

Planning Commission Meeting
Monday, April 14, 2025 6:00 PM
City Hall
1029 Court Street
Gibbon, NE 68840

1. Opening Procedures

- 1.1. Call to Order

- 1.2. Announcement of Open Meetings Act

This is an open meeting of the Gibbon Planning Commission. The City of Gibbon abides by the Open Meetings Act in conducting business. A copy of the Open Meetings Act is displayed on the south wall of the Council Chambers as required by state law.

- 1.3. Roll Call

2. Approval of Minutes from Last Meeting

3. Submitted Permit Requests

- 3.1. Permit 2025-11 Wilkins--6835 Limousine Rd--Fence

- 3.2. Permit 2025-12 Hernandez--608 Drew Lane--Covered Patio

- 3.3. Permit 2025-13 Shafer/Stevenson--210 Murnen--New residential

- 3.4. Permit 2025-14 Burmood--507 Front Street--Sign

- 3.5. Permit 2025-15 Herran--1010 3rd Street--Fence

4. Other Items

- 4.1. Next Planning Commission Meeting will be held on Monday, May 12, 2025 at 6:00 p.m.

5. Adjourn

GIBBON PLANNING COMMISSION MEETING

MONDAY, March 10, 2025

6:00PM

1) Opening Procedures

- a.** Call to order. Steven Ackley called the meeting to order at 6:00pm.
- b.** Announcement of Open Meeting Act
 - i.** This is an open meeting of the Gibbon Planning Commission. The City of Gibbon abides by the Open Meeting Act in conducting business. A copy of the Open Meetings Act is displayed on the wall of the meeting room as required by state law.
- c.** Roll Call
 - i.** Members Present – Steven Ackley, Brandon Jacques and Brandon Brueggemann

2) Approval of minutes from last meeting.

3) Submitted Permit Requests.

- a.** Permit 2025-08 Ledesma – 45685 67th Road – Accessory Building
 - i.** Motion made by Jacques. Seconded by Brueggemann.
- b.** Permit 2025-09 Busch – 707 Drew Lane – Fence
 - i.** Motion made by Jacques. Seconded by Brueggemann.
- c.** Permit 2025-10 Perez – 45645 67th Road - New Residential, Deck. Sprinklers
 - i.** Motion made by Brueggemann. Seconded by Jacques.

4) Other Items

- a.** The next Planning Commission meeting will be held on Monday, April 14th, 2025 at 6:00pm at City Hall.

5) Adjourn

- a.** Meeting adjourned at 6:05pm.



FOR OFFICE USE ONLY	
Permit Number: <u>2025-11</u>	Date Paid: <u>3/2/25</u>
Value of Improvement: _____	Fee Paid: Cash \$ <u>25.00</u>
Floodplain: <input type="checkbox"/> Yes <input type="checkbox"/> No	Check \$ _____ # _____
Present Zoning: AGR, R-1, R-2, R-3, C-1, C-2, I, F-1, PUD-1	Initial: _____

**APPLICATION FOR FENCE PERMIT
GIBBON, NEBRASKA**

Fill in the following information as accurately and completely as possible. A complete, and current, copy of the City of Gibbon's Zoning Regulations is available at City Hall. This application is not acceptable unless all required information is furnished. Application must be submitted to City Hall by noon on Friday, prior to scheduled Planning Commission Meeting. Planning Commission is scheduled to meet the second Monday of each month. Please print.

Starting any portion of improvements before permit is approved by designated representative is considered a Violation of the Zoning Ordinance.

Penalty for Violation of Zoning Ordinance: A fine of one hundred dollars (\$100) for any one offense, recoverable with costs, or punishment in the County Jail for a term not to exceed thirty (30) days, shall be administered. Each and every day that such violation continues after notification shall constitute a separate offense.

INSTALLATION SITE DETAILS

Address of Fence Site: 6835 Limousine Rd, Gibbon, NE 68840
(If no address exists, one must be issued from the City of Gibbon.)

Present Zoning District of Fence Site (circle one): AGR R-1 R-2 R-3 C-1 C-2 I F-1 PUD-1

Property Owner: Brandon + Morgan Wilkins
Address: 6835 Limousine Rd

Phone Number: 308-391-9925
Email: mwadkinsmeyer@gmail.com

Contractor: American Fencing
Address: 2120 N Ave, Kearney, NE 68841
Certificate of Insurance: _____

Phone Number: 308-396-0793
Email: _____

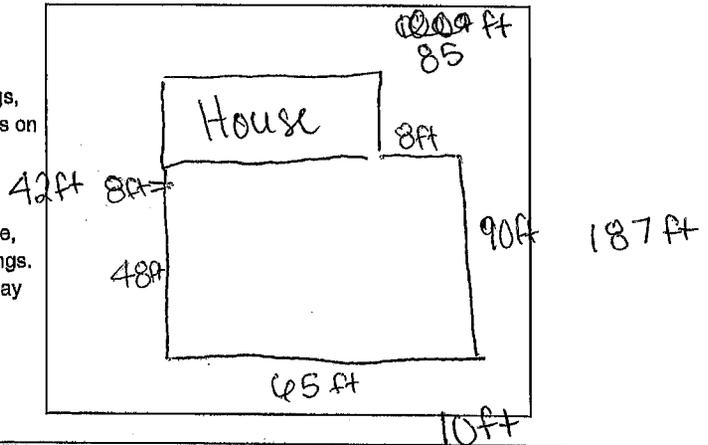
Replacement or New Fence: New
Approximate Dates for Construction:
Start: _____ Finish: _____

Estimated Project Cost: \$ 6500
Fence Height: 6 ft
Fence Material: vinyl

PROPOSED FENCE LAYOUT

Include the following information in the box or attach a drawing. This does not need to be drawn to scale.

- Location and dimensions of lot lines, present buildings, proposed signage, and other proposed improvements on the lot.
- Impacts on Public Right-of-Way and Dedicated Easements.
- Distances between existing buildings, proposed fence, and lot lines, measured from the foundation of buildings.
- Any other reasonable and pertinent information as may be required by the Zoning Administrator:



SETBACK INSPECTION

Contact Gibbon City Hall at 308.468.6118 to schedule required setback inspection. Please allow up to two (2) business days for scheduling.

Date of Inspection: _____ Name of Inspector: _____

Approval Signature: _____

ADDITIONAL REQUIREMENTS FOR SUBMITTAL

- Call Diggers Hot Line to locate all utilities: *811 or 800-331-5666
- Attach Other: _____

APPLICATION VERIFICATION

The above requested information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement, or misrepresentation of fact, either with or without intention on my part, such as might, if known, cause a refusal of this application, or any alteration or change in plans made without the approval of the Zoning Administrator after the issuance of this permit, shall constitute sufficient grounds for the revocation of this permit. This permit is valid for two (2) years from the final approval date. Physical improvements must begin within one (1) year of final permit approval. By this signature, the Zoning Administrator, or designated representative, is authorized to enter upon the property described for the purpose of inspection.

Signature of Applicant: Morgan N Wilkins
 Printed Name: Morgan N Wilkins Date: 3/13/25

FOR OFFICE USE ONLY

Approve Application Recommendations before approval: _____
 Approval Signature: _____ Date: _____
 Title: _____

EXCERPT FROM THE CITY OF GIBBON'S ZONING REGULATIONS

8.8 FENCE REGULATIONS: Fences, Walls and Hedges: Notwithstanding other provisions of this ordinance, fences, walls and hedges may be permitted in any required yard, provided that no fence, wall or hedge along the sides or front edge of any front yard shall be over three and one half (3 1/2) feet in height. Additionally, on a corner lot in a Residential District, a sight triangle shall be provided such that nothing shall be erected, placed, planted, or allowed to grow in such a manner as to materially impede vision between a height of two and one half (2 1/2) feet and ten (10) feet above the centerline grades of the intersecting streets, in conformance with the diagram on the following page. The following regulations shall apply to the construction of fences.

