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a planning report for . . . . .

# GILA BEND . . . ARIZONA . .

prepared by maricopa county planning and zoning department . . . . .

A032.901

A PLANNING REPORT FOR GILA BEND, ARIZONA

Prepared for  
Gila Bend, Arizona

By  
THE MARICOPA COUNTY PLANNING AND ZONING DEPARTMENT

DECEMBER 5, 1960

MARICOPA COUNTY, ARIZONA

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STAFF MEMBERS PARTICIPATING IN STUDY

Donald W. Hutton, Director  
David DuBiel, Planning Analyst  
Norman Hall, Planning Analyst

Robert M. Bowsby, Principal Planner  
Harold Buell, Office Engineer

Russell Winkelman, Draftsman

Dallan R. Zamrzla, Draftsman

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## INTRODUCTION

Population in the State of Arizona is expected nearly to double within the next twenty years. The greatest percentage of this new growth will take place in Maricopa County and it will probably be concentrated in the Phoenix Metropolitan Area. However, many of the smaller communities and towns beyond this area will also experience a significant increase in new growth. Those communities which recognize their potential capabilities and take action to develop them will grow and prosper most. The unincorporated community of Gila Bend is typical of these, and is now at an important stage in its development. As a growing urban community it must prepare to assume increased responsibility and make a number of important decisions. Two of these major decisions which must soon be acted upon concern sanitary sewers and the question of town status. Decisions in these matters will have a marked effect on the town's ability to attract new land uses into the area and its future rate of growth.

The existing population of Gila Bend is approximately 2,700, and represents a four-fold increase since 1950. There is good reason to expect this growth will continue, with the population increasing to 5700 by 1980. The close proximity of the proposed interstate highway and the increasing activity at the Gila Bend Gunnery Range, improved recreational facilities at the Painted Rock Reservoir and proposed flood-control measures are all significant factors which should help stimulate new development.

The existing zoning and street pattern in the area were established without the benefit of a comprehensive plan and are inadequate to meet present or future land-use requirements.

If new growth is to occur in a sound and orderly manner, it must be directed within the framework of a comprehensive plan. The Maricopa County Planning Department has prepared a long-range planning program for Gila Bend at the request of its citizens. This report constitutes part of that program, and includes background information, population and land-use data needed for future planning. It also includes a future diagrammatic land-use map, which will be used as the basis for revising the existing zoning district map and a suggested Major Street and Highway Plan.

Objectives of the Planning Program:

The long-range planning objectives for Gila Bend are listed below:

1. To obtain a thorough knowledge and understanding of the local conditions. This involves collection and analysis of basic data regarding land use, population and the economic base.
2. To prepare a general plan for the future use of the land. This information will be in the form of a diagrammatic plan primarily based on existing land uses, zoning trends, street pattern and estimated future land-use requirements.
3. To prepare a comprehensive plan consisting of specific elements of the urban community such as housing, major streets, parking, parks and recreation, schools, commercial and industrial development, public facilities and improvement of the community's appearance.
4. To provide the community or governing agency with suggested methods for implementing the plan.

Official action toward effectuating the plan includes:

- A. Adoption of the plan.
- B. Enforcement of the zoning ordinance.
- C. Adoption and enforcement of a subdivision-control ordinance.
- D. Annual preparation of a capital improvement program.
- E. Provisions for a continuing program of action and study for the refinement and adjustment of the plan.

## RECOMMENDATIONS

1. Adopt the planning report and use it as a guide for the future development of the community.
2. Support the program for sanitary sewers.
3. Prepare a comprehensive study, setting forth the advantages, disadvantages, and what it will cost the citizens in tax dollars for town maintenance and sources of revenue therefor.
4. Accept greater local responsibility and take action to improve the general physical appearance of the community. This could include a fix-up paint-up campaign, collection of all junk and trash in the area, designating an area for dumping purposes beyond public view, and initiating a street tree-planting program.
5. Obtain any necessary legislation beneficial to Gila Bend (Such as building and sanitation codes).
6. Increase publicity and promote the advantages of the area for industry.
7. Capitalize on the historic significance of the area.
8. Improve the quality of the local water supply.

## CHAPTER 1

### EXISTING CONDITIONS

#### History

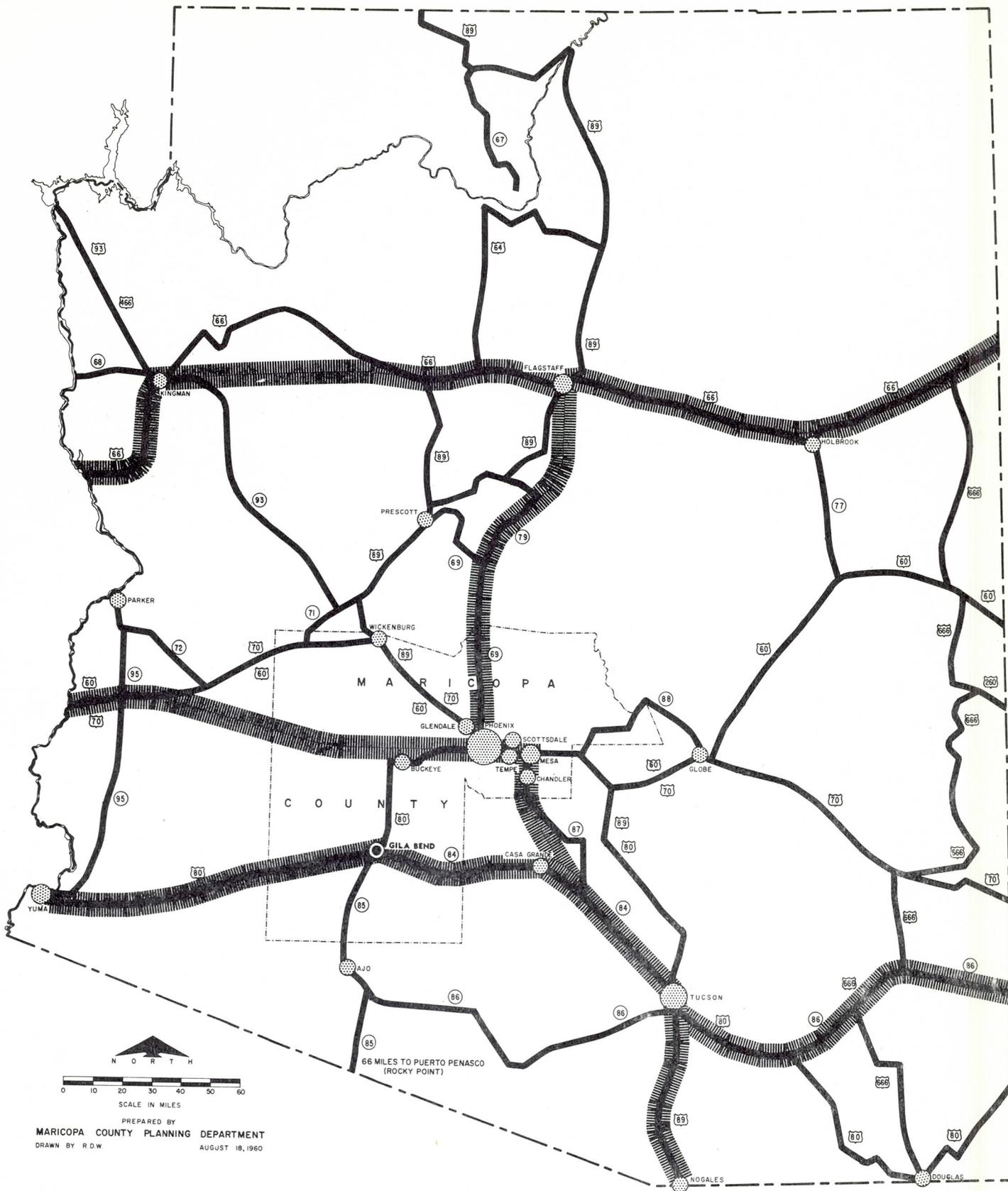
The Gila Bend area has a very colorful and interesting past dating back to about the time of Christ, when the area was inhabited by the Hohokam Indians (ancestors of the present-day Papago-Pima Indians) who lived at various locations in Arizona and were known chiefly for their highly-developed system of irrigation. It is believed that these Indians had far-flung trade connections with the Toltecs (forerunners of the Aztec Indians) as far away as Central Mexico.

With the disappearance or extinction of the Hohokam Indians about 1400 A.D., the Gila River route was not regularly traveled again until the period of Spanish conquest. In 1699 the Spanish Jesuit missionary, Padre Francisco Kino, first traveled the Gila River route on his missionary work in the Southwest. On his journeys, he found a flourishing Maricopa Indian rancheria near the big bend of the Gila River. These Indians were then raising two crops of grain annually by irrigation. In 1744, this site was visited by other Spanish missionaries, Padres Anza and Garces. Before and after the Mexican War (1846-1849), numerous United States military explorers and survey parties crossed the desert to California using the Gila River route. Some of the most noteworthy of these were General Stephen Watts Kearney, who led the armies that conquered New Mexico and California. The military explorer, John Charles Fremont, made several

expeditions over this route. Christopher Kit Carson, the famous frontiersman, traversed the Gila River route on several occasions between 1829 and 1863. Between 1845 and 1857, the Mormon Battalion, one of the most remarkable military bodies ever formed, and the Beale Camel Caravan ("Ships of the Desert"), passed through Arizona to California over this route.

The first stagecoach transportation over the Gila River route began in the early 1850s and was operated by the San Antonio and San Diego Stage Company. The Butterfield Mail Contract secured by John Butterfield in 1858 marked the end of the former company's operations and the establishment of the Butterfield Overland Stage which extended from San Francisco to Tipton, Missouri, then the western terminus of the Missouri-Pacific Railroad. In that year, Gila Ranch was built to serve as a time-table station for the Butterfield Overland Stage. This station was destroyed by Indians in February, 1860, but was later rebuilt. The last trip of the Butterfield Stage into Yuma from the west was made in 1878, during which the railroad was extended east to Yuma.

