



**RE: ADMINISTRATIVE REGULATION NO. 02-09**  
Zoning and Development Code  
City of Grand Junction

ISSUED BY: /s/ Tim Moore  
Tim Moore, Director of Public Works and Planning

12-07-09  
Date

Topic:  
Temporary Parking Lots in R-O, B-1 and IO Zone Districts

Background and Purpose:

The purpose of this Administrative Regulation is to clarify the provisions of §6.6.A.9.c and d, which states that temporary parking lots are only allowed in B-2, C-1, C-2, I-1 or I-2 zones and only if a site plan has been approved by the Director. Since parking lots are required for any commercial and/or industrial use, and all nonresidential zoning districts are capable of being in “transition” during expansion, development or re-development, it appears to have been an oversight to not include R-O, B-1 or IO zone districts to allow for temporary parking lots.

“Temporary parking lots are parking areas, which serve during transition of a property during development and shall not be used for more than twenty-four (24) months from issuance of a City site plan for such parking use. (Zoning and Development Code, Section 6.6.A.9.c). A temporary parking lot is allowed only in B-2, C-1, C-2, I-1 or I-2 zones and only if a site plan has been approved by the Director.”

This Administrative Regulation is necessary to clarify and effectuate the existing provisions of the Grand Junction Zoning and Development Code. This Administrative Regulation is pursuant to and under the authority of 2-61 of the Grand Junction Code of Ordinances.

Chapter 1, Section 1.4 of the Zoning and Development Code provides

The Code is intended to enable the City to uniformly and consistently evaluate, improve and approve, as appropriate, development, changes to existing uses, future uses and activities and to promote the health, safety and general welfare of the citizens and residents of the City. Not all situations will fall into easily identifiable processes and requirements. This Code provides flexibility in dealing with situations in general, and especially those which do not fit well with typical processes and standard requirements. The elements that make up this Code are interrelated and cannot be taken in isolation; all provisions and regulations must be taken within the context and intent of the entire Code.

To satisfy the purpose of the Code and this Administrative Regulation the Director of the Public Works and Planning Department does find and implement the following administrative interpretation:

Administrative Interpretation:

*All nonresidential zone districts (R-O, B-1, B-2, C-1, C-2, I-1, I-2 and IO) that require a parking lot to accommodate parking may, upon City staff review and approval, utilize a temporary parking lot for twenty-four (24) months in accordance with Section 6.6.9.c and d, of the Zoning and Development Code.*