

# Safeway

## postpones SCW store

By RICHARD MOORE  
Staff Writer

A Safeway official said Tuesday the firm may not open a store in Sun City West until sometime next year.

Tom Castleberry, Safeway property manager, told Property Owners and Residents Association board directors:

"There are simply not enough people in Sun City West for us to run a full scale operation at a profit."

"**THE AGREEMENT** we made (with Webb) to open in Sun City West was that there had to be 5,000 dwellings owned and occupied before we would operate."

Safeway's building in Camino del Sol Shopping Center on Johnson Boulevard was completed earlier than expected, Castleberry said. "Under normal circumstances, we would have opened May 1."

Sun City West residents have complained bitterly about the lack of grocery store facilities in the community.

"**WE ASKED** (Del E. Webb Corp.) for their growth projection figures in January, and we haven't heard anything," Castleberry said.

Safeway signed a lease with Webb last February to open a full service store in Sun City West. The original lease was scheduled to go into effect April 1, 1980.

Growth has fallen short of projections made last year, Castleberry said. "The total picture of the economy is what's responsible here.

"There are a number of factors involved in the expansion of our facilities. One thing that Sun City West doesn't have is a secondary trading area which, of course, we study initially to see the impact it would have on business."

Three Safeway executives at the meeting said although Webb was invited to send a representative, none of Webb's people attended.

"**THE REASON** we're here today is to answer questions about our side of it," said James Ptomey, employee relations director for Safeway. "We have been told Sun City West residents are being given certain promises that aren't true."

Harold Fine, Sun City West resident, said Safeway was being "stubborn" and that the situation has created ill feelings toward the company.

"Safeway has been offered free rent to open their store here," Fine told Safeway representatives. "In order to operate at a profit, what do you want next—a subsidy?"

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# Grocery to be built in SCW

Staff report News Sun 10/2/96

Representatives of the Barclay Group development company have told Property Owners and Residents Association officials that ABCO Foods is ready to move ahead with its planned Sun City West store.

That store is to be on the corner of R.H. Johnson and Meeker boulevards, across from Osco Drug.

The site had earlier been selected for a Smitty's store, but that chain backed out of the arrangement after its merger with Smith's Food and Drug Centers.

In mid-summer, a sign appeared on the property announcing that ABCO was planning a store there, and ABCO executives confirmed that they were negotiating for the land. All that was needed, they said, was approval from the chain's new parent, Fleming Cos. in Oklahoma. But the sign disappeared a few days later, only to return last week.

Mel Nuzum, who chairs PORA's planning and zoning committee, said he and others met last week with representatives of the Barclay Group, which is buying the property from Del Webb Corp., and looked at preliminary site plans.

"We were told then that the plans were going to the Maricopa County building department for approval, and that construction should start as soon as the plans are approved" — which could take six weeks or so, Nuzum reported at Tuesday's PORA board meeting.

Construction would take about seven months.

Bob Bayne, ABCO's vice president of real estate, said this morning that plans weren't yet complete for filing with the county, but might be in a couple of weeks.

PORA did ask that the developers change certain aspects of the preliminary site plan, asking for one-way driveways, angled parking spaces and for a wider parking space than was initially planned.

Noel Willis, another PORA board member, said the group was concerned about the overall traffic impact of the new store on the intersection, which also includes traffic from the R.H. Johnson Library, adjacent recreation centers buildings and Osco.

Because both Meeker and R.H. Johnson boulevards are divided roadways, it is not possible for traffic leaving the proposed supermarket, or the existing Osco, to easily make left turns. Instead, all turn right, then make a U-turn to get started in the other direction.

Willis said the proposed building would cover a little more than an acre of the 5.3-acre site, and that original plans called for about 350 parking spaces.

# PORA wins concessions, OKs gas-food store plan

By BRUCE ELLISON  
Staff writer

SUN CITY WEST — PORA board members decided Friday to withdraw objections to a proposed gas station/convenience store if its developer puts in writing what he already seems to have agreed to in conversations, letters and revised plans filed with the county.

Members of the Property Owners and Residents Association board twice voted down motions to continue to oppose the project, eventually concluding that the suggested deal was about the best they could get.

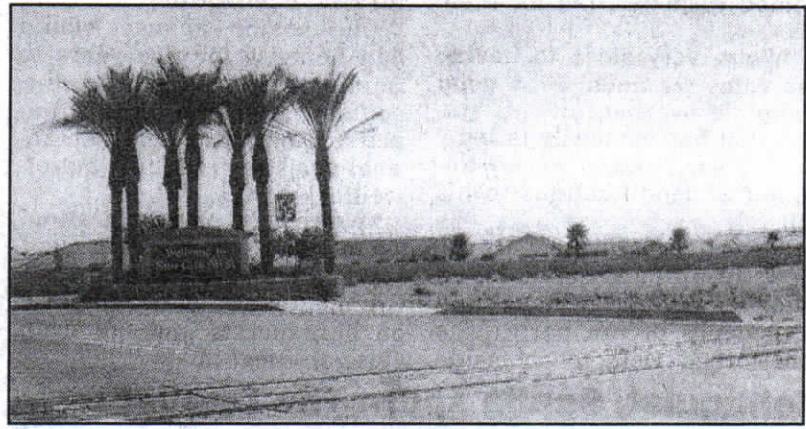
At issue is a store to be located on the northeast side of the Santa Fe Railway tracks, south of R.H. Johnson Boulevard. The site is just across Grand Avenue from what soon will be the entrance to Sun City Grand, the newest Del Webb Corp. retirement community.

The 1-acre site technically is in Sun City West, though it is outside the community's wall. It is just past the landscaped palm trees and official "Welcome to Sun Sun City West," sign, and is owned by Webb Corp.

The land is part of a six-acre parcel carved into the Sun City West wall which Webb officials originally thought might become a commuter railway station.

It abuts homes on Yosemite Drive, and is visible from patios of the golf course homes along Limousine and Verde Ridge drives.

The land has been zoned C-



Bruce Ellison/Daily News-Sun

Developers plan to build a gas station and convenience store at this R.H. Johnson Boulevard entrance to Sun City West, just beyond the sign and palm trees, which probably will be removed to accommodate the building.

2 since 1989. That zoning allows the gas station, convenience store and propane filling station proposed by Four Sons Food Stores and Bro Retail Enterprises. No rezoning or special permits are needed.

Most audience members said the store would be too noisy, too bright, bring in undesirable people, pull traffic off Grand Avenue and into the calm of Sun City West, and generally be a nuisance.

PORA initially objected to the use July 28 on many of the same grounds, but since then, after meetings with county planning and zoning officials and the developer, Four Sons, indicated it would modify its plans to meet some PORA objections.

Among the things it already has agreed to in writing is to pay for, or construct, a wall along the north side of R.H.

Johnson Boulevard to screen the store from the sight of golfers and residents. The wall would be on land owned by the Recreation Centers of Sun City West Inc.

Member Jean Anderson, whose house is near the site, said she would prefer that the store not be built.

"They say if we support it (their application) they'll build the wall," she said. "That wall would help a lot. I think we should make the best of a bad situation" and go along with what the developer has offered, she argued.

The developer also has agreed to move propane tanks and trash storage from near the Sun City West wall to nearer the railroad tracks.

And, said PORA board member Mike Arra, the company seems to have agreed in a meeting with residents to

► See Builders agree, A5

*News - Sun 8/12/95*

*news - sun 8/12*

## Builders agree on key issues

■ From A1

keep its signs small and low, and to shield lighting fixtures so they won't shine into homes.

Webb also has required the company to use a tile roof on its store, the board was told.

Some board members said that if PORA continued to object, the developer might withdraw its concessions.

Board member Birt Kellam didn't think so. "That question came up when we first objected, and we got concessions," he said. "I think it would work again."

Then the board bogged

down in procedure, first over whether two absent members, Fred Williams and Hal Lind, could vote by proxy.

Proxy voting was approved on two votes, but denied on a third, setting off more wrangling.

Finally, members considered but rejected two proposals, both of which would have continued the board's formal objections to the project.

By then, most of the 30 audience members figured the board wasn't going to do anything, and left, some muttering remarks of disgust.

Finally, Arra suggested that the board "accept the proposal from Four Sons, providing they" put in writing the conditions that had been discussed.

After several minutes of rewording that motion, to include, then exclude, specifics of what the board should demand, the final decision was that PORA "accept the proposal of the developer for the usage of the property zoned C-2, but (he) must agree to changes in writing asked for by PORA."

That got an 8-2 approval, including two proxies voted in favor.



Open for business in Sun City West

(News-Sun Photo)

## FOOD REMAINS PROBLEM

# SC West gets gas service

By RICHARD MOORE  
Staff Writer

Sun City Westers no longer have to burn a couple of bucks worth of gas driving to a Sun City service station to fill their tanks.

However, they still have to cross the Agua Fria River to reach the nearest grocery store.

Rumors that the new Mobil service station also was selling bread and milk proved to be false.

According to Gene Frank, station manager, the facility was denied permission to sell any kind of food.

**"IF THERE'S** any way I can get permission to sell bread and milk, I'll do it immediately," he said.

Frank claimed he requested permission to sell some food products and that the request was denied by both the Del E. Webb Development Co. and the Maricopa County Health Department.

"Health officials said state law pro-

hibits any establishment from selling food unless there is a hot water tank installed and working on the premises," Frank said. "The tank was requisitioned during the construction phase, but it wasn't available. As soon as one is (available), it will be installed."

**EVEN WHEN** the station meets the health code requirement, it is doubtful it will be given permission by DEVCO to sell food.

Webb attorney Gerald Williams said allowing the station to sell food would be in violation of a use restriction clause established by Webb.

"That particular property is designated solely as a gasoline station and not a grocery store," Williams said. "Even if we would allow a two month situation, it would take a great deal of time to issue the temporary order. By the time it would be approved, Safeway will already be open."

**WILLIAMS SAID** the Safeway store in the Camino del Shopping Center will be in business by Sept. 1.

Despite the food controversy, the new full-service station at Johnson Boulevard and Camino del Sol opened for business June 11.

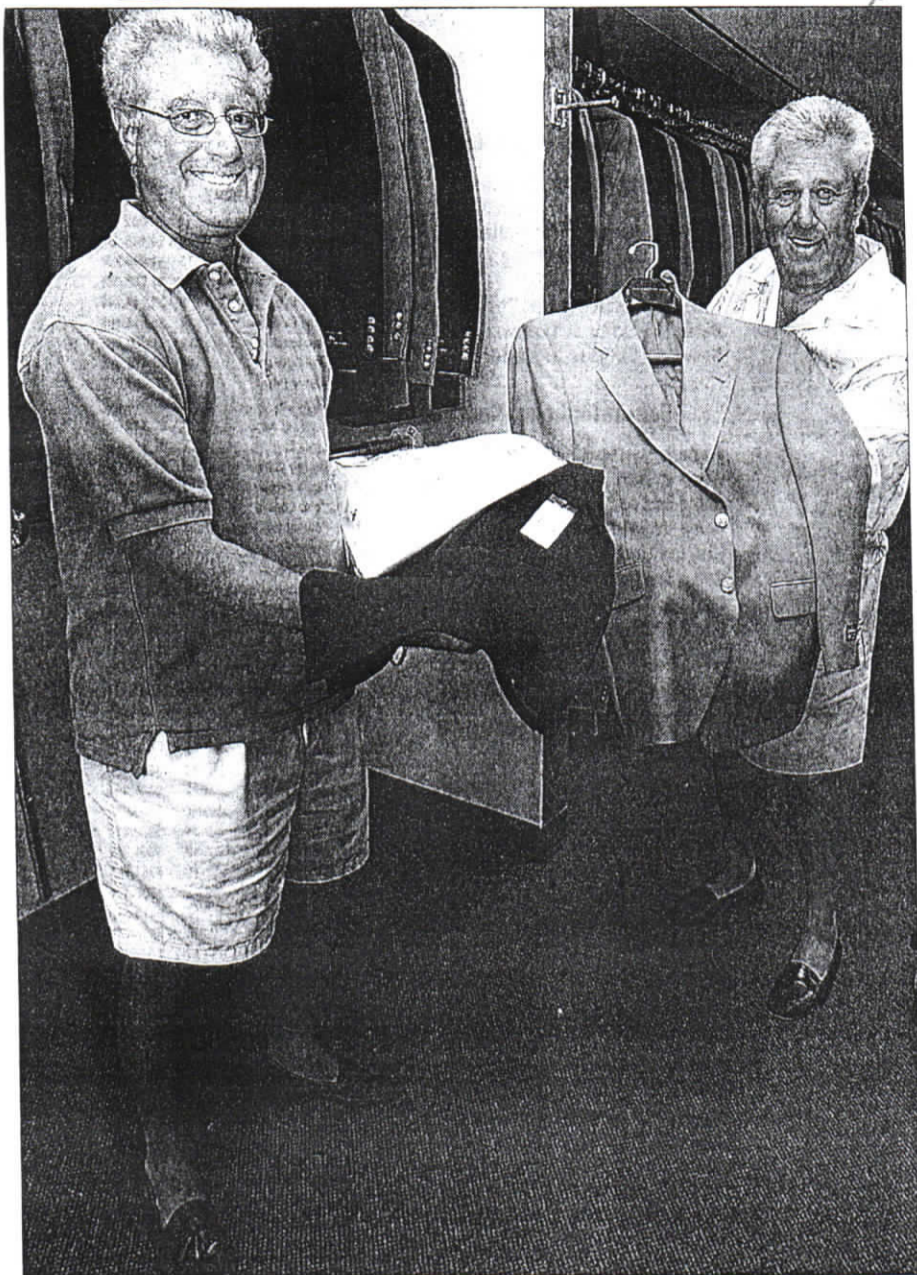
"Things have been going really well so far," Frank said. "Although we've had some mechanical problems with the pumping assemblies, our garage repair work business has been excellent."

Frank said the station will be open 7 a.m.-10 p.m. Monday through Saturday, and 8 a.m.-8 p.m. Sunday.

**"WE ALSO HAVE** a tow truck and complete road service," he added. "I'm now waiting for certification from the automobile association so that we will get referrals."

Frank recently moved to Arizona from Redford Township, Mich. He was affiliated with the trucking industry for 13 years.

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JOY LAMBERT-SLAGOWSKI/DAILY NEWS-SUN

Hart Goodman, left, and Ronnie Lidskin, are the new owners of Quinn & Loe, 13576 Camino del Sol in Sun City West.

## Tailored purchase

### Mens' shop retailers take over Quinn & Loe

MITCHELL VANTREASE  
DAILY NEWS-SUN

Ronnie Lidskin and Hart Goodman want their customers to know them as the "Starsky and Hutch" of clothing stores. They recently bought Quinn & Loe, a men's clothes store in Sun City West.

Next week, Lidskin and Goodman expect to re-open the shop to patrons. From sports coats and slacks to swim wear and underwear, the store will have a variety of items in designer names.

"We're trying to supply a casual lifestyle to the men in this area," Lidskin said.

Brand names will include Greg Norman, Countess Mara and Bobby Chan. They'll carry a variety of golf apparel. With an array of clothes, the store also will have a full-time tailor.

"This is more of a fashion and sports wear store now," Lidskin said.

Lidskin and Goodman bought the shop at R.H. Johnson Boulevard and Camino del Sol from owner Jay Quinn who retired after 20 years in the retail business. Quinn owned three stores, including one in Mesa, Sun City West and the original in Sun City.

Lidskin, a Chicago native, knew Quinn

#### IF YOU GO

- **WHAT:** Quinn & Loe: "A Casual Lifestyle Store for Men."
- **WHERE:** 13576 W. Camino del Sol, Sun City West.
- **WHEN:** 9:30 a.m. to 5 p.m. Monday through Saturday.

because he often bought clothes from Lidskin's manufacturing company for the three Valley stores.

They eventually came up with an agreement. Lidskin asked Goodman, a friend who's been the clothing business for 30 years, to join him.

"We have so much experience to offer and want this

store really be known," Goodman said.

Both Goodman and Lidskin, who moved from Florida, bought homes in Corte Bella to be the near store.

The partners said they are excited about the potential business. Lidskin said he's looking forward to serving all of the Northwest Valley, not just Sun City West.

"This store is here for everyone from Peoria to Surprise," he said.

Due to the rapid growth in the area, Lidskin said his long-term goal is to add additional stores in the area to cater to younger shoppers.

For now though, the duo said they want to focus on the Sun City West store.

"It's all about bringing good high-quality clothing to the men here," Lidskin said.

Mitchell Vantrease can be reached at 876-2526 or mvantrease@aztrib.com.

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DAILY NEWS-SUN

FRIDAY, AUG. 16, 2002

# Bashas' plans SCW opening

## WESTWARD TREND: Grocer continues expansion

KATY O'GRADY  
DAILY NEWS-SUN

Sun City West residents will have a new grocery store in two months.

Bashas' workers have been busy inside the former ABCO at Meeker and R.H. Johnson boulevards, preparing the 42,782 square-foot store for a mid-October opening. The only other grocery store in the community of 26,000 is the Safeway at Camino del Sol and R.H. Johnson Boulevard.

"They're currently under construction inside," said Allen Young, Recreation Centers of Sun City West president. "About a week ago I noticed the trucks were there."

Young and Sun City West Property Owners and Residents Association Director Noah Murphy said early speculation had the store opening in September.

"That's the word I got, but sometimes construction doesn't go as planned," Young said.

Mimi Meredith, Bashas' public relations director, said September was never a firm date, and contract details rather than construction took longer than expected.

"It's just taken longer to finalize all the negotiations and details," she said.

When the store opens, residents will find its merchandise, layout and services cater to their needs, Meredith said.

"We're absolutely aware of the demographics of the neighborhood as we move in, and we know seniors will appreciate our HealthStyles program," she said.

The HealthStyles' staff offers health services such as bone density and osteoporosis screenings, sometimes in conjunction with medical partners that team up with Bashas'.

Other considerations for the Sun City West store will include smaller packages or portion sizes, more merchandise catering to the senior crowd and a layout designed with this age group in mind.

"We've always understood the kinds of service and neighborhood considerations in that area. We're just very excited," Meredith said.

This is the first time Chandler-based Bashas' has opened a store in the Sun Cities, but the move continues the company's focus on the West Valley where the chain has a weaker presence than elsewhere in the Valley.

"We are continuing at the expansion rate we set out of six to 10 new stores per year," Meredith said.

Bashas' still has plans for a new store at the northeast corner of 99th Avenue and Beardsley Road, where it has had a sign for a couple of years. Meredith said the company is waiting for the area to grow a bit more, although preliminary work at the site has picked up a bit recently.

*Seemed*

Daily News-Sun • Wednesday, May 8, 2002

# Sun Citians show loyalty toward moms-and-pops



JOY LAMBERT/DAILY NEWS-SUN

Jerry Mueller of Antique Coin and Jewelry Exchange in Sun City, right, shows customer Donald Doyle some gold chains.

