

Planning Commission Meeting
Monday, July 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 No. 2025-24 Barroso--45630 69th Rd-New Residential Home

3.2. Permit No. 2025-25 Westberg--601 May Avenue--Fence

3.3. Permit No. 2025-26 High--621 Court Street--Fence

3.4. Permit No. 2025-27 DeLong--1029 7th Street-Accessory Building

3.5. Permit No. 2025-28 Abiles—220 Lawn—Covered Porch

3.6. Permit No. 2025-29 UDDUP, LLC--7265 Pawnee Rd--Fence

3.7. Permit No. 2025-30 Rayburn--216 Scout Street--Fence

4. Other Items

4.1. Next Planning Commission Meeting will be held on Monday, August 11, 2025, at 6:00 p.m.

5. Adjourn

GIBBON PLANNING COMMISSION MEETING

MONDAY, June 9, 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 Dylan Kellner

2) Approval of minutes from last meeting.

3) Presentation

a. Downtown Revitalization update - - Jennie Kozal

i. Planning Commission's recommendation to the Council. Planning Commission recommends moving to City Council.

4) Submitted Permit Requests.

a. Permit 2025-18 Schutz – 312 Lawn Avenue – Accessory Building

i. Motion made by Jacques. Seconded by Kellner.

b. Permit 2025-19 Shafer – 201 Pine Street – Replace Fence

i. Motion made by Jacques. Seconded by Kellner.

c. Permit 2025-20 Hatcher – 607 May Avenue – Replace Fence

i. Motion made by Kellner. Seconded by Jacques.

d. Permit 2025-21 Rodriguez-Trejo – 608 1st Street – Carport

i. Motion made by Jacques. Seconded by Kellner.

e. Permit 2025-22 Middleswart – 501 May Avenue – Fence

i. Motion made by Kellner. Seconded by Jacques.

f. Permit 2025-23 Jennifer Samuelson – 812 Court Street – Fence

i. Motion made by Jacques. Seconded by Kellner.

5) Property Split

- a. Lot split Andrist / Samuelson – 210 West Avenue
 - i. Opened Discussion at 7:00pm. Discussion closed at 7:10pm
 - ii. Motion to approve made by Jacques. Seconded by Kellner.

6) Other Items

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

7) Adjourn

- a.** Meeting adjourned at 7:15pm.



FOR OFFICE USE ONLY	
Permit Number: <u>2025-24</u>	Date Paid: <u>6/19/25</u>
Value of Improvement: _____	Fee Paid: Cash \$ <u>25</u>
Floodplain: <input type="checkbox"/> Yes <input type="checkbox"/> No	Check # <u>92785110</u> # _____
Present Zoning: AGR, R-1, R-2, R-3, C-1, C-2, I, F-1, PUD-1	Initial: <u>CD</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.

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.

IMPROVEMENT INFORMATION

Property Owner: Alberto Barroso Phone Number: 308 627 0154
 Address: 2204 E 35th Street Dr. Email: albarroso74@gmail.com

Contractor: Alberto Barroso Phone Number: _____
 Address: 2204 E 35th Street Dr. Kearney 68847 Email: _____
 Certificate of Insurance: _____ albarroso74@gmail.com

Construction Site Address: BLK 1 Lot 2 Shiers States → 4563D 69th Rd
(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: _____

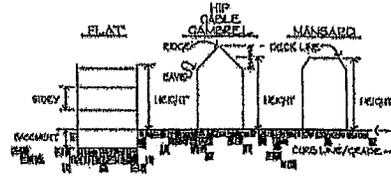
Type of Improvement:

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> New Residential | <input 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: _____
 Number of Off-street Parking Spaces Provided (if applicable): _____
 Proposed Structure Type: Shophouse

Dimensions of Proposed Structure: 80 ft x 40 ft
 Building Height: 18 ft
 Footing Depth (42" minimum): _____



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

Distance completed structure will be from:

