

COLORADO HISTORICAL SOCIETY  
Office of Archaeology and Historic Preservation  
1300 Broadway Denver, Colorado 80203

HISTORIC BUILDING INVENTORY RECORD

project name: Grand Junction Downtown Survey

current building name:

county: Mesa city: Grand Junction

state ID no. 5ME-7185 temporary no.

address: 729 Gunnison, Grand Junction, CO 80501

owner: Alton Miles, P.O. Box 242, Meeker, CO 81641-0242

township: 1S range: 1W section: 14, NE 1/4

historic name:

USGS quad name: GJT-N3900-W10830, CO 1962 X 7.5' 15'

district name:

block: 49 lot(s) 12, 13 addition: City

yr. of addition

film roll by: Leslie Karp no.

negative nos. 1049-9

location of negatives: City of Grand Junction

date of construction: \_\_\_\_\_ estimate 1910 actual

source: Mesa County Assessor's Office

use: present: Residence historic: Residence

condition: \_\_\_\_\_ excellent X good \_\_\_\_\_ fair \_\_\_\_\_ deteriorating

extent of alterations: X minor \_\_\_\_\_ moderate \_\_\_\_\_ major

describe: new asphalt shingled roof; new front steps

Style: Four-square

stories: 2-1/2

X original \_\_\_\_\_ moved date(s) of move:

materials:wood frame

square footage:2680

National Register Eligibility:

Individual:  yes  no

Contributing to district:  yes  no

local landmark designation: \_\_\_\_\_ name \_\_\_\_\_ date

associated buildings?  yes type:

if inventoried, list ID nos.

architectural description:

Two and one half story, square, frame building; wood siding; hip roof with asphalt shingles; 1/2 story dormer with hip roof and one fixed glass window; second story has two 1/1 wood windows; first story front window of fixed glass with glass transom; covered front porch length of building with hip roof with wood shingles; front sidewalk leads to wood steps leading to front porch; trees and grass.

architect:unknown

source:

original owner:unknown

source:

builder/contractor:unknown

source:

theme(s): Plateau country/residential

construction history: (description, names, dates, etc. relating to major additions or alterations to original structure)

roof changed from wood to asphalt shingles; new front steps; date unknown

historic background (discuss important persons and events associated with this structure)

George Crawford selected the town site on Sept. 26 1881, incorporated the Grand Junction Town Company, and platted a section of land for town development in typical grid fashion. Boundaries were established at North and South avenues and First and Twelfth streets. Corners were set aside for churches, blocks for school buildings (between Fifth and Sixth streets and White and Rood avenues), parks - Maple, Walnut, Chestnut and Cottonwood (names later changed to Whitman, Emerson, Hawthorn, and Washington, respectively)- were designed for each quarter section of the original town plat. This structure is located within the original platted area and is representative of the early 1900s town building era.

significance: (check appropriate categories and briefly justify below)

architectural significance:  
\_\_\_ represents the work of a master  
\_\_\_ possesses high artistic values  
X represents a type, period or method of construction

historic significance:  
\_\_\_ associated with significant persons associated with significant events or patterns  
X contributes to an historic district

statement of significance:

Contributing; altered, compatible--conveys character of the period of significance.

This structure is located within the original town plat and conveys the character and vitality of the block.

references (be specific)

Mesa County Assessor's Office  
1981 Historic Survey of City

surveyed by: Leslie Karp  
date: July, 1994

affiliation: Winter & Company





**729 Gunnison Avenue**  
**Current Google Street View**  
**July 2012**

DATE SUBMITTED: 11/5/92

11/12/92

PERMIT NO. 43451 ✓

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 729 Gunnison

SQ. FT. OF BLDG: 1700

SUBDIVISION City of Grand Jct.

SQ. FT. OF LOT: 7500

FILING # \_\_\_\_\_ BLK # 49 LOT # 12/13

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-141-26-003

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER Tony Miles

USE OF EXISTING BUILDINGS: Single family home

ADDRESS 729 Gunnison

DESCRIPTION OF WORK AND INTENDED USE: 2nd story addition, re-roof & new carpet/garage in

TELEPHONE: 241-1048

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

### FOR OFFICE USE ONLY

ZONE RMF-32

FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: FRONT 20' from property

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO X

SIDE 10' REAR 20'

CENSUS TRACT: 2 TRAFFIC ZONE: 36

MAXIMUM HEIGHT 32'