## CUSTOMERS COUNT: Businesses specialize in personal service

ERIN REEP  
DAILY NEWS-SUN

Gone are the days of small-town America, where mom-and-pop businesses lined the main streets of every community.

Corporate mega-marts have forced the closure of many such shops — but to a lesser extent in the Sun Cities, where local stores still attract the loyalty of residents.

Local stores such as the

Antique Coin & Jewelry Exchange and Bob's V & S Variety Store have thrived in the community.

National Small Business Week, being observed this week, is promoted by the National Federation of Independent Businesses to honor the work and impact of such businesses.

"Small businesses create ... new jobs and really feed the economy," said Todd Bradford, NFIB assistant

**See Moms and pops, A5**



JOY LAMBERT/DAILY NEWS-SUN

Bob and Cynthia Riddle, owners of Bob's Variety Store in Sun City West, stand in their new Dollar Days aisle.

*OVER*



## From A1

state director.

Antique Coin & Jewelry Exchange at 99th Avenue and Greenway Road in Sun City deals in coins, watches, gold, silver, jewelry, crystal, swords, guns and other antiques.

Owners Keith and Jerry Mueller have been in the antique business for 22 years, Keith said.

The Muellers got into the business by going to yard sales and buying antiques, which they resold for profit. Jerry is a retired teacher and Keith worked as a firearms instructor for the Air Force.

"We knew the fellow who owned this store," Keith said. The Muellers bought the store when the owner was leaving the area and put it up for sale. The Muellers have owned the Sun City store for nine years.

The couple buy and sell antiques and guns, and sometimes travel to shows. "We do some gun shows to sell military stuff," Keith said.

Although the couple deal in a variety of antiques, coins drive the business. "We couldn't run this place if it wasn't for the coins," Mueller said.

Mueller said area seniors often will bring old coins for appraisal and not realize their worth. He gave the example of a widow whose husband had been hiding coins around their house for 40 years. She was going to take them to the bank to deposit but brought them in



JOY LAMBERT/DAILY NEWS-SUN

Keith Mueller, owner of the Antique Coin and Jewelry Exchange in Sun City, talks business Tuesday. He and his wife, Jerry, have owned the shop for nine years.

to the coin exchange first.

One of the coins was a rare penny worth \$250. Mueller had the woman sit down for 10 minutes before leaving the store because she was in such shock at the discovery.

"If you have any kind of older coins laying around your house, the bank is the last place you should take them," he said. He recommended pennies and silver coins be left in the condition they are found; polishing old coins often detracts from the value, he said.

"Do not, under any circumstances, clean coins," he said. "Collectors do not buy coins that have been cleaned."

Antique Coin and Jewelry

Exchange has protective bars on the windows and a doorbell that customers must ring to be let inside.

Just as the local coin store offers the community the increasingly rare concept of personal service, residents provide an added benefit to the owners. Mueller said he prefers doing business with Sun Citians because the clientele are locals and he knows the goods being brought in for sale are not stolen, as is sometimes the case in metro areas.

Bob's V & S Variety Store at 13583 Camino Del Sol, Sun City West, was founded in 1989 by Bob and Cynthia Riddle.

Bob previously managed a variety store in Sun City.

When it closed, he opened Bob's V & S Variety, a 10,000 square-foot shop offering a little of just about everything under the sun.

The store includes a United States Post Office sub-station and a section where customers can make photocopies.

"We have a large fabric department," Riddle added, also pointing out the stationary, crafts and flower departments.

"We have a health and beauty aid department, a housewares department," Riddle said. Bargain hunters might enjoy a stroll down the dollar spices aisle, or the "dollar department" — offering cardboard boxes of goods that cost \$1.

Arizona souvenirs abound, including T-shirts that are three for \$10. Bob's V & S Variety also offers cards at 50 and 75 percent off — making some of them 39 cents apiece.

"Excuse me, could you tell me where I could find a doorstep?" a customer asked Riddle.

"A doorstep? Right over here," he said, guiding the customer to the correct aisle.

Riddle said he is seeing more young people, including some from Surprise, visiting the store than in the past.

"At Christmas and Easter, we see a lot of people," he said, explaining that many of them are Sun Citians' visiting children and grandchildren.

One unusual item carried by the store is corks. Riddle said many stores nowadays don't offer such items.

"Stuff that people don't carry anymore, we still carry," he said.

THE WESTER Thursday, August 16, 2001

# Crestview Center goes dark; Terrace on the Green closed

## Realty, travel offices vacated after utilities turned off

By Jack Hawn

Six weeks after the Crestview Center—including Terrace on the Green restaurant—again was listed for sale, its gas and electricity were abruptly turned off because of unpaid bills, forcing tenants to evacuate the building.

Vacant for almost three years before reopening for business last March, the Sun City West restaurant has been struggling under its new owner, Genaro Guizar.

Contacted Monday in San Jose, Calif., where Guizar lives and operates other restaurants, he

offered an apology to the tenants and said he had no advance notice the utilities would be turned off.

Guizar said he made a \$7,000 deposit to Arizona Public Service initially, then sent an additional \$8,000 two weeks ago as a partial payment on a \$15,000 balance.

"That's a lot of money," he said. "They kept the \$8,000 but wanted the entire amount. I was not making that much money. I have to close the place up."

Guizar, running his business from San Jose, blamed management for not making regular utilities payments and APS for not notifying him when his deposit had been used up.

"I have not seen the bills," he said. "I am going to come to Sun City West and straighten this out. I will apologize to the tenants. They are nice people."

Perhaps Guizar also has not

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*"I hate to say it, but I think the Crestview Center is history."*

—Dean McWilliams,  
travel agency owner

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seen a bill from The Wester for advertising in February and May—\$234, still unpaid.

When employees showed up for work Aug. 8 to open their Thunderbird Travel and Ken Meade Realty Rental offices in the Crestview building, they dis-

OVER

*"My people were out in the street. There were no lights, nothing..."*

—Ken Meade



covered the power had been turned off—no lights, computers, air-conditioning.

Meade said computers were taken to the company's new office at the corner of R. H. Johnson and Meeker boulevards temporarily "until we can find another place to put them."

Thunderbird Travel, operating at the Crestview for more than 10 years, also is looking for another permanent home.

"I hate to say it, but I think the Crestview is history," said Dean McWilliams, president of Phoenix Travel Group, Inc., which bought the business last December. "It's too bad."

"What's so bad about my busi-

ness, you can't just go down the street and open up another office with our computerized system with all the airlines (information). It will probably take us 90 to 120 days to move that office. We have to reopen in another location."

Thunderbird has five agencies in the Valley.

McWilliams said his secretary, Lillian Dumas, spoke to Guizar on the phone last Friday in Spanish.

"He told her unless we wanted to take \$15,000 down to APS to turn the utilities back on, he was not turning the utilities on," McWilliams reported. "He suggested we probably should move."

"I lease 600 square feet in, what, a 25,000-square-foot building. How could I pay the utilities? There's only one meter on that whole building. There's no way."

McWilliams said while he was at the Crestview last week, the gas company showed up to can-

cel service as well.

"The bill was \$1,200 or \$1,400," he added.

"A woman came by Saturday and said she had paid \$1,200 for their 50th anniversary party to be held a week from Sunday," he continued. "Another little lady came in. She was supposed to have a party yesterday. She said, 'I've already made 15 pounds of potato salad. What am I going to do?'"

Neither woman was identified.

McWilliams said he had discussed expanding the agency inside the Crestview with a Terrace on the Green manager only a week before the utilities were shut off.

According to McWilliams, restaurant workers were as surprised as others to discover no electricity. He reported that one of the managers had told him "he

had sent \$9,000 to APS last week and APS agreed to a two-week extension."

Sheri Foote, an APS spokesperson, said she was not permitted to discuss the matter.

"Our policy," she said, "is not to comment on a customer's account. It's a privacy issue."

Guizar purchased the Crestview Center last Nov. 13 from a Minneapolis firm (Anxon, Inc.) for \$1.38 million. He listed the property June 26 with Realty Executives, a Glendale company, for a sale price of \$1,975,000.

He reported Monday that he had paid \$350,000 down and had borrowed another \$200,000 to upgrade the restaurant before opening.

"I am making mortgage payments from here (San Jose)," he said, "and I will continue to do so."

# SCW too small for store,

SUN CITY CITIZEN—March 19, 1980—9A

## official says

VF SCW BUSINESS SC CITIZEN MARCH 19, 1980

Sun City West residents expressed their frustration over the lack of a grocery store at the Property Owners and Residents Association meeting Monday.

Member Doug Gray gave a progress report on the grocery store and gas station.

He said a Mobil station would be open in eight weeks on the corner of Johnson Boulevard and Del Sol. But there is no timetable yet for the opening of a grocery store in the plaza being built across the street from the gas station site.

Tom Castleberry, property manager for Safeway, said in a letter the problem is Sun City West's small population. Safeway has had a lease for more than a year with the Del E. Webb Development Co. for space in the plaza. But the lease doesn't require Safeway to install the store until there are 5,000 occupied residences in Sun City West.

Some residents proposed a boycott of the Safeway store at Bell Camino in Sun City, about five miles from Sun City West, and the closest to it.

"They (Safeway) won't be pushed around," Gray said. "Neither will we," was the response muttered by many residents.

Some residents expressed the desire to dump Safeway and get another store. But Gray said the lease would make that alternative unviable.

Castleberry said in a letter to Gray that the

population problem can't be solved by lower rent or limited operation of the store. But he added, "There is too much attention being given to this (by DevCo and Safeway) for a mutually acceptable solution not to be achieved."

During the regular business, the membership passed two resolutions.

One commended members of the association for their efforts to restore travel on Bell Road after the bridge was closed during last month's flooding. The resolution was amended to include DevCo but an amendment to add county officials was defeated.

The members cited are Robert Darra, Glen Stoffer, George Schmidt, Frances Desmond and Loise Copes.

The other resolution concerned the appointment of an eight-member ad hoc committee to study a course of action on Dysart school bonds.

The membership let stand a decision last year to rescind a Dysart bond issue.

In a departure from regular business, PORA members heard Rep. Cal Holman comment on the proposed property and school tax package to be considered by the State Legislature.

"There's general agreement on the con-

cepts (of the proposal) but when it comes to particulars, the bill isn't written yet," he said. "When we get the details, we can make our determination (on passing the bill).

He said the dual system of property evaluation proposed was better than that offered by the Heusler amendment, Arizona's version of Proposition 13.

He said the school tax proposal was designed to give local control. Holman recommended residents try to control the local school board to keep from passing bonds they feel are unnecessary.

Another speaker was Dr. Jesse Lansner, a retired dentist, who discussed his proposed bill to place professions regulatory agencies under a watchdog committee appointed by the gover-

nor.

He called state regulatory agencies "little feudal empires unto themselves. He estimated Arizonans annually in higher dental fees because the state does not

recognize professional certifications from other states. He said the agencies prevent many professionals from practicing, resulting in higher prices. "The greatest regulator is competition," he said.

*Sun City Citizen 9/10/80*  
**Safeway to open**

Safeway will open the first grocery store in Sun City West Sept. 14.

The corporation decided to open the store, despite its original intention of waiting until there were 5,000 occupied homes in Sun City West.

Public relations representative Jim Ptomey said discussions with DevCo and Sun City West property owners demonstrated sufficient interest to justify the opening.

With the opening of the Sun City West store, shuttle buses for shoppers to Sun City are cancelled.

DevCo built the 37,000 square foot structure, part of a shopping center, on Johnson Boulevard.

Besides the expected grocery items, the store will offer a gift section,

photo center, a bakery and a liquor section. There will be nine check-out stands and hours will be from 8 a.m. to 8 p.m. Monday through Saturday and 9 a.m. to 6 p.m. Sundays.

There will be no opening ceremonies.

# SUN CITY WEST'S BUSINESS BOOM

## Commercial land becomes scarce as businesses position themselves for surrounding growth

By CHRIS RASMUSSEN  
Independent Newspapers

Available land for commercial growth in Sun City West is quickly disappearing as a number of banks, care centers and retail shops break ground.

Currently there are only two commercial lots left in the commercial core of Sun City West. The commercial core is bounded by Meeker Boulevard, R.H. Johnson Boulevard and Camino del Sol.

There are five commercial projects currently under construction throughout the Sun City West area and six more projects preparing to break ground in the next year.

"Sun City West is almost completely built," says Ken Meade, an area Realtor.

Mr. Meade says he is lost for words when he tries to explain the recent burst in commercial growth in Sun City West.

"All of a sudden it's like everything just kind of popped," Mr. Meade says.

One reason so many companies are opening up shop in Sun City West, he says, is

**Coming Soon...**

Eleven commercial projects are under construction or in the planning stages in Sun City West.

**See Page 3**



Photo by CHRIS RASMUSSEN/Independent Newspapers

### Coming to the commercial core

The ABCO Foods going up at the corner of R.H. Johnson and Meeker boulevards is just one of five commercial projects under way in Sun City West. Six other businesses are scheduled to begin construction in the next year.

because the new U.S. Post Office, which opened in 1994, makes the area more desirable for businesses.

"Del Webb put all of those lots in the commercial core at a very reasonable price," Mr. Meade says.

Mel Nuzum, director of planning and zon-

ing for the Property Owner's and Residents Association, says businesses are coming to Sun City West in droves because of the buildup in and around the community.

"They're coming to Sun City West to get

positioned for growth in places like Sun City Grand and Surprise," Mr. Nuzum says.

Mr. Meade agrees, "It's not only Sun City West. The whole northwest Valley is really growing.

"When you get down to the last lots, it's like a bonfire. Everybody wants some land," he says.

Just a year ago residents were complaining about the lack of grocery stores in Sun City West. Today, however, an ABCO grocery store is nearing completion and is expected to open for business in December.

In addition to ABCO, the site will also include 20,000 square feet of retail shopping pads available for lease.

Tyson Remensnyder, associate project manager for Barclay Group, the developer of ABCO, says everything has gone very smooth in regard to getting the store completed on time.

"We're very excited about going into Sun City West," Mr. Remensnyder says. "I think it will be a definite plus for the community."

Mr. Nuzum says due to a backlog in getting construction permits from the county, many projects are just waiting to get the go-ahead. He says it takes about six months to receive those permits.

# Safeway eyes fall opening in SC West

By RICHARD MOORE  
Staff Writer

Prospects for the planned Sun City West Safeway store opening as early as September are very good, said James Ptoney, Safeway's regional public relations director.

Negotiations reportedly have been underway for

several months between Del E. Webb and Safeway officials.

"Nothing has definitely been decided," Ptoney said. "But all indications are that we will probably open up in Sun City West earlier than next spring."

**THE LACK** of any retail grocery outlet in the growing retirement community has been a sore

spot for months among residents there—many who claim they were assured by Del E. Webb realtors when they purchased homes that a grocery store was to have been opened by last March 1.

Safeway postponed its original March target date last January. Store officials say the postpone-

ment was because the actual number of occupied households in Sun City West fell far below those projections made by Webb last summer when Safeway first agreed to open a store.

The postponement resulted in further hostilities among Sun City Westers. Many suggested a boycott

of shopping at any Safeway store.

**A PROPERTY** Owners and Residents Association ad hoc committee was formed to investigate alternatives to the dilemma. Committee members were asked to urge Webb to begin negotiating with any other grocery store which would consider opening in the community.

One competitor, Lucky Stores Inc., confirmed in Los Angeles in February it was ready to open a store in Sun City West but that the final decision was up to Webb.

Safeway officials met with the PORA board of directors two months ago and explained their position. At that time, the

Safeway people were more pessimistic about opening the store during 1980 than they are now.

**THE PROPOSED** site in the Camino del Sol Shopping Center on Johnson Boulevard has remained vacant since its completion in early January. Other businesses expected to open in the shopping center, including Walgreen's Drug Store, reportedly have been delayed until Safeway is in business.

John Meeker, DEVCO president, told Sun City West residents at April's PORA membership meeting that Walgreen's will open sometime this fall whether or not the Safeway store is in operation.

# Store-Opening Problem Stirs Sun City West

By MARK FLEMING  
Gazette Reporter

Sun City West residents apparently have a wait in store.

The object of the wait is the proposed Safeway supermarket for the retirement community.

Safeway officials said their agreement with Del Webb Development Co. calls for the store to be opened when 5,000 homes in Sun City West are occupied.

About 5,500 residents live in the retirement community now. More than 5,000 homes have been sold, but not all are occupied, a Webb spokesman said.

**THE STORE** building in Camino del Sol shopping center on Johnson Boulevard is finished, but final preparations before it could be opened will take 90 days from the time 5,000 homes are occupied, a spokesman for the Property Owners and Residents Association said.

The store was completed earlier than expected, Safeway property manager Tom Castleberry said. The firm may not open the store until sometime next year, he added.

**"THERE ARE** simply not enough people in Sun City West for us to run a full-scale operation at a profit," he said.

A resolution passed at the last PORA meeting asked that Webb officials begin negotiations with another supermarket chain this week, unless Safeway has set a "firm and reasonable date" for opening their store.

The action was taken because Sun City West residents feel Safeway has been "dragging its feet" in the 15 months since the first residents moved into the retirement community, a PORA spokesman said.

**SAFEGWAY SIGNED** a lease with Webb last February to open a full service store in Sun City West. The original lease was scheduled to go into effect April 1, 1980.

"Under normal circumstances, we would have opened May 1," Castleberry said, adding that growth in the retirement community has fallen short of projections, in part because of the state of the economy.

Inflation and high interest rates have been the leading contributors to "a bit over 30 percent dropoff (in home sales) of what we would consider normal" in the last six months, Webb President John Meeker said last month.

Safeway and Property Owners and Residents Association (PORA) representatives met last week to discuss when the store will be opened. No Webb officials attended the meeting, although they were invited, a PORA spokesman said.

**IN A RELATED** development, a full service gasoline station equipped with vehicle accessories is scheduled for construction in Sun City West this month, a Webb spokesman said.

It should be completed in late April, he added.



# Sun City West Safeway gets a makeover

BY PATRICK O'GRADY

Safeway is upgrading its image in Sun City West.

