



Town of Cedar Lake

Department of Planning, Zoning and Building
7408 Constitution Avenue, P.O. Box 707, Cedar Lake, IN 46303
Tel: (219) 374-7400 Fax: (219) 374-8588
www.cedarlakein.org

***OFFICE USE ONLY**
DOCKET NO. 2024-11
FILING FEE \$50.00
RECEIPT NO. 708193

VARIANCE APPLICATION

PROPERTY ADDRESS: 14609 Doney Pl ZONING _____
TAX KEY NUMBER(S): _____

PETITIONER(S) INFORMATION

NAME: Chad Groen Pho _____
ADDRESS: 9074 Clivo Ave Alt. Pho _____
CITY, STATE, ZIP: Crown Point Em _____

OWNER(S) INFORMATION

NAME: Redeeming Spaw LLC Pho _____
ADDRESS: 9074 Clivo Ave Alt. Pho _____
CITY, STATE, ZIP: Crown Point, IN 46307 Em _____

REQUEST (check all that apply):
 DEVELOPMENTAL VARIANCE (see page 3)
 USE VARIANCE (see page 4)
 APPEAL (see page 6)

DESCRIBE THE VARIANCE REQUEST:

Garage we are requesting 384 SF. Reduction in side yard of 4'
on South lot line and 6' on North lot line.

I (We), the undersigned, now state that the information contained in this application and all attached exhibits are true and correct to the best of my (our) knowledge.

[Redacted Signature Area]

Signature(s) of Owner(s)

Signature(s) of Petitioner(s)

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Subscribed and sworn to before me on this 27th day of

Subscribed and sworn to before me on this 27th day of

February, 2024

February, 2024

Notary Public

Notary Public

My Commission expires: 2-18-2030

My Commission expires: 2-18-2030

MARGARET R. ABERNATHY
Notary Public - Seal
Newton County - State of Indiana
Commission Number NP0651180
My Commission Expires Feb 18, 2030

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Variance Request Worksheet – Developmental Variance – Petitioner Use

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community (Consider whether or not the granting of the variance will hurt or harm the Town – why or why not, and what harm could occur?)

We improving a home in poor condition; non-livable,
therefore improving the well-fare of the community.

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner (Consider whether neighboring property will suffer any major negative impacts – what impacts can the neighbors realistically expect?)

The renovations to the home will improve the surrounding
property values.

3. The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property (Consider what difficulties the owner would have developing the property according to the Zoning Ordinance Standards. Higher cost is not an adequate justification for a variance)

Due to the size of the lot and the R₂ zoning
to meet building SF + garage requirements
while still complying with setback complaints.

If ANY of the criteria have been checked as "no", the Developmental Variance request may not be approved.

If ALL criteria have been checked as "yes", then a Developmental Variance is justified



Town of Cedar Lake

*PERMIT # _____

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BUILDING PERMIT APPLICATION

TYPE OF IMPROVEMENT Home Remodel TOWNSHIP Cedar Lake

ADDRESS 14609 Dewey Street TAX KEY# _____

LOT 44 SUBDIVISION South Shore Sub CONSTRUCTION VALUE \$ 150,000

Owner Chad Green Phone [REDACTED] E-mail [REDACTED]

Contractor: Green Landscape Address _____

Phone _____ E-mail Address _____ Cedar Lake License #: 24-196-S

IMPROVEMENT DETAILS:

Structure Dimensions: Width 31' Length 51' Height 17' Flood Plain _____

Building Setbacks: Front 31' Right 6' Left 6' Rear 42.5'

Size (Sq Ft): Building 2,365 Garage 384 No. of Beds 3 No. of Baths 3

Basement (Sq Ft): Finished _____ Unfinished _____ Walkout Slab Crawlspace

ELECTRICAL WORK: AMP _____ Temp Pole _____ Upgrade Service Turn On _____

PLUMBING WORK: No. of Fixtures 6 Basement Rough Water Line Size 3/4" Meter Size _____ Well yes

MECHANICAL WORK: No. of Furnaces 1 No. of A/C Units 1 MISC: Deck (Sq Ft) 200

Shed (Sq Ft)/Material: NA Fence Height/Material: NA Sign (Sq Ft) NA Pool NA

ADVANCED STRUCTURAL COMPONENTS (I.C. 22-11-21-2): Construction will consist of lightweight I-joists or lightweight roof trusses that have less mass cross-sectional area than sawn lumber of equivalent proportions used in an equivalent application; and are assembled from combustible or noncombustible materials, or both. (If Yes, Fill out Firefighter Safety Notification as required by I.C. 22-11-21-9) Yes No

REQUIREMENTS FOR CONSTRUCTION:

- Plat of Survey showing; Location of existing & proposed structures, all setbacks, existing & proposed grades.
- Two (2) Sets of Drawings showing: Floor Plans, Foundation, Elevations, Electrical Plans, Wall cross sections, etc.
- New Homes require Energy Documents and Truss Certifications. An As-Built survey is required at final inspection.
- All contractors shall be licensed with the Town of Cedar Lake. Erosion Control is required.

I hereby certify that the information is true and correct.
[REDACTED]

Signature of Owner/Contractor _____

*** OFFICE USE ONLY - Updated 08/23/2023**

Date Application Received: _____

BZA/Plan Approval _____ Date _____

Approved By: _____ Building Commissioner

Remarks: _____

Zoning Fee _____

Building Fee _____

Sewer Tap Fee _____

Sewer Dev. Fee _____

Water Tap Fee _____

Water Dev. Fee _____

Park Impact Fee _____

Escrow Fee _____

Total \$ _____

Receipt# _____

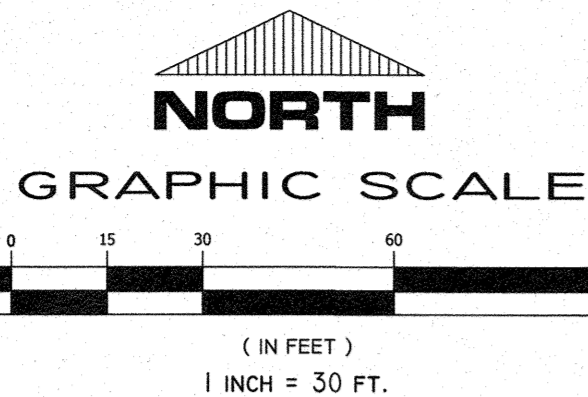
Date Paid _____

Released By _____

PLAT OF SURVEY

LEGAL DESCRIPTION:

Lot 41, in South Shore Subdivision, as per plat thereof, recorded in Plat Book 21, Page 22, in the Office of the Recorder of Lake County, Indiana.



SURVEYOR'S REPORT:

This Plat represents a Retracement Survey of the parcel(s) of land described in the "LEGAL DESCRIPTION" section of this survey.

THEORY OF LOCATION:

This Survey is based on the locations of called-for and uncalled-for monuments found at or near the corners of the subject parcel, and at or near the corners of adjacent parcels as shown herein. Reference was made to the following:

1. South Shore Subdivision, as per plat thereof, recorded in Plat Book 21, Page 22, in the Office of the Recorder of Lake County, Indiana.

All future reference to the above described documents in this Surveyor's Report will make use of the number assigned to said document.

The purpose of this Plat of Survey was to perform a retracement survey of the above described parcels of land. A search was performed throughout the surveyed parcel and surrounding parcels of land for boundary corner monuments and the results of said search are shown hereon. The basis of bearings for this survey was an assumed bearing of South 00 degrees 10 minutes 25 seconds East along the West line of the subject parcel and all bearings shown on this survey indicate angular relationship between the lines only. I have found several boundary corners within the block and did my best on follow in the footsteps of the surveyors before me. The found monumentation fit well with the original platted angle found on reference plat 1 and is shown in detail hereon.

A.) AVAILABILITY OF MONUMENTS:

Uncertainties in Monument locations are noted. Unless otherwise stated, found monuments were undisturbed, in good condition, of unknown origin, and at or near grade.

B.) OCCUPATION AND POSSESSION:

All apparent uncertainties which resulted due to occupation or possession lines are shown and dimensioned on the survey, specifically fencing that straddles the South, East, and North lines of the subject parcel.

C.) CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS:

No apparent ambiguity in the record description of the subject parcel was found with the adjoining deeds.

D.) RELATIVE POSITIONAL ACCURACY (due to random errors in measurements):

The survey performed met the requirements of a URBAN SURVEY according to title 865 IAC 1.1 - 12 et seq. The allowable relative positional accuracy is not less than 0.07 feet (21 millimeters) plus 50 parts per million for set monuments.

Additional Survey Related Notes:

1. Dimensions on this plat are expressed in feet and decimal parts thereof, and are measured values, unless otherwise noted.
2. This survey does not purport to show data concerning the existence, size, depth, condition, capacity or location of any utilities, structures and/or features, other than those observed and shown. Prior to any excavation contact the local utility facilities or call (811) for field locations of underground utility lines.
3. This survey does not address the existence, if any, of items that would require an interpretation by the surveyor, (i.e. compliance with all zoning requirements) existence of items beyond the qualification of survey (i.e. wetlands, hazardous material) and items not readily visible during a reasonable inspection of site (past cemeteries, landfills, and mineral rights).
4. Parcels identified by title description or record references as per 865 IAC 1-12-13-(11) are obtained from County Auditor's Office and/or Recorder's Office and are not certified. The information may or may not reference the most current deed or record or the most current status or title for that parcel.

CLIENT(S):
Groen Landscape

DATE: DECEMBER 11, 2023

JOB NO: 2023-0610
SCALE: 1"=30'
DRAWN: CZF

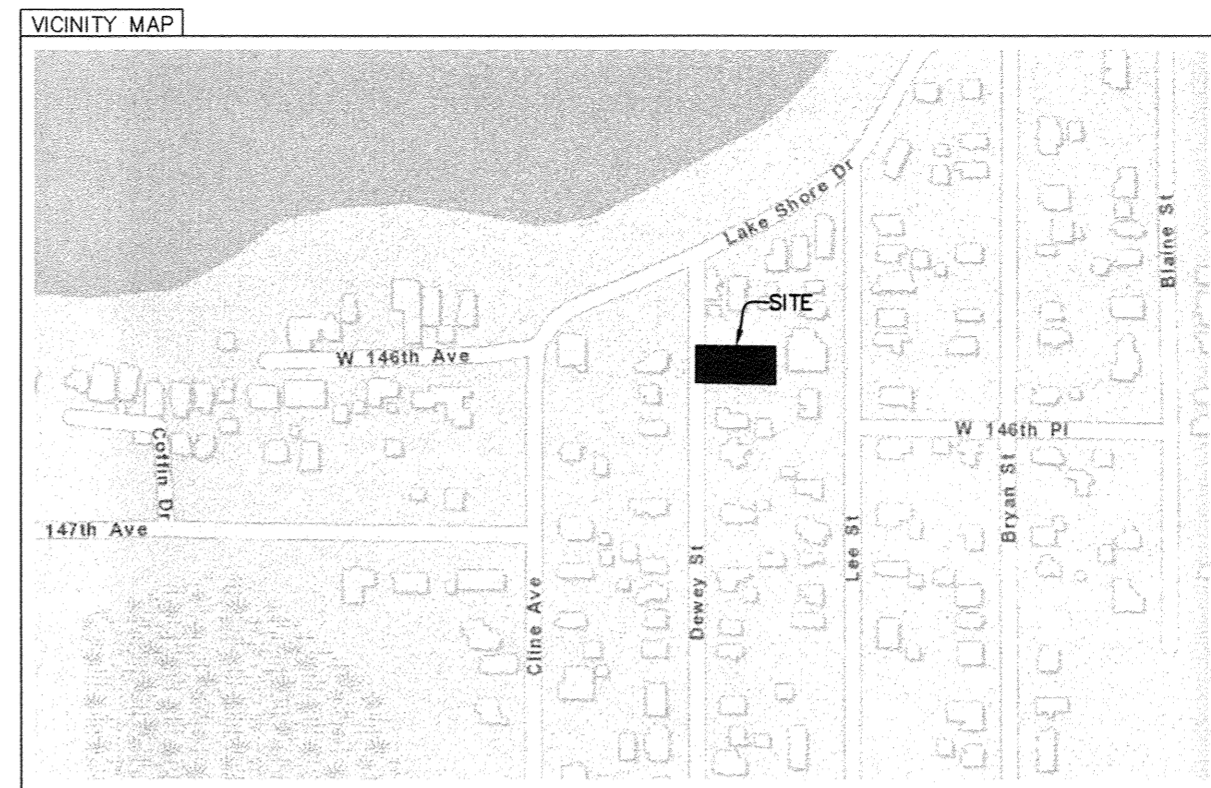
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PLAT OF SURVEY
LOT 41, SOUTH SHORE SUBDIVISION
14609 DEWEY STREET
THE TOWN OF CEDAR LAKE
LAKE COUNTY, INDIANA

