





**DEVELOPMENT APPLICATION**  
 Community Development Department  
 250 North 5th Street Grand Junction, CO 81501  
 (303) 244-1430

Receipt 1366  
 Date 7/1/94  
 Rec'd By RSC

File No. 119-94

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Text Amendment					
<input checked="" type="checkbox"/> Special Use			Whitman Park	PZ	Public Park
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

PROPERTY OWNER

DEVELOPER

REPRESENTATIVE

<u>CITY OF GRAND JUNCTION</u> Name	<u>MUSEUM OF WESTERN COLORADO</u> Name	<u>DANIEL GARTNER</u> Name
<u>1340 GUNNISON AVE.</u> Address	<u>P.O. BOX 20,000 - 5020</u> <u>248 SOUTH FOURTH STREET</u> Address	<u>437 MAIN STREET</u> Address
<u>GRAND JUNCTION, CO 8150</u> City/State/Zip	<u>GRAND JUNCTION, CO 81502</u> City/State/Zip	<u>GRAND JUNCTION, CO 81501</u> City/State/Zip
<u>(303) 244 1542</u> Business Phone No.	<u>(303) 242-0971</u> Business Phone No.	<u>(303) 242 - 6804</u> Business Phone No.

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

X [Signature] Signature of Person Completing Application 6/23/94 Date

X [Signature] - CITY OF GRAND JUNCTION

X [Signature] - MUSEUM OF WESTERN COLORADO

Signature of Property Owner(s) - Attach Additional Sheets if Necessary

Parks Dept.

Schiesswohl Oil Co.  
570 Hall Avenue  
Grand Junction, CO 81501-2138

Scotti Mufler Investment Co.  
405 Pitkin Avenue  
Grand Junction, CO 81501-2513

Wills TV, Inc.  
415 Pitkin Avenue  
Grand Junction, CO 81501-2513

Don & Chester Flannery  
P.O. Box 1261  
Grand Junction, CO 81502-1261

Dawn Karners  
445 Pitkin  
Grand Junction, CO 81501-2513

Rocky Mountain C-Stores  
P.O. Box 85  
Parachute, CO 81635-0085

Stouts Electric Motor Service  
430 S. 4th Street  
Grand Junction, CO 81501-2507

Shelley & Joseph Luff  
601 Glacier Drive  
Grand Junction, CO 81503

Belinda Coutee  
353 Pitkin Avenue  
Grand Junction, CO 81501-2414

Royce Gibson  
2838 W. Michigan  
Phoenix, AZ 85023

Joyce Pierce  
357 Pitkin Avenue  
Grand Junction, CO 81501-2414

Carmen Chiodo  
442 South Avenue  
Grand Junction, CO 81501-2515

William & Freda Shuman  
805 25 Road  
Grand Junction, CO 81505

Eugene Mendicilli, Jr.  
3410 Atlas Street  
San Diego, CA 92111-0000

Mildred & Gordon Burk  
1811 Arapahoe  
Golden, CO 80401

Kendall & Kathy Glad  
3040 Colorado Avenue  
Grand Junction, CO 81504-2435

Peter & Monica Atkinson  
3173-1/2 Bookcliff Avenue  
Grand Junction, CO 81504-6051

Virgil Van Dyke  
2703 Caribbean Drive  
Grand Junction, CO 81506-1717

Ed Hokanson  
P.O. Box 2041  
Grand Junction, CO 81502-2041

Nancy Edgington  
707 N. 7th Street  
Grand Junction, CO 81501-3201

Grand Jct. Elks Home Association  
249 S. 4th Street  
Grand Junction, CO 81501-2503

Billy & Patricia Thompson  
401 Colorado Avenue  
Grand Junction, CO 81501-2510

Willfred Sheetz  
2020 Kennedy Avenue  
Grand Junction, CO 81501-6534

Daniel Thurlow, Jr.  
421 Colorado Avenue  
Grand Junction, CO 81501-2510

Joanne Costanzo  
2680 Paradise Way  
Grand Junction, CO 81506-8630

George & Monika Todd  
2776 Webster Road  
Grand Junction, CO 81503-2250

Melvin Speakman  
2753 Unaweep Avenue  
Grand Junction, CO 81503-2091

Dale Park  
2675 Paradise Way  
Grand Junction, CO 81506-1793

Mesa Cty. School Dist. #51  
248 S. 4th Street  
Grand Junction, CO 81501-2504

Sterling Company  
1048 Independent Ave., Ste 201  
Grand Junction, CO 81505

Roland Raso  
3350 Stan Court  
Grand Junction, CO 81506-1944

Smith Associates  
1048 Independent, Ste 201  
Grand Junction, CO 81505

Linda & Theodore Koeman  
769 Elm Avenue  
Grand Junction, CO 81501-3027

Wieker Enterprises  
C/O Robert Wieker  
1581 Gulf Blvd., Apt 601  
Clearwater, FL 34630-2929

Neil & Mary Lou Bratton  
415 W. Mayfield Drive  
Grand Junction, CO 81503

District Slaes Tire Company  
4705 Paris Street  
Denver, CO 80239-2803

Claire's Auto Service  
524 Pitkin Avenue  
Grand Junction, CO 81501-7712

Big West Oil Company  
P.O. Box 678  
Brigham City, UT 84302-0678

Quaranta Investment Co.  
3012 Poppy Street  
Grand Junction, CO 81506-4146

Jack Crawford &  
Jill Aquilera  
167 S. 17th Street  
Grand Junction, CO 81501-4673

Paul & Joanne Namer  
529 Pitkin Avenue  
Grand Junction, CO 81501-7711

John & Glenda Jean Heideman  
3012 Poppy Street  
Grand Junction, CO 81506-4146

Norwest Bank  
4th & Main Street  
Grand Junction, CO 81501

Marcus Jones &  
Sabrina T. Dang  
337 Colorado Avenue  
Grand Junction, CO 81501-2411

Harley & Ester Nelson  
P.O. Box 187  
Grand Junction, CO 81502-0187

City of Grand Junction  
Community Development Dept.  
250 N. 5th St.  
Grand Junction, CO 81501