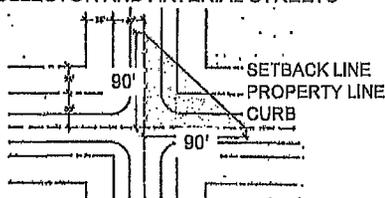
1. No solid fence shall be constructed closer to the street than the property line.
2. No fence erected in a required front yard shall materially obstruct public view. Permitted types of fences shall include split rail, chain link, or other similar material. No component of a front yard fence shall exceed three and one half (3 1/2) feet in height, nor shall any structural member exceed thirty-six (36) inches in cross-sectional area.
3. No fence shall be constructed which will constitute a traffic hazard as identified in the site triangle of a corner lot (see above).
4. No fence shall be constructed in such a manner or be of such design as to be hazardous or dangerous to persons or animals by intent of its construction or by inadequate maintenance.
5. No component of a fence within Residential Districts, except fences erected upon public or parochial school grounds or in public parks and in public playgrounds, shall be constructed of a height greater than six (6) feet.
6. All fences shall conform to the construction standards of the building code and other applicable ordinances and resolutions.
7. In commercial and industrial districts, maximum height of fences shall be eight (8) feet. When industry standards for certain types of businesses require fences of greater heights, the Zoning Administrator at his direction, may allow greater heights.
8. All fences constructed in the City of Gibbon shall comply with the provision of this section and obtain a building permit.
9. The good side of fence shall face to the outside of the property.
10. All outdoor swimming pools shall be enclosed by a fence or wall at least six (6) feet, but not more than eight (8) feet in height with a gate or gates which can be securely locked.

SIGHT TRIANGLE

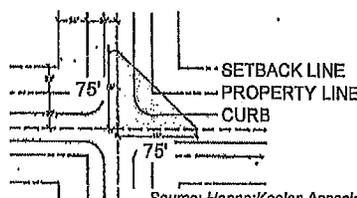
Collector and Arterial Streets: 90' from the centerline of intersecting streets.
Local Streets: 75' from the centerline of intersecting streets.

The following diagrams show "sight triangles" in which obstructions are prohibited:

**SIGHT TRIANGLE MINIMUM STANDARD
COLLECTOR AND ARTERIAL STREETS**



**SIGHT TRIANGLE MINIMUM STANDARD
LOCAL STREETS**



Source: Hanna/Keelan Associates.



emailed 4/7/25
Need setBacks

FOR OFFICE USE ONLY	
Permit Number: <u>2025-12</u>	Date Paid: <u>04-07-2025</u>
Value of Improvement: _____	Fee Paid: Cash \$ _____
Floodplain: <input type="checkbox"/> Yes <input type="checkbox"/> No	Check \$ <u>25.00</u> # <u>684</u>
Present Zoning: AGR, R-1, R-2, R-3, C-1, C-2, I, F-1, PUD-1	Initial: <u>ST</u>

APPLICATION FOR ZONING & BUILDING PERMIT
GIBBON, NEBRASKA

Fill in the following information as accurately and completely as possible. A complete, and current, copy of the City of Gibbon's Zoning Regulations is available at City Hall. This application is not acceptable unless all required information is furnished. Application must be submitted to City Hall by noon on Friday, prior to scheduled Planning Commission Meeting. Planning Commission is scheduled to meet the second Monday of each month. Please print.

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Penalty for Violation of Zoning Ordinance: A fine of one hundred dollars (\$100) for any one offense, recoverable with costs, or punishment in the County Jail for a term not to exceed thirty (30) days, shall be administered. Each and every day that such violation continues after notification shall constitute a separate offense.

IMPROVEMENT INFORMATION

Property Owner: Jose Hernandez Phone Number: 308-224-0274
 Address: 608 Drew CN Email: giokimi@hstmmw.com

Contractor: Vision Builders LLC Phone Number: 308-224-7614
 Address: 1514 West 38th St Kearney NE Email: visionbuilders.kevin@gmail.com
 Certificate of Insurance: Liberty Mutual - can provide copy

Construction Site Address: 608 Drew CN
(If no address exists, one must be issued from the City of Gibbon.)

Residential structures located on less than 10 acres in the one-mile radius outside the corporate limits:

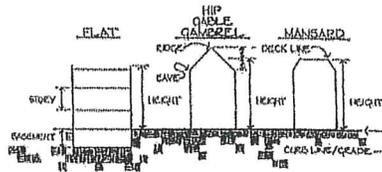
Date this property was platted as a separate parcel: _____
 Name of the lot split or subdivision: _____

Type of Improvement:

- | | | |
|-----------------------------------------------|-------------------------------------------------------|-------------------------------------------------|
| <input type="checkbox"/> New Residential | <input checked="" type="checkbox"/> Structural Change | <input type="checkbox"/> Deck |
| <input type="checkbox"/> Residential Addition | <input type="checkbox"/> Opening Change | <input type="checkbox"/> Underground Sprinklers |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Accessory Building | |

Permits for signage, fences, and industrial uses require a separate application form.

Proposed Structure Use: Covered Patio, Concrete Patio
 Number of Off-street Parking Spaces Provided (if applicable): _____
 Proposed Structure Type: _____



Source: A Survey of Zoning Definitions. (American Planning Association, 1989).

Dimensions of Proposed Structure: ~~20x16~~ 20x16
 Building Height: 12ft
 Footing Depth (42" minimum): 42"

Distance completed structure will be from:

Front Property Line: _____
 Side Property Line: 53
 Existing Buildings on Property (5' minimum): _____
 Rear Property Line: 68
 Other Side Property Line: 34

Area of the property (square feet): 14537
 Is this a corner lot? Yes No
 Are there dedicated easements on the property? Yes No

Approximate value of proposed structure: \$6500
 Approximate Start Dates for Construction: Start 4-28-25 Finish: 5-2-25

SETBACK INSPECTION

Contact Gibbon City Hall at 308.468.6118 to schedule required setback inspection. Please allow up to two (2) business days for scheduling.

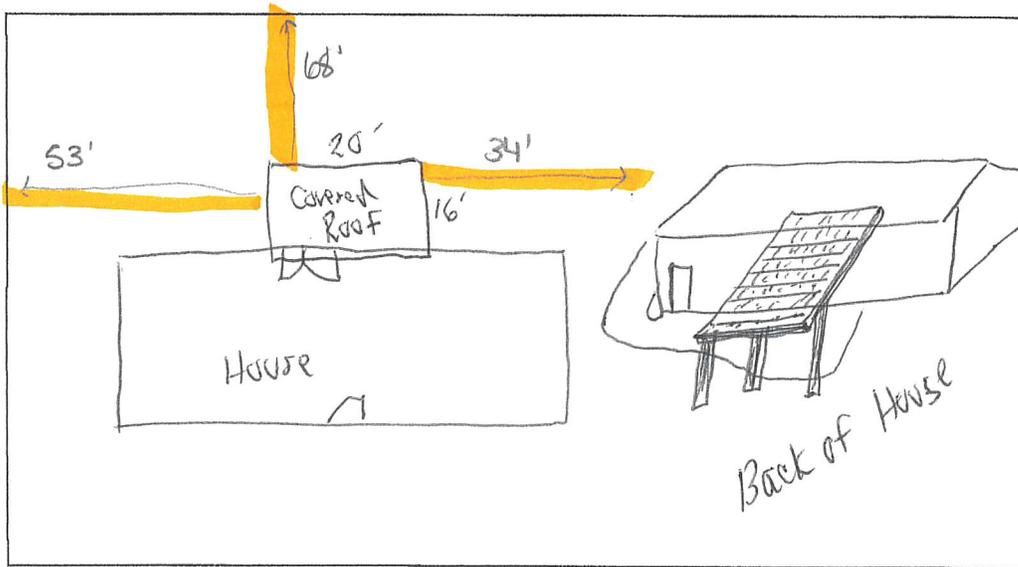
Date of Inspection: _____ Name of Inspector: _____
 Approval Signature: _____

City of Gibbon, Nebraska
 715 Front Street, Gibbon, NE, 68840
 308.468.6118

PROPOSED LAYOUT OF IMPROVEMENTS

Include the following requirements in the box below or as an attached drawing. Proposed improvements must conform with the City of Gibbon's Zoning Regulations. This does not need to be drawn to scale.

