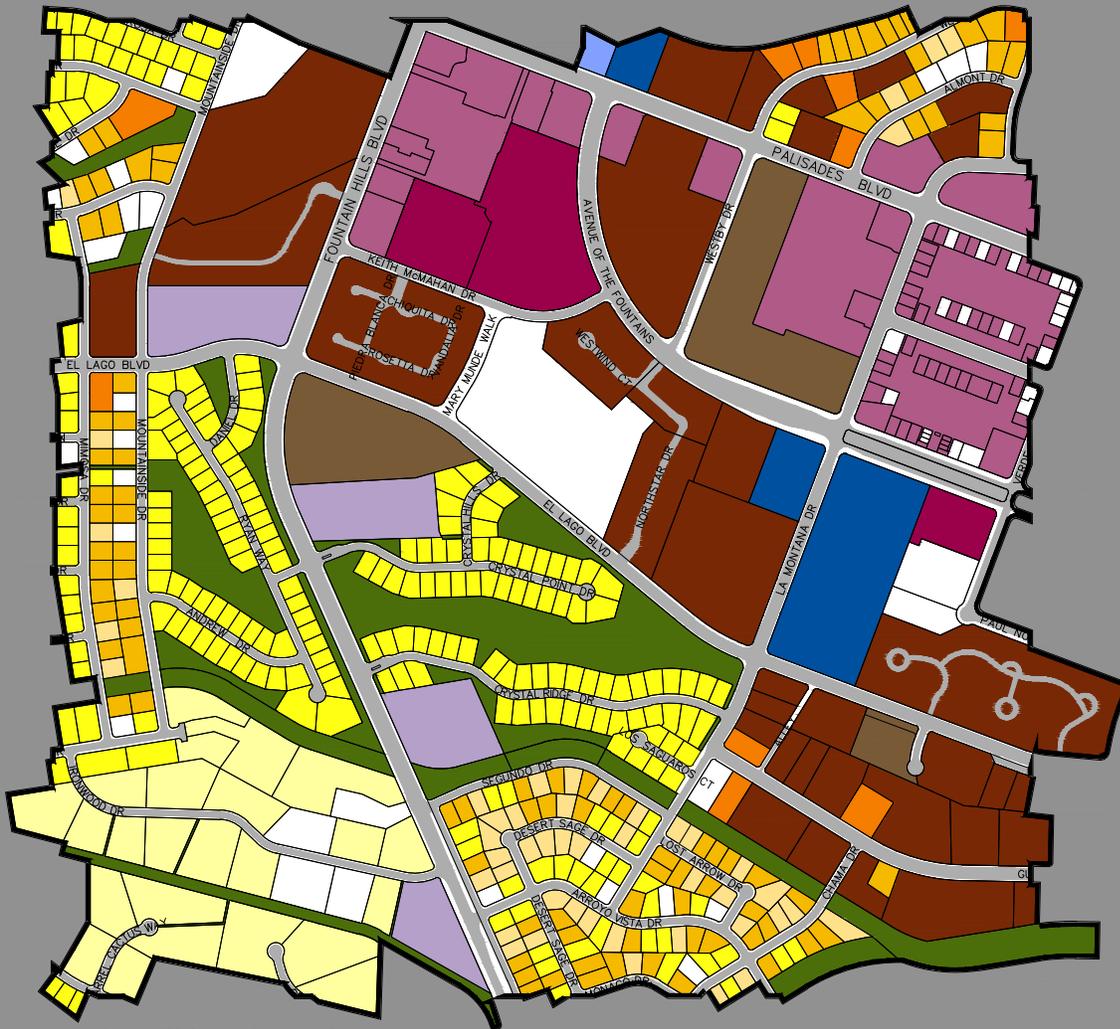


Undeveloped land shown in white

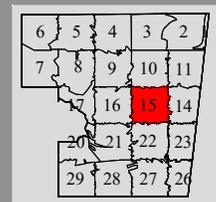


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family - L					
Single Family - M	444	68.9	1		
Multi-Family - L					
Multi-Family - M					
Multi-Family - H	10	0.7			
Multi-Family/Condo - L	20	2.4	1.7		152.4
Multi-Family/Condo - M	33	2.5			
Multi-Family/Condo - H	450	75.2			
Commercial/Retail		38.0	3.2		41.2
Mixed Use	217	6.8			1.2
Lodging		3.2			3.2
Institutional		1.8			1.8
Industrial					
Utility		6.8			6.8
Government/Town Owned		1.1			1.1
Schools		0.5			0.5
Parks		66.1			66.1
Golf Course					
Open Space				149.3	149.3
Scottsdale Owned Land					
Right of Way/Streets		93.2			93.2
Total	1174	367.2	5.9	149.3	522.4