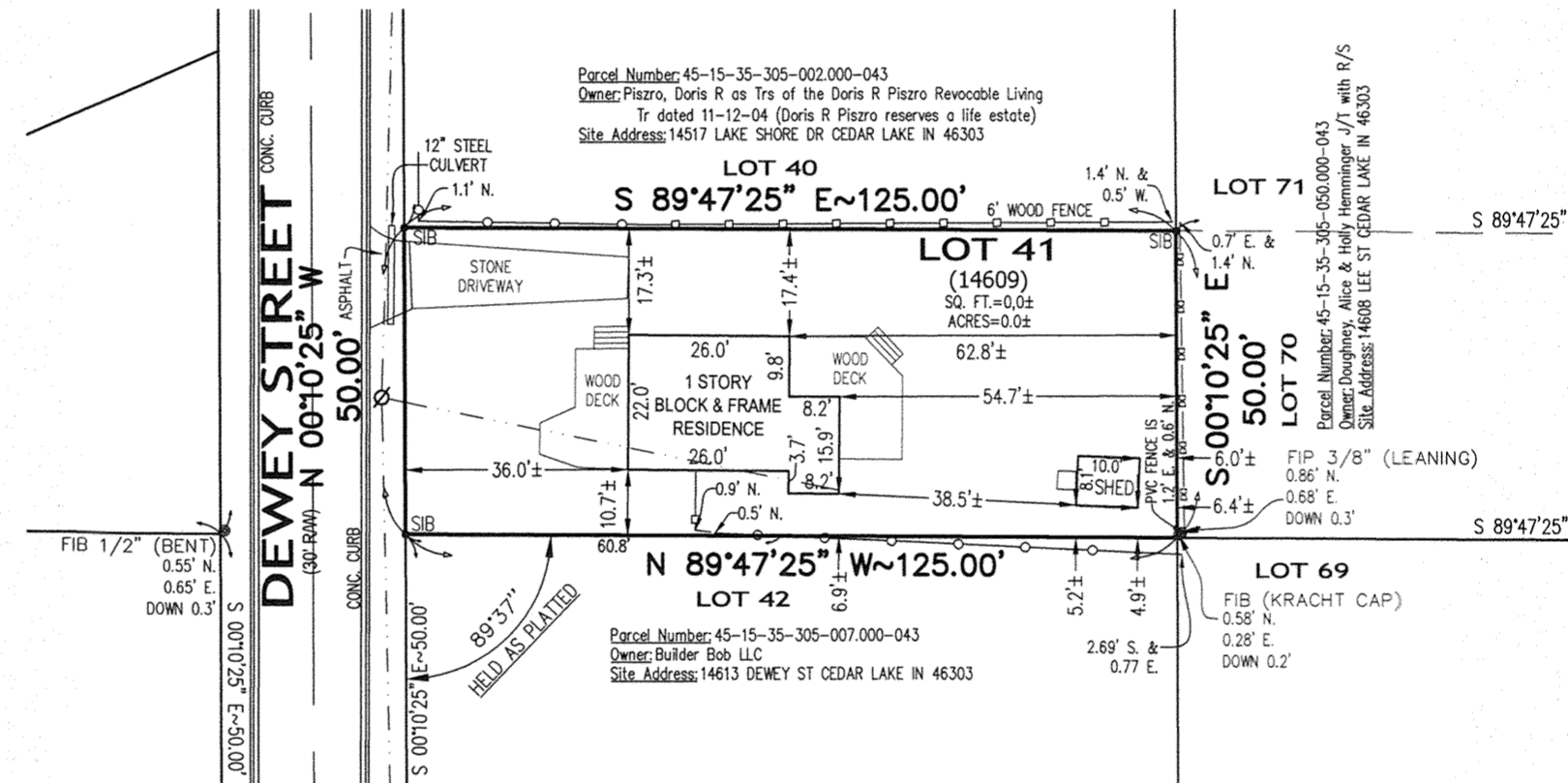
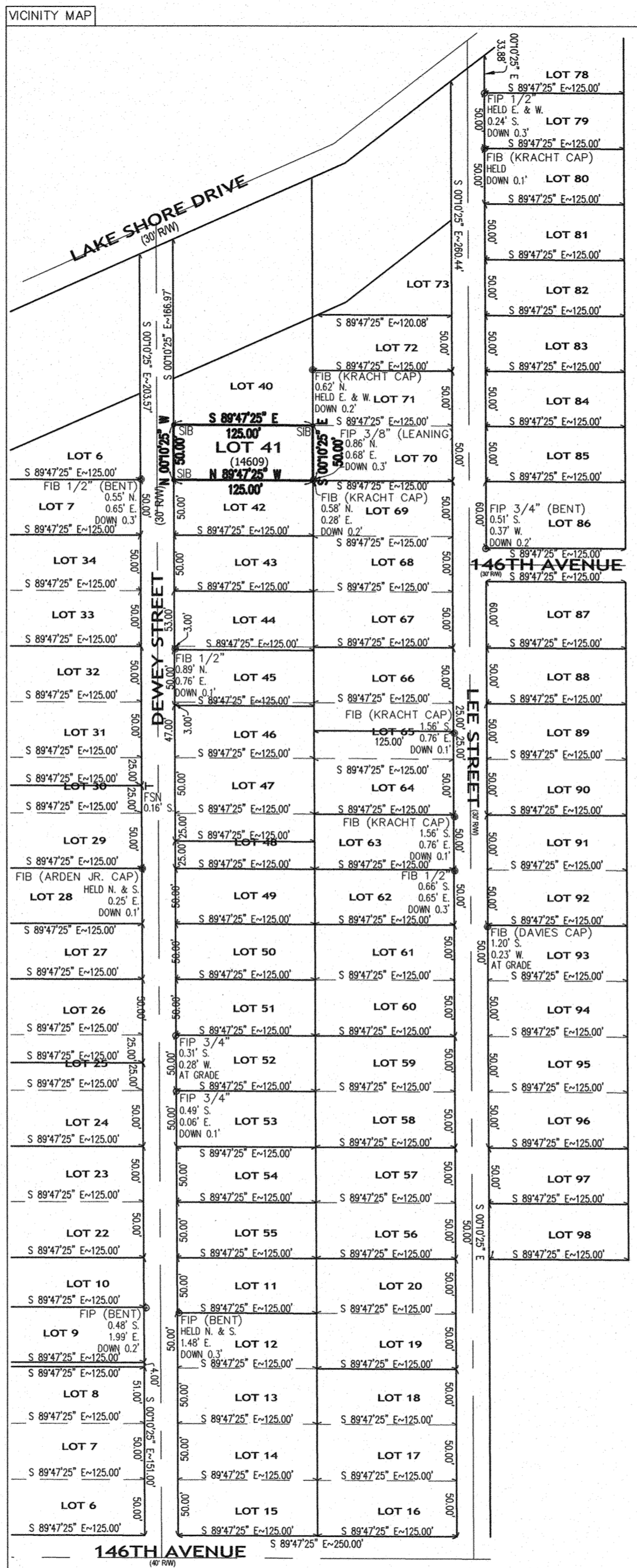
TORRENGA SURVEYING, LLC
PROFESSIONAL LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321

TEL. No.: (219) 836-8918

WEBSITE: WWW.TORRENGA.COM



THIS PROPERTY IS LOCATED IN FLOOD ZONE(S) X (UNSHADED) AS DETERMINED BY USING SCALE MEASUREMENT FOR LOCATION UPON THE APPLICABLE FLOOD INSURANCE RATE MAP FOR THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA AS SHOWN IN COMMUNITY PANEL(S) 18089C0331E EFFECTIVE JANUARY 18, 2012. TRACTS OF LAND LOCATED IN FLOOD ZONE X (UNSHADED) ARE AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD HAZARD.



STATE OF INDIANA } §
COUNTY OF LAKE

I, JOHN STUART ALLEN, A REGISTERED LAND SURVEYOR IN THE STATE OF INDIANA, LICENSE #29900011, CERTIFY THAT THE ABOVE DESCRIBED SURVEY WAS PREPARED WHOLLY BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH RULE 12 OF TITLE 865, ARTICLE I OF THE INDIANA ADMINISTRATIVE CODE FOR BOUNDARY/RETRACEMENT SURVEYS.

TORRENGA SURVEYING, LLC.