- Location, ground area, height, and bulk of all present buildings on the lot and all proposed structures or additions, parking areas, and site improvements.
- The actual dimensions and shape of the lot lines.
- Location, dimensions, and type of any dedicated easements.
- The uses to be built upon.
- The building lines in proposed structures or additions.
- Distances between existing buildings measured from the foundation of each building.
- Distances between existing buildings and lot lines measured from the foundation of each building.
- All building permits shall include sidewalk plans prior to approval of building permit. (Ord. 391)
- Any other reasonable and pertinent information as may be required by the Zoning Administrator: _____



APPLICATION VERIFICATION

The above requested information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement, or misrepresentation of fact, either with or without intention on my part, such as might, if known, cause a refusal of this application, or any alteration or change in plans made without the approval of the Zoning Administrator subsequent to the issuance of this permit, shall constitute sufficient grounds for the revocation of this permit. This permit is valid for two (2) years from the final approval date. Physical improvements must begin within one (1) year of final permit approval. By this signature, the Zoning Administrator, or designated representative, is authorized to enter upon the property described for the purpose of inspection.

Signature of Applicant: [Signature] Vision Builders LLC
 Printed Name: Kevin K. Wapitz Date: 4/2/25

ADDITIONAL REQUIREMENTS FOR SUBMITTAL

- Call Diggers Hot Line to locate all utilities: *811 or 800-331-5666
- Inspections as Required on Matrix ##
- Attach Floodplain Development Permit (if located within a floodplain)
- Attach Approval by Power District
- Attach Other: _____

FOR OFFICE USE ONLY

Disapproved (Date: _____) Recommendations before approval: _____

Approved (Date: _____) Signature: _____
 Title: _____

City of Gibbon, Nebraska
 715 Front Street, Gibbon, NE, 68840
 308.468.6118



FOR OFFICE USE ONLY		
Permit Number: <u>2025-13</u>	Date Paid: <u>04-04-2025</u>	
Value of Improvement: _____	Fee Paid: Cash \$ _____	
Floodplain: <input type="checkbox"/> Yes <input type="checkbox"/> No	Check \$ <u>25.00</u> # <u>1101</u>	
Present Zoning: AGR, R-1, R-2, R-3, C-1, C-2, I, F-1, PUD-1	Initial: <u>BJ</u>	

**APPLICATION FOR ZONING & BUILDING PERMIT
GIBBON, NEBRASKA**

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IMPROVEMENT INFORMATION

Property Owner: Brian Shafer / Kelly Stumson Phone Number: 308-440-4711
 Address: 210 Murnen Ave Email: triple5millconst@gmail.com
 Contractor: Self Phone Number: _____
 Address: _____ Email: _____
 Certificate of Insurance: _____

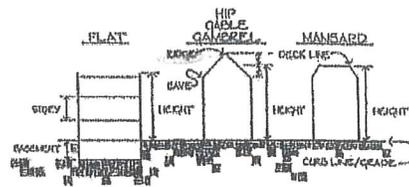
Construction Site Address: 210 Murnen Ave.
(If no address exists, one must be issued from the City of Gibbon.)

Residential structures located on less than 10 acres in the one-mile radius outside the corporate limits:
 Date this property was platted as a separate parcel: N/A
 Name of the lot split or subdivision: _____

Type of Improvement:
 New Residential Structural Change Deck
 Residential Addition Opening Change Underground Sprinklers
 Demolition Accessory Building

Permits for signage, fences, and industrial uses require a separate application form.

Proposed Structure Use: Rental
 Number of Off-street Parking Spaces Provided (if applicable): 4
 Proposed Structure Type: Duplex
 Dimensions of Proposed Structure: 22 x 76
 Building Height: 25'
 Footing Depth (42" minimum): 42"



Source: *A Survey of Zoning Definitions*. (American Planning Association, 1989).

Distance completed structure will be from:
 Front Property Line: 25' Rear Property Line: 25'
 Side Property Line: 10' Other Side Property Line: 44'
 Existing Buildings on Property (5' minimum): N/A

Area of the property (square feet): 8316
 Is this a corner lot? Yes No
 Are there dedicated easements on the property? Yes No

Approximate value of proposed structure: \$250,000
 Approximate Start Dates for Construction: Start May 1 - 2025 Finish: OCT 1 - 2025

SETBACK INSPECTION

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 Date of Inspection: _____ Name of Inspector: _____
 Approval Signature: _____

City of Gibbon, Nebraska
 715 Front Street, Gibbon, NE, 68840
 308.468.6118

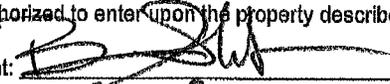
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- Location, dimensions, and type of any dedicated easements.
- The uses to be built upon.
- The building lines in proposed structures or additions.
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Signature of Applicant: 
 Printed Name: Brian Shafer Date: 4-4-25

ADDITIONAL REQUIREMENTS FOR SUBMITTAL

- Call Diggers Hot Line to locate all utilities: *811 or 800-331-5666
- Inspections as Required on Matrix ##
- Attach Floodplain Development Permit (if located within a floodplain)
- Attach Approval by Power District
- Attach Other: _____