Museum of Western Colorado  
248 S. 4th St.  
Grand Junction, CO 81501

Daniel Gartner  
487 Main St.  
Grand Junction, CO 81501

0119 94

# SUBMITTAL CHECKLIST

## SPECIAL USE

1.19 94

Location: Whitman Park

Project Name: Parking Lot

ITEMS		DISTRIBUTION											
DESCRIPTION	SSID REFERENCE	<input type="checkbox"/> City Community Development <input type="checkbox"/> City Dev. Eng. <input type="checkbox"/> City Utility Eng. <input type="checkbox"/> City Property Agent <input type="checkbox"/> City Attorney <input type="checkbox"/> City Downtown Dev. Auth. <input type="checkbox"/> City Parks and Rec. <input type="checkbox"/> County Planning <input type="checkbox"/> Walker Field <input checked="" type="checkbox"/> City Planning Commission (S)											TOTAL REQ'D.
		<input checked="" type="checkbox"/> Application Fee <u>\$270</u> <input checked="" type="checkbox"/> Submittal Checklist* <input checked="" type="checkbox"/> Review Agency Cover Sheet* <input checked="" type="checkbox"/> Application Form* <input checked="" type="checkbox"/> 11"x17" Reduction of Assessor's Map <del><input checked="" type="checkbox"/> Evidence of Title</del> <del><input checked="" type="checkbox"/> Appraisal of Raw Land</del> <input checked="" type="checkbox"/> Names and Addresses <input checked="" type="checkbox"/> Legal Description <input type="checkbox"/> Deed <input type="checkbox"/> Easement <input type="checkbox"/> Avigation Easement <input type="checkbox"/> ROW <input checked="" type="checkbox"/> General Project Report <del><input checked="" type="checkbox"/> Location Map</del> <input checked="" type="checkbox"/> Vicinity Sketch ( <u>Site Plan</u> )	VII-1 VII-3 VII-3 VII-1 VII-1 VII-2 VII-1 VII-3 VII-2 VII-1 VII-2 VII-1 VII-3 X-7 IX-21 IX-33	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	8 8 8 8 8								

Original  
Do NOT Remove  
From Office

15 TOTAL REQ'D.

NOTES: 1) An asterisk in the item description column indicates that a form is supplied by the City.  
 2) Required submittal items and distribution are indicated by filled in circles, some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently requested in the review process.  
 3) Each submitted item must be labeled, named, or otherwise identified as described above in the description column.

PRE-APPLICATION CONFERENCE

Date: 6/23/94
Conference Attendance: Kristen Ashbeck, Daniel Gartner
Proposal: Parking lot
Location: Whitman Park

Tax Parcel Number: 2945-143-33-945
Review Fee: \$270

(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required?
Adjacent road improvements required?
Area identified as a need in the Master Plan of Parks and Recreation?
Parks and Open Space fees required? Estimated Amount:
Recording fees required? Estimated Amount:
Half street improvement fees required? Estimated Amount:
Revocable Permit required? No
State Highway Access Permit required? No

Applicable Plans, Policies and Guidelines

Located in identified floodplain? FIRM panel #

Located in other geohazard area?

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence?

Avigation Easement required?

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

- Access/Parking, Drainage, Floodplain/Wetlands Mitigation, Other, Screening/Buffering, Landscaping, Availability of Utilities, Land Use Compatibility, Traffic Generation, Geologic Hazards/Soils

Related Files:

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

Signature(s) of Petitioner(s) Parks Dept.

Signature(s) of Representative(s)

## WHITMAN PARK PARKING LOT

### Special Use Permit General Project Report

The proposed project includes construction of an 8,350 square foot parking area on the west side of Whitman Park, Block 140, of the City of Grand Junction. The project is moving forward at this time because the Museum of Western Colorado has a donor willing to construct the project now. The new parking area will provide 20 new parking spaces, including a van-accessible parking space. Four of the ten existing on-street spaces will remain, including two spaces sized for recreational vehicles. A total of 14 spaces will thus be added, making both the Park and the surrounding area more accessible.

The site is located between Ute and Pitkin Avenues, which are both one-way, state highways. To the north is the Museum of Western Colorado, the B.P.O.E. building, the St. Regis Hotel, and the commercial area of Colorado Avenue. Directly south across Pitkin Avenue is another commercial area consisting primarily of automotive maintenance shops. To the east, across Whitman Park, is U.S. Highway 50. Directly west across Fourth Street are four residential properties; one of those is boarded up and another been converted to business use.

The existing public facilities will be undisturbed to the maximum extent possible. Only one tree and one picnic table will be removed. All existing lighting will remain. Any areas impacted by construction will be revegetated. Existing irrigation lines will be capped and abandoned under the pavement and additional lines and heads will be added to accommodate the new layout.

Access will be from Fourth Street. There will be two curb cuts, one at the south end of the block and the other at the north end. Concrete curbs and gutters will collect water and drain on site. Maintenance will be provided by the Parks and Recreation Department.

Construction is anticipated to begin upon approval of this application, with completion approximately six weeks later.



VALLEY'S hope that works out to be the beginning of June.

Sentinel 7/27/94

property in the museum

are different, Spinks said. "We have a plan to deal with the problem, and the Department of

# Park or parking? City officials to hear contentious debate

C. Patrick Cleary  
Daily Sentinel

Cutting into Whitman Park to provide parking for the Museum of Western Colorado has some historians worried about the integrity of one of Grand Junction's original parks.

City officials, though, said that maintaining the park is a top priority. And, by adding parking on the park's west end, more people who travel through town may be encouraged to use the park, said Don Hobbs, parks manager.

The Grand Junction Planning Commission

is scheduled next Tuesday to consider a museum proposal to add 16 parking spots to the Fourth Avenue side of Whitman Park as part of the museum's expansion.

The planning commission will hear the proposal at the request of the City Council.

The city could have decided in April to turn park land inside the angular sidewalk that face Fourth Avenue into a parking lot, but preferred the issue come before the public, said Kristen Ashbeck, a city planner.

The museum had presented preliminary

expansion plans, which one day call for some sort of elevated walkway between the park and the museum.

"Apparently there is some concern on the part of people who are members, and I've heard from a number of other citizens who may or may not be connected to this society, who have an interest in preserving Whitman Park as it is," said Quentin Jones, president of the Mesa County Historical Society.

