

Planning Commission Meeting
Monday, August 11, 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. Hearing--Conditional Use Permit

3.1. Open Hearing

The purpose of the Public Hearing is to hear support, opposition, criticism, suggestions or observations to consider whether to recommend approval of the Conditional Use Permit No. 2025-01 for the Chalet Venue located at 7265 Pawnee Road.

3.2. Close Hearing

4. Submitted Permit Requests

4.1. Permit No. 2025-31 Dan & Cheryl Clevenger (Clevengers)--1031 Court Street--Sign

4.2. Permit No. 2025-32 Keven & Shawna Neujahr--705 2nd Street--Accessory building

4.3. Permit No. 2025-33 Janelle Richardson--1618 7th Street--Covered Deck

4.4. Permit No. 2025-34 David & Sonni Bengel--709 6th Street-Fence

4.5. Permit No. 2025-35 William & Sharon Kroll--906 7th Street--Accessory building

4.6. Permit No. 2025-36 Consuelo Hernandez--511 1st Street--Fence

4.7. Permit No. 2025-37 Adam & Micha Dickey--110 Gilmore--Patio & Awning

5. Other Items

5.1. Next Planning Commission Meeting will be held on Monday, September 8, 2025 at 6:00 p.m.

6. Adjourn

Gibbon Planning Commission

Meeting Minutes

July 14, 2025

President Steven Ackley called to order the regular meeting of the Gibbon Planning Commission to order at 6:00 p.m. on July 14, 2025

Members present: Steven Ackley, Brandon Brueggemann, Kyle Swanson, and Dylan Kellner

I. Approval of minutes from last meeting

Steven Ackley read the minutes from the last meeting. Motion to approve the minutes from the last meeting made by Swanson and seconded by Kellner. The minutes were approved as read.

Permit # 2025-24-Barroso-45630 69th Rd-New Residential Home

Motion to approve the permit made Brueggemann and seconded by Kellner

Permit # 2025-25-Westberg-601 May Ave-Fence

Motion to approve the permit made Brueggemann and seconded by Kellner

Permit # 2025-26-High-621 Court St.-Fence

Motion to approve the permit made Brueggemann and seconded by Kellner

Permit # 2025-27-DeLong-1029 7th St.-Accessory Building

Motion to approve the permit made Brueggemann and seconded by Kellner

Permit # 2025-28-Abiles-220 Lawn-Covered Porch

Motion to approve the permit made Kellner and seconded by Swanson

Permit # 2025-29-UDDUP, LLC-7265 Pawnee Rd.-Fence

Motion to approve the permit made Kellner and seconded by Swanson

Permit # 2025-30-Rayburn-216-Scout St.-Fence

Motion to approve the permit made Kellner and seconded by Swanson

Adjournment

Motion made by Brueggemann to adjourn the meeting, seconded by Kellner. Meeting adjourned at 6:32 p.m.

CITY OF GIBBON

APPENDIX 6.B

Conditional Use Permit No. 2025-01

ADDRESS OR LOCATION 7265 Pawnee ROAD GIBBON NE

Receipt No. 40540 Fee 25.00 Date 7-10-2025

APPLICATION FOR CONDITIONAL USE PERMIT

Under the provisions of Section IX of the City of Gibbon Zoning Regulations the undersigned hereby applies for a Conditional Use Permit to

UDDUP LLC - Property Owner

B&B Research and Investments LLC DBA The Chalet Venue

on the property described as lot George Spencer Subdivision Lot 1 Buffalo County

block _____ addition _____

Proposed development of the property is shown on plans attached hereto. Type and proposed use is as follows:

Wedding and Event Venue map and letter attached

NAME Alissa Kern

ADDRESS Alissa Kern PO Box 1808 Kearney NE 68848 3082381000

Telephone 308-238-1000 SIGNED *Alissa Kern*

DATE OF PLANNING COMMISSION HEARING August 11, 2025 @ 6:00pm

approved _____ denied _____

DATE OF CITY COUNCIL HEARING
August 18, 2025 @ 7:

approved _____ denied _____

Zoning Administrator

UDDUP LLC, ALISSA KERN
7265 Pawnee Rd Gibbon NE
office@alissakern.com
308-238-1000

July 9, 2025

City of Gibbon Planning Commission
City Hall
Gibbon, Nebraska

Subject: Request for Conditional Use Permit for 7265 Pawnee Road, Gibbon, Nebraska

Dear Planning Commission Members,

I am writing to formally request a Conditional Use Permit for the property located at **7265 Pawnee Road, Gibbon, Nebraska**. I would like to utilize this location as a wedding and special events venue, hosting private gatherings and celebrations year-round.

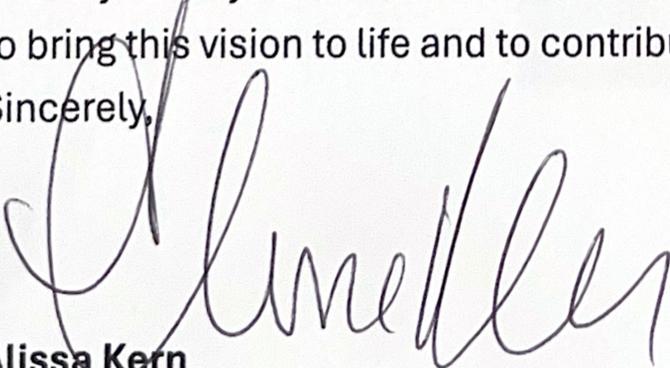
I believe this venue will be an asset to the community by providing a beautiful, well-maintained location for weddings, receptions, family gatherings, corporate functions, and other special events. In addition to creating a unique destination for celebrations, my venues are committed to partnering with local vendors whenever possible, supporting the local economy and creating opportunities for area residents.