FOR OFFICE USE ONLY

Disapproved (Date: _____) Recommendations before approval: _____

Approved (Date: _____) Signature: _____
Title: _____

City of Gibbon, Nebraska
715 Front Street, Gibbon, NE, 68840
308.488.6118

210 Murnen Ave



Gibbon, Nebraska

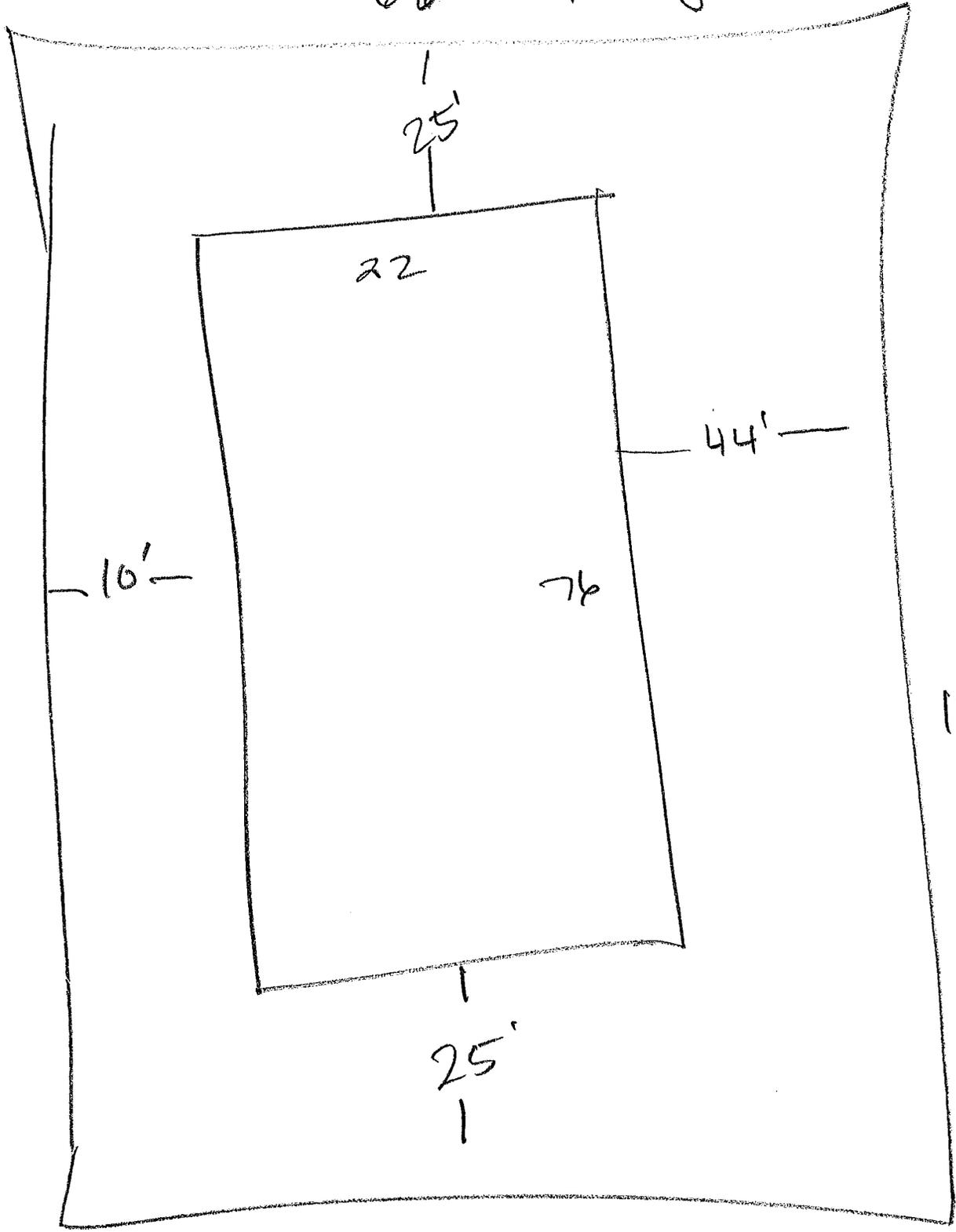
Google Street View

Jul 2023 [See more dates](#)



Image capture: Jul 2023 © 2025 Google

← North 66' Alley



210 Murnen Ave.

familyhomeplans

Plan 75732 | Order Code: 00WEB

FamilyHomePlans.com
800-482-0464

[Click-To-Print This Page](#)



Specifications

- ▶ 1277 Total Living Area
- ▶ 562 Main Level
- ▶ 715 Upper Level
- ▶ 3 Bedrooms
- ▶ 1 Full Bath(s)
- ▶ 1 3/4 Bath(s)
- ▶ 1 Half Bath(s)
- ▶ 1 Car Garage
- ▶ 22'0 Wide x 76'0 Deep

Available Foundation Types:

- ▶ Basement - * \$295.00
- ▶ Crawlspace
- ▶ Slab - * \$295.00

* May require additional drawing time.

Plan Pricing

- ▶ PDF File: \$1,930.00
- ▶ PDF File Unlimited Build: \$2,430.00
- ▶ CAD File: \$2,945.00
- ▶ CAD File Unlimited Build: \$3,445.00
Unlimited Build License issued on CAD File Unlimited Build orders.
- ▶ Materials List: \$195.00
- ▶ Right Reading Reverse: \$295.00
All sets will be Readable Reverse copies. Turn around time is usually 3 to 5 business days.

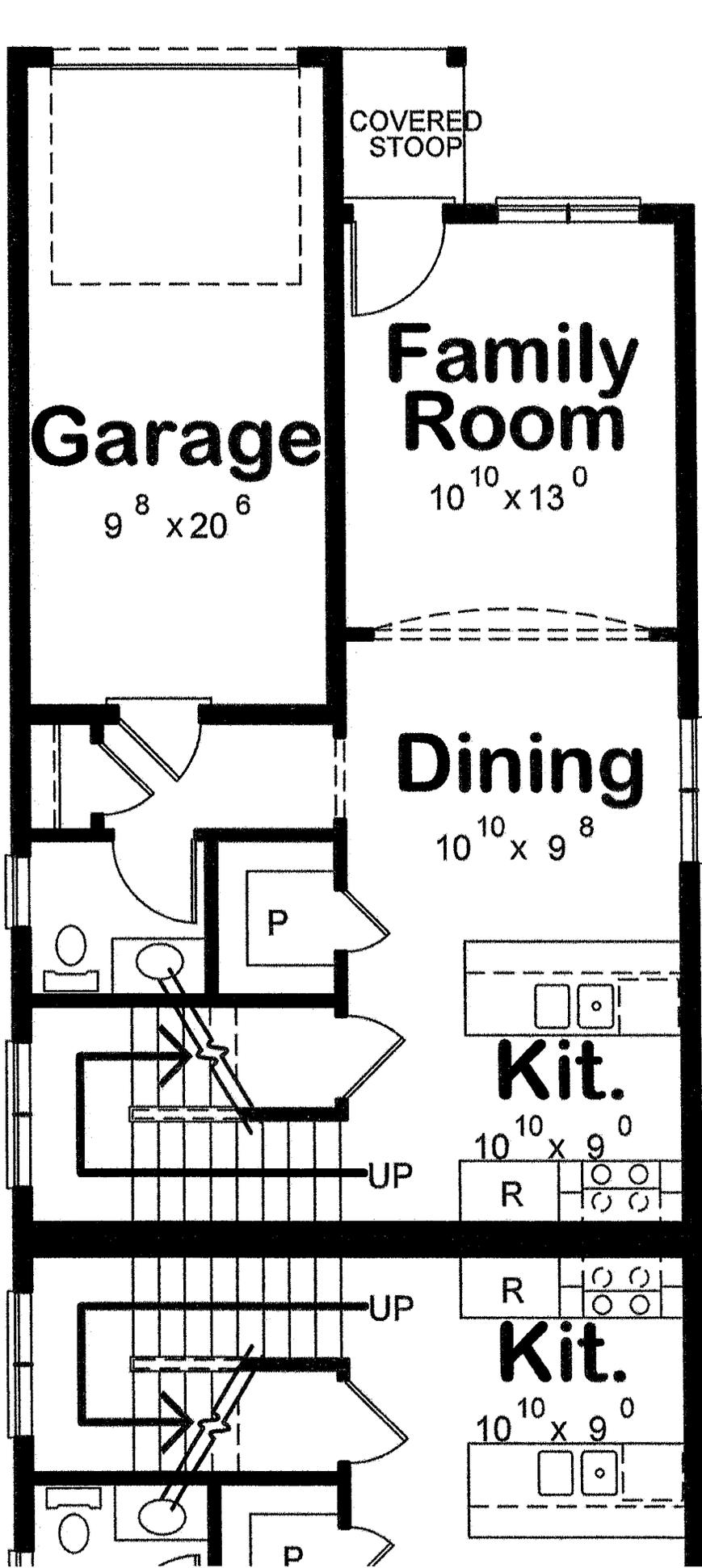
* prices shown w/o any discounts applied