Some white settlers were living at scattered locations near Gila Bend in the late 1840s. However, it was not until 1865 that the first permanent white settlement was established at a site near the old Maricopa rancheria and Butterfield Stage Station. These settlers were engaged in growing grain for use by wagon freighters passing through the area. The site near the big bend of the Gila River where the small band of settlers located soon became known as Gila Bend. The name Gila Bend was taken from the Gila River after that river was named. The Indian origin is from Xila or Nombre de Dios, meaning the name of God. Another Indian origin spells it Helay, meaning spider. Several sites and physical features in the Gila Bend area bear the names of early pioneers or events which occurred in the early days. These include Oatman Flat and Mountains; Woolsey Peak, a landmark of the area; and Childs, a railroad siding south of Gila Bend.



N O R T H  
 0 10 20 30 40 50 60  
 SCALE IN MILES  
 PREPARED BY  
**MARICOPA COUNTY PLANNING DEPARTMENT**  
 DRAWN BY R.D.W. AUGUST 18, 1960


 GENERAL CORRIDOR LOCATIONS OF  
 NATIONAL SYSTEM OF INTERSTATE  
 AND DEFENSE HIGHWAY

# LOCATION MAP

## GILA BEND, ARIZONA

With the extension of the Railroad from Yuma to Gila Bend in 1879, the town's location soon shifted. Tracks for the road were laid away from the river-bank and gradually the original settlement shifted from near the deserted stage station to the present railroad depot. In 1910, eight Papago families were still living at the Gila Ranch site, although all traces of the old Gila Ranch had vanished.

#### Location

The geographic location of Gila Bend and its relationship to other important towns, cities, and highways in Arizona is shown on Plate 1. This relationship is one of the most significant factors which could effect its future growth. It is situated only 65 miles southwest of Phoenix on U. S. Highway 80, a major transcontinental route between Phoenix and all Southern California coastal points; and half way between Tucson and Yuma at the terminus of State Highways 84 and 85. State Highway 84 is part of the Interstate Highway System now under construction and Highway 85 represents the shortest route to the Gulf of California and the Organ Pipe Cactus Monument from Phoenix. The main east-west line of the Southern Pacific Railroad serves the town with connections extending south to Ajo.

A privately-owned airport with a 4,000-foot landing strip is located three miles southeast of Gila Bend between the interchange of Highway 84 and the proposed interstate route. A modest air terminal is located on the field, offering complete service facilities for light aircraft.

#### Climate

The climate of Gila Bend is characteristic of the arid desert area of southwestern Arizona. Winters are mild with an abundance of sunshine permitting outdoor activities the entire season. The mean annual temperature is 71.9 degrees which compares to that of Tampa, Florida. Winter

temperatures are comparable to those found in Flagstaff during the summer months. Mean maximum temperatures at Flagstaff parallel very closely the minimum temperatures at Gila Bend throughout the year. Annual precipitation is 6.02 inches with some distributed throughout all the months of the year. However, April, May and June reflect the least amounts.

Arizona lies in a longitudinal climatic belt characterized by low rainfall and humidity. The annual relative humidity in this zone ranges from 40 to 60 per cent. On dry summer afternoons in the Gila Bend area, it is not unusual to measure relative humidities of five per cent or less. The annual relative humidity in Gila Bend is 27 per cent, measured at 11:30 AM.

The average date of the last killing frost in spring is February 22 and in the fall December 2, which amounts to an average frost-free period of 284 days.

TABLE I  
CLIMATOLOGICAL DATA FOR GILA BEND

	<u>January</u>	<u>April</u>	<u>July</u>	<u>October</u>
Maximum Temperature *	68.5	88.8	109.0	92.4
Minimum Temperature	36.4	50.3	76.2	55.1
Mean Temperature	52.5	69.6	92.6	73.8
Precipitation **	0.58	0.23	0.75	0.32
Mean Annual Temperature	71.9			
Average Annual Precipitation	6.02			

\* Temperature in degrees

\*\* Precipitation in inches

Source: United States Weather Bureau Records.

### Flood Control Projects

The Gila River, located approximately three miles north of Gila Bend, makes an abrupt 90-degree bend to the northwest on its final meandering course to the Colorado River at Yuma. The ill-defined river bed is situated at the base of the Gila Bend Mountains; and except in times of heavy rainfall, the river is completely dry. In this vicinity, the river has flowed for only two short periods since 1946. The river has a large drainage basin encompassing approximately 51,000 square miles extending to the high mountain and plateau country of southwestern New Mexico. During periods of above-normal precipitation, flooding occurs in sections along the Gila River in Arizona, the Yuma Valley, and in the Imperial Valley of California. In order to protect these areas from future flooding, the Painted Rock Reservoir was built by the United States Army Corp of Engineers in 1959 as part of a comprehensive flood-control project. This reservoir is located 20 miles northwest of Gila Bend.

The only area in Gila Bend which is subject to occasional flooding is located south of the Gillespie Canal and east of State Highway 85. This area is low and bisected by several major washes leading to the Gila River, originating twelve miles southeast of town in the Sand Tank Mountains. These washes have been obstructed by the construction of U. S. Highway 80, Southern Pacific Railroad tracks and the Gillespie Canal. Culverts are provided but inadequate to accommodate the water during periods of above-normal precipitation, and flooding results. This problem is currently under study by both the Maricopa County Flood Control District and the local Soil Conservation District.

## Utilities

Arizona Public Service Company provides electric power to Gila Bend and surrounding agricultural areas. Power is brought to this area through 69,000-volt transmission lines.

The power source is derived from steam-generating plants of the Arizona Public Service Company and hydroelectric plants at Boulder and Parker Dams on the Colorado River which are interconnected with the high-voltage transmission lines of the Bureau of Reclamation.

The transcontinental line of El Paso Natural Gas is located approximately 20 miles north of Gila Bend and supplies the local distribution system operated by the Arizona Public Service Company.

The Mountain States Telephone Company has added new facilities in the area, including a direct dialing system enabling the community to have sufficient nation-wide communications.

An operating water company with deep wells supplies most of the homes and business places in Gila Bend. There are also a number of private and domestic wells. Depending on the depth of the water used for domestic purposes, there is pure water free from alkaline salt; other wells have some salt content. Water softeners for domestic purposes practically eliminate the salt content in those waters having salt.

Gila Bend is presently without a public sanitary sewer system. Sewage is currently disposed of by septic tanks or by an inadequate privately-owned sewer facility. The private sewer facility was originally designed for use by only the Southern Pacific Railroad Company; however, over a period of years numerous other connections were made, creating an overloaded sewer line and many recurrent problems. Raw effluent collected in this sewer is disposed of a short distance from town without the benefit of primary treatment. This

results in an unsanitary and undesirable situation, and has been condemned from use by the Maricopa County Health Department. A sanitary sewer district has recently been established by the Maricopa County Board of Supervisors and preliminary engineering plans are now being prepared by a consulting engineering firm, financed by a \$2,200 loan from the Community Facilities Administration. The town is to have a bond election soon which, if passed, would provide funds for the project. This facility is urgently needed and will be an important factor in attracting new development to Gila Bend.

#### General Street Pattern

The existing street pattern found in Gila Bend has developed slowly over a long period of time without coordination of other land uses and without the benefit of a major street plan. The streets are without curb or gutter, unsurfaced, poorly aligned without continuity or providing good traffic circulation. Some are mislocated due to survey error or because of undefined visible right-of-way limits. Little consideration has been given to the possible extension of the existing street pattern to adjoining undeveloped lands.

#### Economic Background

The present economy of Gila Bend is based firmly on agriculture, tourism, and providing of goods and services. However, there is good reason to believe this situation may change. Gila Bend is reasonably suited for certain types of manufacturing and distribution industries, such as men's and women's clothing, plastics, vegetable packing for cold storage, deep freeze, cannery, electronics, steel-assembly plants, and yarn mills; also industries with government-dispersion programs seeking inland locations and all-year climate. The area already contains two

significant federally-operated projects: the Gila Bend Air Force Gunnery Range and the Pan American Electronics & Missile Test Center. The Gila Bend Air Force Gunnery Range is located approximately three miles south of town and encompasses an area of 2,700,000 acres. This facility is the largest and best of its kind in the United States and contains nine separate gunnery ranges. This Gunnery Range was in use during World War II and has been in operation since that time. All available information indicates the facility will be in operation in future years and will play a more significant role as development and testing of rockets and guided missiles increase. Approximately 230 men are now attached to the Gunnery Range, including 50 who are married and reside in Gila Bend.

The other facility, related to the Gunnery Range, is the Pan American Electronics and Missile Test Center. This facility is located near Sentinel on part of the land under the jurisdiction of the Gila Bend Air Force Gunnery Range Commanding Officer. Pan American has sub-contracts with the United States Government to conduct studies on electronics and missile-equipment operations in desert regions. The Pan American facility currently employs approximately 50 civilian personnel and anticipates increasing that number by 80 in the near future. No housing or service accommodations are located on the base and must be obtained from existing nearby facilities.

#### Commerce

There are numerous and diversified business activities carried on in Gila Bend. The area contains fourteen cafes, ten motels, one hotel, three trailer parks, five grocery stores, twenty service stations, a variety store, gift shop, professional offices, three distributors of cars and trucks, a construction firm, a lumber-drying kiln, and a farm implement dealer.

A Valley National Bank branch office was completed in Gila Bend in 1957 which serves area banking needs.

### Agriculture

Although the Gila Bend area does not stand out as a major agricultural area of Arizona, the industry has made significant contributions to the local economy. Today, some 30 or more ranchers cultivate the rich bottom land along the Gila River. Cotton, alfalfa, grains, citrus, melons, and potatoes are the major crops grown. Irrigation of all crops is necessary due to insufficient precipitation for successful dry-farming activities. Present estimates indicate that between 70,000 and 90,000 acres are now under irrigation from individual wells.

This is a relatively newly-developed irrigated area, with the major share of the land developed since 1946. There are no irrigation districts in the Gila Bend vicinity. Therefore, all irrigation water is obtained from underground sources or the Gillespie Canal. (At the present time, only one ranch property obtains water from the Gillespie Canal.)