Jones said he'll poll society members to see if they want to take a position on the museum proposal.

The museum's expansion plan, submitted to the council last year, indicated that "to the south, it is proposed that 15 to 20 spaces be discreetly designed into Whitman Park, with no impact on the trees, minimal impact to the grass surface, and with maximum benefit to park users."

The museum is also negotiating with the Elks Club to the west, which has an 80-space lot that isn't used during the day, and there is existing city-lot space behind the old Woolworth's store.

Ashbeck said the plan originally was approved by the parks board because only

one tree was to be cut. A new plan expected this week may require the parks board to revisit the plan if more trees are to be cut, she said.

When laid out in 1881 as part of the original city plat, the park was first called Cottonwood Park. The name was changed to Maple, then Whitman, in honor of a man who swam the Colorado River near the park en route to Washington, D.C., to ask Congress to preserve the Oregon territory, Jones said.

The council is expected to consider the plan Aug. 17.

# Parking lot in city park put on hold

Sentinel 8/5/94

## Museum staff will postpone application till after election

Judy Miller  
Daily Sentinel

The Museum of Western Colorado postponed an application to convert part of the city's oldest park into a parking lot until after the November election.

The postponement was made after officials listened to objections from citizens concerned about Whitman Park's historical integrity, said Richard Sims, museum director.

"Several citizens are concerned about using the park in ways that weren't in the original charter," Sims said. "The museum will postpone any more work on that part of the expansion until after the Nov. 8 election," he said.

Museum staff considered cutting 20 parking spaces in the west end of Whitman Park to create parking for the museum. But since there are public concerns, the museum would rather wait until it secures funding for the museum expansion before tackling the parking issue, Sims said.

"We don't want any unnecessary controversy to detract from the passage of the scientific and cultural district," Sims said. County voters will decide in November whether to raise property taxes by

one mill to raise about \$500,000 a year in for the museum and other cultural facilities.

Several residents voiced concern about preserving the integrity of the park, said Quentin Jones, president of the Mesa County Historical Society. The debate is solely about parking in Whitman Park, not about the museum's expansion plans, Jones said.

"No one is objecting to plans for the museum to expand and provide more for the community," he said.

The park was one of four original parcels of land that the city set apart for public use in 1881.

"Because the park is over 100 years old, it should be preserved as a historical site," Jones said. "The history of this community is important and should be preserved by the people of this community."

If the museum decides to drop the issue altogether, there are still several other parking options available.

The museum has the option to buy the lease at the Greyhound depot between Fifth and Sixth streets on Ute Avenue when Greyhound's lease expires.

There's also space available behind the old Woolworth's building and possibly some space at the Elks Club building to the west of the museum, said Terry Wakefield, chairman of the museum board.

"There's plenty of other parking opportunities and dropping those 20 is not going to kill anything," Wakefield said.

"Some folks had raised the possibility that it's objectionable from a historical standpoint. We're not going to make it an issue."

# REVIEW COMMENTS

Page 1 of 1

FILE #119-94

TITLE HEADING: Special Use Permit - Parking Lot

LOCATION: Whitman Park

PETITIONER: Museum of Western Colorado

PETITIONER'S ADDRESS/TELEPHONE: 248 S. Fourth St.  
Grand Junction, CO 81501

PETITIONER'S REPRESENTATIVE: Daniel Gartner

STAFF REPRESENTATIVE: Kristen Ashbeck

---

**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M., July 25, 1994.**

---

**CITY DEVELOPMENT ENGINEER**  
**Jody Kliska**

**7/07/94**  
**244-1591**

---

The northern radius on the exit drive should be pulled out into the drive to emphasize the left turn out only and to discourage use of the drive as an entrance.

Final plan must include signing and striping details. Signs must conform to MUTCD standards. Parking space dimensions as per City Code. Applicant is responsible for obliteration and restriping of on-street parking. Obliteration by grinding or sandblasting is acceptable. Black-out paint is not allowed.

Final plan should indicate direction of drainage flow and location of curb openings.

**CITY PARKS AND RECREATION**  
**Don Hobbs**

**7/06/94**  
**244-1542**

---

Concept and preliminary plan has been approved by the Parks & Recreation Advisory Board.

**CITY UTILITY ENGINEER**  
**Bill Cheney**

**7/08/94**  
**244-1570**

---

No comment.

**COMMUNITY DEVELOPMENT DEPT.**  
**Kristen Ashbeck**

**7/19/94**  
**244-1437**

---

See attached comments.

1. The project narrative does not address the Special Use criteria outlined in the Zoning and Development Code-- particularly, item 4-8-1 C. which states: "proposed accessory uses must demonstrate that they are necessary and desirable". It would seem that the use of historic public open space for the purpose of adding only 14 parking stalls to the downtown parking pool warrants some discussion as to the real need and purpose for this project. There is currently a surplus of parking in that area of downtown, with an average public parking availability of over 70% in this and adjacent blocks.

Is this project needed for the proposed Museum development project or is it a current community need? Can the donor postpone the construction until such time as there might be a need (e.g. after Museum plans are underway)?

2. Indicate on plan where signs will be placed and what each will say (e.g. one way, do not enter etc.).
3. This parking can only be considered auxiliary--the Museum should be looking at other options for primary parking areas. Parking must be for public use--it cannot be used or signed exclusively for Museum use.
4. Upon re-review of notes from the April 4, 1994 City Council workshop at which this project was discussed, this item will be heard by both Planning Commission (8/2) and City Council (earliest date 8/17).



# POSTING OF PUBLIC NOTICE SIGNS

The posting of the Public Notice Sign is to make the public aware of development proposals. The requirement and procedure for public notice sign posting are required by the City of Grand Junction Zoning and Development Code.

To expedite the posting of public notice signs the following procedure list has been prepared to help the petitioner in posting the required signs on their properties.

