

STATEMENT OF PLANNING OBJECTIVES
1101 W. Oak Street, 2-car detached garage with habitable space
May 18, 2009

Eric and Catherine Gootee are owners of the residence at 1101 W. Oak Street in Fort Collins. They have continued to occupy the residence (Lot 17, Block 7 FTC) as their home since June 30, 1999. Absent from the home and the site is a garage like several of the adjoining properties on the same block and within their neighborhood. The addition of a garage will provide a more marketable asset to the property for any future re-sale. The garage will also make available an additional means for storage other than outside or within their home. Therefore, the owners are proposing to construct a new 2-car detached garage with space inside for a workshop and storage and a habitable space in the attic above. Also in the workshop will be a utility/mop/wash sink basin. This will involve connecting onto the existing water line that feeds the home and to connect a sewer line to the existing line in the alley. Adding a water connection will also allow for the addition of a hose bibb on the side of the garage to connect a hose to wash the cars.

The owner would like to begin construction of this project in the summer. Construction documents have been prepared and will be submitted concurrent with the review by the Planning Department for the Project Development Plan submittal and subject to any necessary changes required by this and/or the Building Department review. Understandably, a permit would not be issued until both departments have agreed to the plans. Once a permit and bids are obtained and construction begins, it is estimated that the work will be completed within three to four months, dependent upon weather conditions. The owner will be acting as the General Contractor.