The depth of area wells ranges from 500 feet to 1,000 feet. Some wells produce only a small water flow; however, most pump from 3,000 to 4,500 gallons per minute. This water has a high saline content, but not in sufficient quantities to limit crop production and reportedly contains less salt than water of the Buckeye Irrigation District located north of Gila Bend. On all of the irrigated acreage near Gila Bend, tail or waste water following the first application of irrigation water drains into ditches which in turn lead into the undeveloped desert land, or into the river bed.

### Theba Ranch (Formerly Gillespie Ranch)

This ranch, originally called the Gillespie Land and Cattle Company, was founded by Frank Gillespie and at one time encompassed 87,000

acres of deeded and public land. This ranch has played a significant role in the economy of Gila Bend since its formation. In recent years, approximately 18,000 acres in the holding were irrigated from the Gillespie Diversion Dam completed in 1921. This dam, located approximately six miles south of Arlington and 25 miles north of Gila Bend, diverts all of the Gila River's water flow except during times of extreme flood conditions. Considerable acreage in the Theba holdings located near Theba, Arizona, approximately 10 miles west of Gila Bend, is irrigated by a 36 mile long canal. Water flowing in this canal, which runs from the Gillespie Diversion Dam site to the vicinity of Theba, is augmented by several wells along its course.

In recent years, the Gillespie Ranch has been famous for its Gillespie Brahmans, which have numbered as high as 15,000 head. In addition, approximately 5,000 sheep are normally grazed on planted pasture and winter range. All grain feed for livestock is grown on the company's irrigated acreage.

#### Nearby Recreational Facilities

There are numerous recreational facilities near Gila Bend, the most significant being Borrow Pit Lake located just 20 miles northeast of town. This lake is unique in its development and was not anticipated during construction of the Painted Rock Reservoir, which was completed in 1959. The lake received its name because it was originally a borrow pit, from which fill material was taken, for dam construction. Shortly after the dam was completed, the pit began filling with underground seepage water. Borrow Pit Lake could become, with proper management and planning, a valuable economic asset to Gila Bend and significant to attract users from as far away as Phoenix and Tucson. This lake now encompasses approximately 200 acres and is used for boating, water,

skiing, fishing and picnicking. It is believed that the present lake level will remain constant. This facility is presently under the jurisdiction of the Arizona State Game and Fish Department, which recently stocked the lake with fish. Under existing state laws, none of the funds of the department can be used for lake-shore improvement; however, the State Parks Board has reached an agreement with the Game and Fish Department to develop the needed facilities. A preliminary development plan for the lake has been prepared, which includes such items as improved swimming areas, rest-room facilities, park equipment and the construction of several miles of access roads. These plans also call for the construction of a new building near the existing Corps of Engineers Control Station and will include space for a visitors' information center, as well as a series of dioramas depicting historical and other events which occurred in the Gila Bend area. Federal assistance for some of these projects could be obtained under the National Recreation Act for monument purposes.

The Gulf of Lower California is another water facility which attracts fishermen from throughout the United States. This deep-water recreational attraction located 147 miles south of Gila Bend is accessible by all-weather roads. These waters offer excellent fishing, swimming, and boating throughout the year.

An abundance of game is found in the Gila Bend area, including doves, quail, ducks, geese, desert deer, and javelina, which offers fine hunting for those persons interested. The northern hunting areas are from three to four hours travel time by automobile from Gila Bend. The Organ Pipe Cactus National Monument, containing 328,000 acres of beautiful flowering vegetation, is another close-by attraction.

Table No. 2 shown below, "Number of Visitors to Organ Pipe Cactus National Monument, 1953-1959", indicates an increase of more than 100,000 persons visiting this facility during the six-year period 1953-1959. Present trends indicate the number of future visitors to the Monument will probably increase accordingly.

TABLE 2  
NUMBER OF VISITORS TO ORGAN PIPE CACTUS NATIONAL MONUMENT

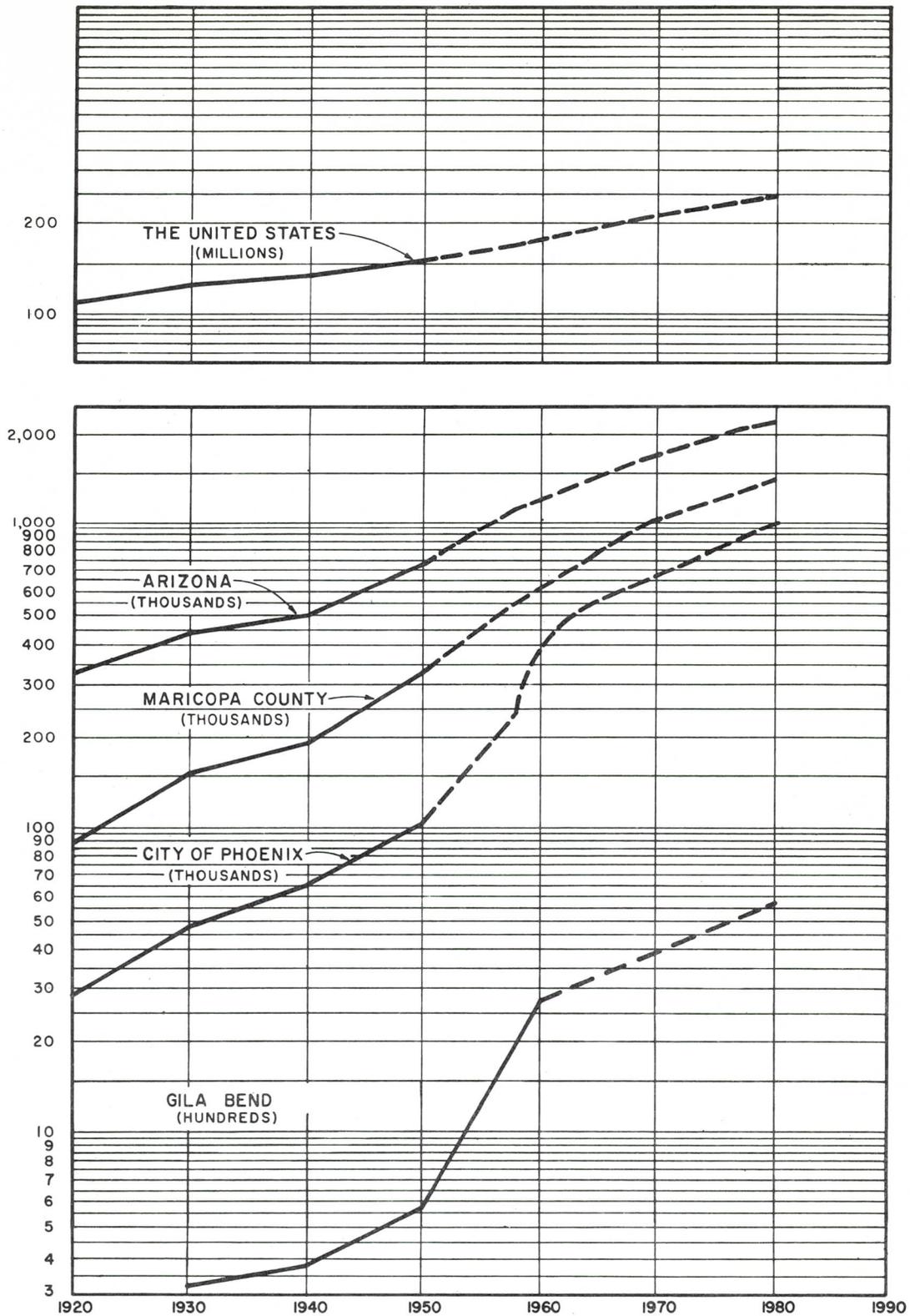
1953-1959						
1953	1954	1955	1956	1957	1958	1959
272,621	287,928	298,398	381,586	381,714	358,620	374,082

Source: United States Department of Interior,  
National Park Service

Archeological and Historical Attractions

The painted rocks are located near the Painted Rock Flood Control Dam. These rocks are so named because they contain approximately one acre of rocks, about fifty feet high, which are covered with petroglyphs of snakes, turtles, birds and other figures. It is not definitely known which Indian group was responsible for this work. However, if they were done by modern Indians, the petroglyphs would be unique in the United States. It has been suggested that these paintings were inscribed as a kind of treaty boundary or separation point between lands of the Yuma and Maricopa tribes. The State Parks Board anticipates the purchase or lease of approximately 160 acres of land immediately surrounding the Painted Rocks in order to preserve this work for future generations to study and enjoy. Other archeological findings uncovered include the Gatlin Ruins. These Ruins reveal prehistoric

pyramids, artifacts, and irrigation canals of the Hohokams dating back to the time of Christ. The Ruins are located just north of Gila Bend and include a pyramid of the type to be found in Mexico Valley and of apparent Mayan or Toltec origin. At the present time, this pyramid is the only known structure of its type in the United States.



# 1920-1980 COMPARATIVE POPULATION GROWTH

## GILA BEND

PREPARED BY MARICOPA COUNTY PLANNING AND ZONING COMMISSION — AUGUST, 1960

## CHAPTER 2

### POPULATION

#### Existing Population

The community of Gila Bend has experienced a slow rate of growth in population up until 1950. However, during the subsequent decade, the community has grown from one square mile with a population of 580 persons to four square miles and a population of 2,700 persons. This represents an increase of 2,120 persons, or a 365 per cent population increase since 1950--a significant population increase even though part of it can be accounted for due to an expanded base area. The past growth trends of Gila Bend as compared to the United States, State of Arizona, and Maricopa County are shown on Plate 2, "Past and Estimated Future Trends in Population Growth 1920-1980."

The 1960 estimated population figures are based on a dwelling unit survey conducted by the Maricopa County Planning Department in July, 1959. The total population figure was then determined by multiplying the number of dwelling units (including mobile home dwelling units) by a factor of 3.9 persons per family. These figures are not expected to coincide with those soon to be released by the United States Bureau of Census, since the base areas are not the same.