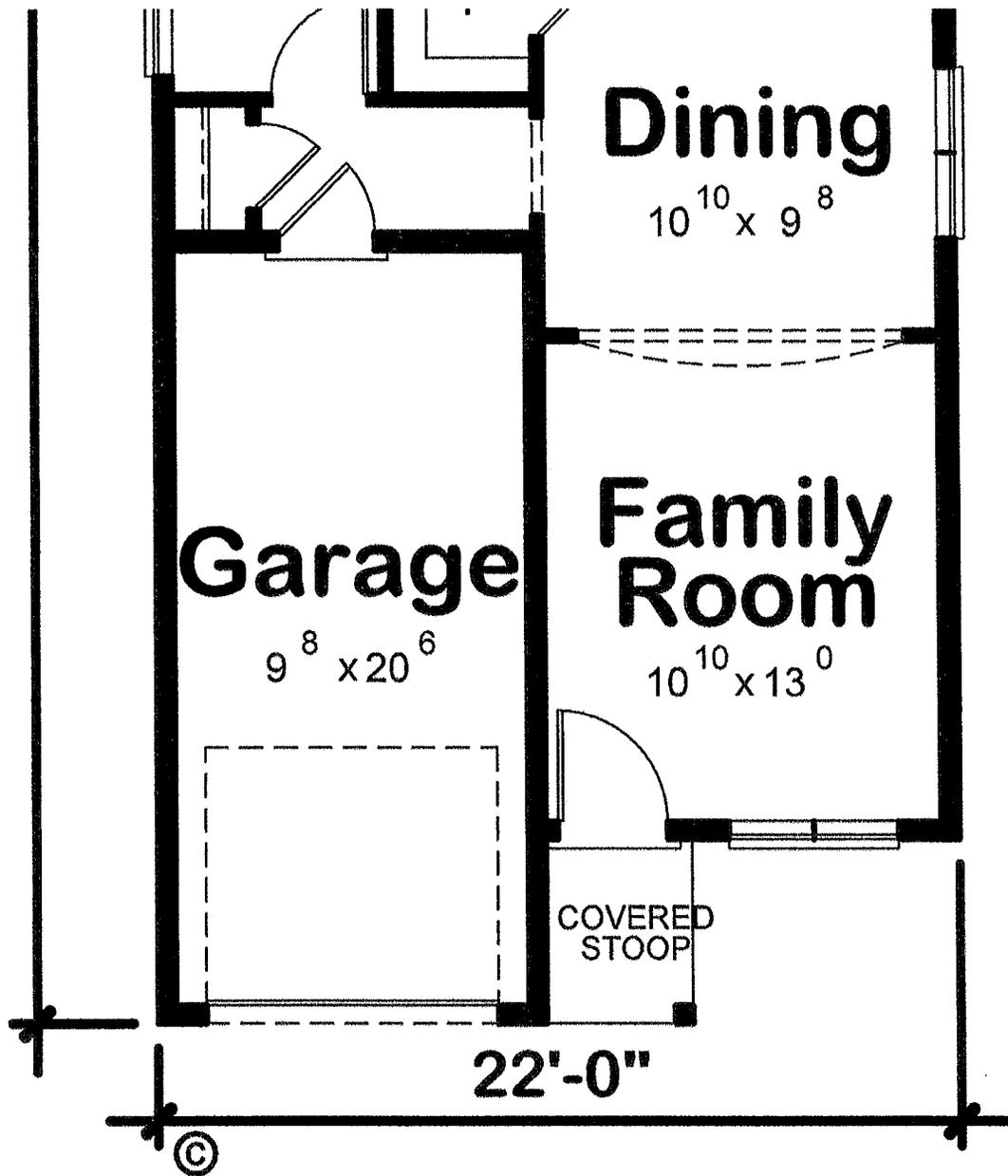


Plan 75732 | Order Code: 00WEB | Elevation

[↻ REVERSE PLAN](#)

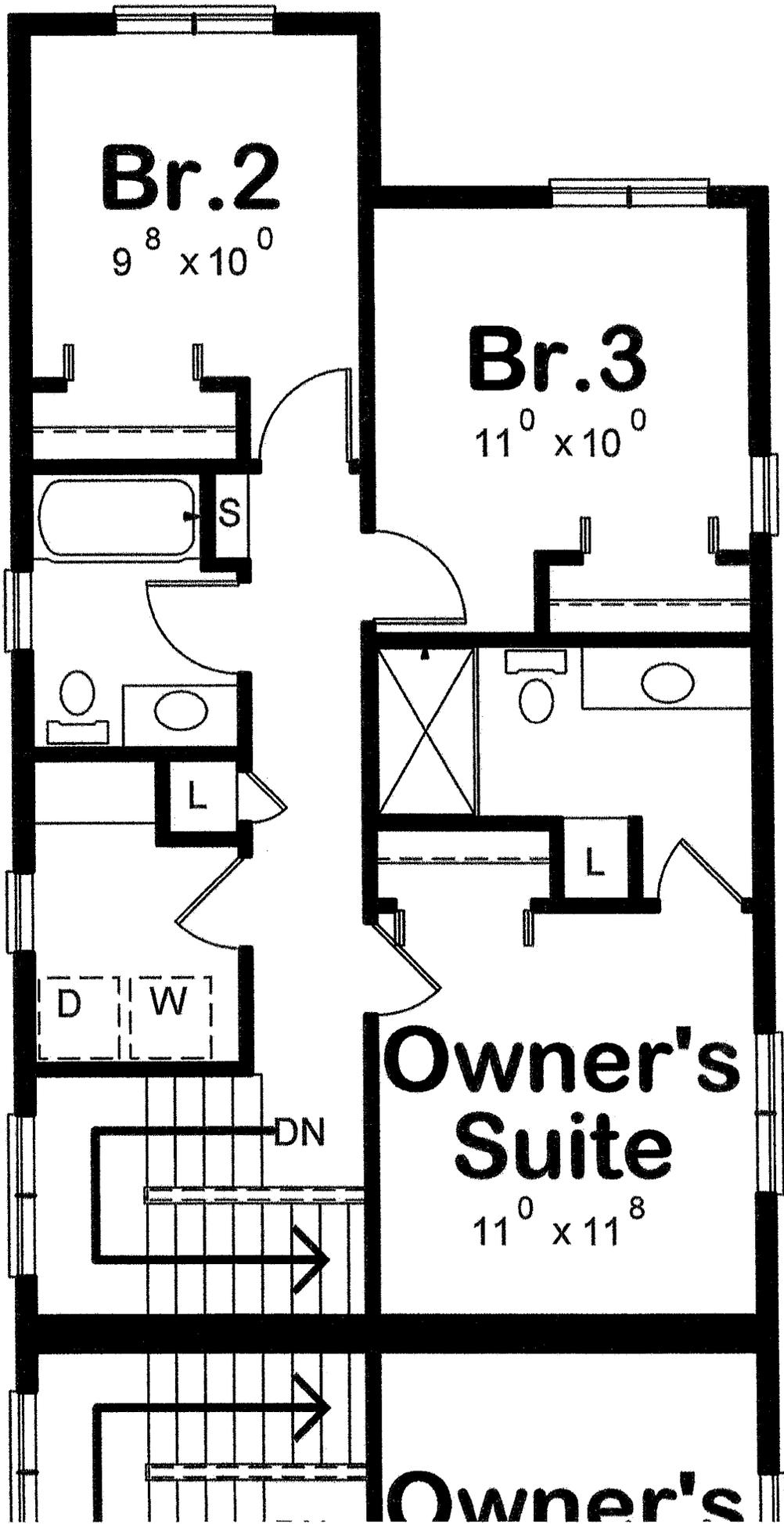
76'-0"