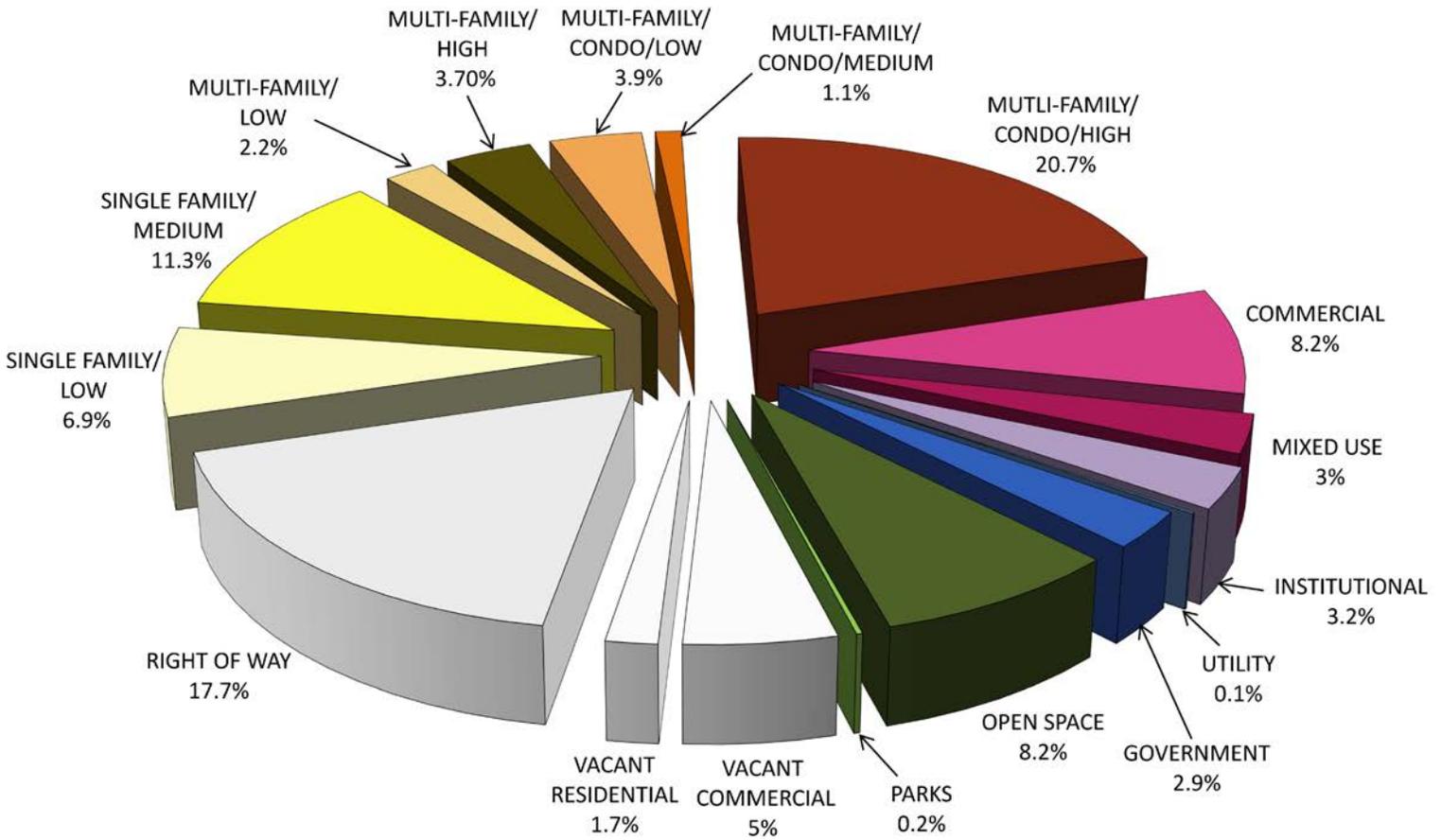
section 15



Dutch Bros - Palisades Blvd

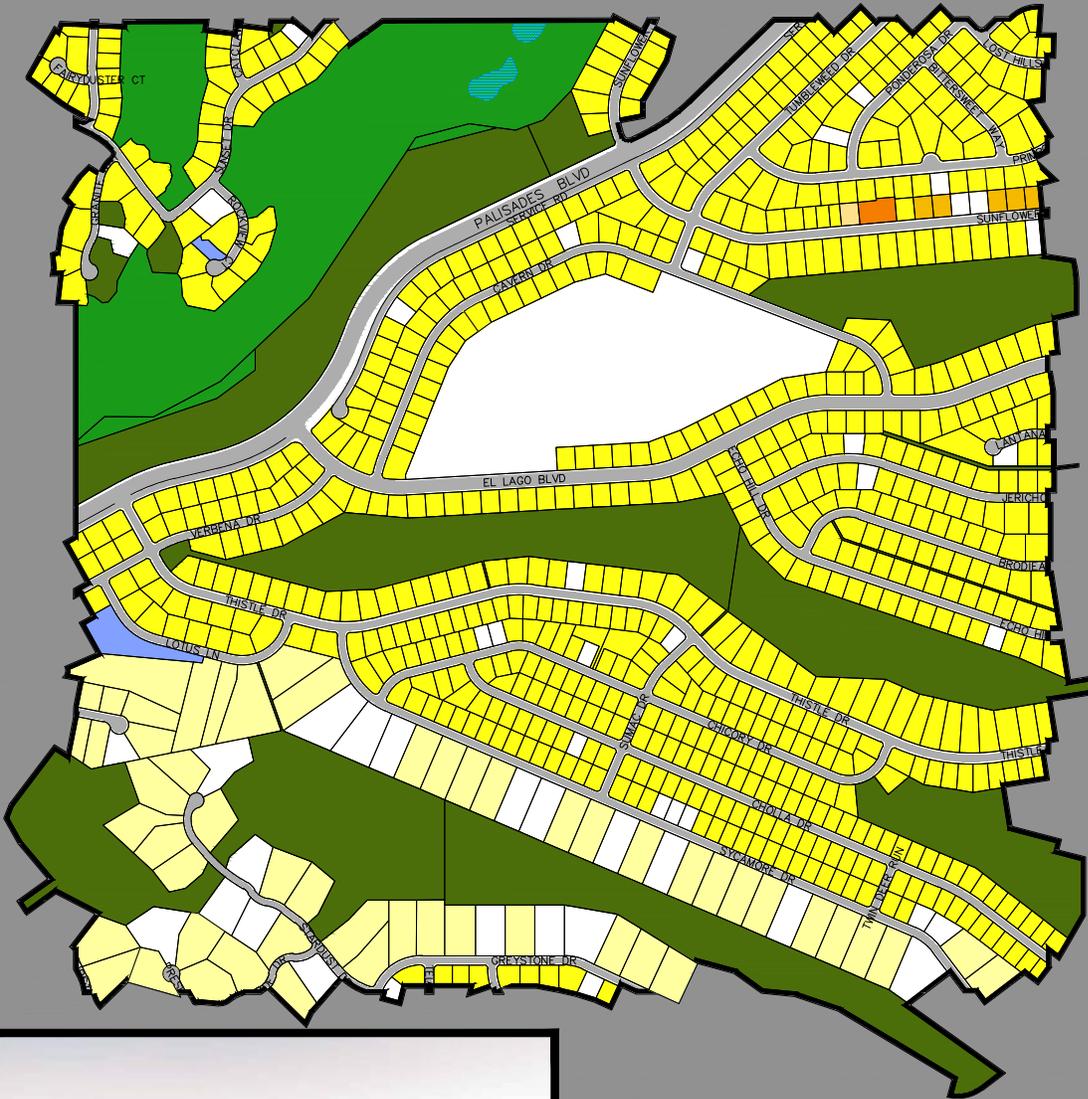


Undeveloped land shown in white

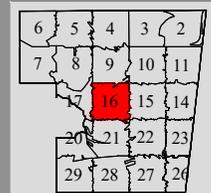


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family - L	24	43.2	5.9		
Single Family - M	233	71.0	0.6		
Multi-Family - L	120	13.8			
Multi-Family - M					
Multi-Family - H	320	23.4			
Multi-Family/Condo - L	191	24.5	4.0		323.2
Multi-Family/Condo - M	77	7.2			
Multi-Family/Condo - H	1,190	129.6			
Commercial/Retail		51.6	32.2		83.8
Mixed Use	363	18.6			18.6
Lodging					
Institutional		19.9			19.9
Industrial					
Utility		0.9			0.9
Government/Town Owned		18			18
Schools					
Parks		1.5			1.5
Golf Course					
Open Space				51.5	51.5
Scottsdale Owned Land					
Right of Way/Streets		110.2			110.2
Total	2,518	533.4	42.7	51.5	627.6

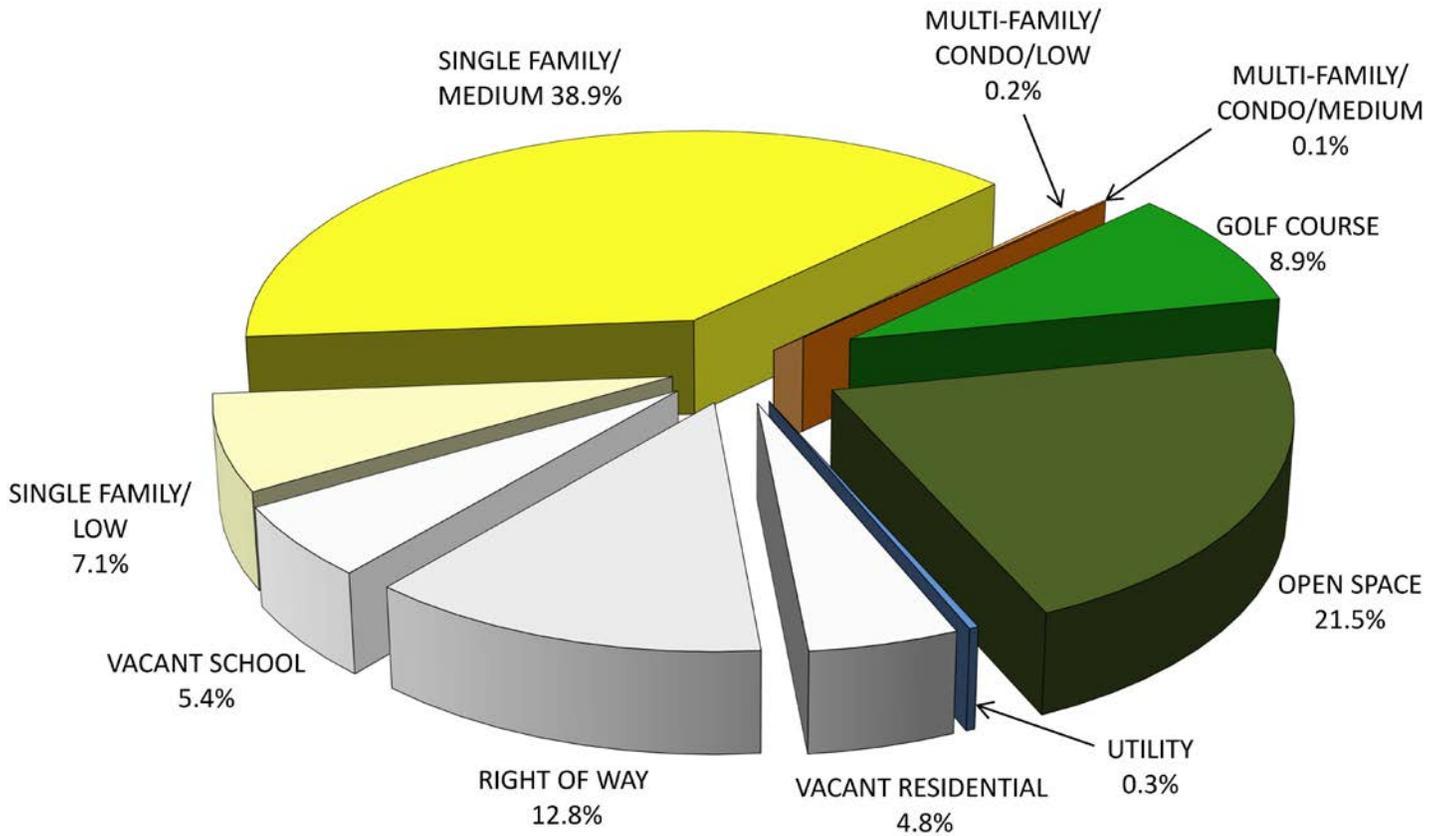
section 16



Sunridge Canyon Golf Club - Hole 14

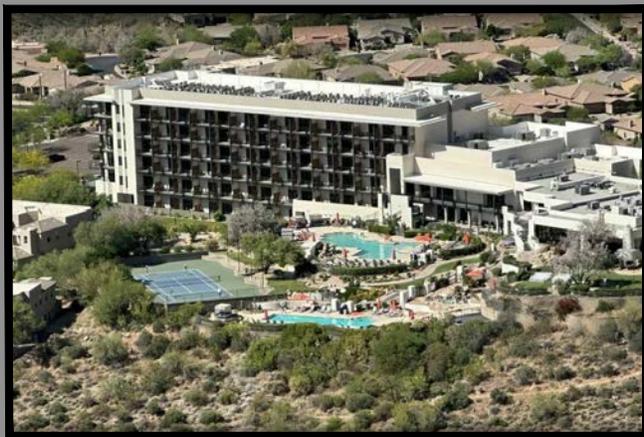


Undeveloped land shown in white

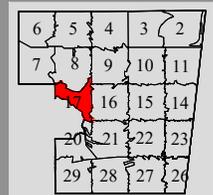


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family - L	54	45.9	21.5		331.0
Single Family - M	745	251.9	8.8		
Multi-Family - L	1	0.3			
Multi-Family - M					
Multi-Family - H					
Multi-Family/Condo - L	14	1.5	0.5		
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			35.1		35.1
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	820	443.1	65.9	139.2	648.2

