

**TOWN OF CLOVERDALE**  
**ORDINANCE** 2004-5

**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 proposed this ordinance to amend the Cloverdale Planning and Zoning Map; and

WHEREAS, the Cloverdale Plan Commission held a public hearing on May 13, 2004, after timely notice of the hearing was given by publication in the Banner Graphic, Greencastle, Indiana, on April 16, 2004; and

WHEREAS, the Cloverdale Plan Commission has reported that it paid reasonable regard to the following factors enumerated in I.C. 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 condition and character of current structures and uses in each district;
3. The most desirable use for the land in each district is adapted;
4. The conservation of property values throughout the jurisdiction;
5. Responsible development and growth; and

WHEREAS, the Cloverdale Plan Commission has [~~recommended~~/made no recommendation, made an unfavorable recommendation] that such area be rezoned from A1 to B2; and

WHEREAS, the Town Council has considered [~~the recommendation~~/no recommendation] of the Cloverdale Plan Commission and has paid reasonable regard to the facts enumerated in I.C. 36-7-4-603 before acting on this ordinance; and

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

NOW THEREFORE BE IT ORDAINED by the Town Council of the Town of Cloverdale as follows:

**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 A1 to B2;


Situate in the State of Indiana, County of Putnam and being a part of the North half of the Northwest quarter of Section 36, Township 13 North, Range 4 West of the Second Principal Meridian, more particularly described to-wit:

Beginning at a railroad spike marking the Southwest corner of the Northeast quarter of the Northwest quarter of Section 36, Township 13 North, Range 4 West; thence North 89 degrees 06 minutes West 439.45 feet with the South line of the Northwest quarter of the Northwest quarter of said Section 36; thence North 00 degrees 54 minutes East 550.00 feet; thence North 57 degrees 23 minutes East 427.09 feet to the Southwesterly right-of-way of the CSX Railroad; thence South 36 degrees 24 minutes East 980.00 feet with the Southwesterly right-of-way of the CSX Railroad to a railroad spike on the South line of the Northeast quarter of the Northwest quarter of Section 36; thence North 89 degrees 48 minutes West 510.55 feet with said South line to the point of beginning, containing 10.82 acres, more or less.

Subject to all rights-of-way and pertinent easements of record.

The above description was prepared from records on file in the Putnam County Courthouse and client instructions and has not been surveyed by the undersigned.

Prepared this 26<sup>th</sup> day of February, 2004.

  
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John K. Phillips, Reg. Land Surveyor #S0287  
ASA Land Surveying

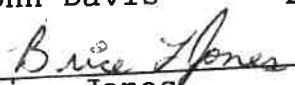
**(HERE INSERT LEGAL DESCRIPTION OF REAL ESTATE BEING REZONED)**

This Ordinance shall have full force and effect upon passage of the Cloverdale Town Council.

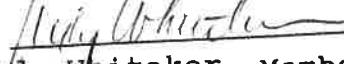
The Clerk-Treasurer of the Town of Cloverdale is directed to publish this ordinance by inserting a copy of this ordinance in the official set(s) of the Town of Cloverdale Code maintained on file for public inspection in the office of the Clerk-Treasurer and by noting the zoning amendments on the Zoning Map.

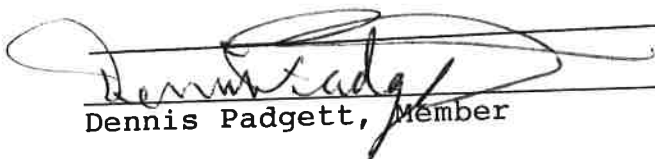
PASSED AND ADOPTED by the Town Council of the Town of Cloverdale, Indiana, this 27<sup>th</sup> day of July, 2004.

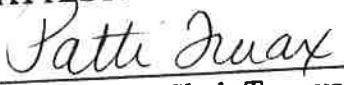
  
\_\_\_\_\_  
John Davis - President

  
\_\_\_\_\_  
Brice Jones - Vice President

\_\_\_\_\_  
Jim McCullough - Member

  
\_\_\_\_\_  
Judy Whitaker, Member

  
\_\_\_\_\_  
Dennis Padgett, Member

ATTEST:  
  
\_\_\_\_\_  
Patti Truax, Clerk-Treasurer

**SYNOPSIS**

This ordinance amends the Cloverdale Zoning Map of the Town of Cloverdale to rezone the aforementioned real estate from A1 to B2.