

Planning Commission Meeting  
Monday, September 8, 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. 2025-38 Labrie--314 West Avenue--Fence

- 3.2. Permit No. 2025-39 Samuelson--200 West Avenue--Accessory Building

4. Other Items

- 4.1. Next Planning Commission Meeting will be held on Monday, October 13, 2025 at 6:00 p.m.

5. Adjourn

# GIBBON PLANNING COMMISSION MEETING

MONDAY, August 11, 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, Brandon Brueggemann and Dylan Kellner

## 2) Approval of minutes from last meeting.

## 3) Hearing -- Conditional use permit #2025-01

**a. Alissa Kern – Chalet Venue 7265 Pawnee Road**

**i. Discussion opened at 6:01pm**

**ii. Discussion closed at 6:09pm**

**iii. Recommend approval of the conditional permit and move to City Council.**

## 4) Submitted Permit Requests.

**a.** Permit 2025-31 Clevenger – 1031 Court Street – Sign

**i.** Motion made by Jacques. Seconded by Brueggemann.

**b.** Permit 2025-32 Neujahr – 705 2<sup>nd</sup> Street - Accessory Building

**i.** Motion made by Ackley. Seconded by Jacques.

**1.** Pending answer of footing depth requirement.

**c.** Permit 2025-33 Richardson – 1618 7<sup>th</sup> Street – Covered Deck

**i.** Motion made by Ackley. Seconded by Kellner.

**d.** Permit 2025-34 Bengé – 709 6<sup>th</sup> Street – Fence

**i.** Motion made by Jacques. Seconded by Brueggemann.

**e.** Permit 2025-35 Kroll – 906 7<sup>th</sup> Street – Accessory Building

**i.** Motion made by Ackley. Seconded by Kellner.

- f.** Permit 2025-36 Hernandez – 511 1<sup>st</sup> Street – Fence
  - i.** Motion made by Brueggemann. Seconded by Jacques.
- g.** Permit 2025-37 Dickey – 110 Gilmore – Patio and Awning
  - i.** Motion made by Jacques. Seconded by Kellner.

**5) Other Items**

- a.** The next Planning Commission meeting will be held on Monday, September 8th, 2025 at 6:00pm at City Hall.

**6) Adjourn**

- a.** Meeting adjourned at 6:45pm.



| FOR OFFICE USE ONLY  |                                 |
|--|---------------------------------|
| Permit Number: <u>2025-39</u>  | Date Paid: <u>8/25/25</u>       |
| Value of Improvement: _____  | Fee Paid: Cash \$ <u>250.00</u> |
| Floodplain: <input type="checkbox"/> Yes <input type="checkbox"/> No | Check # <u>0294014408</u>       |
| Present Zoning: AGR, R-1, R-2, R-3, C-1, C-2, I, F-1, PUD-1          | Initial: <u>AD</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: 314 West Ave 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: Walter Labrie  
Address: 314 West Ave Gibbon NE

Phone Number: 308-216-0387  
Email: walterlabrie860@gmail.com

Contractor: US American Fence Company  
Address: 3409 Antelope Ave Kearney NE  
Certificate of Insurance: \_\_\_\_\_

Phone Number: 308-698-0146  
Email: \_\_\_\_\_

Replacement or New Fence: replacement  
Approximate Dates for Construction:  
Start: 9-1 Finish: 9-18

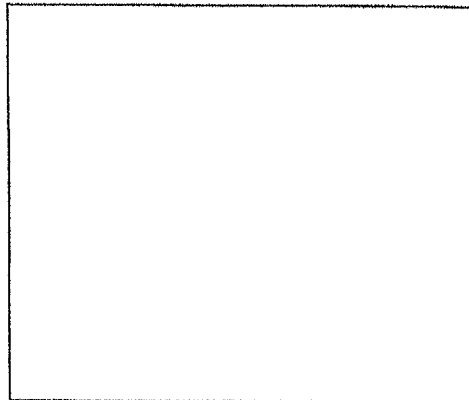
Estimated Project Cost: \$ 3200  
Fence Height: 6'  
Fence Material: wood

**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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**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: \_\_\_\_\_  
 Printed Name: \_\_\_\_\_ Date: 9-25-25

**FOR OFFICE USE ONLY**

Approve Application  Recommendations before approval: \_\_\_\_\_

Approval Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Title: \_\_\_\_\_

**EXCERPT FROM THE CITY OF GIBBON'S ZONING REGULATIONS**

**8.6 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.

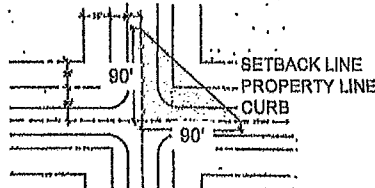
**SIGHT TRIANGLE**

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

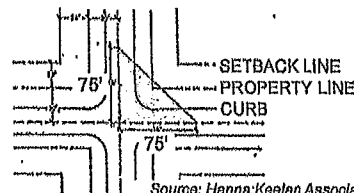
Local Streets: 75' from the centerline of intersecting streets.