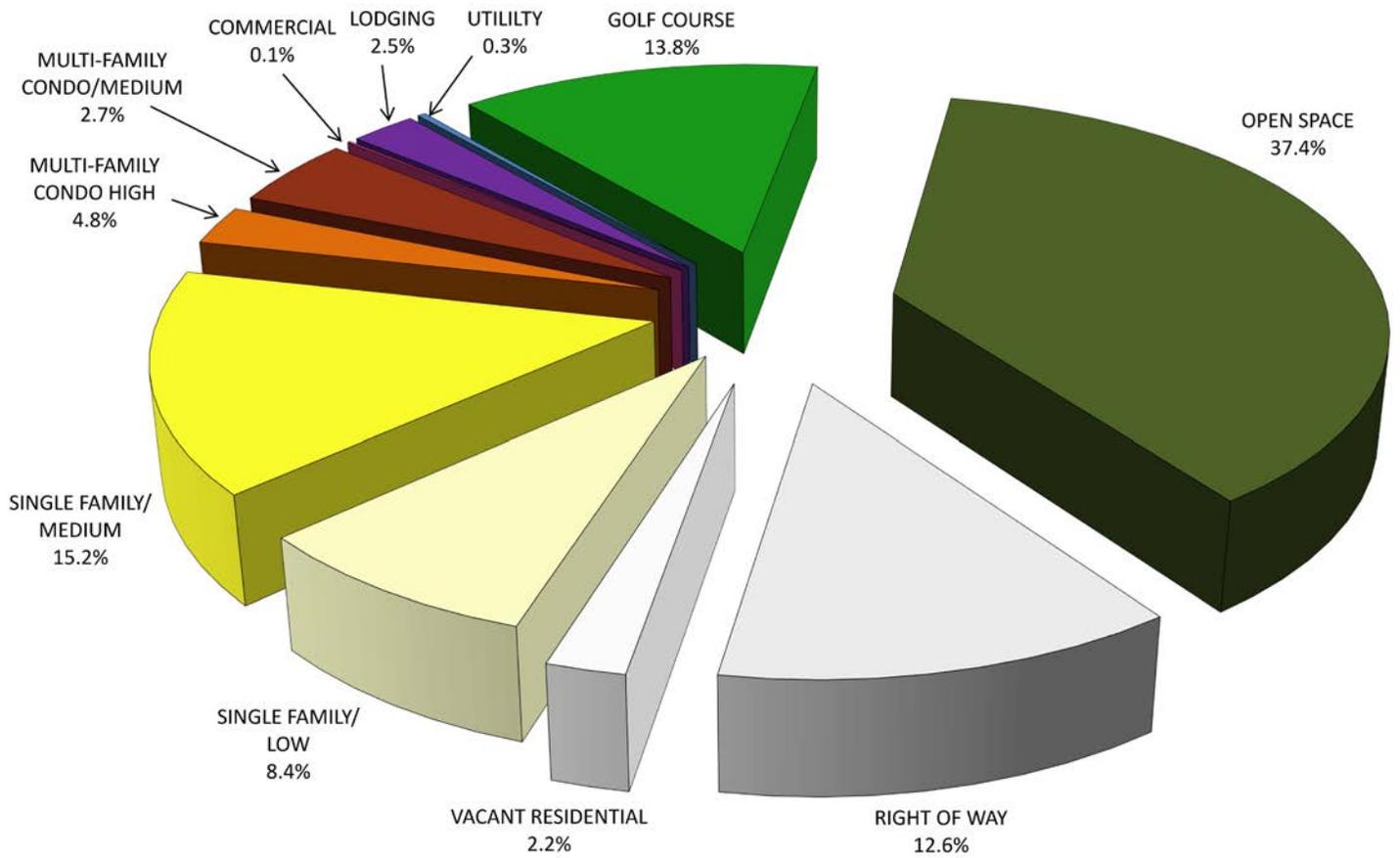
section 17



Adero Scottsdale Resort - View From Ridgeline Trail

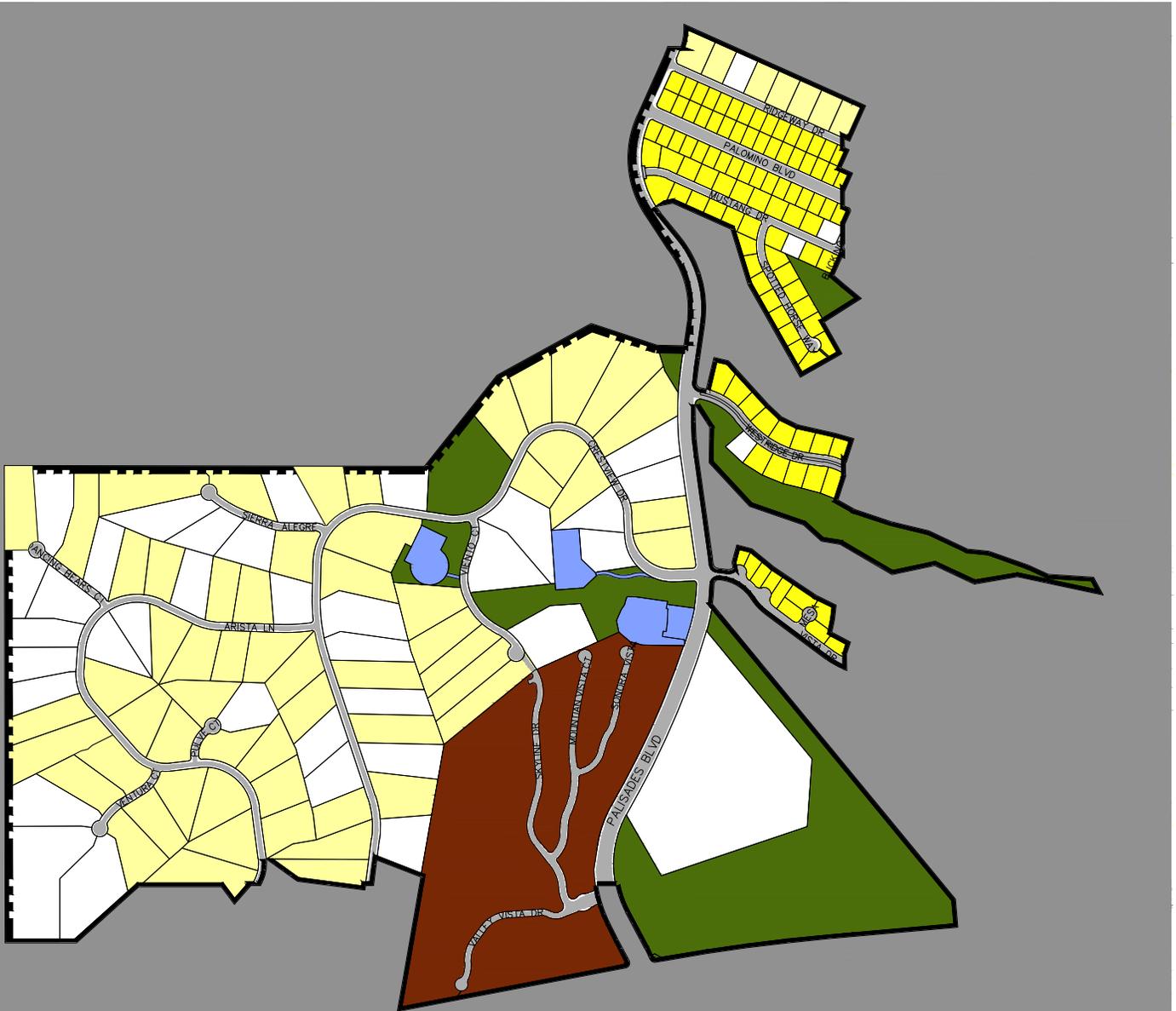


Undeveloped land shown in white

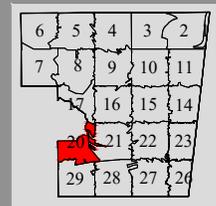


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family - L	28	29.9	3.3		
Single Family - M	103	53.8	4.3		
Multi-Family - L					
Multi-Family - M					
Multi-Family - H					
Multi-Family/Condo - L			0		
Multi-Family/Condo - M	42	9.4			
Multi-Family/Condo - H	108	17			
Commercial/Retail		0.5			0.5
Mixed Use					
Lodging		8.9			8.9
Institutional					
Industrial					
Utility		1.2			1.2
Government/Town Owned					
Schools					
Parks					
Golf Course		48.9			48.9
Open Space				132.6	132.6
Scottsdale Owned Land					
Right of Way/Streets		44.5			44.5
Total	281	214.1	7.6	132.6	354.3

