

Town of Fountain Hills

Land Use Analysis & Statistical Report

2012



Land Use Analysis

and Statistical Report

Fountain Hills, Arizona



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

January 1 - December 31, 2012

Town of Fountain Hills 2012

Town Council

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Henry Leger (Vice Mayor)
Dennis Brown
Ginny Dickey
Tait Elkie
Cassie Hansen
Cecil Yates

Planning & Zoning Commission

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introduction

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



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

The crown jewel of the community is the 60+ acre Fountain Park featuring the world famous fountain. It is the world's tallest continuously operating fountain nestled in the center of a large man-made lake. The plume of water rises up to 560 feet on special occasions and normally rises 330 feet into the air from a concrete water lily sculpture and operates for 15 minutes at the top of every hour between 9 a.m. and 9 p.m.

Fountain Hills is a dynamic community teaming with pride for its cultural and recreational amenities. The Town boasts numerous parks active with tennis courts, baseball, football and soccer fields, basketball courts, pickleball courts, a dog park, a skate park and sand volleyball courts. Outdoor enthusiasts have easy access to hiking and biking opportunities, including the Town's 740-acre McDowell Mountain Preserve. Golf enthusiasts from around the globe enjoy playing on our four 18-hole picturesque and challenging courses.

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

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

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

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

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.



BOB THE FROG by Randy Hand



FREE TO BE ME by Marianne Caroselli



DESERT GHOSTS by Ken Rowe



SONG OF THE ANCIENTS by Red Wolf



SPORTS BUDDIES by Victor Issa

demographics

- Current Population
- Trends & Projections



Practice Range



Toddler Camp



Guided Hikes



Rotary Splash Park

demographics

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

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

Fountain Hills is currently developed at an average density of 1.4 dwelling units per acre for single family homes and 6.9 units per acre for multi-family housing. At the end of the year there were 1,045 vacant single family lots and 60 vacant multi-family lots. If Fountain Hills continues to develop at a similar rate, the population is estimated to reach 36,540 at build-out around the year 2050.



Population by Gender & Age																					TOTAL
	Male	Female	0-4 Years old	5-9 Years old	10-14 Years old	15-19 Years old	20-24 Years old	25-29 Years old	30-34 Years old	35-39 Years old	40-44 Years old	45-49 Years old	50-54 Years old	55-59 Years old	60-64 Years old	65-69 Years old	70-74 Years old	75-79 Years old	80-84 Years old	85 Years & older	
Population	10,741	11,748	680	879	1,005	1,038	679	619	678	949	1,309	1,775	2,020	2,181	2,419	2,071	1,576	1,080	819	712	22,489
Percent	47.8%	52.2%	3.0%	3.9%	4.5%	4.6%	3.0%	2.8%	3.0%	4.2%	5.8%	7.9%	9.0%	9.7%	10.0%	9.2%	7.0%	4.8%	3.6%	3.2%	100.0%
Median Age = 53.9 Years old			Average Household Size = 2.16										Average Family Size = 2.56								

Income Per Household											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	97	285	789	789	1,046	2,037	1,457	1,600	1,032	898	10,030



SOURCE: 2010 US CENSUS

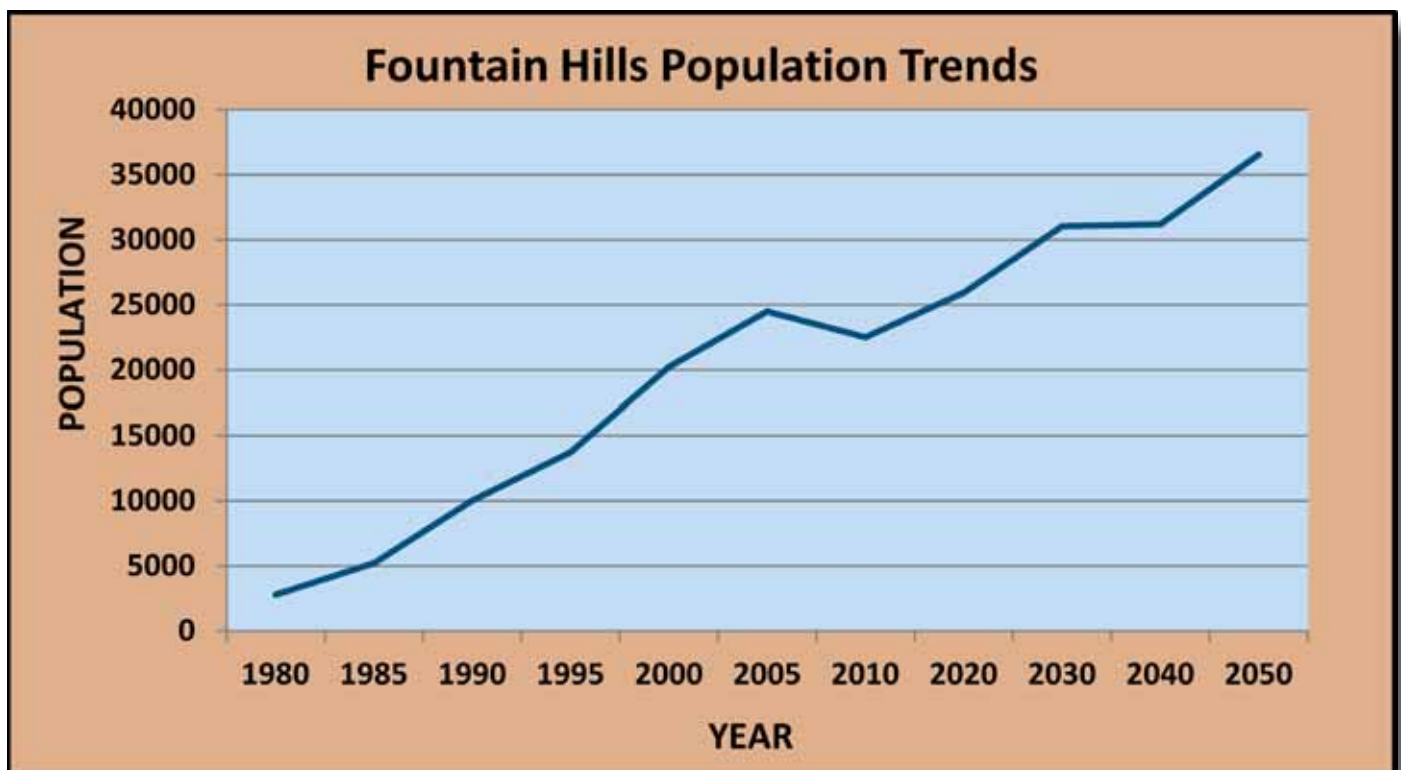
Median Household Income	= \$74,551
Mean Household Income	= \$105,681
Per Capita Income	= \$47,260

Population Trends	
Year	Fountain Hills Population
1980	2,772*
1985	5,200**
1990	10,030*
1995	13,745**
2000	20,235*
2005	24,492*
2010	22,489*
2020	25,929**
2030	31,042**
2040	31,181**
Estimated Buildout ~2050	36,540***

* US CENSUS

** MAG

***TOWN DEVELOPMENT SERVICES



development trends

- town-wide
- residential
- commercial



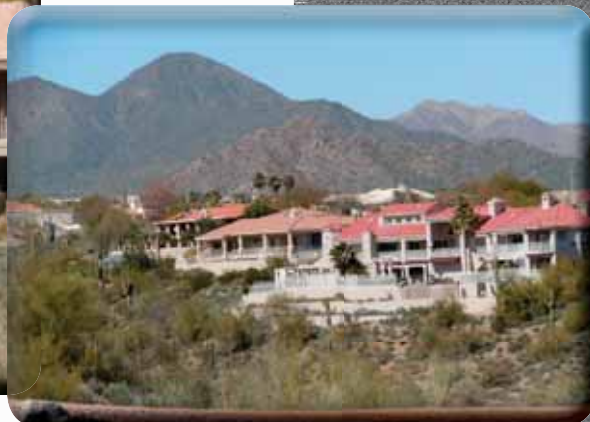
Multi-Family



Commercial



Single Family

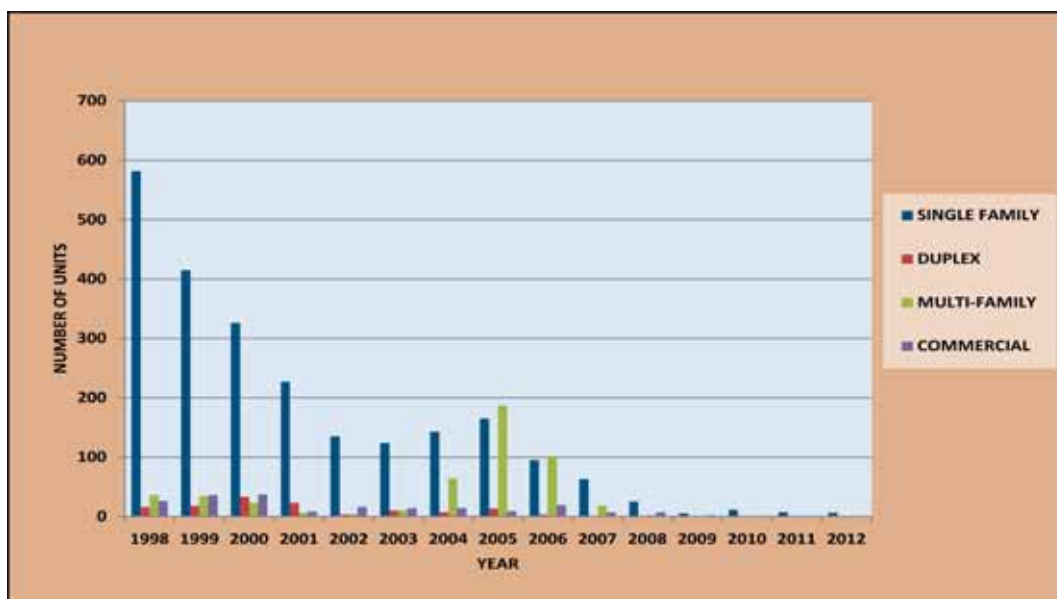


town-wide building permit data

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

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

TOWN-WIDE BUILDING PERMITS ISSUED

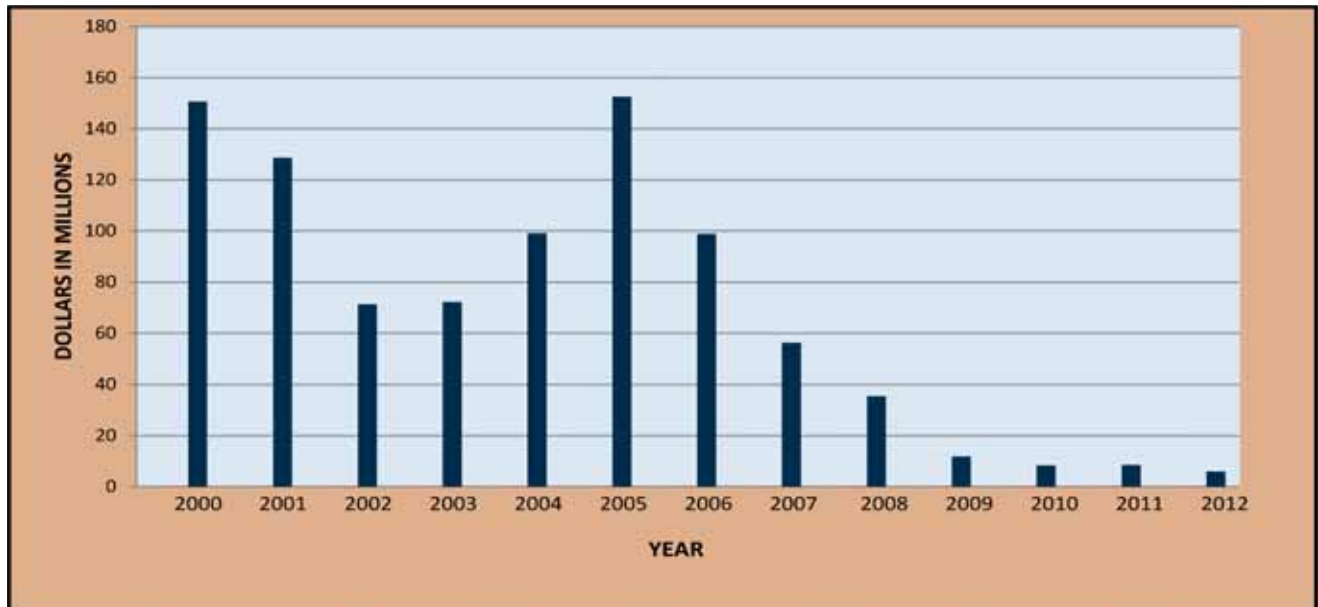


YEAR	Single Family	Duplex		Multi-Family		Total Dwelling Units	Commercial
		Bldg.	Total Units	Bldg.	Total Units		
1998	582	16	32	36	170	784	26
1999	415	18	36	34	229	680	36
2000	326	33	66	23	97	489	37
2001	227	23	46	6	28	301	8
2002	135	3	6	4	33	174	16
2003	124	10	20	10	28	172	14
2004	143	7	14	64	154	311	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
2012	6	0	0	0	0	6	0
15 Year Total	2329	128	256	477	1183	3768	195
15 Year Average	155.3	8.5	17.1	31.8	78.9	251.2	13.0

VALUATION OF TOWN-WIDE BUILDING PERMITS ISSUED IN DOLLARS

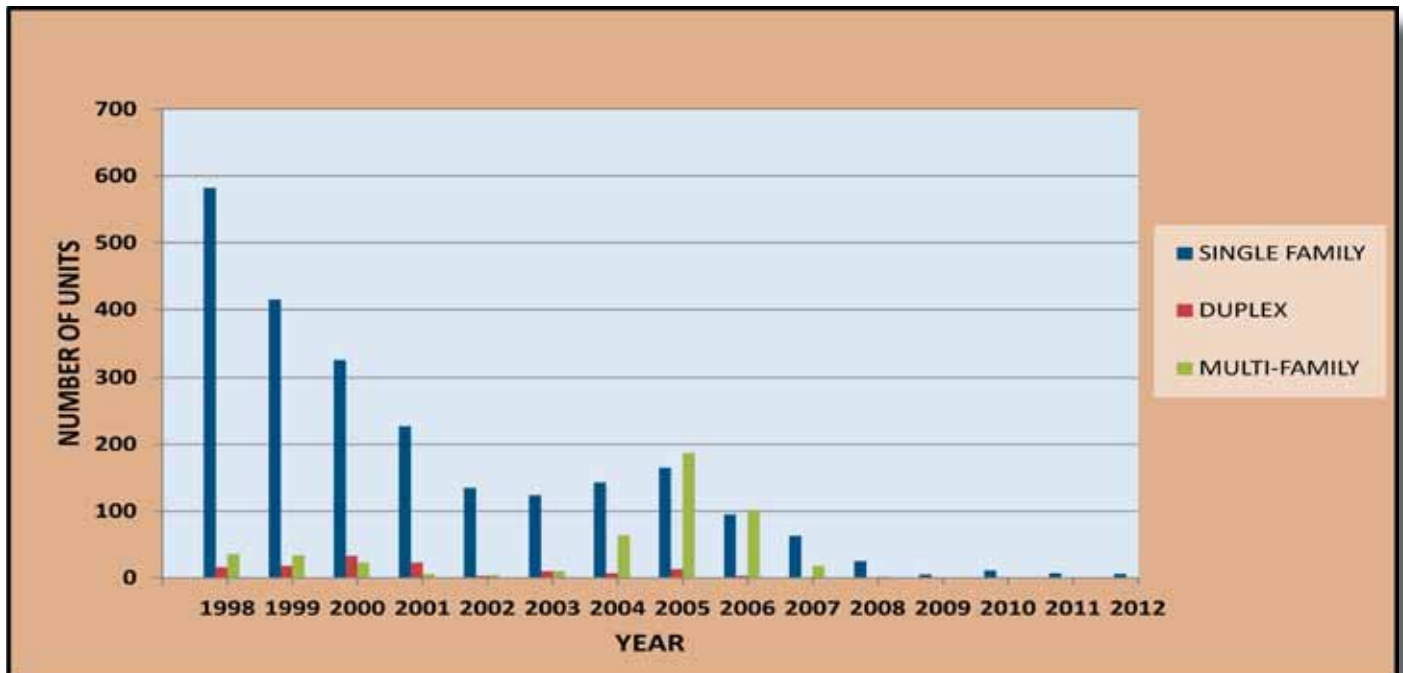
MONTH	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
JANUARY	9,657,285	10,095,841	12,674,799	8,278,411	5,378,932	12,492,184	10,401,780	5,883,110	4,962,915	642,930	0	286,478	19,242
FEBRUARY	11,963,705	6,919,626	6,758,009	4,534,589	6,283,480	11,022,986	10,065,618	2,569,560	3,046,556	963,702	2,439,045	506,224	389,135
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	58,125
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	125,000
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	326,100
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	633,215
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	1,241,715
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	716,120
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	788,410
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	311,700
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	628,240
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	699,377
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	5,936,379

TOWN-WIDE BUILDING PERMITS ISSUED VALUATION IN DOLLARS



residential building permit data

RESIDENTIAL BUILDING PERMITS ISSUED



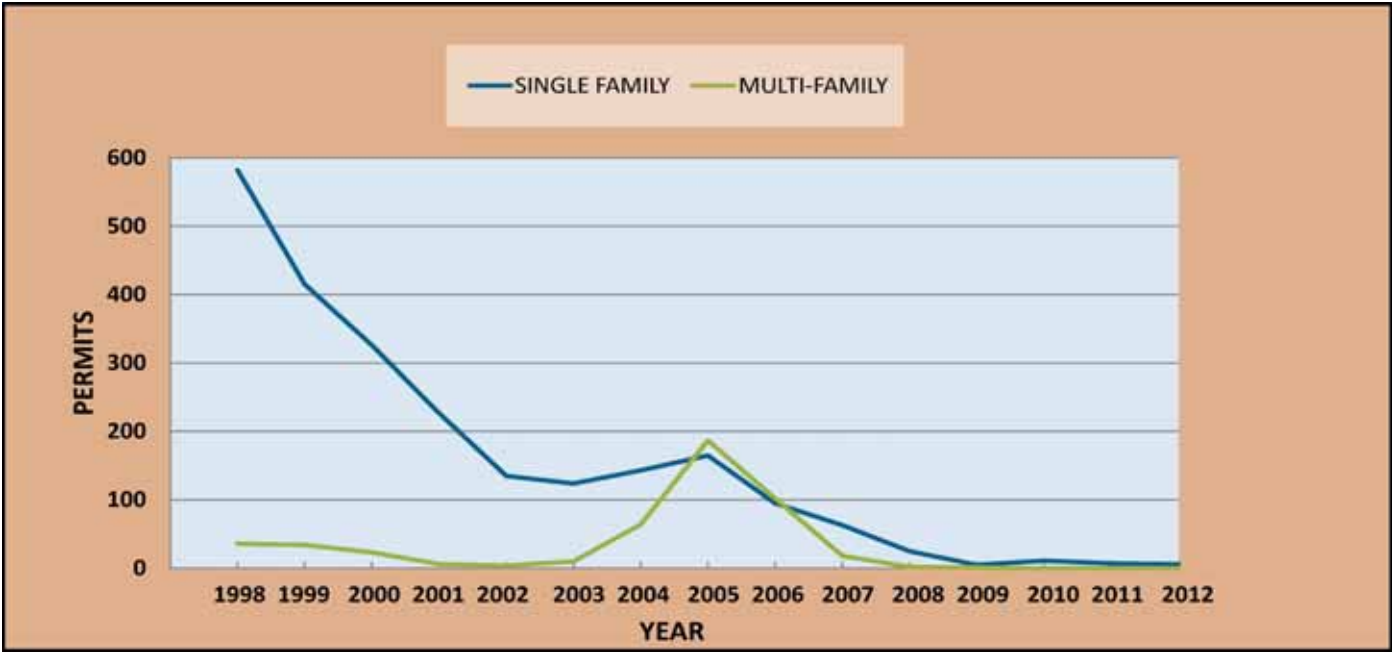
RESIDENTIAL BUILDING PERMIT DATA

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
2012	6	0	6

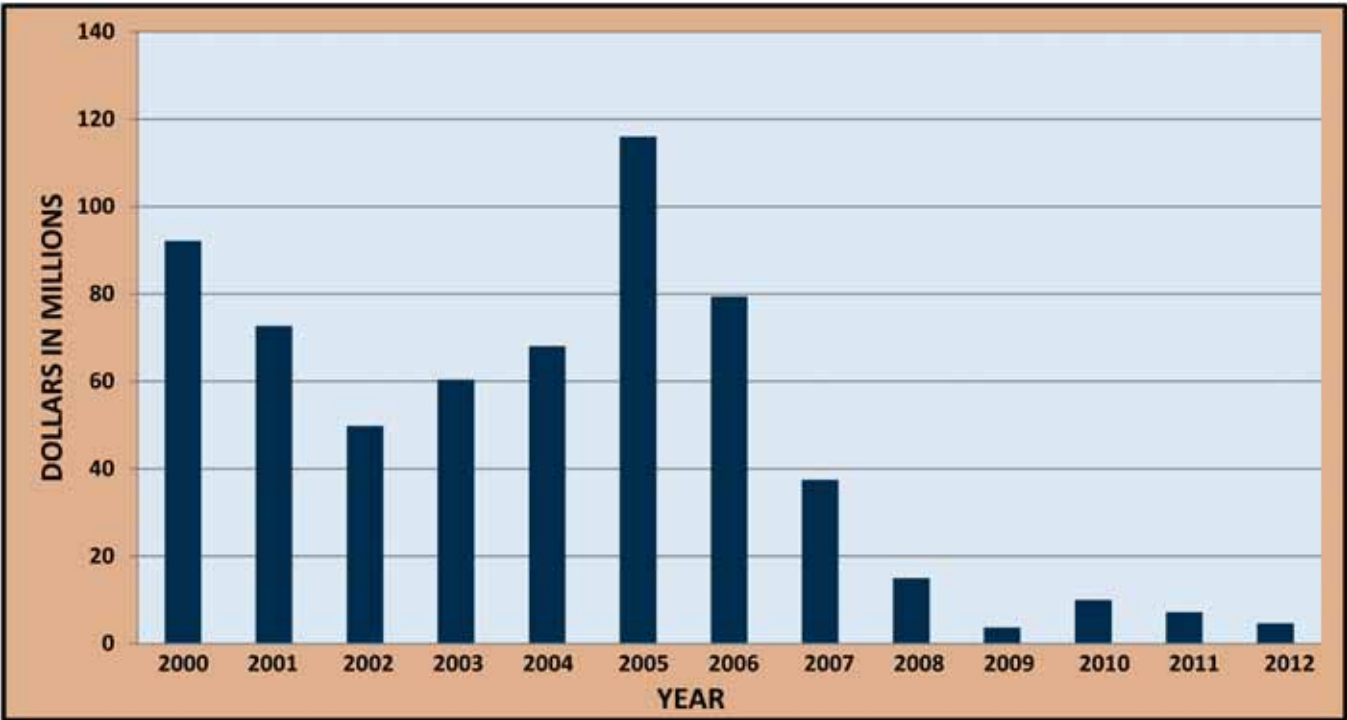
* Includes duplexes, townhomes, and apartments.

** 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



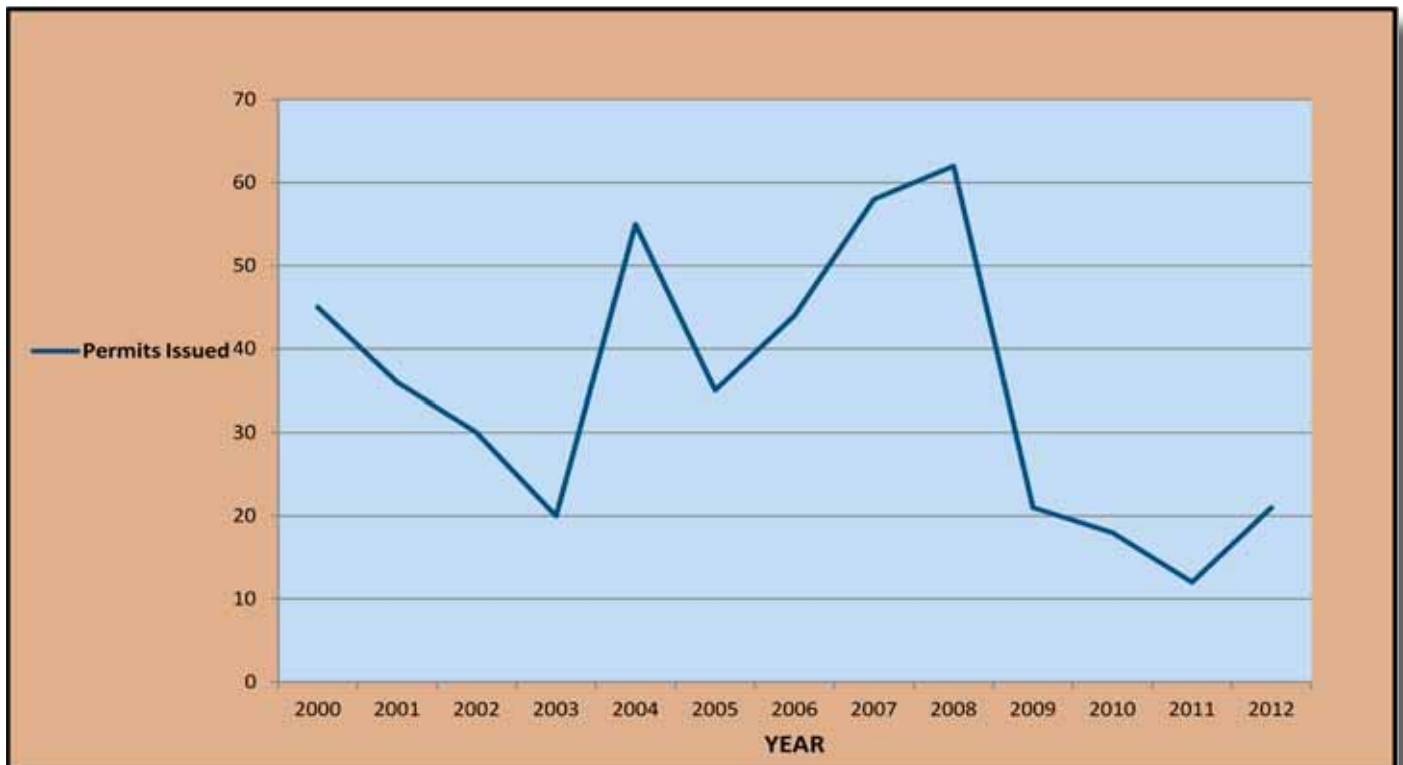
commercial building permit data



Commercial Construction



COMMERCIAL BUILDING PERMITS ISSUED

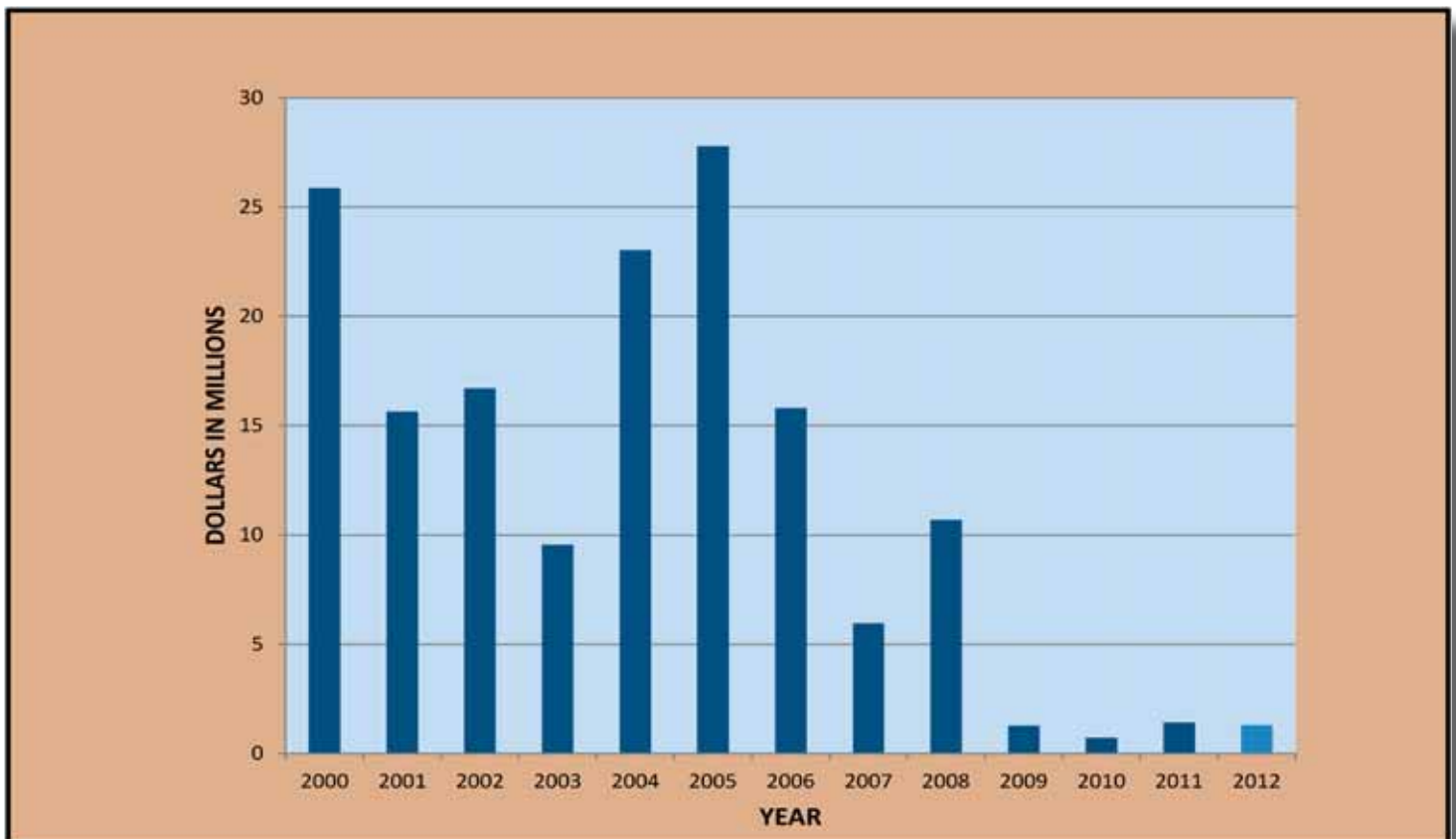


COMMERCIAL BUILDING PERMITS ISSUED AND VALUATION

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	0.719
2011	12	1.412
2012	21	1.296

*2000-2012 Valuation includes commercial building permits as well as tenant improvements.