Front Property Line: <u>100 ft</u>	Rear Property Line: <u>60 ft</u>
Side Property Line: <u>38</u>	Other Side Property Line: <u>33</u>

Existing Buildings on Property (5' minimum): _____

Area of the property (square feet): _____

Is this a corner lot? Yes No

Are there dedicated easements on the property? Yes No

Approximate value of proposed structure: _____

Approximate Start Dates for Construction: Start 08/2025 Finish: 10/2026

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: *Ingru Rivera-Barroso*
Printed Name: Ingru Rivera-Barroso Date: 06/19/25

ADDITIONAL REQUIREMENTS FOR SUBMITTAL

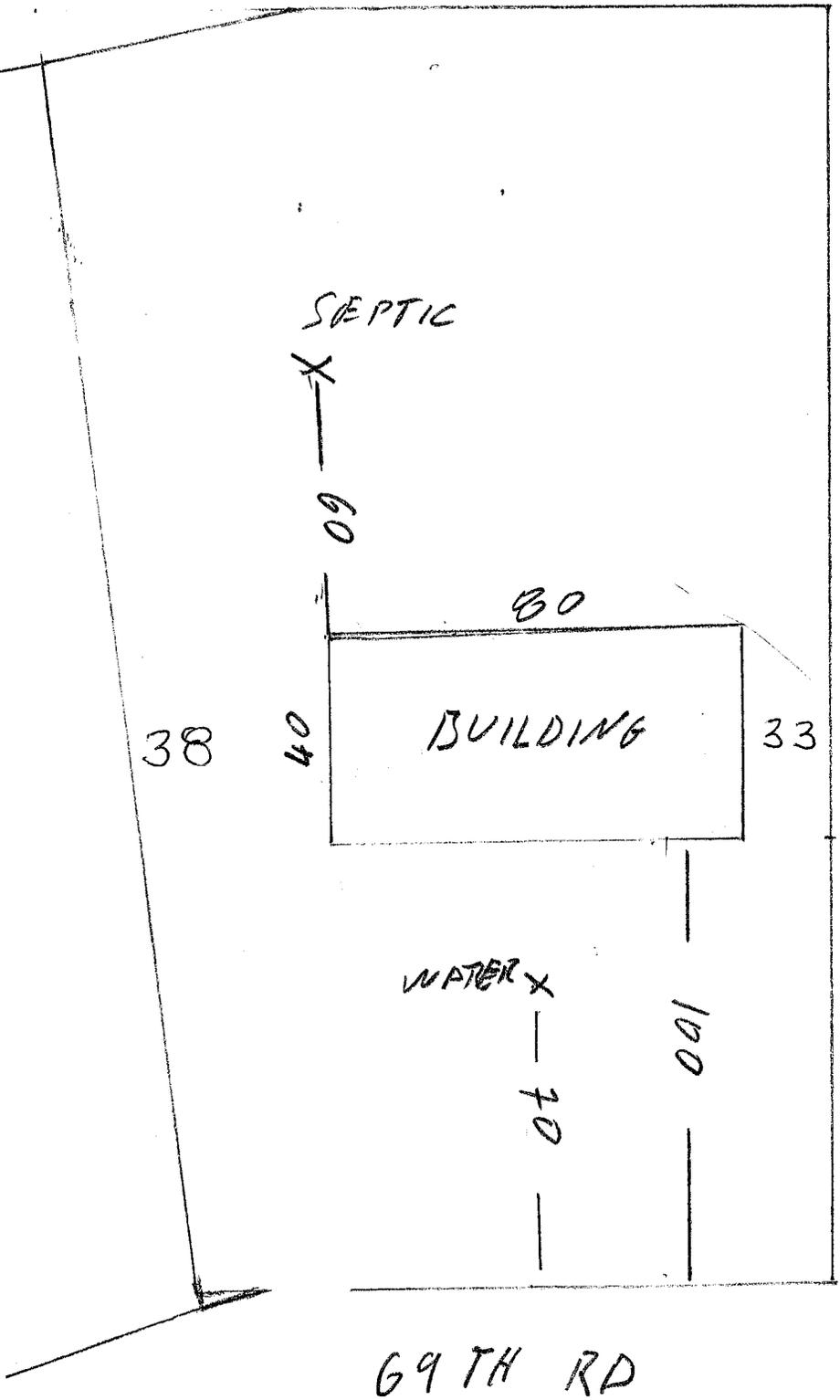
- Call Diggers Hot Line to locate all utilities: *811 or 800-331-5666
- Inspections as Required on Matrix ##
- Attach Floodplain Development Permit (if located within a floodplain)
- Attach Approval by Power District
- Attach Other: _____