1. All petitioners/representatives will receive a copy of the Development Review Schedule for the month advising them of the date by which the sign needs to be posted. IF THE SIGN HAS NOT BEEN PICKED UP AND POSTED BY THE REQUIRED DATE, THE PROJECT WILL NOT BE SCHEDULED FOR THE PUBLIC HEARING.
2. A deposit of \$50.00 per sign is required at the time the sign is picked up.
3. You must call for utility locates before posting the sign. Mark the location where you wish to place the sign and call 1-800-922-1987. You must allow two (2) full working days after the call is placed for the locates to be performed.
4. Sign(s) shall be posted in a location, position and direction so that:
  - a. It is accessible and readable, and
  - b. It may be easily seen by passing motorists and pedestrians.
5. Sign(s) MUST be posted at least 10 days before the Planning Commission hearing date and, if applicable, shall stay posted until after the City Council Hearing(s).
6. After the Public Hearing(s) the sign(s) must be taken down and returned to the Community Development Department within three working days to receive full refund of the sign deposit. For each working day thereafter the petitioner will be charged a \$5.00 late fee. After eight working days Community Development Department staff will retrieve the sign and the sign deposit will be forfeited in its' entirety.

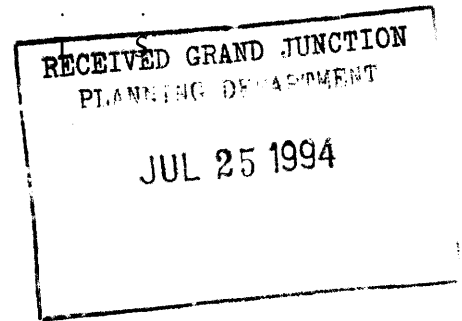
Community Development Department staff will field check the property to ensure proper posting of the sign. If the sign is not posted, or is not in an appropriate place, the item will be pulled from the hearing agenda.

I have read the above information and agree to its terms and conditions.

Jamie Dausgaard 7.21.94  
SIGNATURE DATE  
FILE #/NAME #119-94 Whitman Park S.U.P. RECEIPT # 1421  
PETITIONER/REPRESENTATIVE: Chamberlin Arch. PHONE # 242-6804  
DATE OF HEARING: 8-2-94 POST SIGN(S) BY: 7-22-94  
DATE SIGN(S) PICKED-UP 7-21-94  
DATE SIGN(S) RETURNED 8-5-94 RECEIVED BY: Rsk

chk # 40 073576  
refunded \$50<sup>00</sup>  
Jamie Dausgaard

C H A M B E R L I N  
A R C H I T E C T



July 25, 1994

**WHITMAN PARK PARKING LOT - SPECIAL USE PERMIT**

**WRITTEN RESPONSE TO REVIEW COMMENTS  
FILE #119-94**

After meeting with the City Forester, we have been trying to redesign the parking area in such a way as to avoid harming the existing large trees in Whitman Park. The revised site plan, which will follow this written response, will address the issue of the trees. The revised plan will also show the location and wording of signage and an extended radius on the exit drive as per the review comments.

The review comments also questioned the purpose of this project. The parking area is intended to be a benefit to Whitman Park and the community as a whole, providing an appealing off-street beginning for the exploration of both the park and downtown Grand Junction.

DG/7-25whit.451

A P R O F E S S I O N A L C O R P O R A T I O N

437 MAIN STREET  
GRAND JUNCTION, COLORADO 81501-2511  
TELEPHONE (303) 242-6804  
FAX (303) 245-4303

## STAFF REVIEW

---

FILE: 119-94

DATE: July 27, 1994

REQUEST: Special Use Permit for Parking Lot

LOCATION: Whitman Park - 4th Street and Ute Avenue

APPLICANT: Museum of Western Colorado

---

EXISTING LAND USE: City Park

PROPOSED LAND USE: Parking Lot within Park

### SURROUNDING LAND USE:

NORTH: Museum of Western Colorado

SOUTH: Commercial

EAST: Commercial

WEST: Single Family Residential and Commercial

EXISTING ZONING: Public Zone (PZ)

### SURROUNDING ZONING:

NORTH: Heavy Commercial (C-2)

SOUTH: Light Industrial (I-1)

EAST: C-2

WEST: C-2

---

RELATIONSHIP TO COMPREHENSIVE PLAN: The Downtown Development Strategy suggests that Whitman Park be retained as is as a "Planned Recreation" zone with emphasis on downtown neighborhood residential usage. The Parks, Recreation and Open Space Master Plan recognizes Whitman Park as an important downtown amenity that should be preserved and that can play a vital role as open space in redevelopment efforts downtown.

## STAFF ANALYSIS

The Museum has requested that the City allow it to convert the western end of Whitman Park to parking because they feel it will be a benefit to the park and to the community as a whole. The Museum has further requested that the contractor of the parking lot proceed immediately because they are willing to do the work with no charge to the Museum. The lot would contain 19 parking stalls with two access points on 4th Street (one-way in on the south and one-way in on the north). Five of the ten existing on-street parking stalls will be retained; thus, the net gain in parking

is 14 spaces. The design has tried to accommodate existing park vegetation as much as possible. Only one tree will be removed for the construction of the project. However, the Parks and Recreation Department is requiring that the applicant provide some subsurface watering, soil enhancement and/or place permeable tiles within the parking lot to try to ensure that the remaining trees near the lot do not die.

This parking can only be considered auxiliary--the Museum should be looking at other options for primary parking areas. Parking must be for public use--it cannot be used or signed exclusively for Museum use. Given its location, it is likely that the proposed parking lot would be used by park users and patrons of the businesses to the west. Staff also recommends that, if approved, the parking must be limited by either signage (2-hour free) or metered to deter use of it by employees of nearby businesses.

This concept was acceptable to both the Parks and Recreation Advisory Board and City Council although Council requested that the public be given an opportunity to comment via public hearings since Whitman Park is public property. Consequently, although the Special Use Permit process is normally an administrative one, this request is being considered by both Planning Commission and City Council. A number of community residents and organizations have expressed concern and opposition to this project as evidenced by the attached letters.

#### FINDINGS OF REVIEW (Criteria for Review per Section 4-8-1)

**Proposed Use Must Be Compatible With Adjacent Uses.** The proposed parking lot is compatible with most of the surrounding land uses with the exception of the residences across 4th Street--additional traffic in the park may not be acceptable to the residents.