COMMERCIAL PERMITS ISSUED VALUATION IN DOLLARS



*2000-2012 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

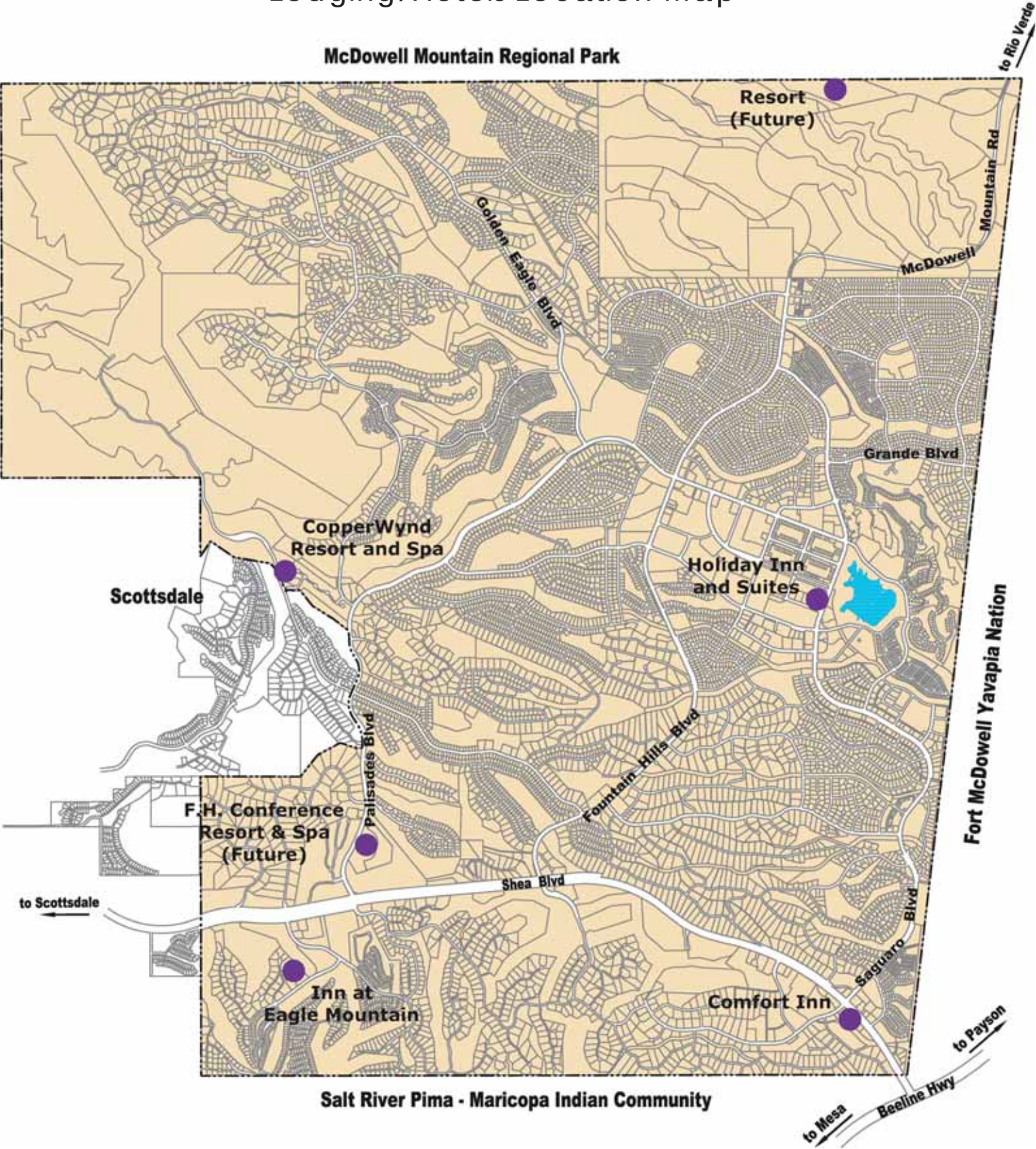


Holiday Inn and Suites
12800 N Saguaro Blvd
130 guest rooms



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

Lodging/Hotels Location Map



restaurants - savory spots

1 BAR / PUB / WINE BAR

- 1 Alamo Saloon
11807 N. Saguaro Blvd.
(480) 837-5699 \$
- 2 All American Sports Grill
16872 Ave. of the Fountains
(480) 816-4625 \$
www.allamericansportsgrill-az.com
- 3 Bruno's Sports Bar & Grille
16737 E. Parkview Ave.
(480) 836-0770 \$
- 4 Grapeables Fine Wines
12645 N. Saguaro Blvd.
(480) 816-5959 \$\$
www.grapeableswinebar.com
- 5 Parkview Tap House Bar & Grill
16828 E. Parkview Ave.
(480) 837-5210 \$
- 6 VU
14815 E. Shea Blvd.
(480) 368-0087 \$\$
www.vubistro.com

CAFE/COFFEE/TREATS

- 1 Chocofin Chocolatier
13404 N. La Montana Dr.
(480) 836-7444 \$ - \$\$\$
www.chocofin.com
- 2 Mountain View Coffee & Cafe
12645 N. Saguaro Blvd., Ste 17
(480) 621-6166
www.coffeebythefountain.com
- 3 OYO Yogurt
12625 Saguaro Blvd.
www.O-yogurt.com
- 4 Starbucks
16425 E. Palisades Blvd.
(480) 816-6969 \$
www.starbucks.com
- 5 Starbucks
16815 E. Shea Blvd.
(480) 837-1486 \$
www.starbucks.com
- 6 Starbucks (in Safeway)
13733 N. Fountain Hills Blvd.
480-837-0287 \$
www.starbucks.com
- 7 Sweet Town
16754 E. Glenbrook Blvd.
(480) 836-0101 \$
www.sweettown.net

FAST FOOD

- 1 Arby's
17224 E. Shea Blvd.
(480) 837-4999 \$
www.arbys.com
- 2 Burger King
13725 N. Fountain Hills Blvd.
(480) 816-0767 \$
www.burgerking.com
- 3 McDonald's
16936 E. Shea Blvd.
(480) 837-0033 \$
www.mcdonalds.com
- 4 Subway
13771 N. Fountain Hills Blvd.
(480) 816-9305 \$
www.subway.com
- 5 Subway
16841 E. Shea Blvd.
(480) 816-5803 \$
www.subway.com
- 6 Taco Bell
17230 E. Shea Blvd.
(480) 837-2602 \$
www.tacobell.com
- 7 Wendy's
17218 Shea Blvd.
(480) 837-2551 \$
www.wendys.com

DINING

- 1 Alchemy at Copperwynd
13225 N. Eagle Ridge Dr.
(480) 333-1880 \$\$\$
www.alchemy360az.com
- 2 Appian Way
17149 E. Amhurst Dr.
(480) 836-7899 \$\$\$
www.appianway.com
- 3 Chen's Garden Chinese Restaurant
16720 E. Avenue of the Fountains
(480) 816-8880 \$
- 4 Dave's Dog & Brew
16820 Avenue of the Fountains
815-791-1745 \$
- 5 Denny's
17053 E. Shea Blvd.
(480) 837-5307 \$
www.dennys.com

6 D C Bar & Grill

- 10440 Indian Wells Dr.
480-837-1561
www.thesteakhouse.us
- 7 DJ's Bagel Cafe
13693 N. Fountain Hills Blvd.
(480) 816-4155 \$
- 8 El Encanto del Fuente
11044 N. Saguaro Blvd.
(480) 837-1070 \$\$
www.elencantorestaurant.com
- 9 Euro Pizza Cafe
12645 N. Saguaro Blvd.
(480) 836-0207 \$\$
www.europizzacafe.com
- 10 Fireside Grill
12800 N. Saguaro Blvd.
(480) 816-9047 \$\$
- 11 Flapjacks
16605 E. Palisades Blvd.
(480) 837-2910 \$
www.flapjacksetal.com
- 12 Fountain Hills Express Deli
11829 N. Saguaro Blvd.
(480) 837-3236 \$
- 13 Fountini's Bar & Grill
13407 N. La Montana Dr.
(480) 837-4201 \$\$
www.fountainis.com
- 14 Grille at Eagle Mountain
14915 E. Eagle Mountain Pkwy.
(480) 816-1248 \$
www.eaglemtn.com
- 15 Jimmy's Krazy Greek
16758 E. Glenbrook Blvd.
(480) 837-1557 \$
- 16 Katana Sushi & Grill
16425 E. Palisades Blvd.
(480) 837-2399 \$\$\$
- 17 Little Caesar's Pizza
16605 Palisades Blvd.
(480) 816-1001 \$
www.littlecaesars.com
- 18 Mesquite Grill
18401 El Circulo Dr.
Tonto Verde (Shown on Map 1)
(480) 471-0438 \$ - \$\$\$
http://www.tontoverde.org/
mesquite-bar-and-grill.html

19 Munich Gyros

- 16948 E. Shea Blvd., Ste 101
(480) 816-3647 \$\$
- 20 Pacific Moon Chinese Cuisine
16740 East Palisades Blvd.
(480) 839-9988 \$\$
- 21 Phil's Filling Station Grill
16852 E. Parkview Ave., #2
(480) 816-8200 \$
www.philsfillingstationgrill.com
- 22 Ping's Cafe
17115 E. Shea Blvd.
(480) 816-1827 \$
- 23 Pisa Pizza Ristorante
16650 E. Palisades Blvd.
(480) 836-7500 \$\$
www.pisapizzaaz.com
- 24 Pizza Hut
13693 N. Fountain Hills Blvd., #103
(480) 837-5566 \$
www.pizzahut.com
- 25 Que Bueno
13207 N. La Montana Dr.
(480) 837-2418 \$
www.quebuenoaz.com
- 26 Redendo's Pizzeria & Pasta
16948 E. Shea Blvd.
(480) 816-1356 \$
www.redendos.com
- 27 Rosati's Pizza, Pasta & More
12605 N. Saguaro Blvd.
(480) 836-8400 \$
www.rosatisfh.com
- 28 Saddle Bronc Grill
11056 N. Saguaro Blvd.
(480) 816-5900 \$
www.saddlebrongrill.com
- 29 Sakura Inn
11883 N. Saguaro Blvd.
(480) 836-8008 \$
- 30 Saporì D'Italia
11865 N. Saguaro Blvd.
(480) 816-9535 \$
www.saporiditaliaaz.com
- 31 Senor Taco
16948 E. Shea Blvd.
(480) 816-8226 \$
www.senortacoaz.com
- 32 Senor Taco
13525 N. Fountain Hills Blvd., Ste. 101
480-816-5317 \$
www.senortacoaz.com
- 33 Sofrita
16848 Avenue of the Fountains
(480) 816-5316 \$
- 34 Streets of New York
16841 E. Shea Blvd., #101
(480) 837-3730 \$\$
www.streetsofnewyork.com
- 35 SunRidge Canyon Golf Club -
Ridge Room
13100 N. SunRidge Dr.
(480) 837-5396 \$\$
www.sunridgecanyon.com
- 36 Village Bistro at
Fountain View Village
16455 E. Avenue of the Fountains
480-836-5000
www.seniorlifestyle.com

FORT MCDOWELL

10438 N. Fort McDowell Rd.

DINING

Radisson Fort McDowell Resort
(480) 789-5505
www.ahnala.com

- 1 Ahnala \$-\$\$\$\$

CASUAL/ FAMILY/DELI

Casino
(480) 837-1424

- 2 Cafe 87 \$
- New York Deli \$
- Red Rock Buffet \$
- Silver Platter \$
- Noodles Sushiya \$

CASUAL/ FAMILY/DELI

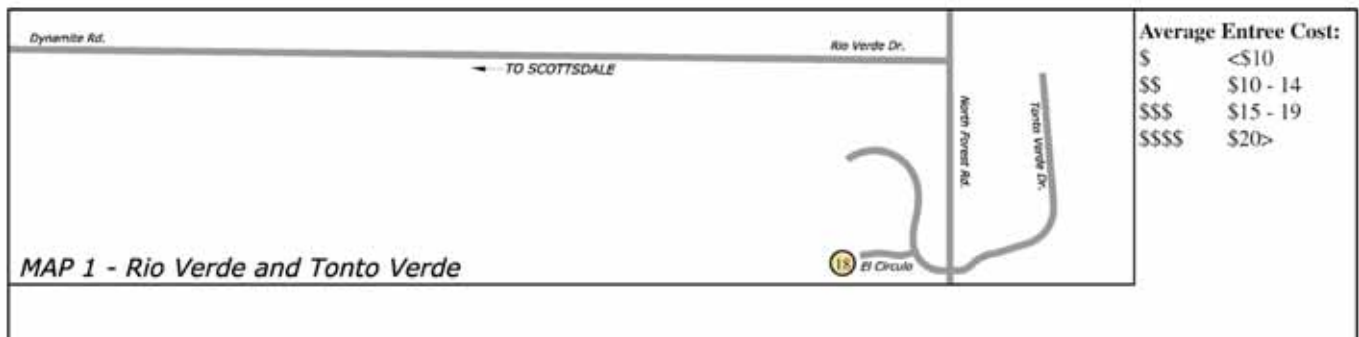
We-Ko-Pa Golf Club
18200 E. Toh Vee Circle
(480) 789-8713
www.wekopa.com

We-Ko-Pa Grille
Saguaro Grille

CASUAL/ FAMILY/DELI

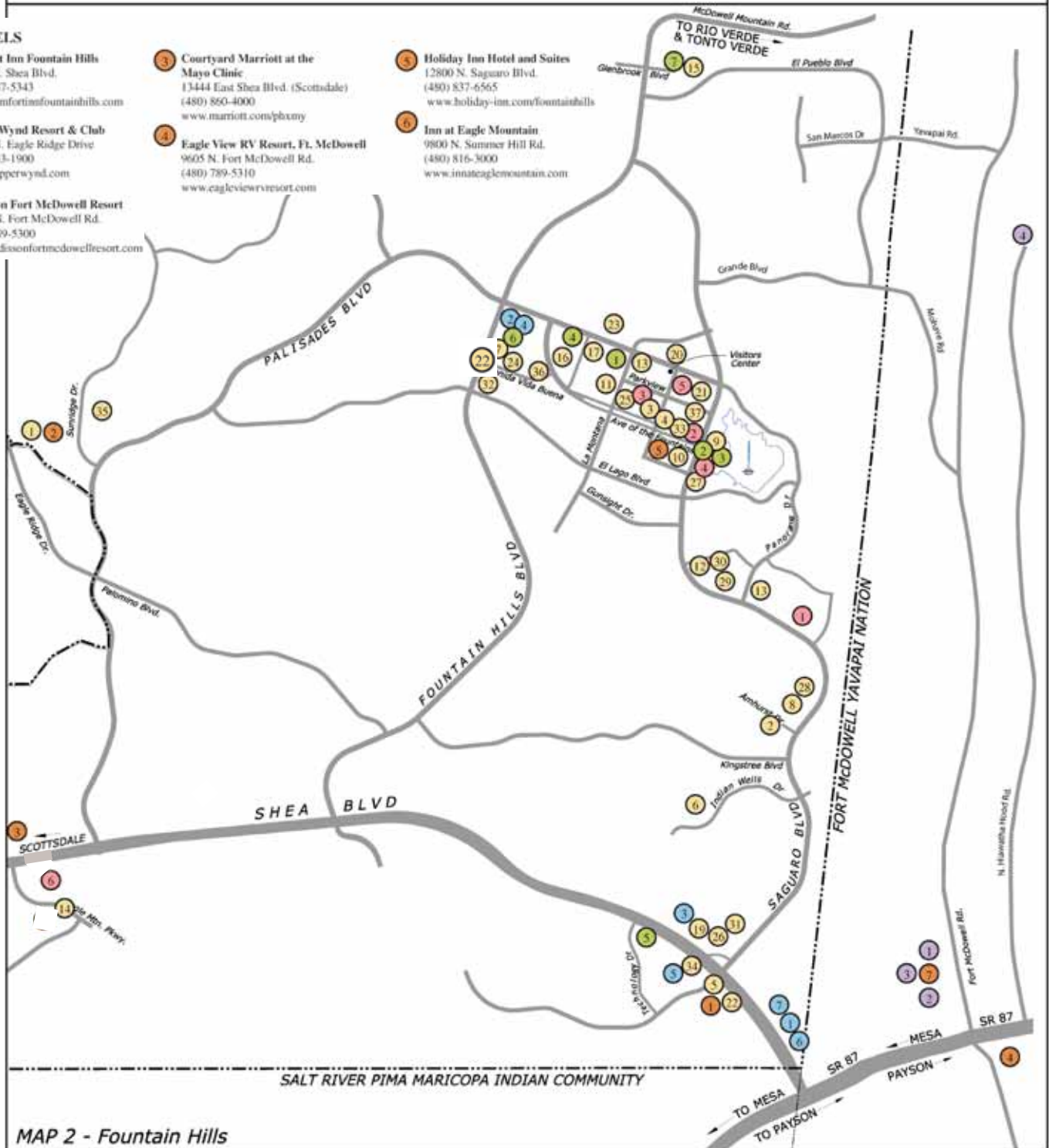
Fort McDowell Adventures
14821 N. Hiawatha Hood Rd.
(480) 816-6465
www.fortmcdowelladventures.com
Friday Night Franks \$

*Chamber Members in bold.



HOTELS

- 1 Comfort Inn Fountain Hills
17105 E. Shea Blvd.
(480) 837-5343
www.comfortinnfountainhills.com
- 2 CopperWynd Resort & Club
13225 N. Eagle Ridge Drive
(480) 333-1900
www.copperwynd.com
- 3 Courtyard Marriott at the Mayo Clinic
13444 East Shea Blvd. (Scottsdale)
(480) 860-4000
www.marriott.com/phxmy
- 4 Eagle View RV Resort, Ft. McDowell
9605 N. Fort McDowell Rd.
(480) 789-5310
www.eagleviewrvresort.com
- 5 Holiday Inn Hotel and Suites
12800 N. Saguaro Blvd.
(480) 837-6565
www.holiday-inn.com/fountainhills
- 6 Inn at Eagle Mountain
9800 N. Summer Hill Rd.
(480) 816-3000
www.innateaglemountain.com
- 7 Radisson Fort McDowell Resort
10438 N. Fort McDowell Rd.
(480) 789-5300
www.radissonfortmcdowellresort.com



shopping centers (and other non-residential developments)

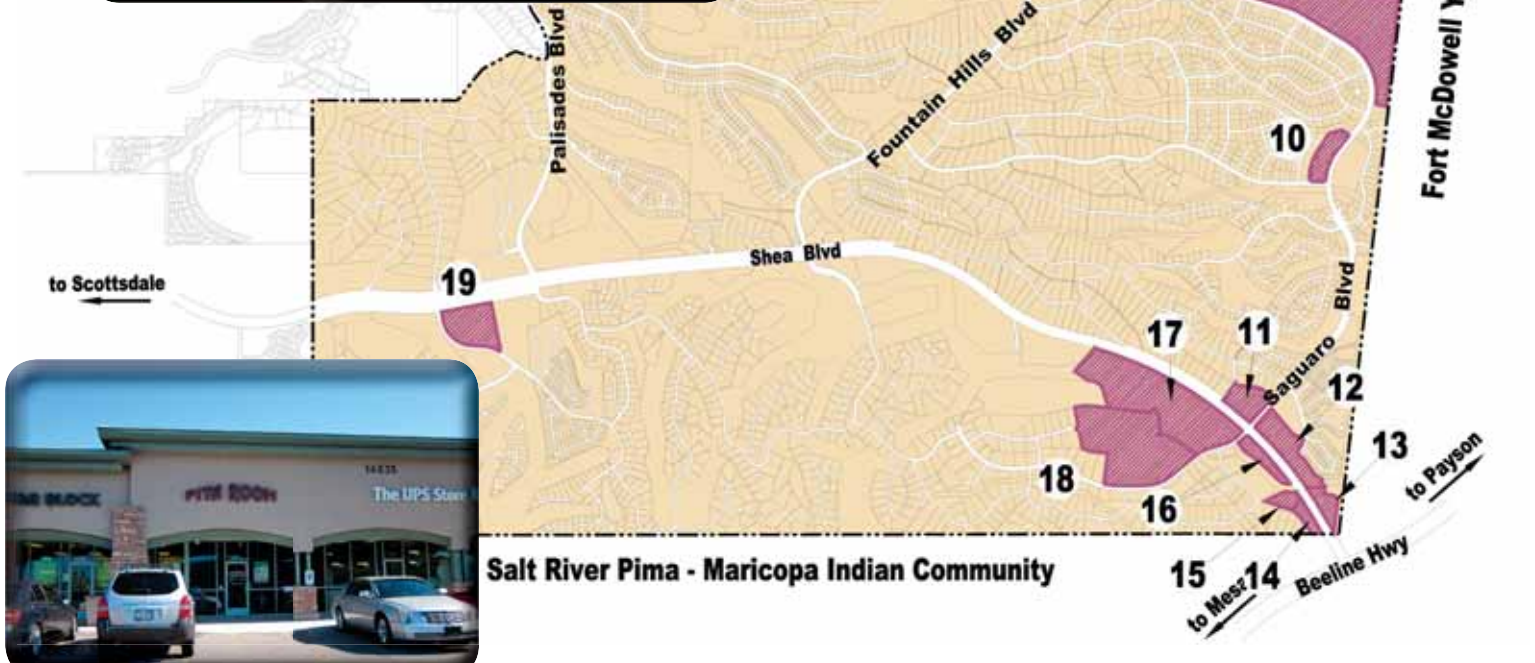
- | | |
|--|--|
| 1. Northside Business District (36,900 sf) | Along the east side of Fountain Hills Blvd in the north part of town |
| 2. Palisades Plaza (91,445 sf) | Located at Fountain Hills and Palisades Blvds (Anchored by Safeway) |
| 3. Town Center I (44,010 sf) | Includes all businesses bordered by Palisades Blvd, Fountain Hills Blvd, Keith McMahan Dr, 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 (9,496 sf) | Located between N. Firebrick Dr and 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 Keith McMahan Dr |

Shopping Center Location Map

McDowell Mountain Regional Park



Downtown - Shops on the Avenue



Eagle Mountain Village Plaza - Shops on Shea Blvd



Surrounding Landscape and Beauty



government & public facilities

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



Library & Museum



Entry Monument



Fire Station 1



Desert Vista Park



Street Division Yard

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
Century Link
1-855-626-8452
Cox Communications
623-594-1000

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

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



Municipal and Utility Service Location Map



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	(480)664-5500
15414 N. McDowell Mountain Rd	(480)664-5500
17300 E. Calaveras Ave	(480)664-5100
14825 N. Fayette Drive	(480)664-5200

Preschools

5. Creative Child Care Preschool
6. Here We Grow Learning Center
7. Maxwell Preschool Academy
8. Maria Montessori Preschool
9. Promiseland Christian Preschool
10. Sunflower Preschool

Address

17150 E. Amhurst Drive	(480)837-0282
16901 E. Palisades Blvd	(480)837-6600
15249 N. Fountain Hills Blvd	(480)837-6206
16751 E. Glenbrook Blvd	(480)837-0046
15555 E. Bainbridge Ave	(480)836-4467
15055 N. Fountain Hills Blvd	(480)836-2255

Charter Schools

11. Fountain Hills Charter School

Address

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



Four Peaks Elementary School - (CLOSED)

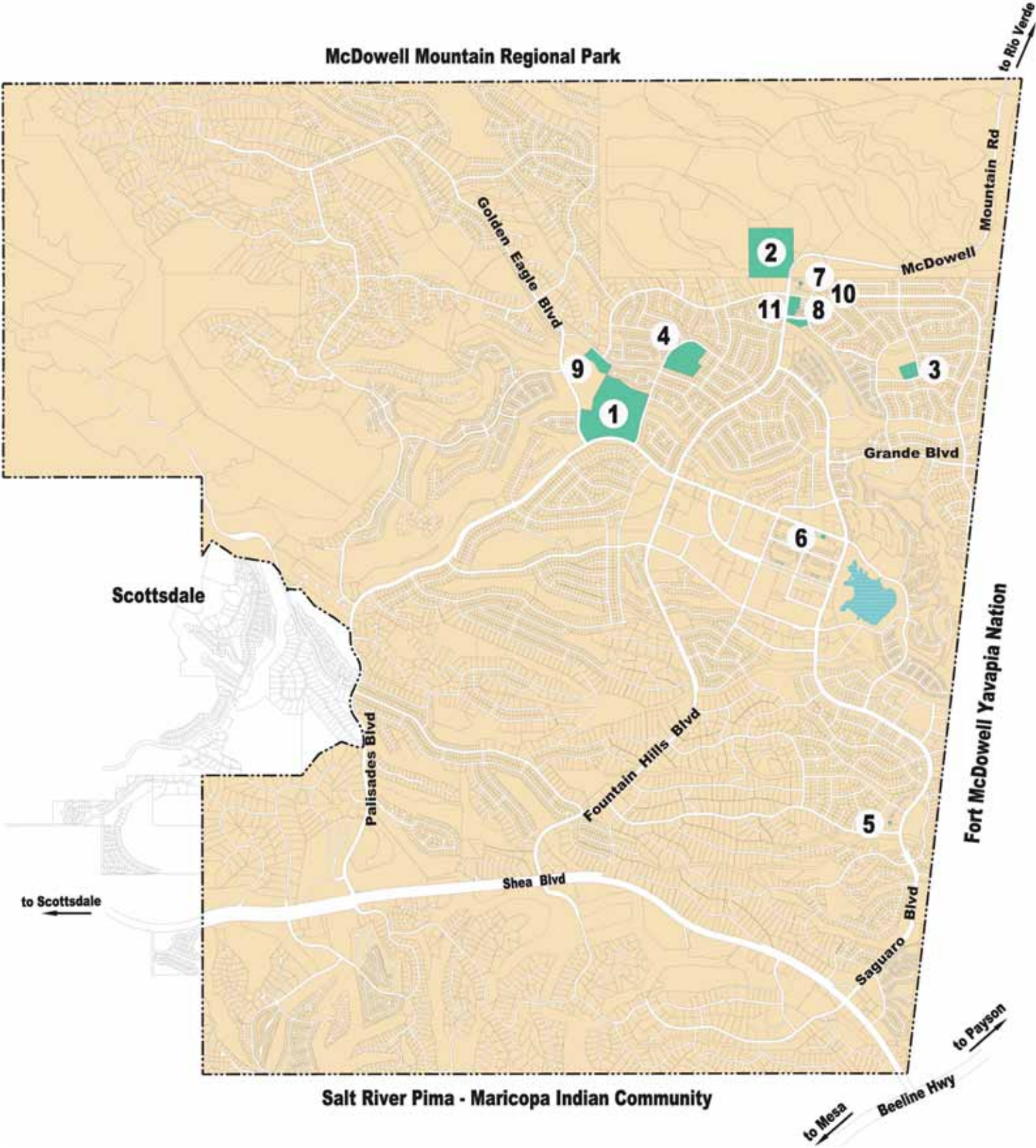


Fountain Hills Middle School



McDowell Mountain School

School Location Map



fountain hills community services department

The Town of Fountain Hills Community Services Department is dedicated to supporting over 116 acres of park land throughout Fountain Hills by professionally maintaining and operating facilities and amenities to enhance the beauty, value and quality of each park's environment.