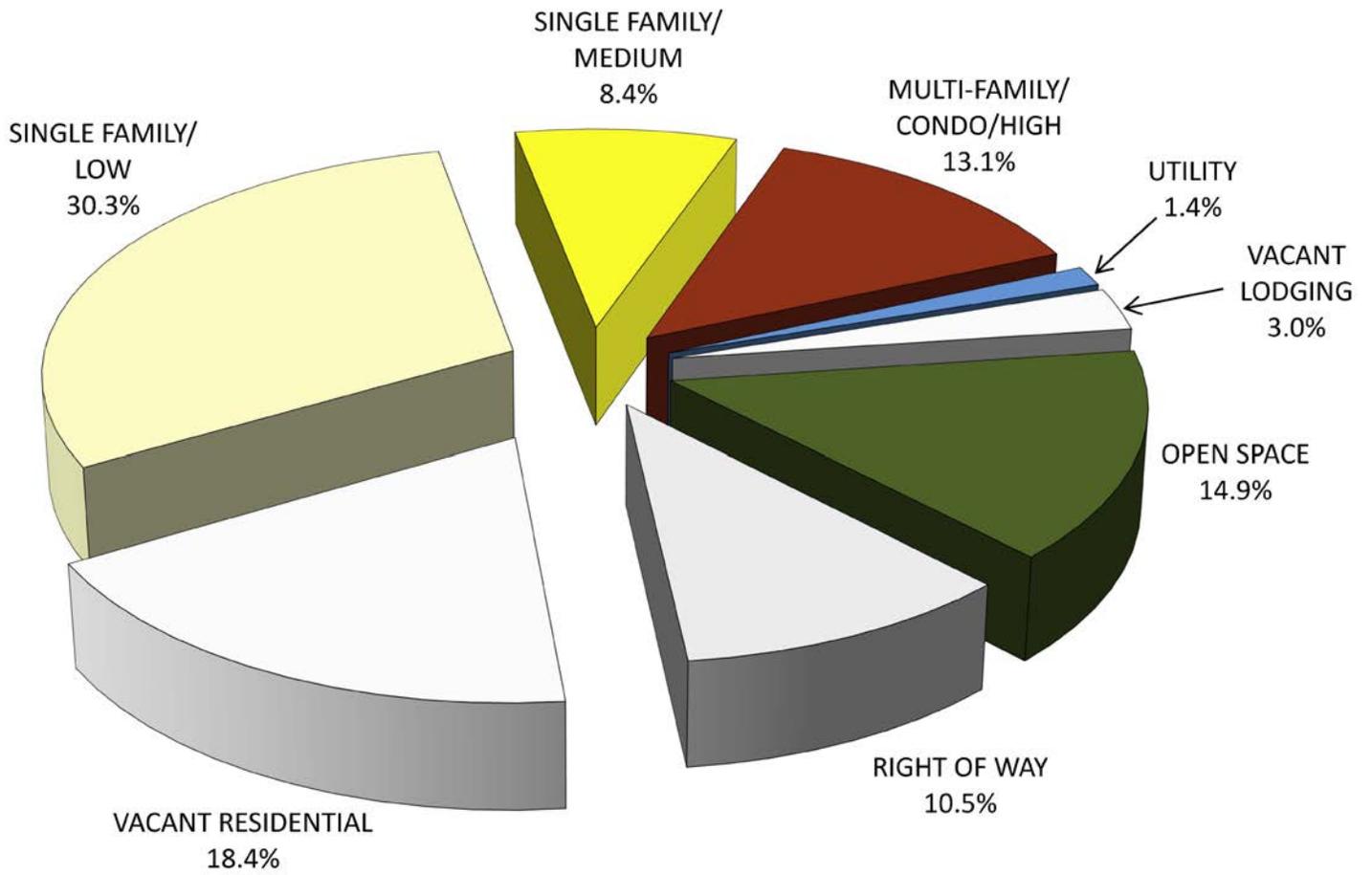
section 20



Multi-Family Residential - Summit at Crestview Condominiums

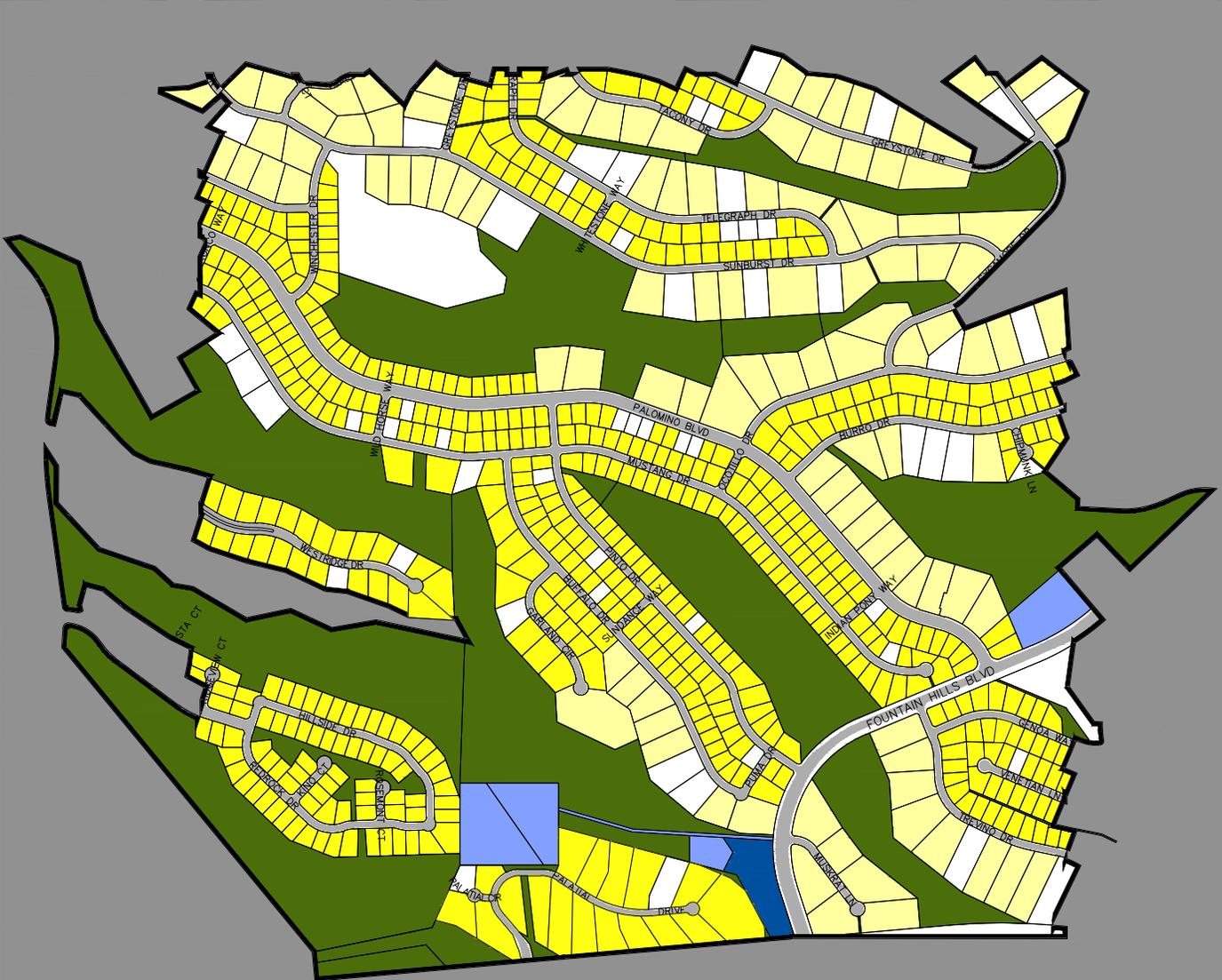


Undeveloped land shown in white



Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family - L	65	131.5	78.6		303.9
Single Family - M	104	35.9	1.3		
Multi-Family - L					
Multi-Family - M					
Multi-Family - H					
Multi-Family/Condo - L					
Multi-Family/Condo - M					
Multi-Family/Condo - H	50	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	219	275.7	93.1	64.5	433.3