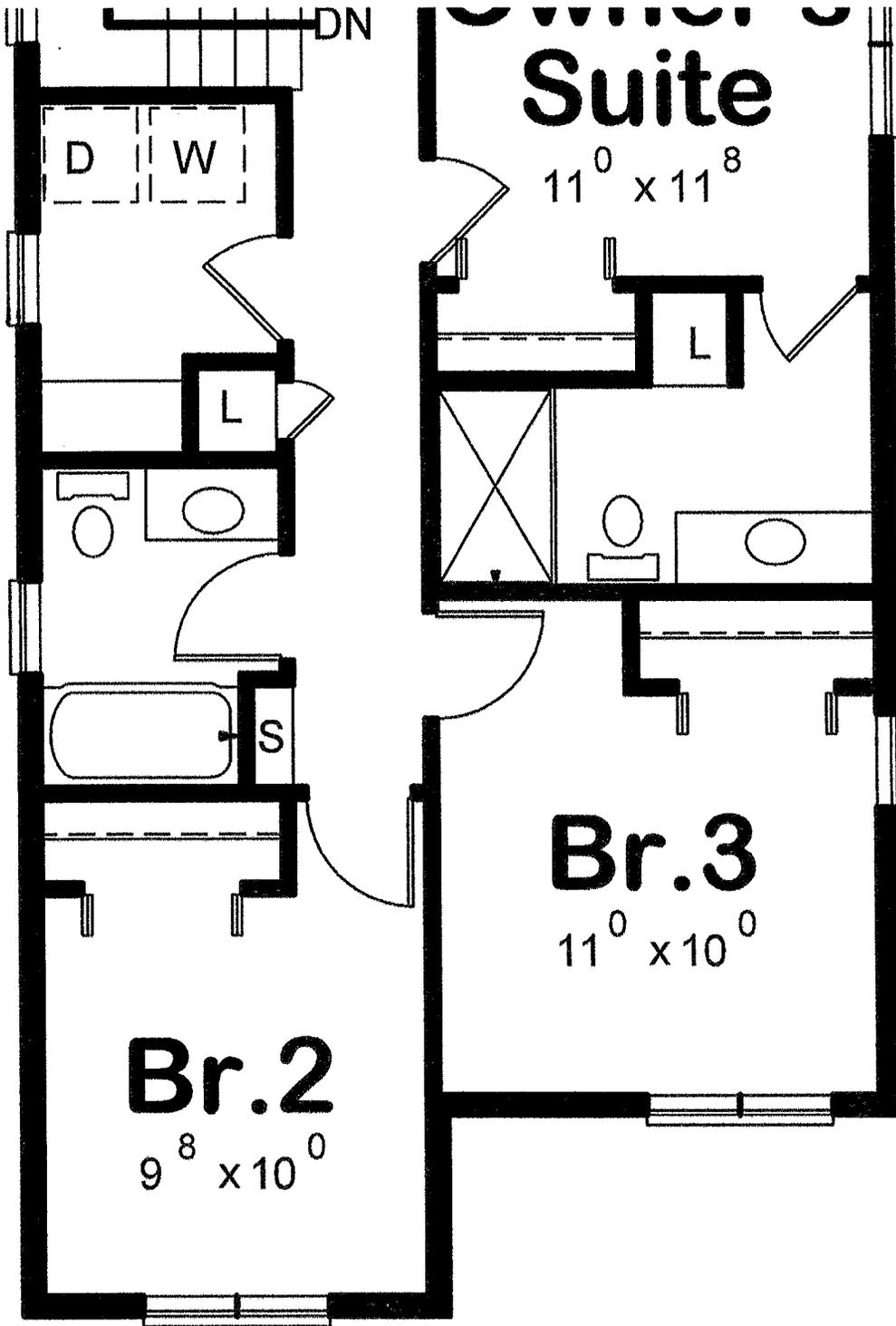




Plan 75732 | Order Code: 00WEB | First Floor Plan

REVERSE PLAN





Plan 75732 | Order Code: 00WEB | Second Floor Plan

REVERSE PLAN



Plan 75732 | Order Code: 00WEB | Rear Elevation

REVERSE PLAN

Specifications

- ▶ Total Living Area: 1277
- ▶ Main Living Area: 562
- ▶ Upper Living Area: 715
- ▶ Garage Area: 217
- ▶ Garage Type: Attached
- ▶ Garage Bays: 1
- ▶ House Width: 22'0
- ▶ House Depth: 76'0
- ▶ Number of Stories: 2
- ▶ Bedrooms: 3

Plan Pricing

- ▶ PDF File: \$1,930.00
- ▶ PDF File Unlimited Build: \$2,430.00
- ▶ CAD File: \$2,945.00
- ▶ CAD File Unlimited Build: \$3,445.00
Unlimited Build License issued on CAD File Unlimited Build orders.
- ▶ Materials List: \$195.00
- ▶ Right Reading Reverse: \$295.00
All sets will be Readable Reverse copies. Turn around time is usually 3 to 5 business days.

* prices shown w/o any discounts applied



FOR OFFICE USE ONLY	
Permit Number: <u>2025-14</u>	Date Paid: <u>4-7-25</u>
Value of Improvement: _____	Fee Paid: Cash \$ <u>0.00</u>
Floodplain: <input type="checkbox"/> Yes <input type="checkbox"/> No	Check \$ _____ # <u>Clear</u>
Present Zoning: AGR, R-1, R-2, R-3, C-1, G-2, I, F-1, PUD-1	Initials: <u>LR</u>

**APPLICATION FOR SIGN PERMIT
GIBBON, NEBRASKA**

Fill in the following information as accurately and completely as possible. A complete, and current, copy of the City of Gibbon's Zoning Regulations is available at City Hall. This application is not acceptable unless all required information is furnished. Application must be submitted to City Hall by noon on Friday, prior to scheduled Planning Commission Meeting. Planning Commission is scheduled to meet the second Monday of each month. Please print.

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INSTALLER MUST CALL WHEN READY FOR INSPECTIONS.

Installer: Love Signs Phone Number: 308-381-5525
 Address: 3030 W Old Hwy 30 Grand Island Email: accountsg@lovesignco.com
68903

INSTALLATION SITE DETAILS

Address of Sign Installation Site: 507 Front St Gibbon NE 68840
 (If no address exists, one must be issued from the City of Gibbon.)

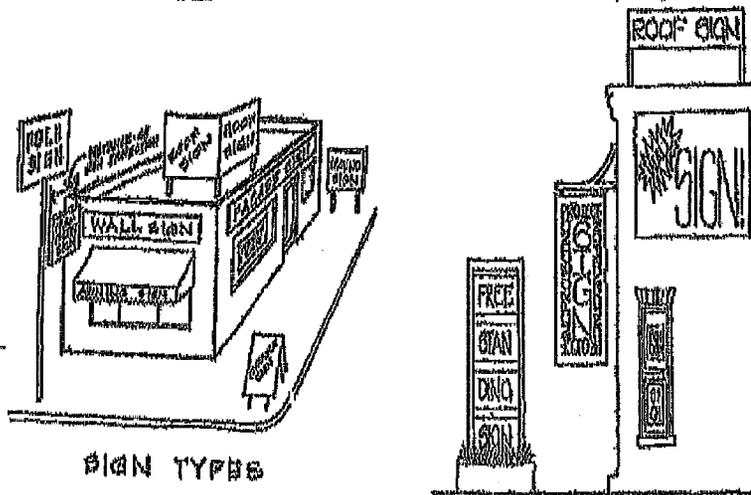
Property Owner: Burmwood Property Care Phone Number: 308-440-9179
 Owner's Address: 507 Front St Gibbon NE 68840 Email: na

SIGNAGE DESIGN DETAILS

Zoning District: _____ Permitted Use Conditional Use Temporary Use

Type of Sign:

- Awning Sign
- Double Face Sign
- Facade Sign
- Free Standing Sign
- Ground Sign
- Pole Sign
- Projecting Sign
- Roof Sign
- Wall Sign
- Window Sign
- Other: _____



State Highway:

- Yes
- No

Source: The Illustrated Book of Development Definitions, (Maskowitz, Harvey and Carl Lindholm, 1993).

Surface Area (square feet): 63 Material: aluminium
 Height: 3'6" Illuminated: Yes, type: LED
 Estimated Project Cost: \$10,000.00 No
 Approximate Dates for Construction: Start: 6/1/25 Finish: 7/1/25

SETBACK INSPECTION

Contact Gibbon City Hall at 308.468.8115 to schedule required setback inspection. Please allow up to two (2) business days for scheduling.

Date of Inspection: _____ Name of Inspector: _____

Approval Signature: _____

City of Gibbon, Nebraska
 715 Front Street, Gibbon, NE, 68840
 308.468.8115

PROPOSED SIGNAGE AND LAYOUT

Include the following requirements in the box below or as an attached drawing. Proposed signage must conform with the City of Gibbon's Zoning Regulations. This does not need to be drawn to scale.