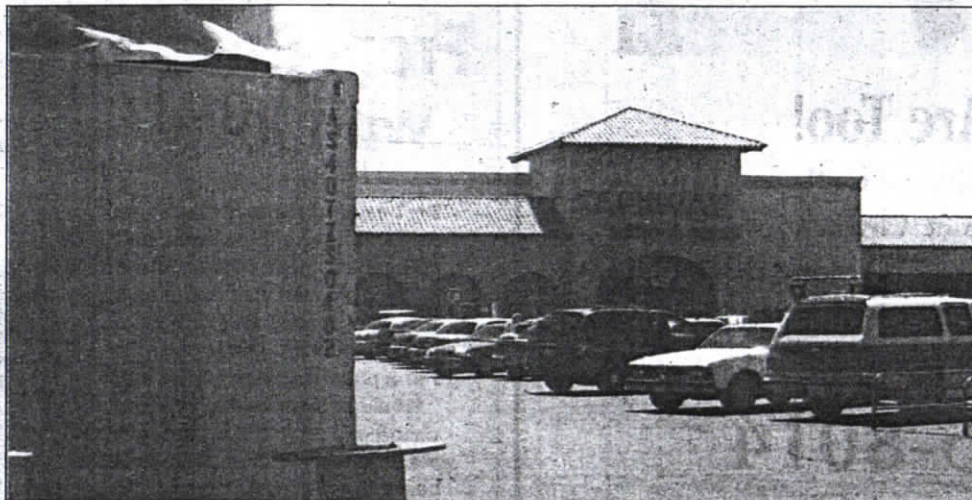
One of the community's two supermarkets, the store's national chain is bringing in remodeling that will revamp the store with a little something more for everyone, company officials said.

The remodel of the store is part of an effort to bring its "lifestyle" format more to the front. The company has converted 51 of its 113 Arizona locations to the new look with new amenities, said Nikki Daly, director of the company's public affairs and government relations for the Phoenix division.

The remodel, which includes working on the store's heating and cooling system, should be completed by November, Daly said.

Residents can expect several new amenities in the store, including a Starbucks slated to open this month, a full-service meat and seafood department and an enlarged pharmacy.

Daly said the move to have more convenience items in the store is giving customers a little more of what they want.



Several containers filled with items sit outside Safeway in Sun City West as the store is undergoing a makeover to transform it into one of the chain's Lifestyle "markets."

"Safeway's goal is to provide a more complete shopping experience, with the accent on the quality of perishables, a foodservice offering that meets consumer needs, national brands that consumers know and love, and the convenience of a large variety of home meal replacement items," Daly said in an e-mail interview.

Also on tap is an expanded options in its bakery and floral departments as well as

adding more organic foods to what the store normally carries, Daly said.

"Organics aren't a just niche market anymore," Daly said. "They're becoming part of more and more diets and lifestyles. Expanding our organics offering is our way of giving our customers what they want."

Other chains, such as Sprouts and See **SCW Safeway** Page 3

## SCW Safeway, From Page 1

Henry's Farmers Market — a division of the Wild Oats Markets — have specialized in organic fruits and vegetables, and both have seen expansion of their stores boom

in areas like Peoria and Surprise.

The company would not release the cost for the renovation. The store is open while the renovations are being done, officials said.

THE WESTER Thursday, April 7, 2005

## SCW men's store owners retiring

By Lynne Carbrey

Jay and Barbara Quinn have owned Quinn & Loe men's stores since February 1984 when they moved from Spencer, Iowa, to Sun City West. Jay has been in the clothing business for approximately 43 years, which is almost the same number of years that he and Barbara have been married.

It all began back in Iowa when Eddie Quinn, Jay's father, and Paul Loe became partners in a men's clothing store. Loe did not enjoy the Iowa winters and suggested that he move to Arizona and start another store. Their first store opened in 1972 in Sun City. Eddie came out for the winters and actually was active in the operations of their stores until his death in 1991.

When Jay and Barbara arrived in Arizona, they bought out Mr. Loe with Jay working in the Sun City store which was on Del Webb Blvd., and Barbara working in the Sun City West store that was just opening with Eddie. The Sun City store, which had moved to a location at 99th Avenue and Bell Road, closed in May of 1998.

Coming from Iowa, Jay was surprised at the bright colored clothes that are indigent to this climate. Yellow, green, pink and blue slacks were never heard of in Iowa. Also jump suits were popular here. Styles have changed radically since they first operated their store. Fads have come and gone but their quality of apparel has never changed.

They are known for their outstanding line of clothes and for their loyal customers in the community—some of whom have shopped in their store for many



Jay and Barbara Quinn are closing their SCW men's store after 21 years in business.

years. On one occasion, you could say they had "in store shopping" when an errant driver drove completely inside the store after hitting the accelerator instead of the brake.

To say that the Quinns' employees are loyal is an understatement. Their tailor has been with them for 20 years and the minimum number of years that the rest of their employees have been with them is 14 years.

At the present time, Quinn & Loe is offering terrific bargains on all their merchandise in the "close-out sale." Stop in to see what is still available. Jay and

Barbara plan to close the shop at the end of April.

The new owners of Quinn & Loe have bought the name so that will remain the same. One of the gentlemen is from Boca Raton, Fla., and the other from St. Louis. Their plans are to open under the new ownership the first part of June.

Barbara and Jay plan to travel to see family in Oregon and as Jay put it, "We want to see what life is like on the other side of the counter." Their message to their clientele is, "Thank you for your loyal patronage through the years."

DAILY NEWS-SUN SATURDAY, OCT. 5, AND SUNDAY, OCT. 6, 2002

## SCW welcomes Bashas'

STAFF REPORT

HealthStyles, a cappuccino bar and a full-service meat department featuring Nebraska corn-fed Angus beef are some the amenities the new Sun City West Bashas' supermarket will feature when it opens Oct. 16.

Customers can visit the store at R.H. Johnson and Meeker boulevards for a preview Oct. 15. Music, food and beverages will be provided.

The Bashas' will also feature HealthStyles starting Nov. 11 and on the second Monday of each month thereafter. From 7 to 11 a.m. Sun City West residents can receive flu shots for \$20, pneumonia immunizations for \$30, or get basic lab work completed. HealthStyles

offers affordable flu shots, lab work, screenings and other services that promote good health. For information, call the HealthStyles office at 602-944-9626.

Other amenities offered in the Bashas' store include a cappuccino bar; a Natural Choice department offering nutritional supplements and natural and organic food and products; a full-service meat department featuring Nebraska corn-fed Angus beef; a United Drug Pharmacy offering Bashas' popular 15 percent discount on groceries for every five prescriptions filled; a made-from-scratch bakery and a full-service deli offering Boar's Head brand meats and cheeses, as well as chef-prepared hot entrées.

Daily News-Sun • Wednesday, Aug. 15, 2001



STEVE CHERNEK/DAILY NEWS-SUN

Businesses in the Crestview Center in Sun City West were forced to vacate the building after utilities were shut off, tenants said.

# Terrace in the dark

**SCW CENTER:**  
Meade Realty,  
Thunderbird Travel  
forced to vacate

**JEANNE WINOGRAD**  
DAILY NEWS-SUN

The smell of rotting shrimp permeates the lobby's darkness in the once-elegant Terrace on the Green restaurant

in Sun City West.

Crestview Center, in which the restaurant and two local businesses operated until last Wednesday, suddenly went dark when its California landlord and restaurant owner, Genaro Guizar, failed to pay a \$15,000 utility bill and notify tenants he was planning to leave, according to the other tenants.

Guizar and his sales agent, Lori Cortright of Realty

Executives, did not return phone calls as of this morning.

Guizar reportedly owns other restaurants in California, operating as Imperio Enterprises, and he also had an office at Crestview Center.

Managers of the restaurant that reopened last spring left food in the refrigerators, creating an odor that filled the dark, humid building. Tenants Ken Meade Realty

and Thunderbird Travel, both on month-to-month leases, have been forced to vacate their businesses.

"We were given no notice," said Dean McWilliams, president of Phoenix Travel Group, which owns Thunderbird Travel. "We went to work last Wednesday morning and the lights were off. I called Arizona Public Service, and the

**See Businesses vacate, A5**

OVER

From A1

problem was with the (landlord's) account. (APS) wouldn't give me the figure. The owner, Genaro Valencia Guizar, said they needed \$15,000 to turn the utilities back on, and suggested we move."

Ken Meade Realty's rental division also was left in the dark.

"It's inconvenient," said Steve Meade, president of Ken Meade Realty. "When you're running an operation with computers and files, when you're dealing with landlords and tenants, there are checks that have to be cut to the owners, which we

try to do every Wednesday. It's just the challenge of trying to operate from a new location without notice. It would have been nice if they'd given us notice."

Although Meade started moving computers and other equipment immediately to its Meeker Boulevard office, Meade's rental manager, Lynn Felies, was on site in the darkened office Tuesday morning using flashlights and a little bit of filtered natural light as movers arrived.

"They stopped cleaning a month ago," said Felies, pointing to clutter that had blown around the lobby entrance. "Two weeks ago the

restaurant stopped operating and they told us they were revamping. The fire department had to come and to make sure it was secure."

Felies and her helper, Raul Cano, were moving boxes and equipment as movers showed up without the lighting she had requested.

"You don't move to a new office overnight. I still have to clean out our office refrigerator," Felies said, pointing to the dimly lighted kitchen.

Meanwhile, the phones for Thunderbird Travel ring to its office at 8110 W. Bell Road.

"I've been in business for 27 years and dealt with many landlords, and never have I

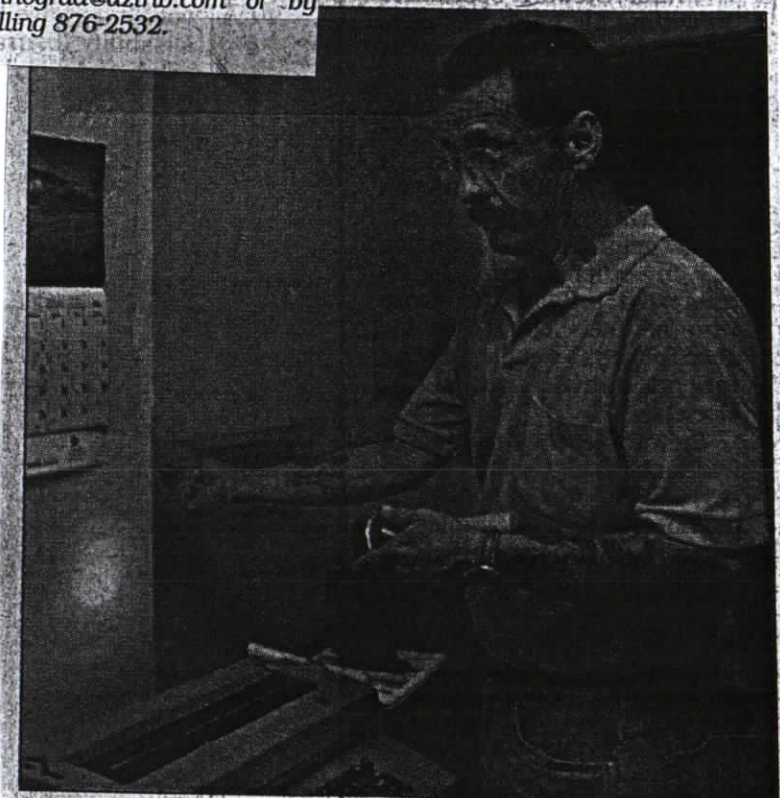
SCW

been treated that way," McWilliams said. "I didn't think the restaurant would make it, but the utilities (going out was) the furthest thing from my mind."

McWilliams said his office spoke just two weeks ago with the restaurant manager, who said it would be fine if the travel agency expanded into larger space nearer the canopied exit where a bank used to be.

"I would have hated to spend \$4,000 remodeling, and then have this happen," McWilliams said.

Jeanne Winograd can be reached at [jwinograd@aztrib.com](mailto:jwinograd@aztrib.com) or by calling 876-2532.



STEVE CHERNEK/DAILY NEWS-SUN

Raul Cano uses a flashlight to see while removing fixtures from the Ken Meade Realty rental offices in the darkened Crestview Center in Sun City West. Utilities were shut off because the landlord failed to pay for them, tenants said.

Daily News-Sun • Monday, Dec. 4, 2000

# Sun Health consignment shop finds upscale items in demand

## SUCCESSFUL VENTURE: Auxiliary-operated business mints proceeds for hospitals

BRUCE ELLISON  
DAILY NEWS-SUN

It took less than three weeks for the manager of a new, upscale consignment shop in Sun City West to realize that more space would be needed — and soon.

The store, ConsignMint, sells only furniture and decorative

accessories, and is run by Sun Health Auxiliary with a paid, professional manager, Jo Harrison.

But the store is a big step up from the two existing Sun Health Auxiliary thrift shops in Sun City and Sun City West. For one thing, Harrison said, "we are much more selective in what we sell.

"The difference is that our items are barely used. They are like new and some might call them upscale," she said. "We don't accept everything that's offered, and for those that don't fit with our offerings, we suggest the thrift shops."

Unlike the thrift shops, merchandise in ConsignMint, 13576 Camino del Sol in Mercado del Sol, is on consignment. When it's sold, the owner gets 60 percent of the proceeds while Sun Health keeps 40 percent for its hospital and other operations.

Besides furniture, there are decorative accessories, fine jewelry and china, crystal and silver items. But no clothing or bedding.

The merchandise is well displayed, in groupings that already have filled most of the space in the 1,600-square-foot storefront in a small shopping plaza.

Items in the store change frequently. "Business has been good since we opened," Harrison said. After six weeks at the original price, items still on hand are cut by 20 percent; after another three weeks, the price is again chopped by 20 percent.

After three months, the consignor may remove the items or ask that they be donated to a Sun Health thrift shop, Harrison said.

Harrison accepts items for sale after an in-home appraisal in which she and the owner agree

on a reasonable selling price. If the furnishings are likely to sell, a Sun Health van, generally piloted by volunteer driver Darwin Bonn, will pick up the goods.

Harrison and her husband, who runs an excavating business, moved to the Valley recently from Upland, Calif., where she worked at a community hospital as its gift shop manager.

Harrison also is an interior designer and decorator, working in her own shops and for others, and brings a professional touch to the store in terms of its decor and in the advice she can provide to shoppers.

In their off time, she said, the couple has been getting acquainted with the Valley and southern Arizona by touring on their two Harley-Davidson motorcycles.

So far, she said, most of the items sold at ConsignMint have been to people redecorating their homes. "Sometimes they bring in the things that have been replaced by what they purchase," the manager said.

Furniture sales have run the

gamut from living room to dining to bedroom, with nothing predominating, she said.

Assisting Harrison on a recent day were volunteers Sally Crenshaw, whose specialty is floral arrangements, and Gloria Stutzke, who also worked in a hospital gift shop in California for seven years.

Crenshaw said she can't resist when in a hotel or other public place she spies a dried floral arrangement, or even a cut grouping, that's drooped. "I just take right over and arrange it so it looks better," she said.

You can see her skills in the arrangements on display and on sale at ConsignMint.

Store hours have varied a little since the place opened, but now have been standardized at 9 a.m. to 4 p.m., Monday through Saturday.

Cash, checks and major credit cards are accepted, and that friendly van driver, Bonn, will deliver for you.

People wanting to consign items in the store may call Harrison at 214-7931.

THE WESTER Thursday, November 4, 1999

## New insurance company opens in Sun City West

Jerry Murphy and Millie Ash, both former Prudential insurance agents in the Sun Cities area have opened their doors as a company specializing in health insurance. Jerry has been in Sun City West for 18 years and Millie Ash has been in the Sun City office for 14 years.

They are members of the Northwest Chamber of Commerce, the Sun City West Business Association and PORA.

They have a wide range of companies from which to select whether the need is Medicare supplement, long term care or an individual or company health plan. One of the companies they represent is Sun Health's "Medisun." It should be emphasized that this Sun Health has no

connection to the Sun Health Care Group of New Mexico.

Having been in this area for many years they have a great many clients who rely on them for their service. Murphy said, "We do things the old fashioned way—we even make house calls." Inasmuch as they are brokers, they represent a variety of companies and are able to offer their clients a wide variety of products and prices.

They are active in the community and have participated in the Sun City Daze Parade for many years.

The office manager and "Gal Friday" is Priscilla Murphy,



The movers and shakers at the new SCW insurance company are (l. to r.) Jerry Murphy, Priscilla Murphy (seated) and Millie Ash. Photo, Lynne Carbrey Jerry's wife. Offices are located Suite 18A, phone: 214-3328, fax: at 13540 W. Camino Del Sol, 214-2239.

THE WESTER Thursday, November 4, 1999

## New pet grooming salon opens in SCW



New SCW pet groomer Sandy George is shown with Nitro, owned by Linda Lieber of Sun City Grand. It's called a Playboy Cut. Photo, Lynne Carbrey

By Lynne Carbrey

Pet lovers and owners will be interested in hearing that there is a new pet grooming salon in Sun City West. The former Grand Avenue Grooming Salon has relocated to 13576 Camino del Sol, Suite 19B, in the Mercado Shopping Center.

The three groomers in the operation are Sandy George who has been a licensed groomer since 1982. She began in Black Canyon City and remained there until 1993. She then became associated with Lu Blakely and they formed a partnership.

Lu Blakely, who has been licensed since 1987, was associated with another grooming partner, until she opened her own shop on Grand Avenue.

Sandy Florian, has been grooming for 12 years and has had experience in Texas and Arkansas until she moved her in April 1999.

These three groomers have many areas of expertise. Theirs is

a full service salon for both cats and dogs. Their new location opened on Aug. 31. Because there was such a demand, they opened a day early.

Their grooming facilities encompass approximately 700 square feet and contain all new equipment and new bathing facilities for both cats and dogs. They handle everything from the most simple grooming to the most complex, including tooth brushing and claw clipping.

One of the new products they plan to market is called the "soft claw." Senior citizens are faced with fragile skin and dogs can often cause bruises or broken skin when they squirm in their owner's arms. This device is a rubber cover which is placed on the cats or dogs claws and is fastened with glue.

These groomers pride themselves on gentle handling of precious pets. They feel that they are competitively priced and offer a full service grooming salon. They

also have a waiting room for clients. Their goal is to complete the grooming process within two hours.

For an appointment, call 623-584-5419.



THE WESTER Thursday, October 14, 1999

## Resident establishes pop-up card, 'StyroArt' business

By Lynne Carbrey

Judy Ross, who is a member of Theatre West, has recently started exhibiting a new form of art in the form of pop-up greeting cards utilizing rubber stamps. These cards are some of the most unique and imaginative that I have ever seen. They may have two dimensions, three dimensions, triple fold out or a variety of other depths to enhance the beauty of the card.

Judy has produced a video which demonstrates the creation of these cards. Each one has its own flair and design and no two are alike. Her use of calligraphy also enhances the final result of these cards. You have to see them to understand what is entailed in creating them.

Her other field of endeavor is "StyroArt," in collaboration with Mike Farr, her partner. These creations begin with pieces of styrofoam which are cut into a pattern, of her own design, and then finished with paint, decorations, and whatever else it takes to make it complete. The ones I viewed were designs of mission type buildings, and other typical creations in the Southwestern style using arches, doorways, and windows.