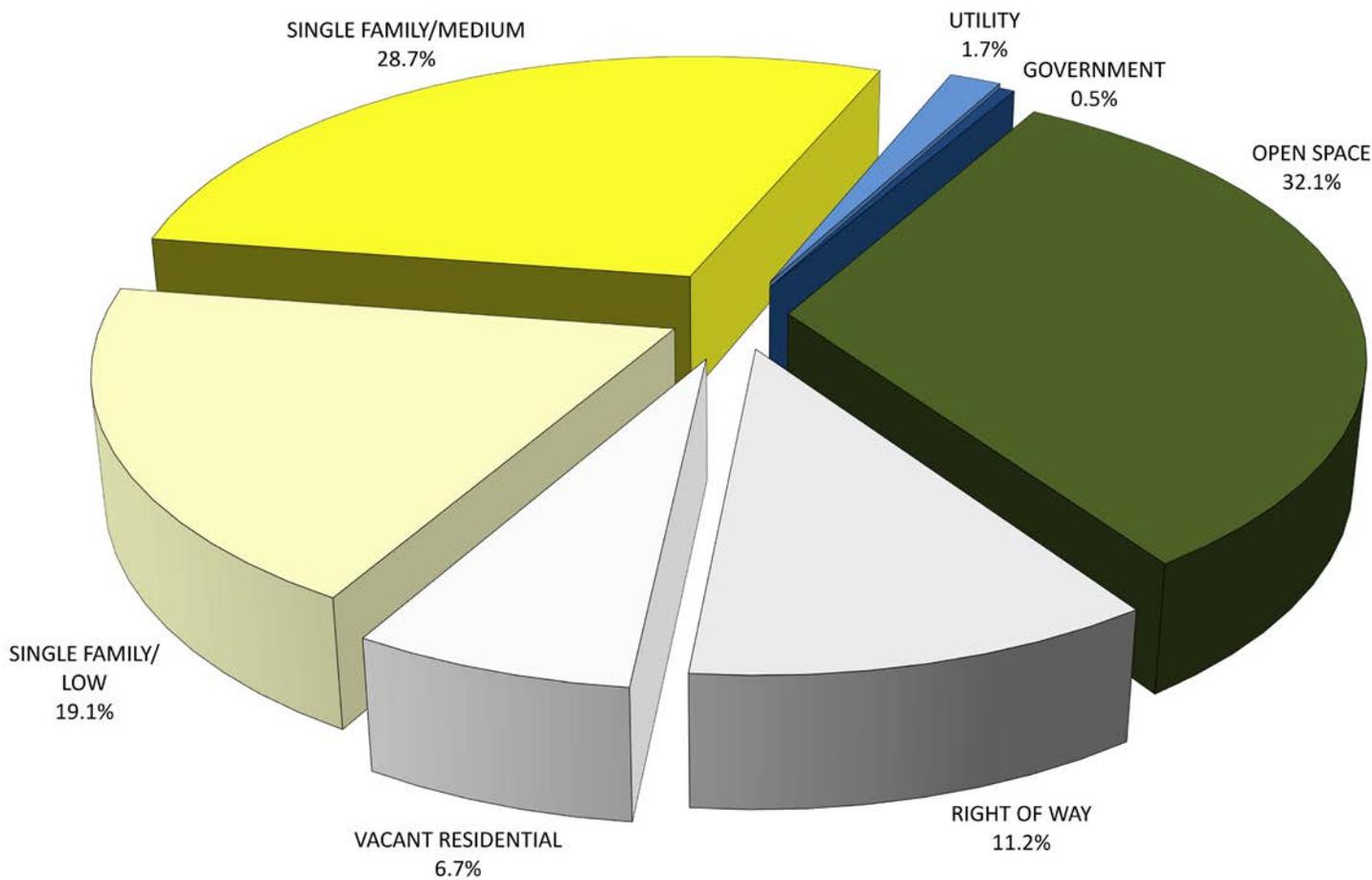
section 21



FH Desert Botanical Garden

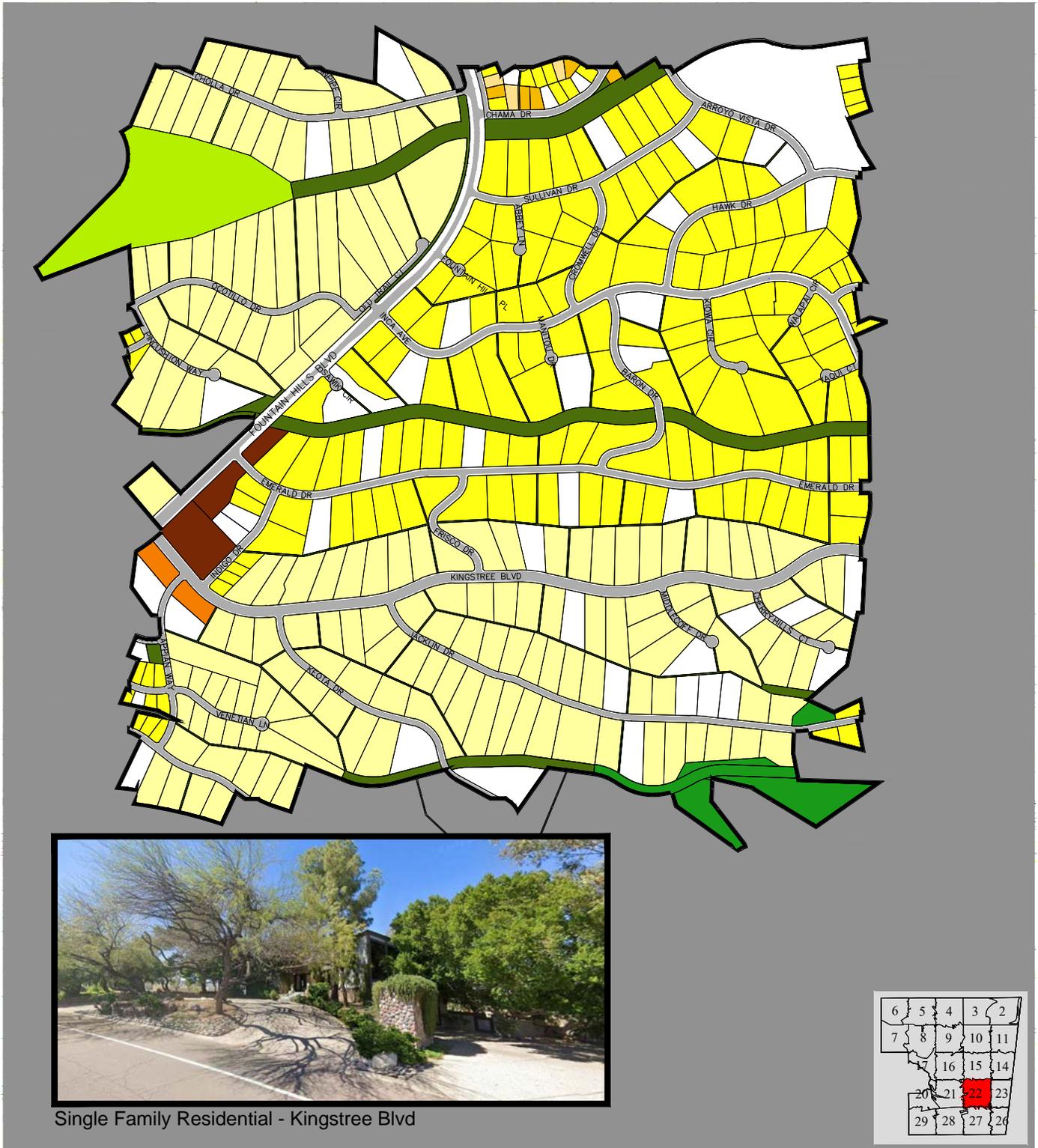


Undeveloped land shown in white

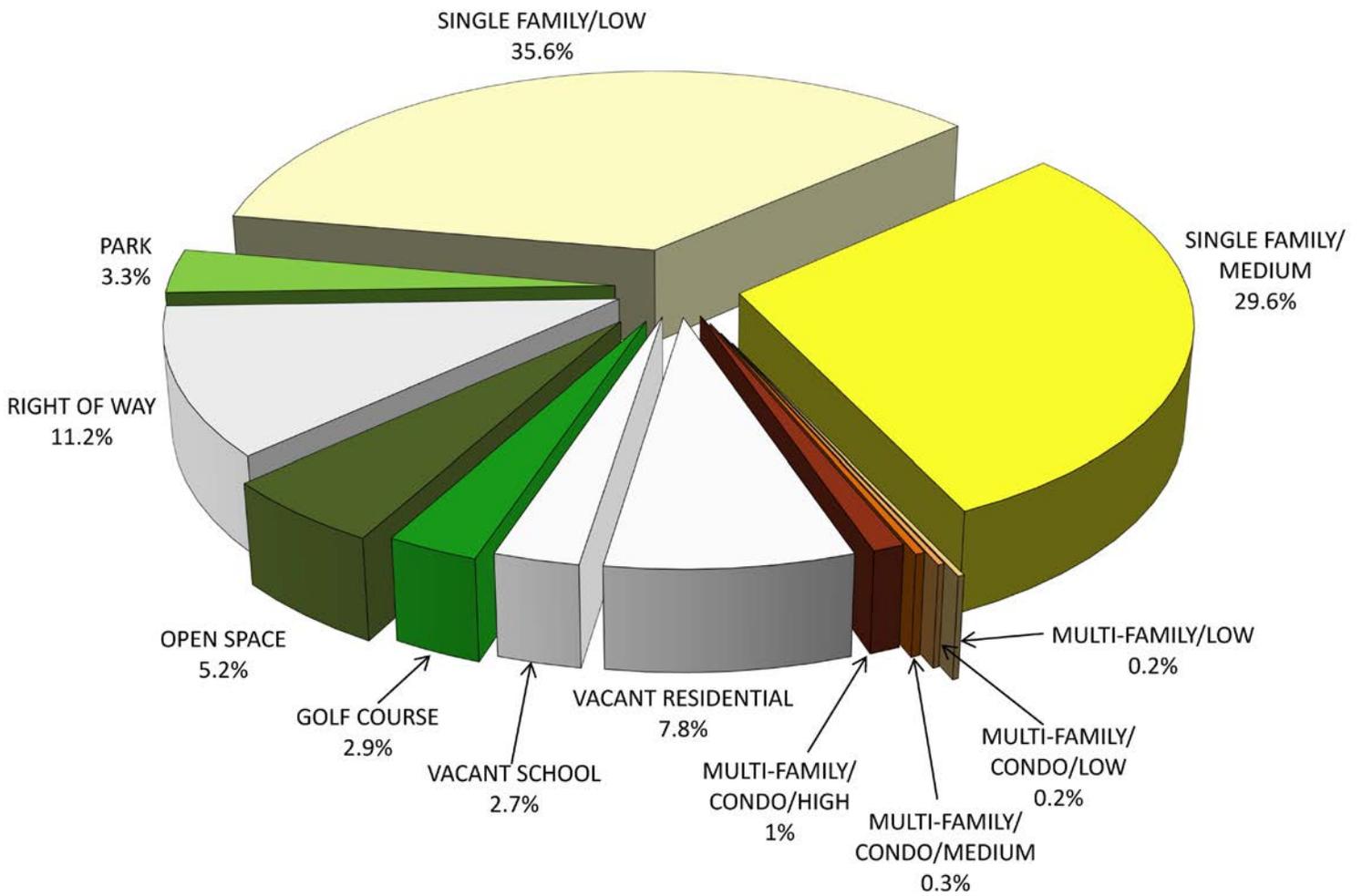


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L	107	126.5	29.2		
Single Family – M	560	191	15.6		
Multi-Family – L					362.3
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H					
Commercial/Retail					
Mixed Use					
Lodging					
Institutional					
Industrial					
Utility		11.5			11.5
Government/Town Owned		3.1			3.1
Schools					
Parks					
Golf Course					
Open Space				213.4	213.4
Scottsdale Owned Land					
Right of Way/Streets		74.1			74.1
Total	667	406.2	44.8	213.4	664.4

section 22

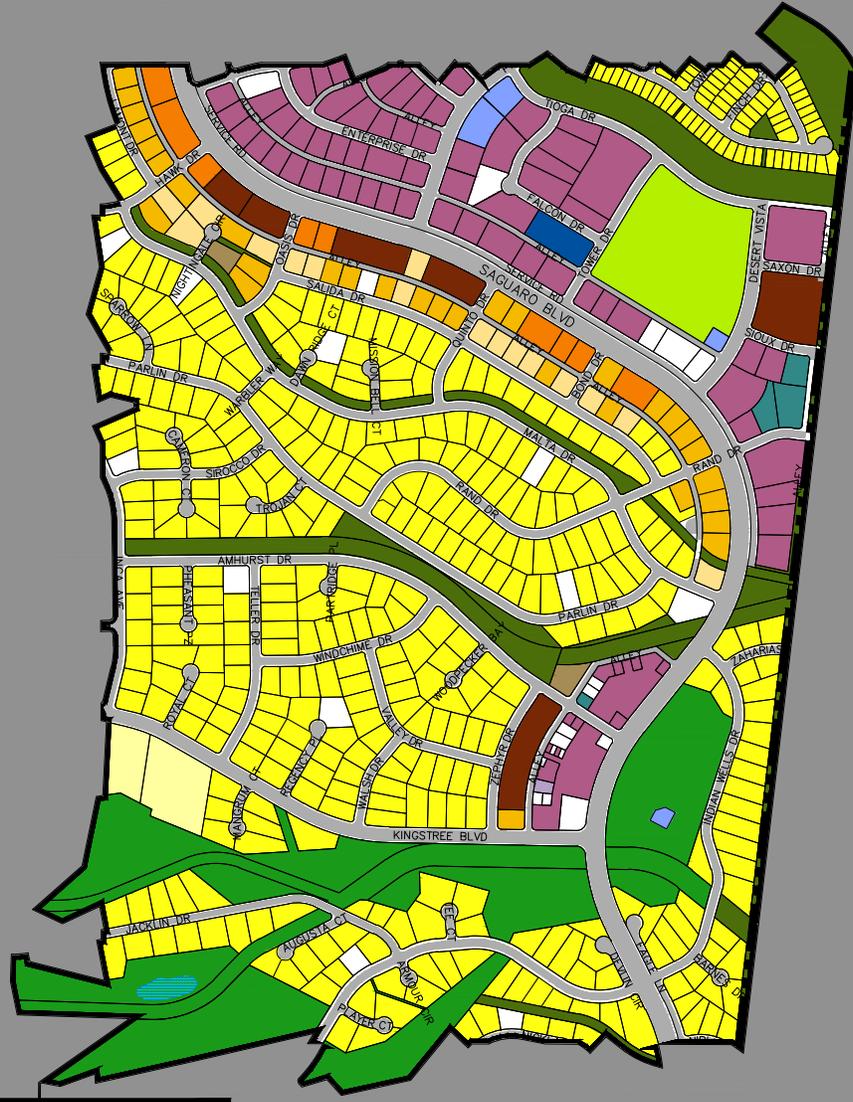


Undeveloped land shown in white



Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family - L	167	227.4	25.3		476.8
Single Family - M	170	188.9	22.3		
Multi-Family - L	6	1			
Multi-Family - M					
Multi-Family - H					
Multi-Family/Condo - L	10	1.5	2.2		
Multi-Family/Condo - M	12	2.1			
Multi-Family/Condo - H	75	6.1			
Commercial/Retail					
Mixed Use					
Lodging					
Institutional					
Industrial					
Utility					
Government/Town Owned					
Schools			17.5		17.5
Parks			21.3		21.3
Golf Course		18.5			18.5
Open Space				33.5	33.5
Scottsdale Owned Land					
Right of Way/Streets		71.5			71.5
Total	440	517	88.6	33.5	639.1