FOR OFFICE USE ONLY

Disapproved (Date: _____) Recommendations before approval: _____

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

70TH RD



BLK 1 LOT 2
SHIERS STATES



FOR OFFICE USE ONLY	
Permit Number: <u>2025-25</u>	Date Paid: <u>07-01-25</u>
Value of Improvement: _____	Fee Paid: Cash \$ _____
Floodplain: <input type="checkbox"/> Yes <input type="checkbox"/> No	Check \$ <u>25</u> # <u>920</u>
Present Zoning: AGR, R-1, R-2, R-3, C-1, C-2, I, F-1, PUD-1	Initial: <u>[Signature]</u>

**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: 601 May Avenue
(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

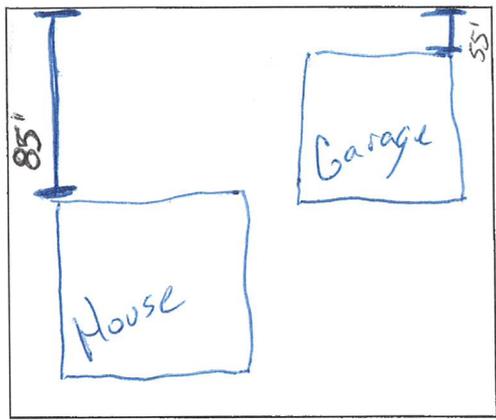
Property Owner: Jeff Westberg Phone Number: 308-233-7960
Address: Shelton, NE Email: _____

Contractor: ourselves Phone Number: _____
Address: _____ Email: _____
Certificate of Insurance: _____

Replacement or New Fence: New & replacement Estimated Project Cost: \$500
Approximate Dates for Construction: _____ Fence Height: 4 feet
Start: _____ Finish: _____ Fence Material: chain link

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: *[Signature]*
 Printed Name: Delmer Hostetler Date: 6-29-75

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.

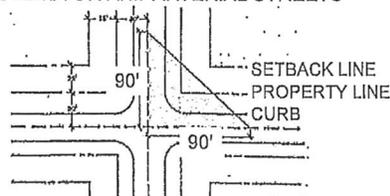
SIGHT TRIANGLE

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

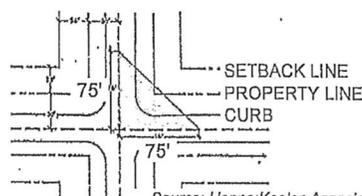
Local Streets: 75' from the centerline of intersecting streets.

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.



FOR OFFICE USE ONLY

Permit Number: 2025-21e Date Paid: 7/2/25
 Value of Improvement: _____ Fee Paid: Cash \$ _____
 Floodplain: Yes No Check \$ 25 # 1004
 Present Zoning: AGR, R-1, R-2, R-3, C-1, C-2, I, F-1, PUD-1 Initial: FD

APPLICATION FOR FENCE PERMIT
GIBBON, NEBRASKA

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INSTALLATION SITE DETAILS

Address of Fence Site: 621 Court St.
(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: Trent + Anna High
 Address: 621 Court St