**Design Features Of The Site Must Be Sufficient.** The interior site design of the lot is generally sufficient. The requirements of the Parks Department concerning irrigation of the remaining trees does not seem to be adequately addressed on the plan as proposed. The proposal may also require additional lighting for nighttime use that is currently not shown on the plan. In terms of circulation, the locations of the access points on 4th Street are not the most desirable situation, however, superior to access via other streets adjacent to the park. Additional congestion on 4th Street will be unavoidable.

**Proposed Accessory Uses Must Demonstrate That They Are Necessary and Desirable.** The applicant has not demonstrated such a need for this project at this time other than that there is a donor willing to construct the lot now with no charge to the applicant and that they perceive the parking lot to be a benefit to both the park, the community and the downtown area. It would seem that the use of historic public open space for the purpose of adding only 14 parking stalls to the downtown parking pool warrants some discussion as to the real need and purpose for this project. Parking data collected by the Downtown Development Authority and the Community Development Department indicates that there is a surplus of parking in the vicinity of Whitman Park, with an

average public parking availability of over 70 percent in this and adjacent blocks. The major question is why now--why not after the Museum expansion project is assured and just prior to opening or even after opening if a parking shortage can then be demonstrated?

**Adequate Public Services Must Be Available.** Existing utility services for lighting and irrigation are available and adequate in order for this project to be constructed.

**Other Support Uses Shall Be Available.** Not applicable to this proposal.

**Provisions For Proper Maintenance Shall Be Provided.** The City Parks and Recreation Department will be responsible for maintenance of the parking lot once it is constructed by the Museum.

**The Use Shall Conform to Adopted Plan, Policies and Requirements.** The proposal does not seem to conform to the adopted Downtown Strategy Plan nor the Parks, Recreation and Open Space Master Plan, both of which suggest leaving Whitman Park as is.

Given this background information, staff has identified the following advantages and disadvantages of the Whitman Park parking lot proposal.

#### ADVANTAGES

- 1) Providing parking in the park may invite additional users to the park, the Museum and to downtown in general--both community residents as well as visitors.
- 2) This addition of other users in the park may displace the transients that presently loiter in the park.
- 3) Taxpayer dollars will not have to be spent to construct this addition to the park.

#### DISADVANTAGES

- 1) There appears to be no need for additional parking in this part of downtown at this time. It is assumed that the Museum expansion project would include sufficient off-street parking for its use without the proposed parking lot. It is not likely that the Parks and Recreation Department would ever (at least not in the near future) construct a parking lot in this park.



- 2) Many community residents have expressed concern and opposition to the project.
- 3) The City Parks and Recreation Department will be responsible for maintenance of a parking lot that it probably would not have proposed to build otherwise.
- 4) Increased traffic congestion on 4th Street.
- 5) Increased pedestrian traffic crossing Ute Avenue--a busy primary arterial.
- 6) Compromising the historic open space that was set aside by the original town plat in 1881 and is still a very visible landmark to citizens and visitors alike.
- 7) General loss of "green space" which is scarce in the downtown area.
- 8) Displacement of transients may cause problems elsewhere in the downtown area.

JUANITA M. MOSTON  
641 STARLIGHT DRIVE  
GRAND JUNCTION, CO. 81504-4219

---

July 27, 1994

Community Development Department  
City of Grand Junction  
250 N. 5th. Street  
Grand Junction, CO 81501

Ladies and Gentlemen:

I am opposed to the Special Use Permit request that would put a parking lot on the property known at this time as Whitman Park.

The proposed parking lot will not add to the solution of any existing parking problem in this given area, but will contribute to making an already busy traffic situation more difficult. The two blocks from Colorado Avenue to Pitkin Avenue on 4th Street each have approximately 16 limited time parking spaces that are under-utilized at this time, not to mention that within half a block of the Museum of Western Colorado there are two blocks of off street public parking already available.

Built in 1889, Whitman Park is one of four original parks that exist in the older portion of the City and therefore has a certain historic connotation that should not be destroyed. This park should and could be an asset to what the museum and the downtown businesses want to do in the future. It should not be altered.

If this parking lot is allowed to encroach upon a historic park I feel it is a sad commentary by the city on to what their opinion is of open space, parks, and history.

I support the expansion of the Museum, but I can not support a move to destroy this portion of a piece of Grand Junction's history.

Sincerely,



Juanita M. Moston  
Member, Mesa County Historical Society

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT

JUL 28 1994

July 27, 1994

Community Development  
City of Grand Junction  
250 North Fifth St.  
Grand Junction, CO 81501

To Whom It May Concern:

I am writing to protest the proposed parking lot the Museum Of Western Colorado and the city of Grand Junction want to locate in the west end of Whitman Park. Whitman Park established in 1889 is a historical landmark of Grand Junction and should, therefore, be preserved as it exists now. The growth and expansion of Grand Junction and Mesa County are devouring open spaces rapidly enough without sacrificing an existing greenbelt/park to make room for a parking lot. What a grave injustice to our quality of life in Grand Junction, Colorado!

Sincerely,

*Cynthia L. Stringer*

Cynthia L. Stringer

3022 Country Road  
GT 81504

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT

JUL 28 1994

641 Starlight Drive  
Grand Junction, CO 81504-4219

---

July 27, 1994

Grand Junction Community Development Department  
City Hall  
250 N. 5th. Street  
Grand Junction, CO. 81501

Ladies & Gentlemen:

I wish to protest the proposed use of the portion of Whitman Park for parking for by Museum of Western Colorado.

Our parks are a precious resource which should be preserved at all costs; they belong to all the people, and their preservation is important to maintenance of the quality of life in our community.

If additional parking is required for an expanded museum, acquisition of an already-developed lot would be preferable to the short-sighted idea of sacrificing part of Whitman Park.

Very truly yours,



Robert P. Moston

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT

JUL 28 1994

To: Community Development July 27<sup>th</sup>  
Planning Commission;

With regard to the  
planned parking area in  
Whitman Park:

The park is over 100 years  
old - It was dedicated in 1889.  
This city was fortunate  
to have several parks  
set aside at this time,  
when most planners had  
no such vision - This  
is important from a  
historical point of view.

