

DAILY NEWS-SUN THURSDAY, JAN. 22, 2004

Fitzpatrick Ranch plans meander toward construction start

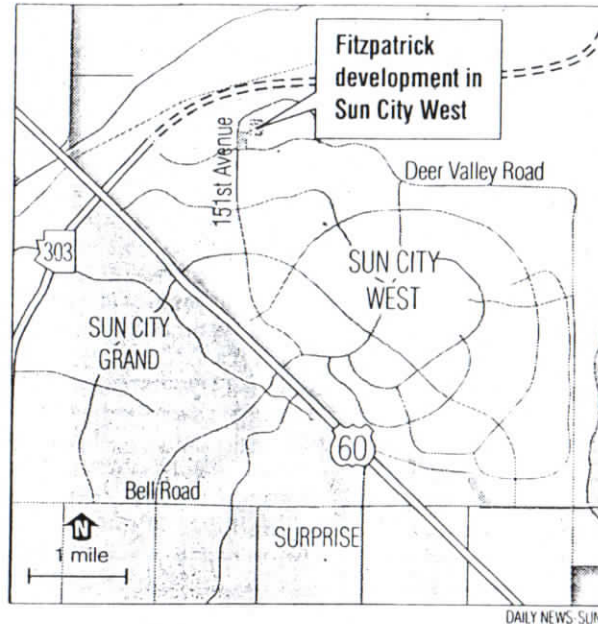
KATY O'GRADY
DAILY NEWS-SUN

After a decade of compromises and delays, a small cluster of homes may yet be built on desert land in Sun City West.

Developer Timothy Fitzpatrick said he's hoping to receive final county approval in about two months for building a 15-home subdivision near Veterans Drive and Deer Valley Road, although a county deadline that passed in December means another temporary glitch in the project that could set construction back another month or two.

Fitzpatrick's project has transformed from 120 units of

See **SUBTLE, A5**



FITZPATRICK RANCH TIMELINE

1994 — "Fitzpatrick Ranch" filed as a trade name with the secretary of state's office. Recreation Centers of Sun City West Inc. board approves Timothy Fitzpatrick's request to build 60 single-family homes on 20 acres.

1997 — Five acres of the original 20-acre ranch are sold to the Diocese of Phoenix for parking for Prince of Peace Catholic Church.

June 2000 — Fitzpatrick formally asks Maricopa County to approve construction of 60 single-family homes on 15 acres.

Nov. 1, 2001 — Maricopa County Planning and Zoning Commission votes 4-3 in favor of reducing proposed number of houses from 60 to 45 on 15 acres of land.

Dec. 19, 2001 — Fitzpatrick's company, Senior Accessible Housing, dissolves; he says the project will continue under a new corporation.

Dec. 5, 2001 — Maricopa County Board of Supervisors unanimously approves project with two stipulations: the number of homes be limited to 45 and an age restriction be included.

April 2002 — Fitzpatrick reduces the project size, plans to build 15 homes on 5 acres.

Oct. 17, 2003 — Fitzpatrick registers a new company, Fitzpatrick Ranch LLC, with the Arizona Corporation Commission.

December 2003 — Fitzpatrick's preliminary plat expires; the process begins anew.

OVER

From A1

duplex- or townhouse-type homes planned on 20 acres in the 1990s to 15 upscale homes on five acres in the latest incarnation.

"It's been since 1994," Fitzpatrick said. "We're wanting to get it over with."

Fitzpatrick's preliminary plat expired in December, and must be renewed before the final plat can be recorded, said Charles Hart, a principal planner with the Maricopa County Planning Department.

Hart said Fitzpatrick also must complete his surety bonding with the Maricopa County Department of Transportation before the Board of Supervisors will vote on the final plat.

"I understand he is currently in the process of working out the details of the bond with MCDOT," Hart wrote in an e-mail.

Hart said the new preliminary plat is slated to go before the Planning and Zoning Commission Feb. 5.

Fitzpatrick, however, said he paid a \$500 fee to have the deadline extended to October 2004, and he thought the extension had been approved.

"I'm assuming it has been

extended," he said. "It was just a matter of administrative process."

Bill Hafeman, planning and zoning director for the Sun City West Property Owners and Residents Association, said the last PORA heard of the matter, Fitzpatrick had to refile the plat plans, which could take another month to six weeks to be approved.

PORA has challenged various plans for Fitzpatrick Ranch over the years, demanding stipulations such as an age restriction, lower density and homes architecturally compatible with the community.

In 2001, Fitzpatrick was given approval to build 45 homes on 15 acres, down from the 60 homes he had requested and received approval for when the site included 20 acres. Five acres of the original 20-acre were sold to the Diocese of Phoenix in 1997 for parking for the Prince of Peace Catholic Church.

Fitzpatrick instead decided to reduce the project to five-acre parcels. He said he is planning on developing five of the 10 acres he, his brother and sister-in-law own at the location for the first phase. Once completed, the second

phase with the other five acres would follow.

Fitzpatrick's ex-wife, Gail Ann Thomas, owns the final five of the 15 acres at the site. The property is on the market for \$979,000.

One serious buyer, a custom home builder, wanted to buy all 15 acres, Thomas said. Although that's not possible, she said the Realtor "has been inundated with calls" from other potential buyers for her five acres.

Thomas said she may eventually develop the Sun City West property herself if it doesn't sell, but she is awaiting resolution on another piece of property she owns in Colorado.

"I'll leave it there on the market until I figure out what to do here," she said from Colorado.

The Sun City West land has been rezoned from rural residential to R1-6, which allows for 6,000-square-foot single-family lots. Fitzpatrick said his homes will each sit on a quarter acre, and will start at about \$200,000.

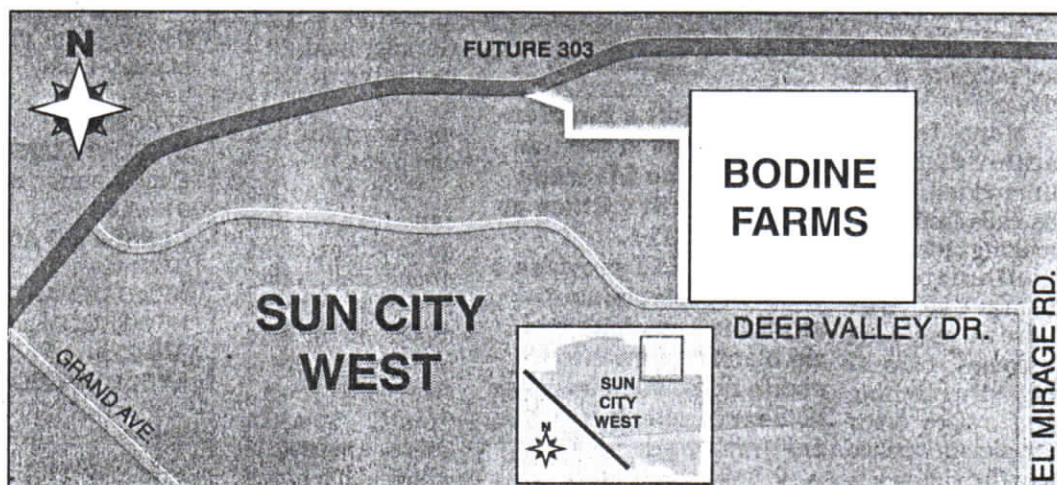
Fitzpatrick said construction would start immediately after he receives approval from the Board of Supervisors.

"The county staff has approved everything, so the

next step is, we have to get the costs agreed upon and in line. Once we do that, we choose the general contractor," he said.

SCW

Webb backs out of Bodine purchase



SUN CITY WEST: Concerned groups left to wonder about property's ultimate use

BRUCE ELLISON
DAILY NEWS-SUN

In a move that disappointed many community leaders in Sun City West, Del Webb Corp. announced Thursday that it has decided not to develop the Bodine property near Sun City West, the same land where Continental Homes sought to build 2,400 homes last year.

"We are keenly disappointed," said

Chuck Gameros, co-chairman of the Sun City West Community Coalition, the group that had disputed Continental's use of the site. "We had — and have — great faith that a Webb development there would have integrated well with Sun City West."

Webb, in a brief statement late Thursday, said it will not pursue plans it had been studying to use the 638-acre citrus grove, and a possible additional 240 acres, for an age-restricted community that could have become an addition to Sun City West.

Webb decided to explore the possibility after Continental, another major Valley developer, last fall dropped plans to build as many as 2,400 family homes on Bodine's Pleasant Valley

Ranch.

The Continental plan was bitterly opposed by hundreds of Sun City West residents fearing a family housing project there would interfere with their lifestyle, bring youngsters into the community and add to traffic and other woes.

The opposition led Maricopa County Supervisor Jan Brewer to say she couldn't vote for the 2,400-unit project, then Continental withdrew its application and dropped its option on the land.

Webb stepped up, saying it would study how it might use the land with

See Bodine property, A5

From A1

three other nearby tracts also on the market for a seniors-only project compatible with Sun City West which might in fact be a legal part of it.

That move was greeted warmly by many of those who opposed the Continental project because it would assure the future use of the property would leave use compatible with Sun City West.

Webb's withdrawal again leaves open the question of who might use of the property, and how.

Piecemeal development is a big worry, said Phil Garner, president of the Sun City West Property Owners and Residents Association.

In its statement, Webb said only that "after studying this property and several development scenarios, we concluded that the project will not work economically for the company."

Chuck Roach, Webb's senior vice president and general manager of its Sun Cities operations

here, said he "greatly appreciates the receptive tone of the Sun City West community, the Recreation Centers and PORA regarding our inquiries. We're disappointed we were not able to make this opportunity work."

Price may have been a stumbling block. In its earlier sales effort, the Bodine Company was said to want as much as \$25 million for the land, one reason that Continental said it couldn't make the deal work if it had to build fewer than 2,400 homes.

Webb's decision was communicated to Rec Centers and PORA officials in phone calls just after noon Thursday.

Its decision obviously was a surprise to Rec Board president Richard Catlin, who as late as a Residents Forum Tuesday night had declared that Webb was still studying the idea, and likely would need another few months to reach a decision on how it could use the land.

The owner, the Ralph Bodine family, may not have given Webb that much time.

Catlin is in California, but wrote out a reaction before

leaving Thursday.

"I want to say that our relationship with Chuck Roach of the Del Webb Corp. has been most amiable and we much appreciate being kept apprised of the project. We are not aware of any other planned developments" on the land, Catlin said.

"I guess I'm not surprised," said PORA's Garner. "They may have needed to build their own new rec centers on the property, and I think they would lose too many roofs in the process."

"My lingering fear now is that with two major developers out of the picture, the only way development there will occur is piecemeal."

The community coalition will fight that, Gameros said.

"We certainly will oppose any high-density developments there, and we have Supervisor Brewer's assurance from last fall that she wouldn't support more than about 1,700 units there."

Any development on the land, which is north of Deer Valley Road at the entrance to Sun City West, would require approval by the county's planning-and-zoning commission, and by supervisors.

February 23, 2000

Webb studies development near SCW

By Lori Baker
The Arizona Republic

Del Webb Corp. has announced that it needs more time to study the availability and cost of infrastructure before determining whether it will develop Pleasant Valley Ranch as an expansion of Sun City West.

"We believe it is important to answer all necessary questions before we move to the next step. At this point, there are too many unknowns to talk about any specific plans," said Chuck Roach, senior vice president and general manager of Del Webb's Sun Cities.

Webb officials met last week with presidents of the Recreation Centers of Sun City West and Property Owners and Residents Association boards to talk about the need for more time.

In December, Webb said it had a tentative agreement to buy Pleasant Valley Ranch. The ranch, owned by the Bodine family, is a 638-acre orange grove that borders Sun City West along Deer Valley Drive. Webb officials initially said they would announce proposals for recreational facilities this month but now say there is no firm time line.

Pleasant Valley Ranch was in a controversy in 1999. In August, Continental Homes withdrew plans to put 2,472 homes without age restrictions there after intense opposition from Sun City West residents.

Residents to have say on growth

SCW expansion rides
on vote, Webb asserts

SCW

By Lori Baker
The Arizona Republic

Before Easter, residents are expected to vote on whether Del Webb Corp. should expand Sun City West east of its borders to include similar retirement homes.

Webb last week announced it plans to buy Pleasant Valley Ranch, a 638-acre orange grove that borders Sun City West along Deer Valley Drive. The developer will not pursue the expansion unless Sun City West residents support the idea in a communitywide vote.

Spokesman John Waldron said Webb also is considering buying an additional 240 acres west and east of Pleasant Valley Ranch to expand Sun City West even more.

"We expect the Pleasant Valley Ranch addition to be an extension of the look and feel of the northern part of the existing Sun City West community," said Chuck Roach, general manager of Del Webb's Sun Cities. "We build first-class communities, and we have every intention of living up to that reputation if we proceed with this project."

Plans call for Webb to open a model-home complex in the new area by October 2001. This portion of Sun City West would be in the Peoria Unified School District, but no new schools would be needed in the area, because children would not be living in the development.

Phil Garner, president of Sun City West's Property Owners and Residents Association, said that the details of the election haven't been worked out but that he believes the residents will support Webb's proposal.

"What Webb is trying to do will go a long way in protecting our lifestyle because it will take care of the last large piece of undeveloped land. It takes away the uncertainty over who will develop that land," Garner said.

In August, Continental withdrew plans for Pleasant Valley Ranch, which would have put 2,472 houses - without age restrictions on that property. More than 12,000 retirement community residents signed petitions in opposition, contending the development would be out of sync with their area.

In late January, Webb officials will meet with board members from PORA and the Recreation Centers of Sun City West to present plans for the new area of Sun City West including recreational amenities, types of homes that will be built and roadway access.

PORA is a quasi-government volunteer group that lobbies with state, county, federal agencies and has consumer protection programs for the residents. The rec centers board is in charge of Sun City West's golf courses and

— WEBB, from Page 1

recreation centers.

Waldron said Webb will meet with other community groups, including the Sun City West Community Coalition. A series of meetings for residents also will be held.

Webb proposes to build new recreational amenities. Residents in the new area would have access to existing Sun City West facilities as well.

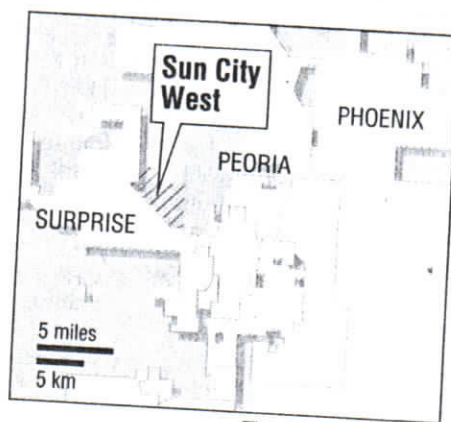
Waldron said Webb has had discussions with Citizens Water Resources regarding water supply and wastewater treatment for the property. Citizens Water is a private company that handles water and sewage for the retirement communities of Sun City West, Sun City and Youngtown.

This would be Webb's second expansion of Sun City West. In 1992, Webb added about 1,200

acres north of Deer Valley Drive.

Webb sold its last home in Sun City West in mid-1998 after building more than 16,000 houses in the 7,100-acre development. It opened Sun City Grand across the street and has sold about 4,000 of the 9,500 houses planned there.

Lori Baker can be reached at lori.baker@arizonarepublic.com or at (602) 444-7120.



The Arizona Republic

Webb to acquire land, expand Sun City West

By Lori Baker
The Arizona Republic

Just months after another developer bowed to public pressure and dropped plans for a project near Sun City West, Del Webb Corp. announced it will buy the land to expand its retirement community.

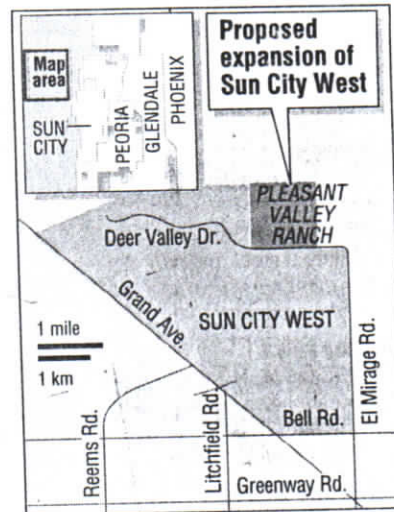
In August, Continental withdrew plans for Pleasant Valley Ranch, which would have put 2,472 houses without age restrictions on a 638-acre orange grove that borders Sun City West along Deer Valley Drive. More than 12,000 retirement community residents signed petitions in opposition, contending the proposed development would be out of sync with their area.

Today, Sun City West community leaders are rejoicing that Webb has reached a tentative agreement to buy the land to expand Sun City West. Webb also is talking to adjacent property owners in hopes of buying even more land for the retirement community.

"There are a lot of things to work out yet but we believe this will be a win-win situation," said Phil Garner, president of the Sun City West Property Owners and Residents Association.

Chuck Gameros, co-chairman of the Sun City West Community Coalition, said Webb's development of the land next to Sun City West would allay residents' concerns about incompatible uses next to the retirement community.

This would be the second time that Webb expanded Sun City West beyond its original borders. In 1992, Webb added about 1,200 acres north



The Arizona Republic

of Deer Valley Drive.

Webb sold its last home in Sun City West in mid-1998 after building more than 16,000 houses in the 7,100-acre development. It opened Sun City Grand across the street and has sold about 4,000 of the 9,500 houses planned there.

It's unusual for Webb to consider developing a small piece of land for a retirement community but this would be an expansion of a development, said Chuck Roach, Del Webb's Sun Cities general manager.

The developer will not pursue the expansion unless Sun City West residents support the idea in a communitywide vote. No date has been set for the vote.

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Webb Plans 300-Casita Complex in Heart of Sun City West

Final Decision is Contingent Upon Successful Rezoning Request

Del Webb Corporation is finalizing the repurchase of 50 acres of the 55-acre commercial core located in the center of Sun City West. The other five acres in the commercial were sold by the owner to the federal government for the construction of a post office. Those plans remain unchanged.