Phone Number: 308-216-1109
 Email: trentahigh@charter.net

Contractor: _____
 Address: _____
 Certificate of Insurance: _____

Phone Number: 308-216-1124
 Email: high.anna77@gmail.com

Replacement or New Fence: New Fence
 Approximate Dates for Construction:
 Start: July 2025 Finish: Sept 2025

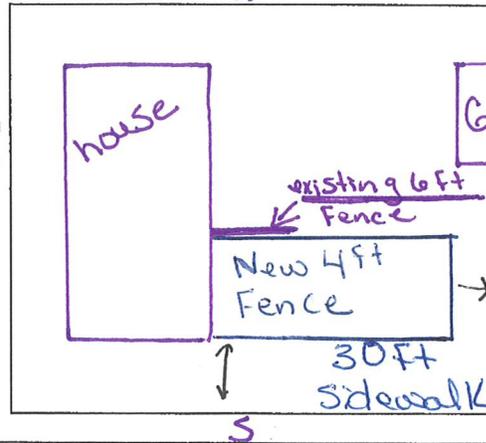
Estimated Project Cost: \$1,150.00
 Fence Height: 4 ft
 Fence Material: Cedar

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. W
- 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.

Using a No Dig Fence to create a play area for children.



E
Remove 6ft Fences. Replace with no dig 4ft 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: _____

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: Trent High
 Printed Name: Trent High Date: 7-1-25

FOR OFFICE USE ONLY

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

EXCERPT FROM THE CITY OF GIBBON'S ZONING REGULATIONS

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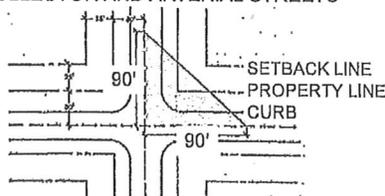
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5. No component of a fence within Residential Districts, except fences erected upon public or parochial school grounds or in public parks and in public playgrounds, shall be constructed of a height greater than six (6) feet.
6. All fences shall conform 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

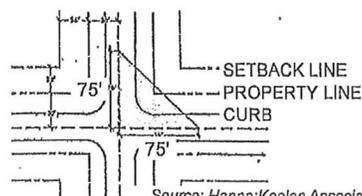
Collector and Arterial Streets: 90' from the centerline of intersecting streets.
Local Streets: 75' from the centerline of intersecting streets.

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:Keolan Associates,



FOR OFFICE USE ONLY	
Permit Number: <u>2026-27</u>	Date Paid: <u>07-03-2025</u>
Value of Improvement: _____	Fee Paid: Cash \$ <u>25.00</u>
Floodplain: <input type="checkbox"/> Yes <input type="checkbox"/> No	Check \$ <u># 93070534</u>
Present Zoning: AGR, R-1, R-2, R-3, C-1, C-2, I, F-1, PUD-1	Initial: <u>Z</u>

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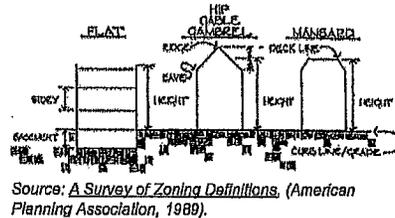
IMPROVEMENT INFORMATION

Property Owner: Nicholas DeLong Phone Number: 402-746-4258
 Address: 1029 7th St Email: _____
 Contractor: Self Phone Number: _____
 Address: _____ Email: _____
 Certificate of Insurance: _____
 Construction Site Address: 1029 7th St
(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:
 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: Garage
 Number of Off-street Parking Spaces Provided (if applicable): _____
 Proposed Structure Type: Garage
 Dimensions of Proposed Structure: 14'6" x 22' 6"
 Building Height: 12'
 Footing Depth (42" minimum): _____



Distance completed structure will be from:
 Front Property Line: 89' 6" 113' Rear Property Line: 39' 6"
 Side Property Line: 49' 6" Other Side Property Line: 17'
 Existing Buildings on Property (5' minimum): _____

