

Ahmanson Ranch finally gets green light

VENTURA, Calif. — Ventura County supervisors ended six years of debate by approving the Ahmanson Ranch project. Two golf courses are part of the project that includes more than 3,000 homes.

The approval process finally came to a close when Ahmanson Land Co., a subsidiary of Home Savings of America, received amendments to the county's general plan, approval of its basic development blueprint, new zoning, and other initial approvals needed for the development.

The project includes 3,050 homes, 400,000

square feet of offices and shops, a 300-room hotel and the two golf courses. The project is located on the 5,443-acre Ahmanson Ranch, which is north of Calabasas and west of Los Angeles.

Over the years, environmental groups had protested the development because of its impact on the land. Linked to Ventura County's approval of the Ahmanson project was acquisition of nearly 10,000 acres of private property through a combination of developers' donations and a \$29.5 million purchase from entertainer Bob Hope.

Conn. layout to begin construction

SEYMOUR, Conn. — A Trumbull developer plans to build an 18-hole public golf course and subdivision as soon as May.

Arthur Muller, a Stratford engineer for developer Chris Bargas, said carpenters will begin building 23 single-family homes on the site before any work on the golf course starts.

Once the proper approvals are obtained from town boards, Muller said, the golf course work can begin. He estimated the course would take from 18 months to two years to complete, and

could be ready for play by 1995.

Bargas first proposed a golf course two years ago, but has delayed the project because of the sluggish economy. John Fanotto Jr., chairman of the Planning and Zoning Commission, said the town is awaiting the specific plans for the golf course.

Fanotto told the *New Haven Register*. "The course should make a nice addition to the town because it will keep a good portion of the property as open space. I think it will be an asset to the town once it is completed."

Fla. developer saves flagging Aspen plan

ASPEN, Colo. — Jim Pearce, a Florida investor, has rescued a 370-acre golf course and residential development near the base of Buttermilk Mountain.

Pearce has taken over the \$30 million Pfister Ranch/Golf project and hopes to break ground as soon as possible this spring. He said that if all goes as planned, the golf course could be playable by fall 1994.

Pearce acquired the project from its original developer, Maroon Creek Development Corp. MCDC encountered difficulty in financing the project and faced the possibility of losing development approvals because of delays.

Forty-three single family homes, 37 townhomes, 53 employee housing units, a 173-acre 18-hole golf course have received county approval.

Pearce, a stock and futures trader and a member of the Chicago Board of Trade, said the total cost of the project may reach \$50 million.

He said he intends to finance the majority of it himself.

S.F. firm unveils major project

WATSONVILLE, Calif. — A developer has proposed building 1,400 to 1,800 housing units to complement a golf course on land bordering the environmentally sensitive wetlands outside the city.

Tai Associates, a development and architecture firm based in San Francisco, has contacted landowners in the Lee Road area west of Highway 1 about the proposed project.

Jim Van Houten, a Wetlands Watch member, has spoken to Steven Weir, vice presidents at Tai Associates, about the proposed development plans.

Van Houten told the *Santa Cruz Sentinel* newspaper: "My concern is that the project seems so dense. It will have an impact on the wetlands."

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