Purchase of the commercial core property is contingent upon the successful rezoning of the property to residential from commercial.

Webb sold the property in 1983 to Sun State West Limited Partnership. The original master plan for the community anticipated a regional shopping mall to be built on the property. Market conditions have changed and there is now a surplus of commercial property in the community, according to Webb.

Upon the repurchase, Webb expects to develop 300 smaller single family homes, known as casitas. The casitas expected to be built on the property were redesigned and reintroduced by Webb in January, 1994. They are smaller single family homes with a garage in the front and feature a homeowners association that maintains the common landscap-

"As our company nears completion of our development work in Sun City West, it was important to us to resolve the future of the barren commercial core," noted Chuck Roach, Del Webb's Sun City West General Manager. "The residents will be assured that the commercial core will be developed with an attractive and appropriate product," said Roach.

The construction of additional homes in the community is provided for in the Recreation Association Master Agreement that was approved in 1993 by the Recreation Governing Board and Del Webb. That document indicates that Webb can build up to 17,340 homes in Sun City West without building additional amenities beyond those called for in the Master Agreement. With the addition of the 300 new residential lots, the projected total number of households in Sun City West is still less than 17,000.

Del Webb spent \$1.3 million on the expansion of existing facilities one year ago and will expend over \$7.1 million on the construction of the new Palm Ridge Recreation Center which officially opens in May. The Recreation Association Master Agreement called for the compa-

Webb will begin construction in the commercial core after review by the Planning and Zoning Commission and approval by the Maricopa County Board of Supervisors of the required zoning change. Sales are expected by late summer.

A community meeting is scheduled for May 5 at 1:30 p.m. in the R.H. Johnson Recreation Social Hall to review the plans. The public is invited to attend.

The purchase is contingent on a zoning change but as yet no request for a zoning change has been filed with the county. A scheduled pre-application conference is scheduled for this week, but there is nothing official. They are to meet only for a preliminary discussion.

Following this announcement, Wester reporter Ruth Borchardt found strong opposition from some civic leaders. Property Owners and Residents Association Pres. Arve Dahl points out that what is needed is a care center or as one member of the community asked, "What about a theater, another grocery store, or a small park".

Mort Leeper, president of Citizens Alert Group, feels there is much need for another store, a care center and other facilities to accommodate the expected influx of people in the next few years. Pointing out how many stores and care centers are located in Sun City, he thinks there should be more thought given to the Deer Valley Golf Course. The company actually spent \$7.8 million and expects to spend another \$6 million on the new executive golf course which is currently under construction. "We have met and exceed our financial obligation to the Recreation Association, but decided to take it one step further," said Roach.

Webb has voluntarily pledged an additional \$200,000 to the Recreation Association for expansion of recreational amenities, if the commercial core land deal closes. "We have always been proud of the recreational amenities built by Del Webb. This gift will help assure those facilities will remain first rate," said Roach. That \$200,000 comes on the heels of a recent \$150,000 donation for club expansion, plus nearly \$600,000 Webb just paid in Recreation

centers, the traffic situation with more cars and golf carts. Further he stated that no more commercial development in Sun City West would be a selling point for its commercial lots in its new retirement community in Surprise.

Governing Board Pres. John McMillen and other Board members have been assessing the plan, but in a meeting with Del Webb representatives, the suggestion was made that the Webb Corporation donate more money for amenities. Responding, the Webb representative said that

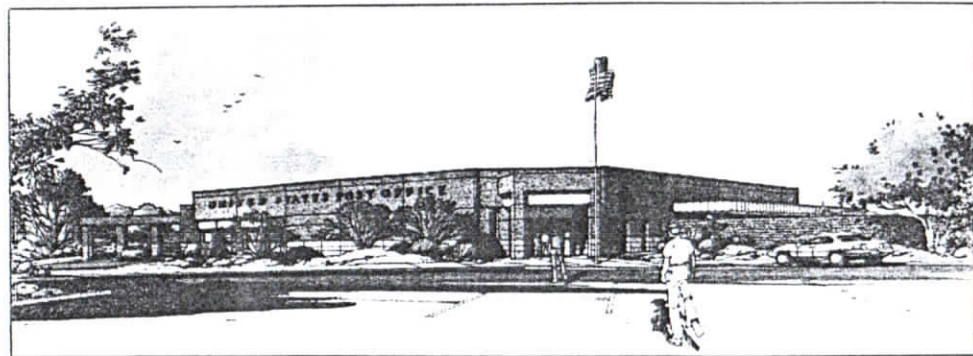
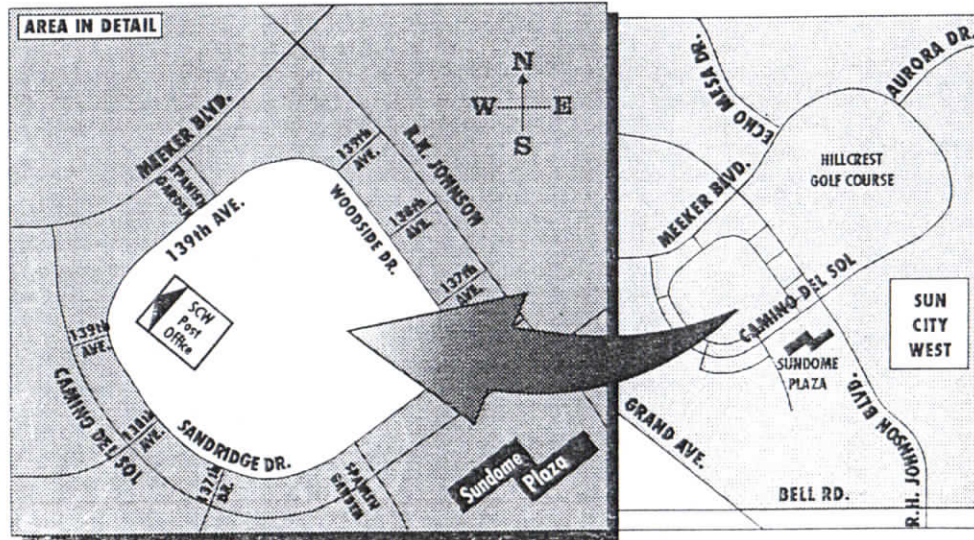
there is a certain point in allocating money for amenities that one can go and still make a profit. Going over a given amount, considering other costs involved, would mean it would not be a feasible business venture. Naturally the Del Webb Corporation would like the approval of the Governing Board and PORA, but under the Master Plan, as long as the homes are not more than 17,340 nothing can prevent them from going ahead. Arve Dahl, head of PORA, wants the residents to have an opportunity to

vote on the proposal. There will be a meeting with Del Webb, the Governing Board and PORA.

There is an unsubstantiated report that a commercial broker has a client wanting to buy 10 acres for a rest home.

"Nay" sayers persist as to the wisdom of building these houses. A community meeting is planned to review the plans May 5, 1:30 p.m., R.H. Johnson Recreation Center. The disagreements are still to be resolved but will be carefully evaluated with all factions involved.

Business or Casitas, That is The Question



Will this beautiful new Post Office bldg., shown as it will look from 139th Ave. looking Southeast, be surrounded by new Casitas or a new shopping complex anchored by a supermarket like a Fry's, Basha's or Smith's? Bids on the Post Office closed yesterday and the groundbreaking should be announced two to three weeks from now with completion expected prior to Christmas this year.

THE WESTER

AUGUST 19-25, 1993

First Home-Owners in Sun City West 'North'!



Harold & Eileen Haber finish walk-through of their new home in expansion area

Story & Photo, Ed Troch

This was no ordinary "key day" for the Habers, the first couple to move into the expanded Sun City West, north of Deer Valley Road. They were met by a bevy of reporters, Del Webb representatives, and curious workers.

Harold and Eileen Haber are not new to Sun City West, having lived here for the last 11 years. They have been residents of Arizona since 1979, so their move into 13812 W. Via Montoya was no big deal, at least to them.

Harold is the manager of golf operations at the Stardust Golf course. We asked Eileen Haber what attracted her to this particular model, the "Safford". She said it was because the garage "does not hit you as the main part of the house". Then we asked Harold the same question,

and he said "she picks the houses"!

Brad Blankholm, Supervisor of Products Controls, was to have given the Habers their "Key Inspection" walk-through, but had to wait around for nearly an hour until all of the ceremonies were finished. Martha Moyer, community Affairs Director for Del Webb was there, along with Connie Watson from the Corporation, who presented the Habers with a cookie jar in the shape of a house, full of homemade cookies and bedecked with balloons.

The Habers said they planned to move in many boxes the same afternoon, and the furniture and "big stuff" would follow the next morning. We welcome the first property owners into the new area, and wish them good luck in their beautiful new home.

THE WESTER JULY 15-21, 1993

SCW

Webb's SCW Expansion Has A Street Named Veterans Drive

Story & Photo, Stan Steciak

Scott Peterson, Webb's VP Land Development, announced this week that there will be a street dedicated and named Veterans Drive in the new developed area of Sun City West. Veterans Drive, honoring all veterans, will run from Deer Valley Road, north to Tom Ryan Drive.

Through the efforts of the Veterans Editor of The Wester, a street named for Veterans becomes a reality. On hand to receive Peterson's announcement were: Mary Ellen Piotrowski, Commander SCW American Legion Post 94, Lil Hilburgh, representing the Auxiliary to the Jewish War Veterans Post 303 and Past Commander Steve



Veterans Editor Stan Steciak pointing to the street named Veterans Drive. (Front) Cmdr. Mary Ellen Piotrowski AL Post 94; Lil Hilburgh, Jewish War Veterans Auxiliary Post 303. (Back) P/C Steve Floyd, VFW Post 10695 and Scott Peterson, Webb's VP Land Development.

Floyd, SCW Veterans of Foreign Wars Post 10695.

Veterans Editor Stan Steciak said, "This is a most happy day

for me and should be for all Veterans of SCW. Thank you, Del Webb, for affording Veterans this honor".

SC West expansion proceeds along schedule

Del Webb reports 54 homes already sold in new area

By ANNE RYMAN
Sun Cities Independent

Sun City West residents leaving the community for cooler climates will have some new neighbors to the north when they return this fall.

Del Webb Corp. officials say they already have 20 homes under construction and expect people to move into the expansion area by August. As of April 22, the company had sold 54 homes in a 311-acre development section near Deer Valley Drive and 135th Avenue.

Since heavy downpours in January dumped five inches of rain in the area, slowing progress, contractors have worked weekends to compensate for the delays caused

by weather, says Scott J. Peterson, Del Webb vice president of land development.

"There's more activity than before in the area," Mr. Peterson says, with nine contractors and 150-175 employees readying the land for homes by grading land, paving streets and installing utilities.

Del Webb broke ground in August 1992 in a 1,320-acre expansion area near Deer Valley Drive between 135th and 151st avenues. Officials expect development to be complete by 1998, adding about 3,400 homes and 6,000 residents to Sun City West.

Contractors have finished all 18 holes of the \$6.5 million Deer

Valley Golf Course, installed irrigation equipment and completed nine lakes.

Seeding of the course will begin May 1 with completion by September, Mr. Peterson says.

The Rec Centers and Del Webb will monitor growth of the course to determine when it will open. Bill McCutcheon, Governing Board member and Golf Committee chairman, says Dec. 1-15 is the target date for opening the new course for play.

Ground breaking for the new \$6.4 million Palm Ridge Recreation Center will take place in May. The 51,000-square-foot facility

See ■ EXPANSION, Page 3

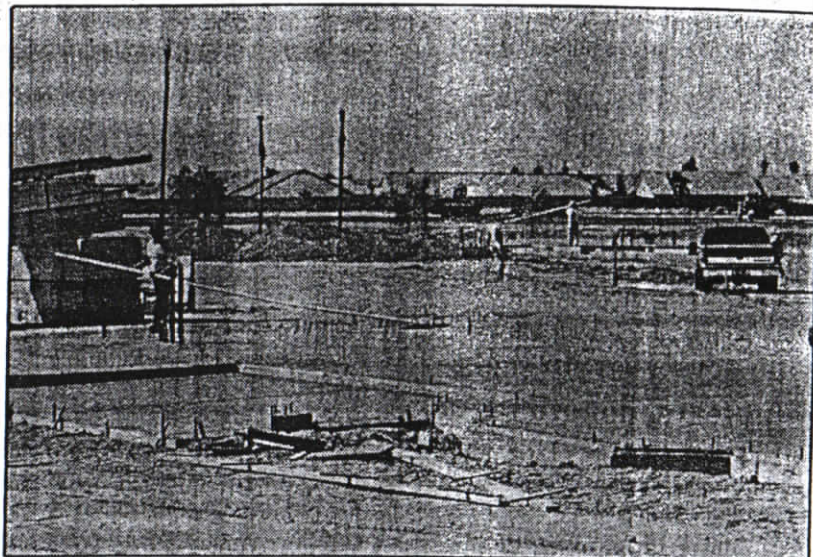


Photo by TYSON KUHRT/Sun Cities Independent

The expansion of Sun City West got off to a slow start earlier this year because of a record amount of rain which fell on the area in January and February. Del Webb officials say work is back on schedule and the company expects the first few homes to be ready for occupancy by August.

■ EXPANSION

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ty will include two indoor pools, an outdoor resort-style pool, indoor jogging track and fitness center.

Deer Valley Drive, which previously bordered the north edge of the community, has been realigned east of 135th Avenue to pass through the new area.

Realignment should be finished from 135th Avenue to 151st Avenue within the next six to nine months, Mr. Peterson says.

Although contractors have paved some of the streets, officials discourage people from entering the area because of the heavy equipment being used for construction, says Martha Moyer, Del Webb manager of public and community affairs.

"We know people are curious, but

it's not a real safe place to be right now."

One issue that has not been resolved is the purchase of three pieces of property totalling about 100 acres. Discussions between Webb and private property owners are ongoing, Mr. Peterson says.

Sun City West expansion to add 3,400 homes, 6,000 new retirees

By ANNE RYMAN
Business Review

Recent rains have slowed work in the Sun City West expansion, but Del Webb Corp. officials expect to make up the lost time with the forecast of drier weather in February.

"The rains have put us behind schedule a couple of weeks because the ground is saturated," says Scott J. Peterson, Del Webb vice president of land development. "We're behind now, but we can do certain things to speed up the schedule."

Contractors have been working weekends to make up for delays caused by heavy downpours that dumped five inches of rain in the Valley in the past month, making it the wettest January on record.

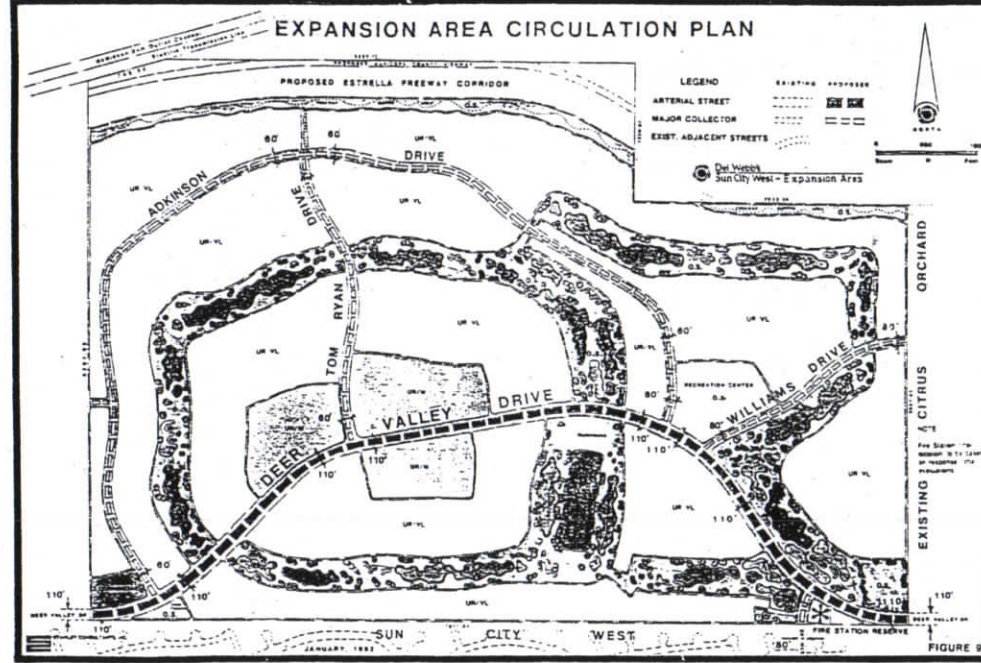
Del Webb broke ground in August 1992 in a 1,320-acre expansion area north of Deer Valley Drive. Officials expect to add about 3,400 homes and 6,000 residents to the community. They expect development to last until 1998.

Five contractors with 100 employees have concentrated their work in a 311-acre section near the realignment of Deer Valley Drive, 135th Avenue and Williams Drive. Officials plan to have 460 lots in an area called Unit 51.

Drivers entering the new area will be greeted with a view of a \$6.5 million golf course.

"Eleven of the 18 holes are mass graded. The rain has put us back, but we expect to do final grading by mid-March," Mr. Peterson says.

Within two to three weeks, contractors



Sun City West expands north

Work has begun on the expansion of Sun City West and the first order of business is to construct the major streets and a new 18-hole golf course and a \$6.4 million recreation facility. The new development will add more than 3,000 homes to the community.

will start installing irrigation equipment, lining the nine lakes and landscaping the course.

Mr. Peterson describes the landscaping as a "Palm Springs" look with 840 palm and pine trees. Workers expect to start seeding the course by April 1 and work "should be substantially complete by October," according to Chuck Roach, Del Webb vice president and Sun City West general manager.

Del Webb and the Recreation Centers will

monitor the growth before determining when the facility will open, Mr. Roach says.

Construction on a \$6.4 million recreation center is expected to begin in April. The 51,000-square foot facility will include two indoor pools, an outdoor resort-style pool, indoor jogging track and fitness center. Officials expect to finish construction by March 1994.