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

Approximate value of proposed structure: _____
 Approximate Start Dates for Construction: Start _____ Finish: _____

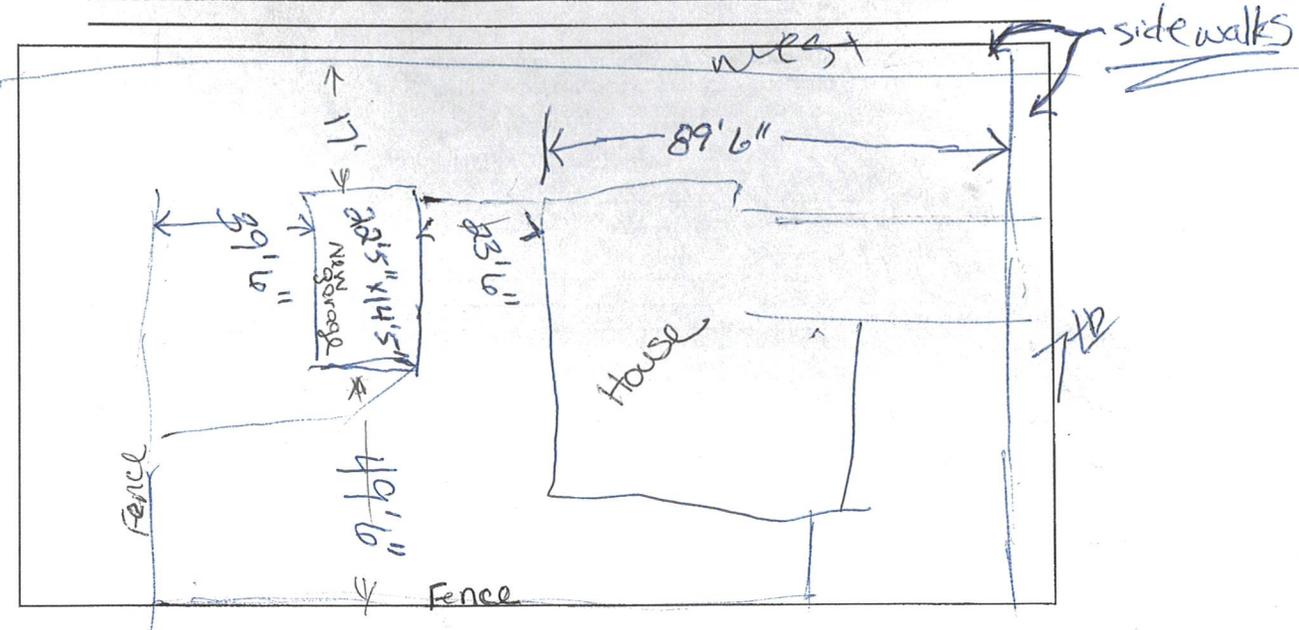
SETBACK INSPECTION

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

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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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- Any other reasonable and pertinent information as may be required by the Zoning Administrator: _____



APPLICATION VERIFICATION

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Signature of Applicant: *Nicholas DeLong*
 Printed Name: Nicholas DeLong Date: 7-3-25

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: _____	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 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.

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.

IMPROVEMENT INFORMATION

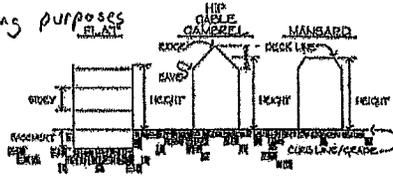
Property Owner: Victor Abiles Phone Number: 308-233-2325
 Address: 220 Lawn Ave Email: _____
 Contractor: Self Phone Number: _____
 Address: _____ Email: _____
 Certificate of Insurance: _____

Construction Site Address: 220 Lawn 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: _____
 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: Recreational and outdoor Living purposes
 Number of Off-street Parking Spaces Provided (if applicable): _____
 Proposed Structure Type: Attached Patio Cover