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.

# AMERICAN FENCE COMPANY



ADDRESS **3409 Antelope Ave, Kearney NE 68847 PH: (308) 698-0146**

SALESMAN **Jake Weis**

DATE 8/19/2025 PHONE: 3087083114

CELL \_\_\_\_\_

CUSTOMER Walter Labrie

WORK \_\_\_\_\_

PROJECT LOCATION: 314 West Ave

CITY Gibbon STATE NE

ZIP 68840

BILLING ADDRESS: \_\_\_\_\_

AFC JOB# \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_

ZIP \_\_\_\_\_

EMAIL [WALTERLABRIE860@GMAIL.COM](mailto:WALTERLABRIE860@GMAIL.COM)

PHONE **308-850-0743**

PKRYR25-0284-A

| STYLE DRAWING | HEIGHT | LENGTH |
|---------------|--------|--------|
| W6-S18        | 6.0'   | 83.0'  |
|               | 3.0'   | 0.0'   |

**PROJECT TOTAL**

GATE INFORMATION

|                   |  |                             |
|-------------------|--|-----------------------------|
| 4' wide x 6' tall | <input checked="" type="checkbox"/> SS | <input type="checkbox"/> DD |
|                   | <input type="checkbox"/> SS            | <input type="checkbox"/> DD |
|                   | <input type="checkbox"/> SS            | <input type="checkbox"/> DD |
|                   | <input type="checkbox"/> SS            | <input type="checkbox"/> DD |

**Fence Price \$3,293.91**

**OPTIONAL ITEMS BELOW ARE NOT INCLUDED IN FENCE PRICE**

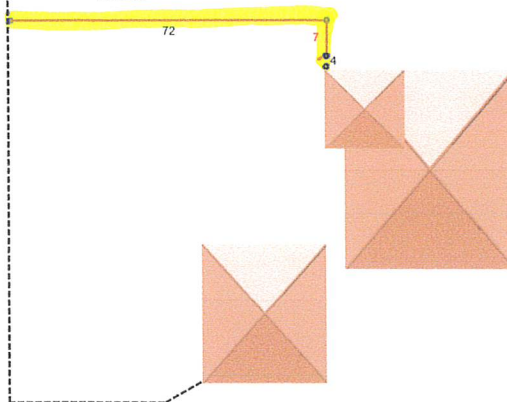
|                          |                     |
|--------------------------|---------------------|
| ESTIMATED SURVEY         | <del>\$0.00</del>   |
| SPRINKLER INS.           | <del>\$200.00</del> |
| DIRT HAUL                | <del>\$117.00</del> |
| OPTIONAL ITEMS SUB TOTAL | \$0.00              |

OFFICE USE ONLY

DATE \_\_\_\_\_  
TYPE \_\_\_\_\_  
AMOUNT \_\_\_\_\_



Install solid wood picket (pickets toward neighbor) on the inside of existing wire fence



Fence style legend  
This drawing is not to scale  
■ wood

DESCRIPTION OF WALTER LABRIE PROJECT

**QUOTE IS GOOD FOR 14 DAYS**

American Fence to install approximately (83') of 6' solid wood picket fence using treated wood posts, fir rails and cedar pickets. Project to include (1) 4' wide x 6' tall single swing gate. All posts will be set in concrete and we will take care of public utility locates (811 call).