John Stuart Allen
JOHN STUART ALLEN - Registered Land Surveyor No. LS29900011

907 RIDGE ROAD
MUNSTER, IN 46321

TORRENGA SURVEYING, LLC

PROFESSIONAL LAND SURVEYORS

TEL NO.: (219) 836-8918

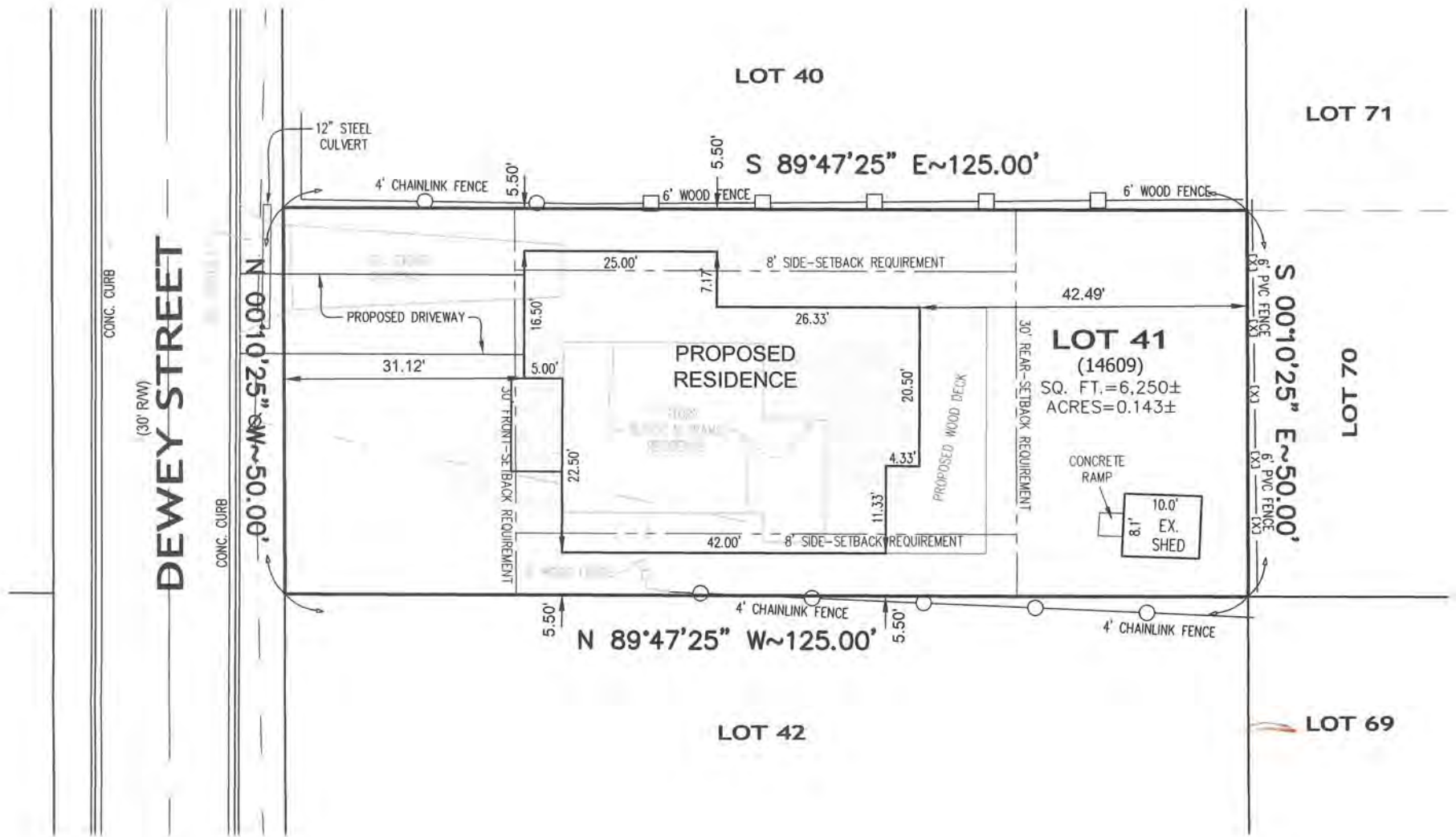
FAX NO.: (219) 836-1138

WEB: WWW.TORRENGA.COM

SITE PLAN

ADDRESS: 14609 DEWEY STREET
CEDAR LAKE, INDIANA

LEGAL DESCRIPTION: Lot 41, in South Shore Subdivision, as per plat thereof, recorded in Plat Book 21, Page 22, in the Office of the Recorder of Lake County, Indiana.



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LEGEND:

∅ POWER POLE

OVERHEAD LINES

GRAPHIC SCALE



(IN FEET)

1 INCH = 20 FT.

THIS IS NOT A BOUNDARY SURVEY
This drawing is not intended to be represented as a retracement or original boundary survey, a route survey, or a Surveyor Location Report.

STATE OF INDIANA } §
COUNTY OF LAKE

THIS IS TO CERTIFY THAT THIS SITE PLAN FOR THE ABOVE DESCRIBED PROPERTY IS IN ACCORDANCE WITH THE OFFICIAL RECORDS AND INFORMATION SUPPLIED BY THE CLIENT.

TORRENGA SURVEYING, LLC.

PRELIMINARY

JOHN STUART ALLEN - Registered Land Surveyor No. LS29900011



CLIENT: GROEN LANDSCAPE

SCALE: 1 IN. = 20 FT. JOB: 2024-0023

DATE: 1/30/2024 DRAWN: QP

FIELD BOOK: PAGE:

REVISED ON: BY:

FIELD BOOK: PAGE: FILE:



Z:\South Shore Subdivision 21-22\dwg\2023-0610.dwg 1/3/2024 2:34:20 PM CST

NOTE: All dimensions are given in feet and decimal parts thereof. No dimensions should be assumed by scale measurements upon this report! Contractors or builders must carefully compare the points, measurements etc., as noted in this site plan with the stakes, points etc., set on the property, before building, and AT ONCE report any seeming or apparent differences between the two to the surveyor, so that any misunderstanding, misplacements of points, etc., may be corrected before damage is done.

All dimensions, calculations and construction specifications to be verified by general contractor and manufacturer before beginning construction. Ideal Homes cannot be held responsible for errors and/or omissions once construction has begun.

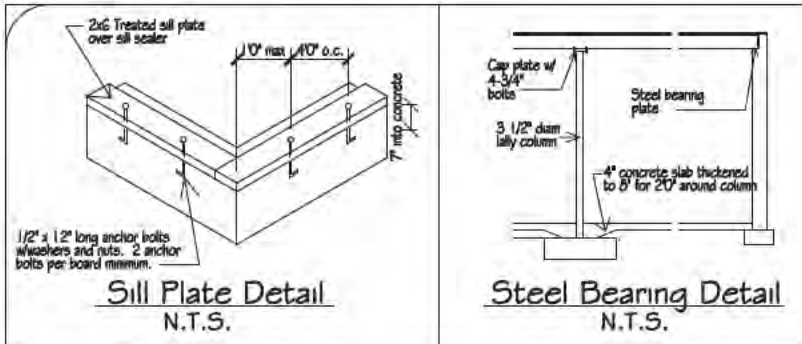
Every attempt has been made to avoid mistakes in the preparation of these drawings. However, Ideal Homes, L.L.C. shall not be held responsible for the actions of subcontractors and their tradesmen. **DO NOT SCALE DRAWINGS.** All dimensions shall be taken from the finished conditions and manufacturer of materials. Contractor to confirm the spacing, location and species of all structural and framing members before beginning construction. **REPORT ANY DISCREPANCIES AT ONCE.**

Prepared For:
 Redeeming Space
 Dewey Street

Designed By:
 IDEAL HOMES, L.L.C.
 (219) 865-6395

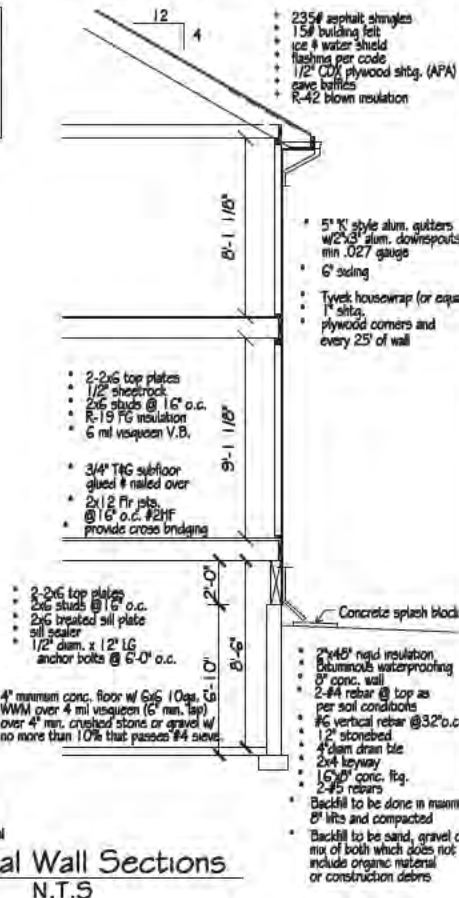
DATE
 Jan. 19, 2024
 JOB #
 2024-07

A-2



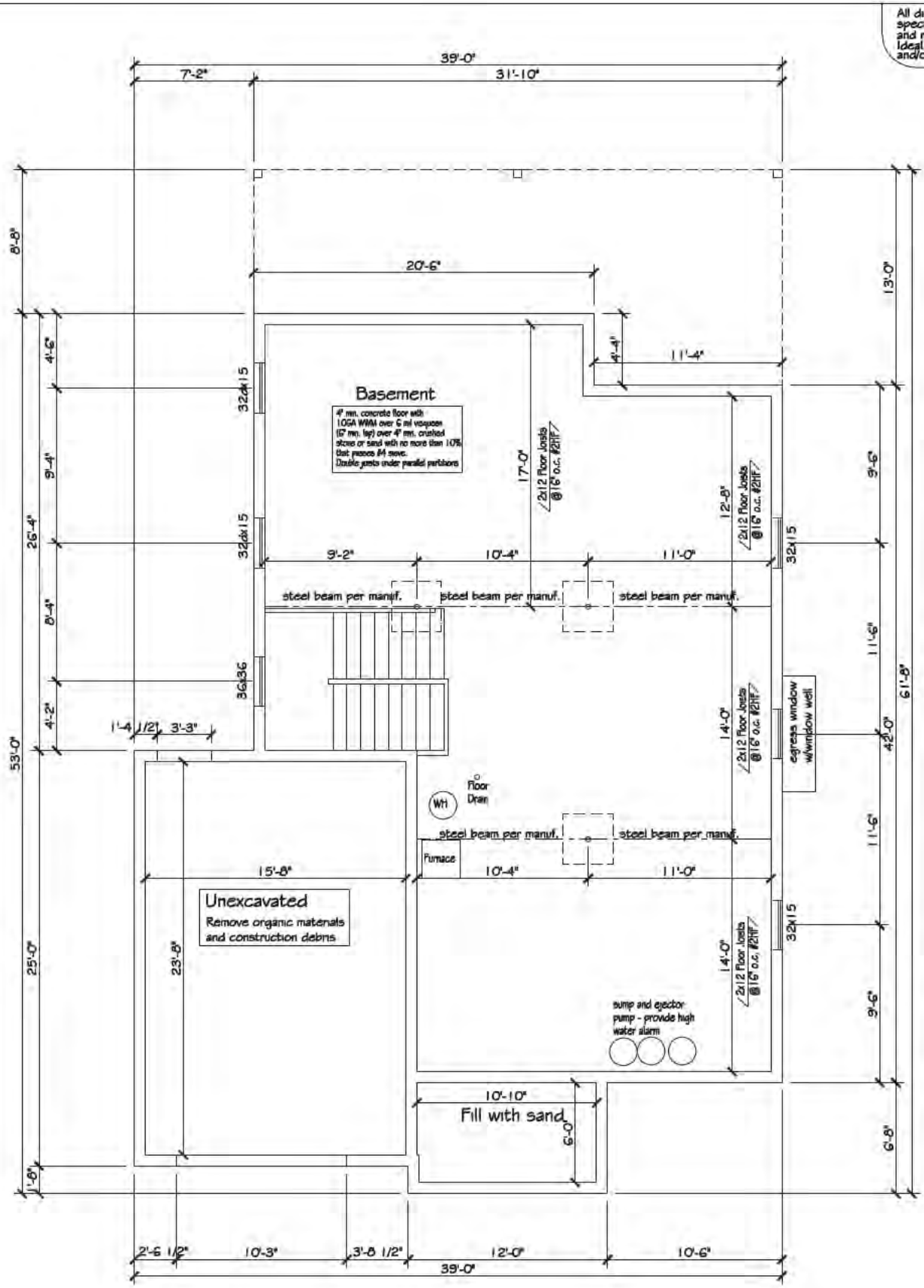
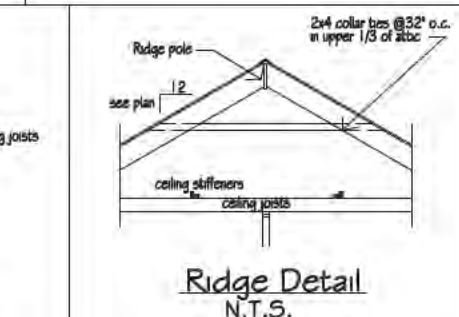
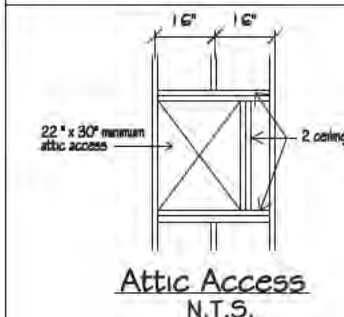
Note: In areas where the average daily temperature in January is 25 degrees or less, an ice barrier that consists of at least two layers of underlayment cemented together or of self-adhering polymer modified bitumen sheet, shall be used in lieu of normal underlayment and extend from the cavity edge to a point at least 24" inside the exterior wall line of the building.