Fountain Hills continues to provide quality recreational opportunities, safe and clean parks, and superior park maintenance and beautification. Each of the four parks in the Town's park system is in a different stage of development. Development is based on master plans that were developed specific to each park and approved by both the Parks and Recreation Commission and the Town Council. Golden Eagle Park was completed per the master plan in 1998. The Desert Vista Park was completed per the master plan in 2008. An update of the Four Peaks Park master plan began in the fall of 2012. Fountain Park's master plan was approved in 1998 and improvements have been ongoing since 2000, with approximately 85% complete. An overall update to the Fountain Park master plan has been discussed, but not scheduled at this time.



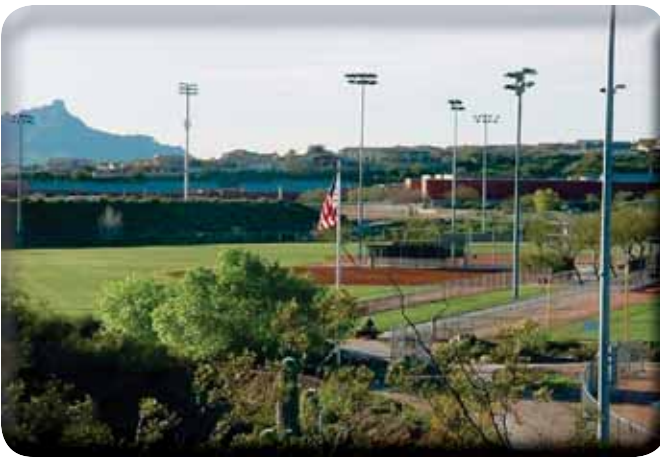
Desert Vista Park - 12 ac
11800 North Desert Vista
Desert Vista Park is located on Saguaro Blvd.
between Tower Dr. and Desert Vista



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



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

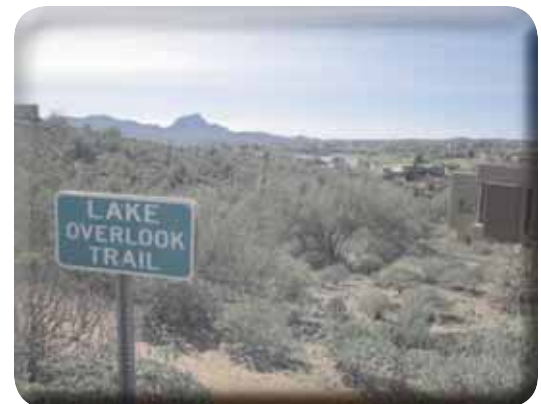


Golden Eagle Park - 25 ac
 15900 East Golden Eagle Blvd.
 Golden Eagle Park is located on Golden Eagle Blvd. just north of Palisades Blvd.

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



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



Lake Overlook Trail - 59.2 ac
 Streets that surround the area are Panorama Dr. (west), Fontana Way (north), borders east edge of town limits and Sunscape Dr. (south).

Fountain Hills Park Statistics:

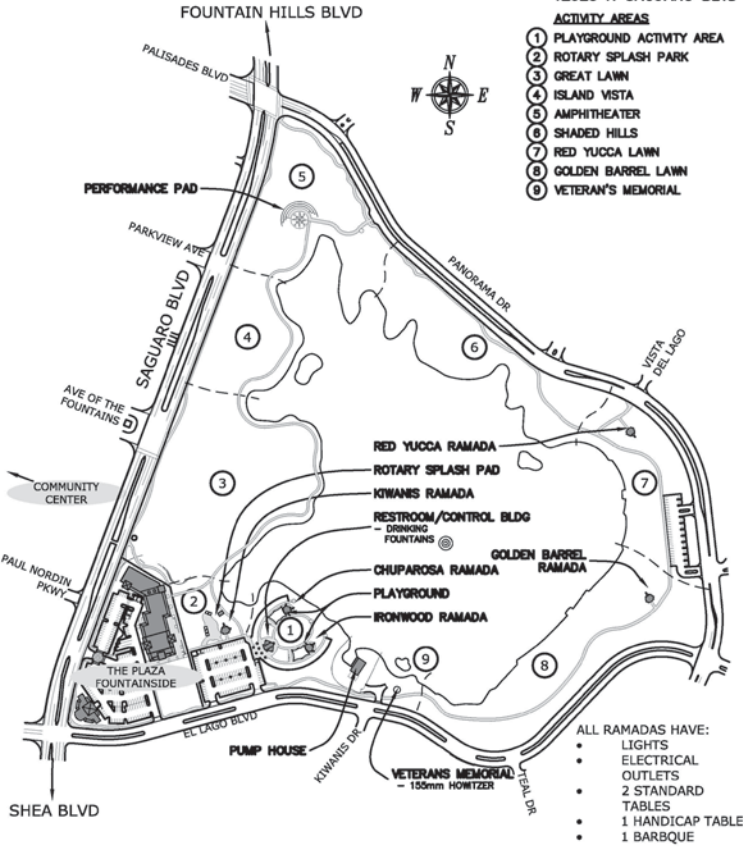
116 Acres of Developed Parks
 740 Acres of Mountain Preserve Park
 8 Acres of Botanical Garden Preserve
 59.2 Acres of Lake Overlook Preserve
 7.65 Miles of Trails
 658 Acres of Town Owned Washes

FOUNTAIN PARK

12925 N SAGUARO BLVD

ACTIVITY AREAS

- 1 PLAYGROUND ACTIVITY AREA
- 2 ROTARY SPLASH PARK
- 3 GREAT LAWN
- 4 ISLAND VISTA
- 5 AMPHITHEATER
- 6 SHADED HILLS
- 7 RED YUCCA LAWN
- 8 GOLDEN BARREL LAWN
- 9 VETERAN'S MEMORIAL



- ALL RAMADAS HAVE:
- LIGHTS
 - ELECTRICAL OUTLETS
 - 2 STANDARD TABLES
 - 1 HANDICAP TABLE
 - 1 BARBQUE

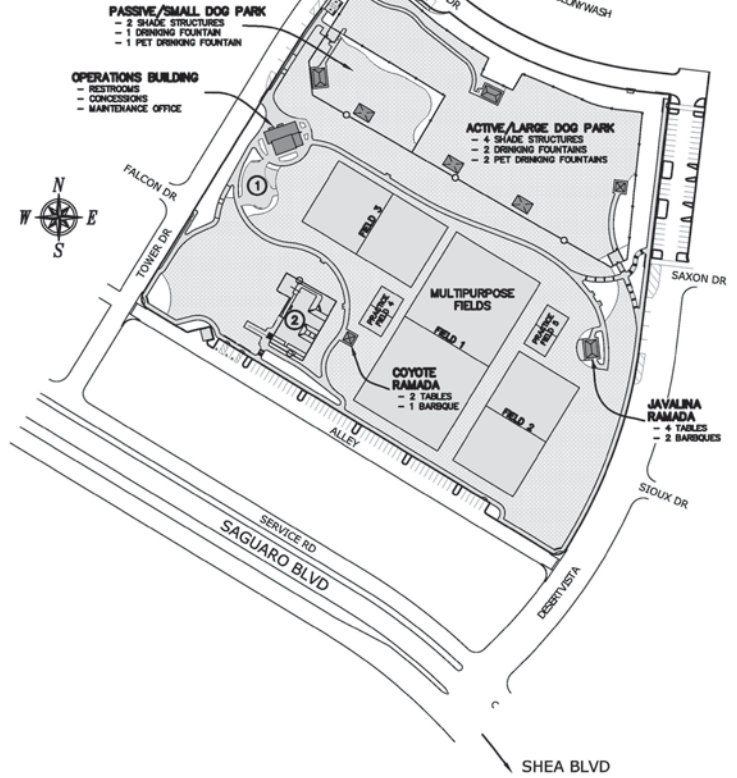
PARK HOURS:

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

ALL RAMADAS HAVE:

- LIGHTS
- ELECTRICAL OUTLETS
- HANDICAP TABLES

ALL FIELDS ARE LIT



DESERT VISTA PARK

11800 N DESERT VISTA

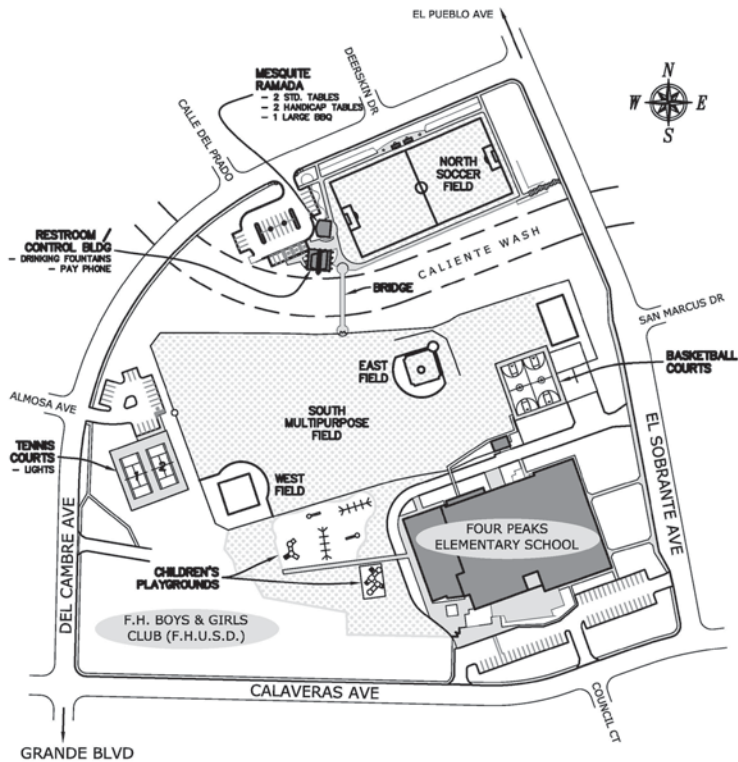
ACTIVITY AREAS

- 1 PLAYGROUND ACTIVITY AREA
- 2 SKATE PARK

FOUR PEAKS PARK

14825 N. DEL CAMBRE

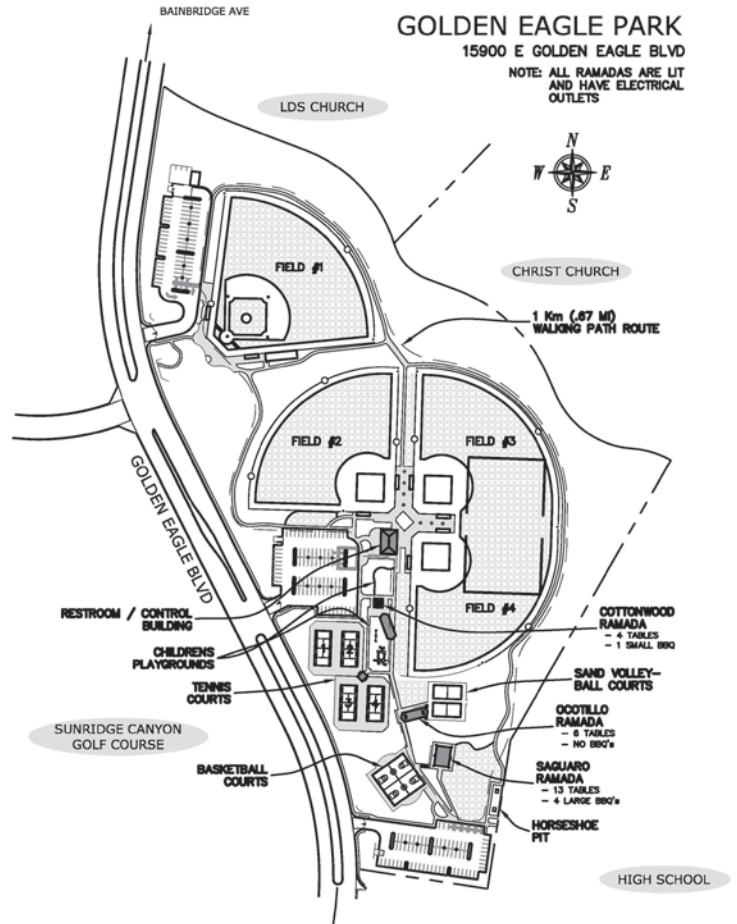
NOTE: ALL RAMADAS ARE LIT AND HAVE ELECTRICAL OUTLETS



GOLDEN EAGLE PARK

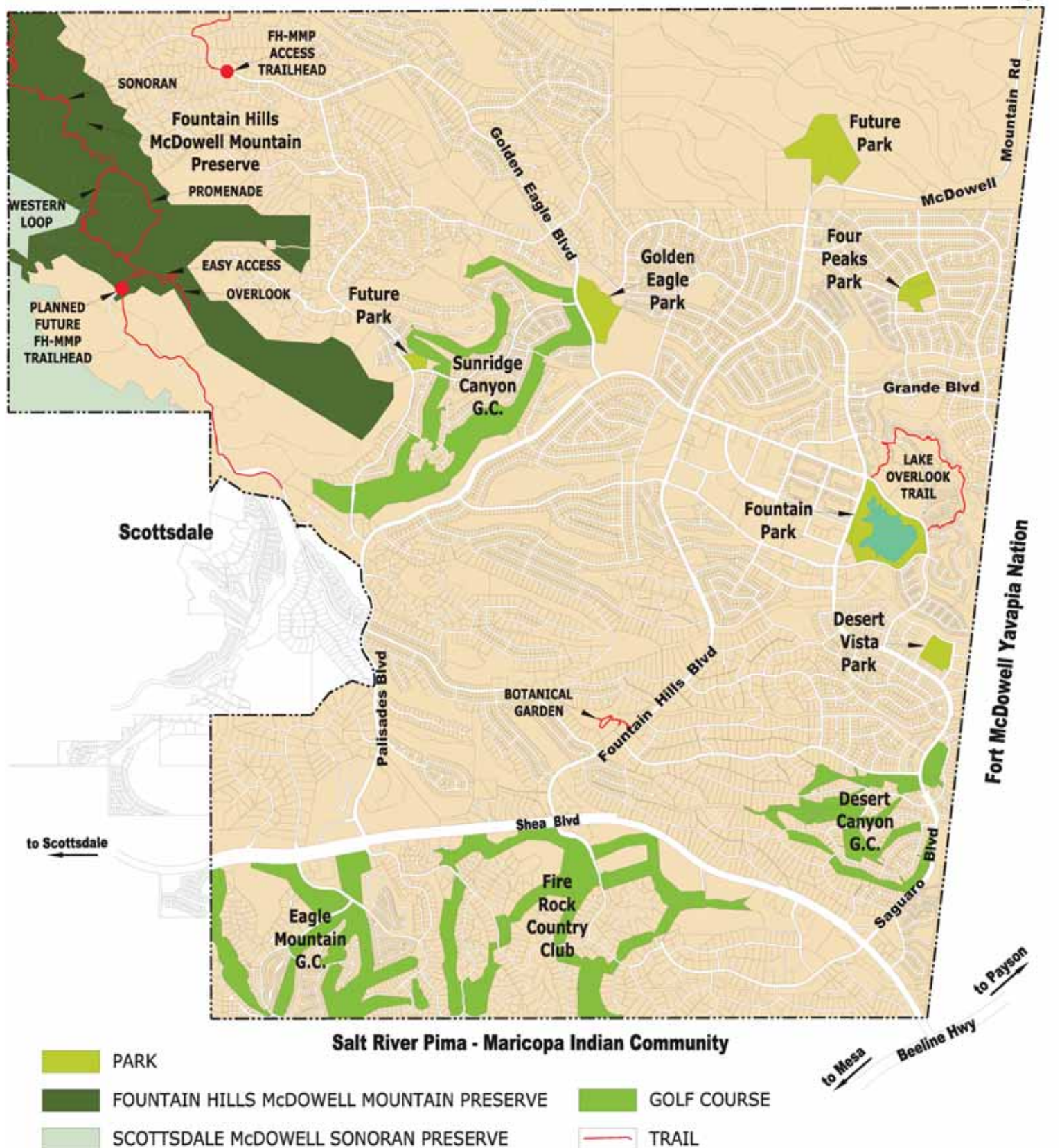
15900 E GOLDEN EAGLE BLVD

NOTE: ALL RAMADAS ARE LIT AND HAVE ELECTRICAL OUTLETS

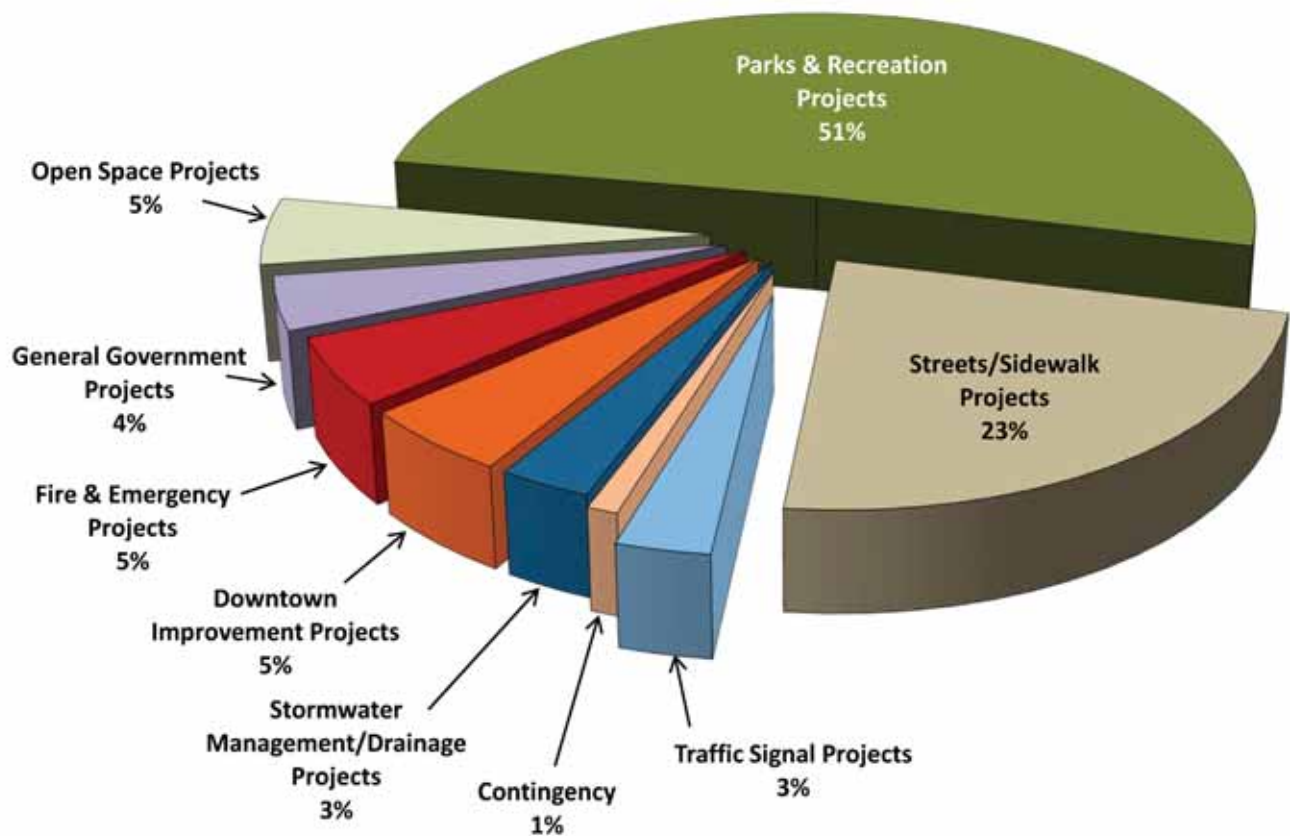


Park Location Map

McDowell Mountain Regional Park



capital improvements

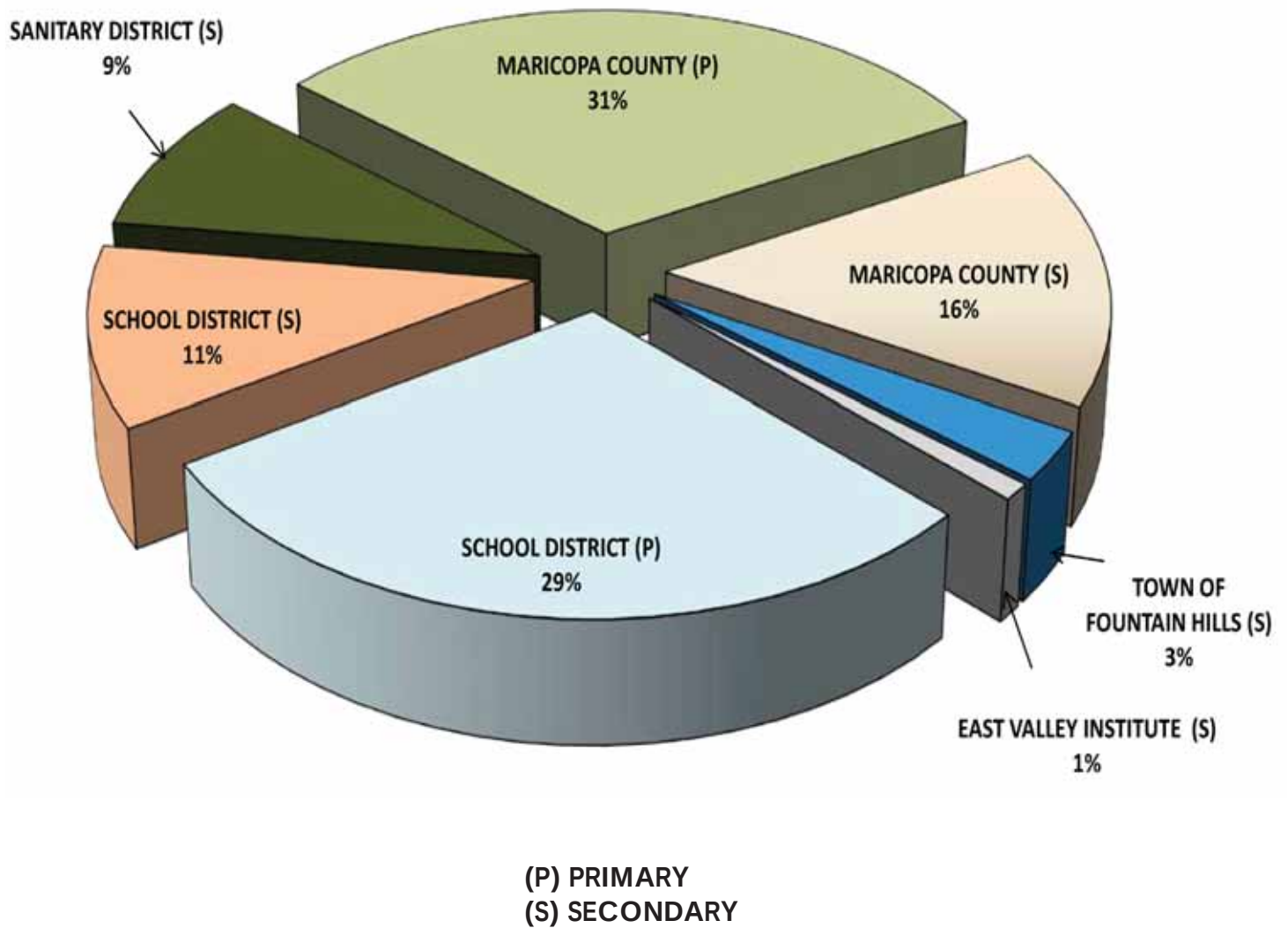


Capital Projects by Category

2013-2017

Stormwater Management/Drainage Projects	\$1,581,000
Downtown Improvement Projects	\$2,892,000
Fire & Emergency Projects	\$2,960,000
Library, Art and Museum Projects	\$48,000
General Govenment Projects	\$2,604,000
Open Space Projects	\$2,712,000
Parks & Recreation Projects	\$30,906,000
Streets/Sidewalk Projects	\$14,128,000
Traffic Signal Projects	\$1,833,000
Contingency	\$539,631
Total Estimated Capital Project Costs for 2013-2017	\$60,203,631

PROPERTY TAXES FOUNTAIN HILLS 2012



More public art pieces



THE GREAT ARROW by Michael Jones



WISDOM by Donald Riggs



WHERE HAVE ALL THE MAMMOTHS GONE by Martha Pettigrew



THE POTATO MAN by Susan Geissler



ORACLE OF THE LAKE
by Lyle London



COMMUNITY CENTER RESTROOM MURAL by Megan

land use

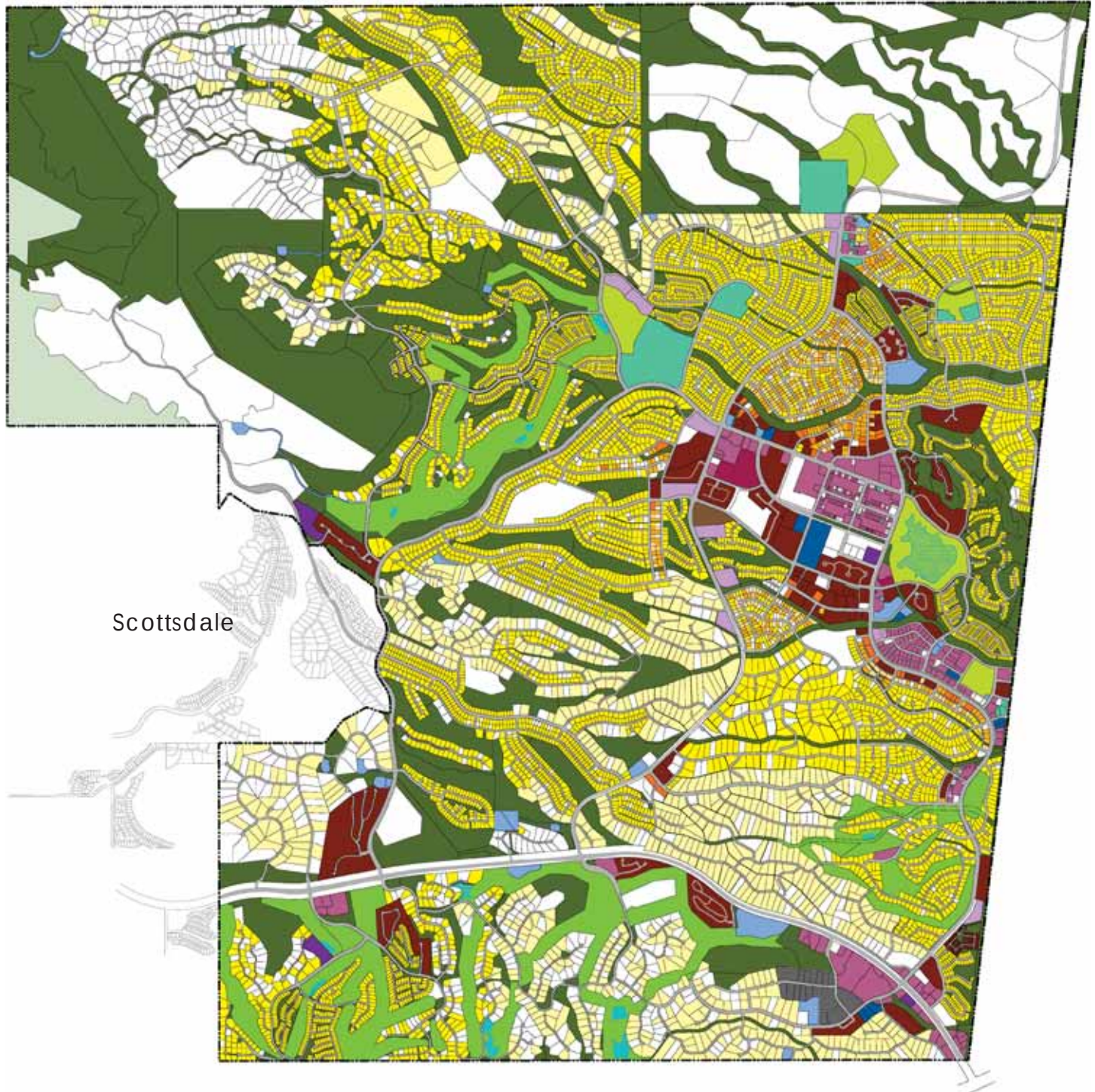
- Town-Wide Data
- Inventory by Section



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.