See ■ EXPANSION, Page 11

■ EXPANSION

From Page 1

Del Webb owns all property in the expansion area except for three pieces of property totalling about 100 acres.

"Discussions about purchasing the property are ongoing," Mr. Peterson says. The size of the Sun City West expansion area is, in some cases, larger than other retirement communities Del Webb is developing, says Martha Moyer, Del Webb manager of public and community relations.

The expansion area is 1,320 acres, larger than Sun City Tucson's 1,000 acres. By

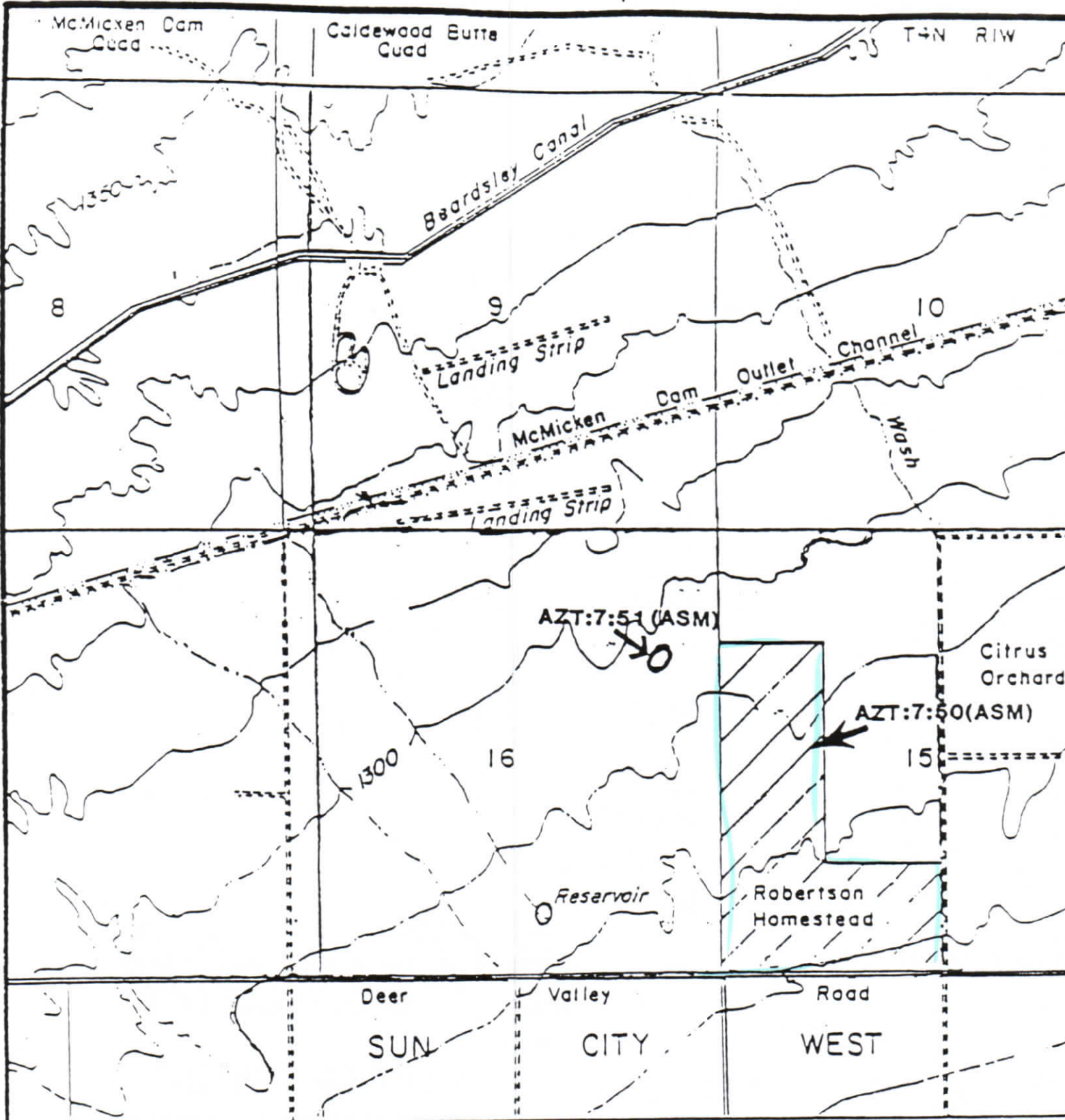
comparison, Sun City Las Vegas is 1,900 acres, and Sun City Palm Springs is 1,600 acres.

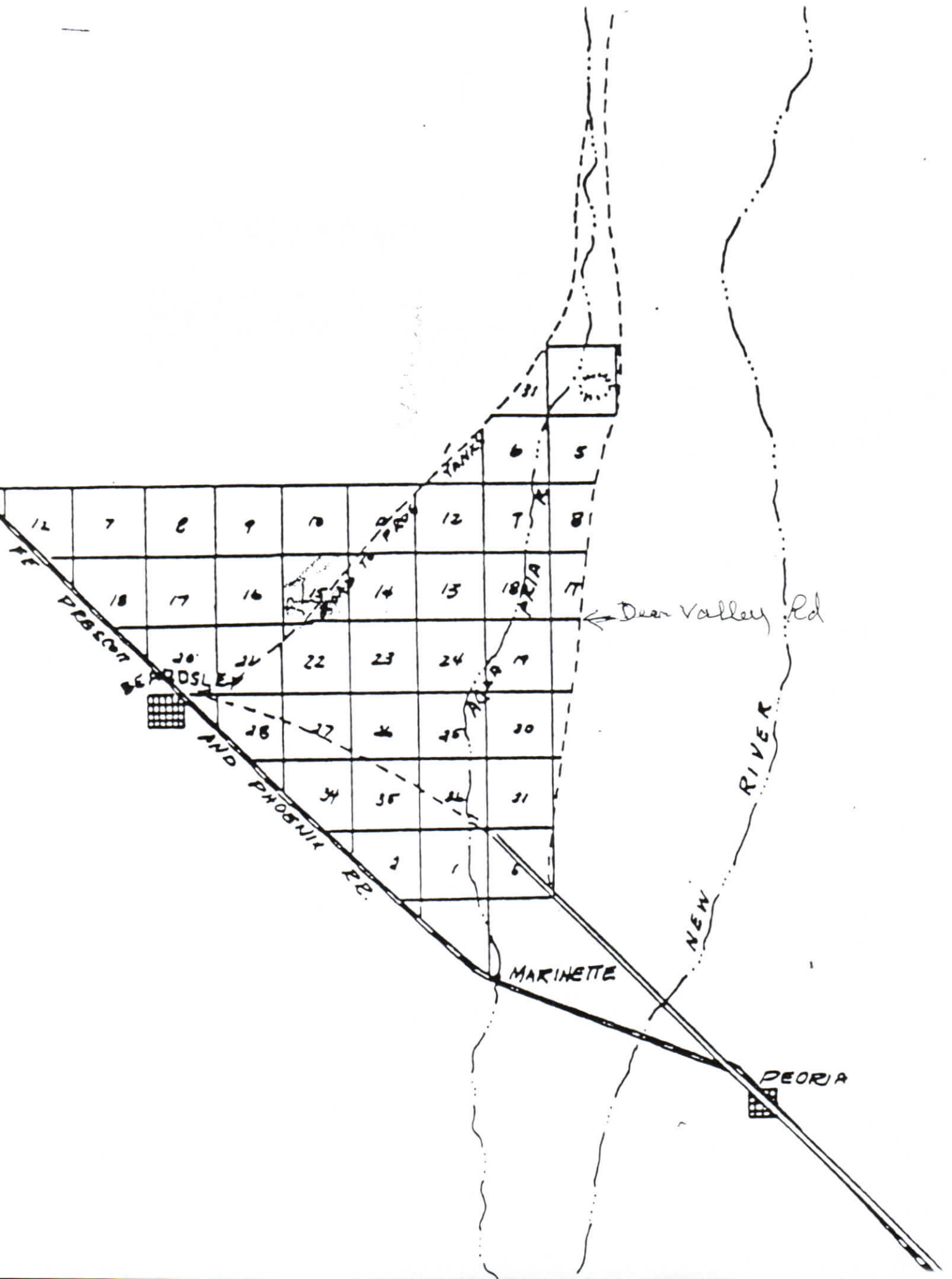
Del Webb also plans a 1,200-acre development in Roseville, Calif., and a 2,400-acre development in Austin, Texas.

Sun City West, which will be 7,100 acres with the expansion, is Del Webb's second largest development. Sun City is 8,900 acres.

Officials discourage curiosity-seekers from entering the expansion because of the open trenches and use of heavy equipment.

SCW





Town hall draws 500

SCW residents updated on community issues

Daily News-Sun staff

SUN CITY WEST — Paul Chennault said the two hours he spent at Monday's town hall meeting was time well spent in gaining a better understanding of issues involving his community.

"I knew about the effluent issue, but Dick (Egan) covered it to a far greater extent than I was aware of," Chennault said after the meeting. "Sandy (Goldstein) laying out the actual school tax figures of what would happen to taxpayers in the expansion area was also excellent."

Egan and Goldstein were part of a three-man panel that briefed more than 500 people who gathered Monday afternoon for a town hall meeting in the R.H. Johnson Recreation Center Social Hall. The meeting, sponsored by Citizens Alert, was called to answer residents' questions about a variety of issues affecting Sun City West.

"It was just a matter of us being able to assimilate all the knowledge and information that they put together," Chennault said. "It's hard to disseminate so much information within the community unless you have something like this. The comments were all very good and informative."

Most of the issues addressed during the meeting concerned the impact of the 1,300-acre expansion area on the existing community. The expansion area, north of Deer Valley Drive between 135th and 151st avenues, is being developed by Del Webb and will ultimately bring 6,400 new residents into the community.

An issue that elicited comments and questions from several residents involves the payment of school taxes by residents of the expansion area and the impact school taxes may have on recreation venues in the expansion area.

Sun City West residents, since 1989, have paid an unorganized school tax rate of \$2.36 per \$100 of assessed valuation, but those living in the expansion area won't have that luxury, Goldstein said.

About one-third of Del Webb Corp.'s expansion area will fall into the Peoria Unified School District

See Expansion concerns, A3

Expansion concerns arise

— From A1

and two-thirds will be in the Dysart School District, said Goldstein, a former school superintendent from Rochester, N.Y., and current chairman of the county Planning and Zoning Commission.

The tax rate for residents in the Peoria Unified School district is \$9 per \$100 of assessed valuation, while the tax rate in the Dysart school district is \$7.92 per \$100 of assessed valuation.

And while the proposed recreation center and golf course in the expansion area will be assessed at a higher school tax rate than their counterparts in the existing community, Goldstein said this won't necessarily cost residents more money.

"This doesn't translate into an immediate cost to us — it depends on what the Governing Board de-

cides to do two years from now," he said.

Goldstein also cautioned residents of the existing community not to become concerned that they too will be forced into either the PUSD or Dysart school tax brackets.

"We're not in a school district — no one is forcing us into a school district," he said.

A concern over increased traffic the expansion area is expected to generate was expressed by several residents.

"After the new part of Sun City West is complete and they start moving people into the new homes, there will be only two ways out (of the area) — 135th and 151st avenues," said John Bergh, who addressed traffic and safety issues at the meeting as chairman of the Property Owners and Residents Association safety committee.

The potential safety hazards are great for 135th Avenue which, according to a report by the Recreation Centers of Sun City West Inc., is only eight-tenths of a mile long with 20 points of entry or exit on it, Bergh said.

Many of the new residents will use 135th Avenue because it will be the shortest route from the expansion area to the existing downtown Sun City West, he said.

Webb officials disputed Bergh's remarks in a statement issued this morning.

"Please remember, there is also Deer Valley Drive to Grand Avenue and Deer Valley Drive to El Mirage road. Both of these routes lead back into the community via Johnson Boulevard and Beardsley Road, respectively," wrote Martha Moyer, Webb public relations manager.

Webb gains approval to begin expansion of Sun City West

By Lori Baker
Staff writer

SUN CITY WEST — The county Board of Supervisors has given the go-ahead for the first phase of construction in the expansion area of Sun City West.

Up to 460 houses, a \$6.4 million recreation center and a \$6 million, 18-hole golf course will be built on 210 acres north of Deer Valley Drive near 135th Avenue. The board on Oct. 19 approved rezoning from rural to residential to accommodate the construction by Del Webb Communities.

"The single-family residences will be at the same density as the current Sun City West," Supervisor Carole Carpenter said.

In June, the board had authorized a master plan for 884 acres for the expansion area. Grading began in August for a new golf course.

Home sales will start in February, and construction of the recreation center is slated for March. Homes will be built along the golf course.

The board adopted 17 stipulations that had been recommended by the county Planning and Zoning Commission.

The commission and supervisors had rejected Webb's proposal to have a major entry sign, measuring 30 feet by 40 feet, at 135th Avenue and Deer Valley Drive. Instead, a smaller entry sign measuring 6 feet by 8 feet will be constructed.

Sandy Goldstein, a Sun City West

11-2-92
"The single-family residences will be at the same density as the current Sun City West."

Supervisor Carole Carpenter

resident who serves on the planning commission, said the larger sign was "inappropriate."

"The expansion is an extension of the existing community. It's not a separate community," Goldstein said.

Stipulations also set the maximum height of a buffer wall at 15 feet, including the berm. The buffer is needed to shield homes from the planned Estrella Freeway to the north. Billboards will be prohibited in the expansion area, and 50-mile-per-hour speed limit signs must be posted on Deer Valley Drive.

Meanwhile, Webb is in the process of arranging fire protection for the expansion area, which also was required by the county as part of the master plan approval.

The Sun City West Fire District board will have a public hearing at 10 a.m. Thursday to hear comments about annexing the expansion area. After a second public hearing, the board will vote on whether to annex. Webb has offered to donate land and \$500,000 for a new fire station.

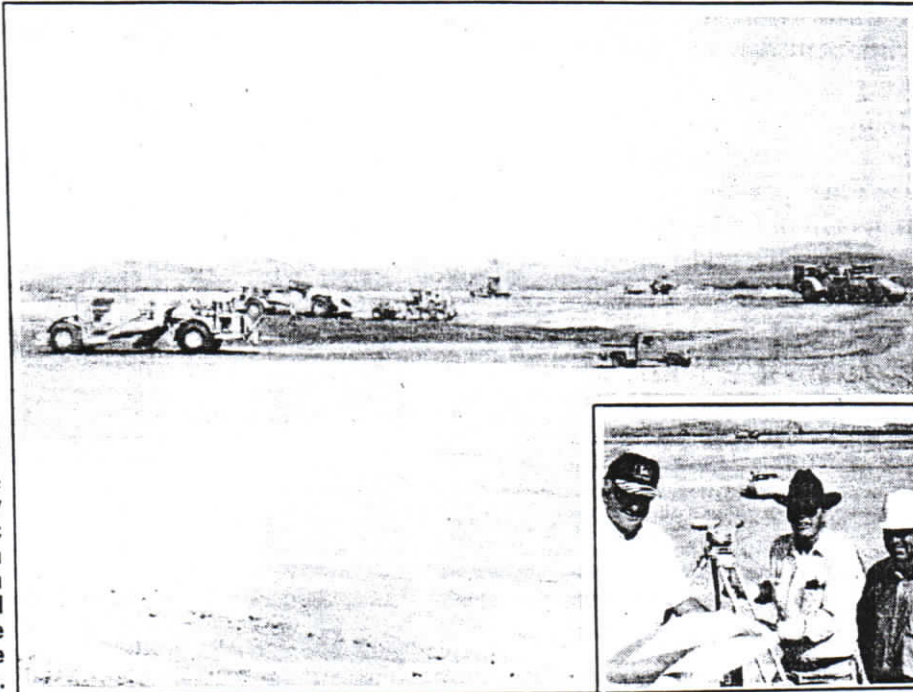
Expansion Underway

Temporary Road Closure for SCW

Story & Photo,
Mildred Baker

"Sun City West travelers accustomed to using El Mirage Road north of Beardsley Road will need to plan a temporary alternate route," advises Martha Moyer, manager, public and community relations for the Webb Corporation.

Due to the installation of the sewer trunk main, El Mirage Road will be closed
Expansion
Continued on page 2



While thirty pieces of heavy machinery re-landscape the desert for the new golf course and rec center, Butch Robbins, Tony Lunn and Nick Pearson (l to r) do the groundwork for the new water system.



Expansion Plans Rolling Along

Continued from page 1

north of Beardsley Road. The closure will continue as the road bends to the West and becomes Deer Valley Drive. Traffic traveling east on Deer Valley Drive will be redirected down 135th Avenue to avoid the construction.

The road closure is tentatively scheduled to begin Monday, Nov. 16th and will remain closed until early next year.

Further information from Moyer indicates that on Oct. 19th the County Board of Supervisors approved Del Webb's rezoning application. This deals with 213 acres of the new area...rezoning it from rural to residential.

"We will be submitting a

plan to the county called Subdivision Plat Plan," states Moyer. "It will indicate the number of houses to be built, street configuration and the like".

The County Board of Supervisors just approved

rezoning and what type of signage can be erected in the new area, and established landscape guidelines.

"We will be going to the county early in December for subdivision approval," adds Moyer.

Supervisors OK expansion zoning

Board tags stipulations to approval

By MIKE GARRETT
Daily News-Sun staff

PHOENIX — Del Webb Corp. received zoning approval Monday from the county for the first two parcels in its 1,320-acre expansion area north of Deer Valley Road.

The two parcels cover 210.7 acres, including single-family residences, the new recreation center, new golf course and storm water drainage facilities.

County supervisors unanimously approved the zoning with 17 stipulations approved last week by the county Planning and Zoning Commission.

