



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

COMMERCIAL ZONING PERMIT

Issued Date: September 23, 2025

Expiration Date: September 13, 2026

Permit Number: P-25-151

Job Location: 1381 Oakwood Avenue

Owner: Moose Lodge #788
1381 Oakwood Avenue
Napoleon, OH 43545

Contractor: Reliable Metal Building

Phone: 419-592-1653 (Vicki Saneholtz)

Zone: R-3: Medium Density Residential

Set Backs: Front: 0' Rear: 0' Side: 0'

Comments: Metal Building

Permit Type: Building

Fee: \$25.00

Status: Paid Check #25825

Amount Due: \$0.00

Kevin Schultheis
Code Enforcement/Zoning Administrator

P-25-156
R-3



City of Napoleon, Ohio

Zoning Department

255 West Riverview Avenue, P.O. Box 151
Napoleon, OH 43545

Kevin Schultheis Code Enforcement / Interim Zoning Administrator

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

www.napoleonohio.com

Commercial Zoning Permit Application

Date 9/1/25 Job Location MOOSE LODGE #788

Owner MOOSE LODGE #788 Telephone # _____

Owner Address 1381 OAKWOOD AVE

Contractor RELIABLE METAL Bldg Cell Phone # 419-592-5591

VICKI SANDEWITZ 419-866-1653

Description of Work to be Performed METAL Bldg

Estimated Completion Date _____ Estimated Cost \$6300

Demo Permit - \$100.00 - See Separate Form	(MDEMO 100.1700.46690)	\$
Zoning Permit - \$50.00	(MZON 100.1700.46690)	\$
Fence - \$25.00	(MZON 100.1700.46690)	\$
Garage and Shed 120 SF or less (Detached) - \$25.00	(MZON 100.1700.46690)	\$ <u>2500</u>
Driveway/Sidewalk/Curbing - \$0.00	(MZON 100.1700.46690)	\$
Drainage Permit/Outside Water/Sewer Repair - \$0.00	(MBLDG 510.0000.47300)	\$
1" Water Tap, 5/8" Meter, Copper Setter and Transmitter - \$1,200.00(Outside City - \$5,680)	(MBLDG 510.0000.47300)	\$
1" Water Tap, 3/4" Meter, Copper Setter and Transmitter - \$1,300.00(Outside City - \$5,820)	(MBLDG 510.0000.47300)	\$
1" Water Tap, 1" Meter, Copper Setter and Transmitter - \$1,400.00 (Outside City - \$5,960)	(MBLDG 510.0000.47300)	\$
1 1/2" Water Tap and Larger - See Operations Superintendent		\$
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 All Commercial and Industrial Uses - \$600.00	(MBLDG 510.0000.44730)	\$
Sewer Tap Inspection Fee, M.F., Comm., Indust. 50 L.F. or Less - \$100.00	(MBLDG 510.0000.44730)	
Sewer Tap, M.F., Comm., Indust. 51 L.F. or More - \$100.00 + \$10.00 for each 50 L.F.	(MBLDG 510.0000.44730)	\$
Manufactured Home Court - \$87.00 Per Dwelling	(MBLDG 510.0000.44730)	
Sewer Main Extension in Right of Way Inspection - 2% of Construction Cost	(MBLDG 510.0000.44730)	\$
Inspection Fee Outside the Corporation Limits - Increase 50%	(MBLDG 510.0000.44730)	
TOTAL FEE:		\$

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: _____

DATE: _____

BATCH # _____

CHECK # _____

DATE _____

Fwd: New Pricing Quote

From Jack Wells <jack_wells@seamers.com>

Date Mon 9/22/2025 2:45 PM

To Cory Badenhop <cbadenhop@wellsagsupply.com>

 1 attachment (858 KB)

Jack Wells Update Quote.pdf;

Caution: This is an external email and has a suspicious subject or content. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department

Sent from my iPhone

Begin forwarded message:

From: Kyla Nagle <kayla@reliablemetalbuildingsllc.com>

Date: September 22, 2025 at 3:24:43 PM EDT

To: Jack Wells <jack_wells@seamers.com>

Subject: New Pricing Quote

Jack,

Attached below is a copy of the new pricing.