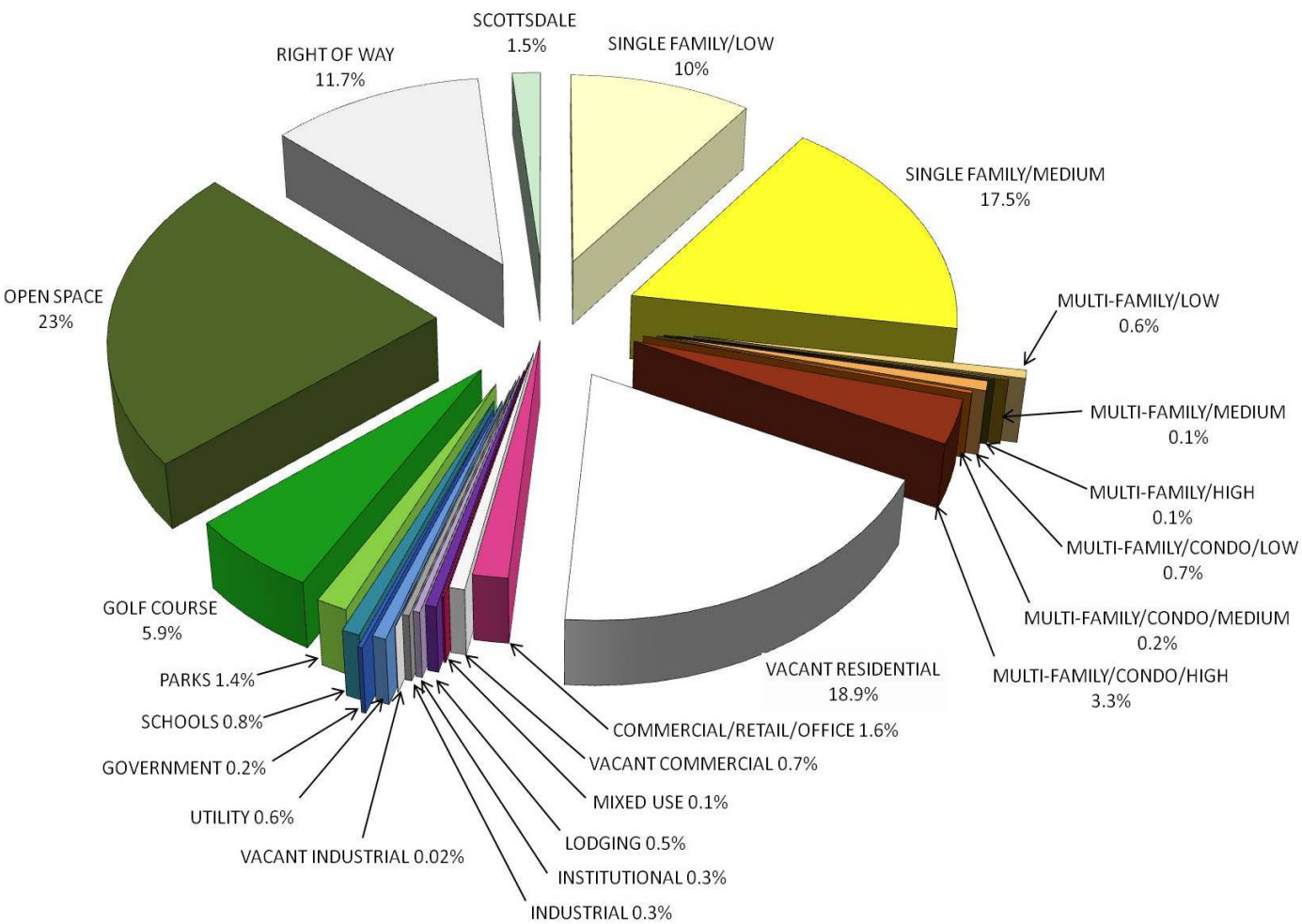


LAND USE INVENTORY																									
	SF/L	SF/M	MF/L	MF/M	MF/H	MF/C/L	MF/C/M	MF/C/H	R/V	C/R	C/V	MU	L	INST	I	I/V	U	G	S	P	GC	OS	R	Scottsdale	TOTAL
Section 1																						22.4	1		23.4
Section 2									378		14		31							28		208.4	20.2		679.6
Section 3									359										35	19		194.9			607.9
Section 4	107	202.5							94.2													177	69.7		650.4
Section 5	96.6	124.7							263.4								0.8	1.8				106.8	66.7		660.8
Section 6	14.2								190.4								2.4					331.8	21.9		560.7
Section 7									229.9													200.3	5.5	199.9	635.6
Section 8	39.6	80.6							91.6								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	52.6	0.3		31.5	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	9.2			22.8		40.5	7.1	1.4	0.9						13.3		6.1	27.7		70.7	134.5		604.8
Section 14		66.7				2.4	2.5	75.2	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	14.2		9.1	21.3	7.2	129.6	26.1	50.7	43.9	16		19.9			0.9	18				53	110.9		629.8
Section 16	40.3	245				0.9	0.6		79.3								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	118.1	169							75.2								11.5					216.5	74.1		664.4
Section 22	214.7	182.4	0.6			1.5	2.1	6.1	86.9												18.5	54.8	71.5		639.1
Section 23	2.6	120.8	6.3	0.9		8.8	5.5	9	14.3	38.8	4.8			0.2			1.6	2.7	2	11.6	97.4	35.4	105.3		468.0
Section 26	61.5	77.9						26.5	9.8	48.3	11.4		1.6	3.4				3.8			39.5	29	66.9		379.6
Section 27	244.4	2.3						29	72.8	12	1.3				34.3	2	21.2				72	60.9	80		632.2
Section 28	111.6	45.8						10.7	138	3.8							3.9				167.8	68.8	79.5		629.9
Section 29	9.9	147.9						19.8	44.7	9.3			5.9								173.5	91.2	101		603.2
TOTAL	1,295.4	2,274.6	82.9	1.2	9.1	89.2	19.8	435.2	2,460.7	212	85.5	17.2	62.9	44.5	34.3	2	81.8	27.4	110.5	178.2	771.3	2,988.9	1,521.2	199.9	13,005.7
PERCENT	10.0%	17.5%	0.6%	0.01%	0.1%	0.7%	0.2%	3.3%	18.9%	1.6%	0.7%	0.1%	0.5%	0.3%	0.3%	0.02%	0.6%	0.2%	0.8%	1.4%	5.9%	23.0%	11.7%	1.5%	100%
																						TOTAL ACRES:		13,005.7	
																						TOTAL SQ MILES:		20.32	
Figures represent amount of acreage for a particular land use in each section																									

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

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

town-wide land use



	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family – L	976	1,295.4	1,502.2		
	Single Family – M	7,268	2,274.6	920.7		
	Multi-Family – L	440	82.9			
	Multi-Family – M	30	1.2			
	Multi-Family – H	150	9.1			
	Multi-Family/Condo – L	557	89.2			
	Multi-Family/Condo – M	207	19.8			
	Multi-Family/Condo – H	3,090	435.2			
	Commercial/Retail		212.0	85.5		297.5
	Mixed Use	259	17.2			17.2
	Lodging		18.7	44.2		62.9
	Institutional		44.5			44.5
	Industrial		34.3	2.0		36.3
	Utility		81.8			81.8
	Government/Town Owned		27.4			27.4
	Schools		110.5			110.5
	Parks		127.0	51.2		178.2
	Golf Course		771.3			771.3
	Open Space				2,988.9	2,988.9
	Scottsdale Owned Land				199.9	199.9
	Right of Way/Streets		1,521.2			1,521.2
	Total	12,977	7,173.3	2,643.6	3,188.8	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	1,295.4	2,274.6	82.9	1.2	9.1	89.2	19.8	435.2	17.2	2,422.9	6,647.5
Percent Acres	19.49%	34.22%	1.25%	0.02%	0.14%	1.34%	0.30%	6.55%	0.26%	36.45%	100%
Total Dwelling Units	976	7,268	440	30	150	557	207	3,090	259	0	12,977
Percent Dwellings	7.52%	56.01%	3.39%	0.23%	1.16%	4.29%	1.60%	23.81%	2.00%	0.00%	100%
Dwelling Type Totals	8,244 / 63.5%		620 / 4.8%			3,854 / 29.7%			2.00%	0.00%	

	Single Family	Multi-Family	Commercial / Industrial	Total
Vacant Lots	1,045	60	104	1,209
Vacant Acres	2,422.9	37.8	85.5	2,546

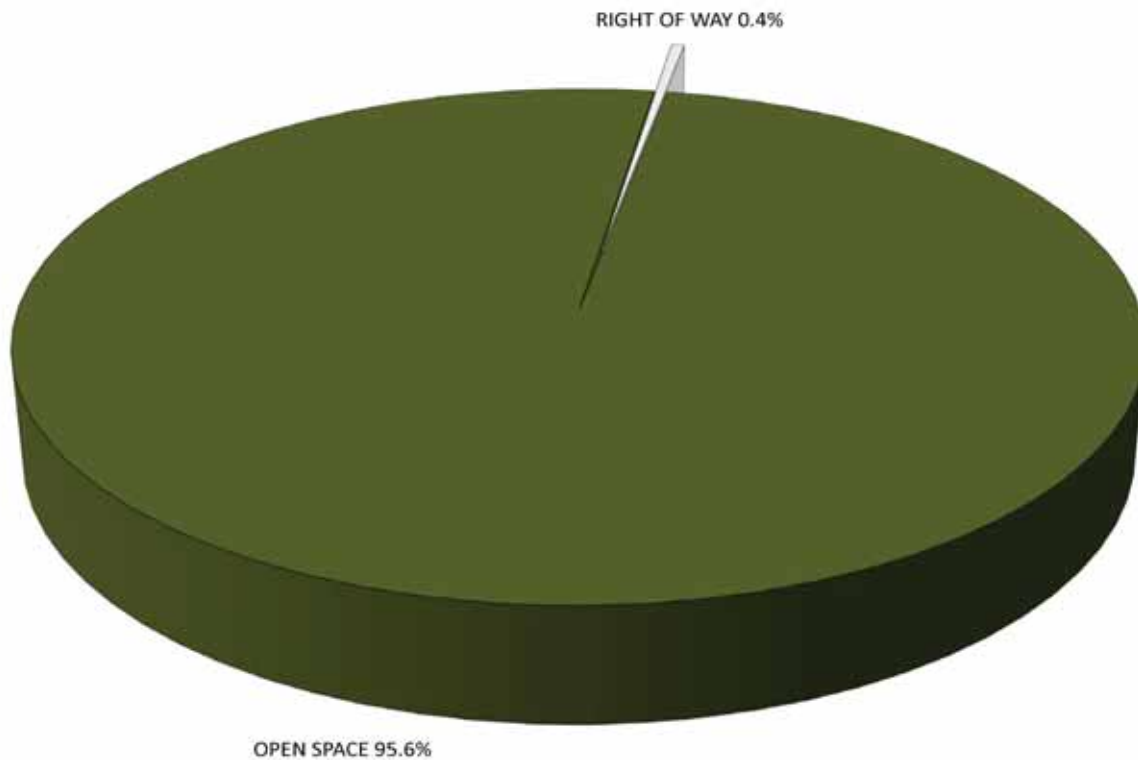
TOTAL DWELLING UNITS										
	SF/L	SF/M	MF/L	MF/M	MF/H	MF/C/L	MF/C/M	MF/C/H	MU	TOTAL
Section 1										0
Section 2										0
Section 3										0
Section 4	51	615								666
Section 5	50	295								345
Section 6	11									11
Section 7										0
Section 8	34	199								233
Section 9	25	636								661
Section 10	40	958	209	5		127	24	225		1,588
Section 11		1,078	54			158		326		1,616
Section 14		440				20	33	450	11	954
Section 15	22	226	123		150	169	77	1,197	248	2,212
Section 16	49	718				10	6			783
Section 17	22	74						108		204
Section 20	52	101						68		221
Section 21	100	540								640
Section 22	163	164	4			10	12	75		428
Section 23	2	430	50	25		63	55	91		716
Section 26	53	251						309		613
Section 27	185	4						141		330
Section 28	112	68						26		206
Section 29	5	471						74		550
TOTAL	976	7,268	440	30	150	557	207	3,090	259	12,977

section 1



McDowell Mountain Road – North Town Limits & McDowell Mountain Park Entrance

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



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

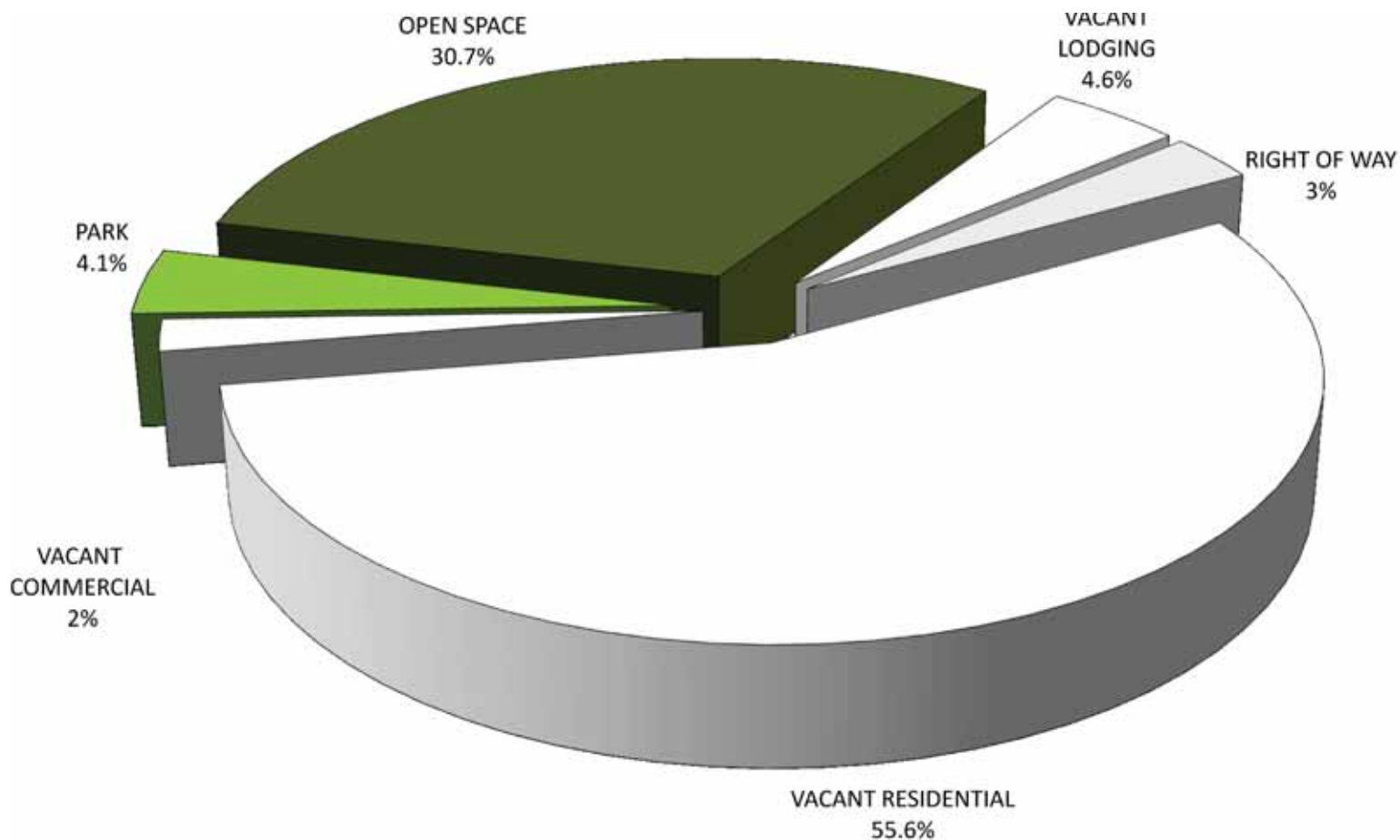
section 2



Natural Basin – Looking East

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			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

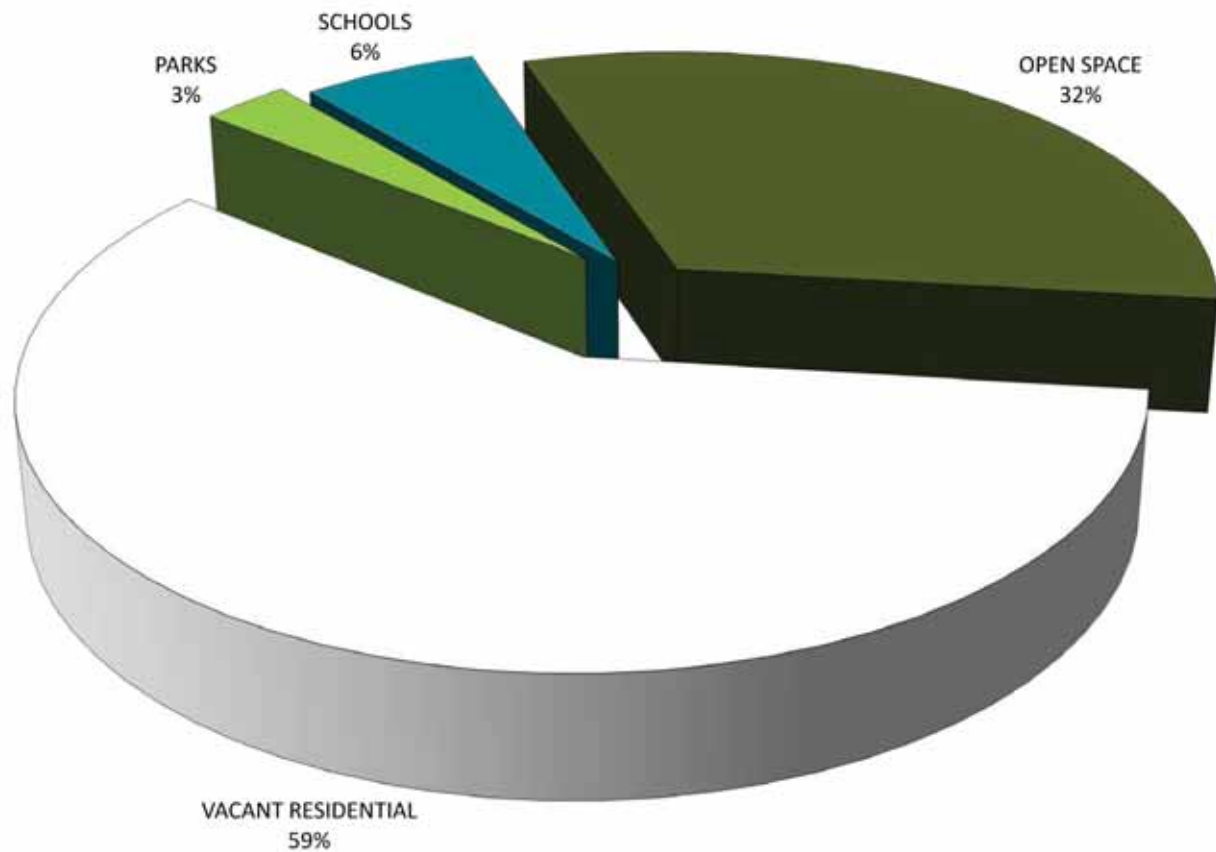
section 3



Fountain Hills Middle School Campus – Looking North

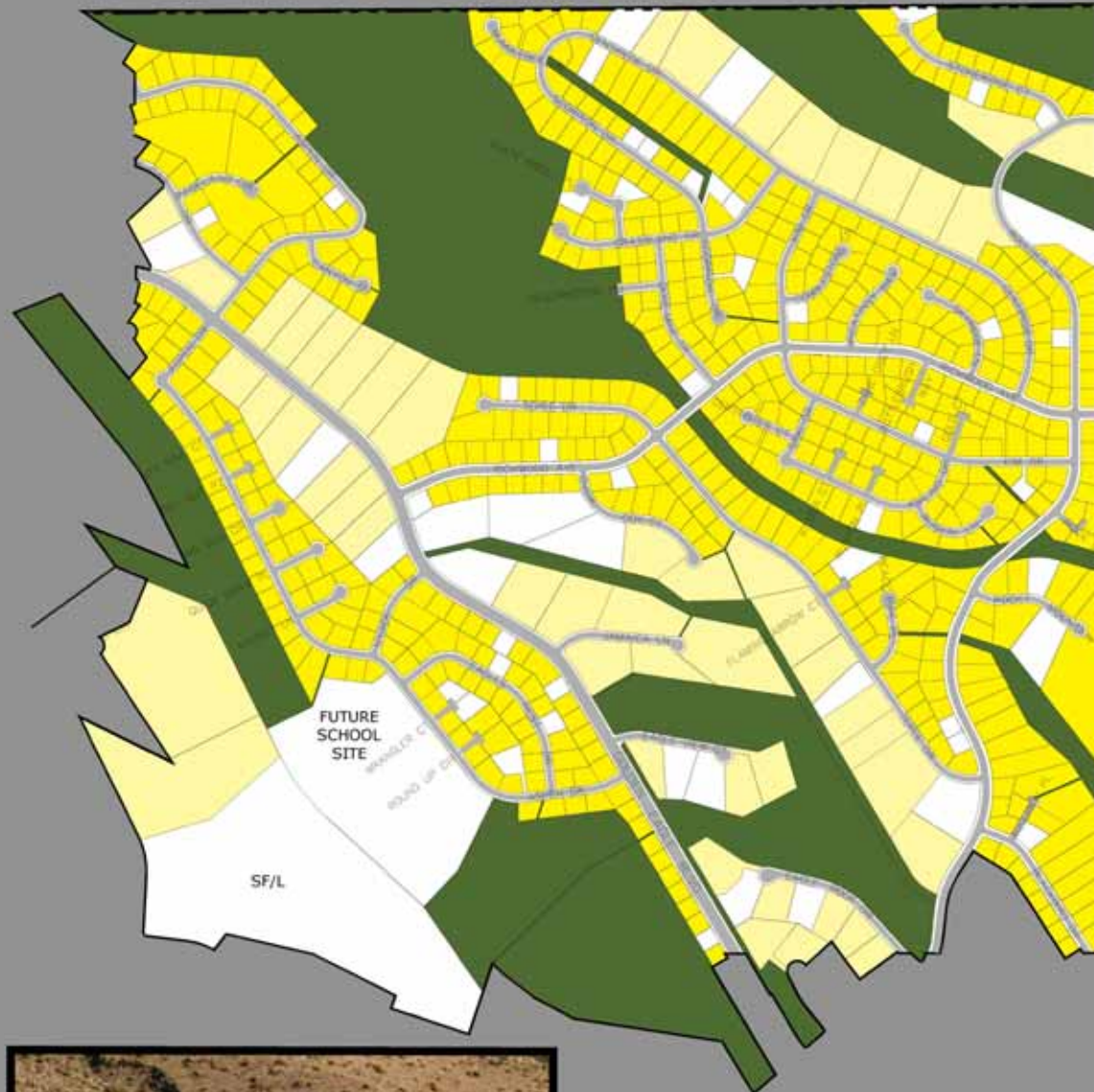
6	5	4	3	2
7	8	9	10	11
12	16	15	14	
20	21	22	23	
29	28	27	26	

Undeveloped land shown in white



	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family – L			67		
	Single Family – M			292		
	Multi-Family – L					
	Multi-Family – M					359
	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

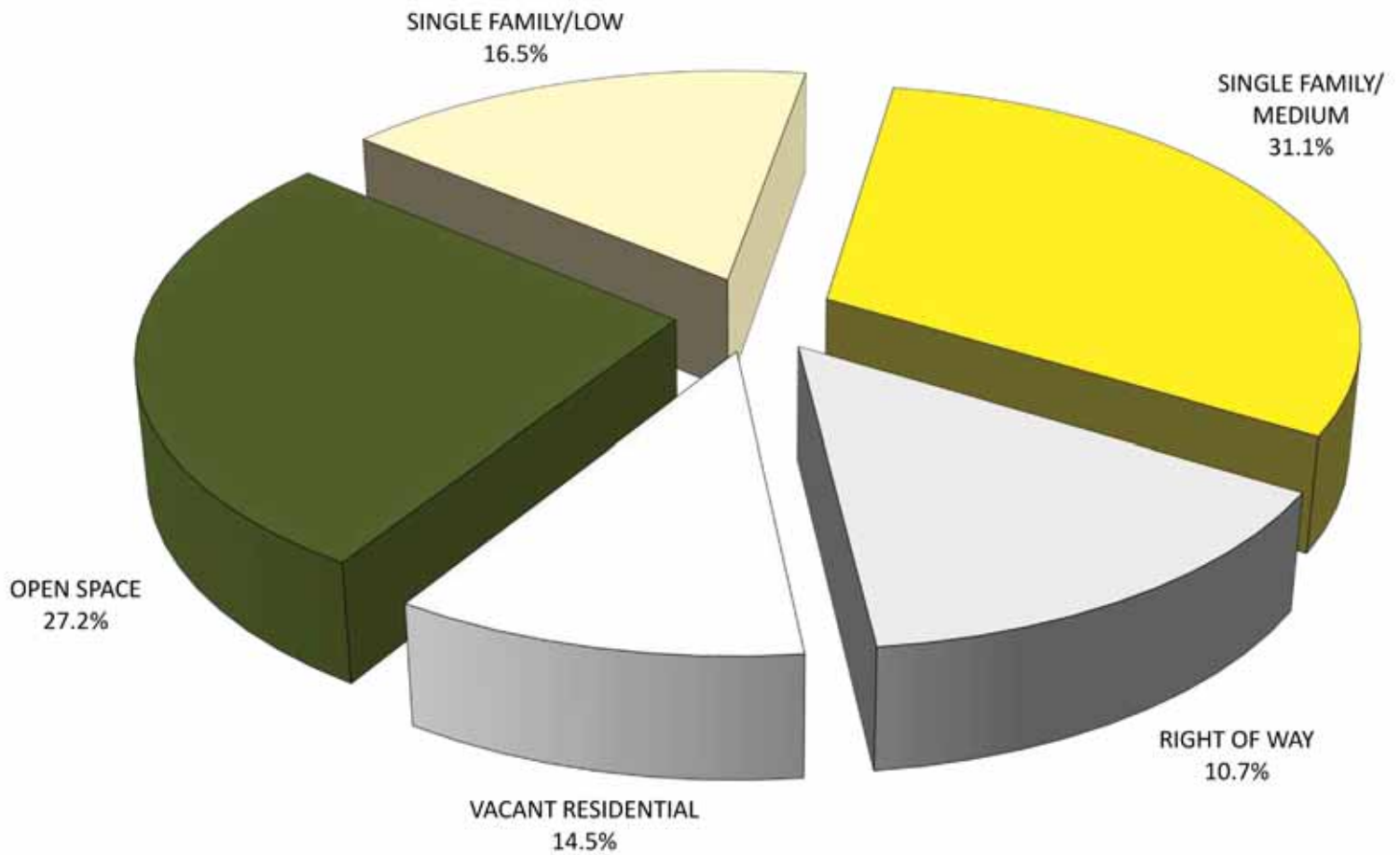
section 4



Mountain Wash – North of Centipede Drive

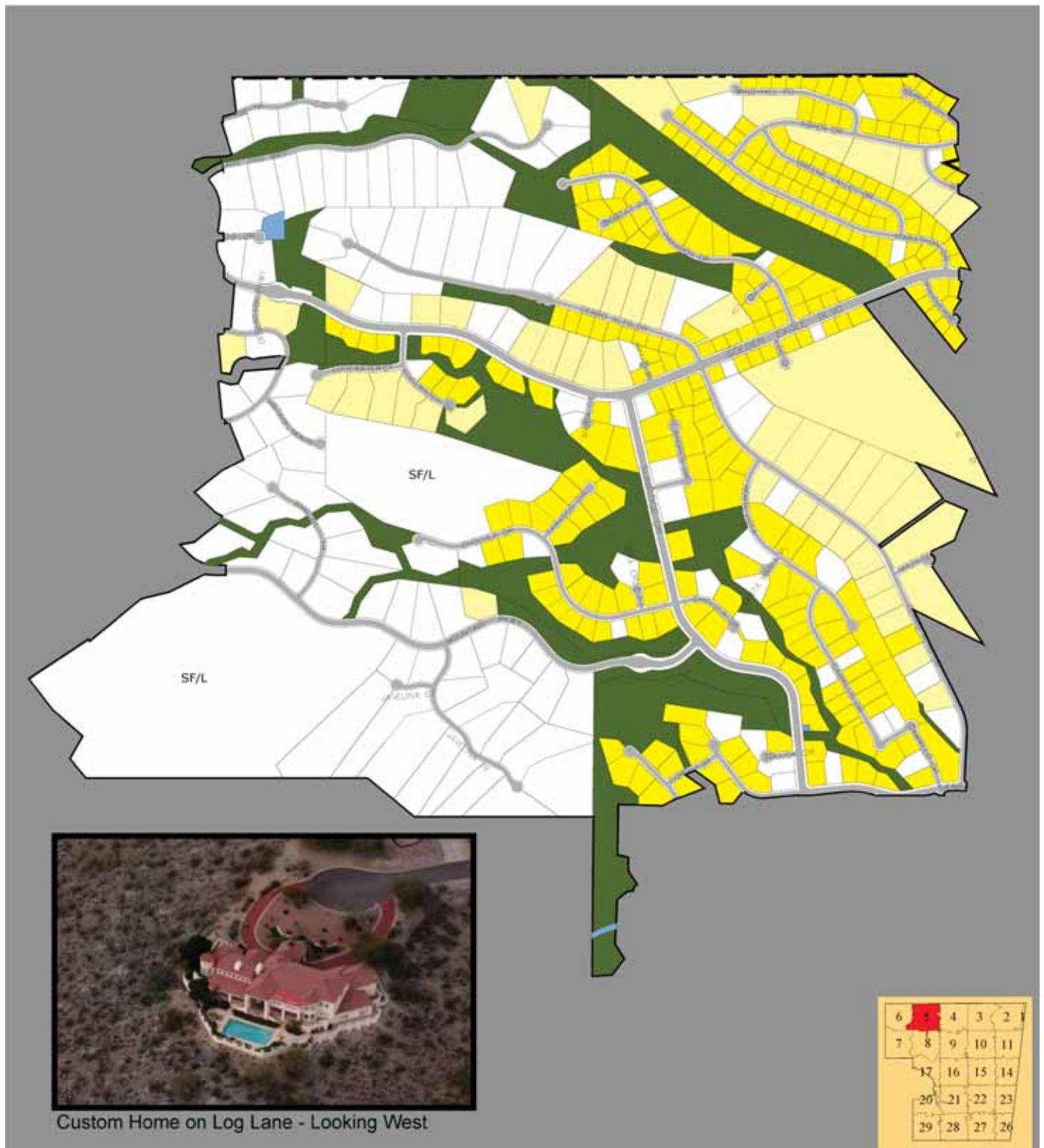
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12	16	15	14	
20	21	22	23	
29	28	27	26	