The population fluctuates significantly throughout the year for several reasons. Many residents are winter tourists, seasonal farm workers,

TABLE 3  
 PAST AND ESTIMATED FUTURE TRENDS IN POPULATION GROWTH, 1920 - 1980  
 United States, State of Arizona, Maricopa County, Gila Bend

	United States			State of Arizona				Maricopa County				Gila Bend			
	Population (000,000)	Increase (000,000) %		Population (000) %	U.S.	Increase (000) %		Population (000) %	Ariz.	Increase (000) %		Persons	County %	Persons	%
1920	106	---	---	334	0.31	---	---	90	26.9	---	---	---	---	---	---
1930	123	17	16.0	436	0.35	102	30.5	151	34.6	61	67.8	350(2)	.2	---	---
1940	132	9	7.3	499	0.38	63	14.4	186	37.3	35	23.2	380(2)	.2	30	8.0
1950	151	19	14.4	750	0.50	251	50.3	332	44.3	146	78.5	580(2)	.2	200	52.0
1960	179(1)	28	18.5	1,282(1)	0.71	532	71.1	657(1)	51.2	325	97.9	2,700(3)	.4	2,120	365.0
1980 (Proj.)	245	65	36.8	2,200	0.90	918	71.5	1,400	63.6	743	111.3	5,700(3)	.4	3,000	111.0

-6-

- (1) Preliminary United States Bureau of Census
- (2) Base Area includes one square mile
- (3) Base Area includes four square miles

NOTE: Population figures for Gila Bend prior to 1960 were prepared by the Arizona Public Service Company in cooperation with the Gila Bend Chamber of Commerce. The 1960 population figure was based on a dwelling unit count conducted by the Maricopa County Planning Department and multiplied by a factor of 3.9. The 1980 population projection for Gila Bend is based on the same rate of increase as that projected for Maricopa County.

TABLE 4  
 ELEMENTARY AND HIGH SCHOOL MEMBERSHIP FROM  
 1945 TO 1960 FOR THE GILA BEND SCHOOL DISTRICT\*

Year	High School 203		Elementary 24	
	Members End of Year	Total Enrollment For Year	Members End of Year	Total Enrollment For Year
1944-1945	25	37	167	222
1945-1946	36	50	185	251
1946-1947	31	45	166	244
1947-1948	40	56	172	247
1948-1949	48	63	191	247
1949-1950	41	68	184	239
1950-1951	50	60	164	224
1951-1952	62	74	159	209
1952-1953	69	86	193	291
1953-1954	87	115	201	286
1954-1955	71	90	219	304
1955-1956	62	81	254	350
1956-1957	81	101	309	569
1957-1958	104	137	361	649
1958-1959	134	170	434	730
1959-1960	113	154	436	682

\*Source of Information - Gila Bend Public Schools

temporary construction or railroad workers, and military personnel who are not considered permanent. This fluctuation is clearly indicated by the variation in elementary and high school student membership during the year. These figures are shown on Table 4, "Elementary and High School Membership from 1945 to 1960".

#### Population Distribution - 1960

The existing population distribution for Gila Bend is shown by a dot pattern map on Plate 3. The pattern reflects a total population of 2,700 persons, with each dot representing five persons. The location of the dots are based upon Plate 5, "Existing Land Use" map.

Most of the dots are concentrated within a one-half mile radius, measured from the center of the Maricopa County Housing Project. Approximately 67 per cent (1,800 persons) of the total population is found within this area, the remaining population distributed east of the wash with a significant concentration (mobile homes) found along the Southern Pacific Railroad tracks and along State Highway 84.

#### Population Density - 1960

The adjusted gross population density for Gila Bend is 4.5 persons per acre. In compiling this figure, areas subject to flooding, in canals, and major vacant areas have been excluded.

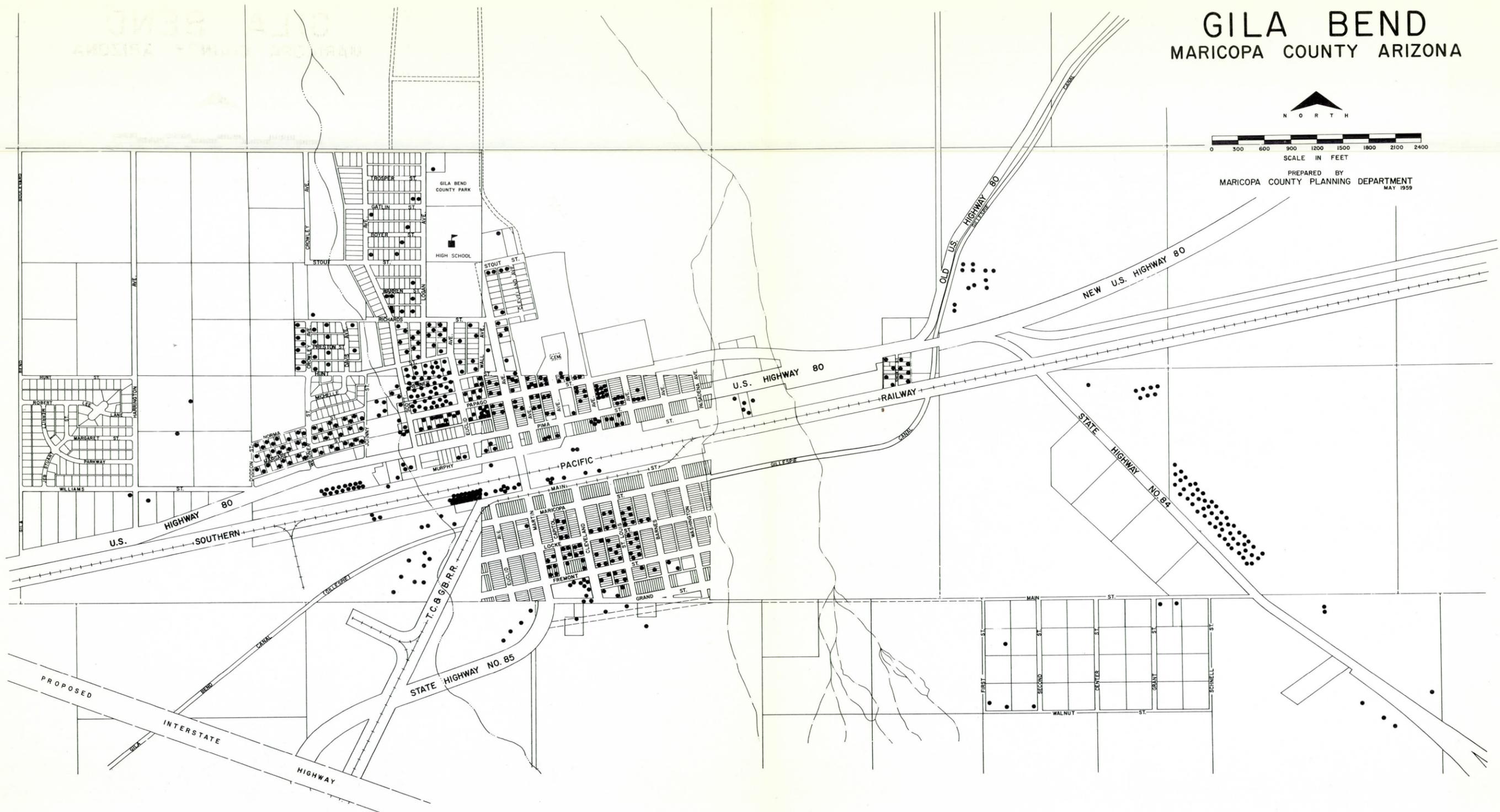
Density is a measure of intensity of land use for any given unit of land and significant since it is a measurement of determining whether or not an area contains enough population to support a satisfactory and economical level of governmental services. Elsewhere it has been found that it is difficult to provide these services where densities are less than ten persons per acre.

# GILA BEND MARICOPA COUNTY ARIZONA



0 300 600 900 1200 1500 1800 2100 2400  
SCALE IN FEET

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MAY 1959



ONE DOT EQUALS 5 PERSONS

## POPULATION DISTRIBUTION-1960

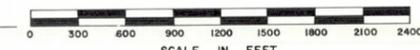
### Future Population

The projected 1980 population for Gila Bend is 5,700 persons. This is considered to be a conservative figure based on the same rate of growth as that predicted for Maricopa County. This represents an increase of 3,000 more residents or an increase of 111 per cent over the next two decades. However, this projection could possibly be increased should one or two industries employing or requiring a large labor force move into the area, or by increased activity at the Air Force Gunnery Range. The installation of a sanitary sewer system, town status, improved community appearance and a sound public administrative policy are all important factors which could also effect town's future 1980 population.

### Population Distribution - 1980

The future population distribution for Gila Bend is shown on Plate 4. Each dot represents five (5) persons and is located in a pattern based on the Future General Land Use map shown on Plate 6. Approximately 4,915 of the people are expected to be located within a one (1) mile radius of the proposed new Civic Center, with the largest percentage of new growth expected to occur in the northwest quadrant and within an area expected to be served with sanitary sewers. (It is significant to note that this area contains 3.17 square miles and has a holding capacity of approximately 10,000 persons, which is more than adequate to accommodate all of the projected 1980 population.) A considerable amount of new growth is also expected south of the town, and west of the wash area. However, this growth will be dependent upon flood control measures that are adopted and increased action by the community to raise housing standards.

# GILA BEND MARICOPA COUNTY ARIZONA



SCALE IN FEET  
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MAY 1959



ONE DOT EQUALS 5 PERSONS

# POPULATION DISTRIBUTION-1980

The remaining new growth is expected to take place east of the wash along State Highway 84 and old State Highway 80. This growth will be largely in the form of mobile home parks, motels, and scattered residential development.

Existing population now located in individual mobile homes located along the railroad tracks, and temporary dwelling units used by the State Highway Department personnel (located north of the intersection of new and old Highway 80) are expected to be relocated in mobile home parks or removed from the area.