I also have extensive experience successfully operating wedding and event venues and understand the responsibility that comes with managing a property of this nature. I will ensure that all events comply with city ordinances and safety requirements. My team is dedicated to responsible operations, including appropriate parking arrangements, noise management, and adherence to any additional conditions the Commission may see fit to impose.

I kindly ask for your consideration and approval of this request and am more than willing to appear before the Commission to answer any questions and provide any additional information needed to facilitate this process.

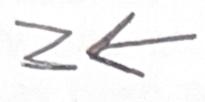
Thank you for your time and consideration. I look forward to working with the City of Gibbon to bring this vision to life and to contribute positively to the community.

Sincerely,



Alissa Kern
UDDUP LLC

road
pawnee
sp2L



road
pawnee
M55

pawnee rd.



FOR OFFICE USE ONLY

Permit Number: 2025-31 Date Paid: 7/17/25
 Value of Improvement: _____ Fee Paid: Cash \$ _____
 Floodplain: Yes No Check \$ CC. 25.00#
 Present Zoning: AGR, R-1, R-2, R-3, C-1, C-2, I, F-1, PUD-1 Initial: pr

**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.

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.

INSTALLER MUST CALL WHEN READY FOR INSPECTIONS.

Installer: Prairie Rose Sign Phone Number: 800-316-9122
 Address: 201 Rd 1047 Walnut Ja 51577 Email: _____

windy@prairierosesign.com

INSTALLATION SITE DETAILS

Address of Sign Installation Site: 1031 Court St
 (If no address exists, one must be issued from the City of Gibbon.)

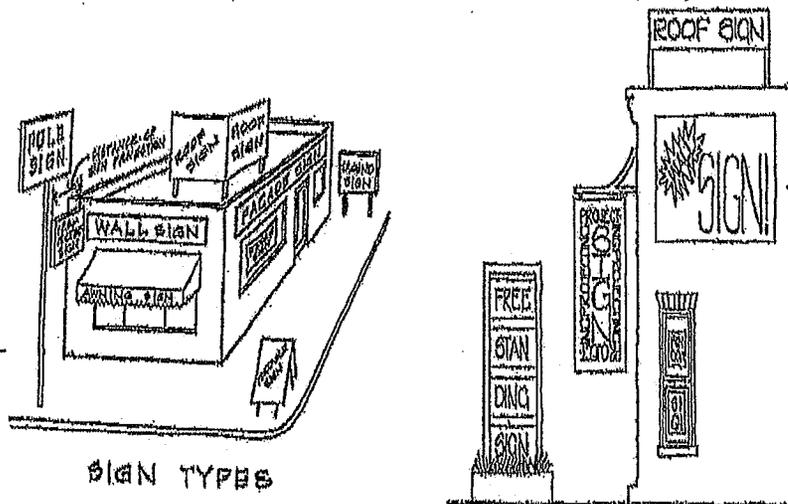
Property Owner: Clevenger Dan & Cheryl Phone Number: _____
 Owner's Address: 20 Box 303 Email: _____

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 Lindbloom, 1995).

Total
59.51 sq ft

Rebasing
35.38 sq ft
refacing

Surface Area (square feet): _____ Material: poly aluminum
 Height: _____ Illuminated: Yes, type: LED
 Estimated Project Cost: 103,000 No
 Approximate Dates for Construction: Start: 8-4-25 Finish: _____

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 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):

See attached

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: Wendy Deal

Printed Name: Wendy Deal Date: 7/17/25

ADDITIONAL REQUIREMENTS FOR SUBMITTAL

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

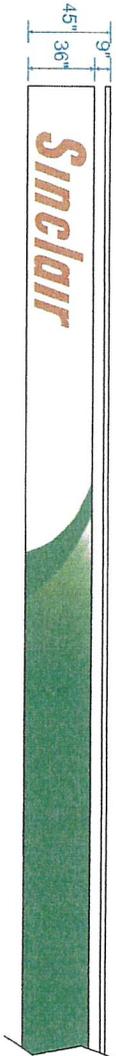
FOR OFFICE USE ONLY

- Disapproved (Date: _____) Recommendations before approval: _____
- Approved (Date: _____) Signature: _____
Title: _____

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

CANOPY LIGHT BAND

MATTE WHITE ALUMINUM CONSTRUCTION
 WHITE L.E.D. DOWN LIGHTING
 INSTALLED ABOVE CANOPY FASCIA
 SIDE A & B: 48" 0"
 SIDE C & D: 24" 0"



Simulated Illumination View



AN EMPLOYEE OWNED COMPANY

CLIENT:	HF Sinclair
ADDRESS:	1031 Court S Gibson, NE
DATE:	06-15-2025
SCALE:	3/16"=1'
ACCOUNT EXECUTIVE:	JMS
DRAWN BY:	RL
FILE NAME:	Sinclair\Signs\EN Gibson_1031 Court S MID.
JOB #:	
REVISIONS:	
PAGE:	2 of 3
LTLE SIGNS © 2025 ALL RIGHTS RESERVED	
Twin Falls P.O. BOX 05 1926 RIVERLY RD. TWIN FALLS, ID 83303 1.800.627.8516 fax 208.739.9393	
Boise/Meridian 2070 E. COMMERCIAL ST. 208.388.1159 fax 208.388.1956 lytlestgns.com	
MSI SIGNAGE SYSTEMS	
APPROVED BY:	
DATE:	

UNAUTHORIZED USE, REPRODUCTION AND/OR DISPLAY SHALL RENDER THE INFRINGER LIABLE FOR UP TO \$150,000 IN STATUTORY DAMAGES, PLUS ATTORNEY FEES AND COSTS FOR EACH INFRINGEMENT UNDER THE U.S. COPYRIGHT ACT (17 U.S.C. 412 & 504)
THIS RENDERING IS CONCEPTUAL — COLORS MAY NOT REPRESENT ACTUAL FINISH — ILLUMINATED AND DAYLIGHT COLORS WILL VARY