- Location and dimensions of lot lines, present buildings, proposed signage, and other proposed improvements on the lot.
- Impacts on Public Right-of-Way and Dedicated Easements.
- Dimensions of proposed signage (height, length, width, surface area).
- Distances from signage to lot lines, existing buildings, and other proposed improvements.
- Any other reasonable and pertinent information as may be required by the Zoning Administrator (Reference Section 8.9 of Zoning Regulations):

APPLICATION VERIFICATION

The above requested information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement, or misrepresentation of fact, either with or without intention on my part, such as might, if known, cause a refusal of this application, or any alteration or change in plans made without the approval of the Zoning Administrator subsequent to the issuance of this permit, shall constitute sufficient grounds for the revocation of this permit. This permit is valid for one (1) year from the final approval date. By this signature, the Zoning Administrator, or designated representative, is authorized to enter upon the property described for the purpose of inspection.

Signature of Applicant: Andrea Rojas
Printed Name: Andrea Rojas Date: 03/20/2025

ADDITIONAL REQUIREMENTS FOR SUBMITTAL

- Call Diggers Hot Line to locate all utilities: *811 or 800-331-5886
- Attach Other: _____

FOR OFFICE USE ONLY

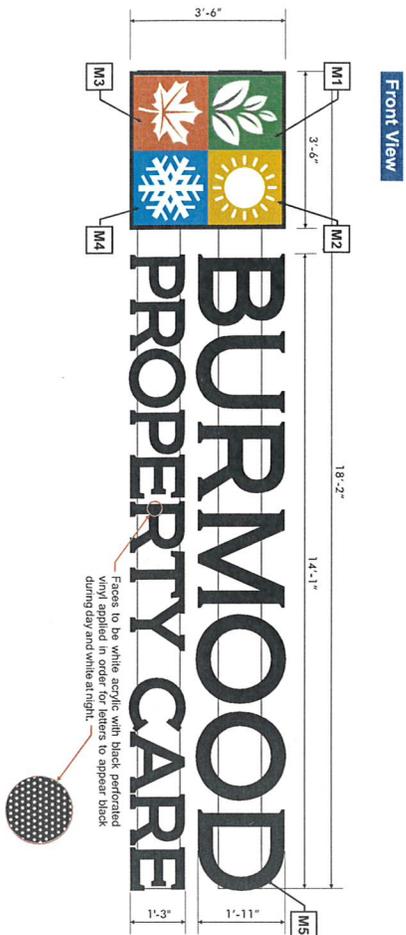
Disapproved (Date: _____) Recommendations before approval: _____

Approved (Date: _____) Signature: _____
Title: _____



BUILDING ID - CHANNEL LETTERS ON RACEWAY

SCALE: 3/8"=1'-0" (11 X 17 paper)



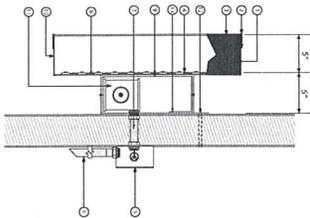
Rendering
Scale: 3/32"=1'-0"



REQUIRED SURVEY

- 1) Confirm building dimension
- 2) Check access for electrical

Channel Detail On Raceway



1. PAINTABLE RETURN(S) (SP/PH)
2. PAINTED BACK.
3. 1" FINISH LINE FINISH
4. 3/4" AIR GAP
5. 3/4" AIR GAP (ON LOAD ONLY)
6. 3/4" AIR GAP (ON LOAD ONLY)
7. CONDUIT (SEE ELECTRICAL PLAN)
8. SECONDARY WIRING SPACE FRONT (IF NEEDED)
9. CONDUIT (SEE ELECTRICAL PLAN)
10. SECONDARY WIRING SPACE FRONT (IF NEEDED)
11. 1/2" EXTENDED HUB FOR MOUNTING
12. 1/2" EXTENDED HUB FOR MOUNTING
13. MOUNTING HARDWARE - VARY DEPENDING SURFACE

MATERIALS			
COLOR	PAINT NAME	MANUFACTURER	VINYL
M1	Green	3M	3530-26
M2	Yellow	3M	3530-25
M3	Orange	3M	3530-44
M4	Bright Blue	3M	3530-67
M5	Dark Black	3M	3535-222

Night View



3030 W Old Hwy 30
 Grand Island, NE 68802
 408.381.5225
 1.877.281.5530
www.love-signs.com

Designer: DB
 Project: Deek Beck
 Location: Grand Island, NE
 Date: 3-4-24
 Approved By:
 Project #222118

Exterior Signage

Client:



Location:

507 Front Street
 Gibbon, NE 68840

Revisions:

#	DATE	REASON
1	3/13	size change

File Location:

NOTICE: THESE DRAWINGS ARE THE PROPERTY OF LOVE SIGNS. NO PART OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF LOVE SIGNS. COPYRIGHT 2006-2024

FOR PREPARATION PURPOSES ONLY
 NOT FOR CONSTRUCTION DOCUMENTS

PAGE NUMBER

1

SHEET TITLE

B4.01



FOR OFFICE USE ONLY	
Permit Number: <u>2025-15</u>	Date Paid: _____
Value of Improvement: _____	Fee Paid: Cash \$ _____
Floodplain: <input type="checkbox"/> Yes <input type="checkbox"/> No	Check \$ _____ # _____
Present Zoning: AGR, R-1, R-2, R-3, C-1, C-2, I, F-1, PUD-1	Initial: _____

**APPLICATION FOR FENCE PERMIT
GIBBON, NEBRASKA**

Fill in the following information as accurately and completely as possible. A complete, and current, copy of the City of Gibbon's Zoning Regulations is available at City Hall. This application is not acceptable unless all required information is furnished. Application must be submitted to City Hall by noon on Friday, prior to scheduled Planning Commission Meeting. Planning Commission is scheduled to meet the second Monday of each month. Please print.

Starting any portion of improvements before permit is approved by designated representative is considered a Violation of the Zoning Ordinance.

Penalty for Violation of Zoning Ordinance: A fine of one hundred dollars (\$100) for any one offense, recoverable with costs, or punishment in the County Jail for a term not to exceed thirty (30) days, shall be administered. Each and every day that such violation continues after notification shall constitute a separate offense.

INSTALLATION SITE DETAILS

Address of Fence Site: 1010 3rd Street
(If no address exists, one must be issued from the City of Gibbon.)

Present Zoning District of Fence Site (circle one): AGR R-1 R-2 R-3 C-1 C-2 I F-1 PUD-1

Property Owner: Amber Herran
Address: 1010 3rd Street

Phone Number: 308-440-0913
Email: asherran86@gmail.com

Contractor: American Fence
Address: 3404 Antelope, Kearney
Certificate of Insurance: _____

Phone Number: 308-698-8146
Email: d.trew@americanfence.com

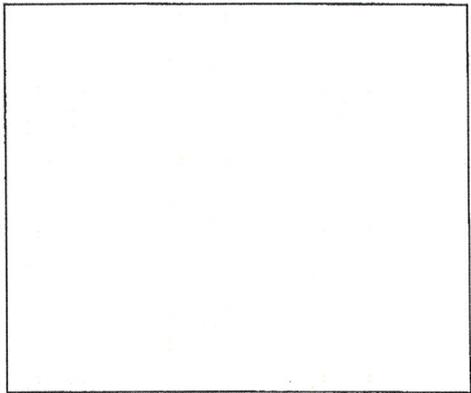
Replacement or New Fence: new
Approximate Dates for Construction:
Start: 3/2025 Finish: 5/2025

Estimated Project Cost: \$2751.26
Fence Height: 6'
Fence Material: wood - full privacy

PROPOSED FENCE LAYOUT

- Include the following information in the box or attach a drawing. This does not need to be drawn to scale.
- Location and dimensions of lot lines, present buildings, proposed signage, and other proposed improvements on the lot.
 - Impacts on Public Right-of-Way and Dedicated Easements.
 - Distances between existing buildings, proposed fence, and lot lines, measured from the foundation of buildings.
 - Any other reasonable and pertinent information as may be required by the Zoning Administrator.

finishing, enclose yard w/ fence



SETBACK INSPECTION

Contact Gibbon City Hall at 308.468.6118 to schedule required setback inspection. Please allow up to two (2) business days for scheduling.

