

ORDINANCE NO. 1993-5

**AN ORDINANCE AMENDING THE CLOVERDALE PLANNING AND ZONING
ORDINANCE BY AMENDING THE ZONING MAP**

WHEREAS, the Plan Commission of the Town of Cloverdale, has initiated and prepared this ordinance to amend the Cloverdale Planning and Zoning map;

WHEREAS, the Cloverdale Plan Commission has reported that it held a public hearing concerning this ordinance on , 1993, after timely notice of the hearing was given by publication in the **Banner-Graphic**, Greencastle, IN on , 1993;

WHEREAS, the Cloverdale Plan Commission has reported that it paid reasonable regard to the following factors enumerated in IC 36-7-4-603 in consideration of the ordinance and determination of a recommendation to be made to the Town Council:

1. The comprehensive plan;
2. current conditions and the character of current structures and uses in each district;
3. the most desirable use for which the land in each district;
4. the conservation of property values throughout the jurisdiction; and
5. responsible growth and development.

WHEREAS, the Cloverdale Plan Commission has certified this ordinance to the Town council with (a recommendation by a majority vote in favor of adoption) (an unfavorable recommendation) (no recommendation);

WHEREAS, the Town Council has considered the recommendation of the Cloverdale Plan Commission and has paid reasonable regard to the factors enumerated in IC 36-7-4-603 before acting on this ordinance;

WHEREAS, the Town Council has determined that this ordinance should be adopted without amendment as certified by the Cloverdale Plan Commission; **Therefore,**

**BE IT ORDAINED AND ADOPTED BY THE COUNCIL OF THE TOWN OF
CLOVERDALE, INDIANA:**

SECTION 1. REZONING

That the Town of Cloverdale Zoning Map is hereby amended by changing the zoning classification for the following described real estate from R-1 Single Family Dwelling to B-2 General Business District:

Part of the Southwest quarter of the Northwest quarter of Section 36, Township 13 North, Range 4 West, in Cloverdale Township, Putnam County, Indiana, more particularly described as follows:

Beginning at a point on the North line of the Southwest quarter of the Northwest quarter of Section 36, Township 13 North, Range 4 West, which point is 745.42 feet East of the Northwest corner of said quarter-quarter, which point of beginning is the Northeast corner of a 0.585 acre tract described in Deed Record 166, page 89, in the office of the Putnam County Recorder; thence East 575.92 feet with the North line of said quarter-quarter to the Northeast corner of said quarter-quarter, which point is the Northwest corner of a 3 acre tract described in Deed Record 198, page 363, in said Recorder's office; thence South 215 feet with the West line of said 3 acre tract; thence North 40 feet; thence east 60 feet; thence North 175 feet to the point of beginning, containing 2.898 acres, more or less.

EXCEPTING THEREFROM: Beginning at a point on the North line of said quarter-quarter, which point is 985.57 feet East of the Northwest corner of said quarter-quarter; thence South 175.00 feet; thence South 14 degrees 02 minutes 10 seconds East 41.23 feet; thence East 80.00 feet; thence North 14 degrees 02 minutes 10 seconds East 41.23 feet; thence North 175.00 feet to said North line; thence West 100.00 feet with said North line to the point of beginning, containing 0.848 acres, more or less, in said exception.

Containing in all after said exception 2.414 acres, more or less.

Subject to all pertinent easements and rights-of-way of record.
This ordinance takes effect upon passage.

The Clerk-Treasurer of the Town of Cloverdale is ordered to have this ordinance published by inserting a copy of the ordinance in the official set(s) of the Town of Cloverdale Code maintained on file for public inspection in the office of the Clerk-Treasurer.

THIS ORDINANCE WAS PASSED AND ADOPTED this ____ day of _____, 1993.

ATTEST:

Ruby Barnett
Clerk-Treasurer

SYNOPSIS

This ordinance amend the Cloverdale Zoning Map of the Town of Cloverdale Code to rezone 2.414 acres situate at from R-1 single family dwelling to B-2 General Business (Petitioner: Don Gedert, Pres., Invest Putnam, Inc.)