## CHAPTER 3

### LAND USE

#### Area Included in Land Use Survey

The land-use data in this report encompasses an area of approximately 2,500 acres (four square miles) bounded within a one and one-half mile area, north and south of U. S. Highway 80 between Gila Boulevard and a north-south line located a mile east of the junction of State Highway 84 and U. S. Highway 80. This area is shown on Plate 5. This information is based on a survey conducted in 1958 and later revised in June 1960 by the Maricopa County Planning and Zoning Commission staff. A complete tabulation of this data is shown on Table 5.

#### Existing Land Use

The existing land-use pattern for Gila Bend is shown on Plate 5. The various land uses shown have been classified and tabulated into one of four broad categories: Residential, Commercial, Industrial, Public and Semi-Public. They are shown on the map in contrasting patterns.

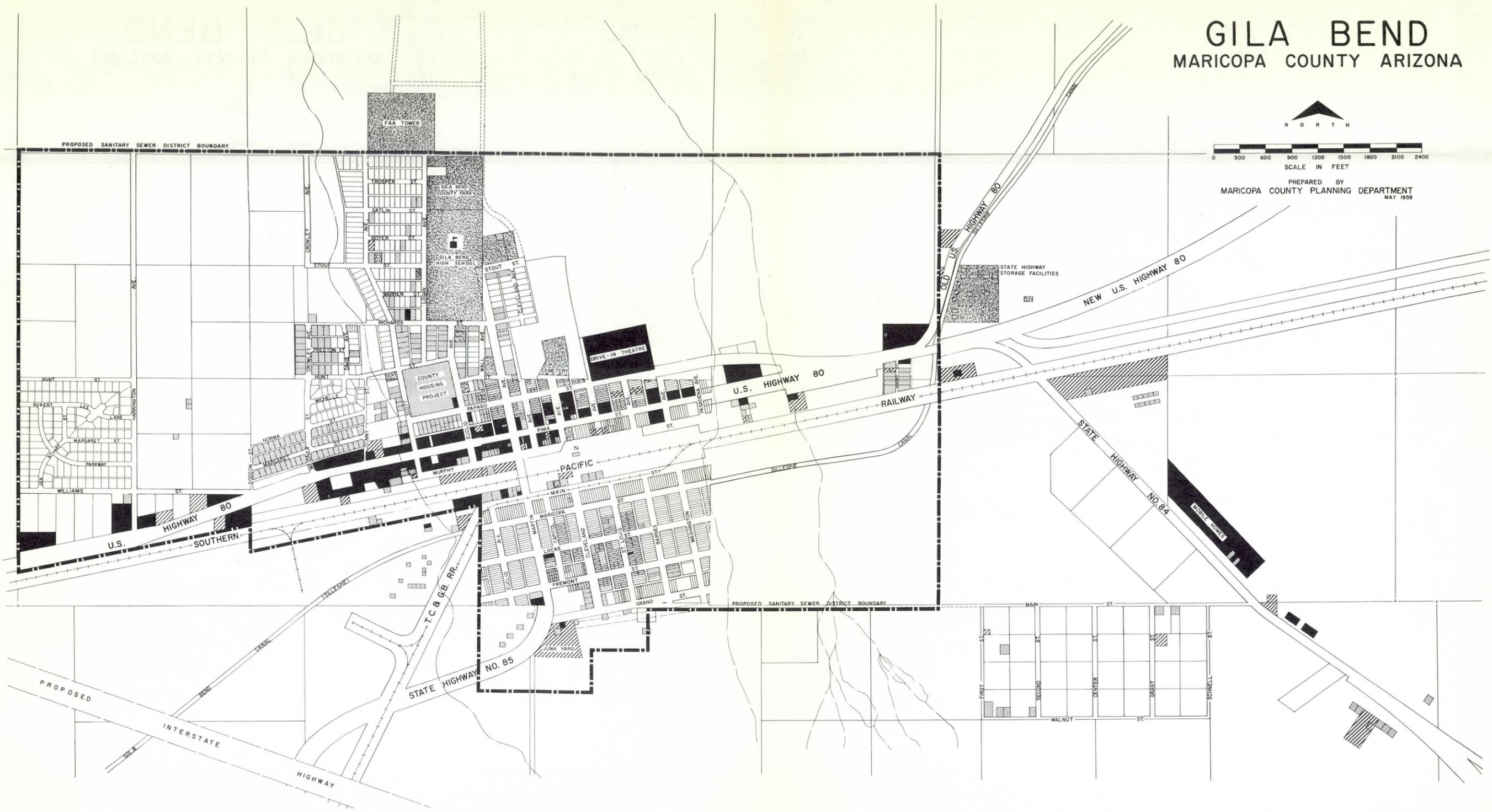
#### Areas Occupied by Existing Land Use

The percentage of developed land occupied by specific uses is shown on Table 6. It is significant to note that within the land-use survey area (2,463 acres) only 545 acres (22.2 per cent) were found to be developed. The remaining 1,918 acres (77.8 per cent) were undeveloped and in use for irrigation

# GILA BEND MARICOPA COUNTY ARIZONA



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MAY 1959



- LEGEND**
-  RESIDENTIAL
  -  PUBLIC & SEMI-PUBLIC
  -  COMMERCIAL
  -  INDUSTRIAL
  -  VACANT

## EXISTING LAND USE

TABLE 5  
EXISTING LAND USE IN STUDY AREA - GILA BEND, ARIZONA

<u>Land Use</u>	<u>Acreage</u>	<u>% of Developed Area</u>	<u>% of Gross Area</u>
Single-Family	53.1	9.7	2.2
Two-Family	1.4	.3	.1
Multi-Family	7.1	1.3	.3
Trailer Parks	12.2	2.2	.5
Mobile Homes (not in trailer parks)	3.0	.6	.1
<b>TOTAL RESIDENTIAL</b>	<b>76.8</b>	<b>14.1</b>	<b>3.2</b>
<b>COMMERCIAL USE</b>	<b>37.7</b>	<b>6.9</b>	<b>1.5</b>
Light Industry	17.6	3.2	.7
Heavy Industry	7.1	1.3	.3
RR and Public Utilities	101.9	18.7	4.1
<b>TOTAL INDUSTRIAL</b>	<b>126.6</b>	<b>23.2</b>	<b>5.1</b>
Streets and Alleys	165.2	30.3	6.7
State and Federal Highways	95.3	17.3	3.9
Parks and Playgrounds	7.9	1.5	.3
Schools	21.5	3.9	.9
Other Public and Semi-Public	14.1	2.6	.6
<b>TOTAL PUBLIC USE</b>	<b>304.0</b>	<b>55.8</b>	<b>12.4</b>
<b>TOTAL DEVELOPED LAND</b>	<b>545.1</b>	<b>100.0</b>	<b>22.2</b>
Canals	20.5		.8
Vacant	1,576.9		64.0
Area Subject to Flooding	320.5		13.0
<b>TOTAL UNDEVELOPED LAND</b>	<b>1,917.9</b>		<b>77.8</b>
<b>TOTAL GROSS AREA</b>	<b>2,463.0</b>		<b>100.0</b>

TABLE 6  
 PERCENTAGE OF DEVELOPED LAND OCCUPIED BY SPECIFIC USES  
 Compared to Phoenix Urban Area and 10 Other Satellite Cities (1)

Land Use	PERCENTAGE OF DEVELOPED LAND		
	Gila Bend	Phoenix Urban Area (2)	10 Other Satellite Cities
Single-Family	9.7	46.3	47.83
Two-Family	.3	2.2	1.79
Multiple-Family	1.3		
Trailer Parks and Mobile Homes	2.8	3.0	1.55
<b>TOTAL RESIDENTIAL</b>	<b>14.1</b>	<b>51.5</b>	<b>51.17</b>
<b>TOTAL COMMERCIAL</b> (Incl. Motels and Hotels)	<b>6.9</b>	<b>4.6</b>	<b>2.09</b>
Light Industry	3.2	3.9	1.60
Heavy Industry	1.3	1.6	
RR and Public Utilities	18.7	0.8	3.03
<b>TOTAL INDUSTRIAL</b>	<b>23.2</b>	<b>6.4</b>	<b>4.63</b>
Streets and Alleys	30.3		
State and Federal Highways	17.3	24.8	24.71
Parks and Playgrounds	1.5	1.3	4.65
Schools	3.9		
Other Public and Semi-Public	2.6	11.4	12.75
<b>TOTAL PUBLIC AND SEMI-PUBLIC</b>	<b>55.8</b>	<b>37.5</b>	<b>42.11</b>
<b>TOTAL DEVELOPED LAND</b>	<b>100.0</b>	<b>100.0</b>	<b>100.00</b>

(1) Harland Bartholomew, "Land Uses in American Cities", 1955; Brentwood, Mo.; Clayton, Mo., Highland Park, Illinois; Kirkwood, Mo.; LaGrange, Illinois; Richmond Heights, Mo.; University Park, Texas; Webster Grove, Mo.; Wilmette, Illinois; Winnetka, Illinois.

(2) The City of Phoenix and its urbanized unincorporated environs.

canals, flood plains (wash area), or found to be vacant.

### Residential

The residential development in Gila Bend accounts for 14.1 per cent of all the developed land and includes single-family, two-family, and multi-family residences, house trailers, and mobile home parks. These uses are accommodated on 77 acres of land area and support 442 dwelling units. This results in a net population density of 32.5 persons per acre and considered high when compared to other similar communities. The high population-density figure may in part be due to the many small-size residential lots, high population densities being found to exist in the Maricopa County Housing Project and in the mobile home parks.

Single-family residences account for a mere 9.7 per cent of the developed land as compared to 46.3 in the Phoenix Urban Area. The multi-family residences comprise 1.3 per cent of the developed land area, most of which is accounted for within the Maricopa County Housing Project, located on a single tract of land bounded by Hunt and Papago Streets and Scott and Euclid Avenues. This housing project was built during World War II by the United States Government as a temporary housing project for military personnel, but currently leased and operated by Maricopa County for revenue purposes. The project contains 64 dwelling units in poor condition, all presently occupied by civilians and military personnel based at the Gila Bend Air Force Gunnery Range.