Judy Ross shows one of her StyroArt creations with her rubber stamps and pop-up cards in the background.  
Photo, Lynne Carbrey

Judy plans to display both the pop-up cards and the StyroArt creations at the Great Sun City West Garage Sale on Nov. 13. The cards are especially appro-

priate for a special occasion such as a wedding anniversary, birthday, or some other event that would merit such a card.

THE WESTER Thursday, September 30, 1999

## New photo store opens in SCW

By Lynne Carbrey

The Photo Shop opened recently in Sun City West. Carrie Smith is the sole owner and operator and has had extensive experience in photographic work. She began working in a SCW photo shop in 1985 and, except for a brief period of time when she lived in Illinois and attended college specializing in photographic production techniques, she has been here ever since. She also worked for a period of time for Image Craft doing custom enlargements.

One of her specialties is restoration of old photos using digital equipment. As one of her servic-

es, she will take pictures at almost any event including weddings, anniversaries, family reunions, and church or social functions. She is also available to do pictures of pets.

For those thinking of sending pictures home for the Holidays, she has a large selection of cards in which photos may be inserted. She also does framing and has many accessories, such as albums and frames.

One of her goals is to ultimately take golf action photos at various area golf courses. On Mondays customers may receive the

second set of prints free by using the overnight service. Visit the Photo shop the next time you are in the ABCO Center at 13940



Carrie Smith, owner of The Photo Shop in SCW, is able to either process, take, restore or frame photos.

West Meeker, Suite 113, or call 623-975-1663, fax 623-975-9734.

Daily News-Sun, Sun City, Ariz. Wednesday, May 26, 1999

# Commercial project planned for SCW

By BRUCE ELLISON  
DAILY NEWS-SUN

Sun City West could be home to a new Ace Hardware store and two office buildings if plans prepared by Bade Family LLC work out.

Bade is no stranger to Sun City West: It built the Camino del Sol Funeral Chapel, the Sun City West Professional Building across Camino del Sol for Safeway, and the True Value Hardware store, among others.

"We have worked on commercial projects in Sun City West ever since the Del Webb folks allowed other builders in," said spokesman Duane Bade. Company headquarters are near 83rd Avenue and Thunderbird Road in Peoria.

The company is buying three vacant lots on Camino del Sol in Sun City West, right across from the PORA Building and Visitors Center. It plans to use two of them for the hardware store and for two single-story office buildings of about 12,000 square feet each, PORA officials said Tuesday.

The three lots contain a total of

about 2.4 acres, and face onto both Camino del Sol and Sandridge Drive near the SunBridge retirement community.

They were sold by Del Webb Corp. over the last two years as the developer of Sun City West wound up its business in the community by marketing all its remaining commercial lots.

Randy Fuller, who heads the planning and zoning committee at the Property Owners and Residents Association, talked about the project as one piece in a four-part presentation on development in and near Sun City West. The other projects are the Continental Homes subdivision on 638 acres at the Deer Valley Drive entrance to the community, a proposed commercial project on about 30 acres just west of the west end of the existing Deer Valley Drive, and the massive 9,373 home Lakeland Village about three miles north of Sun City West.

Fuller said Bade had not yet submitted plans for its project to the county, preferring to talk first with PORA and let the community know of

its intentions.

Still, Fuller said, "they would like to move ahead and hope to start the buildings in August or September, with completion in about six months."

Fuller and PORA president Phil Garner showed tentative plans for the 30-acre project at the west end of Deer Valley Drive, planned by Phoenix Metropolitan Investors (PMI).

In its initial planing stage, that project shows a connection between Deer Valley Drive and Loop 303, something which county officials have said several times won't be built. It includes an assisted living complex at the south end, abutting two walls of Sun City West at the intersection of Sonora Lane and Via Montoya, where a gap in the wall now allows traffic out into the desert.

Some residences are north of the Deer Valley Drive extension and there's a restaurant and convenience store at the point where the exits from Loop 303 would be.

Garner said PMI's Daniel Bray was surprised to learn of a pledge from Maricopa County Supervisor Jan Brewer to prohibit a connection of the

two roads.

Brewer repeated and strengthened her pledge in a letter faxed to PORA a few minutes before the 9 a.m. meeting.

The PMI project would extend from the intersection of Via Montoya and Sonora Lane north for about a half mile, and west for about 540 feet.

But the property involved is tied up in litigation, and any resolution of the access issues may take a while.

County officials have said that while the Loop 303 and Deer Valley Drive may stay apart, the county cannot arbitrarily close off roadways and deprive the property owners on the west side of the community's wall to access to their land.

PORA officials said the matter of the PMI plans were additionally complicated by the fact that Surprise was in the process of annexing the land. However, city officials have dropped the idea of that annexation, and on Thursday night are expected to rescind the petition that might have facilitated it, said city spokesman Dave Reuter.

# SCW auto club booms

By BRUCE ELLISON  
Staff writer

Even though it doesn't officially open for a week, the new AAA Arizona office in Sun City West has been doing a land-office business.

For much of this week, members of the auto club have been waiting in line to do business at the office in the ABCO shopping plaza at R.H. Johnson and Meeker boulevards, said manager Jean Glover.

There are about 26,000 AAA members in the Sun Cities area, club officials estimated.

AAA plans an official ribbon-cutting for what it calls its ninth "store," on March 12, when AAA board Chairman Jake Struble and Executive Vice President Jim McDowell will join representatives of the Northwest Valley Chamber of Commerce in a formal grand opening ceremony.

But none of that seemed to matter to the motoring public and to AAA members who previously have

had to travel to the AAA's Peoria office, off Grand Avenue at Northern Avenue, for service.

In fact, several of them said this week that the new office, even though it's no closer to Sun City than the Peoria site, is more convenient, easier to reach, and more pleasant.

It's still a little hard to find though, some said, despite a map bound into some copies of the AAA magazine, "Highroads."

Its address is 13940 W. Meeker Blvd., Suite 141, but it fronts on Johnson Boulevard across from the Lord of Life Lutheran Church.

On Tuesday, Mr. and Mrs. Warren Wunderlich, AAA members from Minnesota, were talking with Kristen Tonks, assistant manager at the new office, about how to get to the Grand Canyon, and then up toward Mesa Verde National Park in Colorado.

They got a map, a free atlas that's a grand opening gift, friendly advice on what to see along the way, and the chance to enter a drawing

for several gifts.

The permanent office actually opened its doors Feb. 9, Tonks said, with the new quarters in Sun City West replacing service that had been provided from a tent set up on the lot temporarily. That tent had been in use since mid-January.

But business really picked up this week, Tonks said — now that all services, including an in-store bank, are available, and now that AAA has advertised the office to its members in the Northwest Valley.

Many of the visitors waiting for service this week had gotten postcards inviting them to stop by.

Among them were Doris Switzer of Sun City, and her sister, Ruth Riedinger of Cuyahoga Falls, Ohio, there to get maps and perhaps TripTiks to go to Las Vegas.

"I live in an apartment off Grand Avenue, and there's another Triple A office in Peoria, but since they invited us out here, I thought we'd come," Switzer said.

► See Members flock, A5

◀ From A1

She knows the way to Vegas, "but if you belong to the AAA you might as well take advantage of all the services and have them mark the map for you," she said.

Nearby, Bob and Ellie Speaker, also of Sun City, said they knew where the Peoria office was, but wanted to visit the new Sun City West site.

Tonks, the assistant manager, said most folks who stopped by in recent days wanted maps and tourist information. A few were out-of-staters, but the publicity in the magazine and in the mailings drew local members by the hundreds.

Many of those members wanted to know more about AAA-sponsored tours or cruises available from the AAA Travel Office in the building.

"These people are experienced travelers," Tonks said. "They know what they want and how to get it."

The full-service office is AAA Arizona's ninth, and the first to be in a shopping center. Other offices are stand-alone structures.

It offers travel agency and insurance services; travel information, maps and tour books; American Express travelers cheques, passport photos and other material, including a small selection of travel-related books. And, of course, the famed AAA Travel Atlas.

There also is a two-person office of the PNC Bank, staffed day-long. It's a full-service bank branch which can accept deposits, sell certificates of deposits and take applications for loans. But, officials said, it doesn't deal in cash: All transactions are by check or bank transfer.

The 70-year-old AAA Arizona, based in Phoenix, has about 454,000 members statewide, about six percent of them in the Sun Cities and Surprise.

# Commercial growth highlights '97

Daily News-Sun, Sun City, Ariz.

Sat., Dec. 27 and Sun., Dec. 28, 1997

## Sun City West enjoys relatively peaceful year

By BRUCE ELLISON  
Staff writer

Ask community leaders in Sun City West what of importance happened this year and most shake their heads. It isn't what happened, they suggest; it's what didn't happen. For the first time in three years, for instance, there was little rancor and discord on the board at the Recreation Centers of Sun City West. There were no major disputes over such things as buying Hillcrest Golf Course, or computers.

At the Property Owners and Residents Association, there was no battle over a convenience store, and only limited debate over PORA's role in the possibly still-simmering arguments over Loop 303, the roadway planned for north of Sun City West.

If there is one single issue that riled residents of Sun City West, and embroiled them in Valley-wide controversy, it was the Dysart Unified School District question, and the fact that some Sun City West residents live in the school district and pay taxes to it, while most do not.

Voters in the expansion area were accused of defeating bond issues for the district and its override taxes, and so of causing the elimination of band, music, arts and sports programs.

Action by the school board to divide the district into voting wards — a move which effectively disenfranchised Sun City West voters for two years — was contested in court, with the dissidents, Citizens for Tax Equity, winning.

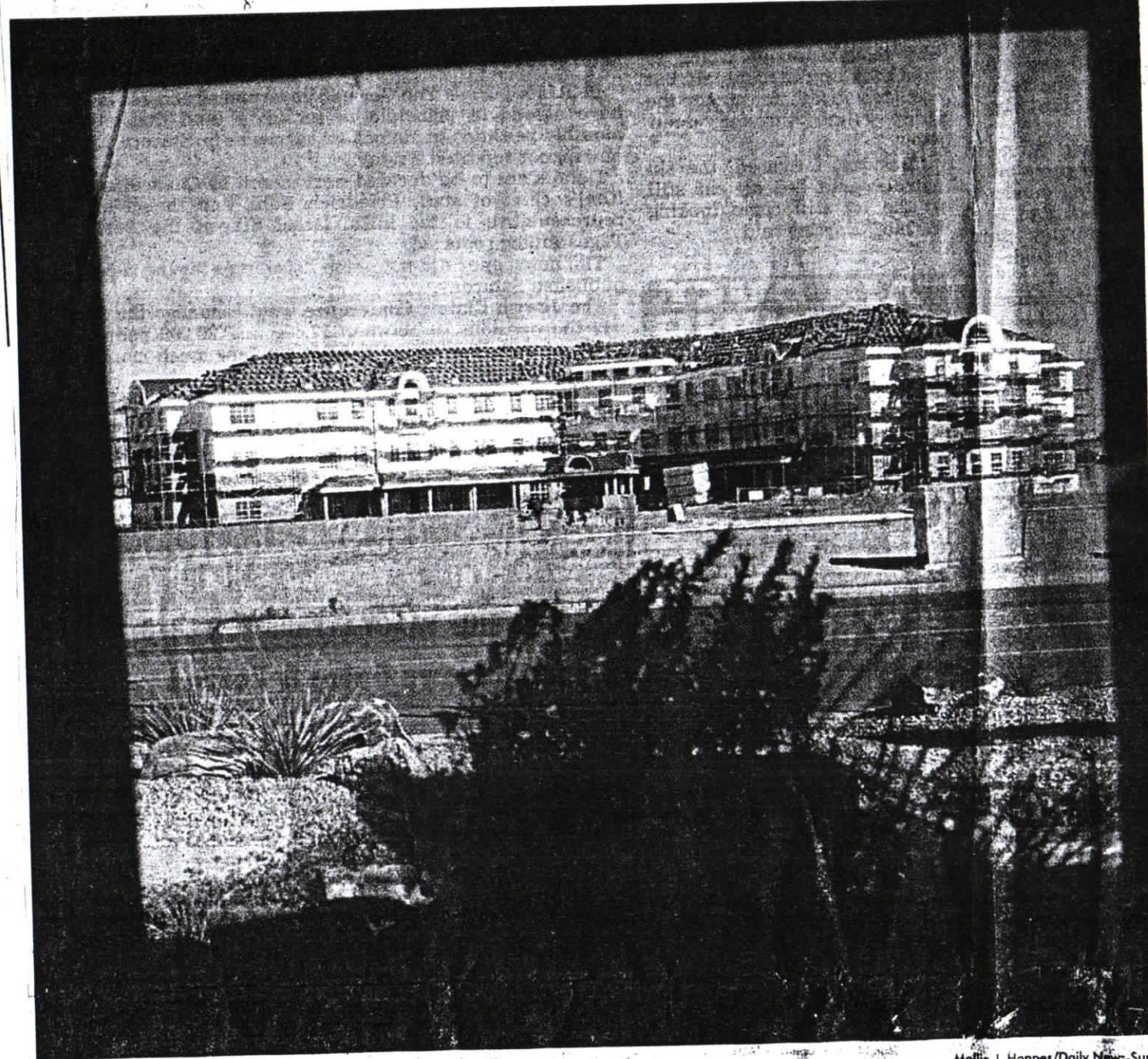
Three West residents then won election to a newly constituted

Dysart board in November, becoming a majority.

They still are pushing to deannex the expansion area from the Dysart district; and are trying to recall long-time board member Pam Justice.

On the table for 1998, say officials of both PORA and the Recreation Centers, are the matter of water recharge for golf course irrigation; long-range planning projects that the two associations will work on jointly; relations with the larger community, which PORA's president, Noel Willis, says will be critical; and the community's role in power purchases if the state, as planned, deregulates the sale of electricity.

over



Mollie J. Hoppes/Daily News-Sun

A new assisted living project rises on Sandridge Drive in Sun City West, seen here from the PORA building.

VF-BUSINESS  
SCW

SCW

Residents seemed overwhelming opposed, at least to the idea of a time-share facility; and a few days ago, Crestview was sold, not to a developer, but to retired Sun City airline pilot Joe Jobe.

Even the elections for recreation centers and PORA directors were restrained; a new group, the League of Sun City West Voters, appeared and endorsed four candidates; but the rhetoric was low-key, accusations did not fly and there was little name-calling.

With no real issues on the table, turnout was low, about 10 percent, compared with in excess of 70 percent in state and national elections.

If there is one issue which the Recreation Centers needs to resolve in 1998, said incoming President Larry Watts, it is the matter of the water recharge fields at the Sun City West sewage treatment plant at 107th Avenue and Beardley Road, adjacent to Peoria's Ventana Lakes.

Del Webb Corp. owns the recharge fields, and has been collecting "credits" from the state for water returned to the aquifer.

The centers need the water credits in order to pump well water for golf course irrigation, and an accord between Webb and the centers seems to say that the field will become centers' property.

But discussions about just how to do that, about state licensing rules, needed improvements and perhaps about liability, have dragged on for a year, with Watts saying last summer that the centers could spend as much as \$1 million before the deal was completed.

He and Hubbs agreed at the board's December meeting that it was a top priority for 1998, as did the candidates in the race.

What did happen in Sun City West in 1997 was construction — a lot of it, with more commercial buildings on the drawing boards for 1998.

Del Webb Corp. essentially completed the community of 32,000 residents, in which all but 80 homes have now been sold.

Several churches were built or started this year; nursing homes, care centers and assisted living complexes got under way. The large Grandview Terrace senior housing complex was completed and owners moved in.

Sun Health finished its first Granite Valley Medical Center building — one of three proposed — and may start on another in 1998.

New shopping was created as an ABCO supermarket appeared on a vacant tract at Johnson Boulevard at Meeker, and as a golf car sales facility anchored a community shopping area at 151st Avenue and Johnson.

Three new banks moved into town, with two of them building their own structures. The Sun City West Community Center was remodeled with new banquet rooms, PRIDES shop and ASU classrooms.

Even the ASU Sundome Center for the Performing Arts got into the act, starting a \$4 million fund-raising project that will greatly expand its staging and back-stage areas, allow bigger shows, and provide many more restrooms for women.

After somewhat contentious hearings, the Maricopa County Department of Transportation agreed that when it builds Loop 303, it also will build a connector road to it from Deer Valley Drive, but not open that connector to traffic until after a vote of area residents on whether they want it open.

Some residents say that vote won't be binding, but it did seem a compromise between those who didn't want the road built at all, or certainly didn't want a connection; and others who think the connection may be useful, if not to Sun City West residents then to other county residents.

One issue came and went quickly: A plan, or some say simply a suggestion, from the then-owners of the Crestview complex, the Mamola family, to add a motel and time-sharing resort complex to the 6-acre site.

# Sun City West cools off with Dairy Queen

*Newest franchise opens Sept. 10*

By KATY BORNHOFEN  
Independent Newspapers

Sun City West can expect on onslaught of blizzards this fall.

An independently owned Dairy Queen opened for business Sept. 10 at 13623 W. Camino del Sol.

This particular franchise will be a family affair, managed by Mark Burns, his wife Kelly, and her brother, Kevin Williams. The business is owned by Mark's parents, Robert and Gail Burns. Robert is better known as District 17 Rep. Bob Burns.

The managers, all residents of Peoria, had been trying to open a Dairy Queen for three years before getting approval for the Sun City West location.

"We thought this would be a good location because there's a lot of growth," said Kelly Burns. "Also, a lot of people are from back East, and they like Dairy Queen."

In addition, there isn't much competition from similar establishments, she added.

"I don't think we're going to have a main (source of) competition yet," she said.

Sun City West had a "definite need" for a business like Dairy Queen, Kelly explained. This is the first and only "DQ" in Sun City West, although there is a franchise in Sun City.

The Sun City managers gave

their Sun City West counterparts some encouraging insight into Dairy Queen's popularity in the area, but the two businesses will be managed independently.

The three Sun City West managers have been leading a two-week training session for employees, briefing them on how to use the registers, braziers and soft serve machines. The business will employ about 30 people, including a few Sun City West residents.

The managers themselves already have experience working together. The Burns co-own Kids Koala-T Kampus, a Phoenix daycare, with Kelly's mother. Mr. Williams also works there.

Mark said they began looking into opening a Dairy Queen because they "wanted something different." They will maintain the daycare, but at least one of them will always be on duty at Dairy Queen.

Groundbreaking took place last April and already their conspicuous location on Camino del Sol has brought curious passers-by.

"I think we will have a great response," Kelly said. "So far we've had quite a few people stop by, and that's with not even being open yet."

Starting this week, Dairy Queen-Sun City West will be open 9 a.m. to 9 p.m., seven days a week.

Call 214-6542 for more information.



