

## **PROCEDURES FOR CONSTRUCTION OR IMPROVEMENTS AT LAKE VENTURA**

1. Obtain certified plot plan showing location of house on lot.
2. Locate lot line from pins or have it located by surveyor (this and a plot plan may take as much as 60 days if you do not have one).
3. Have member of architecture committee member measure site stake from edge of improvements to lot line to ensure distance is AT LEAST TEN (10) FEET. (plan for one week)
4. Have architecture committee member measure distance from STREET SIDE PINS to closest street side improvement (35 feet) or from shore to closest lakeside improvement (35 feet). Please note that the street side 35 foot setback is **NOT FROM EDGE OF STREET BUT FROM FRONT SURVEY PINS**. There is an uneven space between the street and this line which forms an easement for utilities.
5. If you are extending improvements closer to the lake side, have architecture committee member inspect to ensure that neighbors view is not obstructed.
6. Complete construction application form.
  - Remember rules in handbook:
    - Minimum garage size
    - Electric heat or heat pump
    - Concrete driveway
    - Shake roof (depending on pitch on replacements).
7. Prepare two copies of plans, application and plot plan.
8. Have at least three architecture committee members sign plans indicating approval.
9. Have at least three members of LVA Board sign plans showing approval.
10. Obtain letter from Lake Board Corresponding Secretary, stating that permit is to be issued (she/he will keep one set of plans, plot plan and application for files).
11. Obtain building permit from county building inspector on 2nd floor of Dodge County Court House.
12. Have utilities located before digging by calling diggers hotline at 402-344-3565.
13. Have construction inspected as per county requirements.  
**Please allow yourself enough time to prepare for construction. Some things such as survey work or utility line location may put you on a waiting list. Also, there are times when several members of the architecture committee or the board are unavailable.**