### Commerce

Commercial uses in Gila Bend account for 37.7 acres of land, or 6.9 per cent of the developed area. This percentage figure is considered high when compared with other communities (see Table 6); however, it should be noted that a substantial amount of the total developed commercial land area is in use by a drive-in theater, and is misleading. The remaining

commercial uses are commonly referred to as highway commercial and service stations, automobile repair shops, restaurants, small shops, and offices.

It is significant to note that the town is without a planned shopping center, supermarket or medical facilities.

### Industrial

The percentage of light and heavy developed industrial land in Gila Bend compares favorably with that found to exist in the Phoenix Urban Area. However, the percentage of land found in use for railroads and other public utilities is considerably higher. Most of the light and heavy industrial use is comprised of small service-type industries, including automobile and farm equipment repair, junk yards, and other bulk-storage facilities.

Approximately 18 per cent (100 acres) of the developed land was in right-of-way use, owned by the Southern Pacific Railroad Company. This is a substantially higher percentage figure than that found in the Phoenix Urban Area, but will be adjusted downward as the community develops a more balanced pattern of land uses.

### Public and Semi-Public

The public and semi-public uses account for 304 acres of land or 55.8 per cent of the total developed land area. This percentage figure is high compared to other cities and towns due to the 95 acres (3.5 per cent) that are in state and federal rights-of-way.

The community of Gila Bend has only one school situated northeast of the center of town, and it contains both elementary and high school grades. The school site accounts for 21.5 acres of land, or 3.9 per cent of the developed area, and serves the Gila Bend School District 24, which contains an area of approximately 33 square miles.

TABLE 7  
RATIO OF EXISTING LAND USE TO POPULATION  
Compared to Phoenix Urban Area and Other Satellite Cities

	DEVELOPED ACRES PER 100 PERSONS			
	Gila Bend	Phoenix Urban Area (1)	10 Satellite Cities (2)	10 Other Satellite Cities (3)
Population - 1960	2,700	397,836	10-25,000	over 25,000
Single-Family	1.97	5.44	6.33	1.79
Two-Family	.05	.26	.24	.31
3 or More Family	.26)	.35	.20	.23
Trailer Parks	.45)			
Mobile Homes (not in Trailer Park)	.11			
<b>TOTAL RESIDENTIAL</b>	<b>2.84</b>	<b>6.05</b>	<b>6.77</b>	<b>2.33</b>
<b>TOTAL COMMERCIAL</b> (Incl. Motels and Hotels)	<b>1.40</b>	<b>.54</b>	<b>.28</b>	<b>.18</b>
Light Industry	.65	.46		
Heavy Industry	.26	.19)	.21	.78
RR and Public Utilities	3.77	.10	.40	.34
<b>TOTAL INDUSTRIAL</b>	<b>4.68</b>	<b>.75</b>	<b>.61</b>	<b>1.12</b>
Streets and Alleys	6.12			
State and Federal Highways	3.53)	2.91	3.27	1.55
Parks and Playgrounds	.29	.15	.62	.20
Schools	.80			
Other Public and Semi-Public	.52)	1.34	1.69	.40
<b>TOTAL PUBLIC AND SEMI-PUBLIC</b>	<b>11.26</b>	<b>4.40</b>	<b>5.58</b>	<b>2.15</b>
<b>TOTAL ALL USES</b>	<b>20.18</b>	<b>11.74</b>	<b>13.75</b>	<b>5.77</b>

(1) Phoenix and urbanized unincorporated environs, 1958.

(2) Brentwood, Missouri; Clayton, Missouri; Kirkwood, Missouri; Richmond Heights, Missouri; Webster Grove, Missouri; Highland Park, Illinois; LaGrange, Illinois; Wilmette, Illinois; Winnetka, Illinois; University Park, Texas.

(3) Beverly Hills, California; Bloomfield, New Jersey; East Chicago, Indiana; East Orange, New Jersey; East St. Louis, Illinois; Evanston, Illinois; Irvington, New Jersey; Maywood, Illinois; New Westminster, B. C.; Oak Park, Illinois.

The Gila Bend County Park is located north and adjacent to the school property and contains 7.9 acres (1.5 per cent of the developed land) for active recreation. There are no other close-by public recreational areas except a few privately-owned vacant lots used for baseball and a private golf course located one and one-half miles southeast of town adjacent to the airport.

The combined percentage of schools, parks, and playgrounds of the total developed area exceeds that found in the Phoenix Urban Area and compares favorably with that found in the other satellite cities. (See Table 6.)

#### Ratio of Existing Land Use to Population

The ratio of existing land use to population for Gila Bend, compared to that found in the Phoenix Urban Area and other satellite cities, is shown on Table 7. These figures reveal, by land-use classification, the total number of developed acres in use per 100 people within the Gila Bend Study Area. These figures are used as a base for estimating future land area requirements and helpful in determining the degree of non-conformance from national trends and standards.

Approximately 20 acres of developed land are in use for every 100 persons in Gila Bend as compared to 11.74 acres in the Phoenix Urban Area. This figure is substantially higher than that found in other communities listed due to the high percentage of land in use for railroads and highway right-of-way. However, when compared to other similar railroad and highway communities in Arizona, the figures are normal. The population land-use ratio of commercial development is also high, but can be accounted for in part by the fact that the trade area is significantly larger than the area analyzed in this report. Highway trade, the Gila Bend Gunnery Range, and other public works activities outside the study area help to

account for this high ratio.

The ratios found in residential development compare favorably with other small satellite cities, but are low when compared with the Phoenix Urban Area. Small lot sizes, apartments, and mobile home occupancy are responsible for this low ratio.

TABLE 8  
ESTIMATED LAND AREA REQUIREMENTS - 1980

Land Use	Developed Acres Per 100 Persons	Total Land Need	% of Total Developed Acreage
	ESTIMATED POPULATION - 5,700 (1)		
Single-Family	4.10	233.7	25.20
Two-Family	.05	2.8	.30
3 or More Family	.26	14.8	1.60
Trailer Parks	.60	34.2	3.69
<b>TOTAL RESIDENTIAL</b>	<b>5.01</b>	<b>285.5</b>	<b>30.79</b>
<b>TOTAL COMMERCIAL</b>	<b>1.00</b>	<b>57.0</b>	<b>6.15</b>
Light Industry	.75	42.8	4.61
Heavy Industry	.20	11.4	1.23
RR and Public Utilities	1.89	107.7	11.61
<b>TOTAL INDUSTRIAL</b>	<b>2.84</b>	<b>161.9</b>	<b>17.45</b>
Streets and Alleys	3.65	208.0	22.43
State and Federal Highways	1.67	95.3	10.28
Schools, Parks and Playgrounds	1.40	79.8	8.60
Other Public and Semi-Public	.70	39.9	4.30
<b>TOTAL PUBLIC AND SEMI-PUBLIC</b>	<b>7.42</b>	<b>423.0</b>	<b>45.61</b>
<b>TOTAL ALL USES</b>	<b>16.27</b>	<b>927.4</b>	<b>100.00</b>

(1) Maricopa County Planning Department.

## CHAPTER 4

### FUTURE LAND USE

#### Future Land Use Requirements

The future land area required by Gila Bend in 1980 is estimated to be 927 acres (1.4 square miles) or 16.27 acres of developed land per 100 persons, based on a projected 1980 population figure of 5,700 persons. The future land-use population ratios shown on Table 8 were established by using the existing land-use population ratios as a guide and adjusted to bring about a more desirable and balanced land-use pattern. Comparative 1960 and 1980 land-use data in acres is shown on Table 9.

#### Residential

Residential development will require a total of 285 acres of land over the next two decades or a net increase of about 208 additional acres of land. This is based on a future land-use population ratio of 5.01 developed acres per 100 persons, or a ratio increase of 2.08 acres per 100 persons. This increase will be brought about by lower density zoning requirements and subdivision regulations soon to be adopted by Maricopa County. The land-use population ratio for two-family and multi-family use is expected to remain constant and only a small ratio increase anticipated for mobile home park development.

#### Commercial

The future land requirements for commercial development are estimated to be approximately 57 acres of land, or an increase of 20 acres. This will

TABLE 9  
COMPARATIVE LAND USE DATA IN ACRES  
Gila Bend

Land Use	1960 Land Use	1980 Land Use Requirements (1)
Single-Family	53.1	233.7
Two-Family	1.4	2.8
3 or More Family	7.1	14.8
Trailer Parks	12.2	34.2
Mobile Homes (not in trailer parks)	3.0	
<b>TOTAL RESIDENTIAL</b>	<b>76.8</b>	<b>285.5</b>
<b>TOTAL COMMERCIAL</b> (Incl. Motels and Hotels)	<b>37.7</b>	<b>57.0</b>
Light Industry	17.6	42.8
Heavy Industry	7.1	11.4
RR and Public Utilities	101.9	107.7
<b>TOTAL INDUSTRIAL</b>	<b>126.6</b>	<b>161.9</b>
Streets and Alleys	165.2	208.0
State and Federal Highways	95.3	95.3
Schools, Parks and Playgrounds	29.4	79.8
Other Public and Semi-Public	14.1	39.9
<b>TOTAL PUBLIC AND SEMI-PUBLIC</b>	<b>304.0</b>	<b>423.0</b>
<b>TOTAL DEVELOPED LAND</b>	<b>545.1</b>	<b>927.4</b>
Canals	20.5	
Vacant	1,576.9	
Area Subject to Flooding	320.5	
<b>TOTAL UNDEVELOPED LAND</b>	<b>5,892</b>	
<b>TOTAL GROSS AREA</b>	<b>2,463.0</b>	<b>927.4</b>

(1) Based on Table 8, Estimated Land Area Requirements - 1980.

be equivalent to one acre of commercially-developed land per 100 persons within the Gila Bend study area or a 30 per cent increase in commercial land. When compared to other selected communities, this figure is high; however, it is normal when considering local trade characteristics which are directed towards the tourist and military personnel living outside the study area.

### Industrial

It is difficult to anticipate with accuracy how much land will be needed for future industrial use, for many reasons which have already been stated. However, based on past trends, it is estimated that an additional 36 acres of industrial land will be needed by 1980 or a total industrial land area requirement of 161 acres. The amount of land now devoted to railroads should remain constant and only a slight increase expected in the land-use population ratio for light and heavy industries. The net result would amount to 2.84 acres of industrial use per 100 persons by 1980 instead of the 4.68 acres per 100 persons which now prevails.