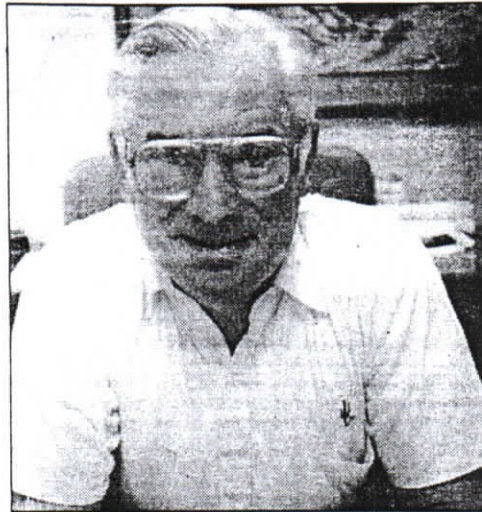
The stipulations deal with items like the width of Deer Valley Drive (110 feet) and Williams Drive (80 feet), the necessary encroachment permits from the County Highway Department for street landscaping in the right-of-way prior to the issuance of zoning clearance, the posting of a 50 mile-per-hour speed on Deer Valley Drive and the proper location and size of signage in the expansion area.

"Now we're getting into the details of where the streets are going to be, where the houses are going to be on those streets and where the rec center is going to be," said Sandy Goldstein, a Sun City West resident and a member of the county planning and zoning commission, said Goldstein said.

"What we first have to do is look at the entire project and then we can do things like changing the linear configuration of Deer Valley Road (which will meander north of the current road)," he said.

Final county approval on Webb's platting plan is expected in 30 days.

In Monday's vote, the four supervisors present (Supervisor Tom Freestone was absent), said they were concerned that Webb's zoning application



Sandy Goldstein

was consistent with the Grand Avenue Corridor Area Land Use Plan and the Wickenburg Highway Scenic Corridor Development Guide and Land Use Plan to better ensure development compatibility of the entire area.

County Planning Director Dennis Zwagerman said that as far as he's concerned, everything in the expansion planning process "is going fine. In about 30 days or so we'll look at the subdivisions that will divide the land into lots."

Sun City West Rural Metro Fire Chief John Rowlinson, who attended Monday's meeting, said the Sun City West Fire Board will continue to monitor the planning process and Del Webb's recent impact statement on the fire district's plans to annex the expansion area and build a new fire station.

"We're going through it all to make sure all of Webb's assumptions (on future district needs) are made," Rowlinson said. "The assumptions are all based on future forecasts."

Webb zoning approved

Panel ties strings to expansion OK

By MIKE GARRETT
Daily News-Sun staff

SUN CITY WEST — Maricopa County Planning and Zoning Commission has approved Del Webb Corp.'s general layout and zoning of the first phase of the Sun City West expansion area.

But a string of 12 stipulations was attached to the approval of the 143-acre, 400-lot area by the county zoning panel.

The approval is one of a long line in the approval process that Webb must complete before developing the 1,320-acre expansion area north of Deer Valley Road.

The commission's approval of the first phase of the expansion included changing the area's zoning from rural to residential and adding senior overlay to continue the community's age restrictions.

The age restriction requires that one resident in each home be 55 or older.

"This is the first unit in the expansion area to be developed and is more significant than our normal routine subdivision planning," said Martha Moyer, Webb community relations manager.

Moyer and Sun City West resident Sandy Goldstein, a director on the planning and zoning board, said the main concern raised by the board last week was over a proposed monument sign for the new expansion area north of Deer Valley Road.

"We had proposed what we call an entry monument to the community, which would have been erected near 135th Avenue on Deer Valley Drive," Moyer said.

Goldstein said he objected to the larger monument sign identifying the expansion area because it would tend to give the expansion area its own identity after Webb has gone to great lengths to try and integrate the new area into the existing community.

Some community activists

have called for a separate community because they don't want to see the existing three recreation centers comingled with the new recreation center in the expansion area. They feel that will lead to overcrowding of existing facilities.

The board also wanted a clarification from Webb on the proposed height of the dirt noise-abatement berm that will separate the expansion area's northern boundary with the proposed Estrella Freeway.

"Apparently we had not been

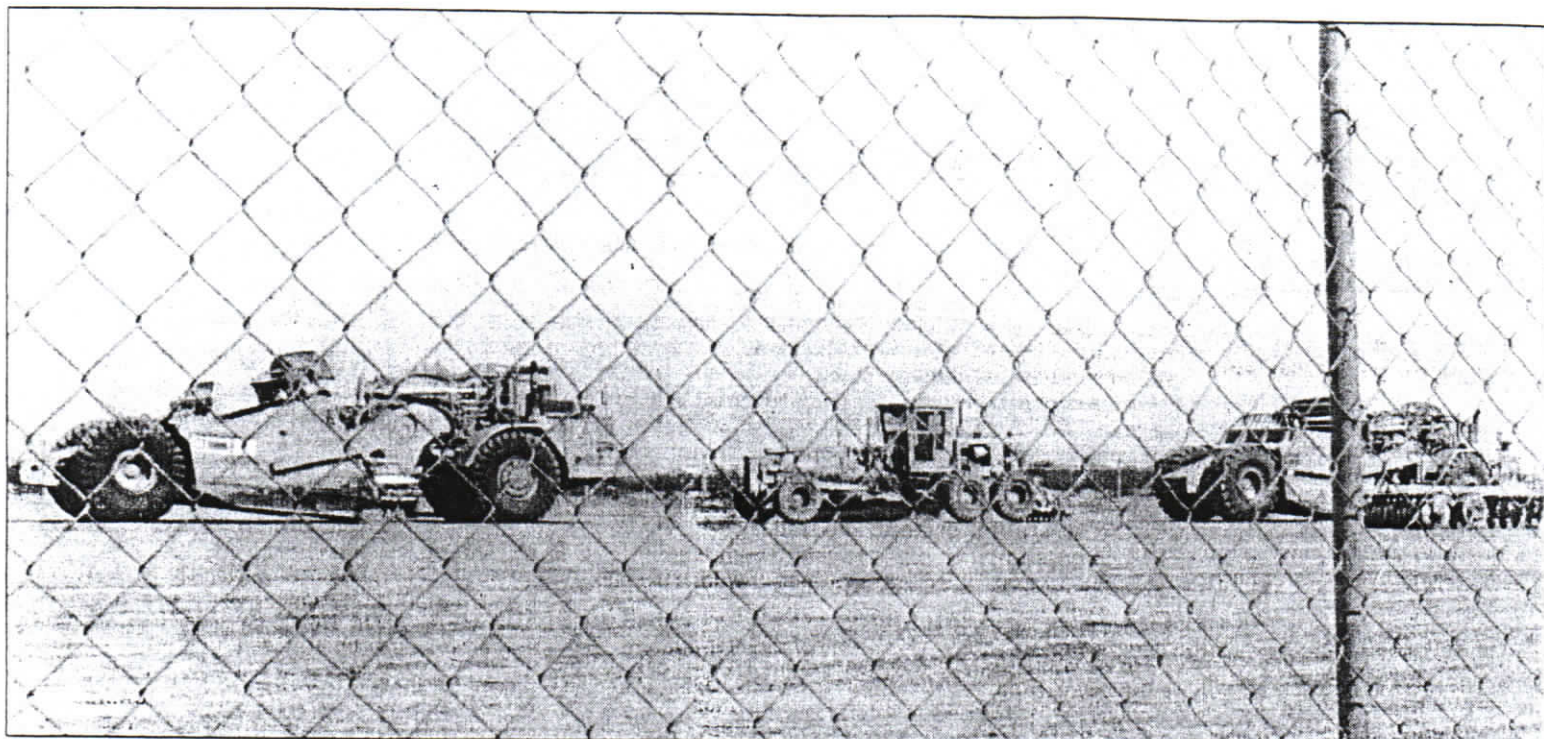
clear enough in the plan on the maximum height, which will be 15 feet," Moyer said. Planning and zoning agreed with that height after clarification.

The berm has also been the subject of controversy in the planning process among some activist residents who are concerned with how it will look and who is going to pay for maintaining it.

Other stipulations of the approval require Webb to remove a billboard and other directional signs it had proposed installing

on Bell Road near El Mirage Road to inform motorists that they were nearing Sun City West. The board said that wasn't a part of Webb's original application.

Goldstein said other stipulations dealt with more technical issues like the width of the roads from sidewalk to sidewalk (Deer Valley Drive will be 110 feet from sidewalk to sidewalk) and the proposed designed speeds for the major highways in the community.



Mike Garrett/Daily News-Sun

Earthmovers line up north of Deer Valley Road and 135th Avenue to clear land for the Sun City West expansion.

Sun City West expansion keeps pace

By MIKE GARRETT
Daily News-Sun staff

SUN CITY WEST — Residents can expect minor traffic inconveniences along El Mirage Road and continued noise and dust from earth movers in the expansion area north of Deer Valley Road.

After breaking ground Aug. 7, Del Webb Corp. is on schedule for the 1,320-acre expansion between 135th and 151st Avenues.

Grading has begun for the golf course and the first major housing subdivision and installation of sewer lines along El Mirage Road into the expansion area will begin within two weeks, said Martha Moyer, Webb manager of public and community relations.

Del Webb also is installing a water line along 135th Avenue from Stardust Boulevard up into the expansion site," she said.

Some traffic restrictions with flagmen directing traffic around the work crews is expected on El Mirage Road north of Bell Road along the community's eastern boundary.

"That project will take 100 working days or about 240 feet of line a day," Moyer said.

"They will be working to keep the dust down to a minimum and homeowners along El Mirage Road will notice some noise in the area.

"But it shouldn't shut down traffic for any length of time," Moyer said.

Sewer line activity will center around Webb's wastewater treatment plant near the Agua Fria River near 115th Avenue north of Bell Road.

Moyer said the new sewer line will run from its water pump station near Bell and El Mirage Road along the east side of El Mirage Road into the expansion area.

Sprinklers are watering the site north of Deer Valley Road near 135th Avenue throughout the day.

"The pre-wetting operation has two functions, to keep the dust down for the major grading activities and to provide the proper amount of moisture into the dirt so it can be compacted," Moyer said.

The permit process to gain approval for expansion projects from more than three dozen county and state agencies is also on schedule, said Martha Moyer, Webb manager of public and community relations.

Tim Goodrich, Webb manager of land development, has been downtown on a regular basis the past month. Goodrich said he has been dealing mostly with four major state and one county approval agencies — the Department of Water Resources, Department of Real Estate, Department of Environmental Quality and the Maricopa County Planning and Zoning Commission.

"We will continue through the approval process until it comes down to actually building a house," Moyer said. "With each house we have to get approval for the subdivision.

"For example, we have to submit a 30-page report to the Department of Real Estate with our subdivision application to identify a certain parcel of land that we want to build X number of houses on," she said. "They send that report out to other agencies, which review it as well."

DWR ensures that the expansion area has an adequate and safe water supply for residences and the new golf course.

Moyer said Webb hopes to start selling homes in the expansion area the first quarter of 1993.

SCW

 Monday, Aug. 24, 1992 Daily News-Sun, Sun City, Ariz.

A6 Monday, Aug. 24, 1992

Daily News

Opinion

■ OUR VIEW

Webb helps preserve our past

Dig this!

A routine archeological survey performed for Del Webb Corp.'s planned expansion of Sun City West has turned up two sites of interest. The expansion area is on the north side of Deer Valley Road between 135th and 151st avenues.

Staff writer Dave Reuter's report elsewhere today outlines the background to these finds.

The most contemporary site is a 160-acre homestead of pioneer Orval Robertson, who settled in the area in 1911. Carolyn Jackman Jensen of Archeological Consulting Services Ltd., the company handling the archeological study for Webb, said the Robertson site is yielding important information on homesteading.

The older site, near the McMicken Dam outlet channel, was believed to serve the Hohokam Indians as an agricultural processing area sometime between 500 A.D. and 900 A.D. Archeologist Steven M. Tronccone said the site is significant be-

cause it would place the Hohokams further north than previously known. The Hohokams are known to have occupied many areas of the Valley of the Sun, primarily in the central and eastern areas.

The archeological findings remind us relative newcomers that Arizona was inhabited long before the advent of automobiles, electricity and air conditioning. Too many people move to the Valley from the Midwest, the Northeastern states or California thinking that a desert is an area devoid of flora, fauna and a history of culture. Yet the Valley has all of these in abundance.

Assuming the archeologists find no Indian remains or artifacts that would preclude development, Webb intends to display some of the artifacts found so far in a new recreation center in the expansion area, Webb spokeswoman Martha Moyer said. We congratulate Webb for caring enough about Arizona's past to preserve its artifacts for future generations.

Homestead Act of 1862 lured Peorian

EDITOR'S NOTE: The following is based on information researched by Karolyn Jackman Jensen, a historic archaeologist employed by Archaeological Consulting Services Ltd. Artifacts were discovered during an archaeological survey of the Sun City West Expansion area.

By DAVE REUTER
Daily News-Sun staff

The thought of planting his feet firmly on 160 acres of land he could call his own was probably a pretty heady thought for Orval A. Robertson as he sat in his Peoria home.

But the price to acquire the land was what lured the young man who was born about 1890 in Mississippi.

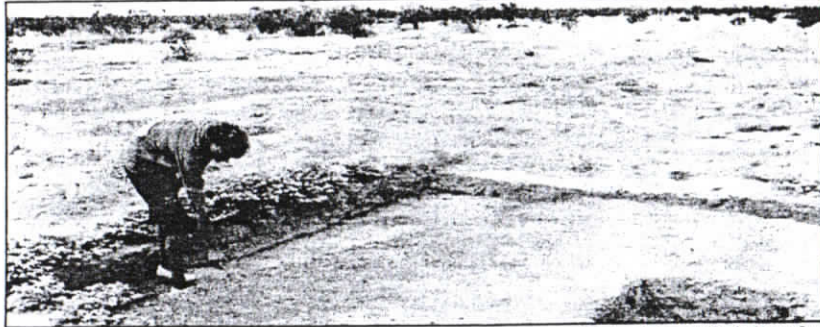
On Sept. 27, 1911, Robertson received homestead permit No. 015603 for 160 acres of land located about three-quarters of a mile northwest of the present-day intersection of Deer Valley Road and 135th Avenue in Sun City West.

Under the National Homestead Act of 1862, entitled heads of households or people at least 21 years old, were allowed to file for 160 acres of uninhabited land that had been surveyed and designated for homesteading by the General Land Office.

The land had a market value of \$1.25 per acre, but could be obtained free provided the homesteader occupied the land continuously for five years and cultivated a portion of it for four of those years.

Shortly after receiving his homestead permit, Robertson and his new bride packed up and left Peoria. Even though Peoria had been Robertsons' home for at least six years, the couple was anxious to get settled on their new property.

Though situated in an unin-



Stephen Cherek/Daily News-Sun

corporated area of the county, the homestead was not totally isolated. The small settlements of Beardsley and Marinette lay to the south and west, respectively. A small road between Beardsley and Frog Tanks to the northeast passed within a mile of the homestead.

The Santa Fe, Prescott and Phoenix Railroad passed through Beardsley, and the communities of Peoria and Glendale were six to eight miles to the southeast.

Robertson and his wife lived in a tent house on the property from September until October 1911, when they completed their permanent residence. Sometime before 1917 the couple had one child.

Long days laid ahead for the young couple. Without benefit of a tractor or other machinery they would have to rely on their horses and wagons and their own strong backs to break and cultivate the soil.

By 1912, Robertson had 20 acres under cultivation. He created a series of bermed fields to the west and south of his home and planted milo maize, sorghum, millet, pumpkins and other unknown crops. He was pleased with his success that first year and termed his crop "good."

In 1913 he had increased his acreage under cultivation by 20 and planted more of the same.

By 1915, he had 80 acres under cultivation, half the entire parcel of land. Thirty-five acres were in barley, the balance in other unnamed plants, all of which produced a "fair crop."

By this time Robertson had established an effective irrigation system utilizing both run-off and well water.

In 1916, he reported 60 acres planted in barley, three acres in sugar beets, two acres in milo maize, one acre in onions and one acre in cabbage.

Improvements to the property included a 20- by 30-foot house, a drilled well, an engine and pump, 120 acres fenced, three corrals, hog pens and chicken houses with a total estimated value of \$1,500 to \$2,000.

On Sept. 2, 1916, Robertson filed a notice claiming he had met the provisions of the homestead act. On July 3, 1917, Robertson was granted title No. 590595 to 160 acres of Section 15, the location of his homestead.

Commercial goods and services that contributed to the development and maintenance of the homestead were readily available in nearby communities.

Items such as hog fencing, cedar fence posts and barley seed were regularly advertised in newspapers along with instructions on the home-canning of food.

A variety of fresh and commercial food stuffs could be purchased in Glendale and Peoria, and the technology to drill and utilize a deep well was also available to Robertson and other farmers in the area.

No doubt Robertson was proud of his accomplishments over the past five years. It was hard work, but he was getting by.

Of course there had been some disappointments like the well he tried to dig by hand after first arriving on the property. The task was especially difficult. Soil had to be dug while dry to prevent wall collapse, placed in a bucket and hauled to the surface. The well's four-foot diameter opening allowed only one person to dig at a time, working in a dark, hot and extremely humid environment.

The well came up dry after Robertson dug at least 50 feet.

A 170-foot well was later drilled about 30 feet from the home and enclosed by a pump house.

The days were long for the family as they worked to keep

Archaeologist Karolyn Jensen probes the soil at the site of a 1911 homestead north of Sun City West. The land was farmed by Orval Robertson until the mid-1930s.

up their crops. At night, kerosene lamps lighted the small house. A wood-burning stove was later converted to kerosene. The wood frame house with tar paper roof kept the family protected.

But the biggest challenge for the young hard-working family was to provide water to the fields.

An extensive irrigation system was developed by Robertson using a series of hand-dug ditches and handmade berms. Runoff was trapped and diverted from field to field through a series of openings. The earthen berms were reinforced with tree stumps and rocks.

He created both terraced and open fields, modified small streams, built berms to conserve and channel water, and dug ditches to divert run-off. He hauled volcanic stone and constructed erosion checks.

But trouble loomed as Robertson toiled in his fields.

It had long been the plan of the Agua Fria Water and Land Co. to dam the water of the Agua Fria River and create a huge system of canals to deliver water to the prospective farms throughout the area. The canal was completed in 1927, but no water was delivered for Section 15, the location of the Robertson homestead.

