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BOOK 772 PAGE 181

TOWN OF CLOVERDALE
ORDINANCE 1998-3

MAY 0 1 1998

Betty McFarland
PUTNAM COUNTY RECORDER

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

WHEREAS, the Plan Commission of the Town of Cloverdale received a petition to amend the Cloverdale Planning and Zoning map;

WHEREAS, the Cloverdale Plan Commission held a public hearing on December 5, 1996, after timely notice of the hearing was given by publication in the Banner-Graphic, Greencastle, Indiana, on October 18, 1996; 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 the character of current structures and uses in each district;
3. The most desirable use for which 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 made no recommendation that such area be rezoned from A-1 to B-2; and

WHEREAS, the Town Council has considered the 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 an ordinance should be adopted amending the Cloverdale Zoning map.

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 A-1 to B-2:

Situate in the State of Indiana, County of Putnam and being a part of the Southwest quarter of the Southwest quarter of Section 25, a part of the South half of the Southwest quarter of Section 26, a part of the North half of the Northeast quarter of Section 35, and a part of the North half of the Northwest quarter of Section 36, all in Township 13 North, Range 4 West of the Second Meridian, more particularly described to-wit:

Beginning at a stone marking the Southwest corner of the south half of the Southeast quarter of Section 26, Township 13 North, Range 4 West; thence North 000 degrees 24 minutes East 1087.96 feet with the West line of said South half quarter to a 5/8 inch rebar on the South right-of-way line of Interstate 70; thence with the South right-of-way line of Interstate 70 South 89 degrees 16 minutes East 582.26 feet to a 5/8 in rebar; thence South 86 degrees 25 minutes East 1602.0 feet to a 5/8 inch rebar on 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 06 minutes West 1321.34 feet to an iron pin marking the Southwest corner of said North half quarter; thence North 00 degrees 34 minutes East 1319.82 feet to the point of beginning, containing 195.16 acres, more or less.

Subject to all easements, restrictions, reservations and rights-of-way record. 13th 
Subject to the restrictive covenants executed by Showmasters, Inc. dated April 30, 1998.

In the event that Showmasters, Inc. or assigns does not apply for a building permit within two (2) years from the ~~date hereof~~, the zoning classification shall automatically revert back to its original A-1 status. Dec 17, 1996, 

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

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 zoning amendments on the zoning map.

PASSED AND ADOPTED by the Town Board of the Town of Cloverdale, Indiana this 17th day of December, 1996.


ATTEST:



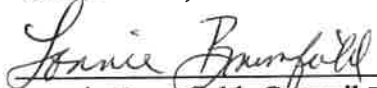
Patti Truax, Clerk-Treasurer



Dan Johnson, Council President



Sandi Oliver, Council Member



Lonnie Brumfield, Council Member