



# City of Napoleon, Ohio

## Zoning Department

255 West Riverview Avenue, P.O. Box 151

Napoleon, OH 43545

Kevin Schultheis Code Enforcement / Zoning Administrator

Telephone: (419) 592-4010 Fax: (419) 599-8393

[www.napoleonohio.com](http://www.napoleonohio.com)

### **RESIDENTIAL ZONING PERMIT**

Issued Date: July 30, 2025

Expiration Date: July 30, 2026

Permit Number: P-25-118

Job Location: 1304 Clairmont Ave.

Green Development Ventures, LLC  
1304 Clairmont Ave.  
Napoleon, OH 43545

Contractor: Allen Edwin Homes

Phone: 616-229-1084

Zone: R-3: Medium Density Residential

Set Backs: Front: Rear: Side:

Comments: 2280 Sq Ft New Home with 400 Sq Ft attached Garage

Permit Type: New Construction

Fee: \$1285.00

Status: Paid check #8786

Amount Due: \$0.00

Kevin Schultheis

Code Enforcement / Zoning Administrator



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R-3  
P-25-118

### Residential Zoning Permit Application

Date 7/28/2025 Job Location 1304 Clairmont Avenue, Napoleon OH, 43545, Lynnefield Estates Lot 12

Owner Green Development Ventures LLC Telephone # 616-229-1084

Owner Address 2186 E. Centre Ave, Portage MI, 49002

Contractor Allen Edwin Homes Cell Phone # 616-229-1084

Description of Work to be Performed 2280 Sq Ft New Home with 400 Sq Ft. attached Garage.

Estimated Completion Date 8/10/2026 Estimated Cost \$429,440

Demo Permit - \$100.00 - See Separate Form	(MDEMO 100.1700.46690)	\$
Zoning Permit - \$25.00	(MZON 100.1700.46690)	\$ 25
Fence/Pool/Deck - \$25.00	(MZON 100.1700.46690)	\$
Accessory Building 200 SF or less (Detached) - \$25.00	(MZON 100.1700.46690)	\$
Driveway/Sidewalk/Curbing/Patio - \$0.00	(MZON 100.1700.46690)	\$
Drainage Permit/Outside Water/Sewer Repair - \$0.00	(MBLDG 510.0000.44730)	\$
1" Water Tap, 5/8" Meter, Copper Setter and Transmitter - \$1,200.00(Outside City - \$5,680)	(MBLDG 510.0000.44730)	\$ 1,200
1" Water Tap, 3/4" Meter, Copper Setter and Transmitter - \$1,300.00(Outside City - \$5,820)	(MBLDG 510.0000.44730)	\$
1" Water Tap, 1" Meter, Copper Setter and Transmitter - \$1,400.00 (Outside City - \$5,960)	(MBLDG 510.0000.44730)	\$
1" Meter, Copper Setter and Transmitter Without Tap - \$525.00	(MBLDG 510.0000.44730)	\$
3/4" Meter, Copper Setter and Transmitter Without Tap - \$440.87	(MBLDG 510.0000.44730)	\$
5/8" Meter, Copper Setter and Transmitter Without Tap - \$350.00	(MBLDG 510.0000.44730)	\$
Sewer Tap For Lots 7,200 Sq. Ft. Or Less - \$0.00	(MBLDG 520.0000.44830)	\$ 0
Sewer Tap For Lots (Single Family) 7,201 To 12,199 Sq. Ft. ( x \$0.012)	(MBLDG 520.0000.44830)	\$
Sewer Tap For Lots (Single Family) 12,200 Sq. Ft. or Greater - \$60.00	(MBLDG 520.0000.44830)	\$
Sewer Tap For Lots (Two Family) 7,201 to 23,866 Sq. Ft. ( x\$0.012)	(MBLDG 520.0000.44830)	\$
Sewer Tap For Lots (Two Family) 23,867 Sq. Ft. or Greater - \$200.00	(MBLDG 520.0000.44830)	\$
Sewer Tap For Lots (Three Family) 7,201 to 36,366 Sq. Ft. ( x\$0.012)	(MBLDG 520.0000.44830)	\$
Sewer Tap For Lots (Three Family) 36,367 Sq. Ft. or Greater - \$350.00	(MBLDG 520.0000.44830)	\$
Sewer Tap Inspection Fee For Single Family or Duplex - \$60.00	(MBLDG 520.0000.44830)	\$ 60
Inspection Fee Outside the Corporation Limits - Increase 50%	(MBLDG 520.0000.44830)	\$
TOTAL FEE:		\$ 1,285