Note: Refer calculations assume Group II soil group classification for soil classifications of GC, SC and ML in table RA05.1

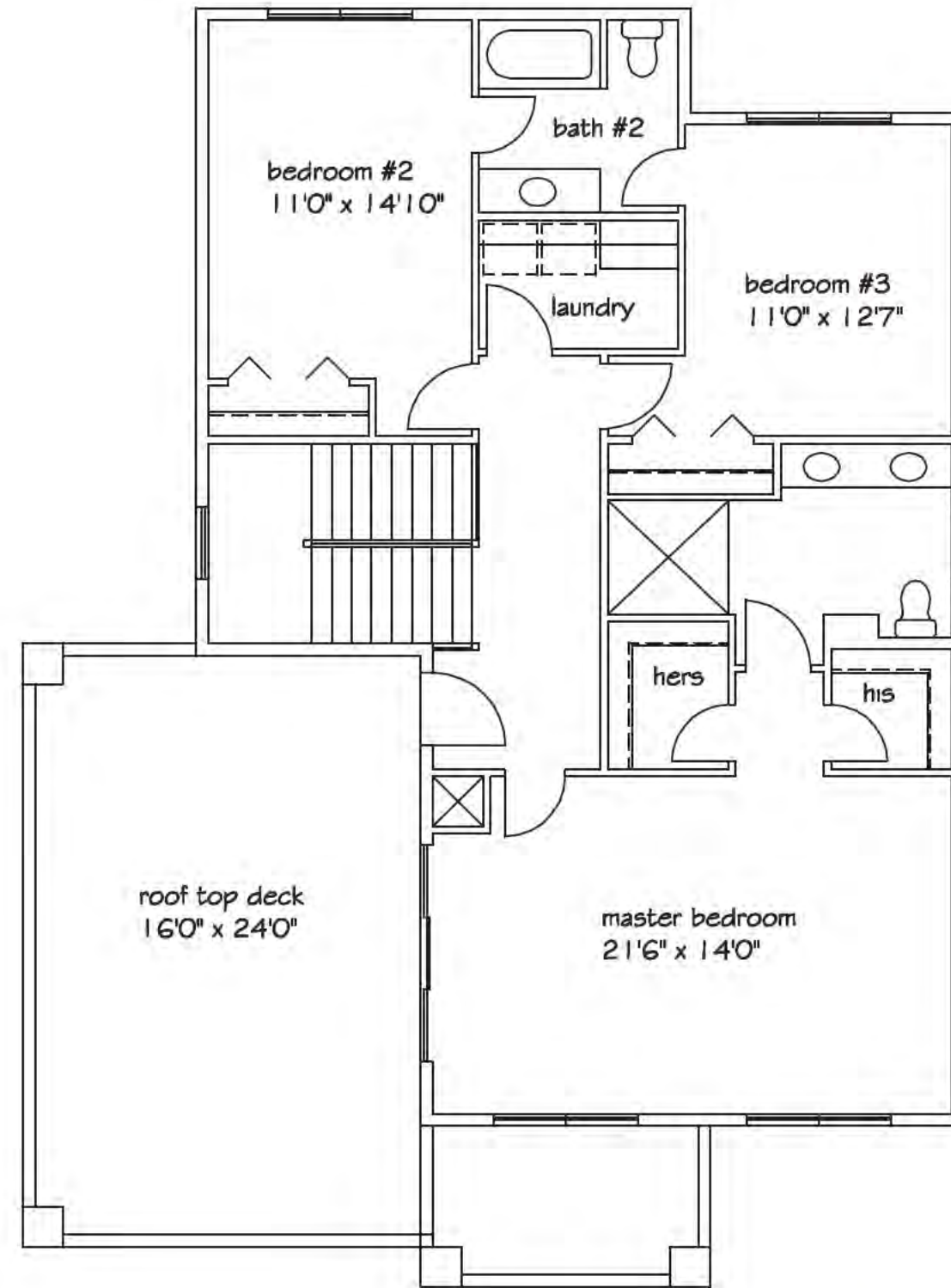
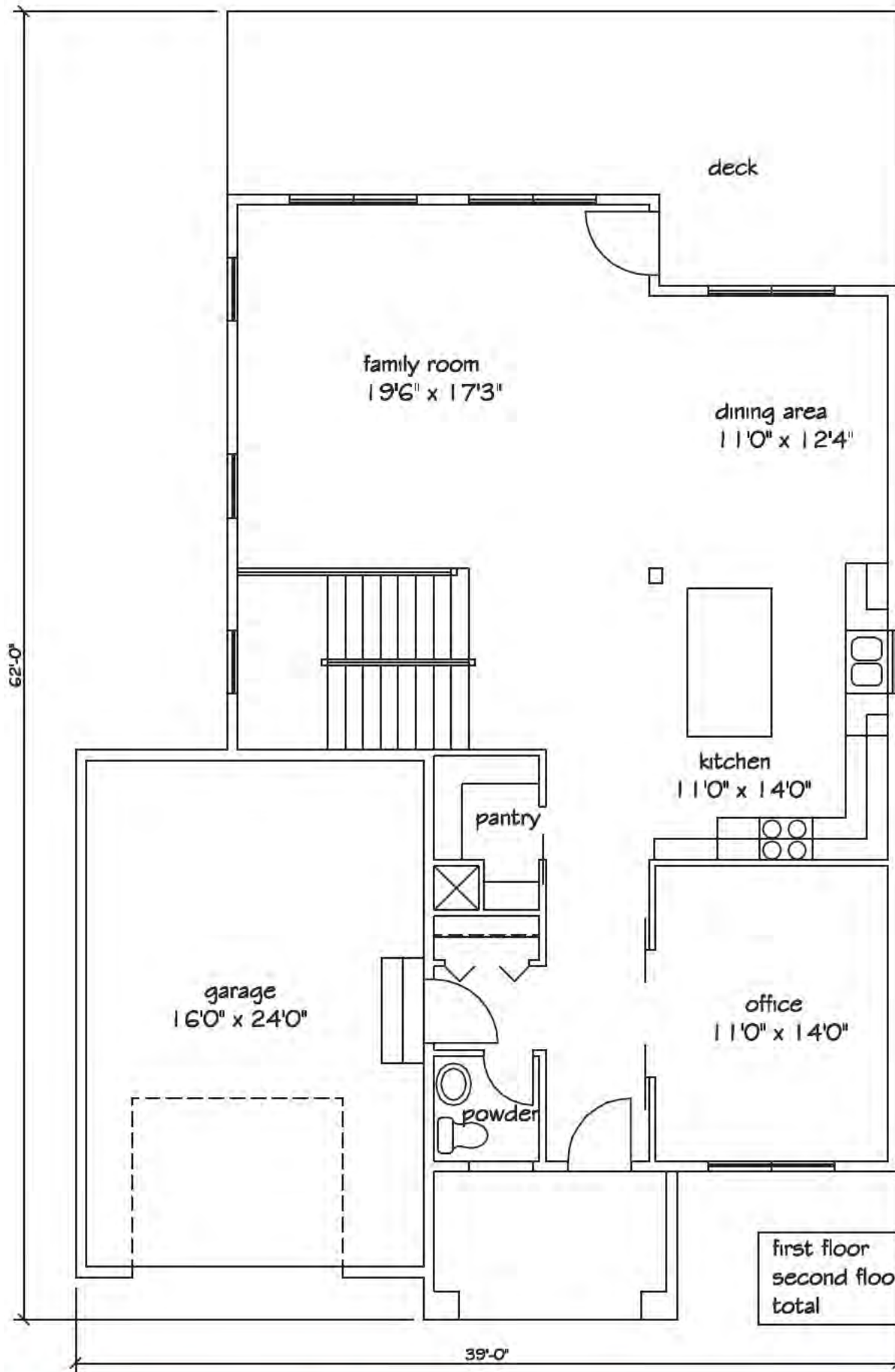