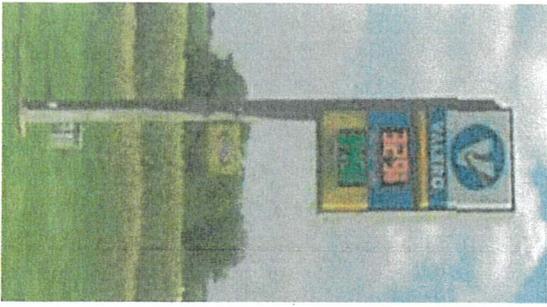
**POLE SIGN
NEW CUSTOM FACES**

SINCLAIR - CLEAR FORMED EMBOSSED POLYCARBONATE LOGO FACES
BACK SPRAYED GREEN (PMS 348), RED (PMS 485) & WHITE

DINOCARE - WHITE PAN FORMED POLYCARBONATE FACES
WITH DIGITALLY PRINTED LOGO ON CLEAR VINYL
INSTALLED WITH INTERMEDIATE DIVIDERS PAINTED SINCLAIR DARK GREY

TWO PRODUCT PRICE - ALUMINUM FACE FRAMES PAINTED GREEN (PMS 348)
CLEAR FLAT POLYCARBONATE FACES WITH SECOND SURFACE DECORATION
GREEN (PMS 348) TRANSLUCENT & WHITE DIFFUSER VINYL APPLIED
18" DAKTRONICS FL-5000 LED PRICE DISPLAYS (ONE RED, ONE GREEN PER SIDE)
SECOND SURFACE PRODUCT COPY

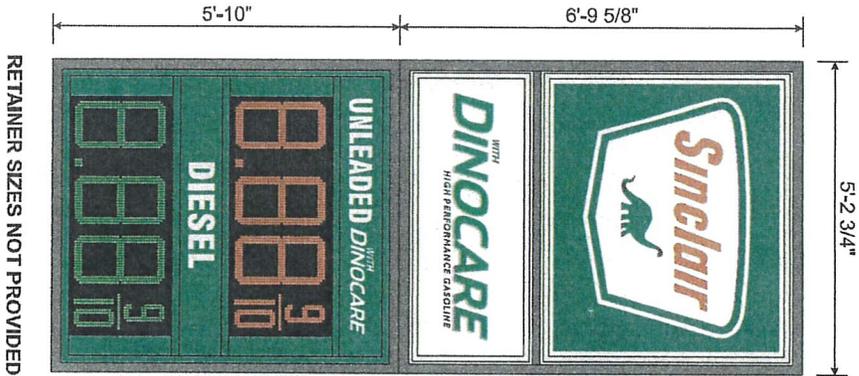
PAINT CABINETS & POLE SINCLAIR DARK GREY



EXISTING



PROPOSED



AN EMBROIDER OWNED COMPANY

CLIENT:	HF Sinclair
ADDRESS:	1031 Court St. Gibson, NE
DATE:	05-15-2025
SCALE:	3/8"=1'
ACCOUNT EXECUTIVE:	JMS
DRAWN BY:	RL
FILE NAME:	Sinclair(Sinclair)E/ Gibson_1031 Court St MID.
JOB #:	
REVISIONS:	
PAGE:	1 OF 3
LYTLE SIGNS © 2025 ALL RIGHTS RESERVED	
Twin Falls P.O. BOX 305 1025 KAMBER RD. TWIN FALLS, ID 83439 208.733.1789 Fax 208.733.8653	
Boise/Meridian 2070 E. COMMERCIAL ST. MERIDIAN, ID 83842 208.481.1739 Fax 208.358.3945	
lytlesigns.com	
MSA MEMBER SINCE 2012	
APPROVED BY:	
DATE:	

UNAUTHORIZED USE, REPRODUCTION AND/OR DISPLAY SHALL RENDER THE INFRINGER LIABLE FOR UP TO \$150,000 IN STATUTORY DAMAGES, PLUS ATTORNEY FEES AND COSTS FOR EACH INFRINGEMENT UNDER THE U.S. COPYRIGHT ACT (17 U.S.C. 412 & 504)
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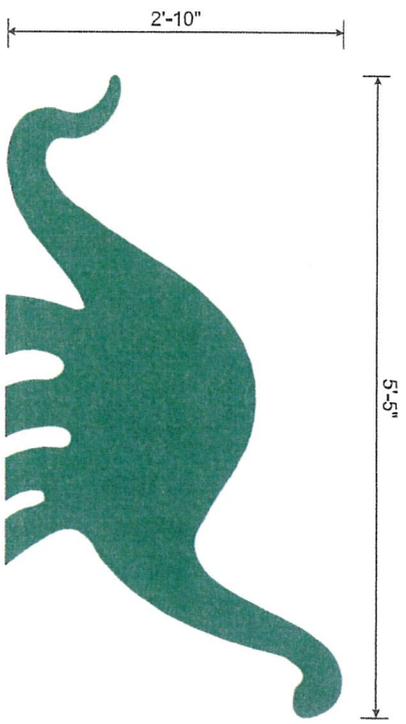
2208
12
15.35
15.35

8'-10"

2'-4"

Singclair

QUANTITY 1
28" TALL RED LED CHANNEL LETTERS
 ALUMINUM CONSTRUCTION (HUNTER RED)
 RED ACRYLIC (211) FACES WITH 1" RED TRIM CAP
 RED LED ILLUMINATION