I FULLY UNDERSTAND THAT NO EXCAVATION, CONSTRUCTION OR STRUCTURAL ALTERATION, ELECTRICAL OR MECHANICAL INSTALLATION OR ALTERATION OF ANY BUILDING STRUCTURE, SIGN, OR PART THEREOF AND NO USE OF THE ABOVE SHALL BE UNDERTAKEN OR PERFORMED UNTIL THE PERMIT APPLIED FOR HEREIN HAS BEEN APPROVED AND ISSUED BY THE CITY OF NAPOLEON ZONING DEPARTMENT.

I hereby certify that I am the Owner of the named property, or that the proposed work is authorized by the Owner of record and that I have been authorized by the Owner to make this application as his/her authorized agent and I agree to conform to all applicable laws of the jurisdiction. In addition, if a permit for Work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

I HEREBY ACKNOWLEDGE THAT I HAVE READ AND FULLY UNDERSTAND THE ABOVE LISTED INSTRUCTIONS.

SIGNATURE OF APPLICANT: Neil Macken

DATE: 7/28/2025

BATCH #

CHECK #

DATE

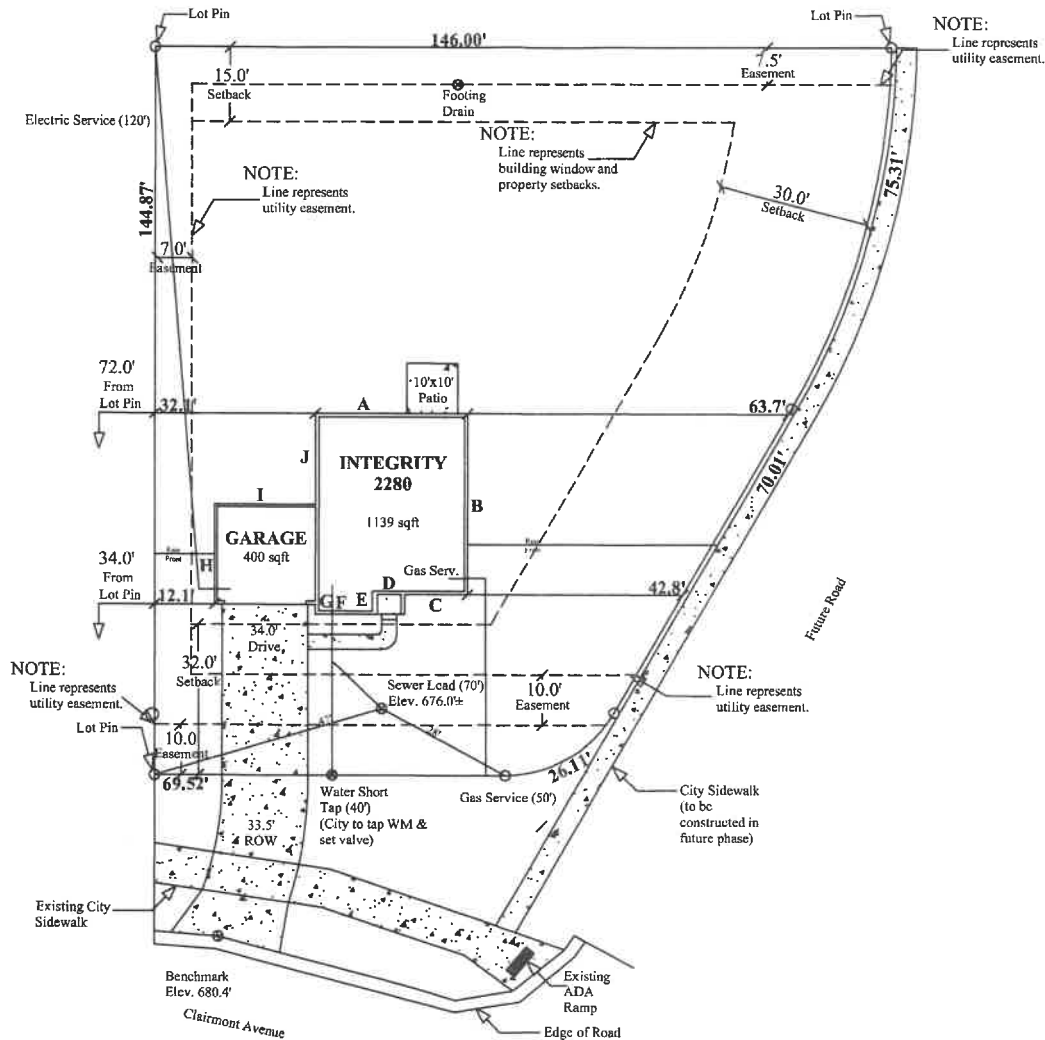
Per Rule 10.2 of the City of Napoleon Rules for Water and Sewer Service, City personnel will assist property owners in locating existing sanitary sewer laterals and water services to the best of their ability. However, the City does not guarantee the accuracy of said markings and is not liable for any expense incurred by the property owner if said markings are incorrect.

