

**TOWN OF OPHIR  
ORDINANCE 2005-8**

**APPROVING A VARIANCE FOR LOT 3A, BLOCK 11**

**WHEREAS**, the General Assembly conducted a public hearing on January 17<sup>th</sup> after publishing and mailing notice in accordance with the Ophir Land Use Code; and

**WHEREAS**, the General Assembly finds that the application for Variance meets all the requirements as stated in §1104 of the Ophir Land Use Code;

**NOW, THEREFORE BE IT ORDAINED BY THE GENERAL ASSEMBLY OF THE TOWN OF OPHIR, COLORADO:**

**SECTION 1. VARIANCE APPROVED.**

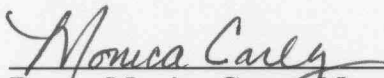
The variance application submitted by Elizabeth Covington is hereby approved such that the side yard setbacks for Lot 3A shall be 10 feet. This variance shall have a vested right for three years from January 17<sup>th</sup>, 2006, (January 17, 2009) and shall continue in perpetuity unless the Ophir Land Use Code is amended to change the side yard setback for lots of 5,000 sq.ft. to 7,500 sq.ft. in size.

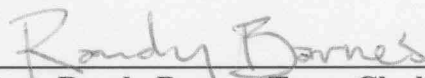
**SECTION 2. PUBLICATION.**

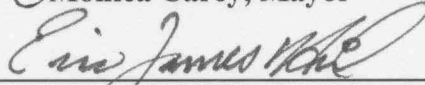
This Ordinance shall be effective upon final adoption. After final adoption, a public notice shall be published which notice shall contain the number and title of this ordinance, a brief description of the ordinance, its effective date and a notice that copies of the ordinance are available for inspection at the Town Clerk's office.

**INTRODUCED, READ, APPROVED AND ADOPTED BY THE GENERAL ASSEMBLY OF THE TOWN OF OPHIR on the 20<sup>th</sup> day of December, 2005.**

**READ AND APPROVED ON SECOND AND FINALLY READ BY THE GENERAL ASSEMBLY OF THE TOWN OF OPHIR on the 17<sup>th</sup> day of January, 2006**

  
By: Monica Carey, Mayor

  
Attest: Randy Barnes, Town Clerk  
[Town Seal]

  
Approved as to Form: Eric James Heil, Esq.  
Town Attorney