QUANTITY 2
DINO ICON 3
 GREEN FORMED POLYCARBONATE FACE
 WHITE FORMED POLYCARBONATE BACK
 WHITE LED ILLUMINATION



AN EMPLOYEE OWNED COMPANY

CLIENT:	HF Singclair
ADDRESS:	11091 Court & Gibson, NE
DATE:	05-15-2025
SCALE:	1" = 1'
ACCOUNT EXECUTIVE:	JMS
DRAWN BY:	RL
FILE NAME:	SingclairSigns(NE) Gibson_11091 Court St MID.
JOB #:	
REVISIONS:	
PAGE:	3 OF 3
LYTLE SIGNS © 2025 ALL RIGHTS RESERVED	
Twin Falls P.O. BOX 305 100 S. MAIN ST. TWIN FALLS, ID 83403 209.730.730 1.200.616.936 Fax 209.730.8663	
Boise/Meridian 2070 E. COMMERCIAL ST. MERIDIAN, ID 83642 208.380.730 Fax 208.380.3945	
lytle signs . com	
APPROVED BY:	
DATE:	

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THIS RENDERING IS CONCEPTUAL — COLORS MAY NOT REPRESENT ACTUAL FINISH — ILLUMINATED AND DAYLIGHT COLORS WILL VARY



FOR OFFICE USE ONLY	
Permit Number: <u>2025-32</u>	Date Paid: <u>7/18/25</u>
Value of Improvement: _____	Fee Paid: Cash \$ <u>25</u>
Floodplain: <input type="checkbox"/> Yes <input type="checkbox"/> No	Check \$ <u>CC 9326 @ 600</u>
Present Zoning: AGR, R-1, R-2, R-3, C-1, C-2, I, F-1, PUD-1	Initial: <u>PD</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: Kevin / Shawna Neujahr Phone Number: 308-627-2258
 Address: 405 2nd Street Email: Kneuja@gmail.com
 Contractor: Open Phone Number: _____
 Address: _____ Email: _____
 Certificate of Insurance: _____
 Construction Site Address: 405 2nd Street Gibbon, NE 68840
(If no address exists, one must be issued from the City of Gibbon.)

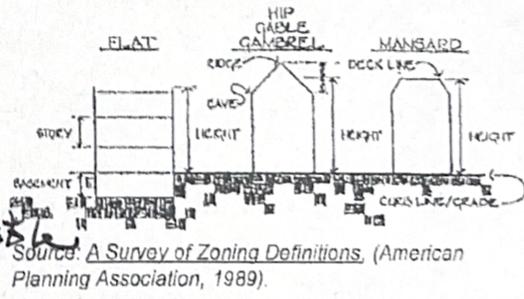
Residential structures located on less than 10 acres in the one-mile radius outside the corporate limits:
 Date this property was platted as a separate parcel: NA
 Name of the lot split or subdivision: NA

Type of Improvement:

<input 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 checked="" type="checkbox"/> 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): NA
 Proposed Structure Type: garage
 Dimensions of Proposed Structure: 30 x 30
 Building Height: 12
 Footing Depth (42" minimum): - Slab - if applicable



Distance completed structure will be from:
 Front Property Line: NA Rear Property Line: 10'
 Side Property Line: Side 10' Other Side Property Line: _____
 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 - front - Sewage drain tube
 Approximate value of proposed structure: \$25,000.00
 Approximate Start Dates for Construction: Start 8-1-25 Finish: 8-1-26

SETBACK INSPECTION

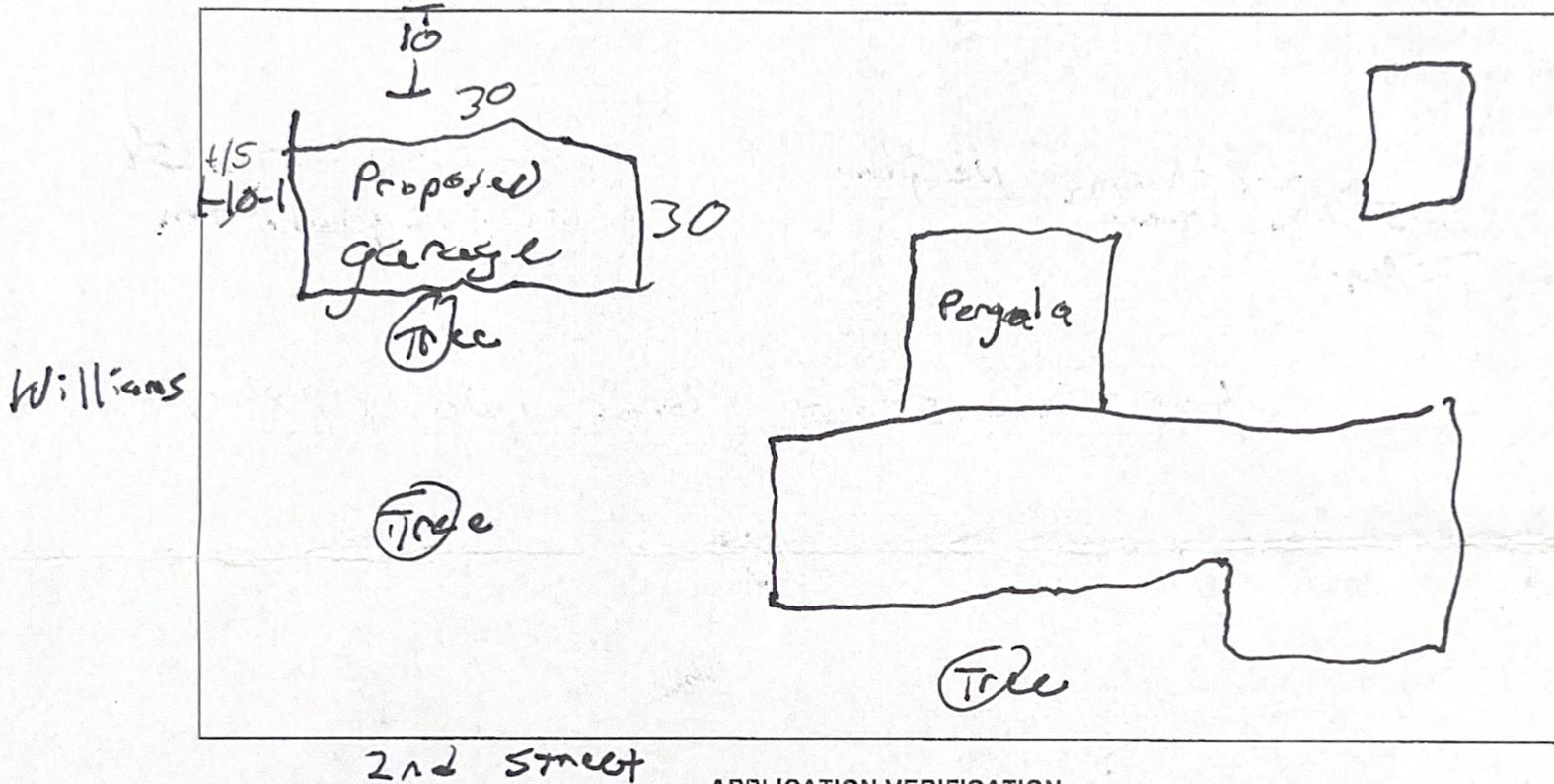
Contact Gibbon City Hall at 308.468.6118 to schedule required setback inspection. Please allow up to two (2) business days for scheduling.
 Date of Inspection: _____ Name of Inspector: _____
 Approval Signature: _____