PRICE INCLUDES MATERIALS, LABOR, CONCRETE, TAX

On the back and or second page of this proposal are very important terms and conditions that we are requesting that you review. If you do not have these terms and conditions; do not execute and contact your sales rep. Upon your review, if you have any questions please contact us. After review and agreement, please sign below indicating that you have fully read, understood and agree with the terms and conditions stated above. **We impose a surcharge of 3% on all credit cards that is not greater than our cost of acceptance.**

AFC REPRESENTATIVE:

DATE  
8/19/2025

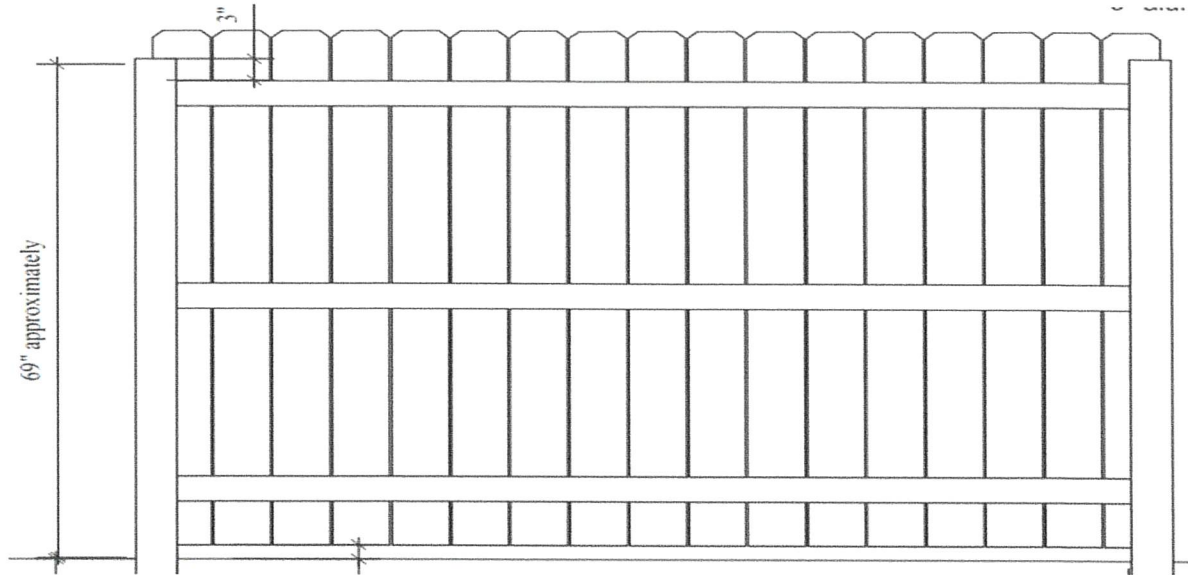
*Jake Weis*  
Jake Weis, Residential Estimator  
Office: 308-698-0146 Mobile: 308-850-0743

CUSTOMER SIGNATURE:

Walter Labrie

DATE  
8/19/2025  
05:21 PM

Please provide Billing Email Address: [Walteabrie860@gmail.com](mailto:Walteabrie860@gmail.com)



**Wood**  
3-1/2 X 3-1/2 X 8 Treated Green Post

**Rails**  
2 X 4 X 8 Fir Rail Kd S4S #2 Btr

**Pickets**  
5/8" X 5-1/2" X 6' De Sugi Japanese Cedar Picket

**Fittings**  
Wood Gate Latch Maxima Deluxe  
Wood Gate Strap Hinge Pair

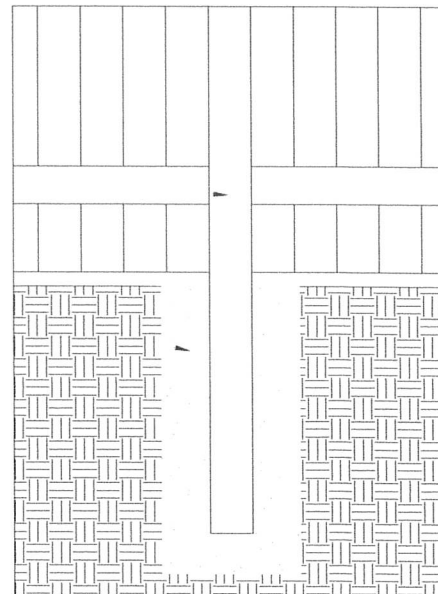
**Gates**  
[Select Gate Here](#)

**Drawing Number**  
WG-S18

**Post and Footing Detail**

WOOD POST

WITH  
CONCRETE  
FOOTING



AFC Representative: \_\_\_\_\_ Jake Weis

Date: 8/6/2025

Customer Signature: \_\_\_\_\_

Date: \_\_\_\_\_

*Wood fencing is a natural product. Any splitting, bowing, warping, or cracking cannot be predicted thus cannot be warranted. At time of installation, wood pickets may have knots and slight checks. Treated posts will develop long vertical cracks that are inherent to the pressure treated process and are considered acceptable by industry standards. Color match cannot be guaranteed. Gates may need adjustment as materials dry.*