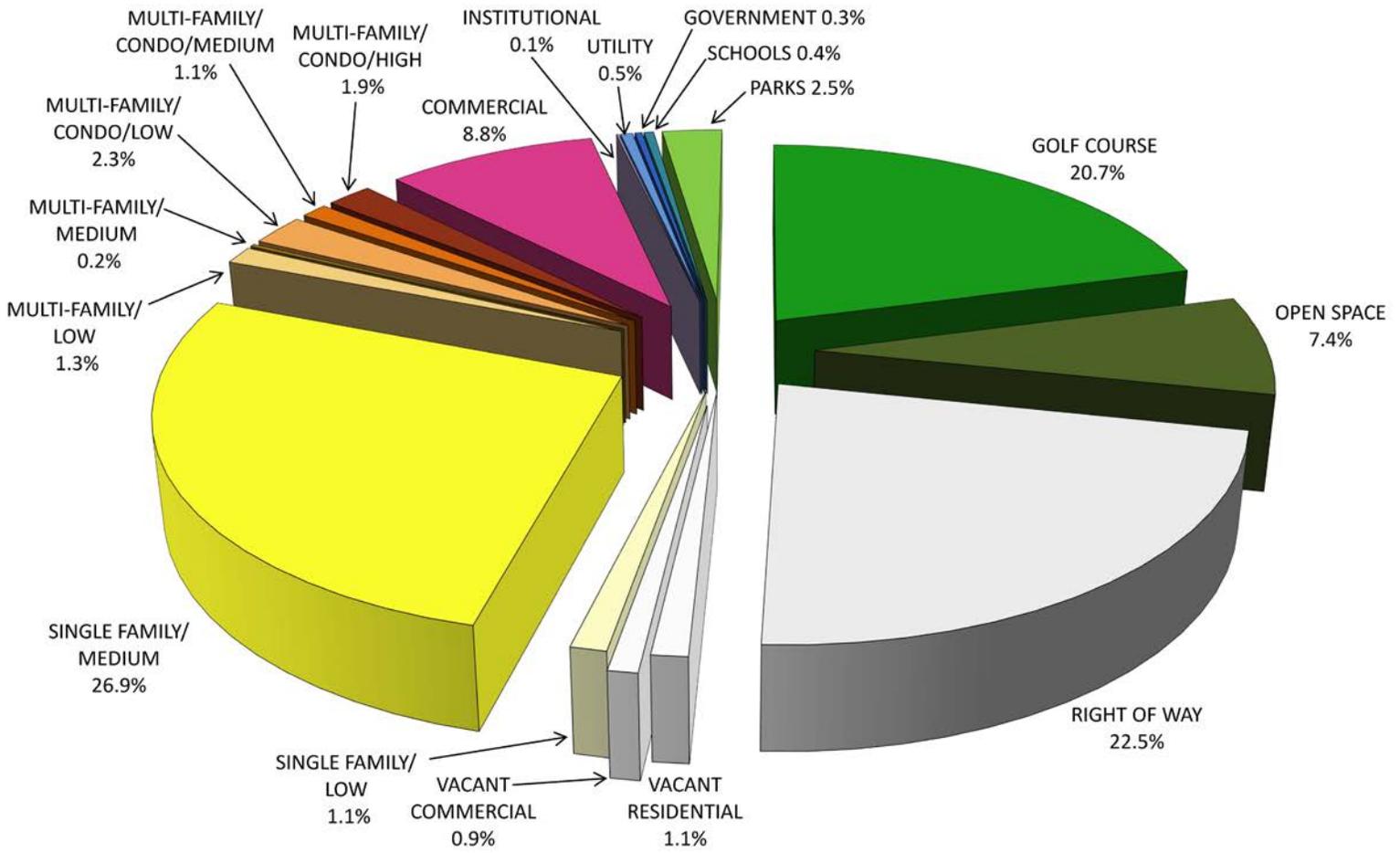
section 23



Desert Vista Park - Skate Park & Pump Track

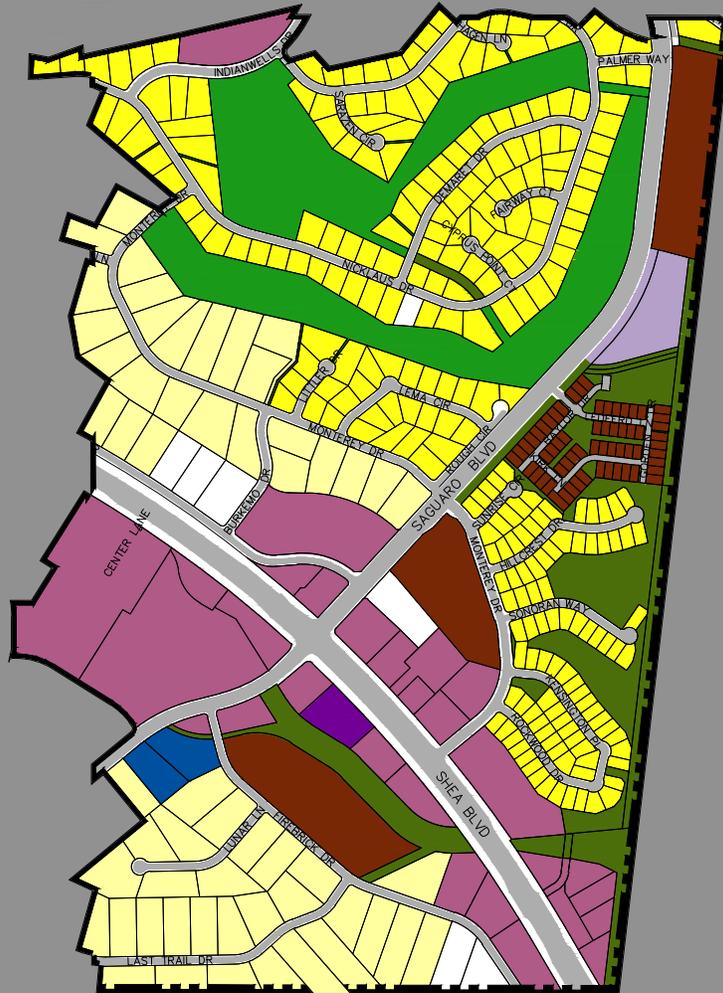
6	5	4	3	2
7	8	9	10	11
12	13	14	15	16
17	18	19	20	21
22	23	24	25	26
27	28	29	30	31

Undeveloped land shown in white

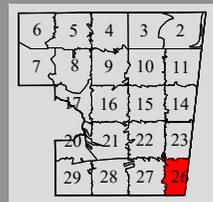


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family - L	2	5.1	0		
Single Family - M	438	126.1	5.1		
Multi-Family - L	48	6			
Multi-Family - M	25	0.9			
Multi-Family - H					
Multi-Family/Condo - L	76	10.7	0		
Multi-Family/Condo - M	55	5.5			
Multi-Family/Condo - H	91	9			
Commercial/Retail		41.1	4.3		45.4
Mixed Use					
Lodging					
Institutional		0.2			0.2
Industrial					
Utility		2.8			2.8
Government/Town Owned		1.3			1.3
Schools		2			2
Parks		11.6			11.6
Golf Course		96.8			96.8
Open Space				34.2	34.2
Scottsdale Owned Land					0
Right of Way/Streets		105.3			105.3
Total	735	424.4	9.4	34.2	468.0

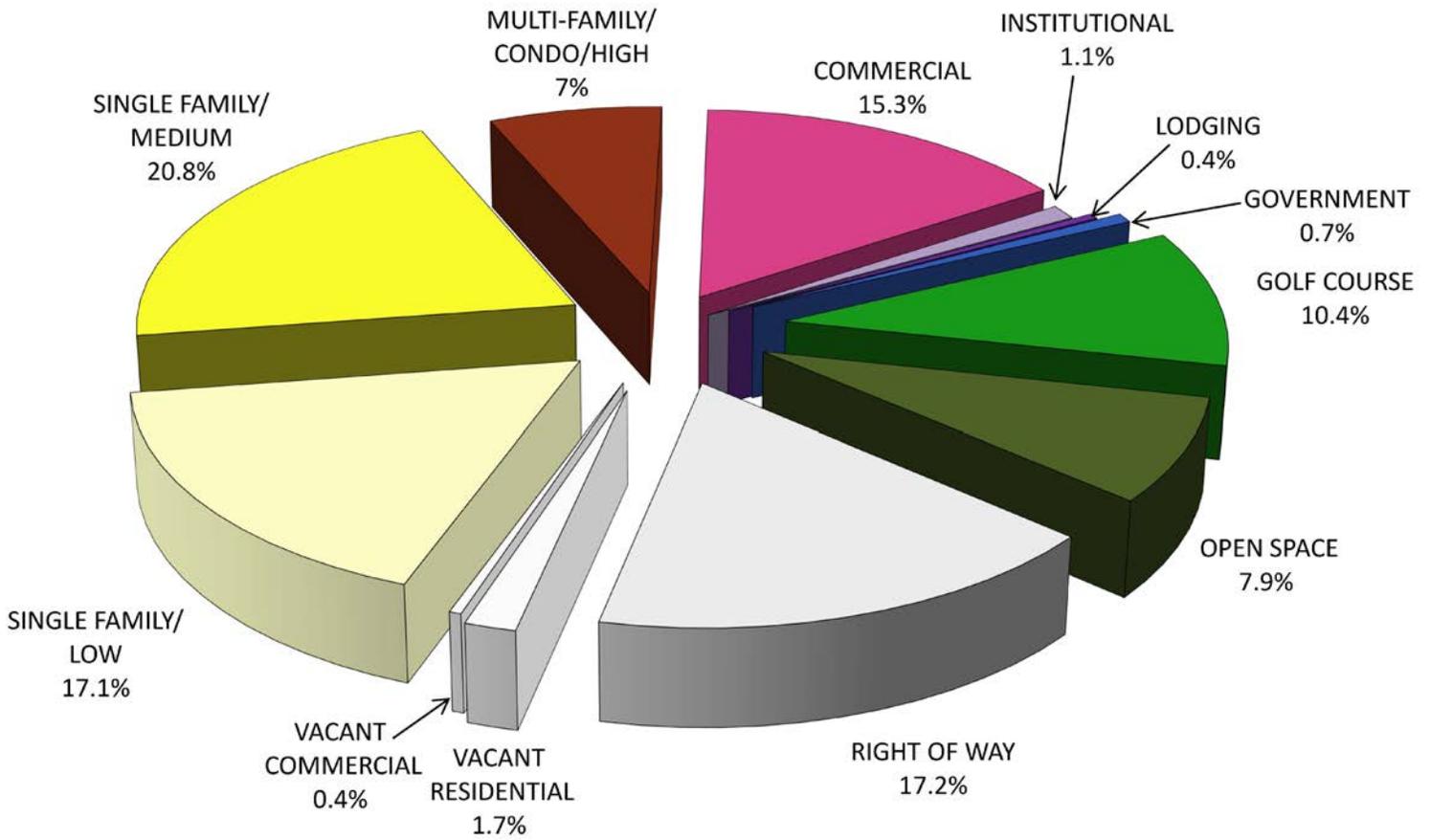
section 26



First Baptist Church - Saguaro Blvd

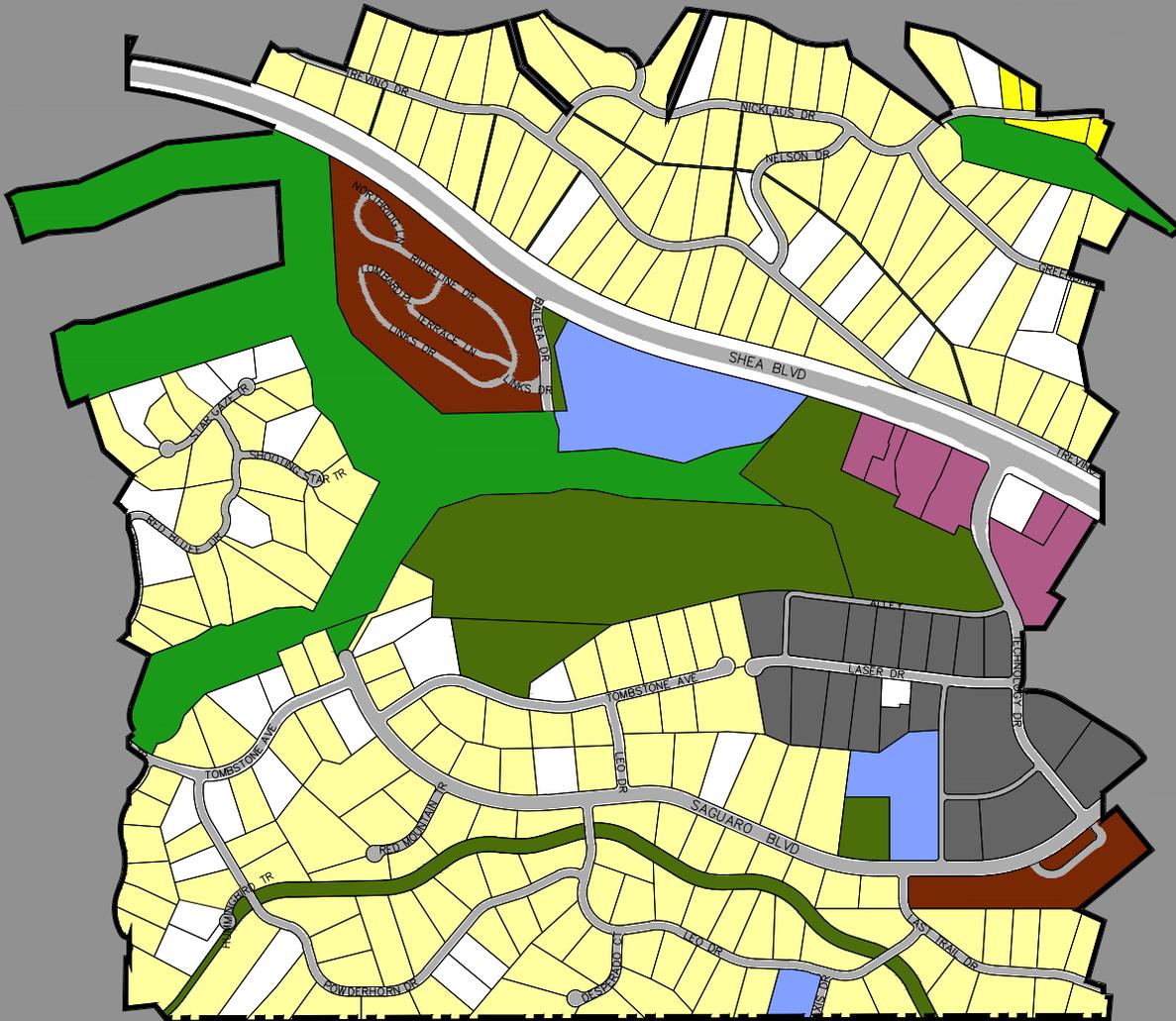


Undeveloped land shown in white

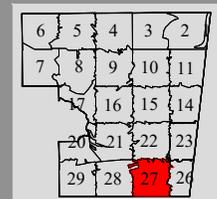


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family - L	56	65	5.9		
Single Family - M	254	78.8	0.5		
Multi-Family - L					
Multi-Family - M					
Multi-Family - H					
Multi-Family/Condo - L					
Multi-Family/Condo - M					
Multi-Family/Condo - H	309	26.5			176.7
Commercial/Retail		58.1	1.6		59.7
Mixed Use					
Lodging		1.6			1.6
Institutional		4.1			4.1
Industrial					
Utility					
Government/Town Owned		2.8			2.8
Schools					
Parks					
Golf Course		39.5			39.5
Open Space				29.9	29.9
Scottsdale Owned Land					
Right of Way/Streets		65.3			65.3
Total	619	341.7	8	29.9	379.6