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: *Kevin N...*
 Printed Name: Kevin N... Date: 7-18-25

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

Return by Aug. 8 Noon



FOR OFFICE USE ONLY	
Permit Number: <u>2025-33</u>	Date Paid: <u>8/6/25</u>
Value of Improvement: _____	Fee Paid: Cash \$ <u>25.00</u>
Floodplain: <input type="checkbox"/> Yes <input type="checkbox"/> No	Check \$ <u>#5148</u>
Present Zoning: AGR, R-1, R-2, R-3, C-1, C-2, I, F-1, PUD-1	Initial: <u>8</u>

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

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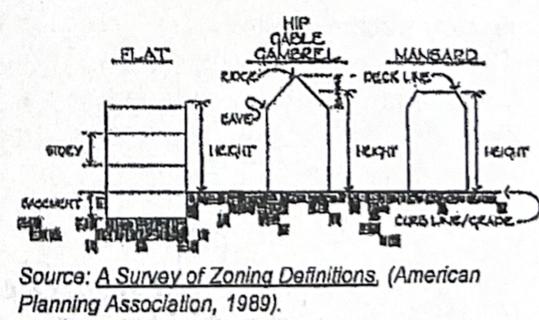
IMPROVEMENT INFORMATION

Property Owner: Janelle Richardson Phone Number: 308-468-5511
 Address: 1618 7th St Gibbon NE 68840 Email: janelle.e.richardson@gmail.com
 Contractor: Bernie Niemeyer dba Niemeyer Carpentry Service Phone Number: 308-440-2980
 Address: 8640 E 78th St Kearney, NE 68847 Email: bernie.ncs@use.startmail.com
 Certificate of Insurance: Shelter Insurance Co. General Liability Policy # 26-31-4996974-3
 Construction Site Address: 1618 7th St. Gibbon NE 68840
(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: _____
 Number of Off-street Parking Spaces Provided (if applicable): _____
 Proposed Structure Type: _____
 Dimensions of Proposed Structure: _____
 Building Height: _____
 Footing Depth (42" minimum): _____



Distance completed structure will be from:
 Front Property Line: 71'-6" Rear Property Line: _____
 Side Property Line: 64' Other Side Property Line: _____
 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: \$20,000
 Approximate Start Dates for Construction: Start 8-18-25 Finish: 9-18-25

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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- 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

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Signature of Applicant: Janelle E. Richardson
Printed Name: Janelle E. Richardson Date: 8-7-25