Last saved: 08-08-17 7:31:26 AM

I have reviewed this style drawing and ensured its accuracy

## Important Items to Consider

### Property Line Security

Do you really know where your property begins and ends? Removing and installing your fence will be costly, even if one post is misplaced. Without a current legal survey, we will only be able to stake your fence in accordance with your best guess as to where your property lines are located. Please choose from the following options:

Please provide me with a legal survey, if available, for an additional cost (consult estimator). I am unsure as to the exact location of my property pins. A more accurate installation will be assured by obtaining a legal survey. Survey costs vary by location and size of property. Actual footage of proposed project may vary after completion of survey.

\*Please note that a survey will add to lead time on fence installation. For an estimate, please contact your project manager.

I am declining the legal survey. American Fence Company has advised me on the importance of obtaining a legal survey to determine the exact boundaries of my property. I hereby assume any and all liabilities resulting from the construction of a fence not in conformity with my legal property boundaries. Furthermore, if it is necessary for me to obtain a legal survey at a later date, my project will be delayed.

### Sprinkler System Protection

Nobody wants to bear the cost and burden of repairing their sprinkler lines and heads after having just purchased a new fence. American Fence Company offers protection to repair damage to your lines and heads. Provide yourself peace of mind by insuring your sprinkler system from damage incurred while installing your fence.

I am requesting sprinkler protection for repairing lines and heads. In purchasing sprinkler insurance, please contact American Fence Company if your sprinklers are damaged. We will arrange for the repair work. Do not employ your own contractor and/or submit invoice for reimbursement. Insurance does not provide for relocating lines, heads, or controls. Claims must be made within 6 months of fence installation.

I understand and agree that American Fence Company is not responsible for any damage to any component of my sprinkler system. Furthermore, I understand that I have the option of purchasing sprinkler insurance and will take full responsibility for any repairs.

### Soil Disposal

Digging post footings results in a substantial amount of soil excavated from the holes. The average residential yard will produce enough soil to fill six full-size wheelbarrows. Dirt removal or relocation will require additional costs.

We will leave the soil removed from each hole next to the hole that was dug, allowing you the opportunity to easily scoop and relocate all of the dirt at your convenience.

American Fence Company will spread the excavated dirt between the post holes. This may eventually have to be removed or raked further to prevent damage to existing sod.

### Utility Waiver of Responsibility

## Questionnaire Form

Thank you for selecting American Fence Company. Let's get ready to build your fence! With fifty years in business, we know the right questions to ask up-front to help you. If you don't understand, please contact your sales representative for more information.

While we endeavor to do everything we can to avoid hitting utilities, lines may get damaged, impacting your home's security, monitors, refrigeration, and your family's safety. We require a work phone number (land line) and place of work to contact you in case of an emergency, or spouse, partner, next of kin in the event of any emergency:

Place of work/Name of emergency contact:  Phone:

**For safety and liability reasons, this MUST be provided prior to scheduling installation. Inquire with salesman if concerned.**

Please select how you want your fence installed:

Install the fence tight to the ground, so that the fence top reflects the bumps and dips in my yard. This may still allow for gaps under the fence up to around 2", depending on grade changes of your yard.

Install the fence so that it has a nice flow. This may require gaps up to 4" or more depending on grade changes. No exceptions.

## 6 Easy Steps to Complete Your Fence Purchase

### Your Fence Installation Process

# Terms and Conditions

## Limited Warranty Statement

American Fence Company warrants its fence, railings, and specialty products for one year, subject to the conditions and limitations listed herein, to be free of defective materials when subject to normal and proper use.

American Fence Company, Inc. shall not be liable for, and this warranty does not apply to, any failure, defect, or damage resulting from and/or connected with the following:

1. Any further maturation and natural drying of wood products that result in splitting, bowing, warping, or cracking of materials. This is a natural process that cannot be predicted nor prevented, and thus cannot be warranted.
2. Any alteration, adjustments, or settling of materials as a result of freeze/thaw cycle, further settling of soil, and varied precipitation that may cause ground swell. This includes gates, gate posts, and associated alignments. This is a natural process that cannot be predicted nor prevented, and thus cannot be warranted.
3. Any failure of installation as a result of an "act of God" that will include high winds (50 mph or greater), tornadoes, hail, fire, and violent storms.
4. Any gate adjustments due to normal and/or abnormal use. This is to be considered a maintenance item that may be corrected by the homeowner.
5. Any natural adjustment of color of materials to be considered anticipated and expected. All materials will undergo a degree of adjustment of color as a result of direct exposure to sunlight and weather conditions.
6. Any corrosion, scaling, or residue left as a result of above average continued exposure to precipitation. Some water used in irrigating your yard will have a higher concentration of iron or calcium that will leave a residue.