It is a small island  
of green ~~area~~ within the hot  
concrete - and it seems  
to some that there are other  
fairly close places for  
parking - at least (as I heard)  
the revised plan calls for  
the removal of only one tree -  
which is an improvement  
over one plan -

However, the other troubling  
aspect of this is that  
~~is~~ the story in the Sentinel  
on the 27<sup>th</sup>, was the first

JUL 28 1994

RECEIVED  
GRAND JUNCTION  
IN DEPARTMENT

time most of the people  
I have talked to, had any  
knowledge of such a plan.  
That this came out  
only this late in the  
process, makes it  
difficult for the community  
to have the input  
and discussions that they  
should be entitled to.

Thank you for your  
consideration -

Alice J. Shane,  
Conservation Chair  
Sierra Club  
Uncompahgre Group

July 26, 1994

City of Grand Junction  
Community Development Department  
250 North 5th Street  
Grand Junction, CO 81501

Dear Sirs:

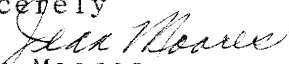
I was informed that your planning agenda includes consideration of making a part of Whitman Park into a parking lot. I think this historic park should be kept a park, and that it would be a shame to start whittling it down. I have been told that it was established in 1889 for the benefit of the people.

This is now the only green spot to be seen when entering Grand Junction on Highway 50 from the east. It gives the city a very nice look. I have always enjoyed going past the park on my way to do shopping and business in the City, and also on the way back home.

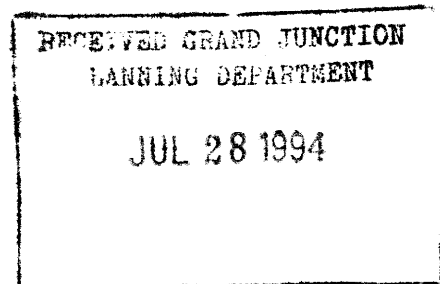
Since the mall was built I have never had any trouble finding parking on the street or in the several parking lots along Colorado Ave when attending any events or shopping in this part of Grand Junction.

May your decision be to keep the park intact.

Sincerely

  
Jean Moores  
32907 Highway 141  
Gateway CO 81522

A member of the  
Mesa County Historical Society  
Representative for the Gateway Area



We too, are opposed to using  
our beautiful Whittman Park  
(named after Marcus Whittman)  
for a parking lot. During Operation  
Forward, this was an issue  
# you may find in the archives,  
a mandate from "me-the-people" that  
said "this-idea" to best  
Mr & Mrs J. B. Aker  
1212 Wellington  
81506



July 26 - 1994

Community Development  
250 No 5<sup>th</sup> St  
Grand Junction, Colo.  
81501

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT

JUL 27 1994

To Whom it may Concern  
I am very much opposed to the  
Museum of Western Colo. taking any  
part of the Historical Whitman Park  
for parking spaces, to accommodate  
the Museum.

Places taken from the Whitman  
Park for the parking does not comply  
with the City Code.

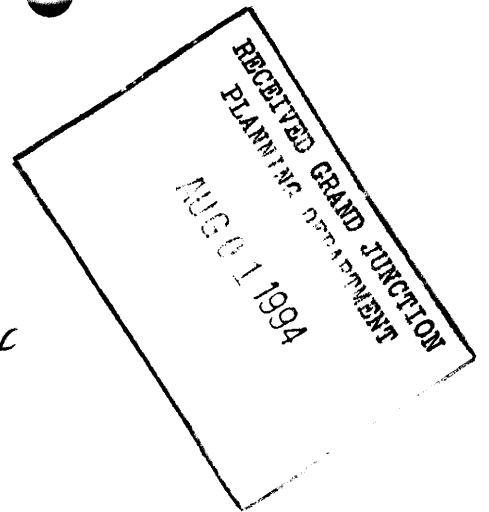
The founding fathers of Grand Junction  
designated the ground for parks  
and let's keep the parks as they  
are for everybody to enjoy.

Thank you.

Olive L. Blackburn

624 N. 15th St.  
GJ 81501

July 28, 1994



To: Grand Junction Planning Commission  
From: Ms Marietta Berger

As a Member of the Mesa County Historical Society and the Museum of Western Colorado, I think Whitman Park should remain as is with the Historical Designation.  
Thank you for your Consideration.

RECEIVED

PL 111

JUL 27 1994

**Anne Landman**  
**686 Step A Side Drive**  
**Grand Junction, Colorado 81506**  
**(303) 241-2832**

July 26, 1994

City of Grand Junction  
Kathy Portner, Community Development Dept.  
250 N. 5th Street  
Grand Junction, CO 81501

Dear Kathy,

Just yesterday I became aware of a proposal by the Museum of Western Colorado to take a portion of Whitman Park and turn it into 16 parking spaces for the museum. While I generally support the museum as a cause in our town, I do not support this proposal.

Whitman Park, at over 100 years old, is a historical part of our community, and belongs to the people of Grand Junction. It does not, and should not ever, belong to the museum for their use for any purpose. We should defend and protect existing amenities built for the enjoyment of *people*, rather than concentrate so much on accommodating vehicles, in our town. One other argument for the encroachment of Whitman park is that "it is only used by transients." It is wrong to place a value on a group of people for our own convenience.

Let's value everyone, all people, and less "things" (such as cars) in Grand Junction. If we allow this proposal to go through, we will doubtless eventually lose the entire park. Let's accept this fact: the number of internal combustion vehicles in Grand Junction will *never* again decrease. Given this fact, we can expect to come under increasing pressure to provide for these automobiles' eternal consumption of precious natural resources, including space. We must resist this, or we will lose our identity as people, and our vehicles will become the focus of our society.

Please pass this letter on to the appropriate person or persons.

Thank you for your attention to this important matter.

Sincerely,



Anne Landman

cc: R.T. Mantlo, Mayor

## STAFF REVIEW

---

FILE: 119-94

DATE: July 27, 1994

REQUEST: Special Use Permit for Parking Lot

LOCATION: Whitman Park - 4th Street and Ute Avenue

APPLICANT: Museum of Western Colorado

---

EXISTING LAND USE: City Park

PROPOSED LAND USE: Parking Lot within Park

### SURROUNDING LAND USE:

NORTH: Museum of Western Colorado

SOUTH: Commercial

EAST: Commercial

WEST: Single Family Residential and Commercial

EXISTING ZONING: Public Zone (PZ)

### SURROUNDING ZONING:

NORTH: Heavy Commercial (C-2)

SOUTH: Light Industrial (I-1)

EAST: C-2

WEST: C-2

---

RELATIONSHIP TO COMPREHENSIVE PLAN: The Downtown Development Strategy suggests that Whitman Park be retained as is as a "Planned Recreation" zone with emphasis on downtown neighborhood residential usage. The Parks, Recreation and Open Space Master Plan recognizes Whitman Park as an important downtown amenity that should be preserved and that can play a vital role as open space in redevelopment efforts downtown.