Undeveloped land shown in white

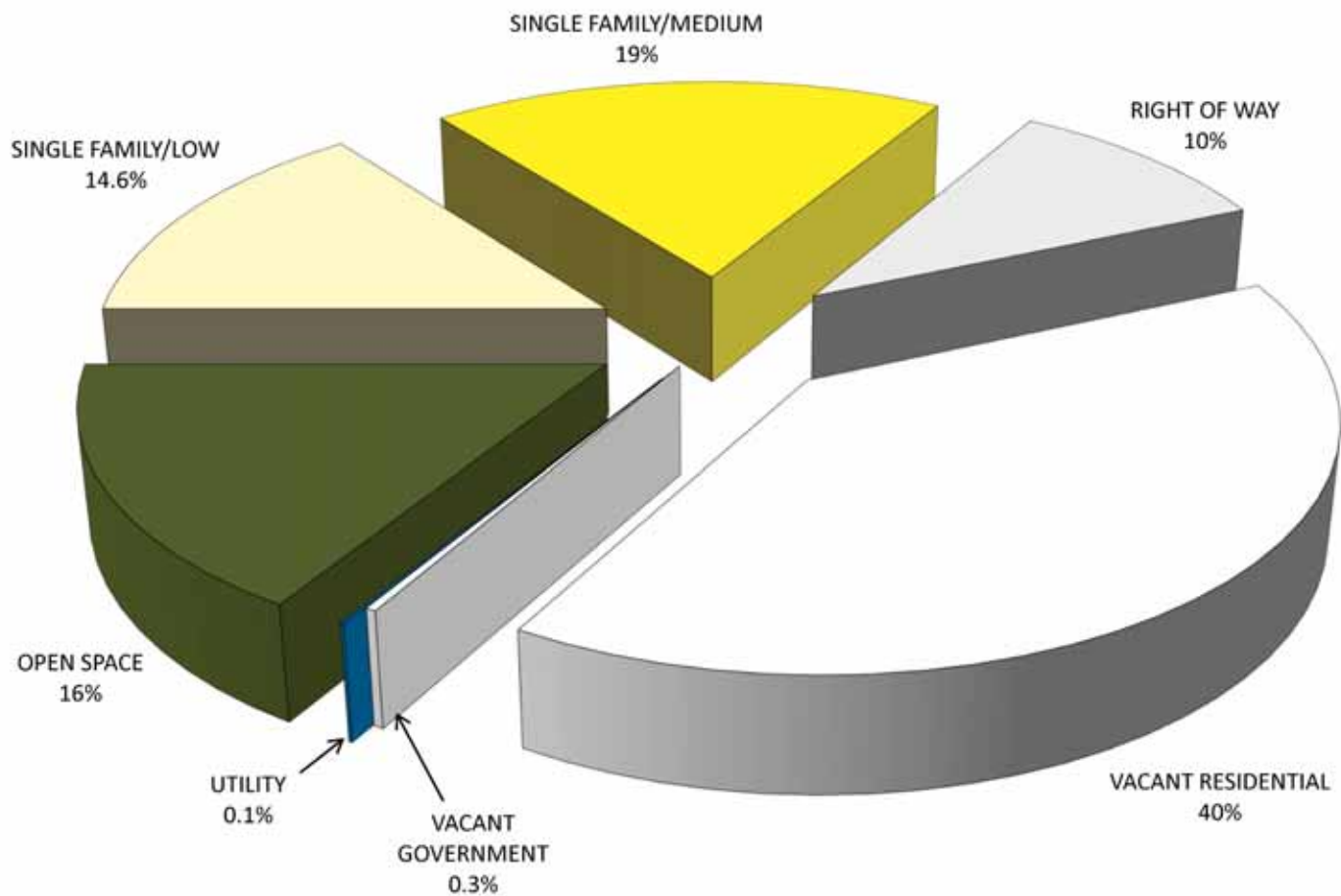


	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family – L	51	107	74.4		
	Single Family – M	615	202.5	19.8		
	Multi-Family – L					
	Multi-Family – M					
	Multi-Family – H					
	Multi-Family/Condo – L					
	Multi-Family/Condo – M					
	Multi-Family/Condo – H					
	Commercial/Retail					
	Mixed Use					
	Lodging					
	Institutional					
	Industrial					
	Utility					
	Government/Town Owned					
	Schools					
	Parks					
	Golf Course					
	Open Space				177	177
	Scottsdale Owned Land					
	Right of Way/Streets		69.7			69.7
	Total	666	379.2	94.2	177	650.4

section 5

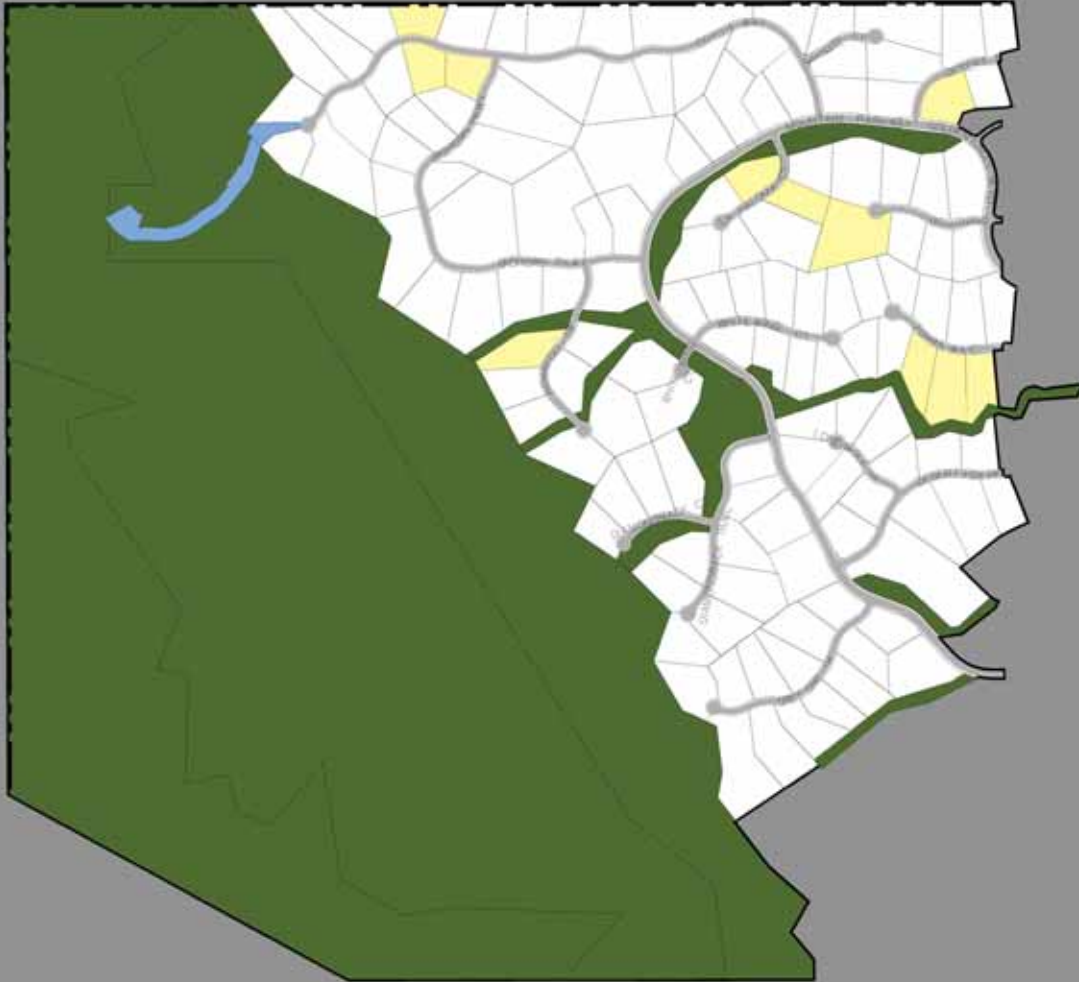


Undeveloped land shown in white



	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family – L	50	96.6	243.3		
	Single Family – M	295	124.7	20.1		
	Multi-Family – L					
	Multi-Family – M					484.7
	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	345	288.8	265.2	106.8	660.8

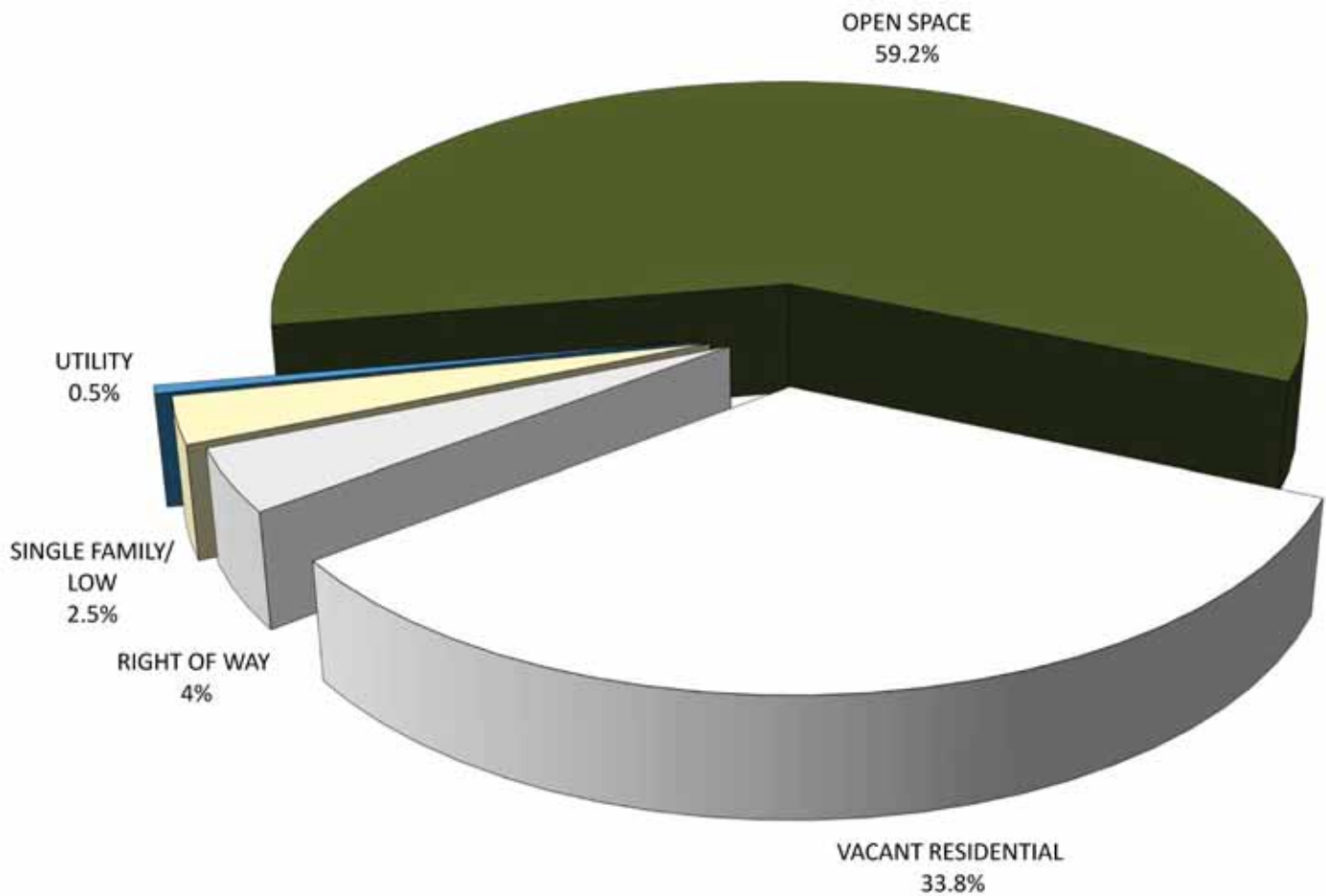
section 6



Eagles Nest - Custom Home

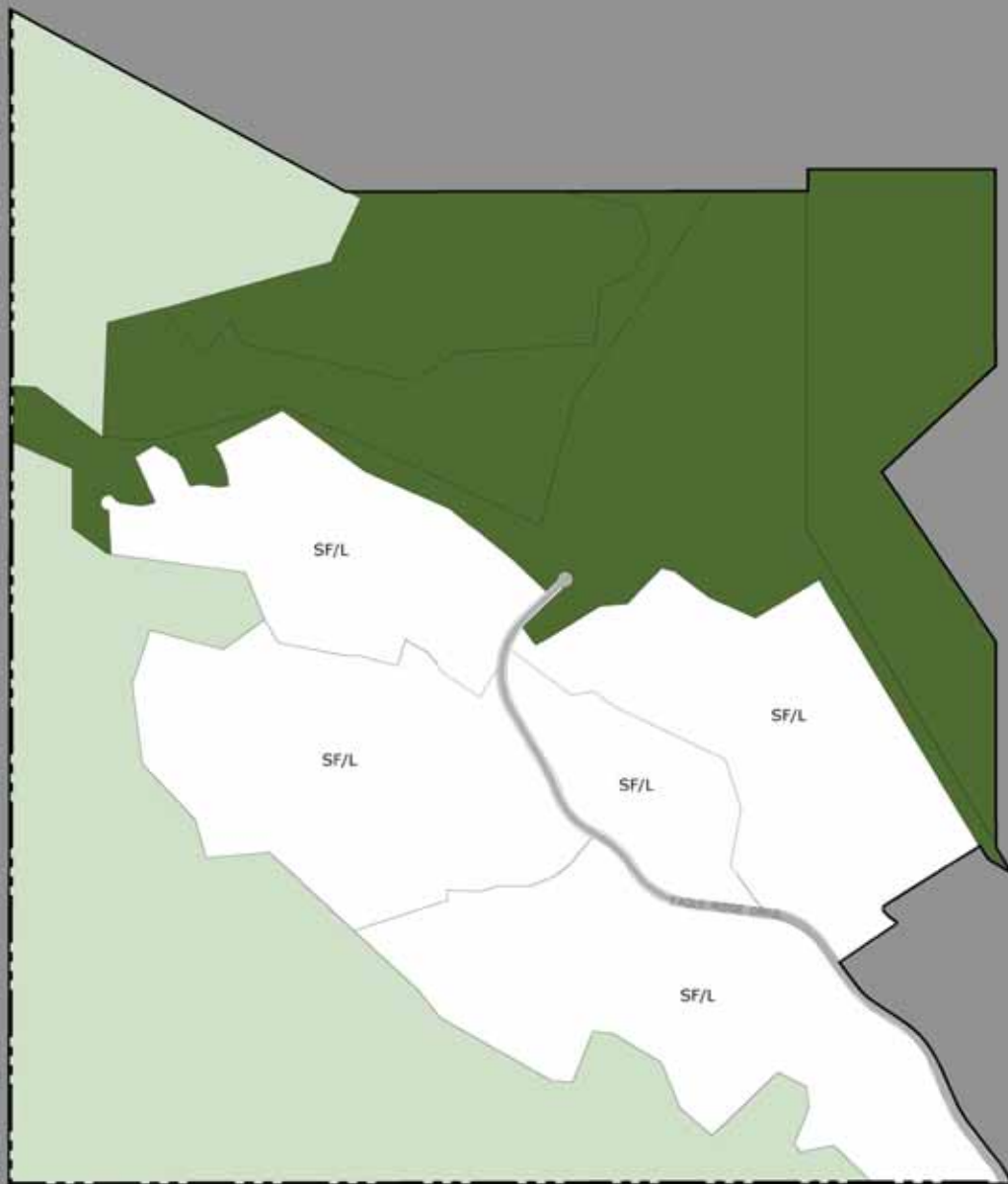


Undeveloped land shown in white



	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family – L	11	14.2	190.4		
	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	11	38.5	190.4	331.8	560.7

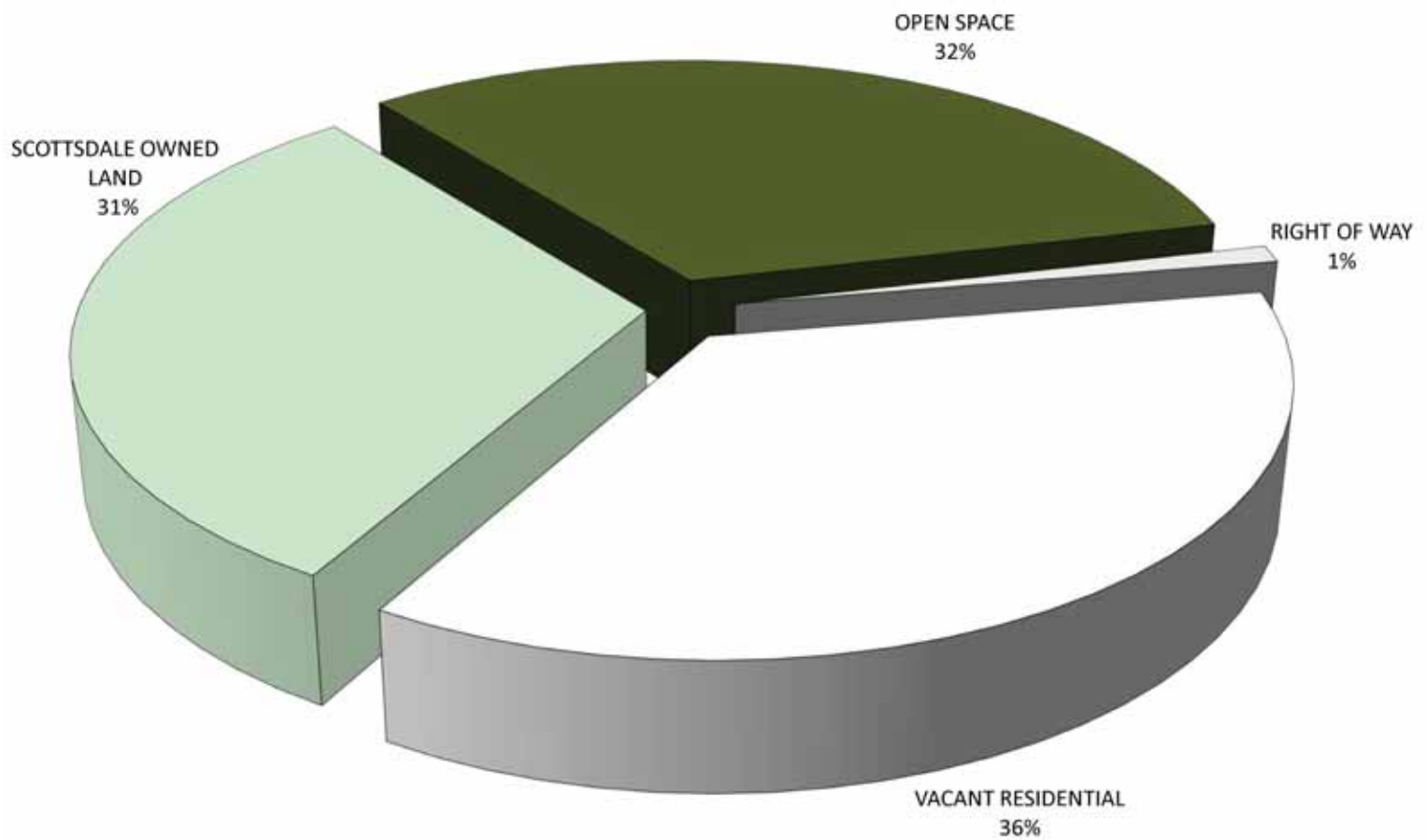
section 7



Fountain Hills McDowell Mountain Preserve Trail

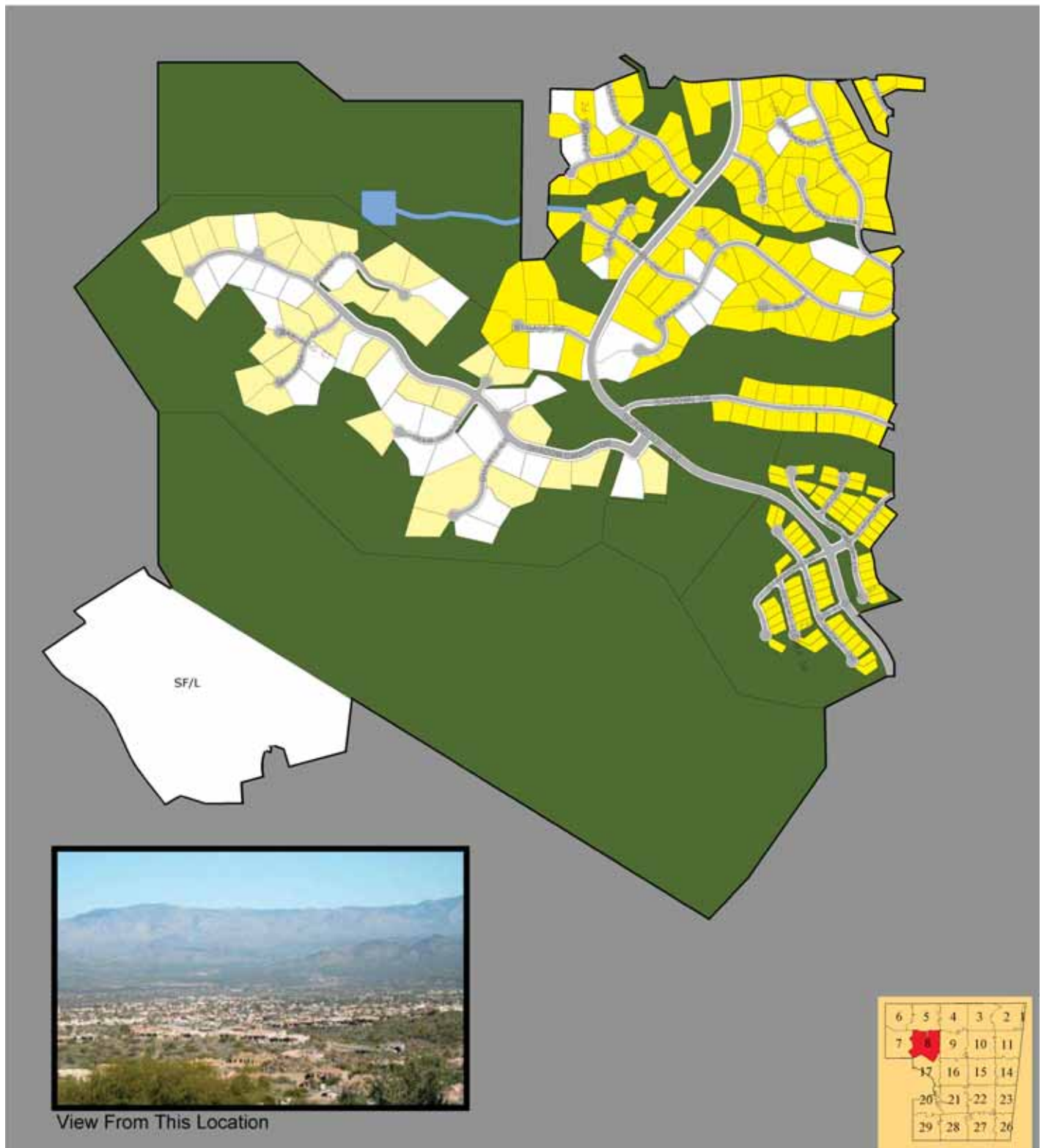


Undeveloped land shown in white

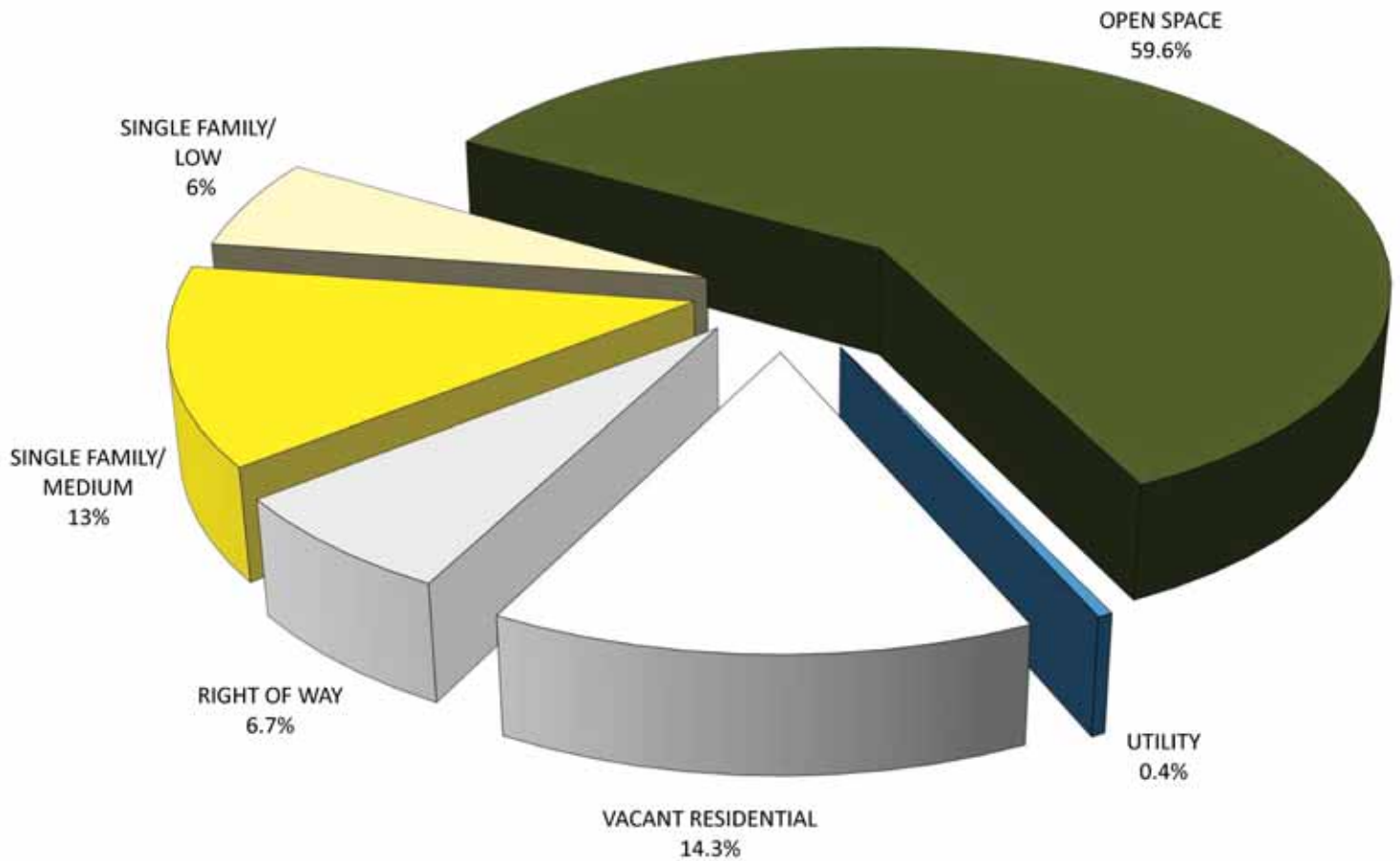


	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family – L			229.9		
	Single Family – M					
	Multi-Family – L					
	Multi-Family – M					229.9
	Multi-Family – H					
	Multi-Family/Condo – L					
	Multi-Family/Condo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