Photo by KATY BORNHOFEN/Independent Newspapers

## Ready for their customers

From left, Kevin Williams, Mark Burns and Kelly Burns, managers of the new Dairy Queen on Camino del Sol in Sun City West, gear up for the restaurant's Sept. 10 opening.

# SUN CITY WEST'S BUSINESS BOOM

## Commercial land becomes scarce as businesses position themselves for surrounding growth

By CHRIS RASMUSSEN  
Independent Newspapers

Available land for commercial growth in Sun City West is quickly disappearing as a number of banks, care centers and retail shops break ground.

Currently there are only two commercial lots left in the commercial core of Sun City West. The commercial core is bounded by Meeker Boulevard, R.H. Johnson Boulevard and Camino del Sol.

There are five commercial projects currently under construction throughout the Sun City West area and six more projects preparing to break ground in the next year.

**Coming Soon**

Eleven commercial projects are under construction or in the planning stages in Sun City West.

See Page 3

"Sun City West is almost completely built," says Ken Meade, an area Realtor.

Mr. Meade says he is lost for words when he tries to explain the recent burst in commercial growth in Sun City West.

"All of a sudden it's like everything just kind of popped," Mr. Meade says.

One reason so many companies are opening up shop in Sun City West, he says, is

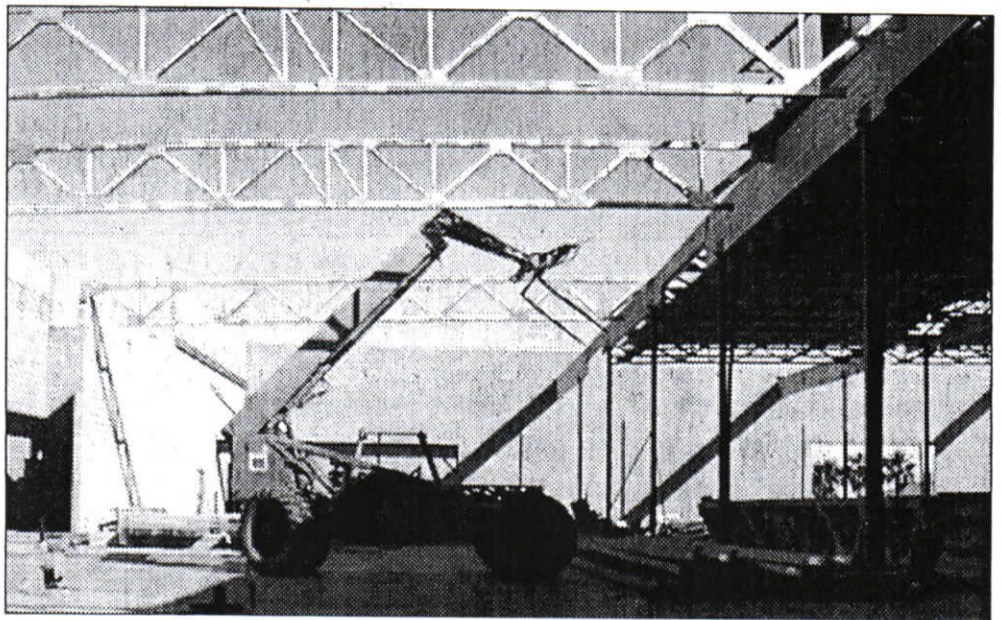


Photo by CHRIS RASMUSSEN/Independent Newspapers

### Coming to the commercial core

The ABCO Foods going up at the corner of R.H. Johnson and Meeker boulevards is just one of five commercial projects under way in Sun City West. Six other businesses are scheduled to begin construction in the next year.

because the new U.S. Post Office, which opened in 1994, makes the area more desirable for businesses.

"Del Webb put all of those lots in the commercial core at a very reasonable price," Mr. Meade says.

Mel Nuzum, director of planning and zon-

ing for the Property Owner's and Residents Association, says businesses are coming to Sun City West in droves because of the buildup in and around the community.

"They're coming to Sun City West to get

See ■ BUSINESS BOOM, Page 3

## ■ BUSINESS BOOM

positioned for growth in places like Sun City Grand and Surprise," Mr. Nuzum says.

Mr. Meade agrees, "It's not only Sun City West. The whole northwest Valley is really growing.

"When you get down to the last lots, it's like a bonfire. Everybody wants some land," he says.

Just a year ago residents were complaining about the lack of grocery stores in Sun City West. Today, however, an ABCO grocery store is nearing completion and is expected to open for business in December.

In addition to ABCO, the site will also include 20,000 square feet of retail shopping pads available for lease.

Tyson Remensnyder, associate project manager for Barclay Group, the developer of ABCO, says everything has gone very smooth in regard to getting the store completed on time.

"We're very excited about going into Sun City West," Mr. Remensnyder says. "I think it will be a definite plus for the community."

Mr. Nuzum says due to a backlog in getting construction permits from the county, many projects are just waiting to get the go-ahead. He says it takes about six months to receive those permits.

Projects to be built outside of the commercial core include:

■ **Prince of Peace Catholic Church** — 151st Avenue and Deer Valley Drive. Prince of Peace will be an additional building for Our Lady of Lourdes Catholic Church.

Designed to seat 1,600, the new building will ease crowding that parishioners have experienced in the past at their current location on R.H. Johnson Boulevard and 128th Avenue.

The additional church building, which should be completed in a year, will make Our Lady of

Lourdes the only Catholic parish in the state to have two churches.

Sun City West and Surprise residents will both share the \$5 million church.

■ **Arden Courts** — 151st Avenue and Deer Valley Drive. This Alzheimer's care home will break ground this fall.

The 56-bed home will feature activities such as dance, exercise, arts and woodworking, as well as a landscaped yard with walking paths.

■ **Granite Valley Plaza** — R.H. Johnson Boulevard and Granite Valley Drive. The centerpiece of this shopping center will be Yamaha Golf Carts.

Located next to Yamaha's 4,000 square foot sales and assembly building will be eight pads available for lease.

Mr. Nuzum says he expects to see small retail shops as well as a beauty shop open for business in the strip mall.

over



SCM

From Page 1

Projects to be constructed within the commercial core include:

■ **Clare Bridge** — Meeker Boulevard and Camino del Sol. Construction on this Alzheimer's care home is expected to begin in October.

The 54-bed specialized assisted living facility for older adults is being developed by Tempe-based Western Communities Corp. and will face Del Webb's office.

■ **First Capital Bank of Arizona** — Meeker Boulevard and Camino del Sol. The new bank will be built adjacent to the Sun West Plaza.

First Capital, which opened its

first branch in Phoenix last August, is expected to open in Spring of 1998, pending permit approval.

■ **Washington Savings and Loan** — R.H. Johnson Boulevard, next to the Ken Meade Realty office.

The business is expected to break ground late this summer.

■ **The Ryerson Co.** — 139th Avenue, next to the post office. Ryerson will be erecting a five-story life care building, with construction beginning in the next 12 months.

■ **Crown Carpet** — 137th Avenue and Camino del Sol. The business is currently under con-

struction.

■ **Dairy Queen** — Camino del Sol, next to Arby's. The restaurant is nearly complete and is expected to open Aug. 1.

■ **ABCO** — corner of R.H. Johnson and Meeker boulevards, is supposed to open in December of this year.

The shopping center will include an additional 20,000 square feet for retail businesses.

■ **Sun Bridge Assisted Living Center** — Camino del Sol, next to the post office. The three-story care center is expected to be finished by this fall.

# ABCO latest to join SCW market binge

## Chain to build at Meeker, R.H. Johnson

By MICHÈLE VanHAECKE  
Independent Newspapers

ABCO has joined Safeway and Albertsons in a race to bring food-stuffs to residents of Sun City West and Del Webb Corp.'s Sun City Grand development across Grand Avenue.

A 42,000-square-foot ABCO store may stand at the corner of Meeker and R.H. Johnson boulevards as early as next summer, according to Bob Baynes, vice president of real estate for the supermarket chain.

ABCO and the Barclay Group, the site developer, have been negotiating for about a month.

"Now it's a matter of the developer and us coming to a lease agreement," Mr. Baynes says.

The Barclay Group has been scrambling to find a grocer for the site since plans to build a Smitty's store were bulldozed by the supermarket's merger with Smith's this spring.

ABCO began considering the site when it determined that its Bell Road location in Surprise was not attracting as many Sun City West shoppers as hoped, Mr. Baynes says.

Although the new site will equal the Surprise store in size and merchandise, its prominent location in the center of Sun City West will be key to its success, he believes.

ABCO's announcement follows news that Safeway will build a "substantially newer and larger" store than its one on Camino del Sol on Meeker Boulevard across from Sun City Grand by the fall of 1997, according to Debra Albery, public affairs director for Safeway.

The 55,000-square-foot store will feature wider aisles and greater item variety, she says.

The supermarket is part of a 170-acre parcel along Grand Avenue in Surprise that is being developed by Parkeview Place Joint Venture. Work is set to begin later this year.

Dale Hoffner, assistant manager for Sun City West Safeway, says that he expects some of his customers to patronize the new markets at first.

"But a lot will come back," he says. "(The increased competition) is going to show what kind of customer service we offer."

Safeway's customers who live in the northern portion of Sun City West may opt for shopping at the new location because it is closer, he adds.

An Albertsons store is expected to be the cornerstone of a retail development planned for an 11.5-acre site along Grand Avenue south of R.H. Johnson Boulevard.

Although the original land developer is no longer involved with the project, Albertsons is "still committed to the idea" of building there, according to John Waldron, spokesman for Del Webb Corp., the land owner.

The sprouting of competitors in the area since the grocer first began looking at the site is a small concern, says Mike Read, Albertsons' director of public relations.

"We would not proceed if we were not convinced that there were enough grocery dollars in that area to support us and the competition," he says.

Albertsons new stores are just under 50,000 square feet and include a pharmacy, full-service banking branch and a variety of customer service centers.

Stores built in the next year will also have a new interior design.

Webb declined to release further information about the developer.

ABCO

LANS



Photo by Patrick O'Grady/Business Review

Mike Braun, general manager of the Crestview Restaurant, is working on bringing residents back to the restaurant with variety of changes with food and personnel

## The Crestview Restaurant features new look, menu

By **PATRICK O'GRADY**  
Business Review

The Crestview Restaurant is hoping to win over customers in the Sun Cities with a new attitude, a new look and a lot of new people.

To combat years of perceived inconsistency, the Sun City West restaurant is hoping it has the right mix of people to give residents a clear choice for a place to eat, says Mike Braun, general manager of the restaurant.

"We've tried so many things over the past year and we feel we've finally come up with something people here are going to like," he says.

For those who have been to the restaurant lately, part of that has been a redecorating, to change the atmosphere of the restaurant, one of the first buildings built in Sun City West, on the edge of Hillcrest Golf Course.

Other changes are not so cosmetic. The restaurant has added executive chef Denis Pisani, who holds a master's degree in culinary arts from the Cordon Bleu in Paris.

Other additions include a 30-year culinary

veteran in sous chef Hank Retchaw, dining room manager Ali Chiha and banquet sales manager Guy Brunetti, former owner of the King's Inn in Sun City.

"One of the biggest things about our reputation has been a negativity in food quality and that is something we have been trying to change," Mr. Braun says.

"What people need to do now is forget about (that) and come in and see for themselves."

Other changes include a revamped menu, which keeps old favorites suggested by patrons as well as adds specialties of the recently hired chefs, Mr. Braun says.

With other changes, like offering less-expensive early dining, breakfast buffets and moderately priced lunch menus, the restaurant is looking to keep people in the community when it comes to eating out, Mr. Braun says.

Many of the changes were suggested by residents, Mr. Braun says.

"Between what we've heard in the community and what we've come up with as a staff, we think we're heading in the right direction," he says.

SCM

SCW

# Golf car firm buys SCW land

By BRUCE ELLISON  
Staff writer

2-13-96

SUN CITY WEST — Desert Golf Cars plans to build a small strip shopping center and golf car sales and service facility at the intersection of Granite Valley Drive (151st Avenue) and R.H. Johnson Boulevard, the company's owner confirmed Monday.

Desert Golf Cars has purchased a vacant 1.2-acre commercial tract on the southeast corner of the intersection, paying about \$100,000, said Kirk Forsythe, who serves as the general manager of Desert Golf Cars in Youngtown. The seller was Del Webb Corp.

Forsythe said it would be about a year before any retail space on the site is up and running. Desert Golf Cars, he said, plans to use about 4,000 square feet of a planned 10,000-square-foot strip shopping center for its own purposes, and rent out the other five units in the center.

Each of the smaller stores would be about 25 feet by 40 feet, Forsythe said.

That would make the planned center similar to what now exists at 128th Avenue and Beardsley Road, across from the Beardsley Recreation Center.

Desert Golf Cars operates from two locations in Youngtown, plus a shop and sales center on Camino del Sol in the commercial core of Sun City West. The company also has stores in Mesa and Las Vegas.

A "for sale" sign on another lot in the same intersection now has been changed to read "sold," but that is not the corner which Desert Golf Cars bought, Forsythe said.

Dave Leyvas of Grubb & Ellis, the listing broker, said the sold sign apparently was posted on the wrong lot. The larger corner is tentatively slated for use as a church in Webb's original plans.

Sun City West Christian Church, headed by Rev. Erskine Scates, already has purchased the third corner lot. Homes are on the fourth angle of the intersection.

News of the sale first was available to the Planning and Zoning Committee of the Property Owners and Residents Association last month, said committee chair Bob Riley.

The Arizona Republic/THE PHOENIX GAZETTE Monday, January 29, 1996

# Convenience store inconvenient?

## Sun City West residents fight project

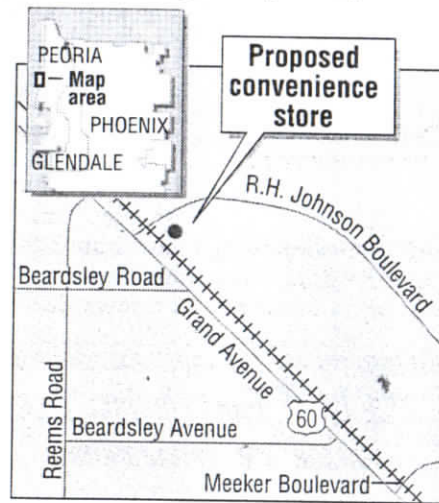
By Brent Whiting  
Staff writer

SUN CITY WEST — Upset over commercial encroachment near their homes, residents have mobilized against a proposed convenience store on the western edge of this retirement community.

They are staging a last-ditch offensive with the Arizona Department of Liquor Licenses and Control to stop the project on R.H. Johnson Boulevard and Grand Avenue, just outside the wall.

Opponents complain the project will cause traffic problems and will attract illegal activity. They say the area doesn't need a business that will operate 24 hours a day.

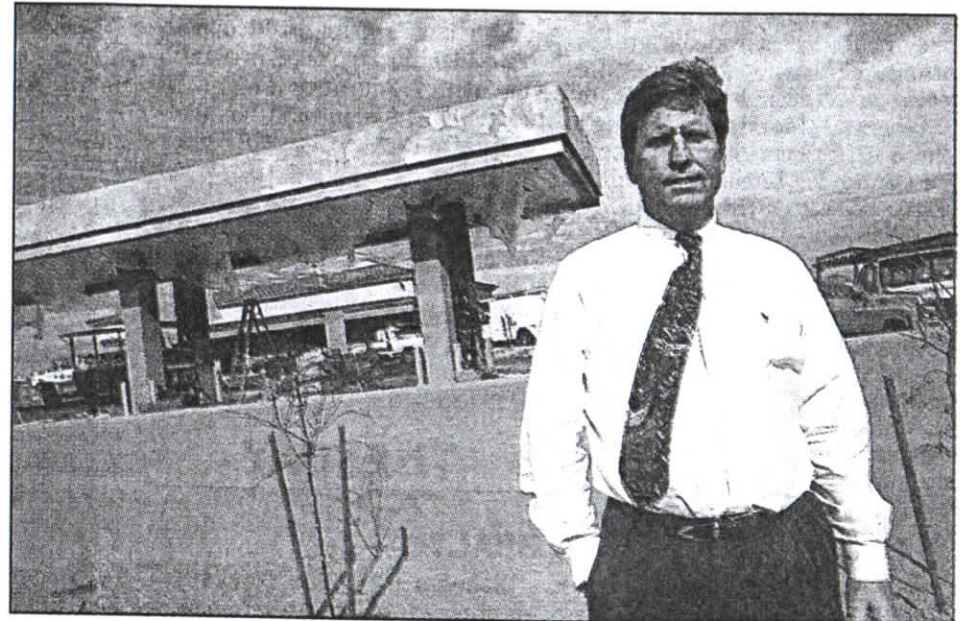
The developer, Kent Bro, has dug in his heels, saying commercial growth is inevitable along the five-mile stretch of



Staff artist

Grand Avenue that flanks Sun City West.

Kent Bro, 42, said he is the victim of a vocal opposition. See MART, Page 4



David Petkiewicz / Staff photographer  
Despite opposition, Kent Bro plans to open a convenience store in Sun City West similar to this one at 3610 W. Pinnacle Peak Road in the Happy Valley area of northwest Phoenix.

*over*

minority. He wants a convenience-store complex that will include gasoline pumps, a carwash and a fast-food restaurant.

Bro has built three Valley convenience marts that operate under the name 4 Brother Food Stores. He said two more stores are in the planning stage.

Describing the Sun City West development as world class, Bro said he is confident of winning the wine and beer license he needs to make the business profitable.

"We're going to do our best to become a good member of this community," Bro said.

He said the development will be similar to a 4 Brothers mart under construction at 3610 W. Pinnacle Peak Road in the Happy Valley area of northwest Phoenix. That store is set to open Feb. 8.

Bro, whose family operates 36 convenience stores in western Iowa, runs three 4 Brothers marts — in Fountain Hills, Apache Junction and on the Carefree Highway near New River, about four miles east of Interstate 17.

He is about to break ground on another Apache Junction store.

The Sun City West store is proposed on the south side of R.H. Johnson Boulevard, between the Sun City West wall and the Santa Fe Railway tracks. The land is to be sold to Bro by the Del Webb Corp. and is zoned for such a commercial use.

Bro is awaiting site plan approval from Maricopa County

planning officials. He also is awaiting action from the Arizona Department of Liquor Licenses & Control on his application for a Series 10 liquor license that will permit the sale of beer and wine.

In a 3-2 decision, the Maricopa County Board of Supervisors voted Jan. 17 to recommend denial of the application. Ed King, whose district includes Sun City West, Betsey Bayless and Don Stapley cast the majority votes.

Dick Bryce, an administrative assistant to King, said King based his vote on objections to the project by various groups as well as petitions signed by about 1,400 residents within a mile of the site.

The opposition has been mounted by individual citizens, as well as the Property Owners and Residents Association; Recreation Centers of Sun City West; and the Sun City West Sheriff's Posse.