Dimensions of Proposed Structure: 24' L x 14' W
 Building Height: 12' Height with 4:12 Pitch
 Footing Depth (42" minimum): 2 Concrete Form 12" x 48"

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

Distance completed structure will be from:
 Front Property Line: 79' Rear Property Line: 47'
 Side Property Line: L-Side 21' R-36' Other Side Property Line: _____
 Existing Buildings on Property (5' minimum): Back of house

Area of the property (square feet): 4,960 sqft of the backyard
 Is this a corner lot? Yes No
 Are there dedicated easements on the property? Yes No

Approximate value of proposed structure: 2,000
 Approximate Start Dates for Construction: Start 8-1-25 Finish: 10-11-25

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.

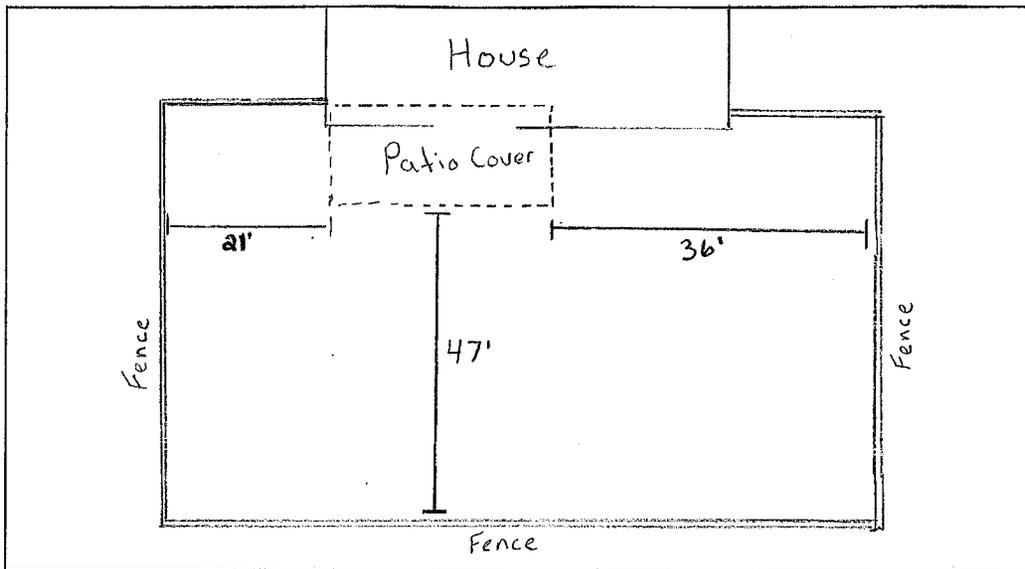
Date of Inspection: _____ Name of Inspector: _____
 Approval Signature: _____

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: _____
 Printed Name: _____ Date: _____

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>2025-29</u>	Date Paid: <u>7/10/25</u>
Value of Improvement: _____	Fee Paid: Cash \$ _____
Floodplain: <input type="checkbox"/> Yes <input type="checkbox"/> No	Check \$ <u>50</u> # <u>40840</u>
Present Zoning: AGR, R-1, R-2, R-3, C-1, C-2, I, F-1, PUD-1	Initial: <u>FD</u>

**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: 7265 Pawnee ROAD GIBBON NE
(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

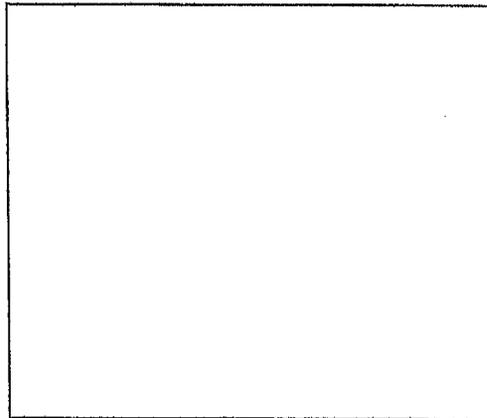
Property Owner: UDDUP LLC Phone Number: 308-238-1000
Address: 1915 A ave Kearney NE 68847 Email: office@alissakern.com