Both the canal and the McMicken Outlet Channel interrupted the natural drainage pattern of the Bradshaw Mountains — Robertson's source of water.

Robertson's dream dried up before his eyes.

Without an adequate source of water to maintain their crops, the Robertsons abandoned the property sometime before 1930. The property was turned over to the state in 1939.

SCW

Archaeologists dig up local facts

By DAVE REUTER
Daily News-Sun

SUN CITY WEST — While Del Webb Corp. was digging into the final plans for its Sun City West expansion, a team of five archaeologists were sifting soil in the expansion area looking for a few grains of historical significance.

The archaeologists hit pay dirt in May when they began to uncover a homestead settled in the early 1900s. But a potentially bigger bonanza awaited exploration less than a mile from the homestead site.

Webb commissioned the archaeological surveys in 1991 in an effort to recover any significant historical data prior to the development of the expansion area.



Steven M. Troncone, field director of an archaeological site north of Sun City West, sorts through artifacts.

sion area.

The expansion area north of Deer Valley Road between 135th and 151st avenues will increase the size of the community by about 1,300 acres. Construction in the expansion area began three weeks ago.

"In February we identified two sites of historical significance that we thought deserved further study. The first was the 160-acre homestead of Orval Robertson who came to the property in 1911," said Karolyn Jackman Jensen, a historic archaeologist with Archaeological Consulting Services Ltd.

Webb contracted with ACS for the archaeological surveys.

"While the homestead is historically significant because of the relatively small amount of information available on homesteading, a Hohokam site dating back to possibly 500-900 A.D. was discovered near the northwest border of the expansion area," Jensen said Friday.

The Hohokam site is located within a wedge-shaped area about 164 feet long by 300 feet wide near the McMicken Dam outlet channel.

The Hohokams were a group of Native Americans who inhabited large portions of the Valley, primarily in central and eastern areas.

"What is interesting here is that this possible site is far north of areas previously thought to be inhabited by the Hohokams," said ACS archaeologist Steven M. Troncone, the field director at the site.

Troncone, who began his historical survey at the Sun City West site Thursday, said he thinks the area might have been seasonably occupied by the Hohokams for plant processing.

"So far we have found pottery char-



Stephen Cherner/Daily News-Sun
Archaeologist Teresa Wilke photographs a prehistoric firepit at a site north of Sun City West.



Stephen Cherner/Daily News-Sun
A rusty Mason jar lid was found Friday at a homestead site.

Northern Hohokam site found

—From A1

Characteristic of the Hohokam cultural tradition, chipped stone specimens consisting of flakes, cores, scrapers and hammer stones," Troncone said.

Troncone said artifacts recovered at the sites will be turned over to Del Webb. He said he expects his survey to be completed in a couple of weeks.

"At this point it's hard to say exactly what we'll find when we do borings and begin digging into the soil," Troncone said. "Although I doubt we will find anything that would prevent development of the area — you never know."

Webb spokeswoman Martha Moyer said the company intends to display some of the artifacts in a new recreation center slated to be built in the area.

Homestead Act of 1862 Lured Peorian

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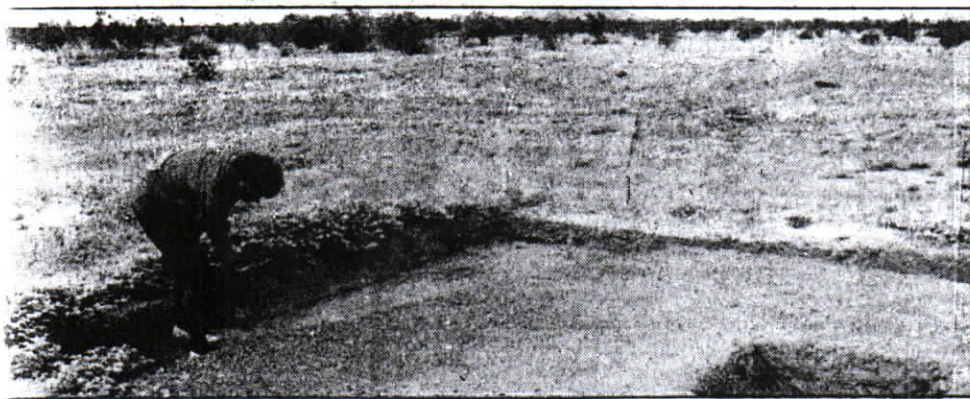
It had long been the plan of the Agua Fria Water and Land Co. to dam the water of the Agua Fria River and create a huge system of canals to deliver water to the prospective farms throughout the area. The canal was completed in 1927, but no water was delivered for Section 15, the location of the Robertson homestead.

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Robertson's dream dried up before his eyes.

Without an adequate source of water to maintain their crops, the Robertsons abandoned the property sometime before 1930. The property was turned over to the state in 1939.

SCW



Stephen Cherrick/Daily News-Sun

Archaeologist Karolyn Jensen probes the soil at the site of a 1911 homestead north of Sun City West. The land was farmed by Orval Robertson until the mid-1930s.

Webb breaks ground on expansion



Study reveals information on original owner

Del Webb Corporation held official ground-breaking ceremonies for its Sun City West expansion on Aug. 7. An archeological study revealed the property was once farmed by a Peoria resident named Orval Robertson from 1911 to 1939. Actor Alan Prewitt, center, recreated the Orval Robertson character for the ceremony and reminisced about his early farming days. Also on hand for the occasion were Dennis Zwagerman, left, Maricopa County Planning and Development director, and Chuck Roach, right, Webb's Sun City West vice president and general manager.

Submitted photograph

Ground Breaking Evokes Pioneer Spirit

Story,
Mildred Baker
Photos,
Chuck Currier

"It took one and one-half years, thousands of hours and hundreds of people," stated Charles T. Roach, executive vice president and general manager of Sun City West, at the ground-breaking for the expansion area Friday, August 8.

The assemblage of about 165 people included representatives of PORA, the recreation association, planning, zoning, county and state officials. This breakfast ceremony was catered in the desert near the site of the old Robinson homestead using the theme, "Forging the Pioneer Trail".

"We predicted breaking ground in July," continued Roach. "So we are one month off".

According to Martha Moyer, manager public and community relations, the Webb Company has acquired 1,320 acres to add to its 5,700 acre active adult community in the Northwest Valley.

The Maricopa County Board of Supervisors approved the Development Master Plan for 884 of

those acres in June; the plan for the remainder of the acreage will be submitted for county board approval at a later date.

Construction on the new golf course, the eighth for Sun City West, will begin next week, and home building is slated to begin next spring. The company anticipates building approximately 3,600 homes in the new area. Construction on the 15 acre \$6.8 million recreation center, the community's fourth, will begin the spring of 1993.

Maricopa County Planning and Development director Dennis Zwagerman joined Roach in turning the first shovel of dirt. Zwagerman applauded Sun City West cooperation and participation in the planning process and complimented the Webb Company in bringing to Arizona the people who reside in these retirement communities.

As part of the development process, an archeological study was conducted on the property uncovering remnants of an old homestead. The site was

surveyed and researched by Webb in cooperation with the State Historic Preservation Office.

It was determined that Orval A. Robinson filed for a patent on a portion of the land in 1911, homesteading 120 acres. At that time market value was \$1.25 per acre. He farmed 80 acres until 1939. Turn-of-the-century farm equipment was on display.

A survey recovered artifacts such as a small potbellied stove, a 1913 penny, coffee pot lid, pocket knife, mule shoe, hinges, girdle hook, spoon handle...information beneficial in determining lifestyle of the pioneers who settled this country.

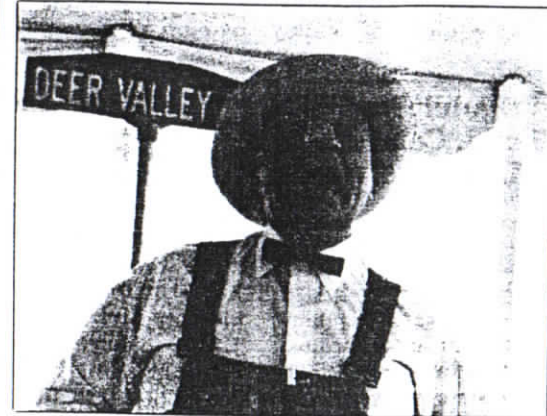
According to Carolyn Jensen, Archeological Consulting Services, two historic Indian sites will be explored next week.

A special feature of the groundbreaking event was a cameo appearance by "Orval Robertson" who offered a brief history of the land. He was played by Phoenix actor Alan Prewitt.

Ground Breaking
Continued on Page B6



A large assemblage of State, County and local officials attended Friday's ground-breaking ceremony for the expansion of Sun City West. Maricopa Planning and Development Director, Dennis Zwagerman (l) and Charles T. Roach, Executive of the Del Webb Company, broke the ground for the expansion. Actor Alan Prewitt gave a historic background playing the role of Orval Robinson who homesteaded the land.



Celebration marks expansion of Sun City West

By Connie Cone Sexton
Staff writer

SUN CITY WEST — Forks and spoons clinked on blue-speckled plates during a breakfast ceremony Friday, as about 150 people helped usher in Del Webb Corp.'s expansion project for Sun City West.

Beneath the cover of a large, white tent, local residents, Webb officials and area politicians ate scrambled eggs with green chiles and drank in a history of the expansion area.

The groundbreaking carried an Old-West theme, with bandana-adorned tables and hay strewn along the ground. A singing cowboy strolled through the tent.

Webb's expansion site, which will push up the north boundary of

Sun City West, formerly was a homestead. The land, near 135th Avenue and Deer Valley Road, originally was developed in 1916.

Webb recently purchased the 1,320 acres to add to the 5,700 acres in the adult retirement community. The Maricopa Board of Supervisors has approved development on 884 acres of the area; a plan for the balance of the prop-

erty will be submitted at a later date, Webb officials said.

Construction of a golf course for the expansion area is scheduled to begin this week. Home building for the area will not begin until spring.

Webb spokeswoman Martha Moyer estimates 3,600 homes will be built in the expansion area. A \$6.8 million, 15-acre recreation

center is to be constructed in the spring.

Dennis Zwagerman, the county's planning and zoning director, praised Webb and area residents for their efforts to enlarge Sun City West.

"Some might call this luck. As a planner, I call this good planning," he said. "Everybody is this room had a part in the planning."

Absent from the festivities was Doug Sinagoga, a member of Citizens Alert, a group of Sun City West residents that has challenged Webb to ensure the expansion provides equitable amenities for new residents.

Even though Webb appears to be moving forward — with Friday's groundbreaking and con-
See EXPAND, Page 7

EXPAND

From Page 1

struction schedule — Sinagoga said his group still has concerns about the expansion. "We're not dead yet, we're very much alive," he said. "There'll be some official wording of what we're going to do next in about two weeks. We're still concerned about the commingling of recreation facilities."

But Tom Kostal, president of the Sun City West Prides, is happy about the expansion.

"When I came here, I was told the community would have about

50,000 residents," he said. But when Webb sold off a parcel south of Grand Avenue, the projected population dropped.

Kostal moved to Sun City West about 11 years ago. "The expansion will be a good thing for us. In fact, it might even enhance our area. We didn't know who was going to buy this property. Now, Del Webb will be building right up to the (Estrella) loop. We'll be more enclosed."

Ground Breaking Evokes Pioneer Spirit

SCW

Story,
Mildred Baker
Photos,
Chuck Currier

"It took one and one-half years, thousands of hours and hundreds of people," stated Charles T. Roach, executive vice president and general manager of Sun City West, at the ground-breaking for the expansion area Friday, August 8.

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Ground Breaking
Continued on Page B6

4 New Models Added for Expansion

Continued from Page 1

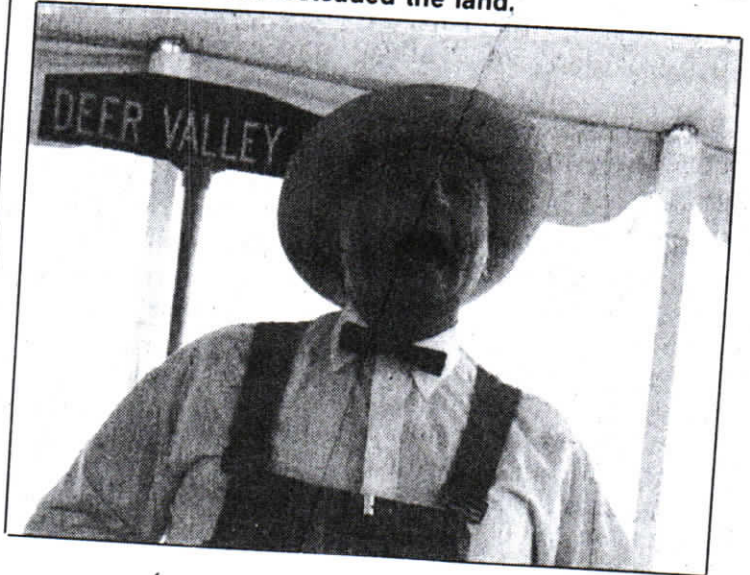
Strolling guitarist Gene Privette serenaded with cowboy songs.

Del Martenson, vice president of land development and construction operations for the Webb

Company states, "Four new models are being added at the model homes location, and contracts are out for mass grading of expansion area for the new golf course".



A large assemblage of State, County and local officials attended Friday's ground-breaking ceremony for the expansion of Sun City West. Maricopa Planning and Development Director, Dennis Zwagerman (l) and Charles T. Roach, Executive of the Del Webb Company, broke the ground for the expansion. Actor Alan Prewitt gave a historic background playing the role of Orval Robinson who homesteaded the land.





Beverly Brandshaw, above, of Sun City West relives her youth, sitting on a 1936 tractor on display at the Sun City West expansion groundbreaking ceremony Friday morning. Phoenix actor Alan Prewitt, right, portrays Orval Robertson, a pioneer who homesteaded the land at the site of the Sun City West expansion, during the groundbreaking ceremony. Robertson bought the land for \$1.25 an acre in 1911.



Stephen Cherek/Daily News-Sun

August 7, 1992²

SCW

FORGING THE PIONEER TRAIL

In the Year 1911, Orval A. Robertson, a resident of Peoria, Arizona, applied to homestead a piece of land. The land had a market value of \$1.25 per acre back then, but could be obtained for free provided the homesteader cultivated a portion of it for four years. Robertson did just that, growing milo maize, sorghum, millet, and pumpkins.

Eighty one years later, Del Webb Corporation sought and received approval to develop this land, plus additional acreage, as an expansion to their successful Sun City West active adult community.

We invite you to celebrate the land's history and its future at the official ground breaking ceremony of the Sun City West expansion.



FRIDAY, AUGUST 7TH
8 A.M.

BREAKFAST WILL BE SERVED



Because the new property is quite dusty and parking is limited, please plan on enjoying the air conditioned comfort of the Del Webb courtesy bus. The bus will depart the Sundome parking lot, 19403 R.H. Johnson Blvd., between the Sundome and the Crestview, promptly at 8 a.m.

Please R.S.V.P. by July 31 by telephoning Connie Watson at 546-5103.

THIS GROUND BREAKING CELEBRATION IS
BY INVITATION ONLY.

SCW

SCW expansion grows

By MIKE GARRETT
Daily News-Sun staff

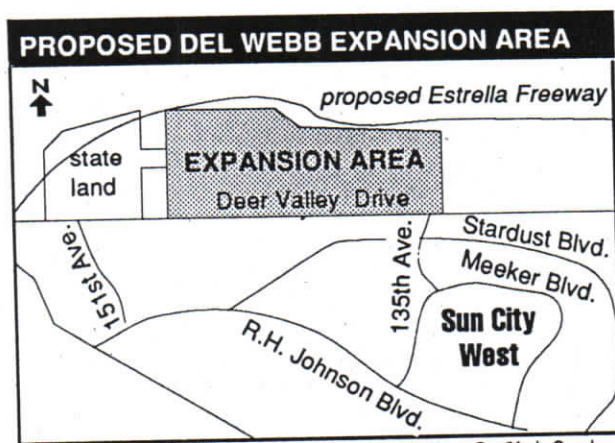
SUN CITY WEST — Del Webb Corp. successfully bid \$2.4 million for 367 acres of state-owned land west of its Sun City West expansion property at a state auction in Phoenix Tuesday.

That parcel, added to the 953 acres Webb has already purchased during the past year, brings the total Sun City West expansion area acreage north of Deer Valley Road to 1,320.

Although Webb disclosed no purchase price as per company policy, Bill Foster, a spokesman for the Arizona State Land Department, confirmed Webb's winning bid of \$2.4 million.

"Our policy has been not to disclose what we pay for land because we're still negotiating for other privately held land parcels and we don't want other landowners and our competitors to know what we paid," said Martha Moyer, Webb manager of public and community relations.

The state land acquisition will mean a population of approximately 31,400 for the Sun City West expansion area, Moyer said. The original expansion area population had been projected at



Daily News-Sun/Maria Conchas

6,000 residents.

"We'll probably change the overall housing density so that only about 6,400 people will be in the expansion area," said Chuck Roach, Webb vice president and Sun City West general manager.

The increased population has been a sore spot
See Webb acquires, A5

Webb acquires state land

—From A1

with resident groups such as Citizens Alert, which has urged that the expansion area be separate from Sun City West Phase I.

Many residents who bought their homes in the mid-1980s say they're upset because Webb salesmen told them the community would not have more than 25,000 people. An estimated 21,000 now live within present community boundaries.

However, a 1978 Webb newspaper advertisement located by Moyer announcing the development of Sun City West stated that Phase I would be 5,700 acres and projected a population of 32,500.

Opponents of Webb's expan-

sion plans expected the company to make the additional land purchase.

"As far as we're concerned it (land purchase) doesn't change the situation too much," said Walter Schifter, a Citizens Alert Group leader. "We knew they were going to go ahead and get as much ground as they could cram in there.