The groups have written to the liquor board requesting that Bro's application be denied. The agency is not expected to hand down a decision until March or April.

Hal Lind, PORA president, said selling alcoholic beverages at a major entrance to Sun City West "does not fulfill a need of the residents in the surrounding neighborhood and is, in fact, contrary to their interests."

Bob Sysum, the posse commander, said the members of the volunteer group could be placed in life-threatening situations if called to respond to complaints of illegal drinking or suspicious activity at the convenience-store site.

Carole Hubbs, a member of the recreation board, said the store would be in an awkward site between the tracks and the Sun City West wall. She said motorists trying to enter or leave will cause serious traffic problems.

Hubbs also objected that the Del Webb Corp., the developer of Sun City West, would sell land for such a commercial venture.

However, Chuck Roach, a Webb

general manager, said the site was specifically designed for the type of business proposed by Bro. He said there haven't been problems at similar projects in Sun City.

Roach said he understands the concerns but believes residents are overreacting to the project.

He said the convenience mart will be architecturally appealing "and will prove to be a quality development" for Sun City West.

## Smitty's to Break Ground in SCW in December

By Ruth Borchardt

The proposed Smitty's supermarket at R.H. Johnson and Meeker Blvd. will be started in November or December according to a spokesperson for the Barclay's Group handling the new development. "As of now, no more stores are



John Waldron  
"It is unusual to put up a sign for a proposed building...."

planned on the adjoining property near the bank," it was further stated by the Barclay's representative.

The person or persons who promoted the deal between the

Del Webb Corporation and the Barclay Group remains confidential. John Waldron, head of Community Affairs and public relations for Del Webb said, "It is unusual to put up a sign for a proposed building, but at this juncture it was felt to be appropriate because everything seemed to be proceeding smoothly."

Arve Dahl, former president of PORA was one person who spearheaded the effort to bring an additional market to SCW. Last year and this year he sent letters to the various large chains along with a study of the markets in the Valley of the Sun showing the need compared to all other communities. His study showed, "59.9 percent of the residents live in Sun City West for 12 months of the year; an additional 18.6

Smitty's  
Continued on Page 2

### Smitty's to Break Ground

Continued from Page 1

percent stay between nine and eleven months and only 1.5 percent of the people stated they live in SCW for less than three months each year. Also 21.6 percent of the people have been in SCW over 10 years."

He also talked to a Smitty's representative on the phone hoping to encourage him to further consider the need. Obviously his tireless efforts paid off. PORA Board members are continually working to promote the good of the community, and Arve Dahl is one of the foremost on the list.

### Grand Avenue Retail Center Update

By Rulon Booth

A new retail center in the City of Surprise will start taking shape soon and is the first of three planned to support the estimated 30,000 households already under construction along Bell Road and West of Grand Avenue. The center will cover over 160 acres and have 400,000 square feet of stores including a yet to be determined grocery store, department stores, at least two restaurants, one or more banks, a gas station and numerous small shops. The target for initial operation is early 1996.

The development is being handled by Tamarac Advisory Group for Midland Properties, Inc., based in Scottsdale. John Wanec is the local office president and he said he is anxious to get started. All this should match with Del Webb's Sun City Grand start.

# Smitty's grocery expected in SCW

Sun City West residents will have a new place to do their grocery shopping as early as next summer in the central core if a proposed sale and plan to build a new supermarket goes through.

The Barclay Group is buying 5.4 acres of land on Meeker Boulevard near the corner of R.H. Johnson Boulevard, says Scott Archer, a spokesman for Barclay.

Mr. Archer says the tenant is expected to be Smitty's Super Valu, Inc. He says Smitty's is expected to build a new supermarket on the lot, with other stores on the lot a possibility.

"Basically the structure will be a free-standing Smitty's," he says.

The finalized sale of the land is expected to be complete by December, with ground breaking to be done sometime between Nov. 1 and Dec. 1, Mr. Archer says.

Plans call for a 56,000-square-foot store to be built on the land, though, besides groceries, what the store will hold will not be known for some time, says Katy Corbet, a spokeswoman for Smitty's.

"We are unsure at this point if we're going to have general merchandise available at this store," she says.

Most Smitty's hold a variety of houseware items and some clothing along with groceries and health supplies. Smaller stores, however, just hold a larger supply of groceries.

Ms. Corbet says the store will be a new, concept version of their older stores, featuring reworked architecture and a more modern design. The design will be part of a current campaign to modernize all stores.

"Right now, we're on an aggressive campaign to update and remodel the stores to provide the ultimate shopping experience for the consumer," she says.

The company is looking forward to the challenge of serving the areas residents, Ms. Corbet says.

The store will be the 26th in the Valley for the Phoenix-based, California-owned company. Smitty's also has three stores in Tucson.

Chuck Roach, general manager and senior vice president for Del Webb, says the addition of the new store should help to meet the needs of the community, allowing for more choices within easy access of residents.



SCW

# Open for business ...

## SC West expansion, growth of surrounding areas should attract new businesses

By ANNE RYMAN  
Sun Cities Independent

Several commercial plans are in the works as a result of the Sun City West expansion and a planned community south of Grand Avenue.

Del Webb Corp. officials say they have plans for a commercial site outside Sun City West that would serve residents of the retirement community and a separate development they plan south of Grand Avenue.

The 20-acre commercial site, located south of Grand Avenue at the intersection of Meeker

### Sun City West

### Economic Development

### A Special Report

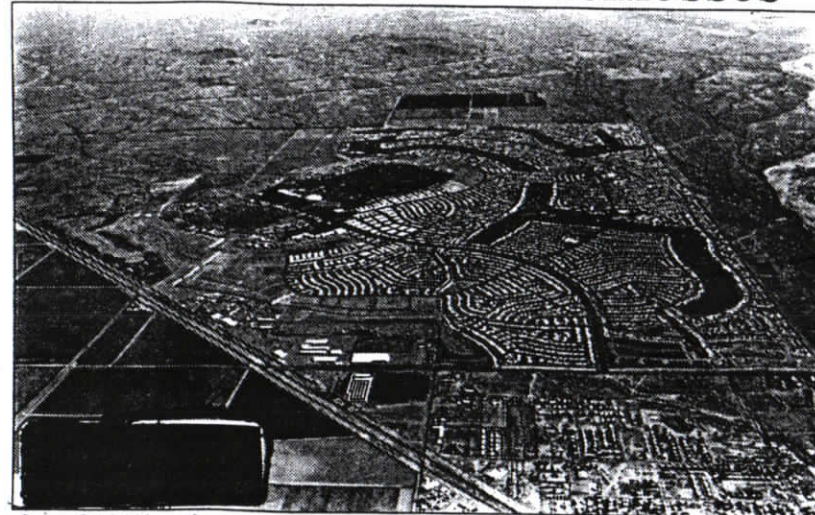
The second of a two-part special report on economic development in Sun City West. Part I focused on the community's commercial core — its history and what may develop on the property in the future. Part II examines current and future development as a result of the Sun City West expansion and Del Webb's Grand Avenue project.

Boulevard and Grand Avenue, is a result of Del Webb's 3,200-acre as-

yet-unnamed development in Surprise.

Officials probably will work to attract a grocery store and a drug-store to the commercial property, says Chuck Roach, Del Webb vice president and Sun City West general manager. They have not determined when the commercial development will be built or when it will open.

Mr. Roach says company officials chose to develop a commercial site south of Grand Avenue because of the amount of traffic



Sun City West has grown tremendously in size and population since the above photograph was taken 10 years ago. The community, however, has not been as successful in luring new businesses..

See ■ BUSINESS, Page 10

along that road.

"The Grand Avenue (project) sizing is such that it can only support one center. We found the location meets the needs of all constituents concerned. The key issue raised by retailers is they want to locate on an area of the highest traffic volume. There is no higher (traffic area) than on Grand and Bell Road."

Like Sun City West, the new development will have 55 and over age restrictions. It will be a separate community from Sun City West with its own recreation facilities. The company expects to close on the property by the end of February.

Officials expect to start selling homes there in 1996, as new home development in Sun City West nears completion. Company officials do not have estimates on how many people will live there.

## Impact of the new post office

Also in the works is the long-awaited Sun City West Post Office on 4.9 acres of land near the corner of 139th Avenue and Sandridge Drive. The building will open on or before February 1995. It was originally planned as a 21,000-square-foot facility. U.S. Postal officials upped the size by 5,000 square feet last month, however, as a result of Del Webb's planned development south of Grand Avenue.

Officials hope the addition of the Sun City West Post Office will draw other retailers to locate nearby.

Bob Soules, a sales associate with Johnson Commercial Real Estate, is one who believes the addition of a post office will be a boon to surrounding properties.

Mr. Soules is the agent for a 4.9-acre property on the southwest corner of Camino del Sol and Meeker Boulevard.

He is optimistic about the sale of that piece of property as well as others because of the nearby post office.

"It's (the post office) what you call a destination use. By that I mean you have people coming there for a specific use. People come back to do their postal business so it gives them a reason to go by the other properties. It's like free advertising," for the surrounding properties, Mr. Soules says.

Along with the post office and Del Webb's Grand Avenue development, some business owners and real-estate experts are optimistic the 1,312-acre Sun City West expansion that will be home to 6,000 additional residents will attract new businesses to the community.

SCW

Some economic development has already taken place. Several business owners recently opened, or plan to open, businesses in

Sun City West because "it is a growing community." Among them are United Packing & Shipping and Bell Travel Agency at Sun West Plaza and the Fred Astaire Dance Studio, scheduled to open March 7 in the Mercado del Sol.

The expansion and Del Webb's Grand Avenue project were two factors that led Meeker Properties LLC, a group of four medical and other professionals, to purchase in December four acres at the southeast corner of Meeker and R.H. Johnson boulevards.

Plans for the property are unknown, says Larry Schwartz, a managing member of the group. "We may develop it or use it as an investment," he says.

In addition to the expansion and Del Webb's community south of Grand, the partners were influenced by price and location in their decision to purchase, he says. Belief the real-estate market is on an upturn also played a factor, Mr. Schwartz says.

Mr. Roach believes the economy, rather than population, is the overriding factor in commercial development.

"You'd think it would be the level (of population) in the community. It (commercial development) works more when the economy is on the upturn. Investors pop up everywhere. As a result, money

flows in and enables commercial developers to develop."

## Demand grows for more business

The demand for more restaurants and another grocery store has surfaced in the last two years at various community meetings sponsored by the Del Webb Corp.

Del Webb has investigated the possibility of bringing another grocery store to the community. The company paid for a study in 1992 specifically geared to grocery stores and hired a real-estate broker to solicit grocery chains in Maricopa County.

"Before the expansion, it left no room for doubt (about another grocery store)," Mr. Roach says. "They basically said '13,000 homes isn't going to cut it.'"

With the expansion, however, an increased in population improves the community's chance for another grocery store.

So far, however, no grocery chain has committed to a Sun City West location.

## Property available

Despite the optimism surrounding the Sun City West expansion and the Grand Avenue project, plenty of property now zoned for commercial development is avail-

able in the community.

Most noticeable is the 55-acre undeveloped commercial core located in the middle of Sandridge Drive, Woodside Drive and 139th Avenue.

Several properties surrounding the commercial core, particularly along the north side of Camino del Sol, also lie vacant.

The owners of the core and Del Webb officials doubt the land will ever be developed entirely as commercial property and may end up a mix of higher-density residential and business.

## Challenges of SCW

The retirement community does face several challenges in attracting potential businesses.

Sun City West does not connect with any freeway system, long prized by retailers for high-traffic patterns.

Because the community is mainly senior citizens, it does not have the diversity of age groups and needs that general retailers such as department stores or Wal-Mart Discount Cities target.

The local grocery store serves a different clientele than one in Peoria or Phoenix would, Mr. Roach says.

Many households in Sun City West have two or fewer people, Mr. Roach says, compared to family households elsewhere.

"Their eating patterns are also different. A family has two or three meals a day. Our people eat less and eat out a lot."

The number of people who leave the community during the summer months also plays a factor.

"If the population was more stable, we'd have a better story to tell."

## Attractions

Despite the challenges, the community does boast several attractions for potential businesses, Mr. Roach says.

"You have a consumer group that can be very loyal to retailers who provide them with the quality of services and products they demand," he says.

"For an individual who pays attention to the consumer, they can be successful," Mr. Roach says.

Many residents tend to be affluent and have planned well for retirement, says A. W. Brooks, an associate broker with Horizon Leasing who has leased the Sundome Plaza for several years.

People do not confine themselves to Sun City West, however, so retailers and services must be competitive.

"From a merchandising standpoint, if they're not fair and don't provide the best prices, the people in Sun City West are not anchored there. They will zip right out of the community and shop for the best price and services."

# Boon or bust?

Feb 16-22, 1994 SC I

## Despite record home sales in Sun City West, community still struggling to attract business

By ANNE RYMAN  
Sun Cities Independent

What would have been a regional shopping center in Sun City West now lies vacant, with tufts of green grass shooting up through dirt once planned as the commercial core of the community.

This 55-acre core, located in the middle of Sandridge Drive, Woodside Drive and 139th Avenue, is one of the remaining signs of a community once intended as home for 50,000 to 70,000 residents. Del Webb at one time owned land southwest of Grand Avenue the company intended to use for a Phase II of Sun City West.

It was with those plans in mind that company officials envisioned a shopping center at the heart of the community surrounded by a variety of businesses and financial institutions.

### Sun City West

#### Economic Development

#### A Special Report

The first of a two-part special report on economic development in Sun City West. Part I focuses on the community's commercial core — its history and what may develop on the property in the future.

Next week, Part II examines current and future development as a result of the Sun City West expansion and Del Webb's Grand Avenue project.

Today the core and some of the surrounding lots remain vacant. The land's owner, Del Webb officials and some residents would like to see those vacant areas developed.

Sol Padnick, a Sun City West resident for seven years, has been an outspoken critic of the empty land, even suggesting Del Webb, the original owner, should buy back the property

and develop it.

"It's an eyesore," he says. In the summer, he adds, dust blows across the land because it is undeveloped.

#### Original plan doubtful

Both the owner of the commercial core and Del Webb Corp.'s vice president doubt the land will ever be developed entirely as commercial property, as once intended, for several reasons.

The land is off the beaten path from both Bell Road and Grand Avenue, two major thoroughfares, and Sun City West does not connect with any freeway.

The location of what is now the Arrowhead Towne Center in Glendale also played a factor, officials say. The 1.3-million-

See ■ BUSINESSES, Page 10

square-foot mall opened in October 1993 but was planned for several years. Westcor Partners purchased the property in 1985 and waited until growth and economic conditions in the Northwest Valley favored development of the property.

Perhaps the major contributor to what has become an undeveloped core was Del Webb's decision to scale down its plans for Sun City West and sell Phase II. This occurred in a series of transactions between 1983 and 1986. Company officials redirected cash into Sun City developments in Tucson and Las Vegas, Nev.

At the time of the sale, the commercial core belonged to, and still belongs to, Ratliff & Muhr & Levinski, Inc., buyers and sellers of land in the metro-Phoenix area since the early 1970s.

The company purchased the land from Del Webb in 1983, a few years before Del Webb decided to sell all its acreage south of Grand Avenue, says Lloyd Levinsky, company president.

"They weren't being mean. They were doing what was economically right for the company. Unfortunately, they did it after we purchased the land," he says.

He attributes this scaling down of Sun City West as the key contributor to lack of development in the commercial core.

### Recent commercial activity

The only activity on the commercial core occurred this past December, when the U.S. Postal Service bought 4.9 acres of land near the corner of 139th Avenue and Sandridge Drive.

The 26,000-square-foot building may open as early as the end of this year.

Other projects were planned but never got off the ground.

Circle K Corp. has owned a parcel of land on the northeast corner of Camino del Sol and 137th Avenue since the 1980s. The land was rezoned for a convenience

store, but a corporate decision to downsize operations and a Chapter 11 bankruptcy prevented the store from ever developing, says Barbara Martin, manager of real estate administration for Circle K.

The company now wants to sell the land because Circle K convenience stores depend upon a high volume of traffic. The Camino del Sol property does not fit this criterion.

"They'd have to want to go there as opposed to (it) being convenient to stop," Ms. Martin says, about the Sun City West location.

### Plans vs. reality

Indeed, original plans for the commercial core and its surrounding acreage vary somewhat from what actually developed.

An early plan of the community published by Del Webb showed sites for a cafeteria, restaurant, furniture store and a tire, battery and accessories site located on land surrounding the commercial core north of Camino del Sol.

With the exception of the Camino del Sol Funeral Chapel, the area originally planned for these businesses still lies vacant today.

Several pieces of property also are for sale along the south side of Camino del Sol, some owned by Ratliff & Muhr & Levinsky. This area was originally designed for professional offices and a storage facility.

A post office site was planned for a lot north of Meeker Boulevard and west of Camino del Sol.

Other business has developed according to the original plan. Financial institutions along the south side of R.H. Johnson Boulevard between Camino del Sol and Meeker Boulevard emerged according to plan, as did the Sundome Plaza, the Sun City West Professional Building and Arby's Restaurant.

Other businesses vary slightly from the original plan. The Sunwest Auto Service Center,

13905 Camino del Sol, is located on a parcel originally planned for an "auto sales and service."

A service station was planned for the northwest corner of R.H. Johnson and Meeker boulevards. Instead, a Mobil station developed at the southeast corner of Camino del Sol and Meeker Boulevard.

As for the commercial core, what do officials envision on this property?

### Mix of commercial/residential

Chuck Roach, Del Webb Corp. vice president and Sun City West general manager, envisions the 55-acre commercial core as a mix of residential, business and some commercial, similar to the layout near 99th Avenue and Bell Road in Sun City.

That area has a strip shopping center, multi-family retirement homes and offices.

He does not rule out Del Webb's involvement in the development process, depending upon what the owners of the property see as the land's best use.

"If we could do it profitably and the community supported it, we'd be interested. We think there's a need to complete that 55 acres," Mr. Roach says.

The owners of the commercial core are definitely interested in selling it, as well as a couple of parcels they own surrounding the core.

Right now, there are no prospects on the horizon interested in purchasing property, Mr. Levinsky says.

"We would be interested in selling as much as possible, as quickly as possible," he says.

Mr. Roach says Del Webb officials have had discussions with that company as recently as last week about how the property might be developed.