ADDITIONAL REQUIREMENTS FOR SUBMITTAL

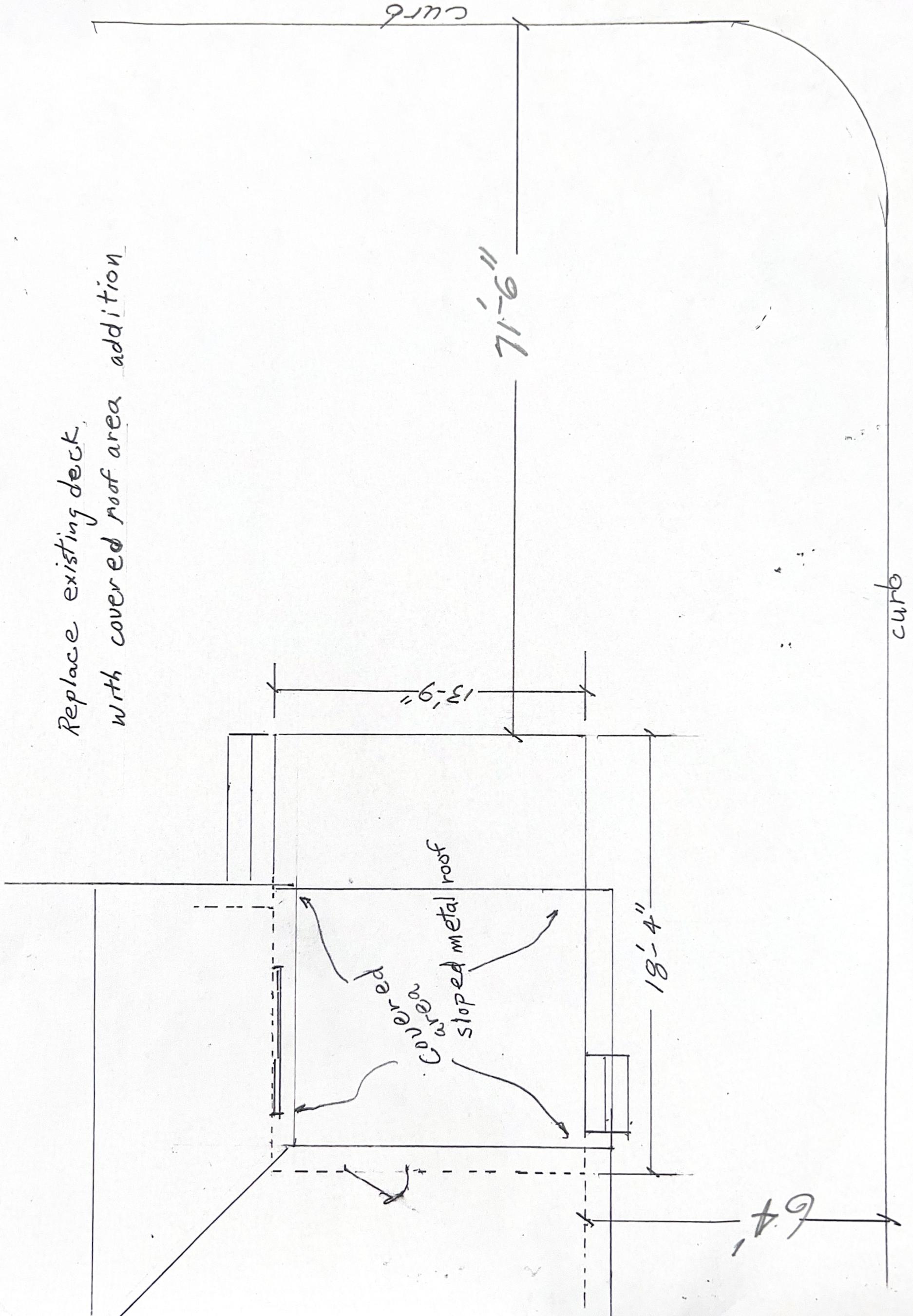
- Call Diggers Hot Line to locate all utilities: *811 or 800-331-5666
- Inspections as Required on Matrix ##
- Attach Floodplain Development Permit (if located within a floodplain)
- Attach Approval by Power District
- Attach Other: _____

FOR OFFICE USE ONLY

Disapproved (Date: _____) Recommendations before approval: _____

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

Replace existing deck
with covered roof area addition





FOR OFFICE USE ONLY

Permit Number: 2025 - 34 Date Paid: _____
 Value of Improvement: _____ Fee Paid: Cash \$ _____
 Floodplain: Yes 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: 709 6th 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

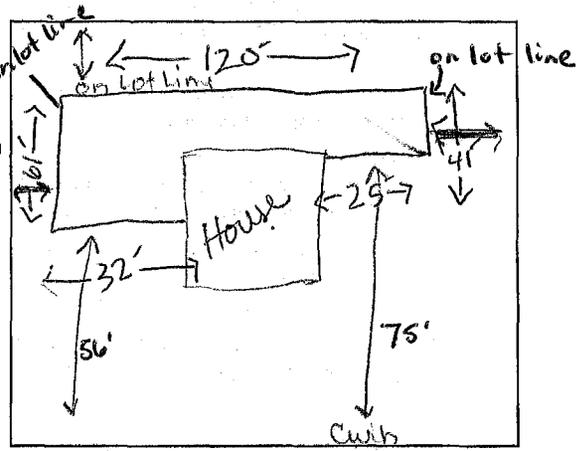
Property Owner: DAVID & SONNI BENGE Phone Number: 3083900604
 Address: 709 6th St Gibbon NE 68840 Email: sonnibenge@gmail.com

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

Replacement or New Fence: NEW FENCE Estimated Project Cost: _____
 Approximate Dates for Construction: Fence Height: 6 ft
 Start: Sept 25 Finish: Oct 25 Fence Material: cedar, aluminum

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: Sami Benge Date: 8/2/25

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 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.

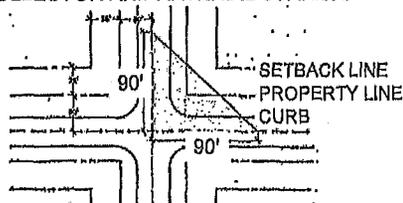
SIGHT TRIANGLE

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

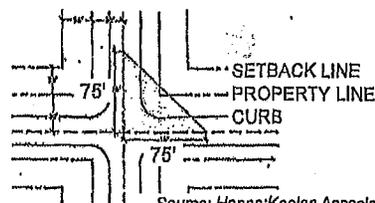
Local Streets: 75' from the centerline of intersecting streets.