"But it will contribute that much more to the congested traffic. People will have to run a gauntlet between the communities on 135th and 151st Avenues," Schifter said. "If the county goes ahead and puts in four lanes on those two roads, a lot of people will be afraid to drive between the two communities."

County studies have indicated that projected traffic flow along those two streets will be considerably less than capacity over the next 10 to 15 years, said county planning director Dennis Zwagerman.

Last week, Webb received approval from the Maricopa County Board of Supervisors for an 884-acre addition to Sun City West's present 5,700 acres. Webb plans to expand and amend its master plan to include the additional acreage.

"When we come to the point where we have exhausted all potential on the remaining private land, we'll submit an amended development Master Plan to the county," Moyer said.

"We plan to break ground

within the next few weeks in the area already approved by the Board of Supervisors," said Roach.

Roach previously indicated at public resident meetings that the acquisition of the state-owned land will mean upward adjustments in the size and number of rooms and amenities proposed for the expansion area's recreation center.

The Recreation Centers of Sun City West Advisory Board and the residents Expansion Facilities Committee have had several discussions on the impact the additional state land and population would have on recreational facilities over and above Webb's original plans.

SCW

SCW: Growing or shrinking?

Proposed expansion pales in comparison to original plans

By ANNE RYMAN
Sun Cities Independent

Del Webb Corporation officials expect the expansion north of Deer Valley Drive to increase Sun City West's population to 31,400 people.

Some residents have voiced concern over the larger numbers and say they prefer a population of about 25,000 — which they claim is

what they were told the size of the community would be when they purchased their homes.

But, even with the expansion and its accompanying 6,000 or so new residents, the eventual size of the community will still be far less than the *original* projected size of Sun City West — which Webb officials say was expected to be home to as many as 70,000

residents.

Webb once owned 7,300 acres of land southwest of Grand Avenue for a planned "Phase II". Along with Phase I — 5,700 acres northeast of Grand Avenue — Sun City West would have been twice its present size, with population estimates at the time ranging from 50,000 to 70,000 people.

Between 1983 and 1986, how-

ever, the company sold off Phase II in a series of land transactions. Fred Kuentz, former Del E. Webb Development Co. chairman, recalls some of the reasons for selling the land.

"We gradually began to think of (Phase II) as being divisive. Grand Avenue would almost make it two

See SIZE, Page 3

communities. And we started to become our own competition with resales as far as Sun City West was concerned."

The resale business, he says was a huge market and at one time Webb officials estimated 2,000 homes in the Sun Cities were resold for every one new home purchased in Sun City West.

Chuck Roach, Del Webb Corporation Vice President and Sun City West general manager, says company officials considered both the size of the community and what amount of undeveloped land was reasonable for a developer to have on hand. Any money invested in land, he adds, does not generate earnings.

"It was appropriate to sell Phase II land and re-direct the cash into expansion of the Sun City concept. It enabled us to expand into Sun City Tucson and (Sun City) Las Vegas."

Sun City Tucson opened in 1987 and Sun City Las Vegas in 1989.

Some of Sun City West's facilities today were created with the idea the community would eventually be 13,000 acres. The Sundome Center for the Performing Arts, Mr. Kuentz says, was planned for a community of 13,000 acres.

"The Sundome would have been half that size at most," Mr. Kuentz says, if it were for a community of around 30,000 people.

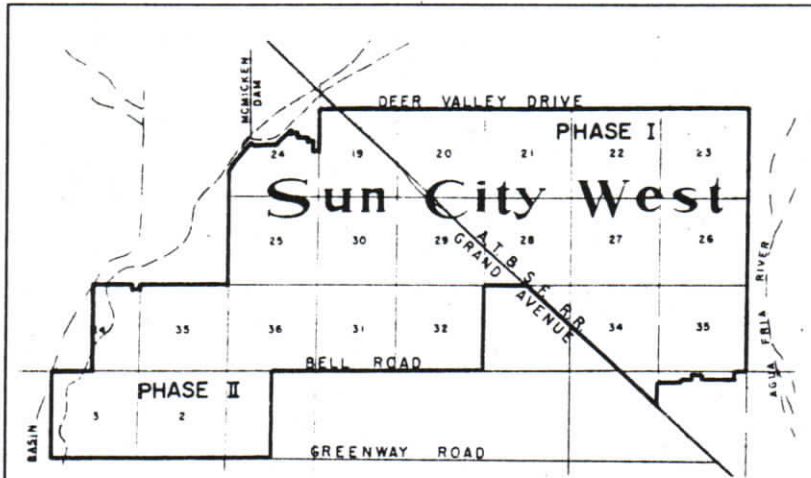
Mr. Roach says the 55-acre commercial core in the center of Sun City West originally was designed for a regional shopping center that would serve a 13,000-acre community. The area is mostly vacant today.

"It became clearly evident that the future need and prospects for a regional shopping center were very small," he said.

Mr. Keuntz says another problem with planning a regional shopping center was that the area was too far from the main roads of Grand Avenue and Bell Road.

He says with the exception of acreage, the original master plan for Sun City West has been followed. Trail Ridge Golf Course, 21021 N. 151st Ave., opened in 1989 and was not part of the original development plan.

Another change over the years, regardless of the community's acreage, has been prices. In the late 70's, built-to-order homes ranged from \$52,990 to \$101,990.



As seen in this Del Webb map, circa 1978, Sun City West was originally intended to be nearly twice its present size and encompass land both north and south of Grand Avenue.

Supervisors OK plans for SCW expansion

Daily News-Sun staff

One small step for Del Webb Corp., one giant leap for community involvement.

That's how Maricopa County Supervisor Carole Carpenter, D-District 4, summarized Sun City West residents' involvement in Webb's plans to expand Sun City West by 884 acres and 6,000 residents.

The Maricopa County Board of Supervisors Monday approved Webb's master plan on a 4-0 vote to expand the community north of Deer Valley Road. District 2 Supervisor Jim Bruner did not attend the meeting.

The master plan details Webb's plans, obligations and responsibilities relating to its development of the expansion area in Sun City West.

The approval was not without strings however.

A shopping list of 21 stipulations were attached to the approval, which was one of the last needed for Webb. Carpenter said the stipulations stemmed

from numerous concerns about the proposed expansion expressed by Sun City West residents.

With Monday's approval in hand, Chuck Roach, Webb vice president and Sun City West general manager, said construction of a golf course in the expansion area will begin in July.

"We've agreed to each of the stipulations," he said. "They simply set down in writing what we've said to the community all along — that we will resolve these issues. All of it is simply a part of the planning process."

The board added two additional items to a previously Webb-approved list of stipulations. The newest regard a proposed noise buffer along the Estrella Freeway and the future use of effluent on community golf courses.

The noise buffer stipulation requires the Recreation Centers of Sun City West Advisory Board to approve the design concept for the buffer before it

See Stipulations added, A5

Stipulations added to master plan

—From A1
is built.

Webb will also have to eventually offer at no cost, all rights and title it has or may acquire to the effluent, its distribution systems and leaching fields to the rec center owners of the Sun City West golf courses.

"These stipulations might not have appeared in the document before the board of supervisors had it not been for the folks in opposition and also for the Property Owners and Residents Association who raised those issues to a higher visibility for the board," Carpenter said.

Other stipulations attached to Webb's now-approved master plan relate to expansion beyond the immediate 884 acres, traffic flow between the existing community and the expansion area, construction of a golf cart overpass, specifications for drought-resistant grass on the golf course and incorporation of the expansion area into the existing Sun City West Fire District.

Roach acknowledged the community's "tremendous involvement" in the planning process of the Sun City West expansion. "We wouldn't be where we are now without that involvement.

"But this is really one step in the process," he said. "We still have more details that we're working through with state and other county agencies."

Webb still has to gain the approval of the Department of Water Resources, Department of Environmental Quality and return to the Department of Planning and Development for subdivision and plat approval.

During the board's discussion, Carpenter said she hoped the decision will not split the community in the future.

"It's my feeling at this time that despite what I think are reasonable concerns folks have in opposition to this expansion, it makes sense from an overall planning standpoint that the communities be combined.



Mollie J. Hoppes/Daily News-Sun

Del Webb plans to build a noise buffer between the northern boundary of Sun City West's expansion area and the proposed Estrella Freeway Loop 303 that now ends at Grand Avenue. The buffer will be on the north side of Grand Avenue across from the Santa Fe Railroad tracks.

SCW

Expansion is OK'd for Sun City West

By M.E. Saavedra
The Arizona Republic

The Maricopa County Board of Supervisors has approved an 884-acre expansion of Sun City West by Del Webb Corp., making room for 5,000 new residents, an 18-hole golf course and a recreation center.

The expansion, north of Deer Valley Road between the alignments of 135th and 151st avenues, was approved unanimously Monday with stipulations written in response to concerns from Citizens Alert.

The group, made up of 1,400 Sun City West residents, had protested the addition and wanted the 2,500-home development to be an entity separate from the Sun City West retirement community.

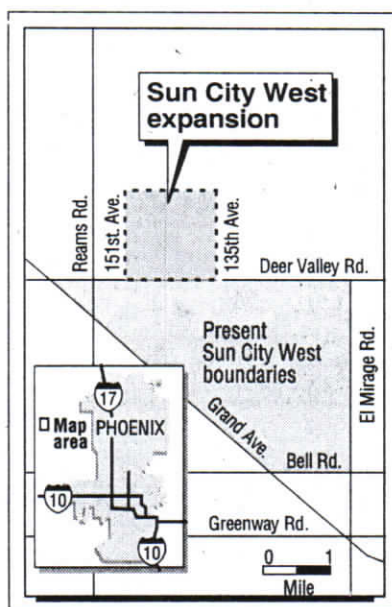
But Supervisor Carole Carpenter, whose district includes Sun City West, said she thinks that the expansion should be part of Sun City West, which has about 21,000 residents on 5,700 acres.

"It makes sense from an overall planning standpoint that these communities be combined," Carpenter said. "I hope this issue will not split that community."

About 120 Sun City West residents attended Monday's meeting. Supporters of the expansion outnumbered opponents by about 2-1.

Protesters said they did not want new residents to have use of Sun City West's three recreation centers and did not want to get stuck paying additional fees for operating costs to serve the new residents.

But the agreement calls for current



The Arizona Republic

and new residents to share Sun City West's recreation centers and a fourth one to be built. In addition, Del Webb will subsidize the new facility's operating costs, said Chuck Roach, vice president and general manager of Sun City West.

Some residents, such as Dick De Franco, protested the expansion plan on grounds that added traffic will bear down on 135th and 151st avenues "with a vengeance."

But county officials said both roads will be able to handle 22,000 vehicles a day, far more than the projected traffic of 5,000 vehicles.

Construction is to begin in July.

SCW

SCW expansion offers look at past

Excavation finds evidence of early Valley homestead

By RICK GONZALEZ
Sun Cities Independent

As plans proceed for the expansion of Sun City West, history is not only being made — it's also being found.

As part of the expansion, an archeological study has been conducted on a portion of the land to be developed. The survey and research was done in cooperation with the State Historic Preservation Office.

Karolyn Jensen, historic archaeologist for the Tempe-based Archaeological Consulting Services, Ltd., says her company was hired by Webb to conduct the survey.

"Webb was interested in preserving the cultural heritage" of the area, she says.

Ms. Jensen and four other crew members began the five-week excavation process on May 11. Although at first glance there was no evidence of a homestead having

been there, "we knew there would be structures there (on the property)," she says.

After some scraping and digging, evidence of an old homestead was found. Building materials such as concrete, gravel (for the foundation), railroad ties and lava rock were found, as well as glass fragments (indicating windows). Evidence of a pump house was also unearthed as was a hogpen and a hand-dug well.

After researching the property's history, it was discovered that Orval A. Robertson filed for a portion of the land in 1911, homesteading 120 acres. He farmed 80 of the acres until 1939, at which time the government took over the property due to tax problems.

Ms. Jensen says Mr. Robertson apparently lived on the property with his wife and one child. She says the only evidence of a child having lived there is a clay marble that was unearthed.

As for the home itself, Ms. Jensen says she and the crew were able to approximate where the various rooms were located (such as the kitchen, bedroom, etc.) by

See ■ HISTORY., Page 21

the types of artifacts found and where they were found.

Items unearthed include a small potbelly stove, a coffee pot lid, a 1913 penny, a pocketknife, mule shoe, hinges and broken spoon.

Clothing items were also discovered. Artifacts include suspender hooks, garter hooks, girdle hooks, leather shoe eyelets and buttons (iron and Mother-of-Pearl).

Sewing supplies such as snaps and safety pins were also unearthed as were a bottle of mentholatum and a Durkee salad-dressing bottle.

Partial kerosene cans indicate the home had no electricity.

Ms. Jensen says the discovery of coffee, fruit and vegetable cans indicates "they (the family) were trading with stores" for the items.

When Mr. Robertson filed his property claim with the govern-

ment, he reported he was farming barley, millet, sugar beets, onions and pumpkins.

He apparently experimented with sugar cane as well, Ms. Jensen says.

Since the farm had no irrigation water, Ms. Jensen says Mr. Robertson built his own natural drainage systems which included ditches to channel the rain runoff from the mountains.

"It was an incredibly complex and ingenious adaptation of the land," she says. "It took a lot of work but it apparently worked well."

Ms. Jensen says no evidence of an automobile or truck or anything of the sort has been found on the property. Since a mule shoe was found, though, it is being assumed Mr. Robertson used mules in farming his land and hauling

materials.

Evidence shows Mr. Robertson built levees on the property to prevent erosion and also hauled in lava rock so rainwater would not wash away his water-control systems.

Certain artifacts give researchers an idea of what Mr. Robertson's personal habits were, she adds. For example, by finding whiskey bottles and cans of roll-your-own tobacco, she knows he was a whiskey drinker and a smoker.

The downfall of Mr. Robertson's farming endeavor apparently began when the Beardsley Canal was built about one mile north of his home.

By building the canal, Ms. Jensen says, Mr. Robertson's drainage system was cut off.

The excavation site is important to researchers, says Ms. Jensen, because very little evidence of homesteaders remains today.

"So many homesteads have been plowed over. We've lost documentation of how the people worked.

"We tried to preserve everything we could," she says.

"It fills out the pictures. It allows us to see what resources were available and to see what they were buying and what they were producing.

"It's significant to see what was going on."

Ms. Jensen says that once the artifacts are analyzed, the Webb Corporation will take possession of some of them.

Other artifacts will be sent to the Arizona State Museum in Tucson where they will be stored.

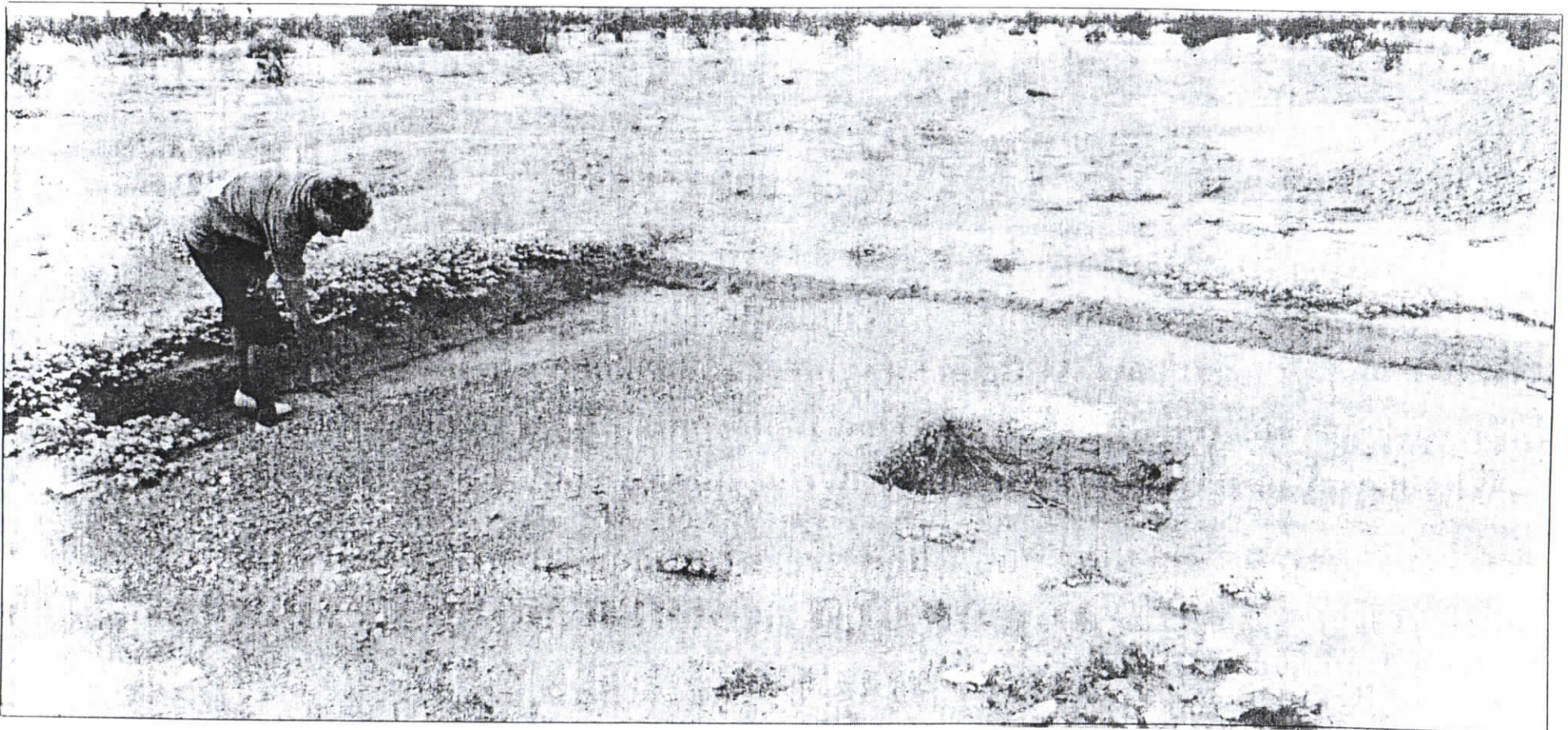
Although she has no idea what Webb plans to do with the artifacts, Ms. Jensen says she would like to see them displayed somewhere.