**HOUSE DIMENSIONS:**  
 A = 30'-0"  
 B = 36'-0"  
 C = 12'-4"  
 D = 4'-8"  
 E = 4'-0"  
 F = 12'-4"  
 G = 2'-0"  
 H = 20'-0"  
 I = 20'-0"  
 J = 18'-0"

**GARAGE FRONT:**  
 20'-0"  
**PORCH PIER:**  
 4'-0"  
**DRIVE:**  
 575 sqft  
**ROW:**  
 615 sqft  
**LEAD WALK:**  
 67 sqft



*1304 Clairmont*



**NOTE:**  
 Top of wall to be set 3.6'  
 above benchmark.  
 Elev. 684.0'

Version 8.0

**Scale:** 1" = 30'-0"  
**Date:** July 21, 2025

**Front Yard:** 4995 sqft  
**Rear Yard:** 12325 sqft  
**Lot Coverage:** 16.0%

**SITE PLAN**  
**LOT #12 LYNNEFIELD ESTATES**  
**1304 CLAIRMONT AVENUE**

**ALLEN EDWIN HOMES**  
 2186 EAST CENTRE  
 PORTAGE, MI 49002

ALLEN  
 EDWIN  
 HOMES

**Allen Edwin Residential Builders LLC**

2186 E. Centre Ave.  
Portage, MI 49002

Third Coast Bank SSB  
Humble, TX 77338

35-9414/1130

DATE 07/29/

\$\*\*\*\*\*1,285.00

\*\*\*\*\*One Thousand Two Hundred Eighty-Five and 00/100 Dollars

PAY TO THE ORDER OF  
CITY OF NAPOLEON  
255 WEST RIVERVIEW AVE  
PO BOX 151  
NAPOLEON, OH 43545

THIS IS A POSITIVE PAY PROTECTED ACCOUNT

*And*  
*SAT*

SECURITY FEATURES INCLUDED. DETAILS ON BACK

⑈008786⑈ ⑆13094149⑆ 100024379⑈

**Allen Edwin Residential Builders LLC**

Vendor: City of Napoleon

**8786**

Check Date: July 29, 2025

INVOICE DATE	INVOICE NO	DESCRIPTION	INV. AMOUNT	DISCNT TAKEN	BALANCE
7-29-25	LFE012 S&W	1304 Claimmont Ave	1285.00		1285.00
Chk. Date	7-29-25	Chk. No.	8786	Totals	
				0	1285.00

PLEASE DETACH AND RETAIN FOR YOUR RECORDS