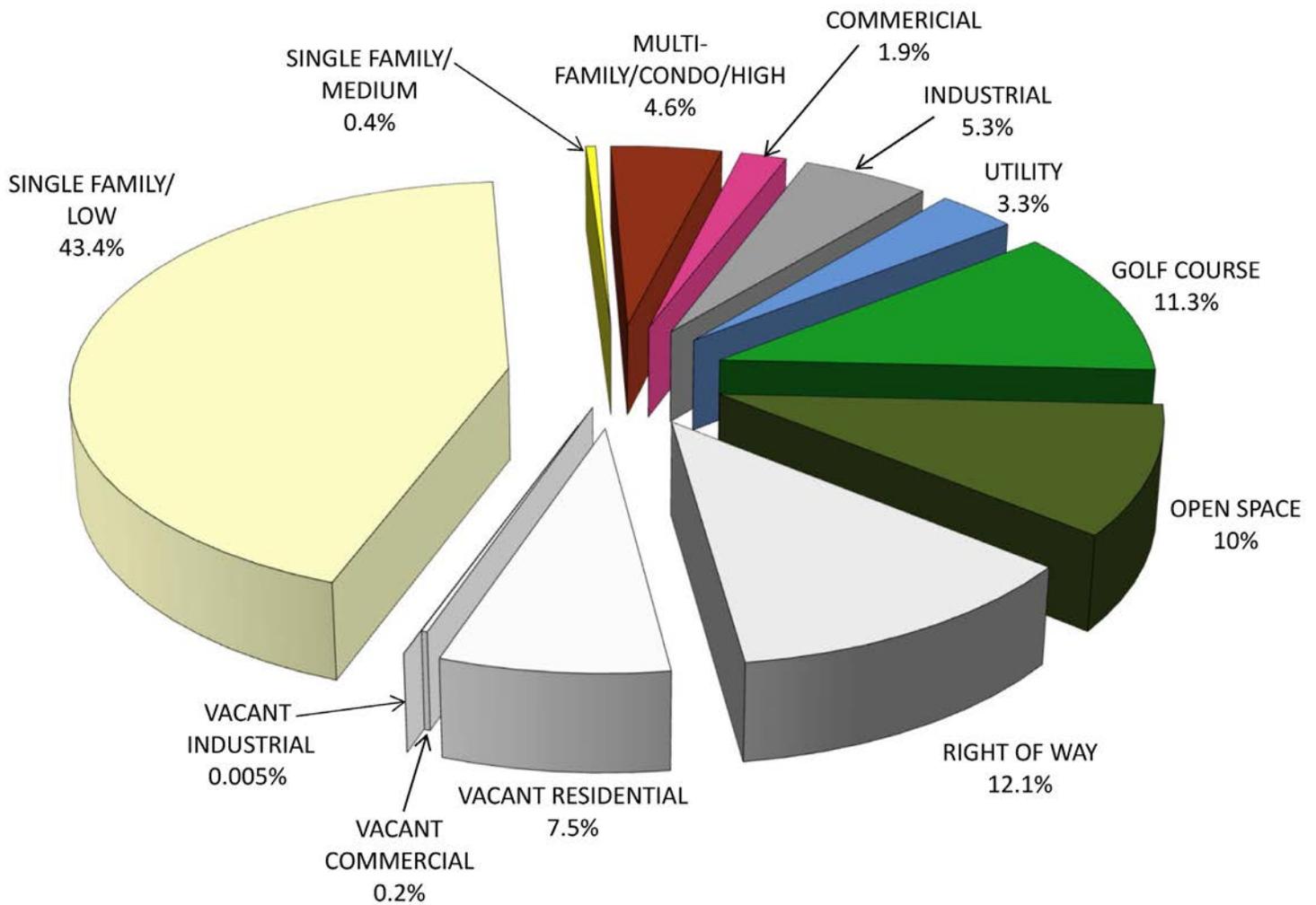
section 27



Firerock Country Club Golf Course & Views

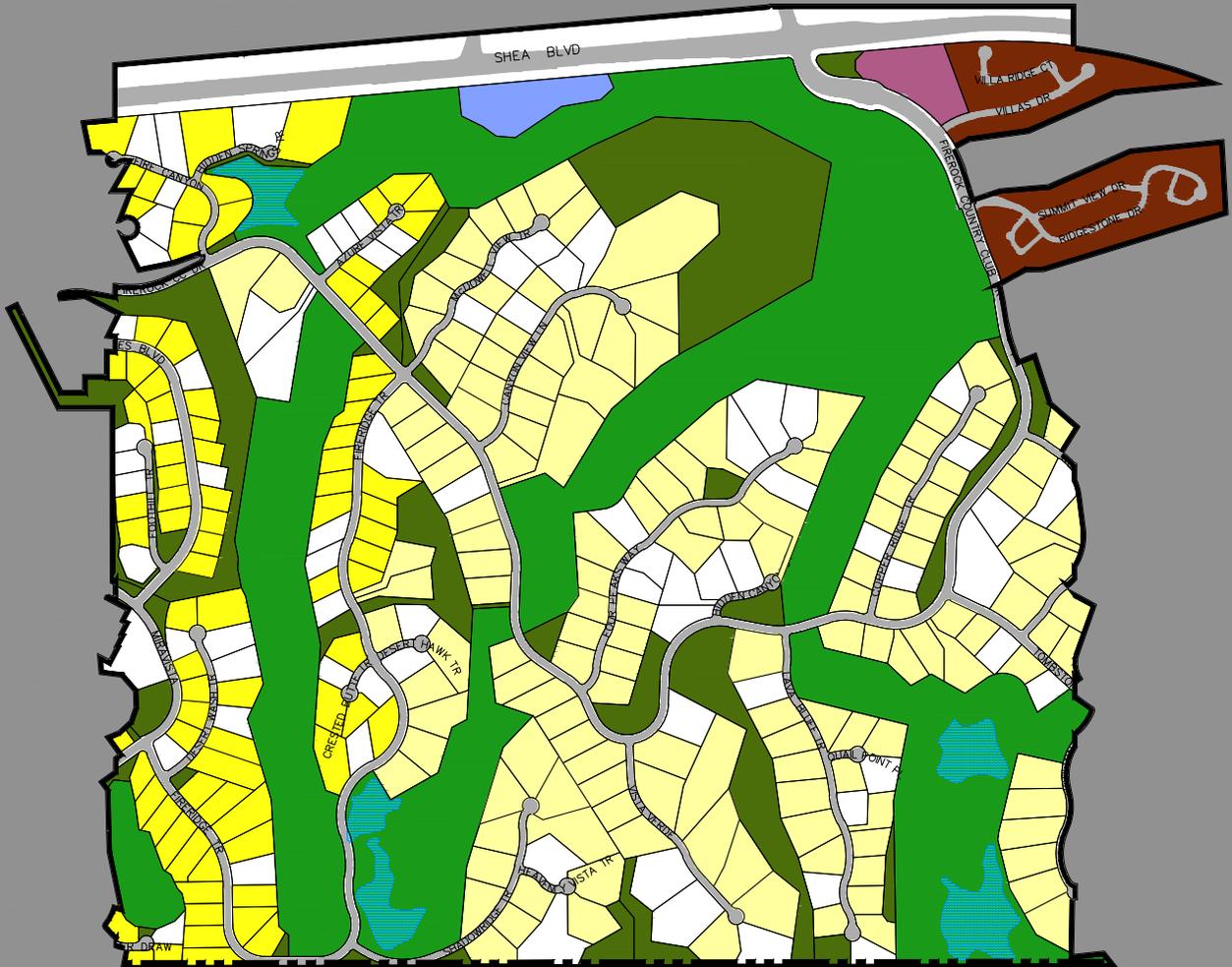


Undeveloped land shown in white

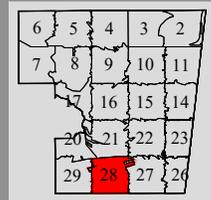


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L	206	274.1	47.4		
Single Family – M	4	2.3			
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H	141	29			352.8
Commercial/Retail		11.9	1.3		13.2
Mixed Use					
Lodging					
Institutional					
Industrial		33.8	0.5		34.3
Utility		21.1			21.1
Government/Town Owned					
Schools					
Parks					
Golf Course		71.3			71.3
Open Space				62.9	62.9
Scottsdale Owned Land					
Right of Way/Streets		75.9			75.9
Total	351	519.4	49.2	62.9	631.5

