

**CITY OF GRAND JUNCTION, COLORADO**

**Ordinance No. 2772  
AMENDING SECTION 5-1-4 AND SECTION 12 OF THE ZONING AND  
DEVELOPMENT CODE  
CONCERNING THE SURFACING OF VEHICULAR TRAFFIC AREAS**

Recitals.

The City of Grand Junction recognizes the importance of properly paved and graded vehicular traffic and parking areas. In the past, the City allowed the placement of gravel as a surfacing material for vehicular traffic areas. However, experience has shown that gravel is not dust-free under all types of traffic and weather conditions. The generation of dust is also a significant contributor to particulate air pollution and is a public nuisance. This text amendment is proposed for the purpose of requiring concrete or bituminous pavement in all required parking and vehicular traffic areas. The City Engineer may permit gravel or a similar material to be used in overflow parking areas and low-traffic storage yards.

The Grand Junction Planning Commission at its August 2, 1994 hearing recommended approval of the text amendment.

The City Council has duly considered the matter and the recommendation of the Planning Commission and finds these amendments to the Zoning and Development Code are necessary for the public health, welfare and safety.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

1. The Zoning and Development Code is amended by the addition of a new subsection A, as shown to Section 5-1-4 as follows:

A. All parking and vehicular traffic surfaces are subject to the following:

1. All required parking and vehicular traffic surfaces shall be properly graded for drainage and surfaced with concrete or bituminous pavement. The City Engineer may permit a gravel or similar surface to be used in overflow parking areas, low-traffic storage yards, or as provided in (2) below, if the applicant establishes that undue amounts of dust will not be generated. Overflow parking is defined as "parking in addition to the minimum required by ordinance which is designed not to be used more than ten (10) times per year." A low-traffic storage yard is defined as "an enclosed storage area generating less than 30 ADT (average daily trips)." The Administrator may, in writing as a part of the regulations for the Department, revise the definition to permit gravel paving in other cases if he finds that the quantity of dust generated is no greater than in the cases permitted above.

All surfaces shall be maintained in good condition free of weeds, dust, trash and debris. All vehicular traffic areas must be constructed to standards established by the City Engineer.

2. Temporary surface parking lots are parking areas which serve as a transitional use of a property and are temporary in nature. Temporary parking lots shall be an allowed use in the B-3, C-1, C-2, I-1, I-2, HO, P and PZ zone districts and shall be subject to site plan review as required in Section 4-13.

For purposes of this section, "temporary" is defined as a period not to exceed two years from issuance of a permit from the Community Development Department. Temporary parking lots may be surfaced with gravel and shall be properly graded for drainage and maintained in good condition free of weeds, dust trash and debris. Temporary parking lots shall be subject to all landscaping and screening requirements. Parking spaces within a gravel lot shall be delineated with concrete "bumper blocks."

Continued use of all or a portion of a temporary parking lot beyond the two year expiration date will require that the parking lot be upgraded to the standard contained in paragraph (1) above and shall require Site Plan Review. Continued use of the temporary parking lot beyond permit expiration without the required improvements shall be subject to a fine of \$250 per day of such additional use.

Section 12 shall be amended to delete the following definition: "Dust Free"

Introduced on first reading the 17th day of August, 1994.

Public hearing held on the 7th day of September, 1994, continued to the 5th day of October, 1994, and continued to the 19th day of October, 1994.

PASSED and ADOPTED on second reading this 19th, day of October, 1994.

ATTEST:

/s/ R.T. Mantlo  
President of the City Council

/s/ Stephanie Nye  
City Clerk