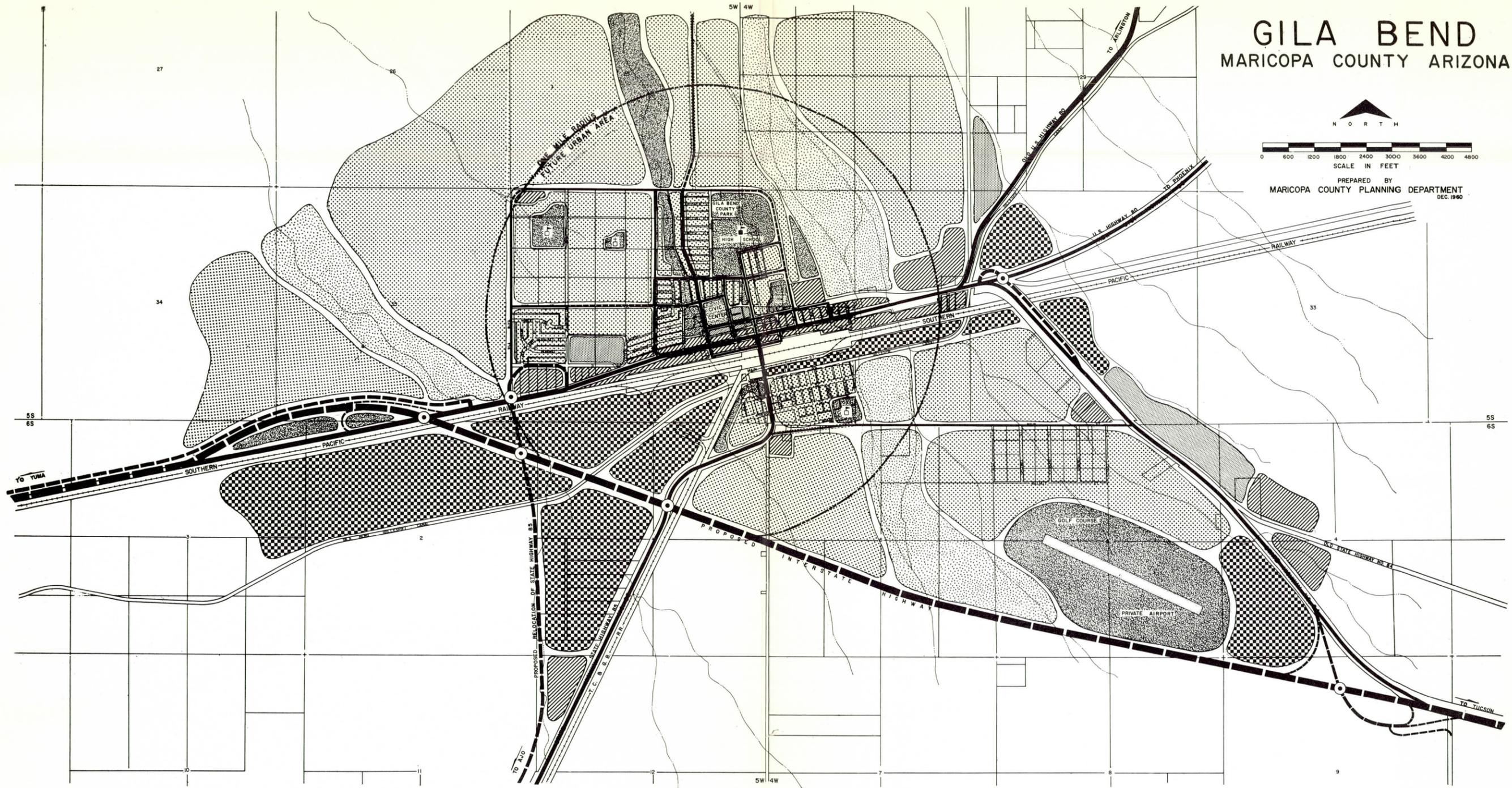
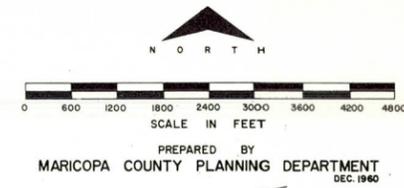
### Public and Semi-Public

The total land area required for public and semi-public use is estimated to be 423 acres, three-fourths of which will be for street and alley purposes. The remaining 120 acres will be used for schools, parks, churches, and other public facilities. These requirements are based on 5.75 acres of public or semi-public land required per 100 persons.

### Future Land Use Plan

The future general land-use plan for the Gila Bend area is shown on Plate 6, and to be used as a guide in directing future development. The various patterns shown on the map indicate the type and location of land uses desired, and the drainage channels to be reserved. These patterns are based on the existing land use (see Plate 3), zoning pattern and compatible

# GILA BEND MARICOPA COUNTY ARIZONA



- |  |   |
|--|---|
| <p>L E G E N D</p> <ul style="list-style-type: none"> <li> LOW DENSITY RESIDENTIAL<br/>( 5 - 20 PERSONS PER ACRE )</li> <li> MEDIUM DENSITY RESIDENTIAL<br/>( OVER 20 PERSONS PER ACRE )</li> <li> COMMERCIAL</li> <li> INDUSTRIAL</li> <li> PUBLIC &amp; SEMI-PUBLIC</li> <li> WASH AREA</li> <li> RURAL</li> </ul> | <ul style="list-style-type: none"> <li> SCHOOL (EXISTING - PROPOSED)</li> <li> CHURCH SITE</li> <li> CEMETERY</li> <li> EXISTING MAJOR STREETS AND HIGHWAYS</li> <li> PROPOSED MAJOR STREETS AND HIGHWAYS AND NEW CONNECTIONS OR EXTENSIONS</li> <li> GRADE SEPARATION</li> </ul> |
|--|---|

## FUTURE GENERAL LAND USE PLAN

land-use relationships. The future area of logical urbanization is considerably less than the land area covered by this plan. Future growth should be encouraged to develop in a contiguous manner within the proposed area of urbanization. The reason for showing land-use patterns beyond the projected area of urbanization is for the sole purpose of providing a guide for evaluating requests for change of zoning that will inevitably arise from time to time.

Most of the new residential growth is expected to occur in the northwest section of the map where sanitary sewers are expected and the area safe from flooding. This area is sufficient in size to accommodate all the expected new development until 1980, but unlikely to happen since a considerable amount of mobile home parks are expected along Highway 85 leading to and from the Interstate highway.

Medium density residential areas are shown along the east side of Highway 84, old Highway 80, north of Williams Street, between Dobson and Harrington Avenues, and in the area surrounding the proposed Civic Center. It is anticipated that this area will include, among others, multiple-dwelling units and mobile-home parks.

A substantial amount of commercial land has been designated throughout the area. However, most of this has been related to the major highway in the area with a significant amount set aside at key locations where access to the highway may be easily controlled and directed to the tourist industry. Other small commercial areas are also shown to serve the local community.

The industrial areas shown on the map have been selected primarily because of their close proximity to the Southern Pacific Railroad tracks, easy access to major highways, well-drained land, and the possibility of sanitary sewers nearby.

The areas designated for use as public or semi-public use are shown with a small tree pattern. These areas include existing and proposed schools, parks, churches, drainage easements, golf course, private airport, and other miscellaneous public facilities.

Two proposed elementary schools are shown on the map; one is shown south of Highway 80 and one north of the highway. Both are located near the center of the expected new residential development on ten- to fifteen-acre sites, which include some park area.

The high-school and county-park sites have been expanded to provide for additional off-street parking facilities and additional area for future expansion.

A civic center is recommended for development on the site occupied by Maricopa County Housing Project. This seven-acre site is centrally located to the downtown area, the high school, and within easy access to Highway 80. This area could accommodate a city hall, including police and fire facilities, library, post office, professional offices, community center and off-street parking facilities. An enlarged public cemetery and possible church site are also included in the plan. Drainage easements are shown where needed and should be kept free of debris. It is recommended that these areas be kept in vegetation to help beautify the town and to help prevent flooding and additional erosion.