I technically cannot charge any less as we are charging our base price at the moment.

The smallest we sell is technically 12x21 on our pricing scale.

However I was able to get management to approve an additional discount to try to lower the overall cost a little bit.

Thanks,

Kyla

Reliable Metal Buildings

RELIABLE METAL BUILDINGS LLC

Custom Order - Sep 10, 2025

Reliable Metal Buildings

16570 US Highway 20

Pioneer, OH 43554

937-625-1035

office@reliablemetalbuildingsllc.com



View Online

Sign Link

<https://carportview.reliablemetalbuildingsllc.com/?lng=en-US#34783cf32c966e8989443d0bb2b7446b>

Go To

Name Jack Wells

Order # 1757529816878347

Kyla - Direct

Install Address

[@reliablemetalbuildingsllc.com](mailto:jack_wells@seamers.com)

City

State OH

Zip Code

Email jack_wells@seamers.com

Phone # 419-966-7778

Mobile #

Building Info

Style Standard

Roof Style Vertical Style

Gauge 14-Gauge Framing

Leg Style Standard

Brace Standard Brace

18' x 13' x 9'/7'
Width Roof Length Leg Height
12' Frame Length

Roof Rustic Red

Trim Rustic Red

Siding Light Stone

Wainscot Rustic Red

Description

Qty

Unit Price

Price

Totals

Base Price: 10'x13'

1

\$1,557.63

\$1,557.63

Subtotal

\$5,372.46

Roof: Rustic Red

1

-

-

Trim: Rustic Red

1

-

-

Sidewall Color: Light Stone

1

-

-

End Color: Light Stone

1

-

-

Deluxe (Wainscot): Rustic Red

1

\$460.80

\$460.80

+ Tax Calculated
Based Off Delivery
Address:
7.25%
+ Labor and
delivery
(Untaxed)

\$1,289.00

Roof Style: Vertical Style

1

-

-

Roof Pitch: 3 / 12

1

-

-

Trusses: Standard

1

-

-

Gauge: 14-Gauge Framing

1

-

-

Brace: Standard Brace

1

-

-

Total Order Amount \$7,050.96

- Deposit Amount
10.00%

\$705.10

- Remaining Due

\$6,345.86

Leg Height: 9'

1

\$152.85

\$152.85

Left Side: Fully Enclosed - Siding: Vertical

1

\$329.65

\$329.65

Front End: Fully Enclosed - Siding: Vertical

1

\$723.60

\$723.60

Back End: Fully Enclosed - Siding: Vertical

1

\$723.60

\$723.60

Custom Door Opening Size (10x8') - Corner Style: Square
(Traditional)

1

\$247.50

\$247.50

Right Lean

Base Price: 8'x21'

1

\$1,557.63

\$1,557.63

Type: Lean only

1

-

-

Roof Pitch: 3 / 12

1

-

-

Gauge: 14-Gauge Framing

1

-

-

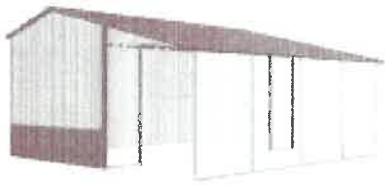
Continued on next page...

Description			
Leg Height: 7'	1	\$35.11	\$35.11
Connection Fee Side to Side (12-24 wide) 20'L	1	\$96.39	\$96.39

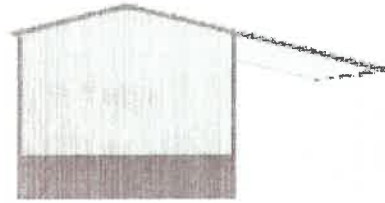
Additional Fees

Asphalt Anchors	6	\$22.95	\$137.70
Discount	1	-\$650.00	-\$650.00

Customer Signature	Date	Delivery Date (may vary depending on weather):
Dealer or Manufacturer Signature	Date	Delivery Notes