Many of American Fence Company manufacturers offer a material-only warranty beyond this one year warranty. If interested in qualifying for this extended warranty, please contact American Fence Company for further manufacturer warranty product registration. Any manufacturer warranties do not include labor and incidentals necessary to repair or replace the product.

All claims under this warranty must be reported in writing with proof of purchase to American Fence Company within thirty (30) days of the date that the defect is first discovered or reasonably could be discovered. A reasonable time should be allowed for inspection purposes. American Fence Company will be the sole judge of whether or not the fencing is defective and whether the defect is to be considered under warranty. If American Fence Company agrees that the defect is to be covered under this warranty, it reserves the right to remedy the situation as it sees fit. No incidental or consequential damages will be paid. Any statement, remark, or agreement of any agent of American Fence Company not in accordance with the terms and conditions stated herein will not be supported and recognized by American Fence Company. By accepting our product, you in turn understand and agree with the terms and conditions stated herein.

Below is the final cost of your fence based on the optional items you have selected

| Fence Price | Optional Items | Your Total |
|-------------|----------------|------------|
| \$3,293.91  |                | \$3,293.91 |

Invoice will only be emailed to you via the email provided under "Homeowner Invoicing Email" below.

Please sign below indicating you understand and agree with the items stated herein. Thank you for choosing American Fence Company!

Homeowner Contact Email:

Homeowner Billing Email:

Homeowner:

Date: 8/19/2025 05:21 PM



| FOR OFFICE USE ONLY  |                             |
|--|-----------------------------|
| Permit Number: <u>2025-39</u>  | Date Paid: <u>9/5</u>       |
| Value of Improvement: _____  | Fee Paid: Cash \$ <u>25</u> |
| Floodplain: <input type="checkbox"/> Yes <input type="checkbox"/> No | Check \$ <u>432</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: <u>Brad &amp; Jennifer Samuelson</u>   | Phone Number: <u>308-216-1049</u>        |
| Address: <u>200 West Ave. Gibbon, NE 68840 Box 475</u> | Email: <u>jennifersamuelson@nctc.net</u> |
| Contractor: <u>Scott Benker</u>                        | Phone Number: <u>308-440-5740</u>        |
| Address: <u>45442 78th Rd. Gibbon, NE 68840</u>        | Email: <u>sbenker26@gmail.com</u>        |
| Certificate of Insurance: <u>On file</u>               |  |

Construction Site Address: 200 West Ave. Gibbon, NE 68840  
*(If no address exists, one must be issued from the City of Gibbon.)*

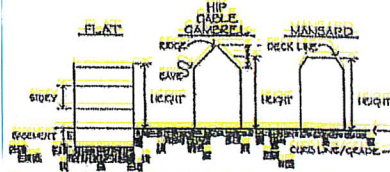
Residential structures located on less than 10 acres in the one-mile radius outside the corporate limits:  
Date this property was platted as a separate parcel: \_\_\_\_\_  
Name of the lot split or subdivision: \_\_\_\_\_

Type of Improvement:

|   |  |   |
|---|--|---|
| <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): \_\_\_\_\_  
Proposed Structure Type: Garage



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

Dimensions of Proposed Structure: 24' x 24'  
Building Height: 13'  
Footing Depth (42" minimum): 42"

Distance completed structure will be from:

|   |                                      |
|---|--------------------------------------|
| Front Property Line: <u>114'</u>  | Rear Property Line: <u>42'</u>       |
| Side Property Line: <u>8'</u>   | Other Side Property Line: <u>82'</u> |
| Existing Buildings on Property (5' minimum): <u>22' from house, 18' from shed</u> |                                      |

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: \$35,000  
Approximate Start Dates for Construction: Start September 2025 Finish: November 2025

**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: \_\_\_\_\_

See attached drawing.

**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: Jennifer Samuelson

Date: 9/04/2025

**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: \_\_\_\_\_

2ND ST

WEST AVE

42'

22'

114'

18'

9'