Contractor: none Phone Number: _____
Address: _____ Email: _____
Certificate of Insurance: _____

Replacement or New Fence: new Estimated Project Cost: \$8,800.00
Approximate Dates for Construction: _____ Fence Height: 6'
Start: july 2025 Finish: aug 2025 Fence Material: cedar wood

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:
see map attached



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: *Alissa Kern*
 Printed Name: Alissa Kern Date: 7-9-2025

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.

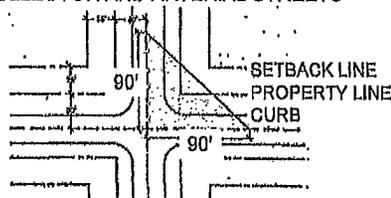
SIGHT TRIANGLE

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

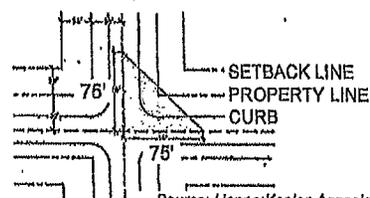
Local Streets: 75' from the centerline of intersecting streets.

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

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

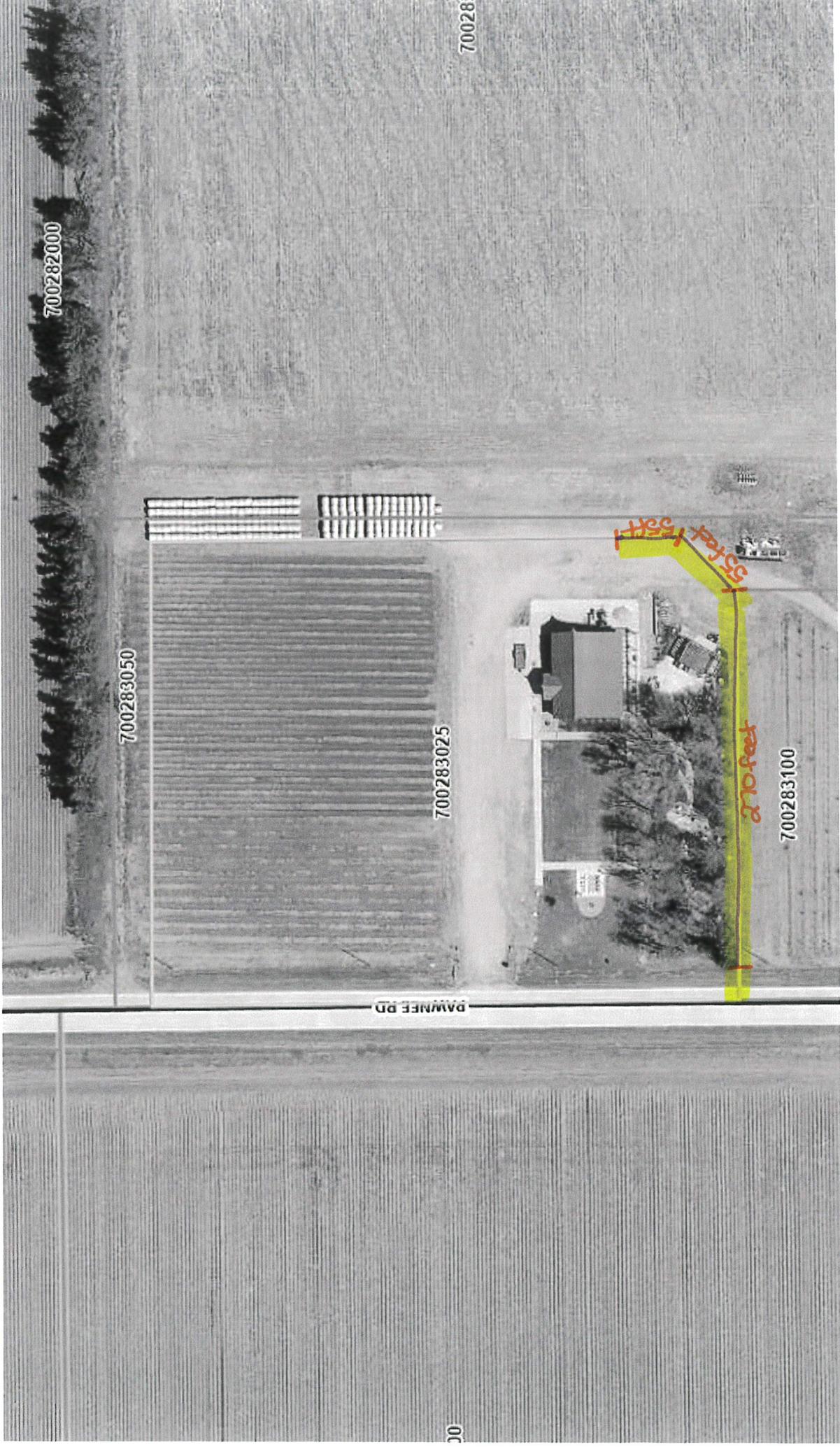


**SIGHT TRIANGLE MINIMUM STANDARD
LOCAL STREETS**



Source: Hanna/Keelan Associates,

Southside of 7265 Pawnee road 380 to feet
privacy fence along south property line and east corner.





FOR OFFICE USE ONLY	
Permit Number: <u>2025-30</u>	Date Paid: <u>6-18-25</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: <u>PTC</u>