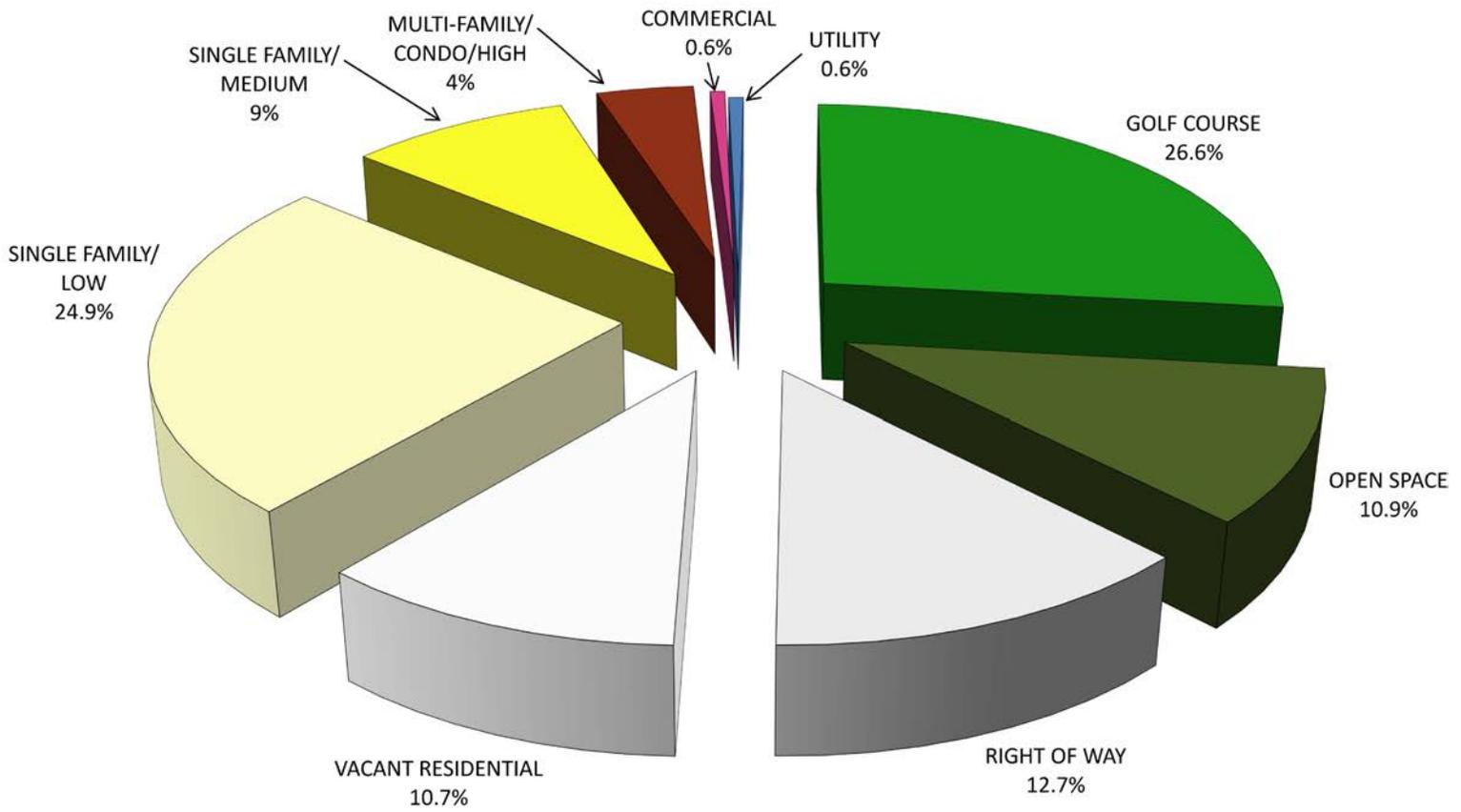
section 28



Single Family Residential - Firerock Custom Home

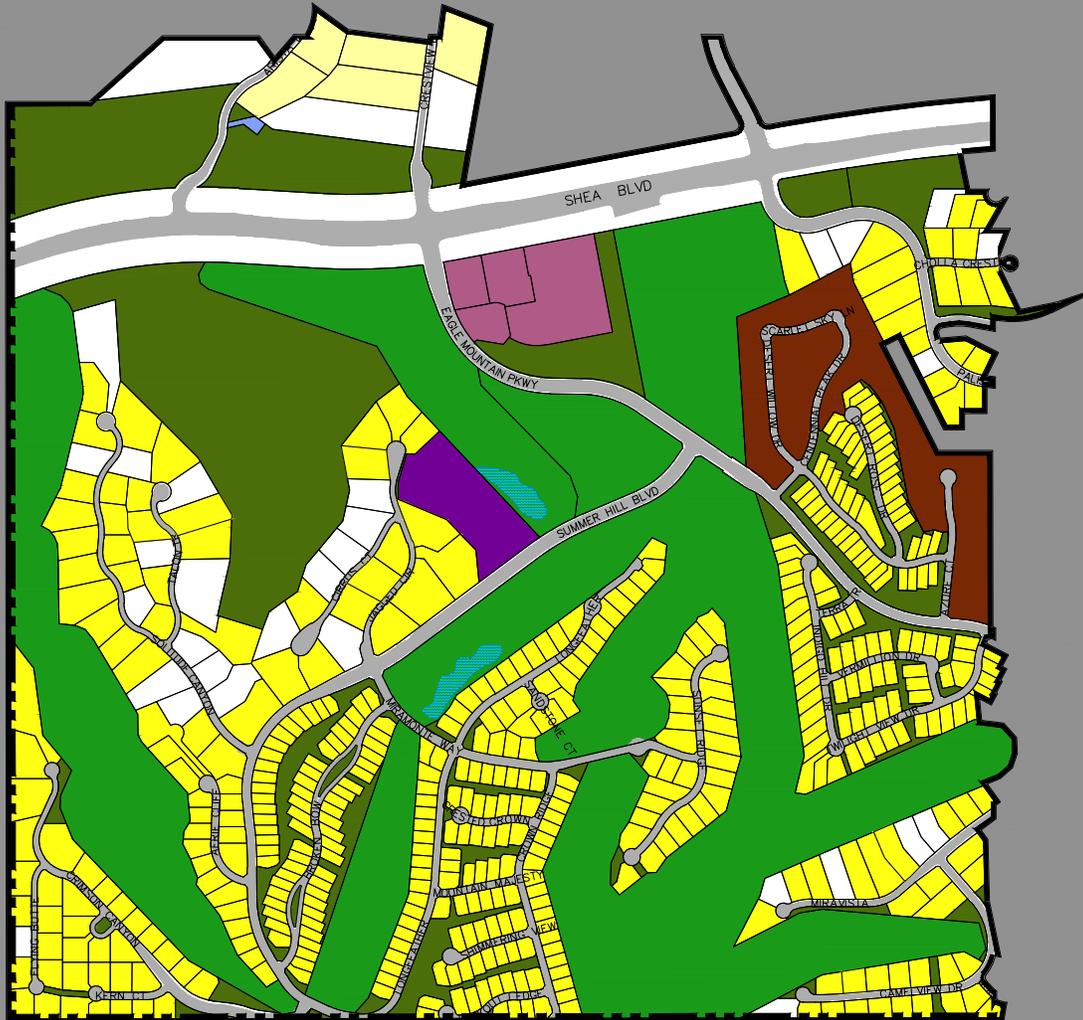


Undeveloped land shown in white



Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family - L	150	157.1	43.6		306.8
Single Family - M	86	56.9	23.9		
Multi-Family - L					
Multi-Family - M					
Multi-Family - H					
Multi-Family/Condo - L					
Multi-Family/Condo - M					
Multi-Family/Condo - H	90	25.3			
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	326	494.3	67.5	68.8	630.6

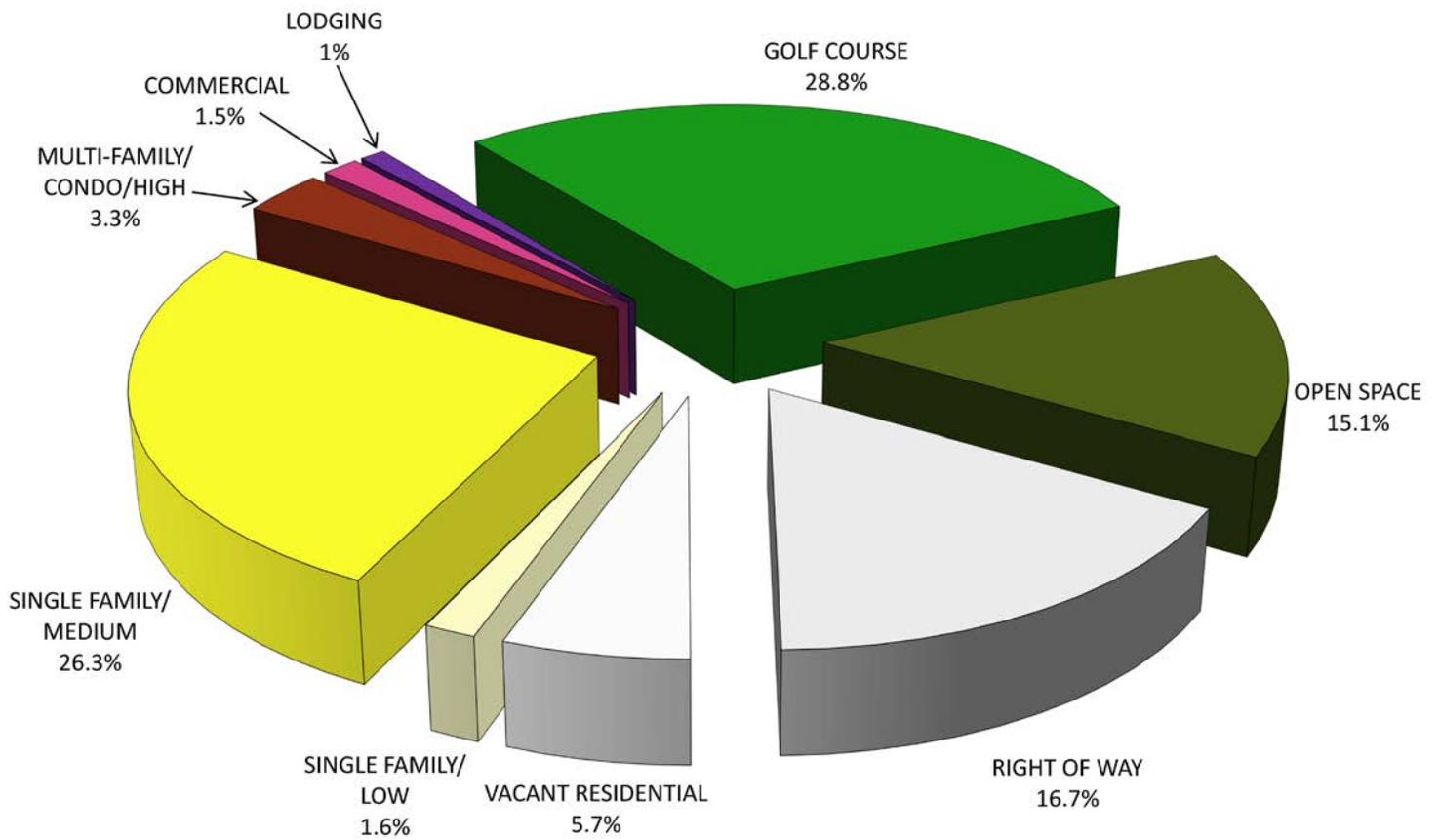
section 29



Eagle Mountain - Custom Home & Views



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	486	158.8	23.4		
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		0.2			0.2
Government/Town Owned					
Schools					
Parks					
Golf Course		173.5			173.5
Open Space				91	91
Scottsdale Owned Land					
Right of Way/Streets		101			101
Total	565	478.4	33.8	91	603.2

Layout and Design Credits

Town of Fountain Hills employees who contributed to this report:

Beata Bogdan

Marilyn Grudier

David Pock

Ken Valverde

John Wesley

Paula Woodward