Del Webb has had previous discussions with the company, Mr. Roach says, but "we haven't come up with ideas that are economically

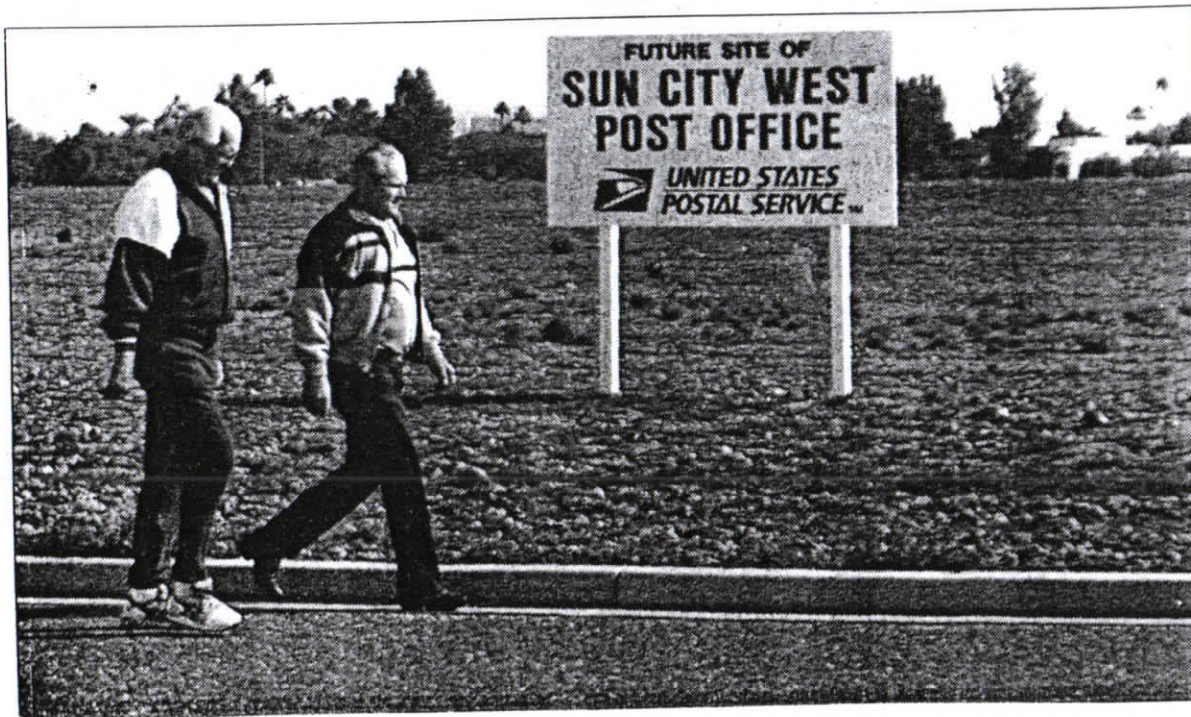
"Our feeling is the (commercial core) won't go entirely commercial. Del Webb sold off so much land that the Sun City West concept became far shrunken. There's not enough people (to support a commercial core)," he says.

*Next week, Part II: A look at Del Webb's involvement in commercial development in Sun City West and current and future development as a result of the Sun City West expansion and Del Webb's Grand Avenue project.*

feasible for both parties."

Officials hope the 6,000 additional residents who will live in the community's northern expansion area as well as the addition of the Sun City West Post Office in the commercial core will draw other retailers to the community.

Mr. Levinsky says although he cannot predict the future, "we certainly would hope it (a post office) would motivate some interest in the surrounding land such as a small shopping center for the commercial core.



## Promises unfulfilled

The original master plans for Sun City West called for a hustling and bustling business district in the core of the community. With the exception of a soon-to-be built federal post office, the 55-acre parcel designated for business development — located inside Sandridge Drive, Woodside Drive and 139th Avenue — lies mostly undeveloped. Taking a stroll are Jim Brown, left, and Ronnie Brown.

Photo by TYSON KUHRT/  
Sun Cities Independent

# West Fest taking shape

Saturday, Aug. 7, 1993

Daily News-Sun, Sun City, Ariz.

## Daily News-Sun staff

Businesses and organizations in Sun City, Sun City West, Youngtown, Surprise and El Mirage are planning a shindig — and everyone's invited.

The Grand Old West Fest, scheduled for Oct. 1 and 2, is named for Grand Avenue, the street that unites the five communities. The festival will include Western-themed performances, exhibits and events at area shopping centers, the Sun Bowl, the Sundome and Sun Cities Stadium.

Major sponsors of the two-day event are the Northwest Valley Chamber of Commerce, the Daily News-Sun, Del Webb Corp. and the Sundome Center for the Performing Arts.

On Oct. 1, free entertainment at 15 area shopping centers will be the order of the day. Historical exhibits from the Arizona Civil War Council and a Sunfresh Farms petting zoo will also be on display, said Connie Watson, Del Webb spokeswoman and chairwoman of the event.

At 6:30 p.m. the Sun Bowl Sunset Show begins with acts including the Sun City Poms, the "Just For Fun Four" barbership quartet, the Westrenaires Chorus and other groups to be announced.

The Maricopa County Sheriff's Office Youth Assistance Foundation Walk-A-Thon kicks off Oct. 2 events. The walk, which will begin in the Sundome parking lot, benefits a foundation which supports youth programs throughout the county.

Antique car displays, a celebrity baseball game at Sun Cities Stadium and a "Country Street Dance" in the Sundome parking lot will conclude the fest's second day.

"We're going to have a country band playing in the Sundome parking lot," Watson said. "We're looking into having someone there to encourage line dancing. ... It'll be a mixture of all types of dancing."

Watson's planning committee is urging area businesses to participate in the event with themed decorating, costumes for employees and sponsorship of related events.

VF SCW  
Business  
Daily News Sun  
August 7, 1993

# RESIDENTS, OFFICIALS hopeful expansion stimulates business

By ANNE RYMAN  
Sun Cities Independent

Residents at a Property Owners and Residents Association membership meeting expressed concern over Del Webb's expansion and whether or not it will increase commercial development in the existing Sun City West

During the membership meeting, held last week, several people questioned the future development of the 55 acres of commercial property between R.H. Johnson Boulevard, Meeker Boulevard and Camino del Sol.

Some have complained about the blowing dust on the vacant land and want another grocery store, as well as a choice of restaurants and gas stations.

Del Webb officials originally planned for a cafeteria, restaurant, furniture store, tire and battery store and regional shopping center on the property, but sold the property in 1983 to the Phoenix-based real estate firm Ratliff, Muhr and Levinsky Inc.

Since 1978, an additional 51 lots surrounding this 55-acre commercial core have been sold to multiple owners. To date, 21 of these 51 remain undeveloped.

Bob Emmons, PORA planning, zoning and transportation director, says a regional shopping center for Sun City West would not be feasible particularly because of the 1.3 million square-foot Arrowhead Mall construction two miles east of Sun City on Bell Road.

But Mr. Emmons is optimistic about future development of the 55-acre site.

"As Sun City West continues to grow, then the desire for people to come in and put in commercial establishments in Sun City West will thereby increase," he says.

Webb officials expect the expansion of Sun City West north of Deer Valley Drive to add about 6,000 residents for a total of 31,400 people.

Mr. Emmons is working with Del Webb officials to attract another grocery store to Sun City West. A grocery store, Mr. Emmons says, would provide an "anchor" for other businesses in the 55-acre area.

Chuck Roach, Del Webb Corporation vice president and Sun City West general manager, says few companies are willing to take the risk and develop in Sun City West even though demand for additional businesses exists. But he, too, is optimistic things will change with the increased population.

Mr. Roach says officials planned one five-acre commercial site in the new expansion area because of the 55-acre commercial core available in the existing community.

Resident Sol Padnick urged Del Webb to buy back the 55-acre property.

"Now's the time to start pressuring them to do something with that lot even if they have to pay more money for it."

Martha Moyer manager of public and community relations for Del Webb Corporation, says while company officials have discussed purchasing the property from Ratliff, Muhr & Levinsky, Inc.,

■ See GROWTH, Page 3

## ■ GROWTH

From Page 1

they disagree on price.

"At this time, it's not an option," she says.

Some residents at the PORA meeting feared Del Webb would rezone commercial land into residential land, a move that would add more people to the existing community.

Land area owned by the Del Webb Corporation at Stardust and Meeker boulevards was rezoned in 1991 from commercial to residential for 47 single-family homes.

But Ms. Moyer says 1,000 home sites were lost when Trail Ridge Golf Course, 21021 N. 15th Ave., opened in 1989. Trail Ridge was not part of the original development plan.

Residents also expressed concern about the Master Agreement which must be amended to tie the recreational amenities to the existing system.

The Master Agreement sets forth Del Webb's financial obligations to the community and recreation centers.

The Master Agreement, unlike the recreation centers bylaws, will not come up for a community vote. Instead, the resident-elected advisory board will endorse any amendments.

Ms. Moyer says while the date has not been set for reviewing the amendments, it probably will take place in the next several months.

Resident Phil Vision urged the

PORA board involve itself on any amendments made to the Master Agreement.

"I think PORA should involve themselves on behalf of the residents so we can have a voice, not only while we're here but the future of Sun City West after Del Webb leaves."

PORA President Dick Egan says PORA will continue to try and become involved.

"We feel sometimes like the reluctant bride who is always invited, but we don't go through the ceremony.

To date, PORA has not been asked to participate in a review of the Master Agreement.



# Business growth in SCW new concern of residents

By MIKE GARRETT  
Daily News-Sun staff

SUN CITY WEST — Questions frequently asked at Sun City West open meetings concern the future of the business community.

No concrete answers have surfaced. A difference of opinion exists between what residents want and what the business community can do.

On one hand, many residents are saying they don't want to see the community grow to more than 25,000 people.

On the other hand, most Valley business chains are saying

they don't want to commit to expansion unless there is a greater Sun City West population base to support it.

Del Webb Corp. has announced that its proposed expansion area north of Sun City West boundaries could grow by as many as 6,400 residents.

"There are no guarantees," Chuck Roach, Sun City West general manager and Del Webb Corp. executive vice president, said at a recent meeting. "All I can tell you is that as a community develops, businesses come in.

"They're not coming in today

because we're in a recession and have been," he said. "We're finally coming out of it. If you track development of commercial businesses in our community from the time we opened it until today, it has been a roller-coaster ride."

The question of business expansion came up at Thursday's Property Owners and Residents Association quarterly general membership meeting in R.H. Johnson Social Hall.

Specifically, residents inquired about the future development of the mostly vacant 55-acre com-

See Questions asked, A5

## Questions asked in SCW

—From A1

mercial core bounded by Meeker and R.H. Johnson Boulevards and Camino del Sol.

Del Webb Corp. sold that property in 1983 to the Phoenix-based partnership of Ratliff, Muhr & Levinsky, which has done little to develop it.

"Around those 55 acres are about 50 smaller commercial lots, including some banks and an Arby's, that have been developed," said Martha Moyer, Webb manager of community and public relations. "There are about 21 lots sold in the early to mid-1980s to multiple owners that have yet to be developed."

Resident Sol Padnick said at the PORA meeting that people should pressure Webb to re purchase that land and develop it for commercial purposes.

"If we bought it back, we'd

just have to sell it again because Webb no longer develops commercial property and is not involved in any commercial ventures anymore," Moyer said. She said Webb does maintain architectural control over any business planning to locate in Sun City West. "Anything that goes in there, we still have the ability to make sure it's compatible to the community."

Nobody so far has expressed a desire to see that land filled in with more residential housing; Moyer said that's probably what would happen if Webb re purchased it.

Roach and community leaders have indicated that a second grocery store to serve the community (not counting the ABCO store in the Crossroads Towne Center on Bell Road) is the top commercial priority.

Roach and PORA officials said they have been in contact with several grocery chains to open a store in Sun City West. But so far there are no takers.

"As Sun City West continues to grow, then the desire for people to come in and put in commercial establishments in Sun City West will increase," said Bob Emmons, chairman of PORA's planning, zoning and transportation committee.

"We've been working on the situation for an additional grocery store for Sun City West and hopefully we'll be successful. That would start an anchor (store) for those 55 acres and will bring in other stores," Emmons said.

"That's the basic problem we have in trying to get another grocery store here," said PORA President Dick Egan.



Mike Garrett/Daily News-Sun

Ken Meade and office manager Julie Beldon display the sold sign after Ken Meade Realty purchased the former Pima Savings and Loan branch in Sun City West.

## Meade buys larger office, gets former S&L building

SUN CITY WEST — Ken Meade Realty owner-broker Ken Meade has purchased from the Resolution Trust Corp. the former 5,500 square-foot Pima Savings and Loan building at 19232 R.H. Johnson Blvd.

Meade said he wants to expand his Sun City West operations now that he has become the Sun Cities largest Realtor based on sales volume, according to Sun City Area Board of Realtors Multiple Listing Service figures.

Meade, a Sun City West resident, said he will move his six-year-old 1,500 square-foot Sun City West office at 19052 R.H. Johnson to the new office and be open for business Nov. 1.

Sun City West Meade office manager Julie Beldon said she hopes to have 50 sales agents for the new office.

Beldon said it will include three conference rooms and numerous computer stations. But other than signage, she said no major building modifications will need to be made.

"We will have much more space, higher visibility and better access from R.H. Johnson Boulevard," said Beldon.

Meade is one of four SCABOR Realtors to have an office in Sun City West. Others are O'Keefe Real Estate/Better Homes and Gardens, Prudential Mull-Smith and Tri-Star Realty.

# SCW's first funeral home set for summer

By MIKE GARRETT  
News-Sun staff

SUN CITY WEST — The community's first funeral home, Camino del Sol Funeral Chapel,

broke ground Thursday in the 13700 block of Camino del Sol Drive.

The 8,400-square-foot, \$850,000 facility will be com-

pleted in about six months, said co-owner Jim Darby, a new Sun City West resident from Danville, Ill.

Glendale-based B&B Con-

struction and Development Inc. is contractor for the construction.

Darby said it will be a full-service funeral home offering

cremation services.

Three generations of Darbys are involved in the project — Jim's mother, Florence, his brother, Dave, and four of his children.

"We've been involved with funeral services since 1952," Darby said. "In Danville, we own two cemeteries, a funeral home and the Greenwood Plastics Co., which manufactures plastic products for the funeral industry."

Darby said he became acquainted with the Sun Cities area through selling burial vault liners to Sunland Memorial Park & Mortuary, in Sun City, and decided to buy a home here.

Once he got to Sun City West, "I looked around the area and saw no funeral home and decided to fill a void," Darby said.

The closest funeral home is Sunwest at 15399 N.W. Grand Ave. in El Mirage.

Other Danville transplants will help run the operation. The

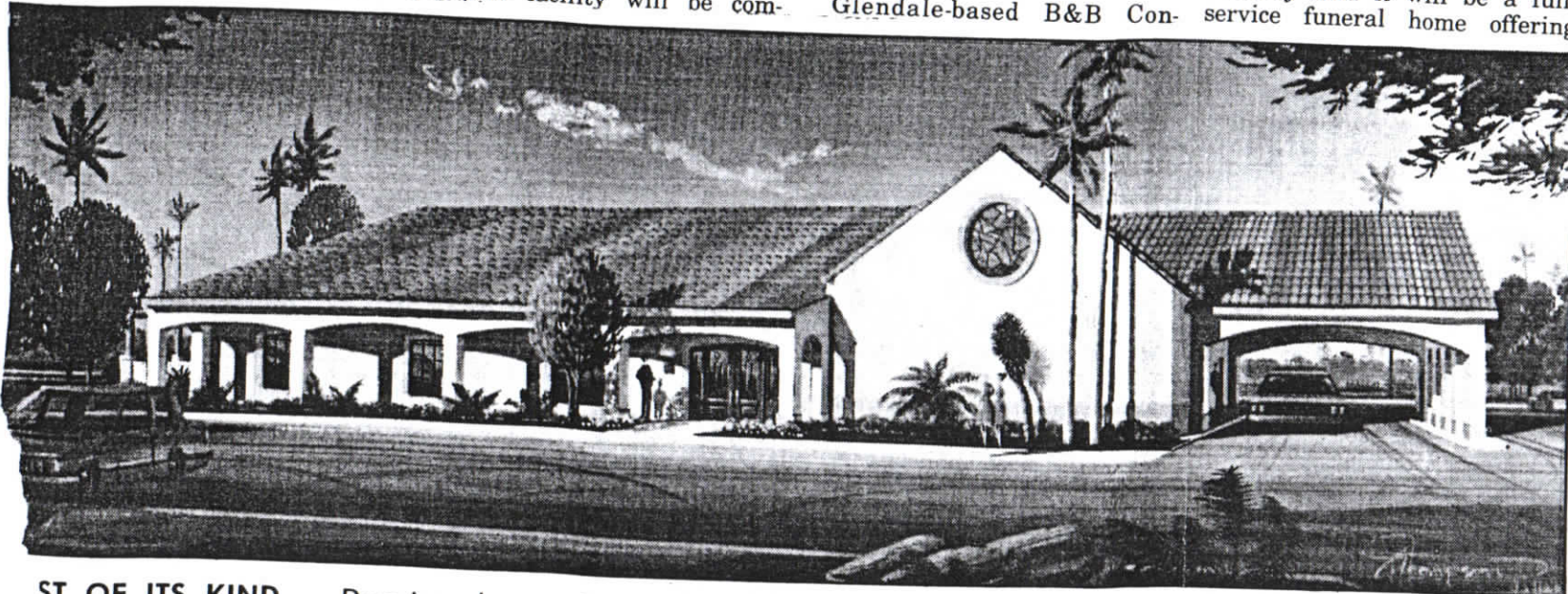
funeral director will be Don Gulley, who is relocating from Illinois and already has his Arizona license. Director of sales Phil Monahan, also from Danville, has moved to Sun City West.

Sales manager will be Jim Mittenbrink, who will maintain a sales office in the Humber Financial Center across the street until the new funeral home is completed.

Monahan said he has already begun arranging funerals and contacting families in the area to inform them of the kinds of services that will be available at Camino del Sol.

Darby said the site also will be available for area service club meetings at no charge.

Thursday's groundbreaking culminated three months of negotiations as the first commercial venture to be allowed on that land parcel on the north side of Camino del Sol Road.



Submitted drawing

**ST OF ITS KIND** — Drawing shows what Sun City West's first funeral home, the Camino del Sol Funeral

Chapel, will look like after construction ends in six months. The facility will cost \$850,000.

SCW

**NEW BUSINESS****Ailing SCW autos to receive local care**

Sun City Auto Service, "your hometown service center," will claim two hometowns by mid-May.

The Sun City garage at 10014 Santa Fe isn't going anywhere; but by May 25, Sun City Auto Service West will be doing business in Sun City West.

The new branch garage will be located at 13905 Del Camino, and will fea-

ture a stucco exterior with red tiled roof.

"**IT DOESN'T** look anything like a garage," marveled Barry Wallach, co-owner of Sun City Auto Service.

But behind the Spanish exterior, Sun City Westers will find a complete service center featuring eight service bays and five hydraulic lifts.

"The new building design is identical to our current operation," he explained.