Date of Inspection: _____ Name of Inspector: _____

Approval Signature: _____

ADDITIONAL REQUIREMENTS FOR SUBMITTAL

- Call Diggers Hot Line to locate all utilities: *811 or 800-331-5666
- Attach Other: _____

City of Gibbon, Nebraska
715 Front Street, Gibbon, NE, 68840
308.468.6118

APPLICATION VERIFICATION

The above requested information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement, or misrepresentation of fact, either with or without intention on my part, such as might, if known, cause a refusal of this application, or any alteration or change in plans made without the approval of the Zoning Administrator after the issuance of this permit, shall constitute sufficient grounds for the revocation of this permit. This permit is valid for two (2) years from the final approval date. Physical improvements must begin within one (1) year of final permit approval. By this signature, the Zoning Administrator, or designated representative, is authorized to enter upon the property described for the purpose of inspection.

Signature of Applicant: Danni Trew for American Fence Co.
 Printed Name: Danielle Trew Date: 4/31/2025

FOR OFFICE USE ONLY

Approve Application Recommendations before approval: _____

Approval Signature: _____ Date: _____
 Title: _____

EXCERPT FROM THE CITY OF GIBBON'S ZONING REGULATIONS

8.8 FENCE REGULATIONS: Fences, Walls and Hedges: Notwithstanding other provisions of this ordinance, fences, walls and hedges may be permitted in any required yard, provided that no fence, wall or hedge along the sides or front edge of any front yard shall be over three and one half (3 ½) feet in height. Additionally, on a corner lot in a Residential District, a sight triangle shall be provided such that nothing shall be erected, placed, planted, or allowed to grow in such a manner as to materially impede vision between a height of two and one half (2 ½) feet and ten (10) feet above the centerline grades of the intersecting streets, in conformance with the diagram on the following page. The following regulations shall apply to the construction of fences.

1. No solid fence shall be constructed closer to the street than the property line.
2. No fence erected in a required front yard shall materially obstruct public view. Permitted types of fences shall include split rail, chain link, or other similar material. No component of a front yard fence shall exceed three and one half (3 ½) feet in height, nor shall any structural member exceed thirty-six (36) inches in cross-sectional area.
3. No fence shall be constructed which will constitute a traffic hazard as identified in the site triangle of a corner lot (see above).
4. No fence shall be constructed in such a manner or be of such design as to be hazardous or dangerous to persons or animals by intent of its construction or by inadequate maintenance.
5. No component of a fence within Residential Districts, except fences erected upon public or parochial school grounds or in public parks and in public playgrounds, shall be constructed of a height greater than six (6) feet.
6. All fences shall conform to the construction standards of the building code and other applicable ordinances and resolutions.
7. In commercial and industrial districts, maximum height of fences shall be eight (8) feet. When industry standards for certain types of businesses require fences of greater heights, the Zoning Administrator at his direction, may allow greater heights.
8. All fences constructed in the City of Gibbon shall comply with the provision of this section and obtain a building permit.
9. The good side of fence shall face to the outside of the property.
10. All outdoor swimming pools shall be enclosed by a fence or wall at least six (6) feet, but not more than eight (8) feet in height with a gate or gates which can be securely locked.

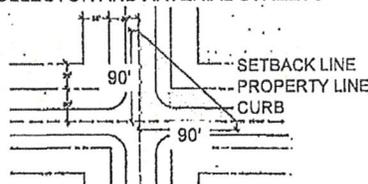
SIGHT TRIANGLE

Collector and Arterial Streets: 90' from the centerline of intersecting streets.

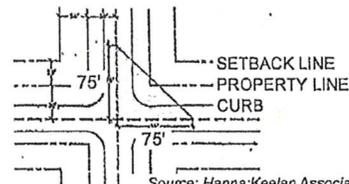
Local Streets: 75' from the centerline of intersecting streets.

The following diagrams show "sight triangles" in which obstructions are prohibited:

**SIGHT TRIANGLE MINIMUM STANDARD
COLLECTOR AND ARTERIAL STREETS**



**SIGHT TRIANGLE MINIMUM STANDARD
LOCAL STREETS**

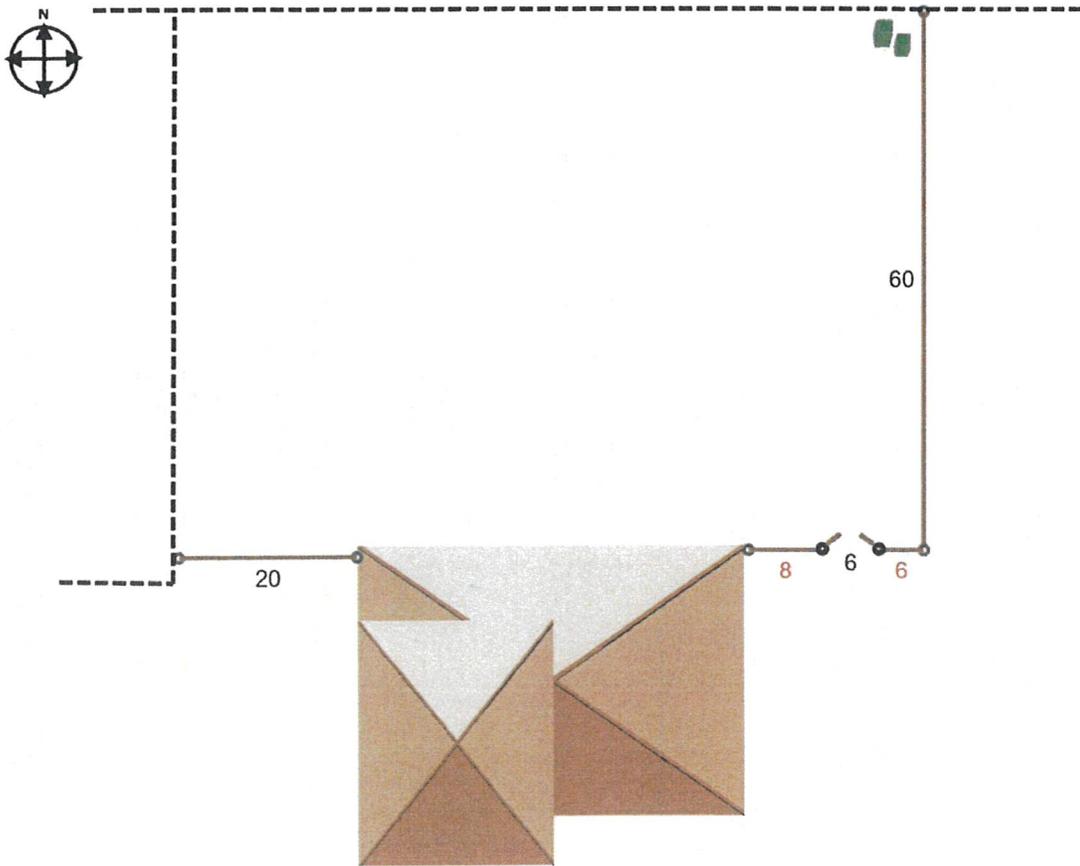


Source: Hanna/Kaolan Associates.

Overview

Estimate Name

6' solid cedar



Fence style legend
This drawing is not to scale
■ wood1

(/uploads/z0arnpgnsaf/aur2cj352o/drawing_tool_82301.png)

Remove Project Drawing

