

**RESOLUTION NO. 1885**

**A RESOLUTION OF THE GOLDEN CITY COUNCIL PERTAINING  
TO A LOT AREA VARIANCE FOR A PROPOSED SUBDIVISION  
PLAT AT 704 AND 708 SECOND STREET**

WHEREAS, Charles and Sheila Davis and Tom Vinson, owners of 704 and 708 Second Street have requested approval of a lot area variance to allow the replacement of a townhome style subdivision plat with a traditional duplex style subdivision plat; and

WHEREAS, proper notice of the required public hearing has been accomplished according to law, including posting on the subject property, publication in the local newspaper, as well as the necessary letters to all owners of real property within 300 feet of the property; and

WHEREAS, a special hearing regarding the variance request has been held at a public meeting of the City of Golden City Council on July 24, 2008.

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GOLDEN, COLORADO:

Section 1: City Council finds that the variance request, to allow the replacement of a townhome style subdivision plat with a traditional duplex style subdivision plat with one undersized lot, complies with the criteria in Chapter 18.12.030 of the Golden Municipal Code pertaining to a hardship in complying with the current code, said hardship being related to the shallow depth, and irregular shape of the lot.

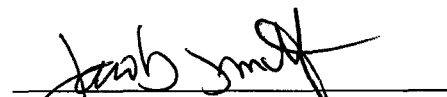
Section 2. City Council finds that such relief may be granted without substantial detriment to public good, without altering the essential character of the neighborhood, and without substantially impairing the intent and purpose of this zoning title or the growth plan of the city.

Section 3. On the basis of these findings, City Council hereby approves the lot area variance for 708 Second Street, subject to the condition that the variance will terminate on June 1, 2009 if a final subdivision plat, including a limitation prohibiting additional dwellings on the lot created for 704 Second Street, has not been approved by the City of Golden, and recorded at Jefferson County.

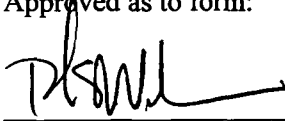
Adopted this 24<sup>th</sup> day of July, 2008.



  
Susan M. Brooks, MMC  
City Clerk

  
Jacob Smith  
Mayor

Approved as to form:

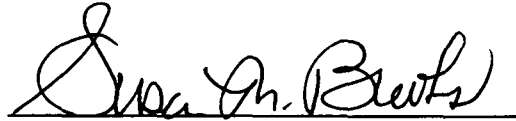


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David S. Williamson  
City Attorney

I, Susan M. Brooks, City Clerk of the City of Golden, Colorado, do hereby certify that the foregoing is a true copy of a certain Resolution adopted by the City Council of the City of Golden, Colorado at a rescheduled regular business meeting thereof held on the 24th day of July, A.D., 2008.



ATTEST:



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Susan M. Brooks, City Clerk of the City of  
Golden, Colorado