## STAFF ANALYSIS

The Museum has requested that the City allow it to convert the western end of Whitman Park to parking because they feel it will be a benefit to the park and to the community as a whole. The Museum has further requested that the contractor of the parking lot proceed immediately because they are willing to do the work with no charge to the Museum. The lot would contain 19 parking stalls with two access points on 4th Street (one-way in on the south and one-way in on the north). Five of the ten existing on-street parking stalls will be retained; thus, the net gain in parking

is 14 spaces. The design has tried to accommodate existing park vegetation as much as possible. Only one tree will be removed for the construction of the project. However, the Parks and Recreation Department is requiring that the applicant provide some subsurface watering, soil enhancement and/or place permeable tiles within the parking lot to try to ensure that the remaining trees near the lot do not die.

This parking can only be considered auxiliary--the Museum should be looking at other options for primary parking areas. Parking must be for public use--it cannot be used or signed exclusively for Museum use. Given its location, it is likely that the proposed parking lot would be used by park users and patrons of the businesses to the west. Staff also recommends that, if approved, the parking must be limited by either signage (2-hour free) or metered to deter use of it by employees of nearby businesses.

This concept was acceptable to both the Parks and Recreation Advisory Board and City Council although Council requested that the public be given an opportunity to comment via public hearings since Whitman Park is public property. Consequently, although the Special Use Permit process is normally an administrative one, this request is being considered by both Planning Commission and City Council. A number of community residents and organizations have expressed concern and opposition to this project as evidenced by the attached letters.

#### FINDINGS OF REVIEW (Criteria for Review per Section 4-8-1)

**Proposed Use Must Be Compatible With Adjacent Uses.** The proposed parking lot is compatible with most of the surrounding land uses with the exception of the residences across 4th Street--additional traffic in the park may not be acceptable to the residents.

**Design Features Of The Site Must Be Sufficient.** The interior site design of the lot is generally sufficient. The requirements of the Parks Department concerning irrigation of the remaining trees does not seem to be adequately addressed on the plan as proposed. The proposal may also require additional lighting for nighttime use that is currently not shown on the plan. In terms of circulation, the locations of the access points on 4th Street are not the most desirable situation, however, superior to access via other streets adjacent to the park. Additional congestion on 4th Street will be unavoidable.

**Proposed Accessory Uses Must Demonstrate That They Are Necessary and Desirable.** The applicant has not demonstrated such a need for this project at this time other than that there is a donor willing to construct the lot now with no charge to the applicant and that they perceive the parking lot to be a benefit to both the park, the community and the downtown area. It would seem that the use of historic public open space for the purpose of adding only 14 parking stalls to the downtown parking pool warrants some discussion as to the real need and purpose for this project. Parking data collected by the Downtown Development Authority and the Community Development Department indicates that there is a surplus of parking in the vicinity of Whitman Park, with an

average public parking availability of over 70 percent in this and adjacent blocks. The major question is why now--why not after the Museum expansion project is assured and just prior to opening or even after opening if a parking shortage can then be demonstrated?

**Adequate Public Services Must Be Available.** Existing utility services for lighting and irrigation are available and adequate in order for this project to be constructed.

**Other Support Uses Shall Be Available.** Not applicable to this proposal.

**Provisions For Proper Maintenance Shall Be Provided.** The City Parks and Recreation Department will be responsible for maintenance of the parking lot once it is constructed by the Museum.

**The Use Shall Conform to Adopted Plan, Policies and Requirements.** The proposal does not seem to conform to the adopted Downtown Strategy Plan nor the Parks, Recreation and Open Space Master Plan, both of which suggest leaving Whitman Park as is.

Given this background information, staff has identified the following advantages and disadvantages of the Whitman Park parking lot proposal.

#### ADVANTAGES

- 1) Providing parking in the park may invite additional users to the park, the Museum and to downtown in general--both community residents as well as visitors.
- 2) This addition of other users in the park may displace the transients that presently loiter in the park.
- 3) Taxpayer dollars will not have to be spent to construct this addition to the park.

#### DISADVANTAGES

- 1) There appears to be no need for additional parking in this part of downtown at this time. It is assumed that the Museum expansion project would include sufficient off-street parking for its use without the proposed parking lot. It is not likely that the Parks and Recreation Department would ever (at least not in the near future) construct a parking lot in this park.

- 2) Many community residents have expressed concern and opposition to the project.
- 3) The City Parks and Recreation Department will be responsible for maintenance of a parking lot that it probably would not have proposed to build otherwise.
- 4) Increased traffic congestion on 4th Street.
- 5) Increased pedestrian traffic crossing Ute Avenue--a busy primary arterial.
- 6) Compromising the historic open space that was set aside by the original town plat in 1881 and is still a very visible landmark to citizens and visitors alike.
- 7) General loss of "green space" which is scarce in the downtown area.
- 8) Displacement of transients may cause problems elsewhere in the downtown area.

C H A M B E R L I N  
A R C H I T E C T S

August 1, 1994

Ms. Kris Ashbeck  
Grand Junction Planning Department  
250 N. Fifth Street  
Grand Junction, CO 81501

Dear Kris:

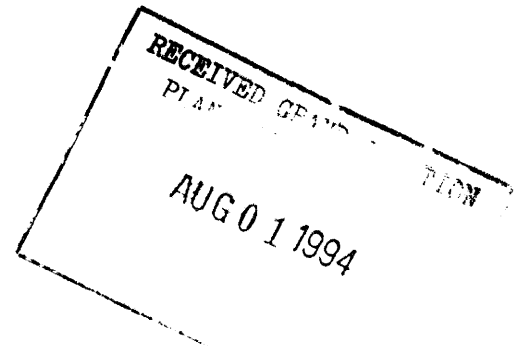
Per our phone conversation, we would like to pull the Whitman Park Parking Lot Proposal from the Planning Commission Agenda currently scheduled for August 2, 1994. We understand that there have been complaints from the Historical Society which we would like to resolve prior to our public hearing.