Perspective View



Front



Left Side



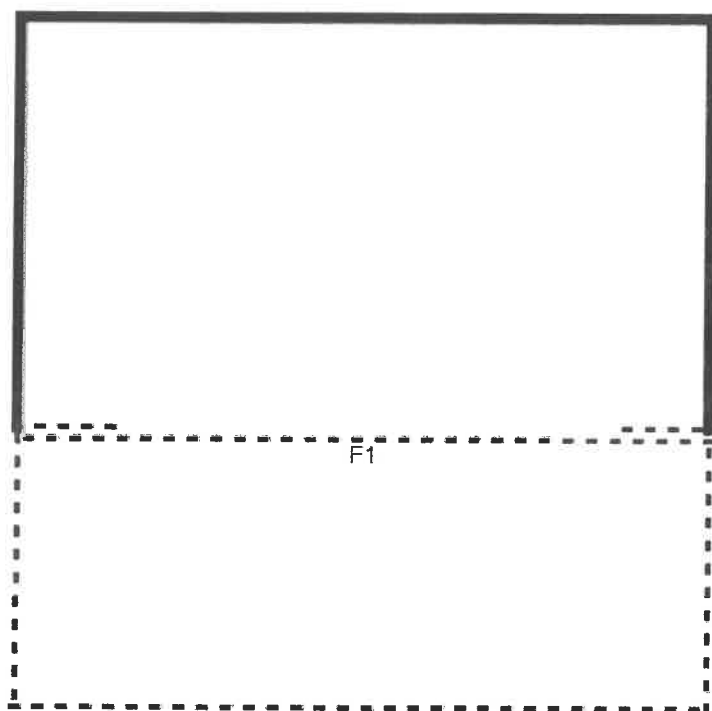
Right Side



Back

LEFT SIDE

FRONT



18'

BACK

12'

RIGHT SIDE

SYMBOL LEGEND



F1 Custom Door Opening Size

■ Closed Wall

.... Open Wall

Reliable Metal Buildings LLC Terms & Conditions

RMB LLC Sales Agreement

Buyer represents to Reliable Metal Buildings LLC that Buyer has read the forgoing Buyer Acknowledgment Terms and Sales Agreement in connection with the purchase of the steel structure from RMB LLC as referenced herein and agrees to the following terms and conditions.

Buyer Acknowledgment

(Initial for each category)

Buyers Responsibilities Prior to Install

- Reliable Metal Buildings LLC is not responsible for permits, covenant searches, or restrictions. Reliable Metal Buildings LLC encourages all customers to research local building codes and permitting prior to installation and notify RMB LLC of any requirements for which we must comply.
- If the buyer fails to obtain any necessary or required permit / authorization, said failure voids all warranties otherwise applicable to the structure.
- All installation sites must be level before the day of the install. **If installation site is not leveled (1~3 inches) the installation date may be rescheduled at the buyer's expense.**
- Any underground cables, gas lines, or other utility lines are to be located and marked prior to installation, Reliable Metal Buildings LLC is not to be responsible for any damage caused by non-located or unmarked utility lines. Buyer is also responsible for clearing any overhead wires or cables that may obstruct the erection of the building(s).
- **A return / restock fee up to \$500 will be charged to the buyer in the event Reliable Metal Buildings LLC is not at fault.**
- Master build prints are available at no charge to the buyer. Custom or site-specific blueprints are available per buyer request for an additional charge.

Pricing & Taxes

- Reliable Metal Buildings LLC reserves the right to correct errors made by dealer / office personnel that concern pricing or taxes.
- Buyer agrees to pay all applicable sales taxes and other taxes in respect to goods, unless tax exempt. If for any reason a customer is tax exempt, a tax-exempt certificate must be attached to the original order(s). If no proper exemption documents have been provided, the normal applicable tax will be charged. No exemptions are to be made.