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,



FOR OFFICE USE ONLY	
Permit Number: <u>2025-35</u>	Date Paid: <u>8/8/25</u>
Value of Improvement: _____	Fee Paid: Cash \$ <u>25</u>
Floodplain: <input type="checkbox"/> Yes <input type="checkbox"/> No	Check # <u>70902</u> #
Present Zoning: AGR, R-1, R-2, R-3, C-1, C-2, I, F-1, PUD-1	Initial: <u>JD</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: WILLIAM & SHARON KROLL Phone Number: 308-379-5949
 Address: 1403 7th ST. Email: krollbtk@gmail.com

Contractor: STEVE RASMUSSEN Phone Number: 308-390-8989
 Address: 6705 PAVNEE RD. Email: _____
 Certificate of Insurance: _____

Construction Site Address: 906 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: _____

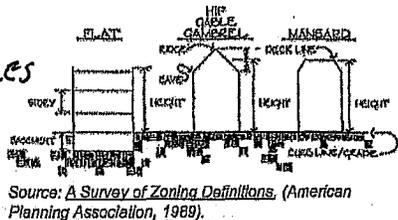
Type of Improvement:

<input 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 checked="" type="checkbox"/> 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): 2
 Proposed Structure Type: WOOD WITH SIDING & SHINGLES

Dimensions of Proposed Structure: 22'6" x 24'6"
 Building Height: 10' SIDE WALL - GABLE PEAK 14'
 Footing Depth (42" minimum): 42"



Distance completed structure will be from:
 Front Property Line: 110'6" Rear Property Line: 111'
 Side Property Line: 15' EAST LINE Other Side Property Line: 179'6" WEST LINE
 Existing Buildings on Property (5' minimum): 3

Area of the property (square feet): 46,197
 Is this a corner lot? Yes No
 Are there dedicated easements on the property? Yes No

Approximate value of proposed structure: \$18,000
 Approximate Start Dates for Construction: Start 8-14-25 Finish: 9-1-26

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: _____

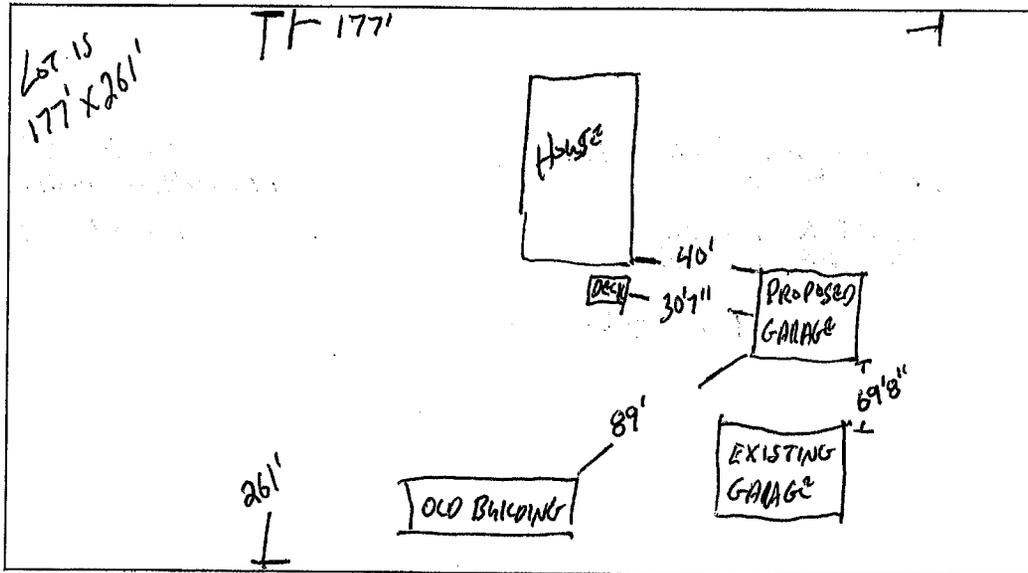
City of Gibbon, Nebraska
 715 Front Street, Gibbon, NE, 68840
 308.468.6118

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: _____

THIS IS AN EXISTING GARAGE TO BE MOVED IN.
NO SIDEWALK PLANS, BECAUSE GARAGE NOT BY ROAD.



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: Brian Kroll
 Printed Name: BRIAN KROLL Date: 8-8-2025

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
 308.468.8118

8:56



1 Screenshot

SEVENTH ST

3D



82°
AQI 54

Search Maps



BK



FOR OFFICE USE ONLY

Permit Number: 2025-36 Date Paid: 6-7-25
 Value of Improvement: _____ Fee Paid: Cash \$ 25.00
 Floodplain: Yes No Check \$ _____ # _____
 Present Zoning: AGR, R-1, R-2, R-3, C-1, C-2, I, F-1, PUD-1 Initial: PH

**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.

Address of Fence Site: 511 First St 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

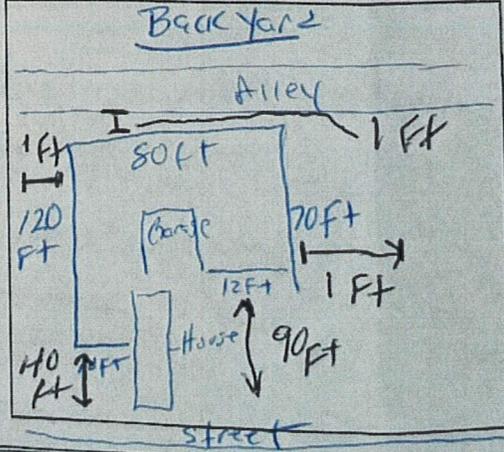
Property Owner: Consuelo Hernandez Phone Number: _____
 Address: 511 First St Email: _____

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

Replacement or New Fence: New fence Estimated Project Cost: _____
 Approximate Dates for Construction: Fence Height: _____
 Start: 9-1-25 Finish: 9-15-25 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: Conxelo Hernandez Date: 8-7-25
 Printed Name: Conxelo Hernandez

FOR OFFICE USE ONLY

Approve Application Recommendations before approval: _____ Date: _____

Approval Signature: _____
 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.