Sincerely,



Edward J. Chamberlin, AIA

EJC/8-1ashbe.451



· A P R O F E S S I O N A L C O R P O R A T I O N ·

437 MAIN STREET  
GRAND JUNCTION, COLORADO 81501-2511  
TELEPHONE (303) 242-6804  
FAX (303) 245-4303

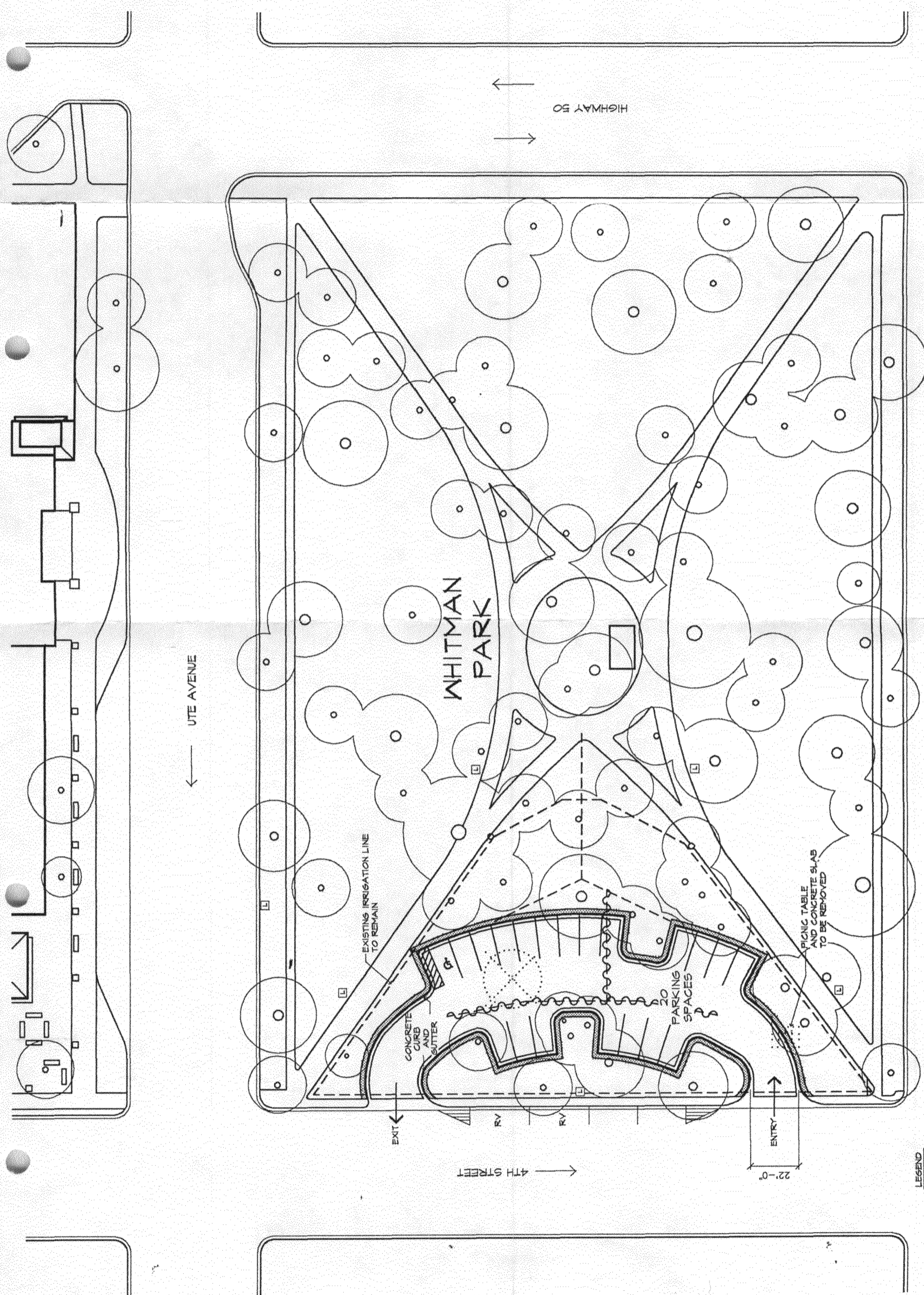


TYPE LEGAL DESCRIPTION BELOW, USING ADDITIONAL SHEETS AS NECESSARY. USE SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE.

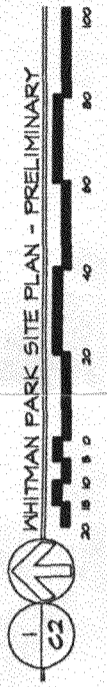
\*\*\*\*\*

Block 140 - Lots 1 thru 32 of original plat City of Grand Junction, Section 14  
1 South 1 West

119 94



NOTE: TREE LOCATIONS TAKEN FROM AERIAL PHOTOGRAPH BY NICHOLS ASSOC. DATED 11/4/05

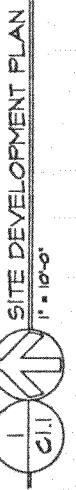


LEGEND

- REPLACEMENT LANDSCAPING AREA
- IRRIGATION LINES TO BE ABANDONED
- EXISTING LIGHTING TO REMAIN
- EXISTING TREE TO BE REMOVED (1 THUS)



Survey prepared for  
KLH ENGINEERING GROUP  
2516 Forefront Circle, Suite 9  
Grand Junction, Colorado 81506  
Phone (303)242-1835, Fax (303)245-7079



LEGEND	
EXISTING TO REMAIN	CATCH BASIN
NEW	SIGN
LANDSCAPING	MANHOLE
	LIGHTING
	WATER VALVE
	SIGNAGE
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED (I THIS)
	EXISTING SHRUB TO REMAIN
	EXISTING SHRUB TO BE REMOVED/CUT BACK
	REPLACEMENT LANDSCAPING AREA