Deposit & Payment Terms

- Balance due is to be paid in FULL upon completion to the installation crew on the day that building is delivered and installed. Payment is to be made in one of the following: cash, cashier's check, money order, or debit / credit card (subject to a 4% processing fee). Cashier's checks and money orders are to be made payable to **Reliable Metal Buildings LLC**.
- Reliable Metal Buildings LLC reserves the right to make exceptions to the clause above, if the buyer wishes to make a payment in the form of a personal / company check it must be arranged and paid prior to installation.
- **Buildings over thirty thousand dollars** require a regular deposit at the dealer. 50% of the remaining balance must be paid before any production begins. The remainder of the balance is due on day of install.
- If a payment made with a check happens to be returned as a result of NSF (Non-Sufficient Funds), cancellation of check, incorrectly written checks, etc. Buyer is responsible for additional expenses incurred by Reliable Metal Buildings LLC as a result of a returned check. Reliable Metal Buildings LLC reserves the right to charge additional fees by law for returned checks.
- Buyer agrees that the structure shall remain the property of Reliable Metal Buildings LLC until payment is made in full. Failure to pay will result in the repossession of the building(s). Buyer waives any additional notice of or objection to the removal of the building(s). Buyer is not to object to, delay, or attempt to prevent the removal of said building(s) when failure to remit payment has occurred.
- In the event that a buyer cancels their order for any reason the buyer will not receive a refund of their deposit. **ALL DEPOSITS ARE NON-REFUNDABLE.**

Scheduling & Delivery

- Please understand any time frame is not intended to serve as a guarantee. Factors such as contractor availability and weather conditions may affect this timeline.
- Prior to installation. Delivery dates may be rescheduled due to weather conditions, installer running behind, accidents, etc.
- Buyer grants Reliable Metal Buildings LLC permission to enter buyer's property for the purpose of erecting a building(s) contracted for by Buyer. Buyer acknowledges that such construction required the entry of large trucks, trailers, and other equipment necessary for the construction of building(s) onto buyers' property. Use of such equipment may result in unintentional and unavoidable damage to driveways, lawns, sidewalks, and trees.
- Buyer will pay an additional labor fee if the building material needs to be carried more than 50 ft. This fee will be at the installer's discretion.

Damages & Weather

- Reliable Metal Buildings LLC is not responsible for any damage due to inclement weather or any direct, indirect, special or consequential damages resulting from any defect or abnormality in accepted items or installation.

Contractors

- Reliable Metal Buildings LLC has no control over problems with the contractor's vehicles breaking down, illness in their crew, injuries sustained while working on a building, or the weather and or traffic that impacts their time schedule.
- It is expressly agreed that any dispute, suit, claim, or legal proceeding of any nature arising from the obligations under this agreement, shall be filed in a court of competent jurisdiction in Williams county Ohio, and be controlled by the state laws of Ohio.

Warranty Information

- Warranty is voided when the buyer uses their own anchors or when the anchors are unable to be securely fastened onto the foundation provided, due to underlying rock and or unlevelled ground. The inability to install the anchors does not breach the contract with the buyer. Wood / deck platforms onto which the building is directly anchored to do not qualify for warranty.
- **Buyer must have the correct amount and style of anchors installed during installation to receive Wind Warranty (up to 140 MPH wind).**
- Any external / internal alterations to the structure may be subject to void the warranties. Alterations include electrical, plumbing, aftermarket doors, shelving, insulation, etc.
- There are no warranties which extend beyond the description on the face hereof. The warranties are in lieu of all other warranties expressed or implied, including but without limitation, any warranties of merchantability or fitness for a particular purpose, which are expressly claimed.
- The warranty is only to extend to the original purchaser of the product warranted by this document. Customer must have an original copy of the document at the time of claim.
- 12-gauge steel has a twenty-year rust warranty. 14-gauge steel has a ten-year rust warranty.

Buyer Signature

The Buyer by the initials above and the signature below, represents he/she has reviewed the Reliable Metal Buildings LLC Buyer Acknowledgment Terms and Sales Agreement and understands those terms and the responsibilities set forth herein and agrees to bind themselves to the provisions.

Buyer's Signature

Date

Buyer's Name (Printed)

LOYAL ORDER OF MOOSE 788 INC

1381 OAKWOOD AVE
NAPOLEON, OH 43545-5707

25825

69-3/434
00266

DATE 9/23/25

CHECK ARMOR
FRAUD PROTECTION

PAY
TO THE
ORDER OF

CITY OF NAPOLEON

\$ 25.00

TWENTY-FIVE DOLLARS AND

00/100 DOLLARS

Photo
Safe
Deposit®
Details on back



FOR

ACCESSORY Bldg SMOKE SHACK

Sheri McCarus
Melanie Dopp

⑈025825⑈ ⑆043400036⑆ 5248651779⑈