PARKING REQ'MT \_\_\_\_\_

LANDSCAPING/SCREENING REQUIRED: \_\_\_\_\_

SPECIAL CONDITIONS: \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

Angelina Barrett  
Department Approval

[Signature]  
Applicant Signature

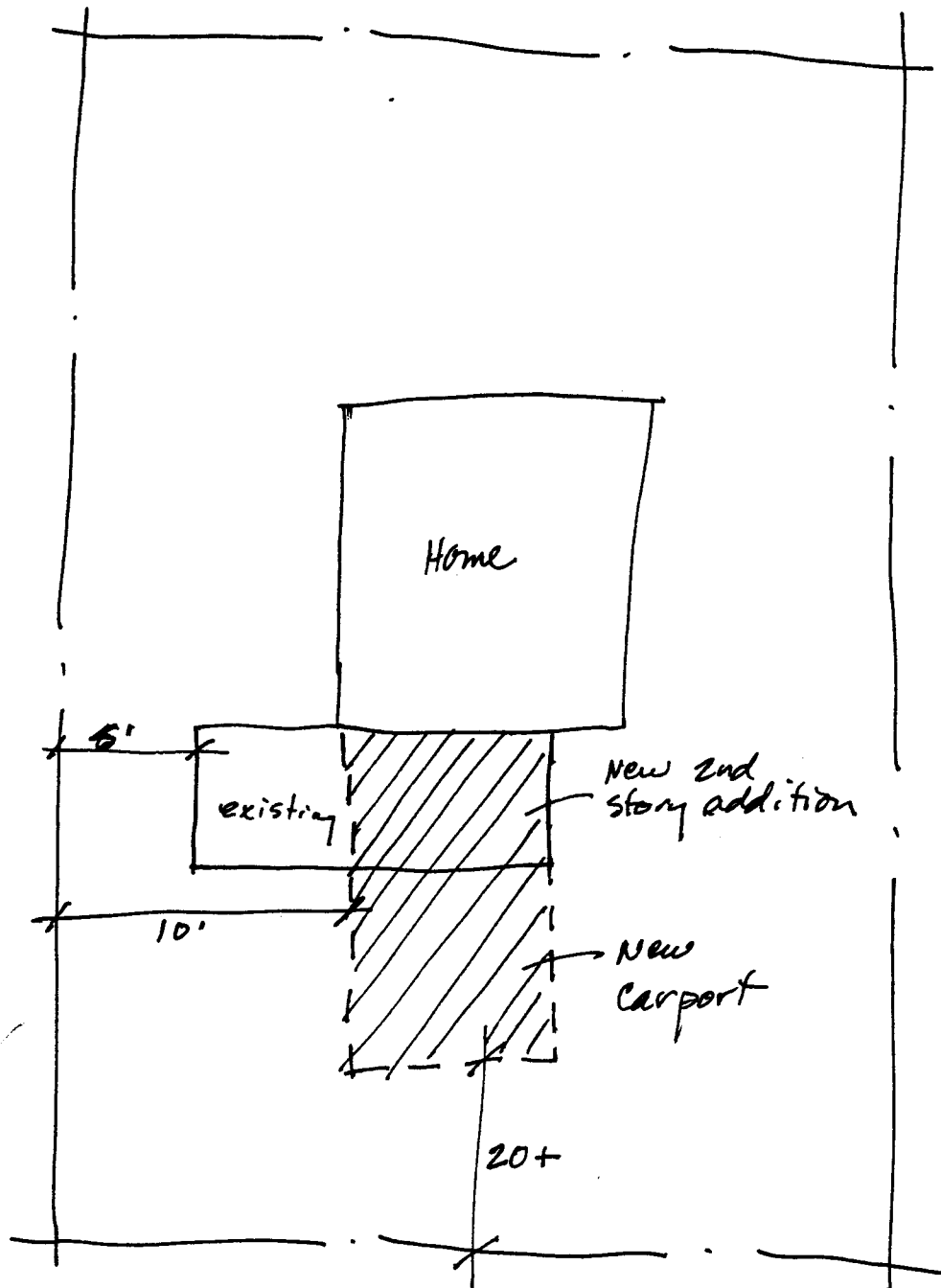
11/5/92  
Date Approved

11/5/92  
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

# Garrison

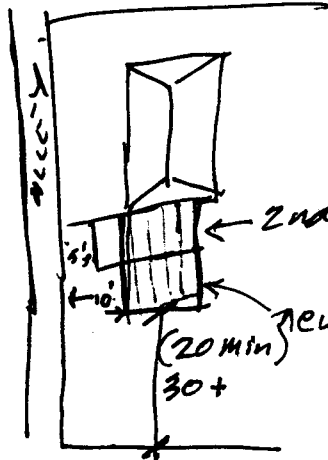
Alley



ACCEPTED a. Barrett  
ANY QUANCE OF SETBACKS MUST BE  
APPROVED BY THE PLANNING  
COMMISSION. REVISIONS  
MAY BE REQUIRED. PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