#### A Schematic Plan for Possible Future Development

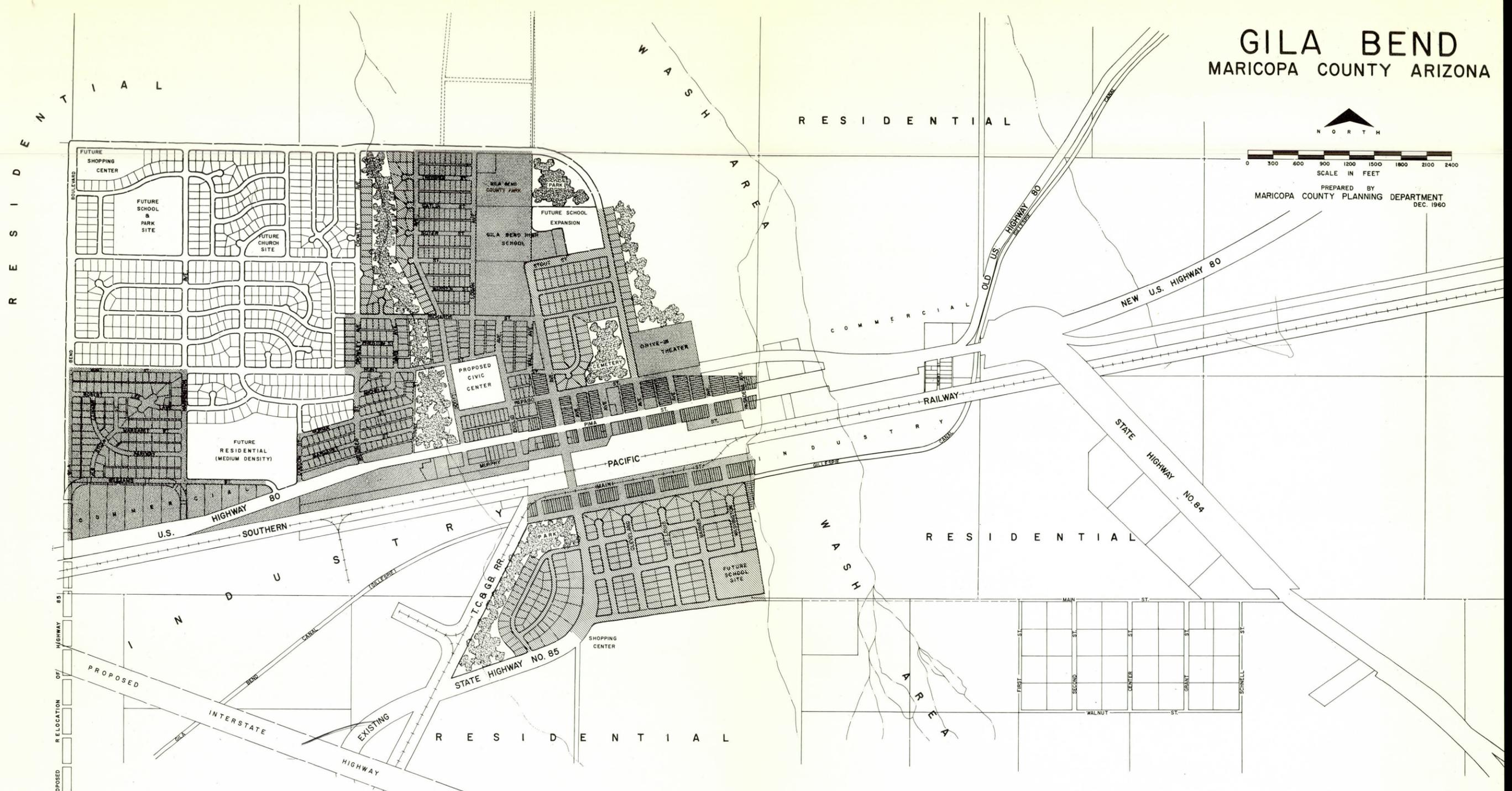
A schematic plan for possible future residential development is shown on Plate 7. The purpose of this map is to show how the existing vacant land could be developed in the future and how existing substandard platted areas could be improved to bring about a more efficient and desirable use of the land. Approximately 300 acres of the land suggested

# GILA BEND MARICOPA COUNTY ARIZONA



0 300 600 900 1200 1500 1800 2100 2400  
SCALE IN FEET

PREPARED BY  
MARICOPA COUNTY PLANNING DEPARTMENT  
DEC. 1960



-  EXISTING RECORDED SUBDIVISIONS
-  SUGGESTED REPLATTING
-  PROPOSED PARKS OR DRAINAGE EASEMENTS
-  PROPOSED FUTURE PLATTING

# A SCHEMATIC PLAN POSSIBLE FUTURE DEVELOPMENT

for replatting is located north of Highway 80, vacant and platted into ten-acre lots. The remaining portion of the area suggested for replatting is located south of Highway 80, is substandard, partially developed, and contains many small thirty-foot lots.

The shaded area shown on the map represents existing recorded subdivisions with adequate circulation and lot area and represents most of the developed area. The areas located in or near dry washes are shown as proposed parks or drainage areas and are indicated with a shaded tree pattern.

#### Major Street and Highway Plan

A major street and highway plan is shown on Plate 8. The plan contains all of the existing and proposed major streets and highways in the Gila Bend area and recommended street cross sections. The proposed interstate highway (Route 8) is the most important single highway shown. The impact of this facility on the town's present highway system will be significant and is reflected in the plan. The alignment and ramps as shown for the interstate highway are not final and subject to change.

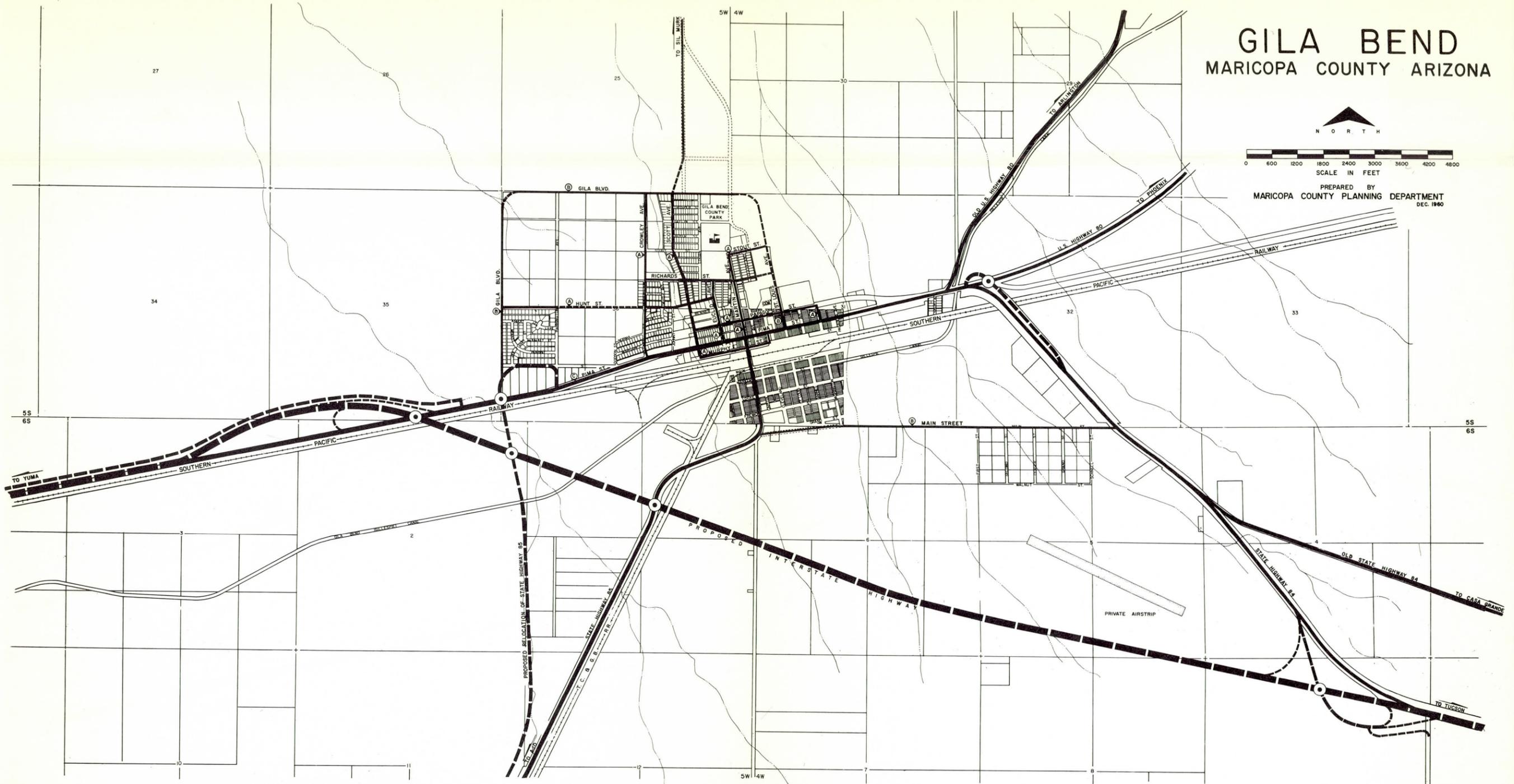
#### Methods of Implementation

One of the purposes of the planning program is to provide means by which the objectives of the master plan may be accomplished. Suggested principal methods and processes for doing this are as follows:

# GILA BEND MARICOPA COUNTY ARIZONA

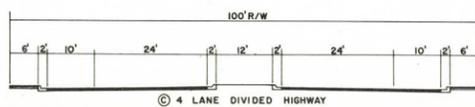
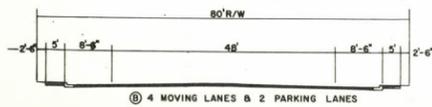
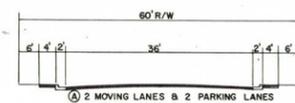
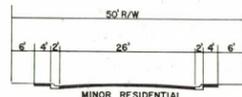


PREPARED BY  
MARICOPA COUNTY PLANNING DEPARTMENT  
DEC. 1960



## TYPICAL CROSS-SECTIONS

SCALE 1" = 10'



## L E G E N D

— EXISTING MAJOR STREETS AND HIGHWAYS

- - - PROPOSED MAJOR STREETS, HIGHWAYS, NEW CONNECTIONS OR EXTENSIONS

Ⓐ KEY LETTER REFERS TO SUGGESTED TYPICAL CROSS SECTIONS

⊙ GRADE SEPARATION

# MAJOR STREET & HIGHWAY PLAN

1. Guide the development and use of property in accordance with the plan. Normally, this would include such measures as zoning regulations, subdivision regulations, building and sanitation codes,

2. Provide public services, utilities and other physical improvements in accordance with the plan,

3. Keep the public informed as to community needs and proposals.

The zoning ordinance controls the use of public and private land, prevents congestion, insures public safety, provides for adequate light and air, prevents overcrowding of the land and undue concentration of people, and otherwise promotes the health, safety, morals, and general welfare of the citizens of the community. A zoning ordinance includes a text of regulations and their applications to the land by means of a districting map. Sound zoning is based upon knowledge of existing land use, judgment of existing and future land-use needs, and compatible land-use relationships. If the proposed land-use plan is acceptable, the citizens should request that present zoning districting be gradually brought into conformance as warranted.

The subdivision-control ordinance provides for orderly growth and harmonious development of land. Its objectives are to coordinate major and local street systems; to develop stable neighborhoods; to insure for an adequate water supply, home sites with maximum utility and livability, proper sewage disposal, adequate storm-drainage facilities; and to assist in selecting proper sites for schools, parks, and other public facilities.

The county is presently working on subdivision regulations which, if adopted, would apply to all unincorporated areas of Maricopa County.