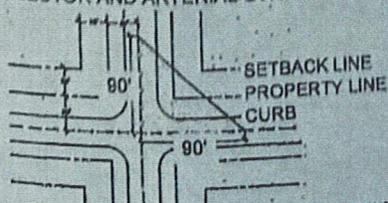
1. No solid fence shall be constructed closer to the street than the property line.
2. No fence erected in a required front yard shall materially obstruct public view. Permitted types of fences shall include split rail, chain link, or other similar material. No component of a front yard fence shall exceed 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

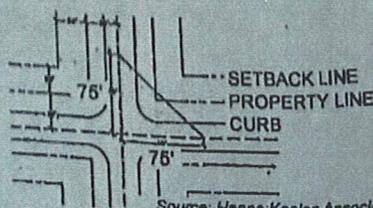
Collector and Arterial Streets: 90' from the centerline of intersecting streets.
Local Streets: 75' from the centerline of intersecting streets.

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**



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

Source: Hanna/Keelan Associates.



FOR OFFICE USE ONLY	
Permit Number: <u>2025-37</u>	Date Paid: <u>8-8-2025</u>
Value of Improvement: _____	Fee Paid: Cash \$ _____
Floodplain: <input type="checkbox"/> Yes <input type="checkbox"/> No	Check \$ <u>25.00</u> # <u>176</u>
Present Zoning: AGR, R-1, R-2, R-3, C-1, C-2, I, F-1, PUD-1	Initial: <u>PP</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.

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IMPROVEMENT INFORMATION

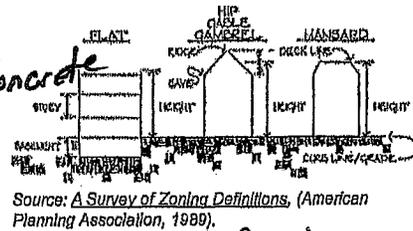
Property Owner: ADAM / MICAH DICKEY Phone Number: 308 414 1372
 Address: 110 GILMORE AVE Email: _____
 Contractor: SELF Phone Number: _____
 Address: _____ Email: _____
 Certificate of Insurance: _____
 Construction Site Address: 110 GILMORE ST.
(if no address exists, one must be issued from the City 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: Patio + Awning
 Number of Off-street Parking Spaces Provided (if applicable): _____
 Proposed Structure Type: WOOD - patio Block-concrete metal Roof
 Dimensions of Proposed Structure: 12 x 14
 Building Height: 9 1/2 feet to 7 1/2 feet
 Footing Depth (42" minimum): 42"



Distance completed structure will be from:
 Front Property Line: 45' Rear Property Line: 6 1/2 feet
 Side Property Line: 6' Other Side Property Line: 48'
 Existing Buildings on Property (5' minimum): 5'
 Area of the property (square feet): 66' x 66' 4,356 sq ft.
 Is this a corner lot? Yes No
 Are there dedicated easements on the property? Yes No
 Approximate value of proposed structure: \$3,000
 Approximate Start Dates for Construction: Start Aug 20, 2025 Finish: Aug 1 2026

SETBACK INSPECTION

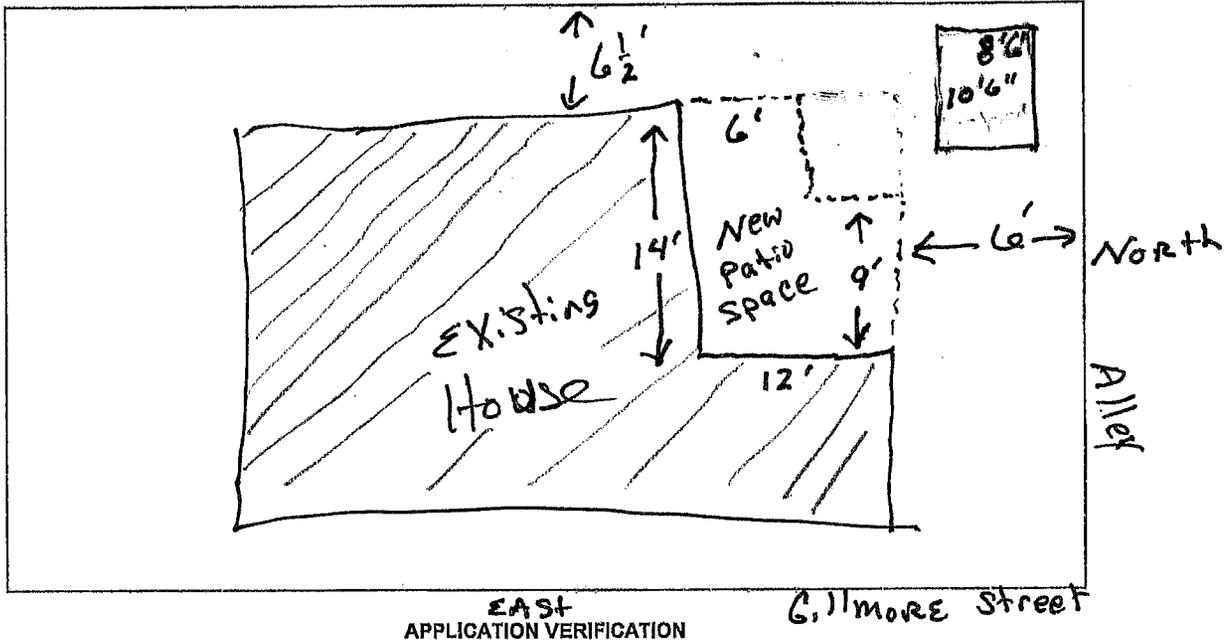
Contact Gibbon City Hall at 308.468.6118 to schedule required setback inspection. Please allow up to two (2) business days for scheduling.
 Date of Inspection: _____ Name of Inspector: _____
 Approval Signature: _____

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: Michael Dickey
 Printed Name: MICHAEL DICKEY Date: AUG. 8 2025

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: _____