section 8



Undeveloped land shown in white

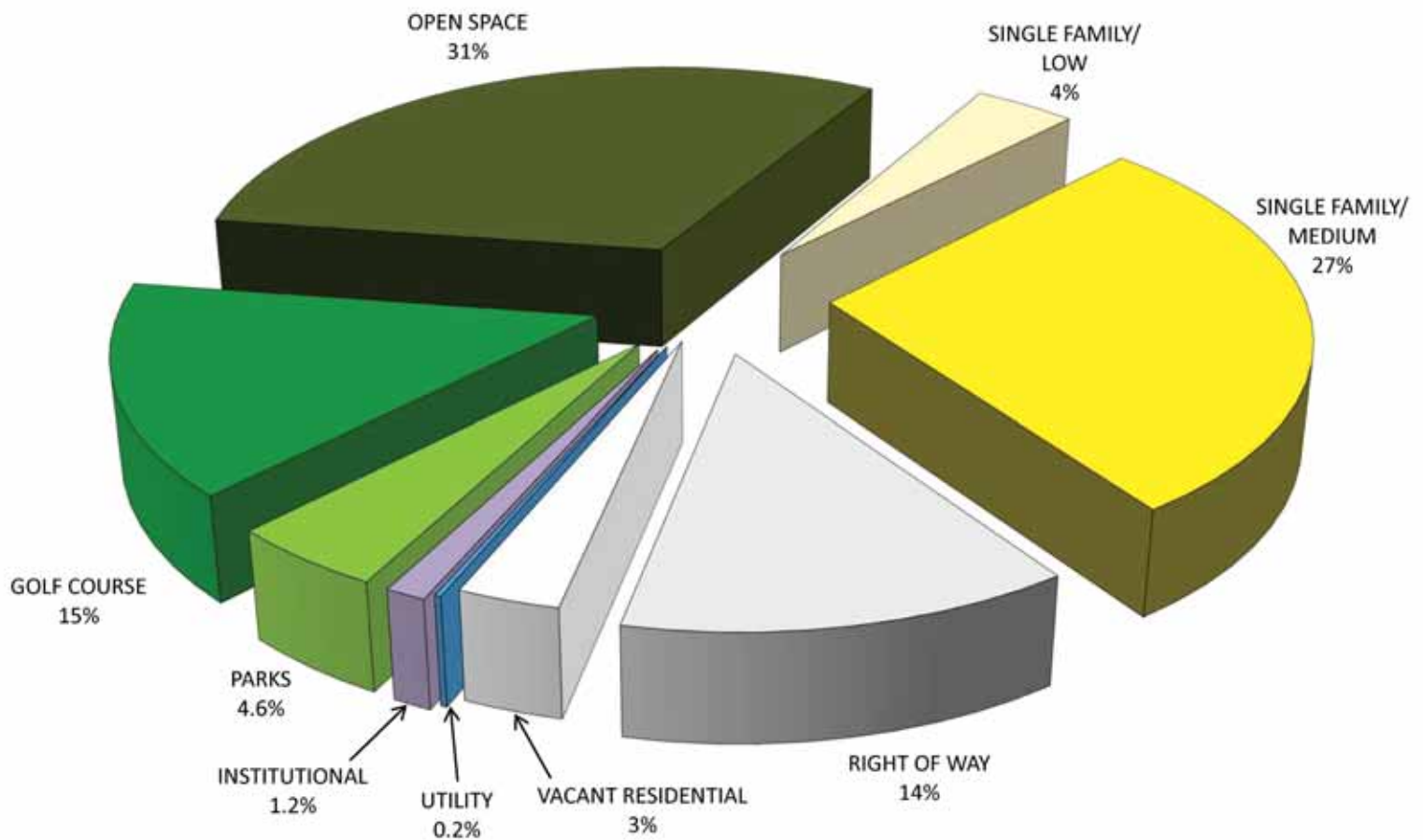


	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family – L	34	39.6	71.0		
	Single Family – M	199	80.6	20.6		
	Multi-Family – L					
	Multi-Family – M					
	Multi-Family – H					
	Multi-Family/Condo – L					
	Multi-Family/Condo – M					
	Multi-Family/Condo – H					
	Commercial/Retail					
	Mixed Use					
	Lodging					
	Institutional					
	Industrial					
	Utility		2.5			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	233	165.0	91.6	379.5	636.1

section 9

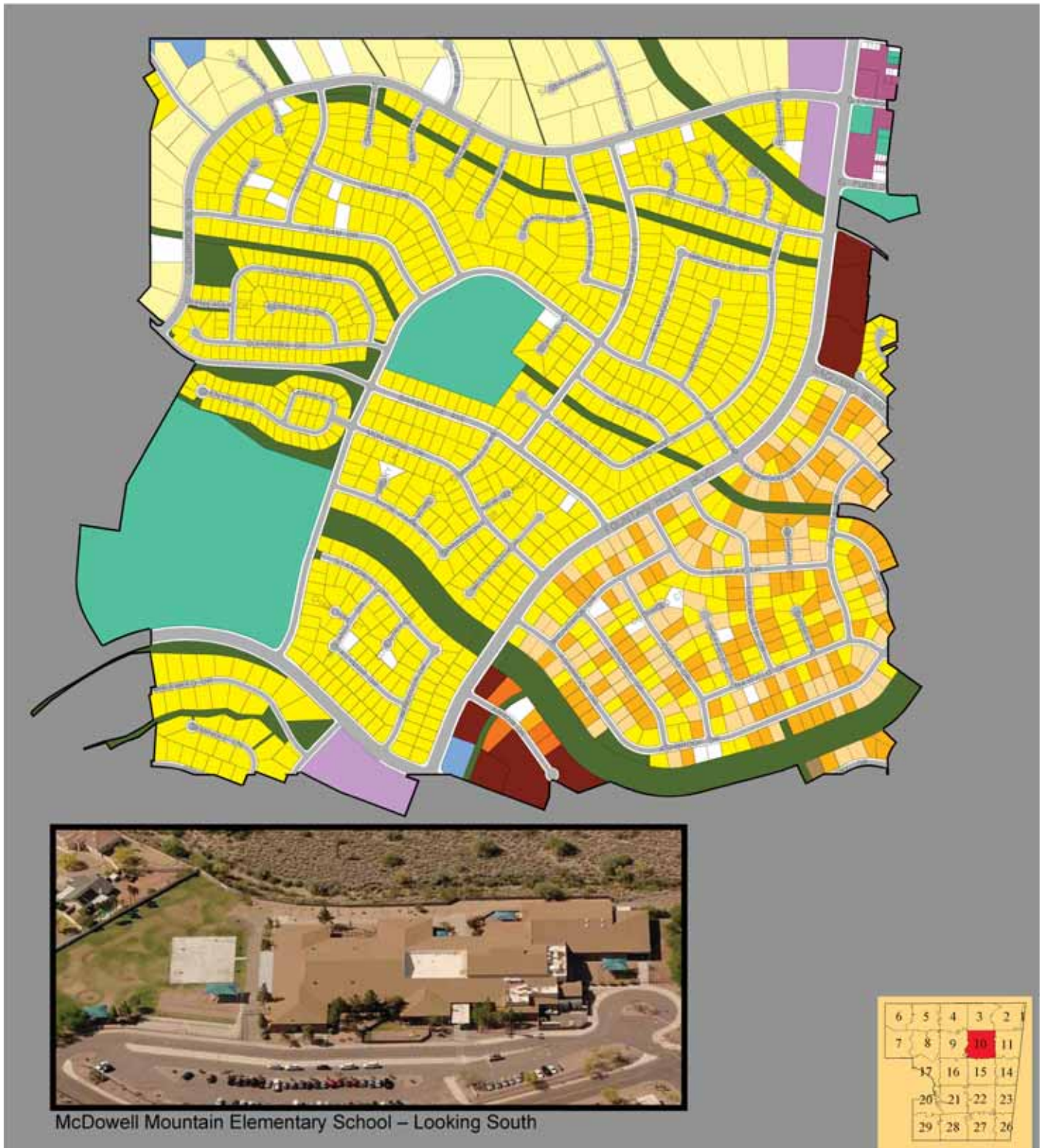


Undeveloped land shown in white

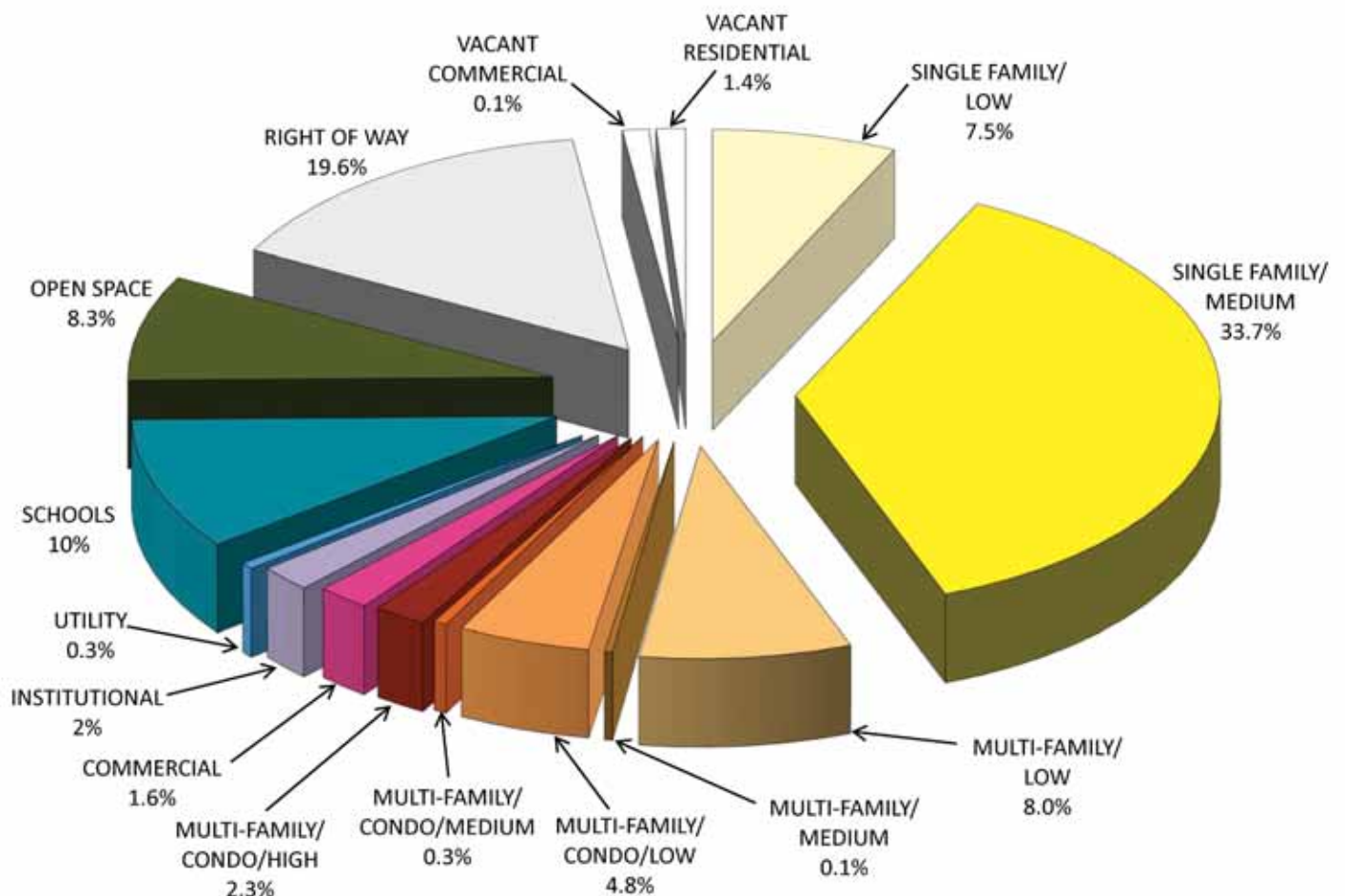


	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family – L	25	26	10.8		
	Single Family – M	636	175.3	8.8		
	Multi-Family – L					
	Multi-Family – M					
	Multi-Family – H					
	Multi-Family/Condo – L					
	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

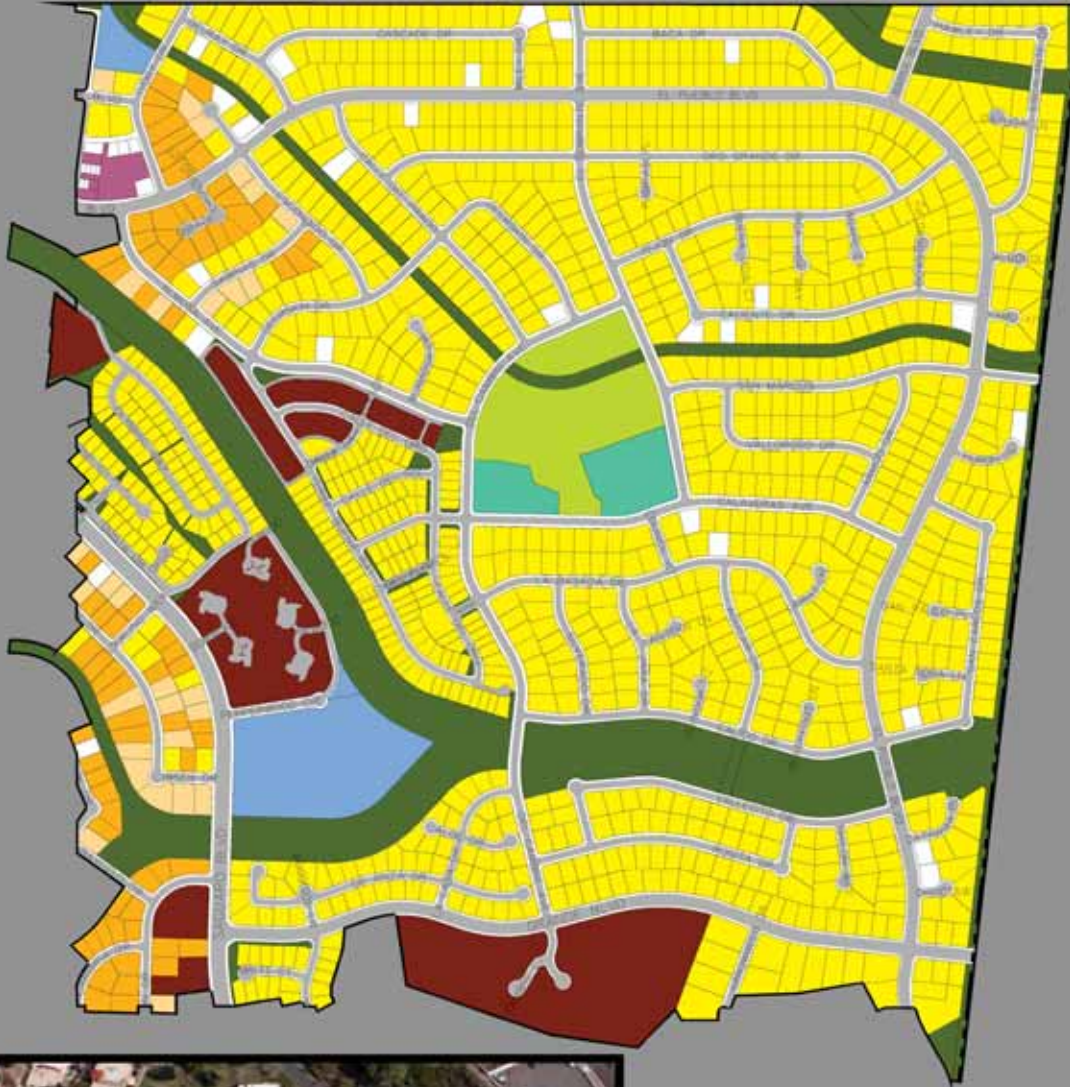


Undeveloped land shown in white



	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family – L	40	49.2	4.3		
	Single Family – M	958	221	3.1		
	Multi-Family – L	209	52.6			
	Multi-Family – M	5	0.3			
	Multi-Family – H					
	Multi-Family/Condo – L	127	31.5	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	1,588.0	592.0	10.1	54.7	656.8

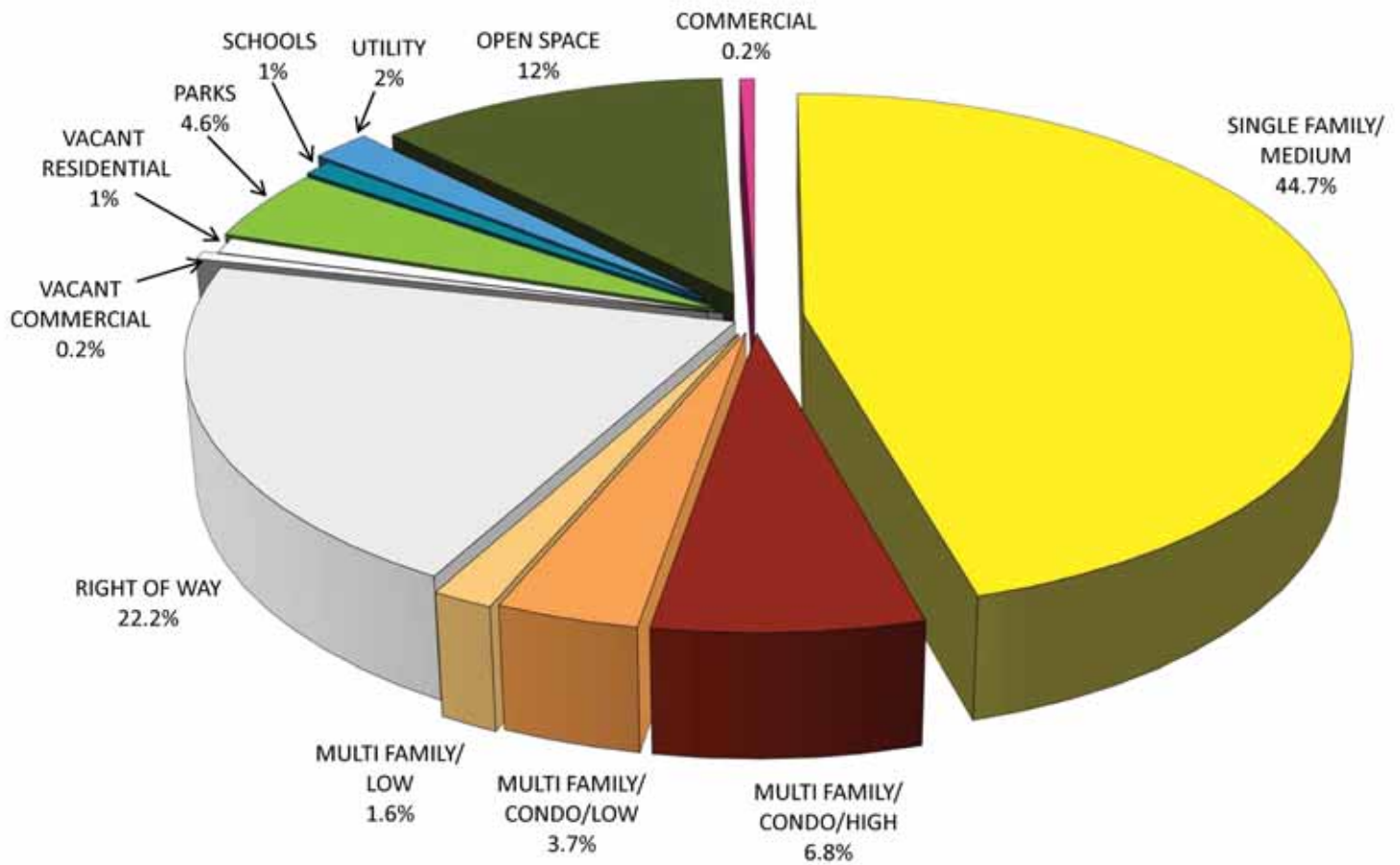
section 11



Saguaro Woods Condominiums Next To Balboa Wash

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					
	Single Family – M	1078	270.6	5.4		
	Multi-Family – L	54	9.2			
	Multi-Family – M					350.2
	Multi-Family – H					
	Multi-Family/Condo – L	158	22.8	1.7		
	Multi-Family/Condo – M					
	Multi-Family/Condo – H	326	40.5			
	Commercial/Retail		1.3	1		2.3
	Mixed Use					
	Lodging					
	Institutional					
	Industrial					
	Utility		13.3			13.3
	Government/Town Owned					
	Schools		6.1			6.1
	Parks		27.7			27.7
	Golf Course					
	Open Space				70.7	70.7
	Scottsdale Owned Land					
	Right of Way/Streets		134.5			134.5
	Total	1,616.0	526	8.1	70.7	604.8

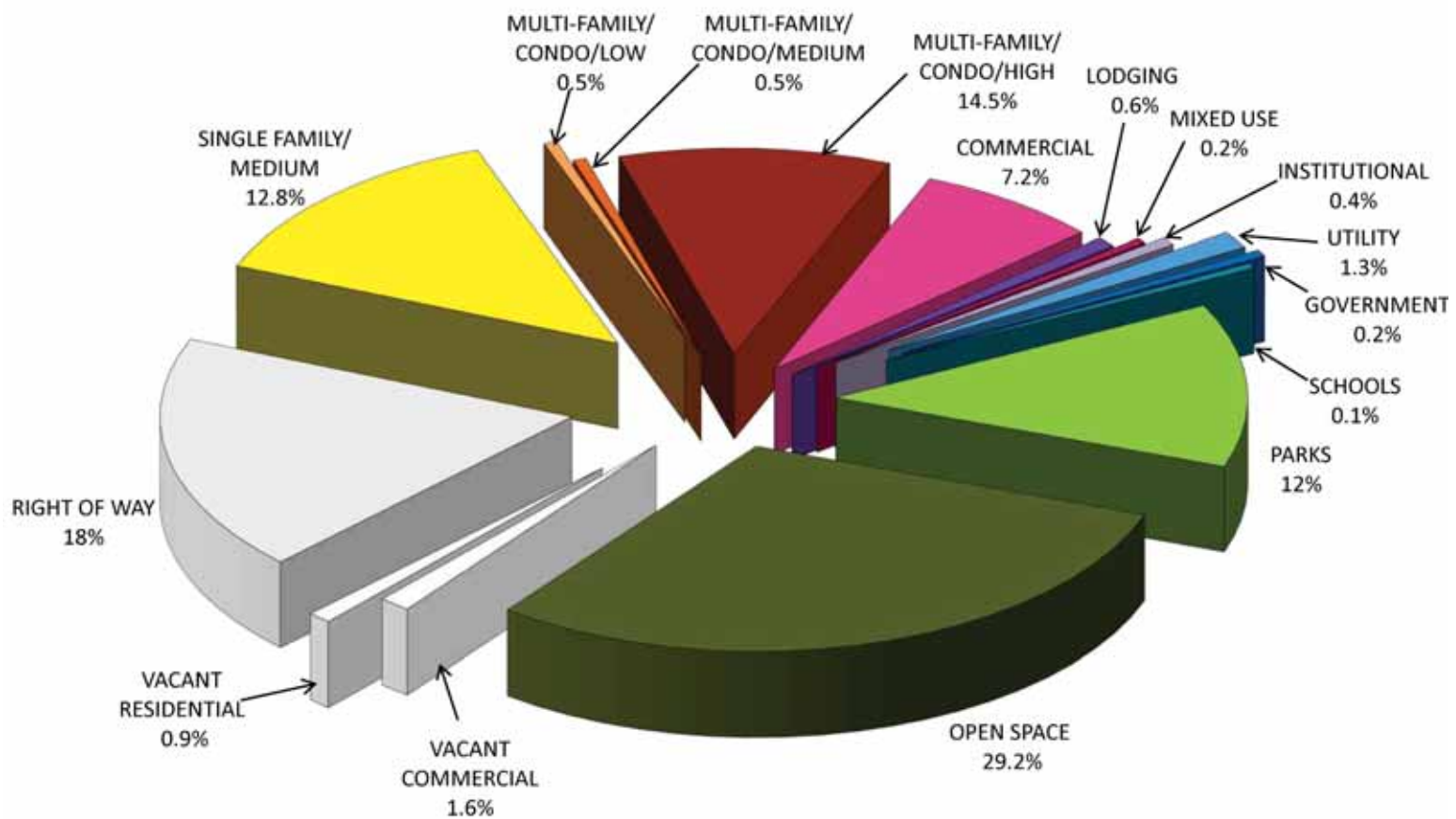
section 14



Fountain Park – Looking Southeast

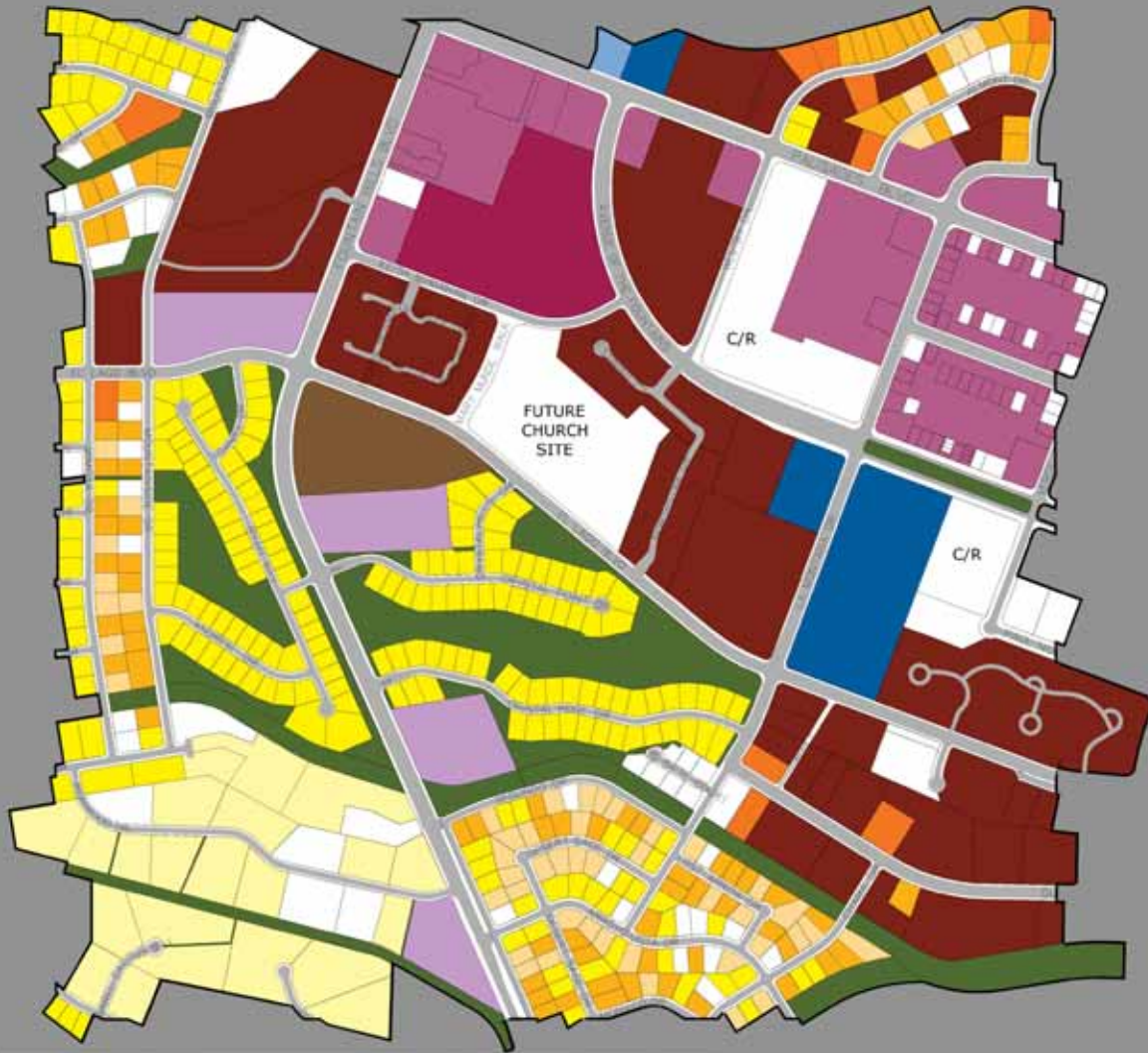
6	5	4	3	2
7	8	9	10	11
12	13	14	15	16
17	18	19	20	21
22	23	24	25	26

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					151.3
	Multi-Family/Condo – L	20	2.4	1.3		
	Multi-Family/Condo – M	33	2.5			
	Multi-Family/Condo – H	450	75.2			
	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	954	355.2	13.0	152	520.2