**THE GARAGE** will maintain a three-man crew to serve the community. Gary Robison, the Sun City garage's other owner, will oversee operations.

Robison joined with Wallach in February 1978 to

purchase the Sun City garage after working for nine years with Firestone Tire and Rubber Company as both manager and service manager.

He also was employed by Cobre Tire & Service Centers in Peoria for nearly two years.

**WORKING** with Robison will be mechanic Michael

4-25-80  
Scott, who worked with Firestone for two years before joining Sun City Auto two years ago.

The final member of the team has not yet been named.

Grand opening celebrations are being prepared and tentatively scheduled for May 25, although Wallach said the new facility

could be operating as early as May 15.

**THE REASON** for branching out into Sun City West is one of supply and demand.

"Many of our current customers come from Sun City West; automotive repair is an absolutely essential item for a community and there is nothing out there now," Wallach pointed out.

Sun City Auto Service West will offer a complete line of service, including diagnostic work, engine tune-up, brakes and front-end work.

Garage hours will be Monday through Friday, 7:30 a.m. to 5:30 p.m.

SCW

FRIDAY, JUNE 20, 1980

## FOOD REMAINS PROBLEM

# SC West gets gas service

By **RICHARD MOORE**  
Staff Writer

Sun City Westers no longer have to burn a couple of bucks worth of gas driving to a Sun City service station to fill their tanks.

However, they still have to cross the Agua Fria River to reach the nearest grocery store.

Rumors that the new Mobil service station also was selling bread and milk proved to be false.

According to Gene Frank, station manager, the facility was denied permission to sell any kind of food.

**"IF THERE'S** any way I can get permission to sell bread and milk, I'll do it immediately," he said.

Frank claimed he requested permission to sell some food products and that the request was denied by both the Del E. Webb Development Co. and the Maricopa County Health Department.

"Health officials said state law pro-

hibits any establishment from selling food unless there is a hot water tank installed and working on the premises," Frank said. "The tank was requisitioned during the construction phase, but it wasn't available. As soon as one is (available), it will be installed."

**EVEN WHEN** the station meets the health code requirement, it is doubtful it will be given permission by DEVCO to sell food.

Webb attorney Gerald Williams said allowing the station to sell food would be in violation of a use restriction clause established by Webb.

"That particular property is designated solely as a gasoline station and not a grocery store," Williams said. "Even if we would allow a two month situation, it would take a great deal of time to issue the temporary order. By the time it would be approved, Safeway will already be open."

**WILLIAMS SAID** the Safeway store in the Camino del Shopping Center will be in business by Sept. 1.

Despite the food controversy, the new full-service station at Johnson Boulevard and Camino del Sol opened for business June 11.

"Things have been going really well so far," Frank said. "Although we've had some mechanical problems with the pumping assemblies, our garage repair work business has been excellent."

Frank said the station will be open 7 a.m.-10 p.m. Monday through Saturday, and 8 a.m.-8 p.m. Sunday.

**"WE ALSO HAVE** a tow truck and complete road service," he added. "I'm now waiting for certification from the automobile association so that we will get referrals."

Frank recently moved to Arizona from Redford Township, Mich. He was affiliated with the trucking industry for 13 years.

OVER

SCM



Open for business in Sun City West

( News-Sun Photo )

THE NEWSLETTER

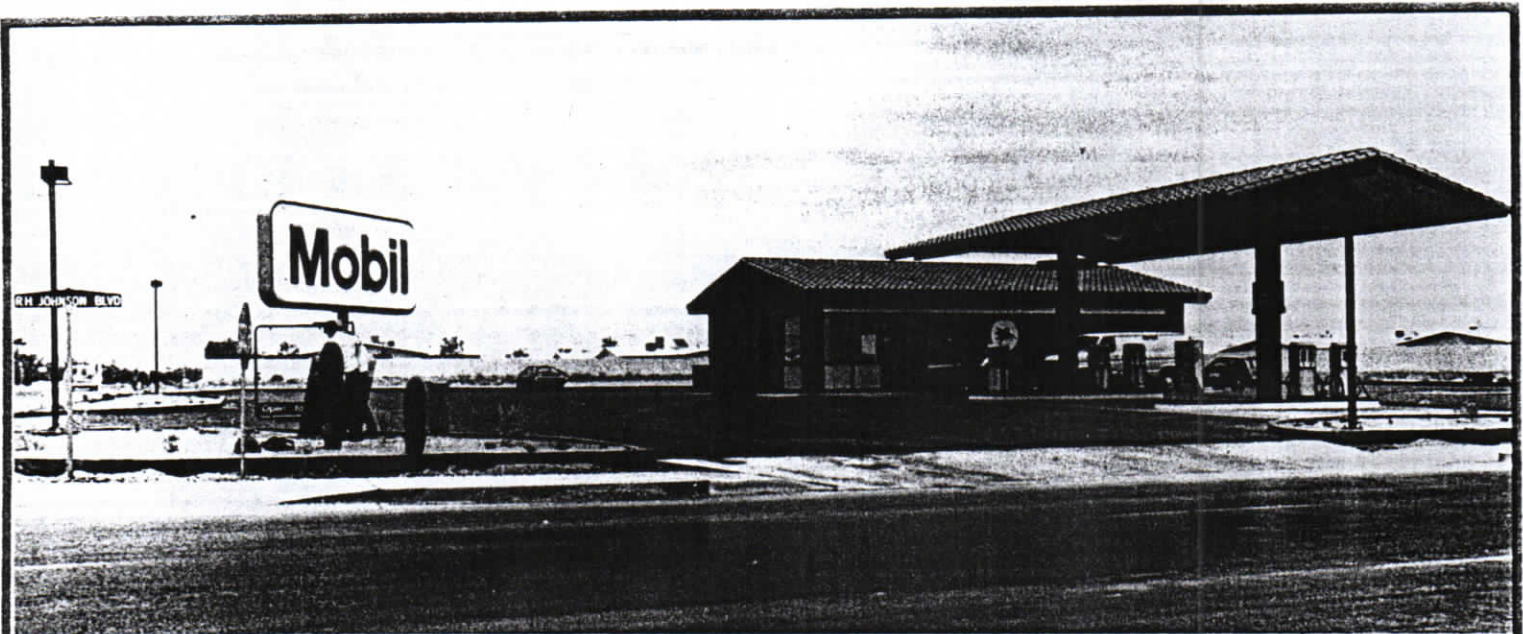
# Sun City West

SCW



Del E. Webb Development Co. ★ Public Relations Dept. ★ P.O. Box 1705 ★ Sun City, Arizona 85372 ★

July, 1980



## Fill 'er up!

*Mobil opened a service station recently on the northwest corner of R.H. Johnson Boulevard and Camino del Sol and Sun City Westers have kept the*

*pumps busy. A second Mobil station is planned for the corner of R.H. Johnson and Meeker Boulevards.*

Here's hoping all of you had an enjoyable Independence Day holiday. The Sun Cities celebrated with their annual Fourth of July Concert and Fireworks Show, and Sun City Stadium was overflowing with spectators.

This edition of the Newsletter features the Sun City-Sun City West Senior Softball League. Pictures and information on Pages 2 and 3.

We're overdue in relating some correspondence from our readers, so here we go.

A letter from Dorothy and Jim Himes of Massillon, Ohio, mentions that they "thoroughly enjoy" receiving the Sun City West Activities Calendar and Newsletter each month. Thanks, Dorothy and Jim, we thoroughly enjoy produc-

ing them. The Himes expect to move into their new home at 12703 Keystone Drive sometime in late July and "look forward to with great anticipation to participating in some of the many activities offered." Dorothy and Jim are both retired teachers and say they enjoy travel, photography and antique watches and clocks. We look forward to their arrival.

Mary and Bob Nelson of Minneapolis are probably already living in their new home at 18818 124th Drive. Their letter mentions that Bob's parents— Clarence and Faye Nelson —have been Sun City residents for 15 years. "That sure proves it's a great, healthful place to live", they say. We echo those feelings.

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SCW

# Big business:

April 8-14 1987, SCI

## SCW plan boosts merchants, sale of Hillcrest

By LAURIE HURD-MOORE

"Commercial growth depends on your support of area merchants," explained Paul Tatz, president of Del E. Webb Communities, Inc. at the March 31st open forum meeting the Recreations Centers of Sun City West, Inc. Advisory Board.

Tatz says the Northwest Valley is currently experiencing an "extended" period of economic growth. He adds that this environment has an impact on the commercial development in the community.

Rapid growth of the Northwest Valley has caused commercial land owners in Sun City West to reconsider development plans, he adds.

He referred to the community's 55-acre commercial core and a 14-acre lot on Stardust Boulevard and Beardsley Road. Both sites were affected by outside developments.

The 55-acres is zoned for a regional mall and the 14-acres allows the development of a "strip" or neighborhood shopping center.

"When we sold the 55 acres, it was restricted for use as a regional mall, unless another regional center was built within eight miles of Sun City West during the next 10 years. It appears as if this is going to happen," he says.

Owner of the 14-acre-lot, Daniel A. Madison, partner in Inverness Companies, says purchase of the C-2-zoned commercial property was a "bad decision" on his part and he is anxious to sell.

Inverness, a development and construction business, owns a share of the plot.

They purchased the land with the hope of constructing a strip-shopping center. But, when the Crossroads Center, located just south of the community in Surprise, was completed, such an

ambition was no longer a financially-sound undertaking, he says.

Madison, along with partner Ron Hardy, appeared before a community meeting Feb. 24, 1987, to solicit suggestions from residents on possible uses for the site.

Tatz told those attending the Advisory Board meeting that seniors 50 years of age and older represent 50 percent of all disposable income. Facts such as this were used in a "pitch" to sell the 14 acre-Sun City West site to Lucky's and Revco.

"We spent a great deal of time, effort and money developing information that would make the parcel attractive to the developers. Unfortunately, one of the developers bought land in Surprise and built the Crossroads Center," Tatz says.

The developer cannot be faulted, he added, for purchasing the lower-priced property.

"But we're not ready to give up the search. The task is not easy but it's not impossible."

There is a "bright side" to the situation, Tatz says. If residents were concerned about the extra traffic which would be generated by Coronet Realty and Development Co.'s proposed 108-acre-Sun Valley Park, a shopping mall contained within Sun City West would have resulted in "thousands" of additional transient vehicles.

Possible uses for both properties could include a type of mixed-use development, though any commercial property rezoned to residential would not necessarily entitle the new residents access to the recreation centers.

Webb reached an agreement "in principal" to sell 17.5 non-

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## • WEBB

*from page one*

contiguous acres near the Sun City West commercial core to Ratliff and Muhr Investment Co.

The sale involves 21 separate parcels, many of which border the 55-acre core, which is also owned by Ratliff and Muhr.

Webb will retain architectural approvals for the next 20 years from the date of closing.

There are restrictions governing the types of businesses that can be developed on the property, which is zoned C-2.

Turning to a different subject, Tatz reported there has not been any change in the ownership status of Hillcrest Golf Course.

"Presently, the course is a very valuable marketing tool for Del Webb," he says.

"But when we do complete this project (Sun City West) which will probably be five or six years, the Recreation Centers

will be the first group we discuss those plans with," says Tatz. "It's a part of the Master Agreement. In any event, Hillcrest will always remain a golf course," he says.

Contained within the master plan, is the agreement that Webb contact the Recreation Centers 90 days before they intend to sell the course.

Tatz assured those present this agreement would be followed. But he would not extend the obligation further to allow Sun City West Rec Centers the option to purchase the course.

The property, if not purchased by the Rec Centers, would either be sold to a third party or converted into a country club, the latter of which would exclude non-Westers from the facility.

Jack O'Connor, president of the Advisory Board, says his group is currently putting together a committee to look into the purchase of Hillcrest.

**S.C. WEST**

# Shopping center started

By **BEN HUDSON**  
Staff Writer

Ground was broken Thursday for Sun City West's first shopping center.

The \$2.7 million facility on the southeast corner of R. H. Johnson Boulevard and Camino del Sol is slated to be completed by March of 1980.

Del E. Webb Corp. is the builder.

Tenants in the 126,000-square foot center will include a Safeway food store and a Walgreens drug store.

A Valley National Bank, a Greater Arizona Savings and a Canyon Savings and Loan will front the center.

The center also will include Mary Jane's Interiors, a furniture-decorator store.

In addition to a coffee shop there will be 17 other retail shops.

The Safeway store—the largest in the area—will encompass roughly 37,000 square feet.

Helgeson, Stover Architects Inc. of Phoenix designed the shopping center. "Mission Spanish" architecture of masonry and stucco will be featured.

There will be parking facilities for 949 vehicles.

United Bank, Southwest Savings and Loan, Home Federal Savings and Loan, Saguaro Savings and Loan, Surety Savings and Loan, First Federal Savings and Loan, Western Savings and Loan and the Arizona Bank will build facilities at other sites in Sun City West's commercial core.

Two Mobile service stations—one at Johnson and Meeker boulevards and the other at Johnson and Camino del Sol are planned.

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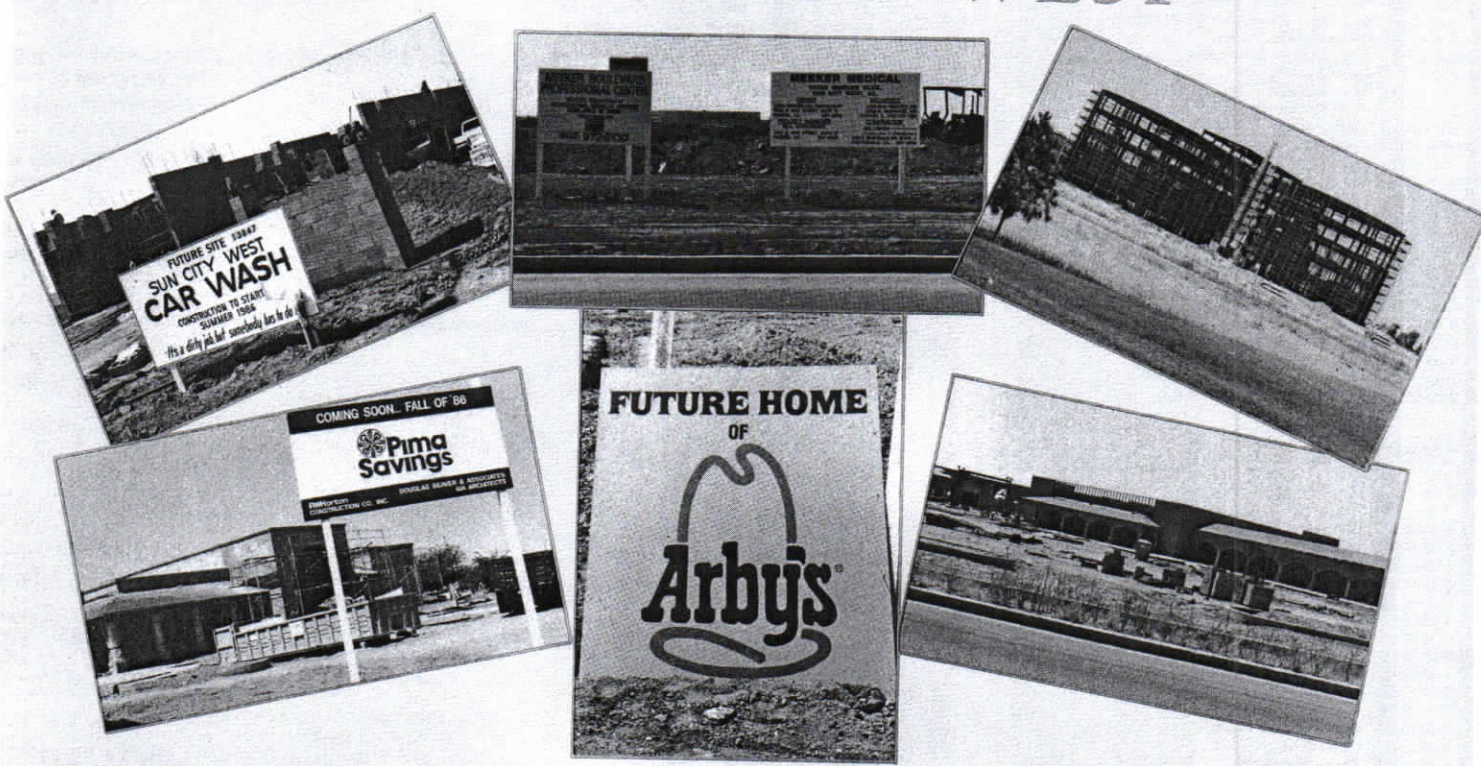
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BUSINESS

# NEW BUSINESSES COMING TO SUN CITY WEST



Drivers along Meeker or R.H. Johnson Boulevards and Camino del Sol have no doubt noticed quite a bit of commercial construction activity.

There are a number of specialty shops, retail spaces and office suites coming to Sun City West for which the dirt is being moved and the foundations poured.

"Sun City West's commercial real estate market is in a period of in-fill growth," said Phil Brant, Webb's manager of commercial sales and leasing. In-fills are parcels developed for specialized uses after there is established building and retail trade.

For example, the Sun City West Car Wash on Camino del Sol is well under construction. This is a service which many Westers had requested, and will be the community's first, full service, computerized car wash. It should be open for business by the end of September.

Just down the road near Spanish Garden Drive, work has begun on the new Arby's Restaurant, Sun City West's first convenience food outlet.

And speaking of convenience, a parcel near 137th Drive and Camino del Sol has been sold and a new Circle K will be built. No construction timetable has been announced.

The building of the new Del E. Webb Memorial Hospital has prompted a need for new medical offices. The 82-acre medical campus will include not only the 203-bed hospital, but additional health care related facilities to augment hospital development.



**Phil Brant**, Webb's manager of commercial sales and leasing.

Northeast on Meeker Boulevard across from Del Webb's Administrative Offices, ground has been broken for the Meeker Medical Building. It is expected that a pharmacy and dental office will compliment the executive medical suites in the 21,000 square foot development. It's scheduled to open in November.

B & B Construction and Development, long-time commercial developers in the Sun Cities, will build a small retail and office complex on Camino del Sol near Meeker. Completion date on that project is early next year.

Sun City West's banking community is awaiting the opening of its latest financial institution. Pima Savings and Loan will celebrate its grand opening September 29 at its R.H. Johnson location.

The in-fills not only satisfy specialty needs within the community, they add to the resurgence of larger projects, the next of which will be the Crossroads Plaza shopping center near Bell Road and R.H. Johnson Boulevard. "The principal drive behind the construction of this center has been a long-felt need of Sun City Westers for a second grocery store. Lucky Markets is a highly regarded chain listed on the New York Stock Exchange with a longtime reputation in Sun City," noted Brant.

Availability of commercial sites within Sun City West is down to about one-third of its original 369 acres. Webb is still searching for additional commercial ventures to enhance the present business community.