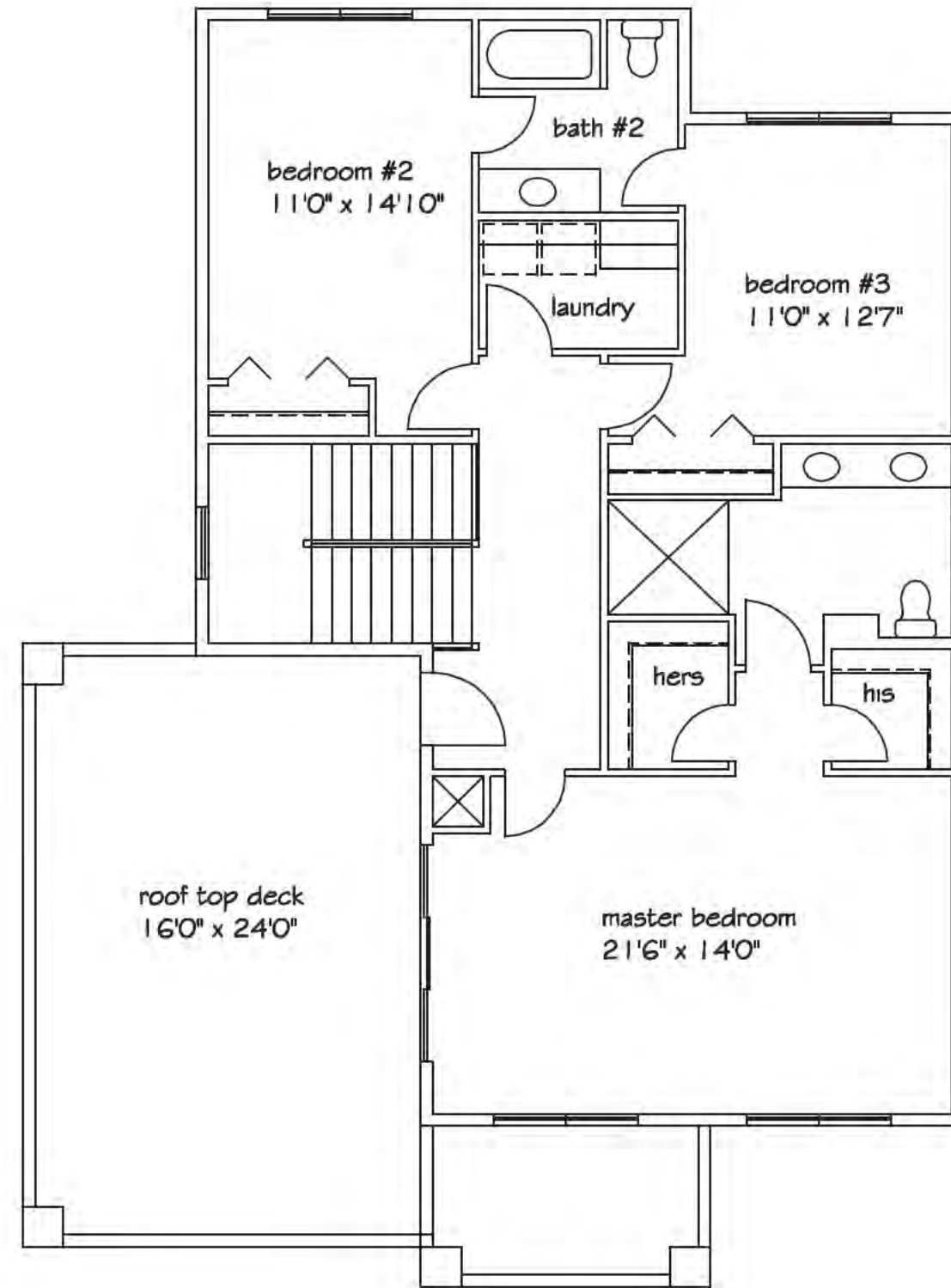
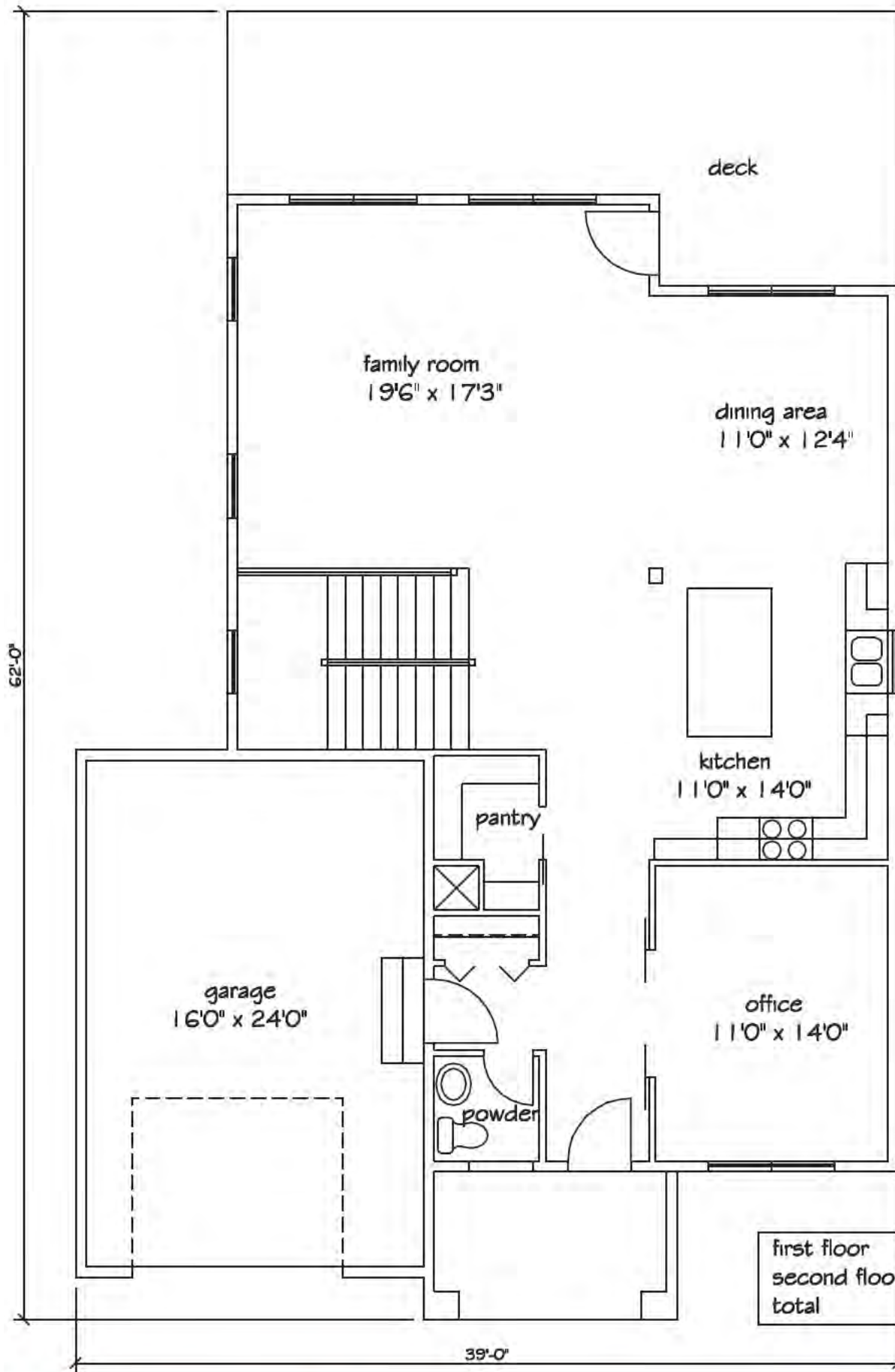
* Footing drain tile shall be covered with filter membrane and placed on a minimum of 2" of gravel or stone and shall also have a cover of at least 6" of the same material

Egress Windows
 All egress windows must have a minimum net clear opening of 5.7 square feet. The minimum net clear opening height shall be 20". The minimum net clear opening width shall be 20", except that grade floor windows may have a minimum net clear opening of 5 square feet. Where windows are provided as a means of egress, they shall have a sill height of not more than 44" above the finished floor.



Foundation Plan - 7' Poured Walls
 Scale: 1/4" = 1'0" 24" knee wall





All dimensions, calculations and construction specifications to be verified by general contractor and manufacturer before beginning construction. Ideal Homes cannot be held responsible for errors and/or omissions once construction has begun.

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Prepared For:
 Redeeming Space
 Dewey Street

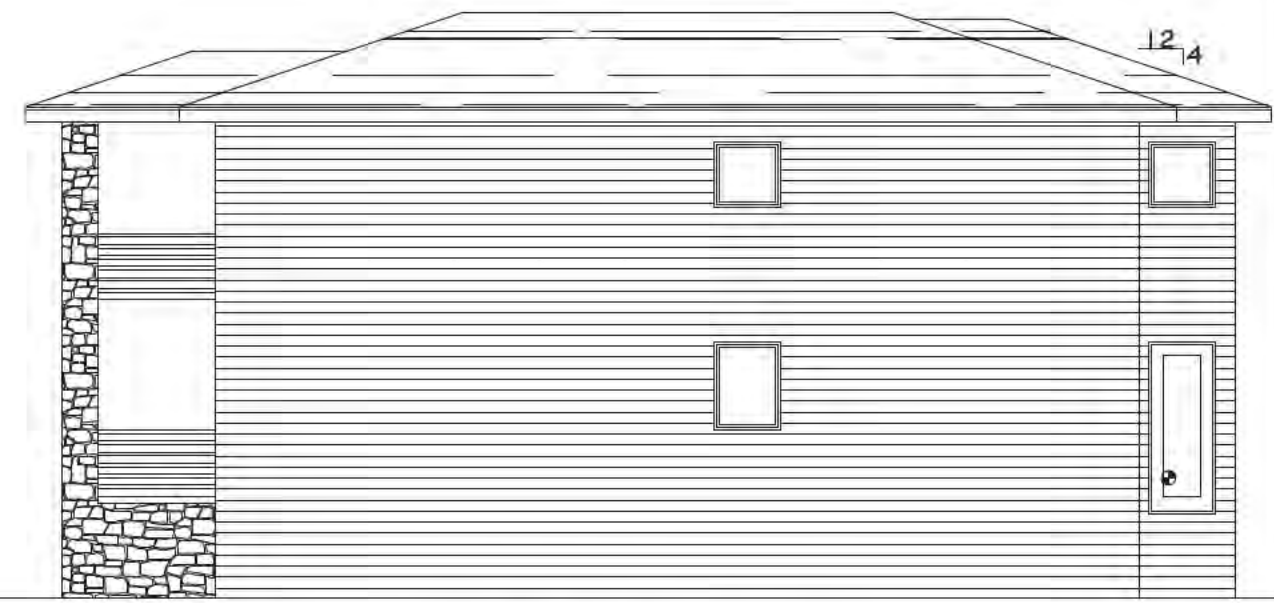
Designed By:
 IDEAL HOMES, L.L.C.
 (219) 865-6395

DATE
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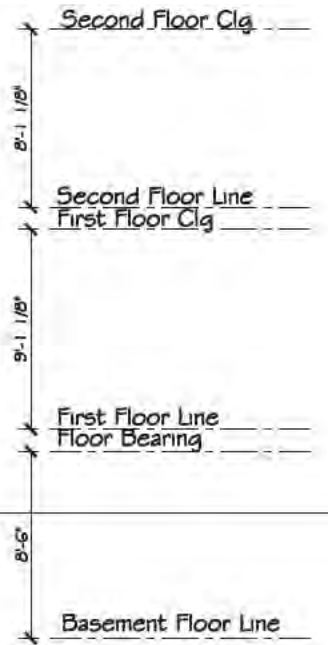
A-1



Front Elevation
 Scale: 1/4" = 1'0"



Right Elevation
 Scale: 1/4" = 1'0"



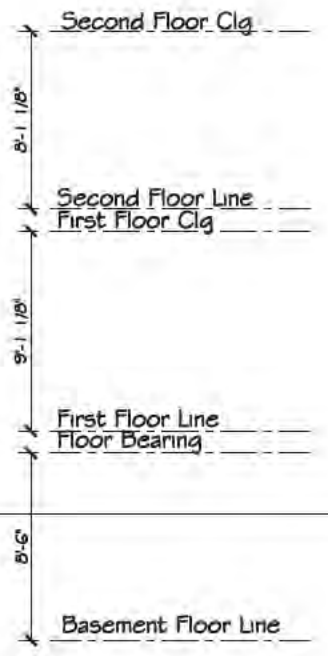
- * = Egress Window. See note on sheet A-3.
- ⬢ = Tempered safety glass as per ANSI's specifications.



Rear Elevation
 Scale: 1/4" = 1'0"



Left Elevation
 Scale: 1/4" = 1'0"



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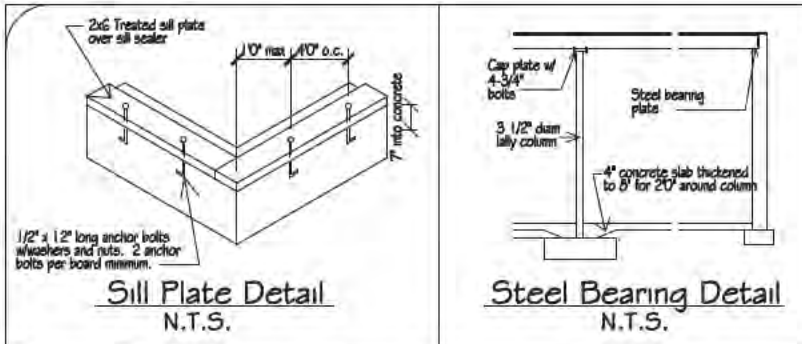
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Redeeming Space
 Dewey Street

Designed By:
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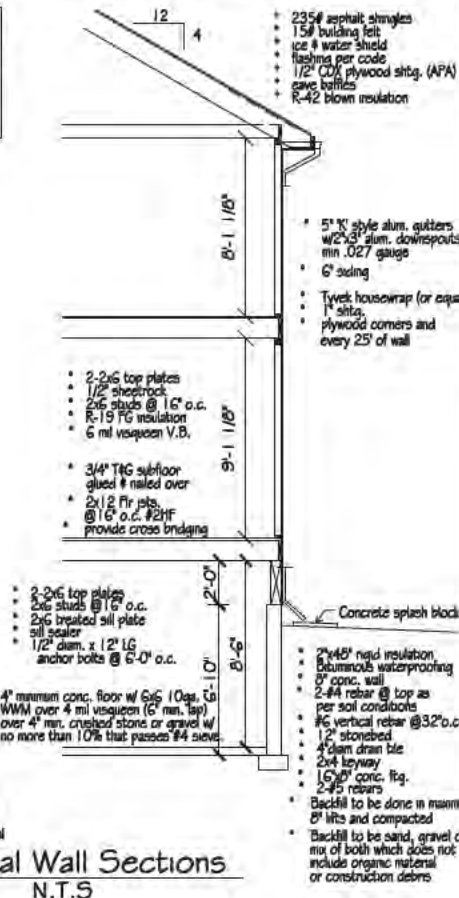
DATE
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A-2