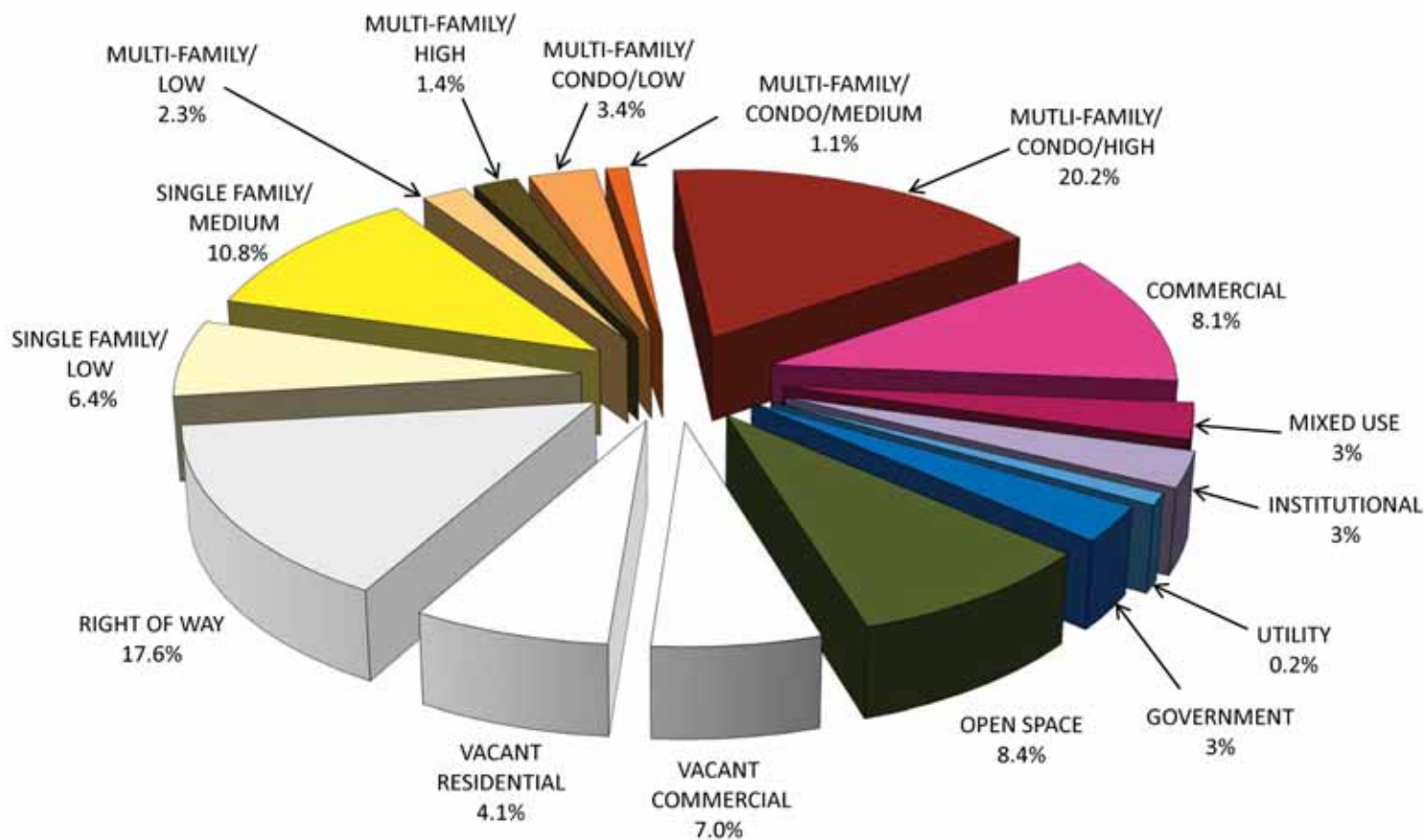
section 15



Fountain Hills Plaza - (Anchored By Bashas) - 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	22	40.5	8.6		
	Single Family – M	226	68.5	2.6		
	Multi-Family – L	123	14.2			
	Multi-Family – M					
	Multi-Family – H	150	9.1			
	Multi-Family/Condo – L	169	21.3	14.9		
	Multi-Family/Condo – M	77	7.2			
	Multi-Family/Condo – H	1,197.0	129.6			
	Commercial/Retail		50.7	43.9		94.6
	Mixed Use	248	16			16
	Lodging					
	Institutional		19.9			19.9
	Industrial					
	Utility		0.9			0.9
	Government/Town Owned		18			18
	Schools					
	Parks					
	Golf Course					
	Open Space				53	53
	Scottsdale Owned Land					
	Right of Way/Streets		110.9			110.9
	Total	2,212.0	506.8	70.0	53	629.8

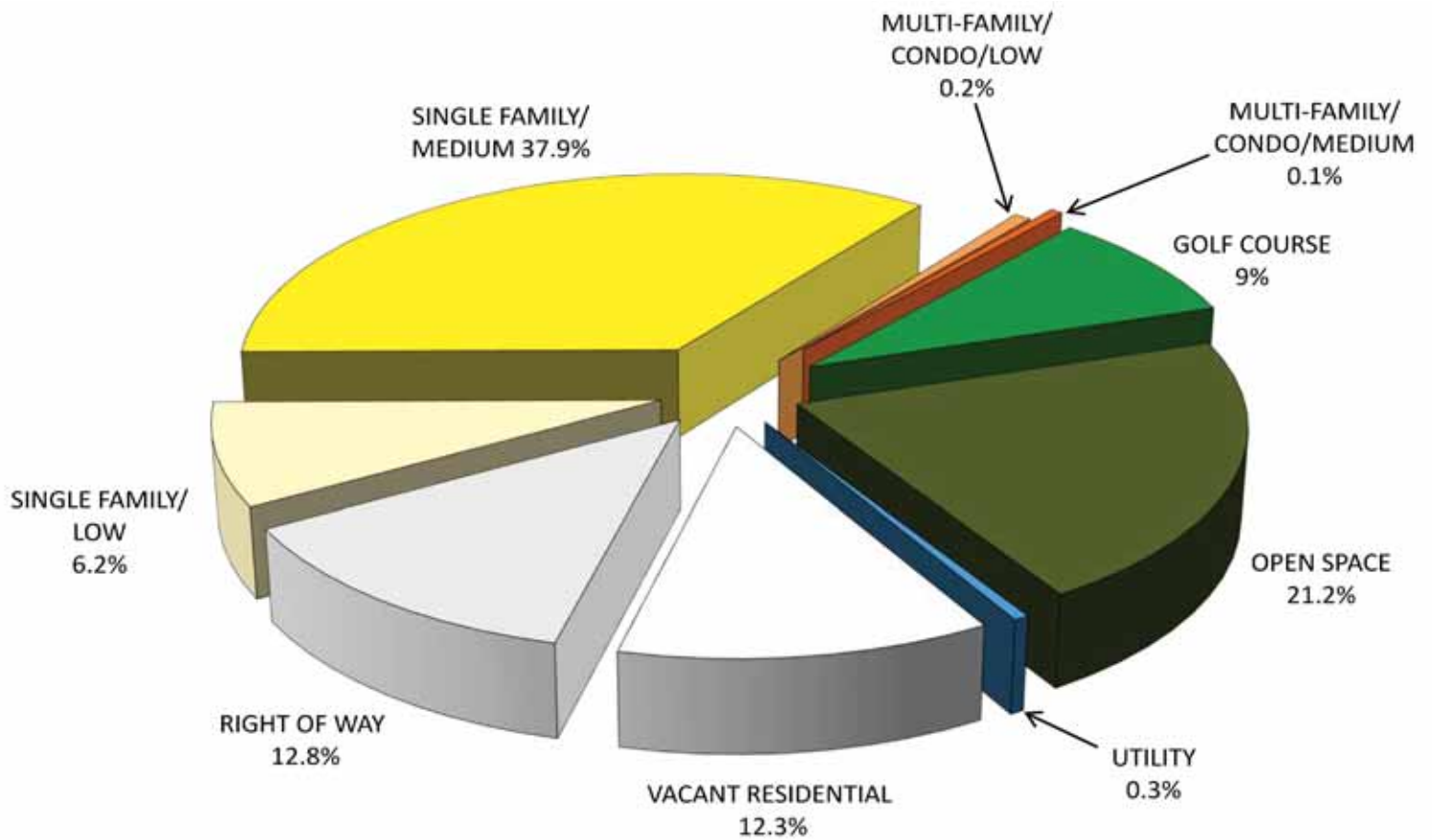
section 16



View Of The Fountain – Looking Northeast



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	718	245	50.8		
	Multi-Family – L					
	Multi-Family – M					
	Multi-Family – H					
	Multi-Family/Condo – L	10	0.9	1.4		
	Multi-Family/Condo – M	6	0.6			
	Multi-Family/Condo – H					
	Commercial/Retail					
	Mixed Use					
	Lodging					
	Institutional					
	Industrial					
	Utility		1.8			1.8
	Government/Town Owned					
	Schools					
	Parks					
	Golf Course		57.9			57.9
	Open Space				139.2	139.2
	Scottsdale Owned Land					
	Right of Way/Streets		83.2			83.2
	Total	783	429.7	79.3	139.2	648.2

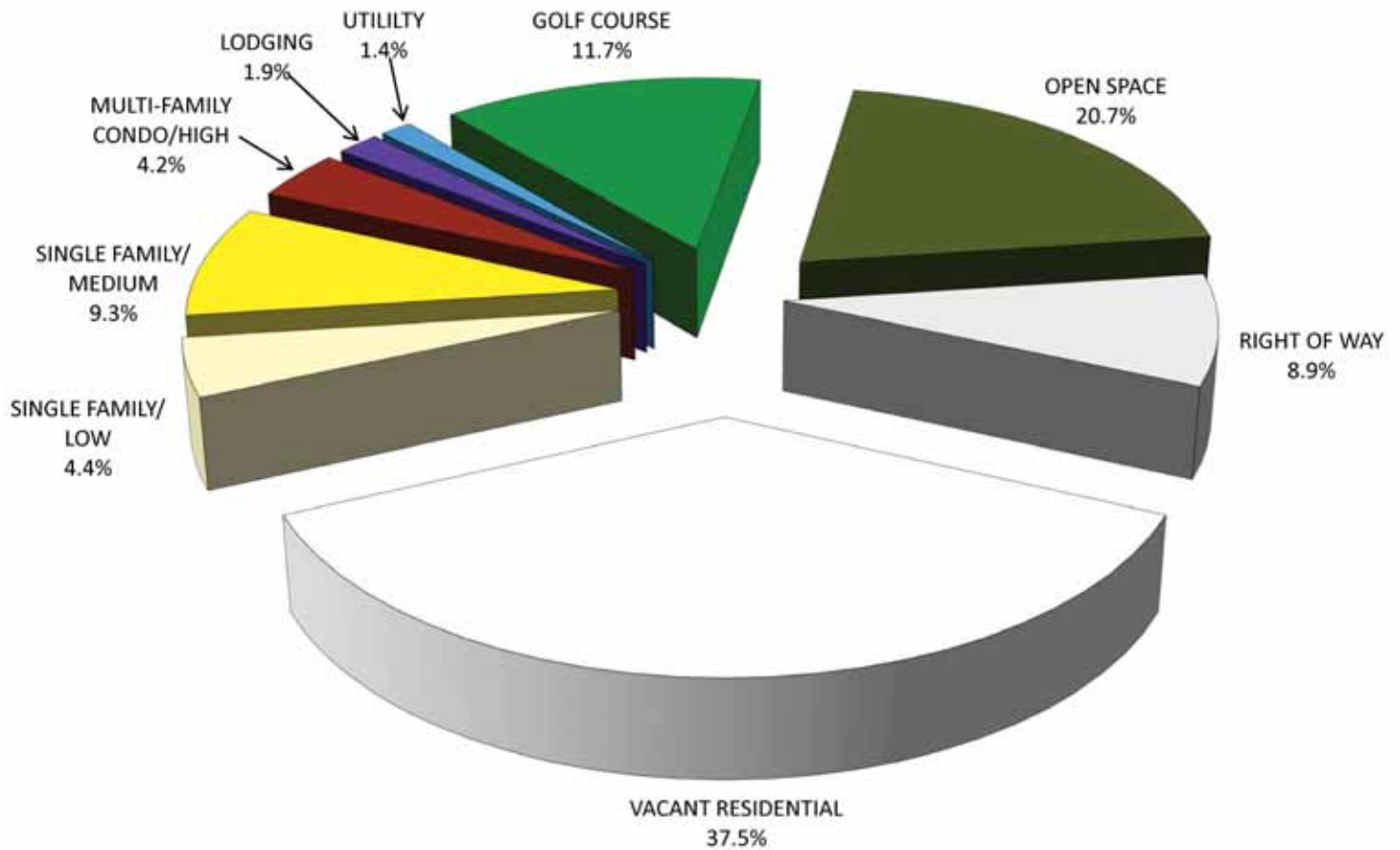
section 17



View Of Red Rock – Looking Southeast

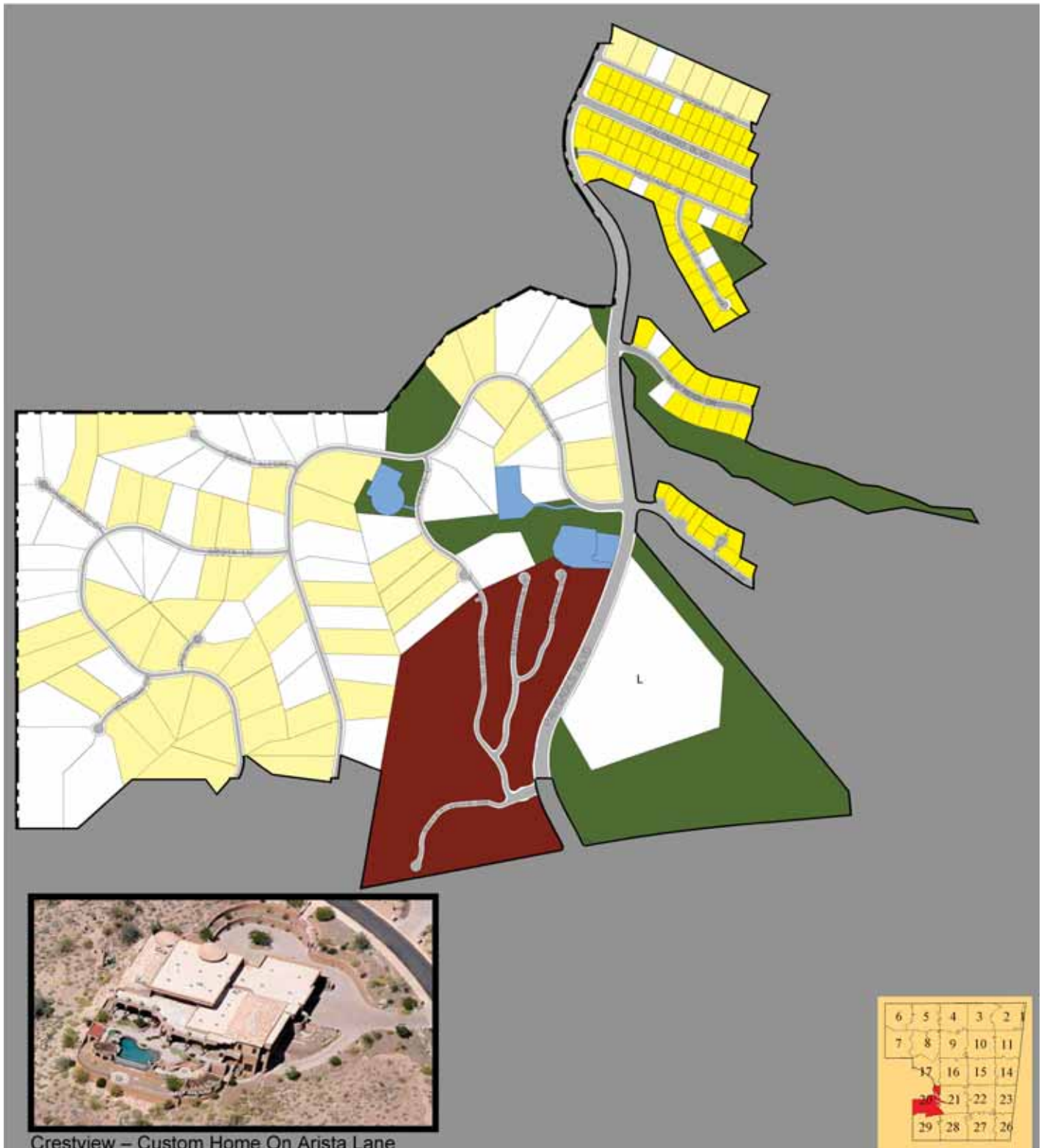
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7	8	9	10	11	
			16	15	14
20	21	22	23		
29	28	27	26		

Undeveloped land shown in white



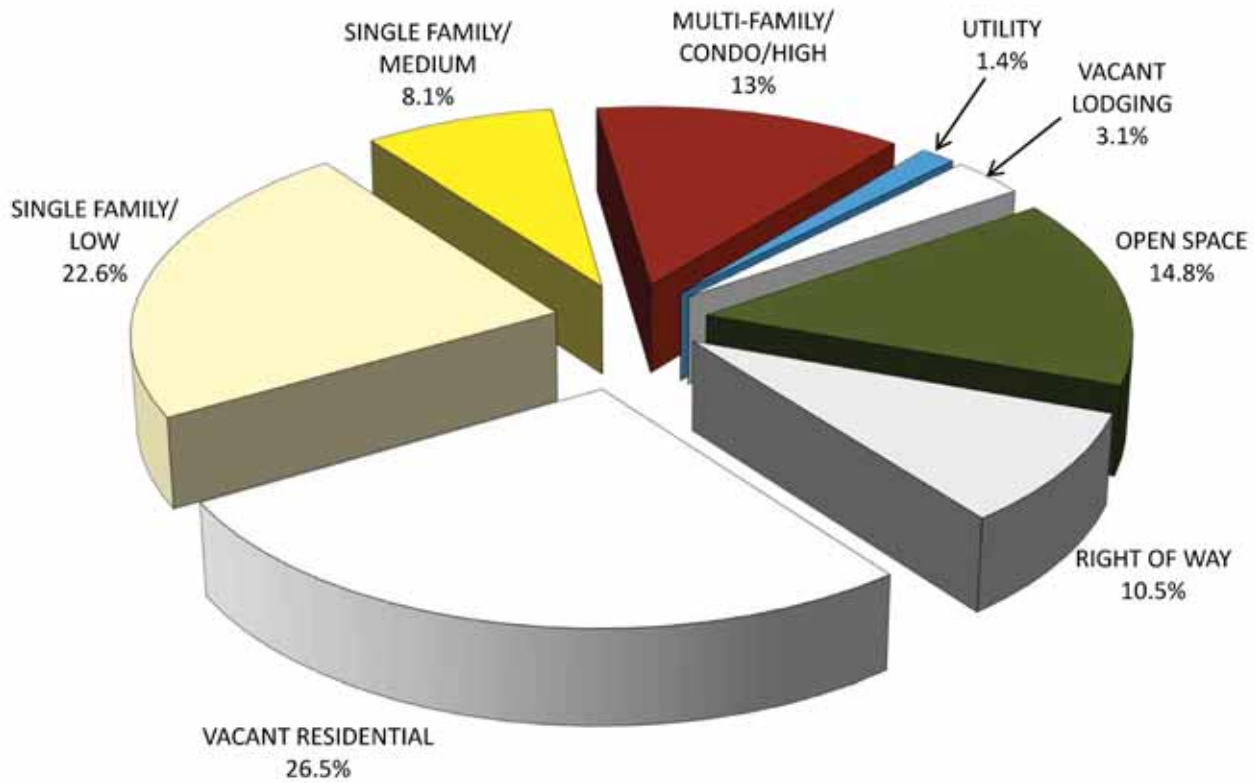
	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family – L	22	18.1	149.2		
	Single Family – M	74	38.6	6.1		
	Multi-Family – L					
	Multi-Family – M					
	Multi-Family – H					
	Multi-Family/Condo – L					
	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



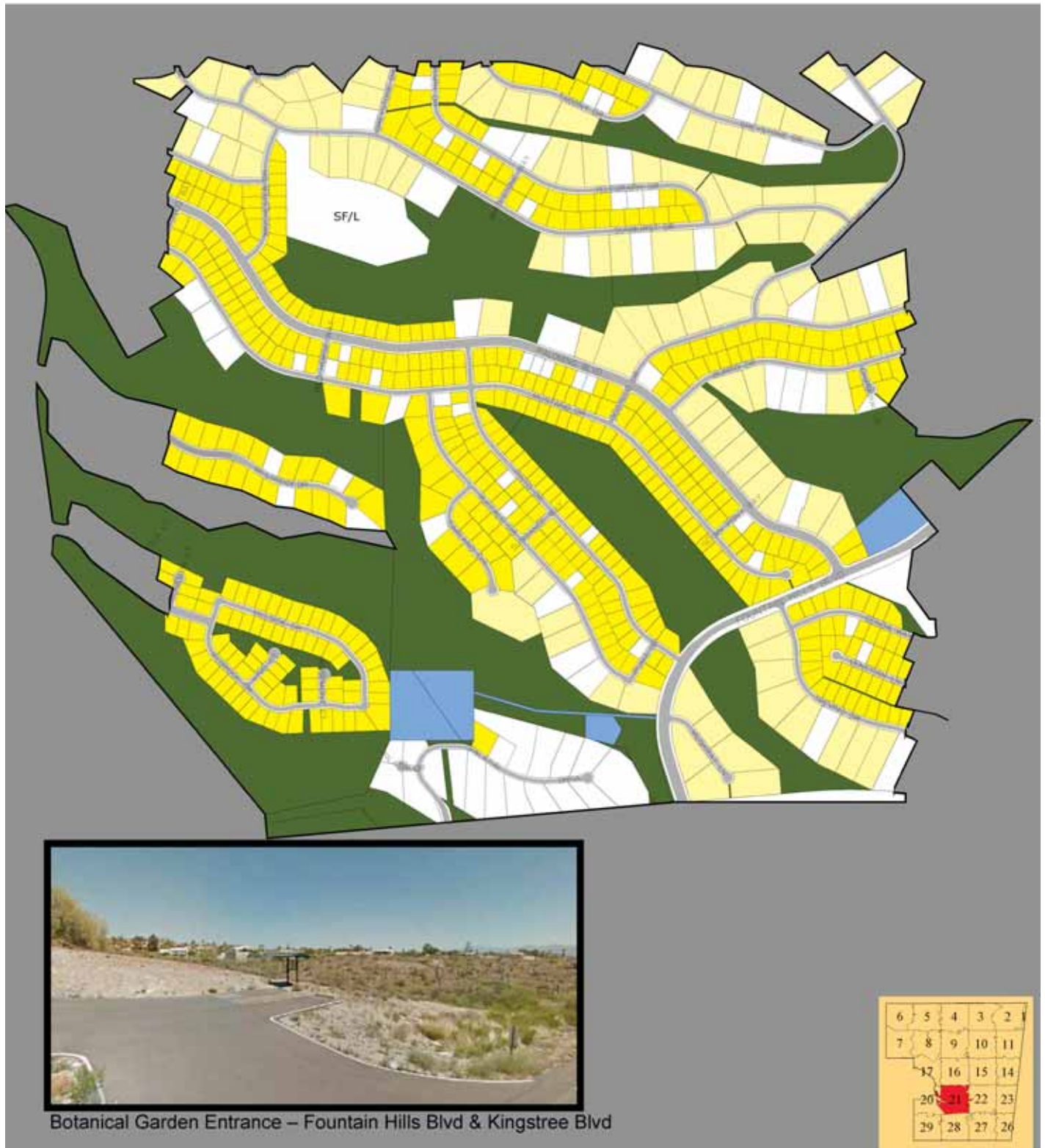
Crestview – Custom Home On Arista Lane

Undeveloped land shown in white

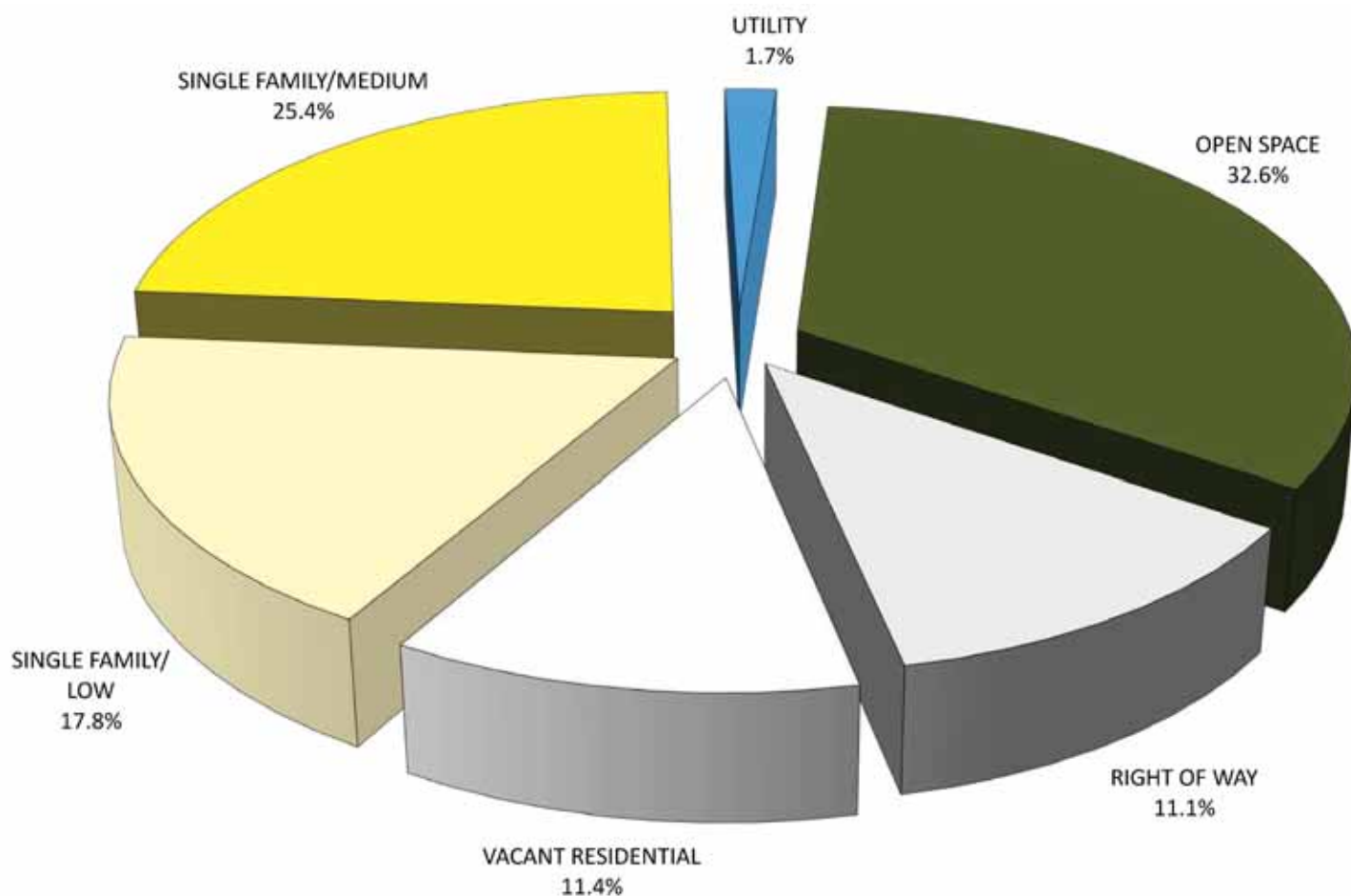


	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family – L	52	101.1	109.0		
	Single Family – M	101	35	2.2		
	Multi-Family – L					
	Multi-Family – M					
	Multi-Family – H					
	Multi-Family/Condo – L					
	Multi-Family/Condo – M					
	Multi-Family/Condo – H	68	56.6			303.9
	Commercial/Retail					
	Mixed Use					
	Lodging			13.2		13.2
	Institutional					
	Industrial					
	Utility		6.2			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