"They're interesting to see," she says.

MONDAY, AUG. 24

SCW

ARCHAEOLOGISTS DIG UP FACTS — Archaeologists working in the area north of Sun City West have uncovered a Hohokam site dating possibly to 500-900 A.D.



Archaeologist Karolyn Jensen probed the soil at the site of a 1911 homestead north of Sun City West. The land, part of the Sun City West

expansion area, was farmed by Orval Robertson until the early 1930s. Jensen was hired by Del Webb to conduct the archaeological survey.

Archaeologists dig up local facts

By DAVE REUTER
Daily News-Sun

SUN CITY WEST — While Del Webb Corp. was digging into the final plans for its Sun City West expansion, a team of five archaeologists were sifting soil in the expansion area looking for a few grains of historical significance.

The archaeologists hit pay dirt in May when they began to uncover a homestead settled in the early 1900s. But a potentially bigger bonanza awaited exploration less than a mile from the homestead site.

Webb commissioned the archaeological surveys in 1991 in an effort to recover any significant historical data prior to the development of the expansion area.



Steven M. Troncone, field director of an archaeological site north of Sun City West, sorts through artifacts.

sion area.

The expansion area north of Deer Valley Road between 135th and 151st avenues will increase the size of the community by about 1,300 acres. Construction in the expansion area began three weeks ago.

"In February we identified two sites of historical significance that we thought deserved further study. The first was the 160-acre homestead of Orval Robertson who came to the property in 1911," said Karolyn Jackman Jensen, a historic archaeologist with Archaeological Consulting Services Ltd.

Webb contracted with ACS for the archaeological surveys.

"While the homestead is historically significant because of the relatively small amount of information available on homesteading, a Hohokam site dating back to possibly 500-900 A.D. was discovered near the northwest border of the expansion area," Jensen said Friday.

The Hohokam site is located within a wedge-shaped area about 164 feet long by 300 feet wide near the McMicken Dam outlet channel.

The Hohokams were a group of Native Americans who inhabited large portions of the Valley, primarily in central and eastern areas.

"What is interesting here is that this possible site is far north of areas previously thought to be inhabited by the Hohokams," said ACS archaeologist Steven M. Troncone, the field director at the site.

Troncone, who began his historical survey at the Sun City West site Thursday, said he thinks the area might have been seasonably occupied by the Hohokams for plant processing.

"So far we have found pottery char-

See Northern Hohokam, A3



Stephen Cherneski/Daily News-Sun

Archaeologist Teresa Wilke photographs a prehistoric firepit at a site north of Sun City West.



Stephen Cherneski/Daily News-Sun

A rusty Mason jar lid was found Friday at a homestead site.

Northern Hohokam site found

—From A1

acteristic of the Hohokam cultural tradition, chipped stone specimens consisting of flakes, cores, scrapers and hammer stones," Troncone said.

Troncone said artifacts recovered at the sites will be turned over to Del Webb. He said he expects his survey to be completed in a couple of weeks.

"At this point it's hard to say exactly what we'll find when we do borings and begin digging into the soil," Troncone said. "Although I doubt we will find anything that would prevent development of the area — you never know."

Webb spokeswoman Martha Moyer said the company intends to display some of the artifacts in a new recreation center slated to be built in the area.

SCW

SCW expansion grows

By MIKE GARRETT
Daily News-Sun staff

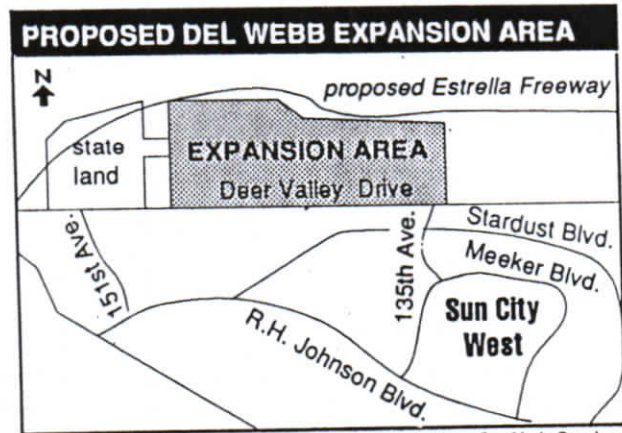
SUN CITY WEST — Del Webb Corp. successfully bid \$2.4 million for 367 acres of state-owned land west of its Sun City West expansion property at a state auction in Phoenix Tuesday.

That parcel, added to the 953 acres Webb has already purchased during the past year, brings the total Sun City West expansion area acreage north of Deer Valley Road to 1,320.

Although Webb disclosed no purchase price as per company policy, Bill Foster, a spokesman for the Arizona State Land Department, confirmed Webb's winning bid of \$2.4 million.

"Our policy has been not to disclose what we pay for land because we're still negotiating for other privately held land parcels and we don't want other landowners and our competitors to know what we paid," said Martha Moyer, Webb manager of public and community relations.

The state land acquisition will mean a population of approximately 31,400 for the Sun City West expansion area, Moyer said. The original expansion area population had been projected at



Daily News-Sun/Maria Conchas

6,000 residents.

"We'll probably change the overall housing density so that only about 6,400 people will be in the expansion area," said Chuck Roach, Webb vice president and Sun City West general manager.

The increased population has been a sore spot
See Webb acquires, A5

OVER

Webb acquires state land

—From A1

with resident groups such as Citizens Alert, which has urged that the expansion area be separate from Sun City West Phase I.

Many residents who bought their homes in the mid-1980s say they're upset because Webb salesmen told them the community would not have more than 25,000 people. An estimated 21,000 now live within present community boundaries.

However, a 1978 Webb newspaper advertisement located by Moyer announcing the development of Sun City West stated that Phase I would be 5,700 acres and projected a population of 32,500.

Opponents of Webb's expan-

sion plans expected the company to make the additional land purchase.

"As far as we're concerned it (land purchase) doesn't change the situation too much," said Walter Schifter, a Citizens Alert Group leader. "We knew they were going to go ahead and get as much ground as they could cram in there.

"But it will contribute that much more to the congested traffic. People will have to run a gauntlet between the communities on 135th and 151st Avenues," Schifter said. "If the county goes ahead and puts in four lanes on those two roads, a lot of people will be afraid to drive between the two communities."

County studies have indicated that projected traffic flow along those two streets will be considerably less than capacity over the next 10 to 15 years, said county planning director Dennis Zwagerman.

Last week, Webb received approval from the Maricopa County Board of Supervisors for an 884-acre addition to Sun City West's present 5,700 acres. Webb plans to expand and amend its master plan to include the additional acreage.

"When we come to the point where we have exhausted all potential on the remaining private land, we'll submit an amended development Master Plan to the county," Moyer said.

"We plan to break ground

within the next few weeks in the area already approved by the Board of Supervisors," said Roach.

Roach previously indicated at public resident meetings that the acquisition of the state-owned land will mean upward adjustments in the size and number of rooms and amenities proposed for the expansion area's recreation center.

The Recreation Centers of Sun City West Advisory Board and the residents Expansion Facilities Committee have had several discussions on the impact the additional state land and population would have on recreational facilities over and above Webb's original plans.

SCW

June 23, 1992

Daily News-Sun

Supervisors OK plans for SCW expansion

Daily News-Sun staff

One small step for Del Webb Corp., one giant leap for community involvement.

That's how Maricopa County Supervisor Carole Carpenter, D-District 4, summarized Sun City West residents' involvement in Webb's plans to expand Sun City West by 884 acres and 6,000 residents.

The Maricopa County Board of Supervisors Monday approved Webb's master plan on a 4-0 vote to expand the community north of Deer Valley Road. District 2 Supervisor Jim Bruner did not attend the meeting.

The master plan details Webb's plans, obligations and responsibilities relating to its development of the expansion area in Sun City West.

The approval was not without strings however.

A shopping list of 21 stipulations were attached to the approval, which was one of the last needed for Webb. Carpenter said the stipulations stemmed

from numerous concerns about the proposed expansion expressed by Sun City West residents.

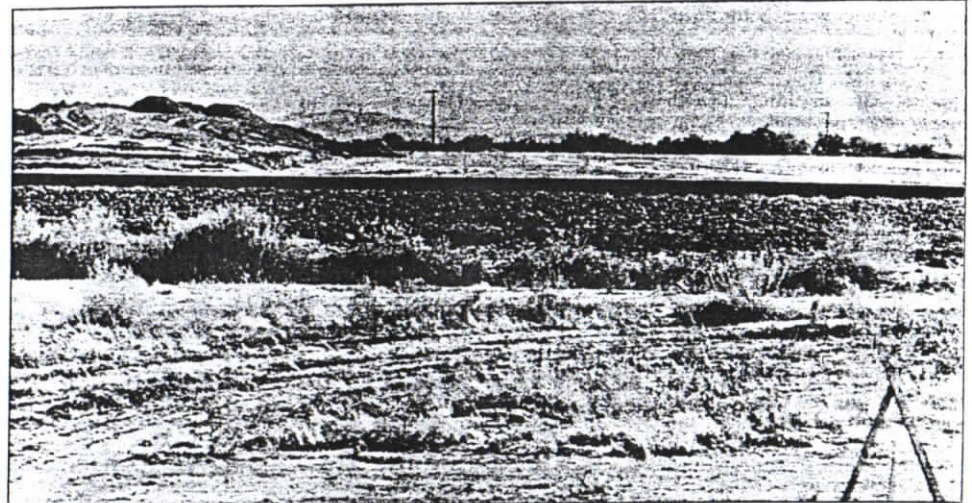
With Monday's approval in hand, Chuck Roach, Webb vice president and Sun City West general manager, said construction of a golf course in the expansion area will begin in July.

"We've agreed to each of the stipulations," he said. "They simply set down in writing what we've said to the community all along — that we will resolve these issues. All of it is simply a part of the planning process."

The board added two additional items to a previously Webb-approved list of stipulations. The newest regard a proposed noise buffer along the Estrella Freeway and the future use of effluent on community golf courses.

The noise buffer stipulation requires the Recreation Centers of Sun City West Advisory Board to approve the design concept for the buffer before it

See Stipulations added, A5



Mollie J. Hoppes/Daily News-Sun

Del Webb plans to build a noise buffer between the northern boundary of Sun City West's expansion area and the proposed Estrella Freeway Loop 303 that now ends at Grand Avenue. The buffer will be on the north side of Grand Avenue across from the Santa Fe Railroad tracks.

SCW

Stipulations added to master plan

—From A1

is built.

Webb will also have to eventually offer at no cost, all rights and title it has or may acquire to the effluent, its distribution systems and leaching fields to the rec center owners of the Sun City West golf courses.

"These stipulations might not have appeared in the document before the board of supervisors had it not been for the folks in opposition and also for the Property Owners and Residents Association who raised those issues to a higher visibility for the board," Carpenter said.

Other stipulations attached to Webb's now-approved master plan relate to expansion beyond the immediate 884 acres, traffic flow between the existing community and the expansion area, construction of a golf cart overpass, specifications for drought-resistant grass on the golf course and incorporation of the expansion area into the existing Sun City West Fire District.

Roach acknowledged the community's "tremendous involvement" in the planning process of the Sun City West expansion. "We wouldn't be where we are now without that involvement.

"But this is really one step in the process," he said. "We still have more details that we're working through with state and other county agencies."

Webb still has to gain the approval of the Department of Water Resources, Department of Environmental Quality and return to the Department of Planning and Development for subdivision and plat approval.

During the board's discussion, Carpenter said she hoped the decision will not split the community in the future.

"It's my feeling at this time that despite what I think are reasonable concerns folks have in opposition to this expansion, it makes sense from an overall planning standpoint that the communities be combined.

Expansion area awaits word on fire protection

By Lori Baker
Staff writer

SUN CITY WEST — Before Del Webb Corp. can build homes in its expansion area, the Sun City West Fire District board must annex the property and make plans for fire protection.

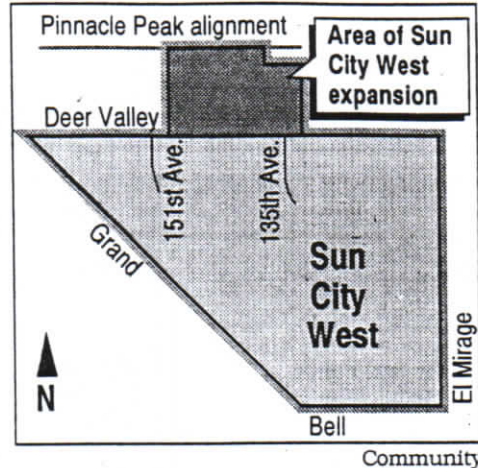
The Maricopa County Board of Supervisors on Monday approved the 884-acre expansion of Sun City West north of Deer Valley Road between the alignments of 135th and 151st avenues, including the construction of homes, a golf course and a recreation center.

The building program is expected to add about 5,000 residents to the community.

But a stipulation in the county's approval, included at the urging of Supervisor Carole Carpenter, requires that the expansion area be incorporated into the Sun City West Fire District before building permits are issued. However, Webb will be allowed to start site preparation in July as planned, including excavation and the installation of sewer and water lines.

Jim Maley, chairman of the Sun City West Fire District board, said his board will not consider the annexation until July at the earliest.

The reason for the delay, Maley said, is that the board wants to wait until after Tuesday's public auction, at which Webb will bid on 367 acres of state land adjacent to the expansion area for possible develop-



ment. The company also is negotiating to buy 120 acres of privately held property. If Webb acquires the additional land, it could add 1,440 residents to the community, bringing the population to 31,440.

"We want to wait to consider annexation of the whole area at once," Maley said.

The supervisors agreed with the fire district board that existing Sun City West Fire District residents should not have to pay for a fire station in the expansion area.

Charles Roach, vice president of Del Webb, met with fire district board members June 15 to discuss fire and medical

See EXPAND, Page 3

EXPAND

From Page 1

services for the expansion area.

As a result of that meeting, Roach wrote in a letter dated June 20 that he agrees that the "land and fire station structure should not be paid for by existing residents of Sun City West."

Roach said Del Webb will donate the land for the new fire station, but the financing of the building is undecided.

"We are presently exploring alternatives for financing the construction of the fire station and will contact you again when we have something to report," Roach wrote.

Another unresolved issue is the

design of a noise buffer to protect homes near the proposed Estrella Freeway, which is the northern border of the expansion area.

Although Sun City West is unincorporated and does not have a municipal government, Carpenter said she wants to make sure that the noise buffer's design reflects the community's wishes.

Accordingly, the supervisors included a stipulation in their approval that the resident-elected Advisory Board for the Recreation Centers of Sun City West Inc. must OK the buffer before it goes before the county for final approval.

SCW expansion grows

By MIKE GARRETT
Daily News-Sun staff

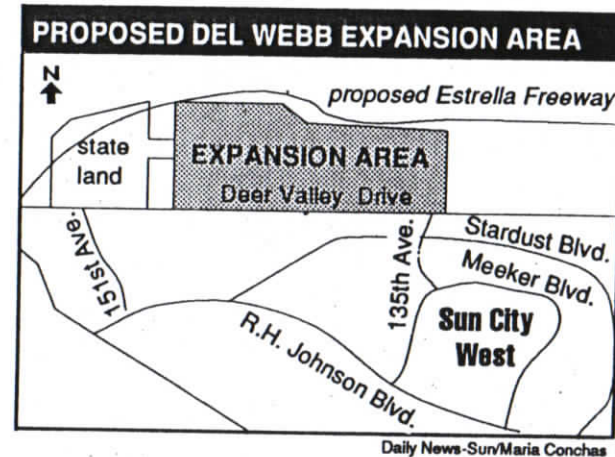
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—From A1

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May 28-June 3, 1992

THE WESTER

Findings of Survey on Expansion

The results of the Sun City West community expansion telephone survey represent a sample size of 350 residents who attended the April 7 residents meeting at the Sundome and 376 residents who did not attend that meeting. The references to "Yes" and "No" indicate whether "yes" they did attend the meeting or "no" they did not.

The study was conducted by Hamilton and Associates, an independent research firm hired by Del Webb Corporation. The data was collected during the period of April 9 - 19.

The major findings are:

- The median length of

Sun City West residency among respondents who attended the meeting is 5.68 years. The median length of residency among those respondents who did not attend the meeting is 7.25 years.

- A compelling 70.9 percent of those attending and 83.7 percent of those not attending agree that Del Webb should continue to be involved with the recreation operations within Sun City West.

- A strong 87.7 percent of attendees and 90.7 percent of non-attendees agree that new recreational facilities constructed in the expansion area should be available for use by all

residents in the community.

- A majority: 66.5 percent of attendees, and 64.6 percent of those who did not attend, view the expansion of Sun City West positively, due to the added recreational amenities and continued community involvement of Del Webb.

- A robust 96.3 percent of attendees and 97.1 percent of those who did not attend agree that the enforcement of homeowner deed restrictions is an important part of maintaining their lifestyle and home value.

- An overwhelming 94.3 percent of attendees and 91.0 percent of those who did not attend believe that

Sun City West needs a consistent and community-wide organization empowered to enforce deed restrictions.

- A majority of both attendees and non-attendees (68.9% and 73.6% respectively) want the Recreation Association to accept responsibility for enforcing deed restrictions.

- Approximately three-fourths of the respondents (74% of attendees and 75% of non-attendees) agreed that the Recreation Center Committees have been conscientious in reviewing the usage and future needs of the recreation facilities.

Friday, May 29, 1992

The Arizona Republic/THE PHOENIX GAZETTE

School tax question has residents worried

By Lori Baker
Staff writer

SUN CITY WEST — With the proposed expansion of Sun City West, the possible impact of school taxes has Property Owners and Residents Association board members concerned.

New houses and recreational facilities to be built in Del Webb Corp.'s planned expansion of Sun City West would be subject to taxes in either the Dysart Unified or Peoria Unified school districts. The county Board of Supervisors on Monday will consider Webb's expansion request.