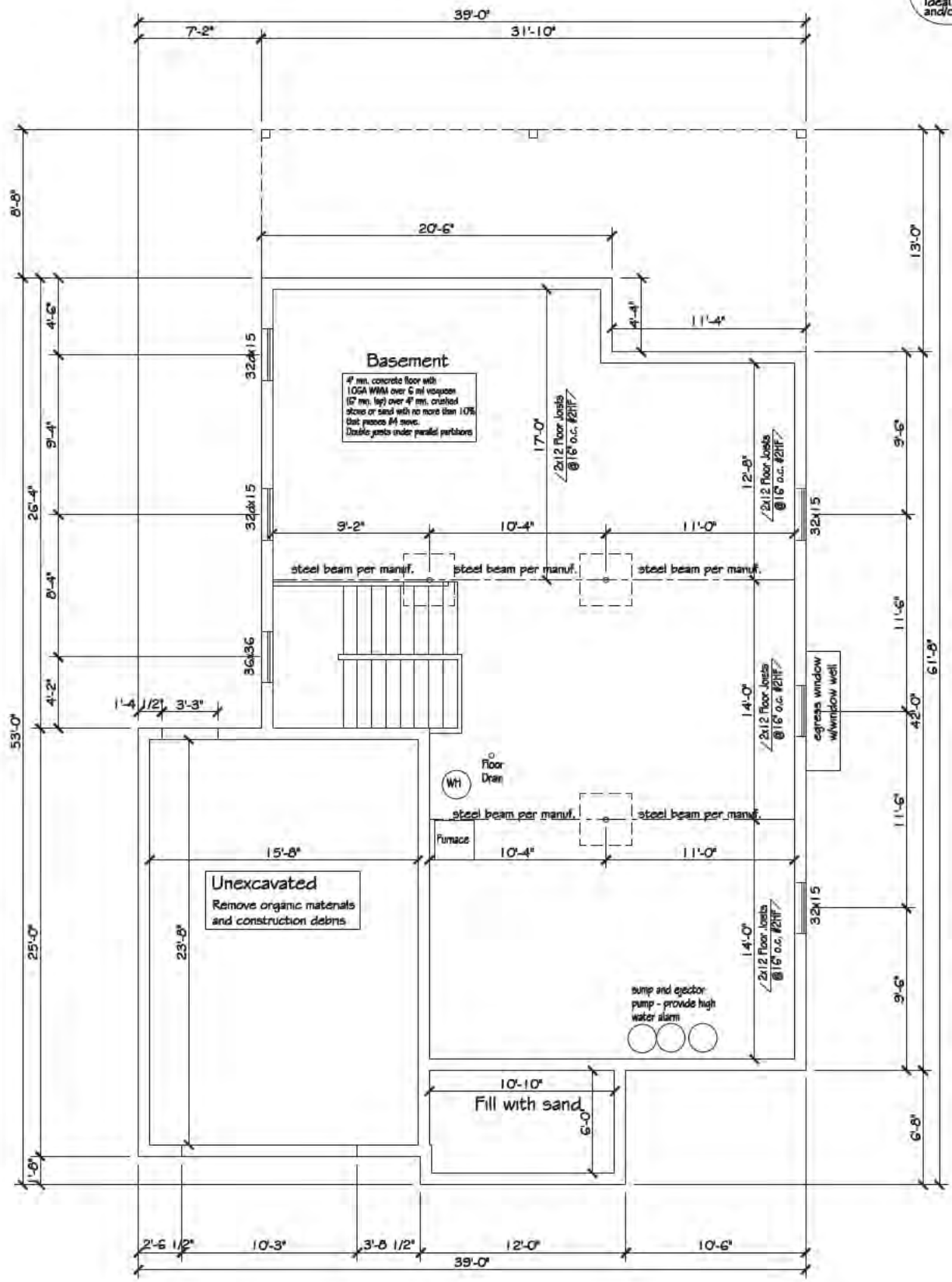
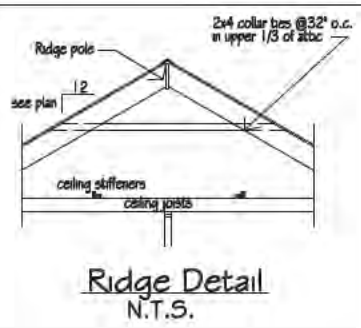
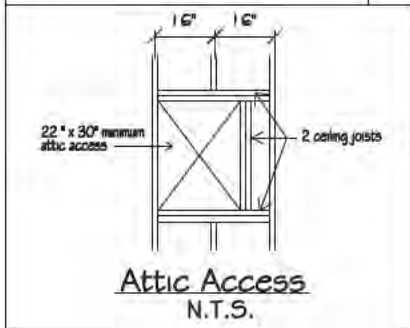
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Note: Refer calculations assume Group II soil group classification for soil classifications of GC, SC and ML in table RA05.1



* Footing drain tile shall be covered with filter membrane and placed on a minimum of 2" of gravel or stone and shall also have a cover of at least 6" of the same material

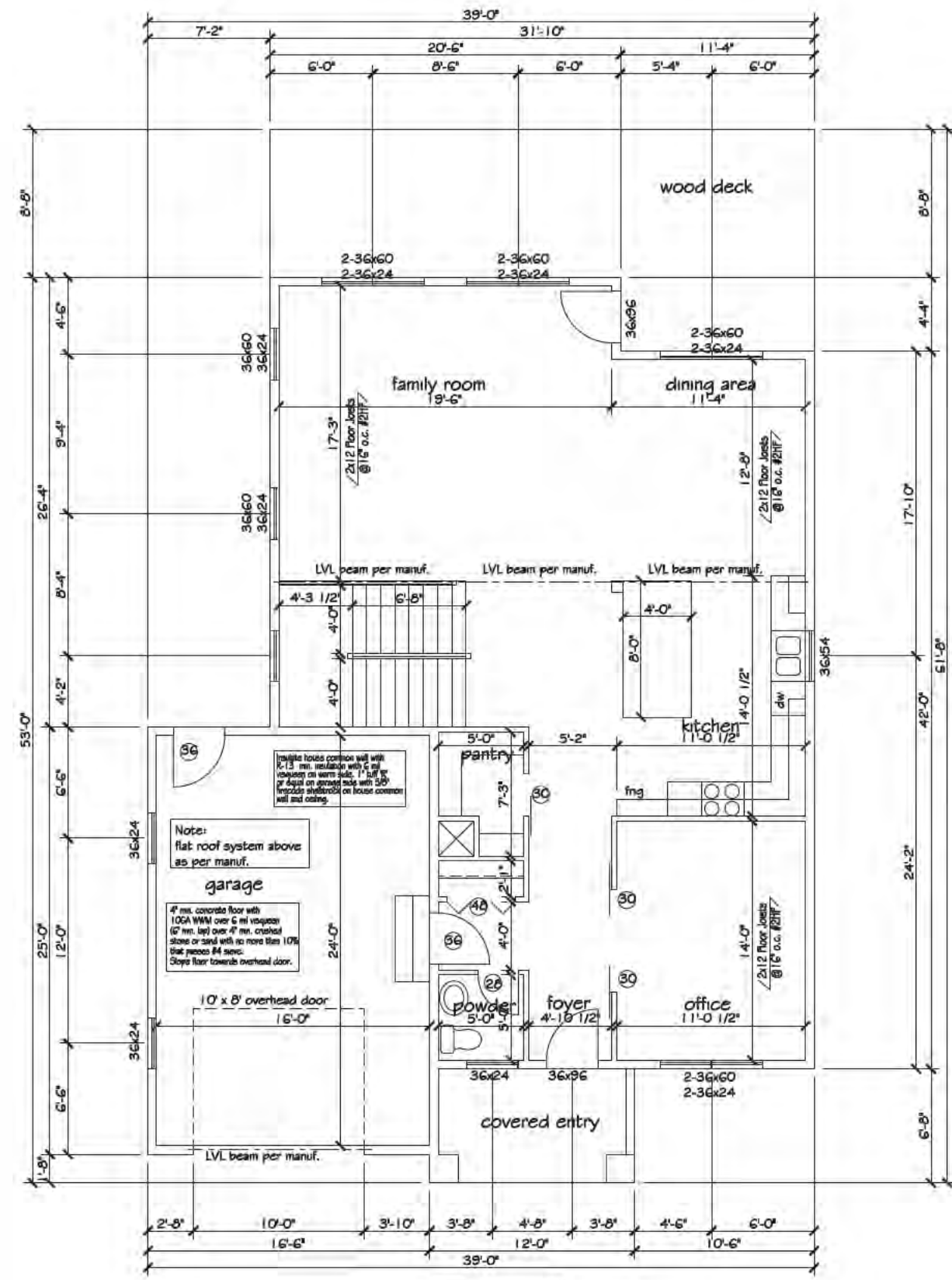
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Foundation Plan - 7' Poured Walls
 Scale: 1/4" = 1'0" 24" knee wall

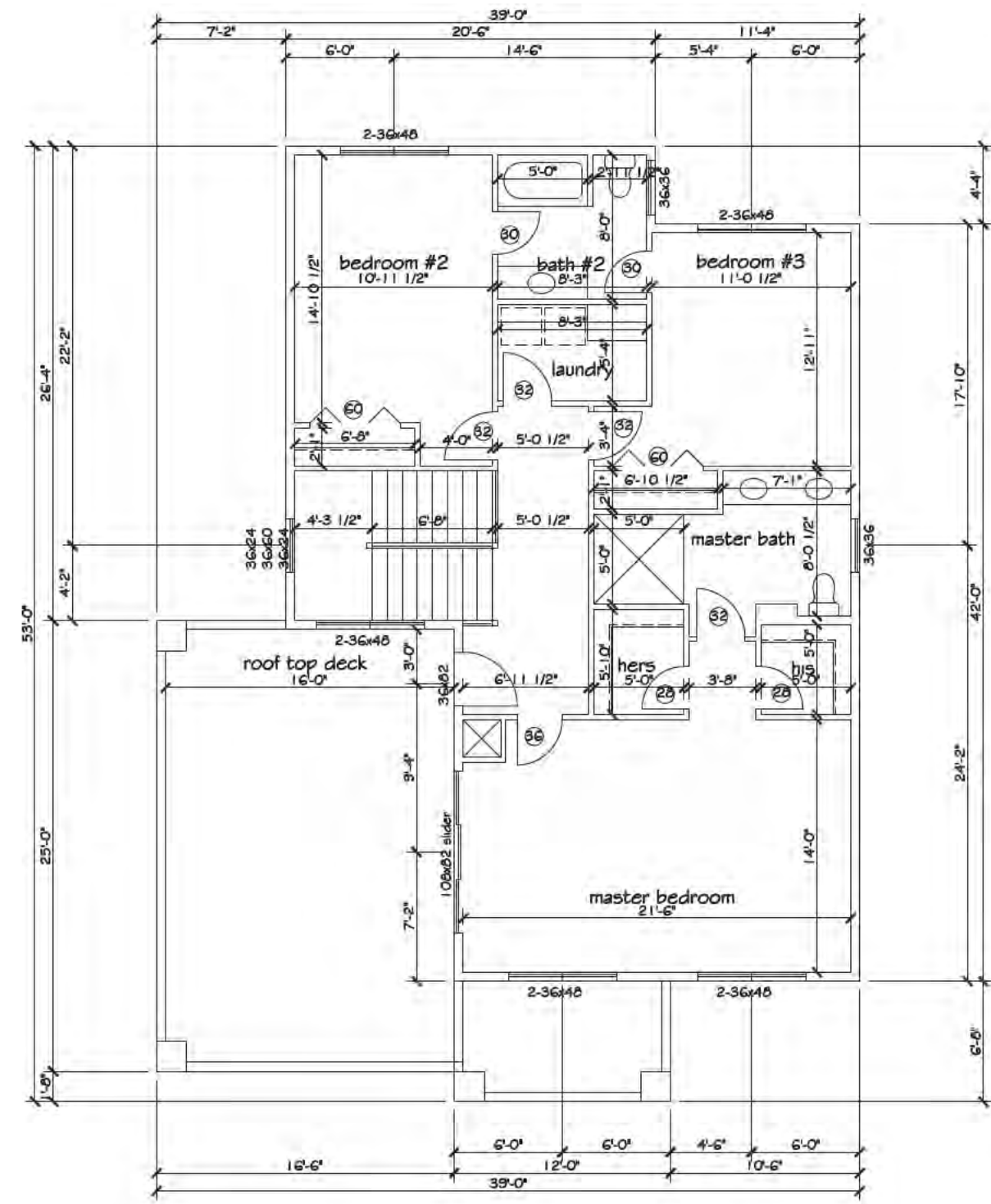
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First Floor	=	1235
Second Floor	=	1130
Total	=	2365

Note: all exterior partitions are of 2x6 construction. All interior partitions are of 2x4 construction unless otherwise noted.