**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.

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INSTALLATION SITE DETAILS

Address of Fence Site: 216 Scout
(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: James Rayburn
Address: Box 1090 Gibbon NE 68840

Phone Number: 308 380 7797
Email: JRayburn70@yahoo.com

Contractor: Self
Address: _____
Certificate of Insurance: _____

Phone Number: _____
Email: _____

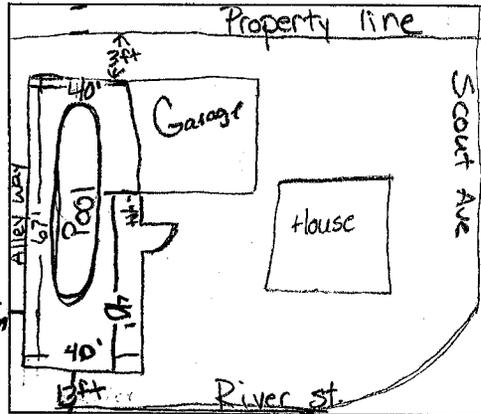
Replacement or New Fence: Replace
Approximate Dates for Construction:
Start: June 15 Finish: July 10 ?

Estimated Project Cost: 2000
Fence Height: _____
Fence Material: _____

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: _____

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: James Rayburn
 Printed Name: James Rayburn Date: 5-20-25

FOR OFFICE USE ONLY

Approve Application Recommendations before approval: _____

Approval Signature: _____ Date: _____
 Title: _____

EXCERPT FROM THE CITY OF GIBBON'S ZONING REGULATIONS

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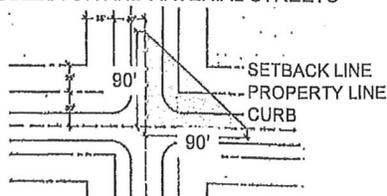
SIGHT TRIANGLE

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

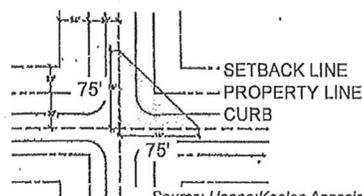
Local Streets: 75' from the centerline of intersecting streets.

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.