In the existing Sun City West, homes and the golf courses and recreation centers are not subject to district taxes because the area was de-annexed in 1981 by the Dysart district. However, owners of property in the commercial core of Sun City West still pay Dysart taxes.

The school taxes for the 18-hole golf course and recreation center in the expansion area would come out of the budget of the Recreation Centers of Sun City West, which is supported by membership dues from all Sun City West residents.

Chuck Roach, general manager for Webb's Sun City West, has said that recreation fees would not be increased to pay the school taxes.

But Sun City West residents keep raising the school tax question at public meetings when the expansion is discussed.

PORA President Dick Egan said at Tuesday's PORA board meeting that a committee has been formed to determine how much money in school taxes will be paid by homeowners in the expansion area and for the recreational facilities.

"We want to make sure we know what we are talking about,"

Egan said. "We want to know how much the taxes would be for the new golf course, for example."

Additionally, Egan said PORA board members will be attending Peoria and Dysart school board meetings to keep an eye on what is happening.

The expansion area north of Deer Valley Drive between 135th and 151st avenues has 660 acres in the Dysart Unified School District

and 235 acres in the Peoria Unified School District.

This year, the Dysart tax rate is \$11.20 per \$100 of assessed valuation and Peoria district's tax rate is \$8.56 per \$100.

In Sun City West, residents, since 1989, have paid an unorganized school tax rate of \$2.36 per \$100 of assessed valuation on their residences and recreational facilities.

Friday, May 8, 1992 Daily News-Sun, Sun City, Ariz.

County panel OKs Webb expansion plan

By MIKE GARRETT
Daily News-Sun staff

PHOENIX — Del Webb Corp. took the first step Thursday toward gaining Maricopa County approval of its amended Sun City West Development Master Plan.

County planning and zoning commissioners voted unanimously to approve Webb's basic concept for the 884-acre expansion area north of Deer Valley Road between 135th and 151st avenues.

But many hurdles remain to be cleared.

Although they approved the plan, commissioners, including Sandy Goldstein, representing Sun City West, and James Hawks of Sun City, expressed reservations about Webb's development plans.

That was after listening to concerns from three Citizens Alert Group

spokesmen who represented nearly 100 Sun City West resident members, who arrived at the hearing on chartered buses, and Property Owners and Residents Association President Dick Egan.

These concerns were expressed during the 2½-hour hearing:

- Webb's plans to transfer community water rights.

- The future use and safety of effluent on existing golf courses and the expansion course.

- Traffic density and street patterns as they relate to safety and sufficient access into and out of the community and who will pay for new traffic signals.

- Proper drainage patterns.
- Fire district protection of the expansion area.

A prime traffic concern was the inclusion of a railroad crossing at Deer Valley Road and Grand Avenue. Chuck

Roach, Sun City West general manager and Webb vice president, said the Arizona Corporation Commission had just approved building that crossing.

Commissioner Barry Aarons said he had reservations with the water issue, streets, drainage and "everything that goes with what we will deal with on a piece by piece basis as it comes to us. But the overall master plan I support based on Webb's proven track record."

"Many of the concerns are ongoing and need to be dealt with," Goldstein said. "Traffic issues are a real concern and something we have to watch closely as this (application) progresses through our process and through the county board of supervisors."

"I'm comfortable with this Master Plan knowing that we still have a number of issues to resolve," he said.

Goldstein then moved to accept county staff's proposal for passage,

which included 19 amended stipulations.

"We have basically made a decision today that Webb's plan isn't best used as a proving ground or a dump or an industrial park or something," said Commission Chairman John Jordan. "It's best use is for residential land-use."

"From all indications, there are adequate services and utilities to service that area and that over a period of time more detailed plans will be submitted that will be heard over and over again," he said.

"Those of you who came here today with particular concerns that you've all expressed about safety, traffic, water and other things, this was only Round 1," Jordan said. "You have not been rejected or not been listened to. We simply are in too preliminary a stage

for many of those issues to come up now."

Webb's application still has to be heard and approved by the county Department of Water Resources, Department of Environmental Quality and the Board of Supervisors. Future road building and traffic patterns also have to be coordinated with the Arizona Department of Transportation.

One stipulation raised by Hawks was whether El Mirage Road would be extended north to connect with the county's proposed interim road linking the expansion area's northern boundary. The two-lane interim road is scheduled for completion long before the four-lane Estrella Freeway will connect with El Mirage Road.

A spokesman for the county Highway Department assured Hawks the extension road would be built before
See County won't, A6

County won't get involved in rec center issues

—From A1

the expansion area has a large population.

Citizens Alert Group representatives John Scolastico, Dick DeFranco and Walter Schifter discussed their concerns over traffic safety, fire protection, water rights and the scarcity of commercial development in the expansion area. They were not allowed to present their main concern — the future use of

existing Sun City West recreation centers.

The group has advocated a separate Sun City community north of Deer Valley Road to keep expansion area residents from using the rec centers owned by current residents. Group leaders claim they have more than 1,300 petition signatures supporting that stance.

Dennis Swagerman, director of the

Maricopa County Planning and Development Department, said the recreation facilities in the expanded Sun City West "will have to be clearly defined and clearly approved by all parties involved before any development happens in the expansion area."

"All parties involved means Maricopa County, the rec centers, PORA, Del Webb and Citizens Utilities. They are all part of the legal document,"

But Swagerman said after the hearing that the county is not going to get involved in the recreation centers issue of separate centers for the two Sun City West phases. "You need to sit down with everybody involved to make sure everybody is happy."

He told DeFranco that residents could vote "to separate your recreational facilities but I doubt that will happen."

DeFranco said Citizens Alert should be pleased with the hearing. "I thought they showed us respect and treated us fairly. We still have a long way to go from here and I hope we will continue to grow and support each other."

Also in attendance were members of the Recreation Centers of Sun City West Advisory Board, Property Owners and Residents Association board members and Del Webb officials.

Wed., May 13, 1992

The Arizona Republic/THE PHOENIX GAZETTE

Sun City West residents endorse expansion plan

By Lori Baker
Staff writer

SUN CITY WEST — Despite a citizens group wariness about sharing Sun City West's golf courses, bowling alleys and meeting rooms with newcomers, the majority of residents appear to endorse Del Webb Corp.'s expansion plan.

To accommodate the expected influx of new residents, Webb is proposing to spend up to \$14.6 million for a new recreation

center, golf course and expansion of existing facilities.

A proposed master agreement between Webb, Sun City West's developer, and the Recreation Centers of Sun City West Inc. was outlined during a joint public hearing Friday of the Advisory Board and the Governing Board.

Before the hearing started, Citizens Alert Group members handed out "fact sheets" raising questions about the pro-

posed agreement.

Dick DeFranco, a Citizens Alert Group member, said his organization prefers to have a separate Sun City development rather than expanding Sun City West and allowing the expansion area residents to use existing recreational facilities.

However, there appeared to be much support for the proposed agreement at the public hearing, judging from the strong applause after a Sun City West resident

complimented the advisory board on its work on the agreement. About 350 people attended the hearing.

The governing board, which is made up of Webb officials and advisory board members, is slated to vote on the master agreement on May 28.

The agreement is the governing document that outlines the managerial relationship between Webb and the recreation centers.

A new agreement is needed to accommodate Webb's proposed expansion of Sun City West on 895 acres north of Deer Valley Drive between 135th and 151st avenues where the new recreational facilities and homes will be built.

Highlights include:

■ Webb will spend between \$12.5 million and \$14.6 million for new recreational facilities, expansion of existing ones and
See AGREE, Page 4

AGREE

From Page 1

building a golf course. An additional course also may be considered if Webb is successful in acquiring 367 acres of state land for the expansion area.

■ Webb will continue subsidizing the recreation centers' operations through June 30, 1993.

■ Based on the current \$110 annual membership fee, Webb initially will pay the recreation centers' fees of \$491,040 to \$695,640 for unsold lots. The higher amount is based on 3,400 homes being built if Webb is successful in acquiring the state land. The amount paid in fees will decrease as homes are sold.

■ Upon completion of the new golf course and transfer of ownership to the recreation centers, Webb will subsidize the golf division for two years.

■ The geographical boundaries have been set in the new agreement for the expansion area, and the total number of homes in Sun City West can not exceed 17,340.

Daryl Milius, an advisory board member, said the master agreement is "crucial to our future."

Advisory board President Cass Ruhlman said he believes the proposed agreement is a good business arrangement.

Webb currently owns property in the expansion area where it plans to build 2,400 houses for 5,900 new residents. But if 367 acres of state land and 120 acres of other privately held property is acquired by Webb, there would be an additional 1,400 residents.

Webb has agreed to spend additional money for the recreational facilities if more than the originally proposed 2,400 homes are built. Webb has pledged to spend an additional \$2,100 per residential lot, for a maximum of \$8.1

million.

Under the agreement, Webb would construct a recreation center in the expansion area, and upon completion by March 31, 1994, the center would be given to the residents.

After the new recreation center is turned over, Webb will pay the annual membership fee multiplied by 1.86 for every unsold residential lot in the expansion area.

Based on the current \$110 annual fee, that would amount to \$491,040 for 2,400 lots without the state land. If the state land is acquired, an additional 1,000 lots would be developed and Webb would be paying \$695,640 in recreation center fees. The fees paid will decrease as homes are sold.

Besides its original \$6.5 million proposal for an 18-hole championship golf course, Webb will "consider" an additional golf course if the state land is acquired. Some Sun City West residents had requested that a nine-hole executive course be added to the 18-hole course.

Webb also would remodel and expand existing facilities by March 31. Although the master agreement does not specifically state what will be constructed, the governing board previously had approved construction plans to add more bowling lanes, bowling lockers and billiards facilities at the Johnson Center; expansion of the Sun City West Library; and expansion of the Stardust Theatre. The work is expected to start this month and be completed by Oct. 1.

In addition, the master agreement says that if the Hillcrest Golf Course in Sun City West, which is owned by Webb, is offered for sale that the recreation centers would be notified about the sale. A deed

restriction would preserve its use as a golf course.

Also, the agreement requires the recreation centers to assume responsibility for landscape maintenance in medians, rights-of-way, landscape easement of major arterial streets in Sun City West which otherwise are not assumed by community organizations, Maricopa County or other government entities.

If the county's level of maintenance in the medians and landscape easements on major arterial streets is not acceptable to the community, it shall be the responsibility of the community and/or the recreation centers to provide additional maintenance.

A draft of the proposed agreement is available for public review in the R.H. Johnson Library and the centers' administrative offices.

Meanwhile, recreation centers members in the fall will vote on changes in the by-laws and articles of incorporation for the Recreation Centers of Sun City West Inc.

If voters approve, residents will gain control of the governing board starting Jan. 1. Currently, Webb has five members on the board and there are four elected Recreation Centers Advisory Board members.

The new governing board would have nine resident members and one Webb member. Webb would have "limited veto power over the budget and items that affect its ability to develop and market its new homes."

When the expanded Sun City West reaches 80 percent development, Webb's veto power over the budget would cease, but it would still maintain veto authority over issues related to its development and marketing.

Dysart Official, Webb Offer Expansion Views

Discussion Meetings Planned

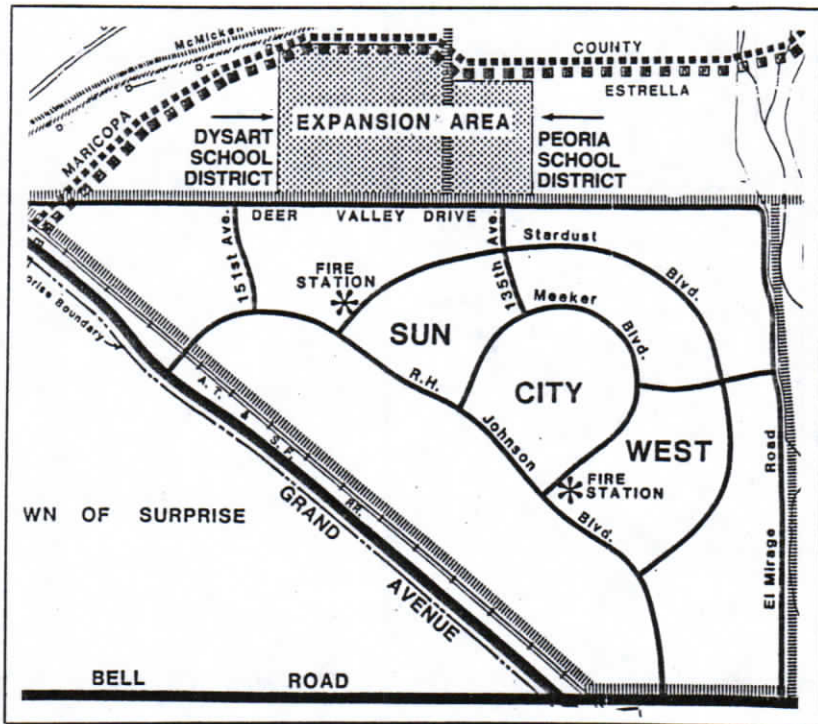
by Mildred Baker

Dr. Frank Galas, superintendent of the Dysart Unified School District, expressed pleasure at the acknowledgement of growth in this area as indicated in the possibility of Sun City West proposed expansion by the Del Webb Corporation.

"I plan to brief our Governing Board," superintendent Galas indicates, "at the opportunity for a growth factor, an increased base, and revenue for the school district".

He continues, "This is an exciting time...predicting more jobs for the Northwest Valley, building projects, a benefit to the Northwest community".

It is the opinion of both Dr. Galas and Sandy Goldstein of the Sun City West Foundation that the



proposed expansion area will be the only segment subject to Dysart and Peoria taxes, the original recreation centers not to be affected.

It is the consensus that

two-thirds of the area in question will be in the Dysart School District and one-third in the Peoria School District.

MEETINGS

Continued on Page 8

Expansion Meetings Continued from Page 1

Dr. Galas anticipates that an invitation will be extended to Del Webb representatives to meet with the Dysart Board of Education in May.

SCW expansion debate continues

Webb officials address concerns over traffic, overcrowding

4-15-92

By ANNE RYMAN
Sun Cities Independent

Shuffleboard players picketed and a group in support of a separate Sun City North handed out flyers to residents who attended an expansion meeting last week at the Sundome.

Members of the Westerns Shufflers, who oppose a resident committee's recommendation to cut the number of courts in half, carried picket signs reading "S.O.S. Save Our Sports Pavilion" and a group calling themselves Citizens Alert distributed flyers against expanding the existing recreational facilities into the new area.

Chuck Roach, Del Webb Corporation vice president and Sun City West general manager, responded to

these expansion concerns and answered written questions from residents during the meeting attended by 4,000 people.

One writer who favored expansion urged Webb officials to "hear what the noisy minority has to say but listen to the silent majority."

Webb officials expect the expansion of Sun City West north of Deer Valley Drive between 135th and 151st avenues to add 6,000-6,400 residents for a population of 31,400.

The company has closed on 895 acres and expects to find out this summer if an adjacent 367 acres of state-owned land will be up for public auction.

Mr. Roach says the increased population will be an incentive to attract businesses, and residents will

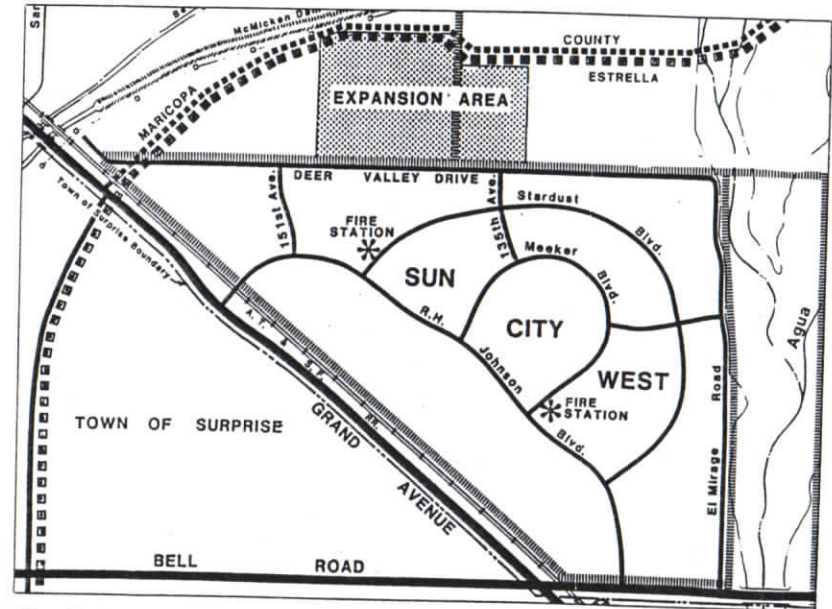
benefit from the new golf course, new recreation center and expanded facilities at the three existing recreation centers.

But not everyone supports sharing existing recreational facilities with those living in the expansion area. William Ashburn, a Citizens Alert Group member, says the group supports expansion, but opposes extending recreational facilities into the new area.

"They consider us protesters, but we're only people concerned with keeping what we've got."

He says when he and many others bought their homes they were told the community would only be 25,000 residents and the boundaries would be Deer Valley

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The Del Webb Corporation plans to expand Sun City West by at least 895 acres, which could add an additional 6,000 residents to the community.

Road, Grand Avenue, Bell Road and El Mirage Road.

"I bought under those considerations," he says.

The Citizens Alert Group advocates the expansion become a separate community and not "encroach" on Sun City West.

Mr. Roach says problems such as traffic congestion and attracting businesses to the area would not be

solved with separate communities. In addition, the problem of overcrowded recreation centers would not be solved by separate centers.

"We believe the idea of a separate community is not well-thought out and makes no sense," Mr. Roach says.

Others at the meeting were displeased with the format of the question and answer session. Dick

DeFranco objected to filling out what he called "idiot" cards and playing the lottery to see if his card would be answered in the meeting.

"I think it was one-sided and unfair," he says.

Mr. Roach says he will respond in writing to any questions not answered at the meeting.

VB EXPANSION SCW