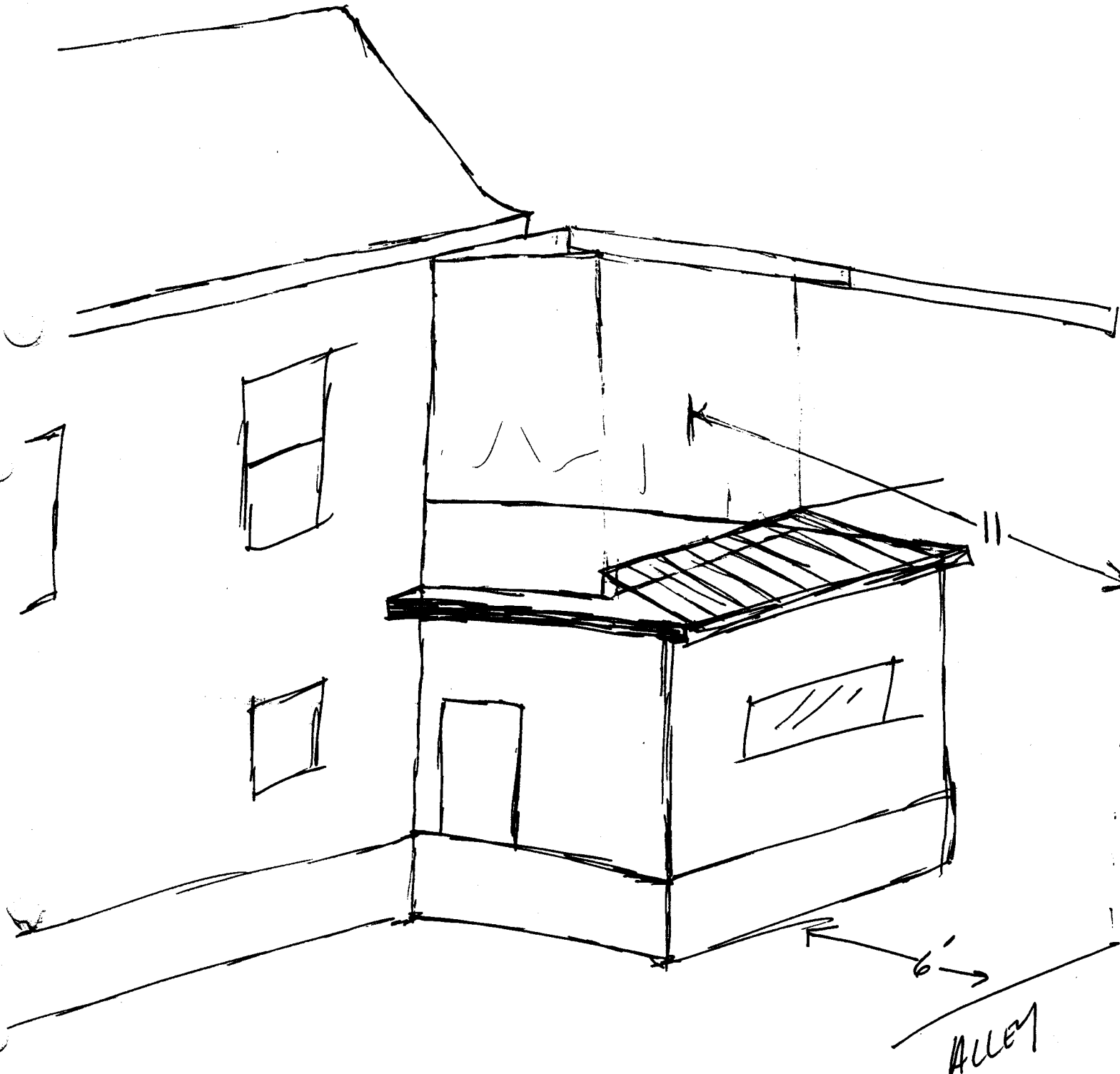
TOP VIEW

GUNNISON



← 2nd story addition (to meet setbacks 10')

← new carport (20 min) 30+



ALLEY

FEE \$	10 <sup>00</sup>
TCP \$	/
SIF \$	/

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. \_\_\_\_\_

REVISED 4/29/08 JAR

4745-2968-

Building Address 729 GUNNISON AVE No. of Existing Bldgs 1 No. Proposed 2  
 Parcel No. 2945-141-26-003 Sq. Ft. of Existing Bldgs 2500 Sq. Ft. Proposed 1632  
 Subdivision \_\_\_\_\_ Sq. Ft. of Lot / Parcel 7500 *45% of princ. structure*  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2500 + 1632 = 4132 *45% of 7500 = 3375*  
 Height of Proposed Structure 25

**OWNER INFORMATION:**

Name ANTHONY MILES  
 Address 729 GUNNISON  
 City / State / Zip GRAND JCT CO 801501

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): garage

**APPLICANT INFORMATION:**

Name SAME  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone 24-4114

\*TYPE OF HOME PROPOSED: STUDIO  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: STUDIO garage w/ storage - no kitchen facilities - JAR 5/2/08

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.**

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE R-8 Maximum coverage of lot by structures 70%  
 SETBACKS: Front 25 from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Side 3 from PL Rear 5 from PL Parking Requirement \_\_\_\_\_  
 Maximum Height of Structure(s) 35' Special Conditions must have appearance consistent with character of the principal structure.  
 Voting District \_\_\_\_\_ Driveway Location Approval \_\_\_\_\_ (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 4.28.08  
 Department Approval [Signature] Date 4/28/08

REVISED 4/29/08 JAR

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. No wtr/swr charge  
 Utility Accounting [Signature] Date 4/28/08



# City of Grand Junction GIS Zoning Map ©

REVISED 4/29/08



SCALE 1 : 496

ACCEPTED *Judith A. Rice* 4/29/08

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

REVISED

24 x 34

13' from bldg to EAST prop line

729 Gunnison Ave