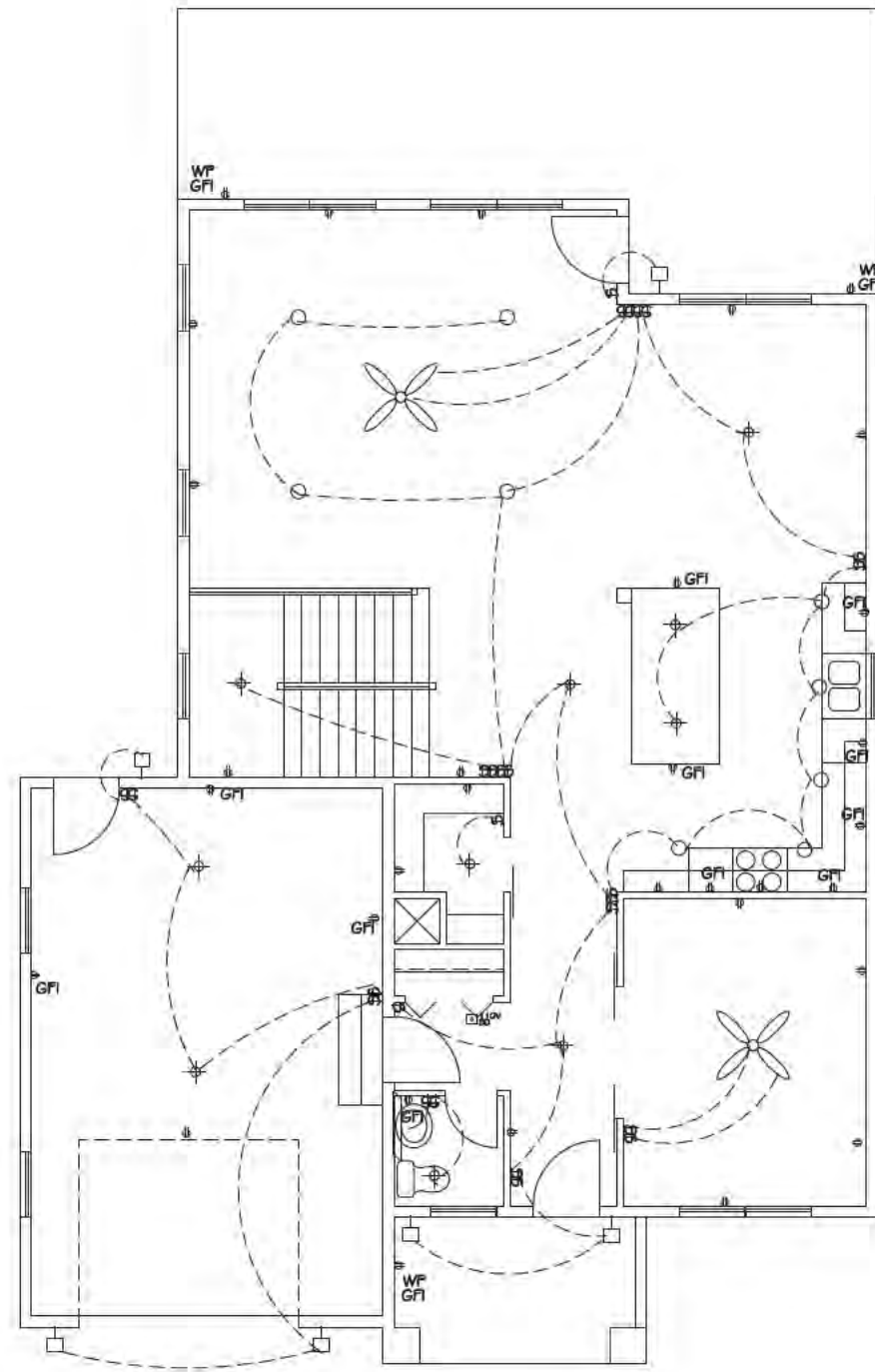
Second Floor Plan - 8'clg.
Scale: 1/4" = 1'0"

Prepared For:
Redeeming Space
Dewey Street

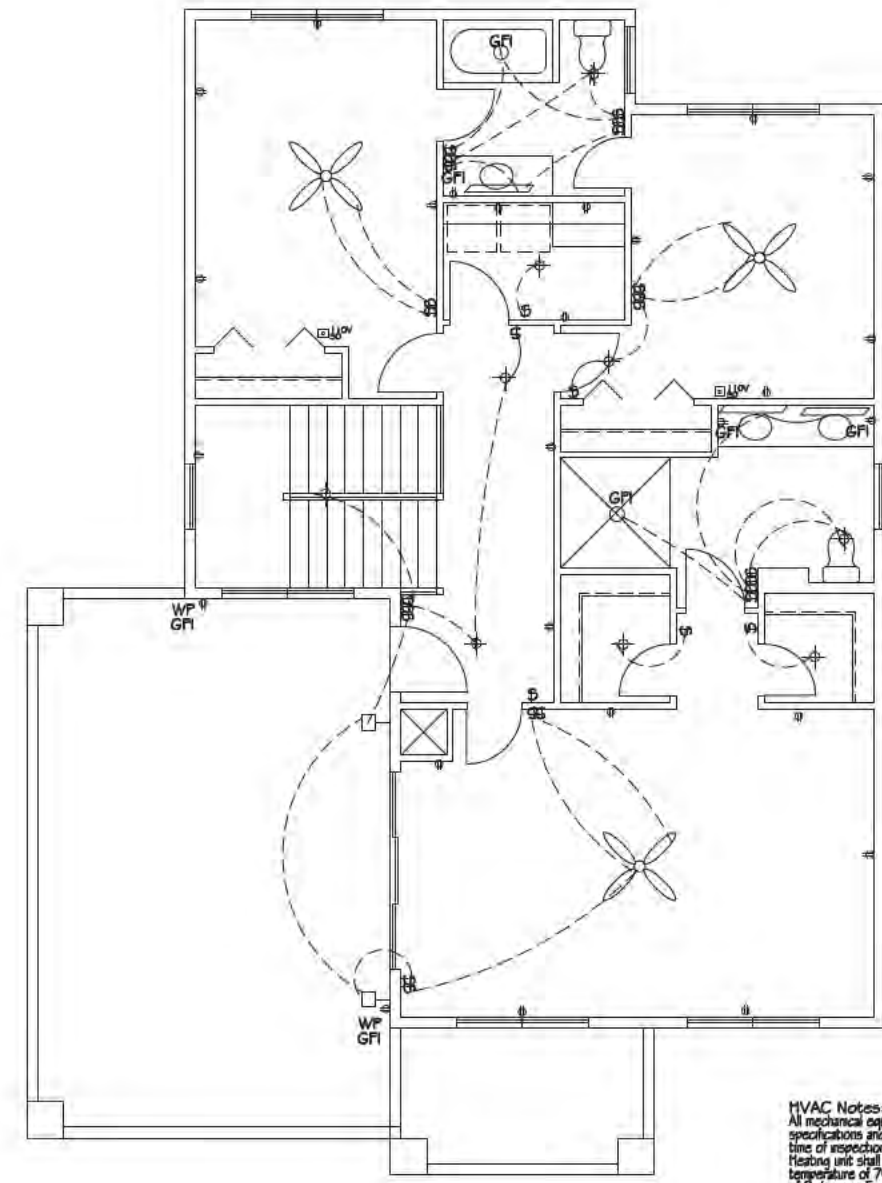
Designed By:
IDEAL HOMES, L.L.C.
(219) 865-6395

DATE
Jan. 19, 2024
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2024-07

A-3



First Floor Mechanicals
Scale: 1/4" = 1'0"



Second Floor Mechanicals
Scale: 1/4" = 1'0"