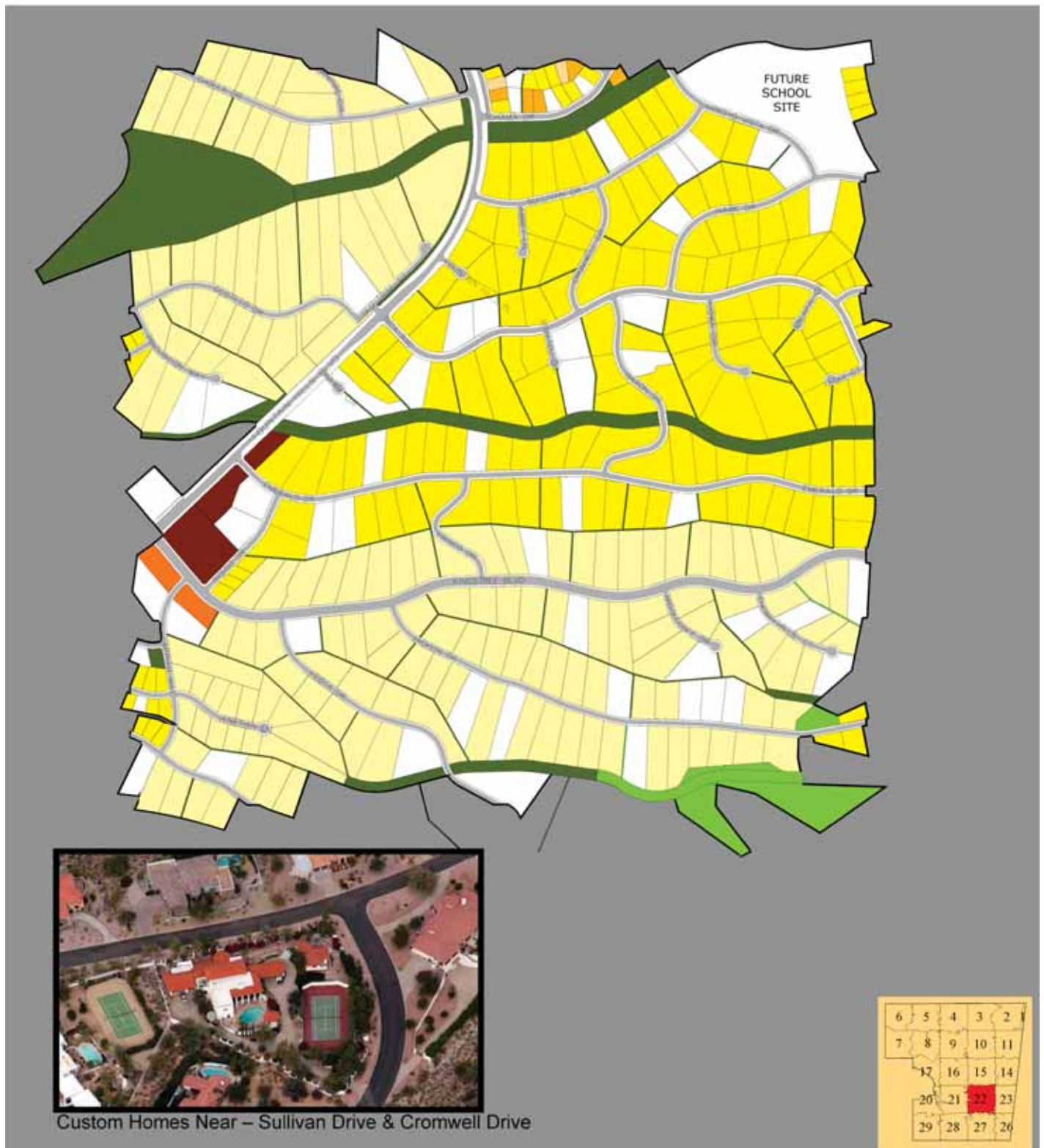


Undeveloped land shown in white

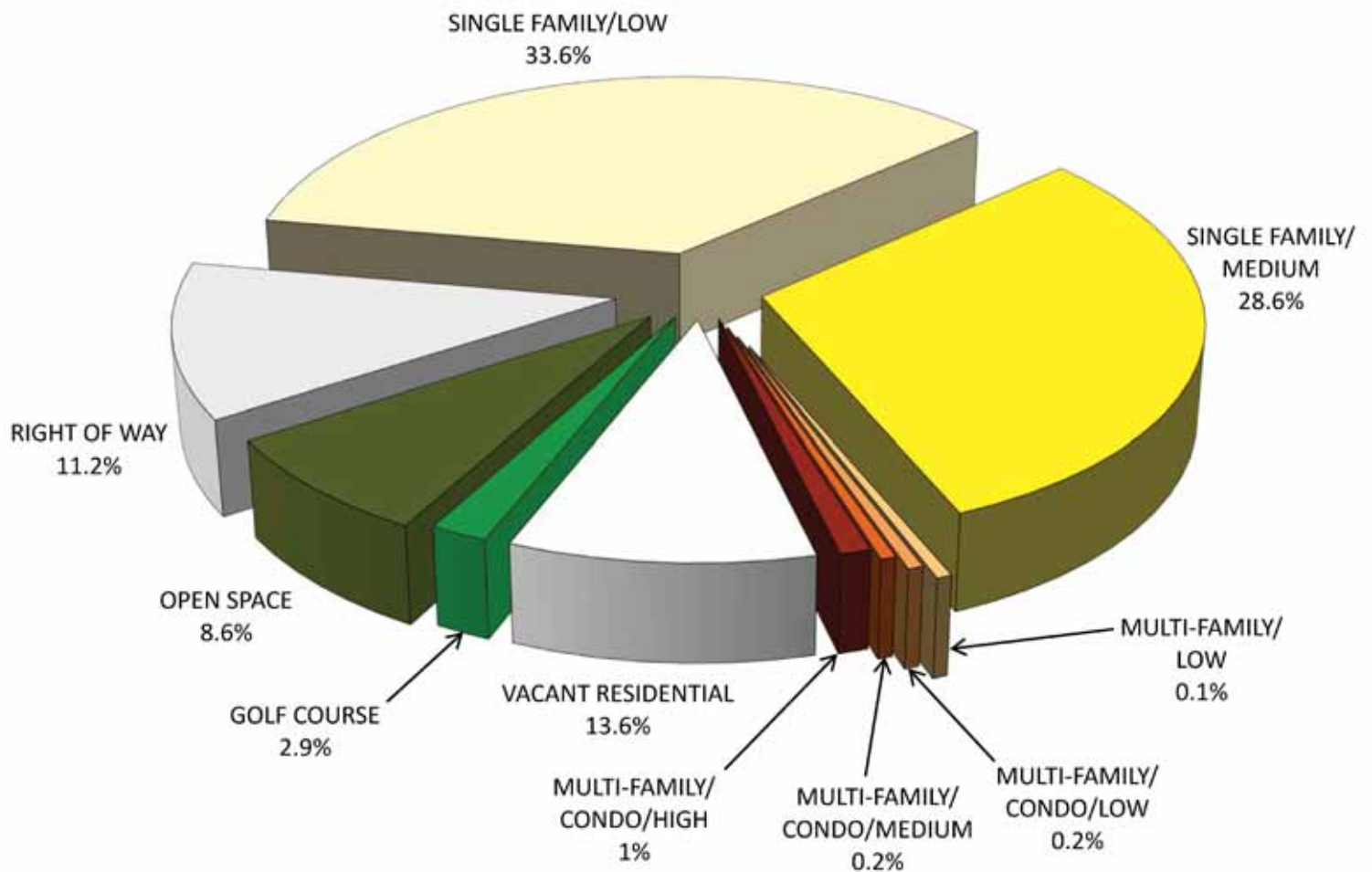


	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family – L	100	118.1	40		
	Single Family – M	540	169	35.2		
	Multi-Family – L					
	Multi-Family – M					
	Multi-Family – H					
	Multi-Family/Condo – L					
	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	640	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	163	214.7	38		
	Single Family – M	164	182.4	47.6		
	Multi-Family – L	4	0.6			
	Multi-Family – M					
	Multi-Family – H					
	Multi-Family/Condo – L	10	1.5	1.3		
	Multi-Family/Condo – M	12	2.1			
	Multi-Family/Condo – H	75	6.1			
	Commercial/Retail					
	Mixed Use					
	Lodging					
	Institutional					
	Industrial					
	Utility					
	Government/Town Owned					
	Schools					
	Parks					
	Golf Course		18.5			18.5
	Open Space				54.8	54.8
	Scottsdale Owned Land					
	Right of Way/Streets		71.5			71.5
	Total	428	497.4	86.9	54.8	639.1

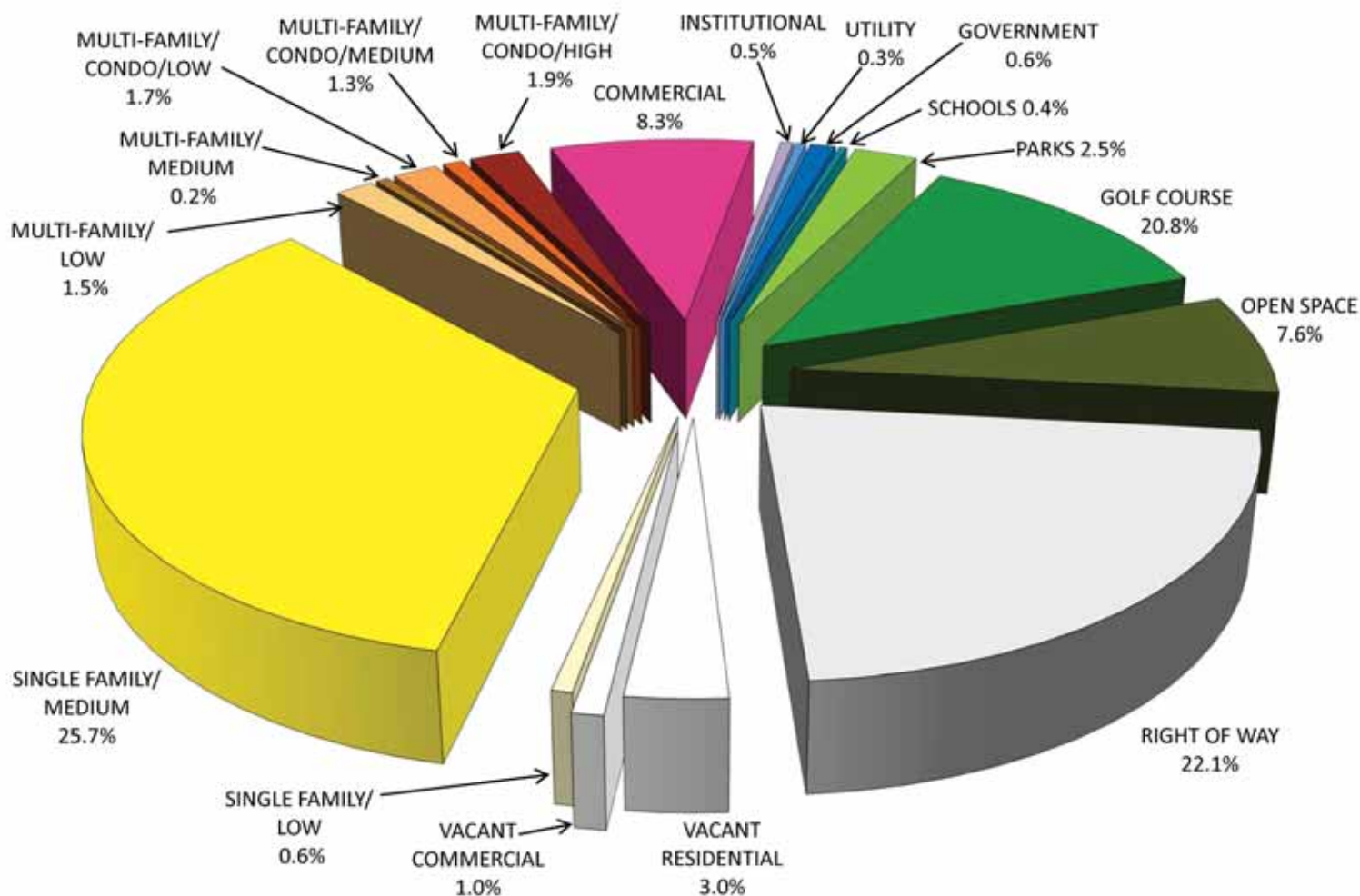
section 23



Plat 202 Commercial District

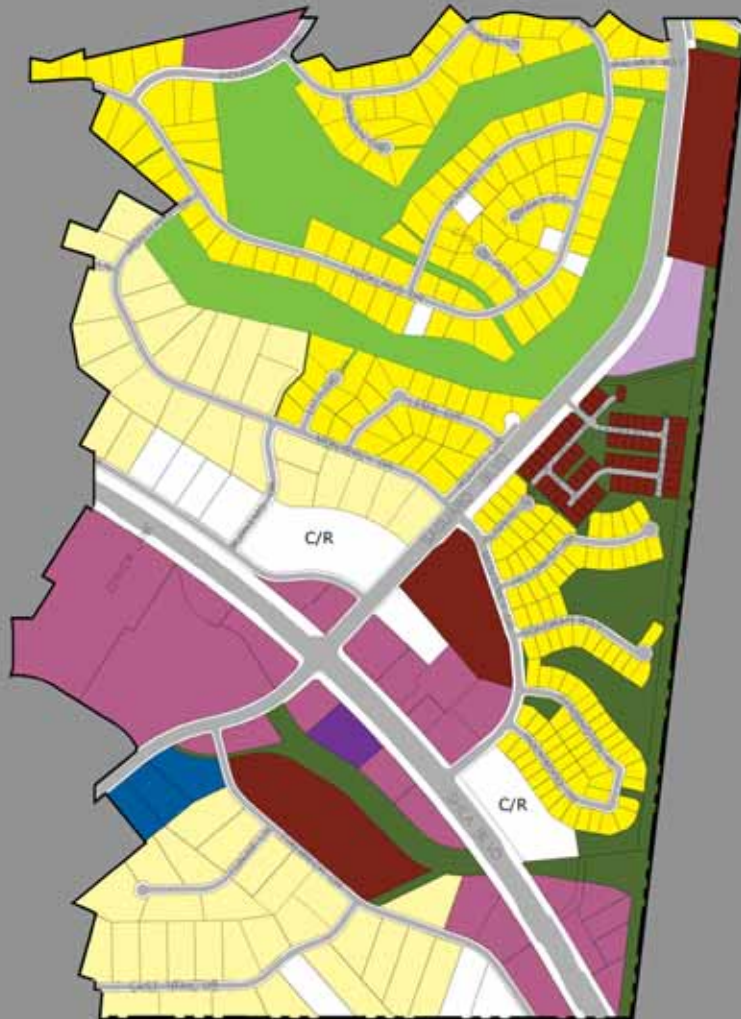
6	5	4	3	2
7	8	9	10	11
12	16	15	14	
20	21	22	23	
29	28	27	26	

Undeveloped land shown in white



	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family – L	2	2.6	2.5		
	Single Family – M	430	120.8	10.5		
	Multi-Family – L	50	6.3			
	Multi-Family – M	25	0.9			
	Multi-Family – H			1.3		168.2
	Multi-Family/Condo – L	63	8.8			
	Multi-Family/Condo – M	55	5.5			
	Multi-Family/Condo – H	91	9			
	Commercial/Retail		38.8	4.8		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	413.5	19.1	35.4	468.0

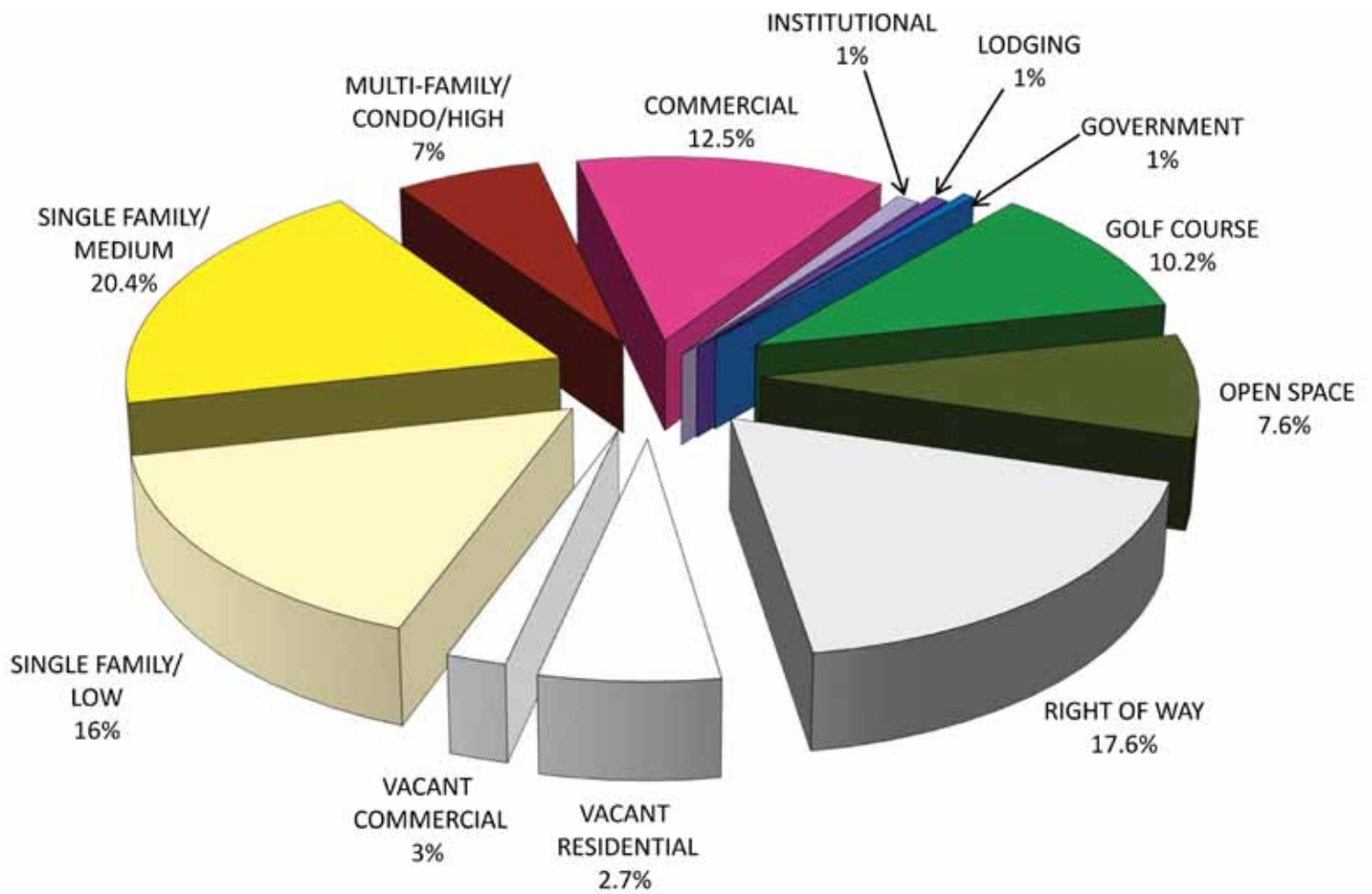
section 26



Shea Blvd - Crossroads Convenient Center (Left) & Firebrick Plaza (Right) – Looking South

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

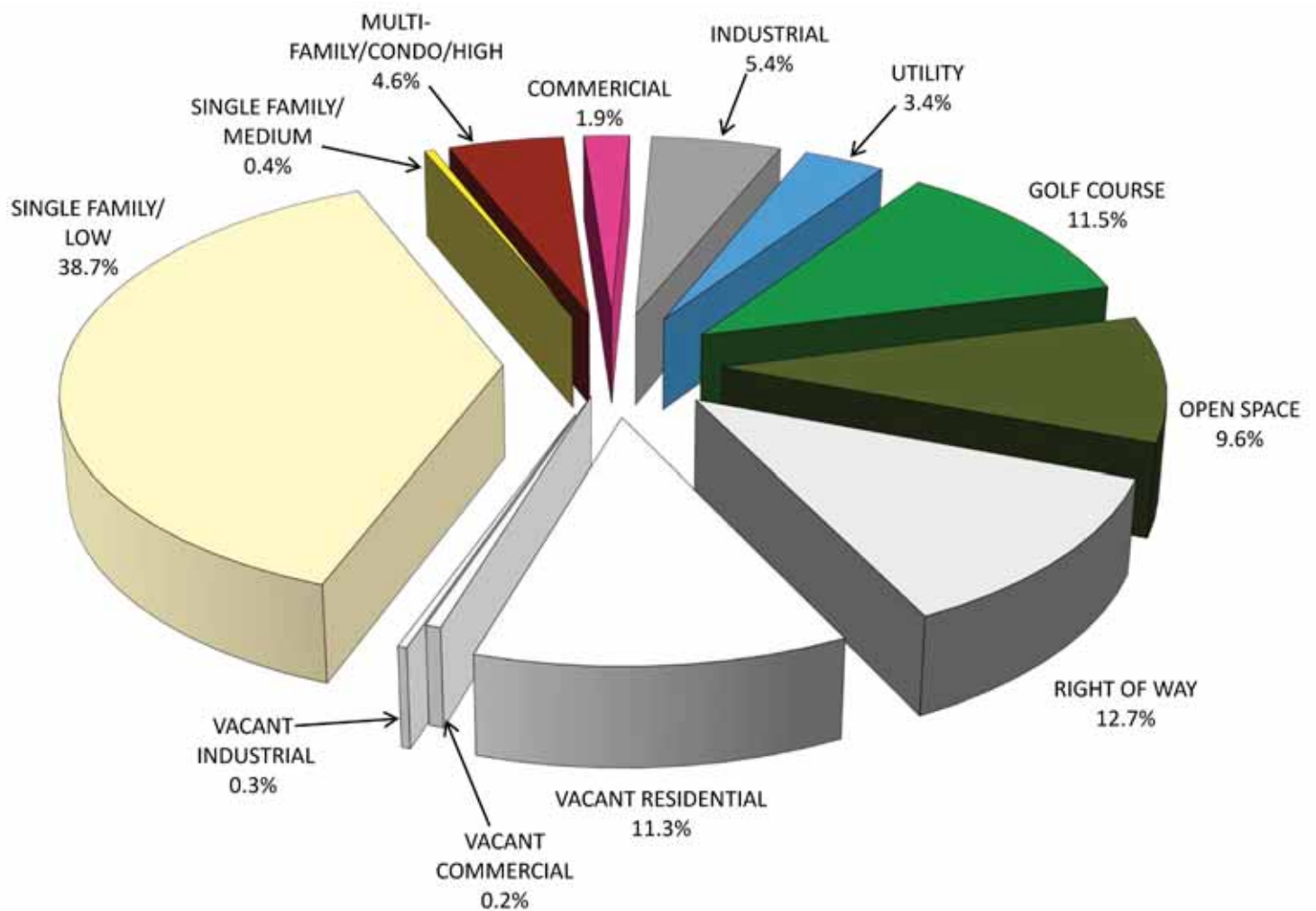


	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family – L	53	61.5	8.4		
	Single Family – M	251	77.9	1.4		
	Multi-Family – L					
	Multi-Family – M					
	Multi-Family – H					
	Multi-Family/Condo – L					
	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	329.4	21.2	29	379.6

section 27



Undeveloped land shown in white



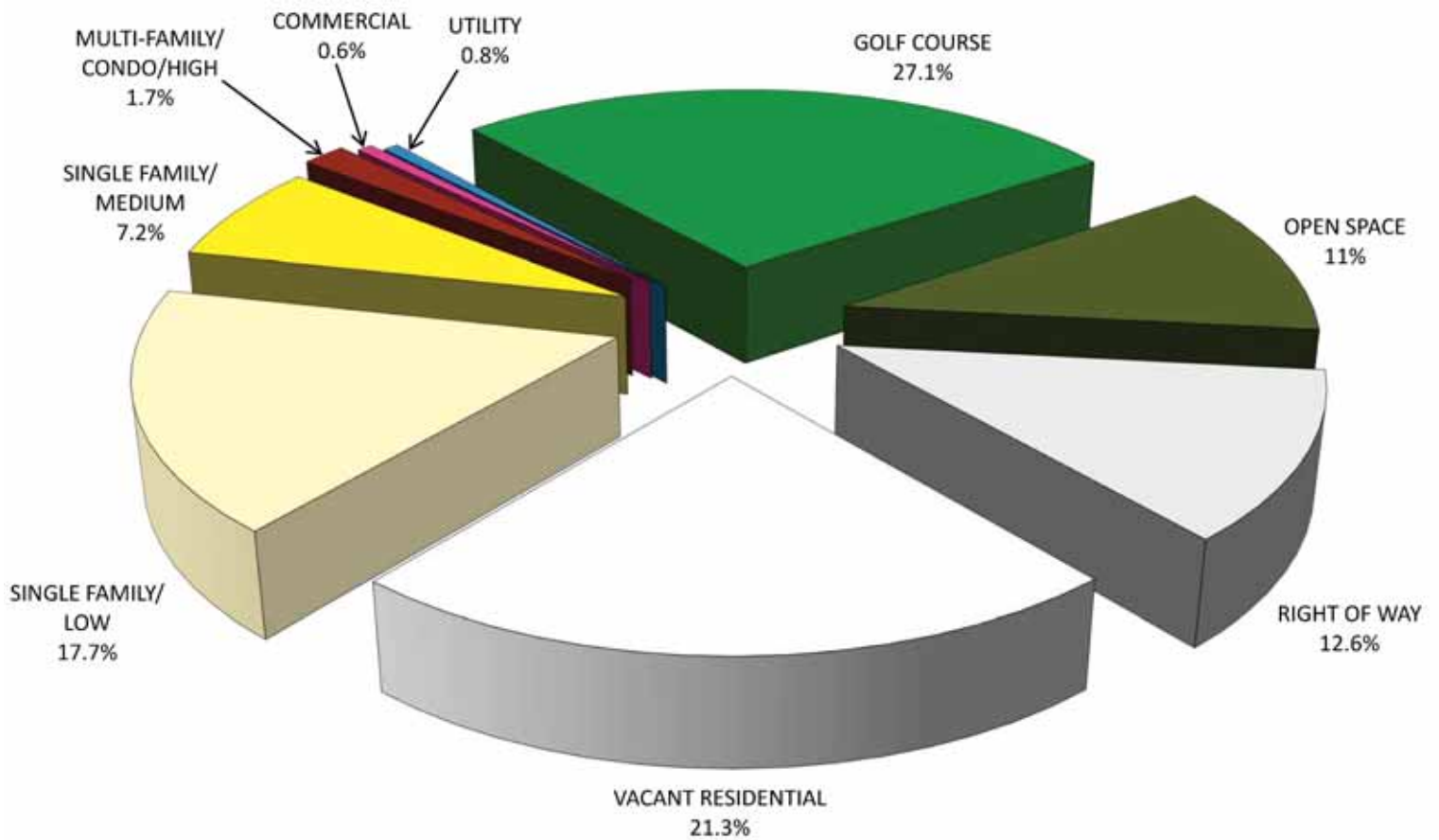
	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family – L	185	244.4	72.8		
	Single Family – M	4	2.3			
	Multi-Family – L					
	Multi-Family – M					
	Multi-Family – H					
	Multi-Family/Condo – L					
	Multi-Family/Condo – 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	330	495.2	76.1	60.9	632.2

section 28



Firerock Country Club Clubhouse

Undeveloped land shown in white



	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family – L	112	111.6	89.1		
	Single Family – M	68	45.8	35		
	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	206	423.1	138.0	68.8	629.9

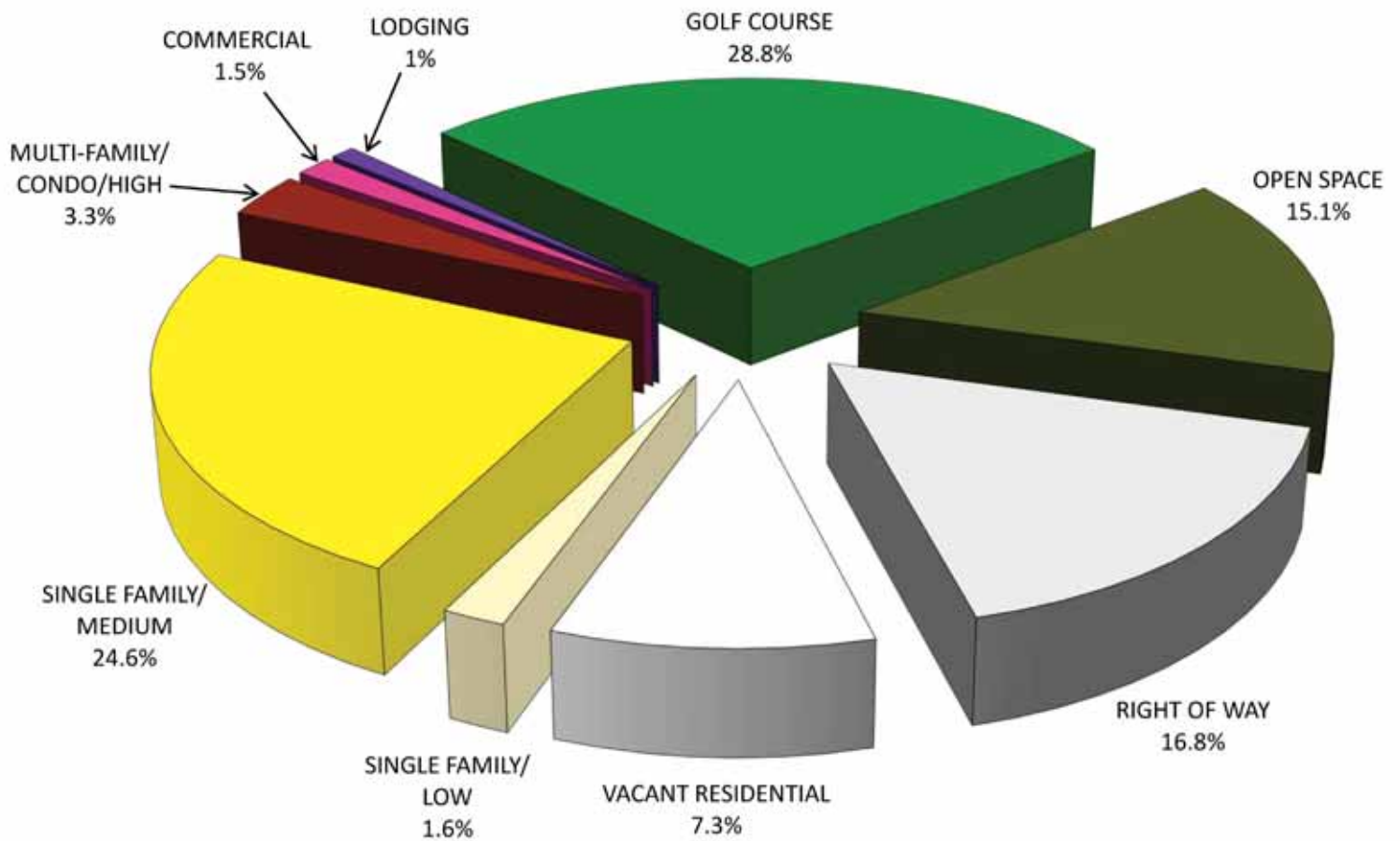
section 29



Eagle Mountain Golf Club – Hole #10

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	5	9.9	10.4		
	Single Family – M	471	147.9	34.3		
	Multi-Family – L					
	Multi-Family – M					222.3
	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	550	467.3	44.7	91.2	603.2

Layout and Design Credits

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

Marilyn Grudier

Bryan Hughes

Quinell Hui

Robert Rodgers

Craig Rudolphy

Ken Valverde



Fountain Hills, AZ 1971 Aerial Photo