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Dewey Street

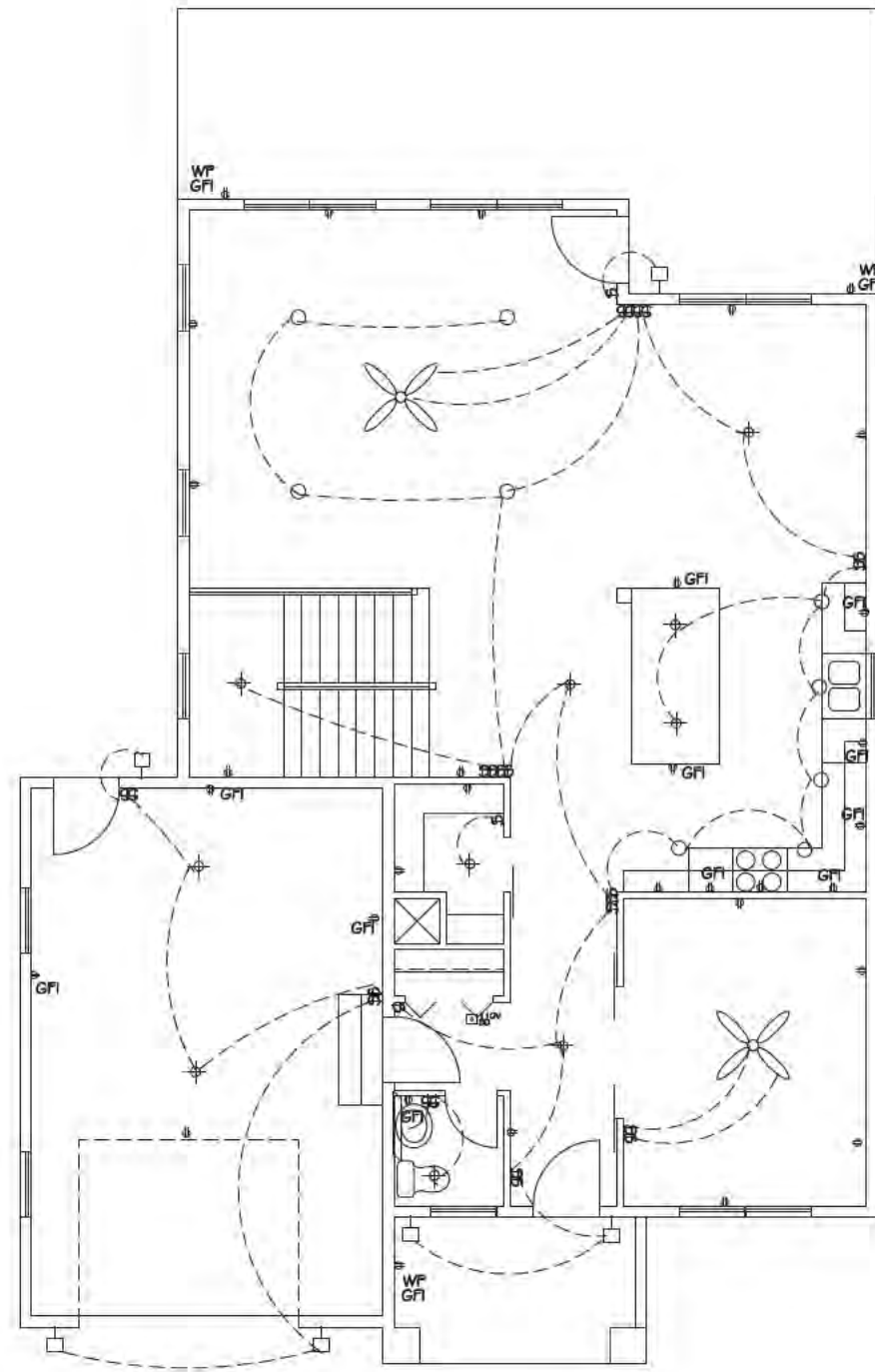
Designed By: **IDEAL HOMES, L.L.C.**
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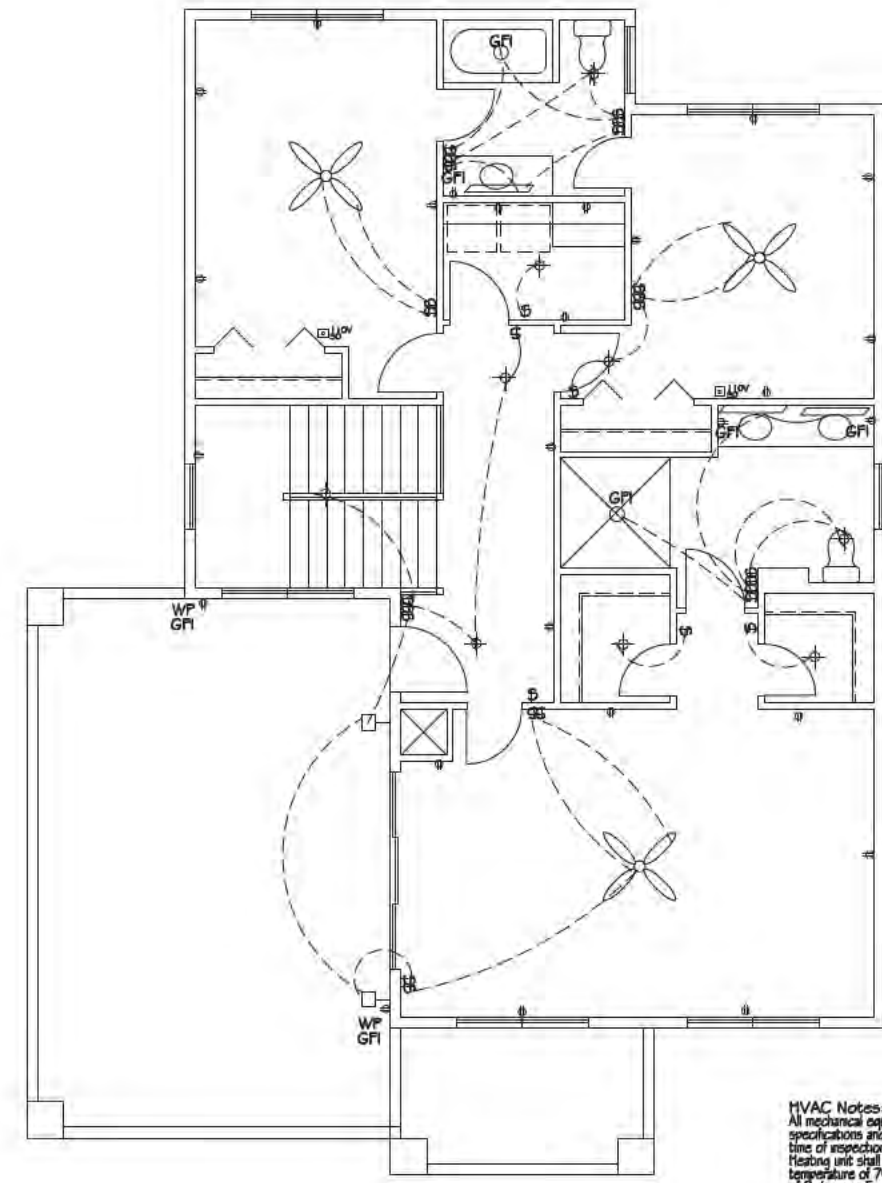
M-1

HVAC Notes:
All mechanical equipment shall have manufacturer's specifications and installation guide attached to it at time of inspection.
Heating unit shall be capable of maintaining a room temperature of 70 degrees F with outside temperature of 0 degrees F, 3 feet above first and second floor in all habitable rooms.

- Mechanical & Electrical Schedule**
- ⊕ Wall Switch - center @ 48" A.F.F.
 - ⊕ Duplex Receptacle Center - center @ 12" A.F.F.
 - ⊕ Duplex Receptacle - Ground Fault Interrupter
 - ⊕ Ceiling mounted light fixture
 - ⊕ Bath fanlight fixture
 - ⊕ Vanity Strip Light
 - ⊕ Exterior wall-mounted light fixture
 - ⊕ 110V Smoke Detector - all interconnected with battery back-up
 - ⊕ Recessed Can Fixture
 - ⊕ Ceiling mounted fan whirring for light fixtures
 - ⊕ Telephone Jack
 - ⊕ TV/Cable Jack
 - ⊕ Warm Air Register
 - ⊕ Return Air Register



First Floor Mechanicals
Scale: 1/4" = 1'0"



Second Floor Mechanicals
Scale: 1/4" = 1'0"

All dimensions, calculations and construction specifications to be verified by general contractor and manufacturer before beginning construction. Ideal Homes cannot be held responsible for errors and/or omissions once construction has begun.

Every attempt has been made to avoid mistakes in the preparation of these drawings. However, Ideal Homes, L.L.C. shall not be held responsible for the errors of the contractor and their tradesman. **DO NOT SCALE DRAWINGS.** All dimensions and notes are based on the manufacturer's specifications and manufacturer of materials. Contractor to confirm the size, spacing, location and species of all structural and framing members before beginning construction. **REPORT ANY DISCREPANCIES AT ONCE.**

Prepared For:
Redeeming Space
Dewey Street

Designed By: **IDEAL HOMES, L.L.C.**
(219) 865-6395

DATE
Jan. 19, 2024
JOB #
2024-07

M-1

HVAC Notes:
All mechanical equipment shall have manufacturer's specifications and installation guide attached to it at time of inspection.
Heating unit shall be capable of maintaining a room temperature of 70 degrees F with outside temperature of 0 degrees F, 3 feet above first and second floor in all habitable rooms.

- Mechanical & Electrical Schedule**
- ⊕ Wall Switch - center @ 48" A.F.F.
 - ⊕ Duplex Receptacle Center - center @ 12" A.F.F.
 - ⊕ Duplex Receptacle - Ground Fault Interrupter
 - ⊕ Ceiling mounted light fixture
 - ⊕ Bath fan/light fixture
 - ⊕ Vanity Strip Light
 - ⊕ Exterior wall-mounted light fixture
 - ⊕ 110V Smoke Detector - all interconnected with battery back-up
 - ⊕ Recessed Can Fixture
 - ⊕ Ceiling mounted fan whirling for light fixture
 - ⊕ TV/Cable Jack
 - ⊕ Warm Air Register
 - ⊕ Return Air Register



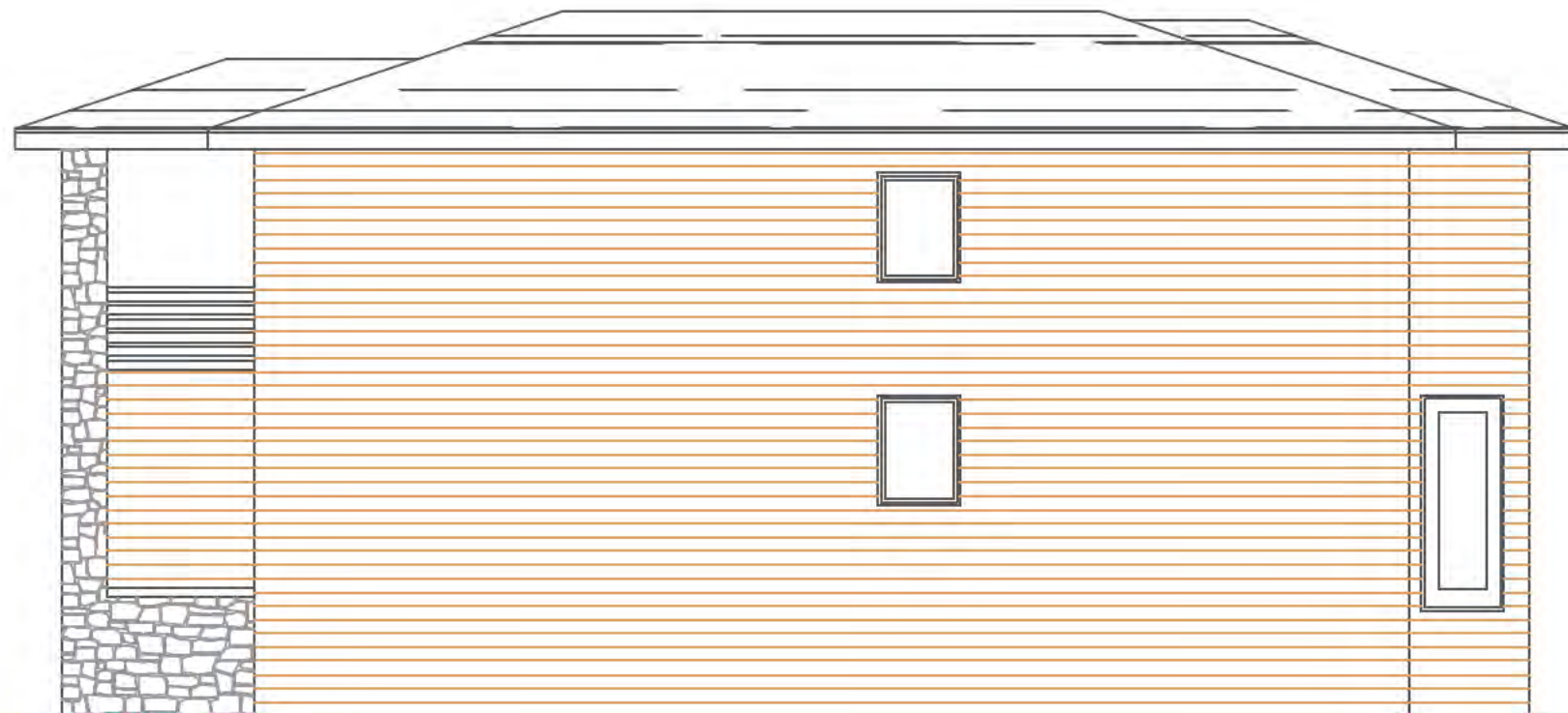




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