

Planning Commission Meeting
Monday, October 13, 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. 2025-40 Cherry--1016 2nd Street--Fence

- 3.2. Permit No. 2025-41 Sanchez--1004 3rd Street--Fence

- 3.3. Permit No. 2025-42 Aurora Cooperative--7280 Gibbon Rd--Accessory Building

- 3.4. Permit No. 2025-43 Banks Wraps & Signs--Lawn Ave--Sign

- 3.5. Permit No. 2025-44 Rabbe-Lee--705 Turkey Drive--Fence

4. Other Items

- 4.1. Next Planning Commission Meeting will be held on Monday, November 10, 2025 at 6:00 p.m.

5. Adjourn

GIBBON PLANNING COMMISSION MEETING

MONDAY, September 8, 2025

6:00PM

1) Opening Procedures

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

2) Approval of minutes from last meeting.

3) Submitted Permit Requests.

- a.** Permit 2025-38 - Labrie – 314 West Avenue – Fence
 - i.** Motion made by Jacques. Seconded by Brueggemann.
- b.** Permit 2025-39 - Samuelson – 200 West Avenue – Accessory Building
 - i.** Motion made by Brueggemann. Seconded by Kellner.

4) Other Items

- a.** The next Planning Commission meeting will be held on Monday, October 13th, 2025 at 6:00pm at City Hall.

5) Adjourn

- a.** Meeting adjourned at 6:40pm.



FOR OFFICE USE ONLY

Permit Number: 2025-40 Date Paid: 09-11-2025
 Value of Improvement: _____ Fee Paid: Cash \$ _____
 Floodplain: Yes No Check \$ 25.00 # 1053
 Present Zoning: AGR, R-1, R-2, R-3, C-1, C-2, I, F-1, PUD-1 Initial: 31

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: 1016 2nd St
 (If no address exists, one must be issued from the City of Gibbon.)

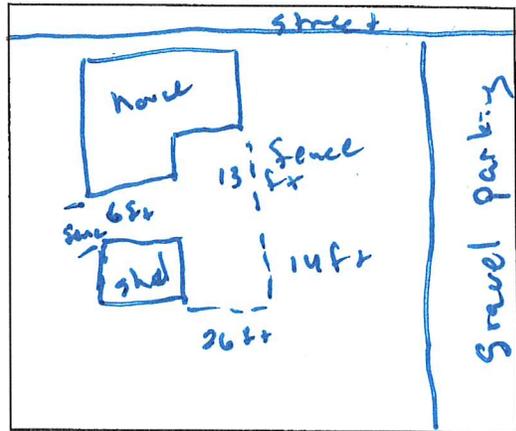
Present Zoning District of Fence Site (circle one): AGR R-1 R-2 R-3 C-1 C-2 I F-1 PUD-1

Property Owner: Frank Cherry Phone Number: _____
 Address: _____ Email: fc@_____com
 Contractor: _____ Phone Number: _____
 Address: _____ Email: _____
 Certificate of Insurance: _____

Replacement or New Fence: New Estimated Project Cost: \$500
 Approximate Dates for Construction: _____
 Start: 10/15/25 Finish: 1/1/26
 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: _____

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: Frank Cherry Date: 9/11/25

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.

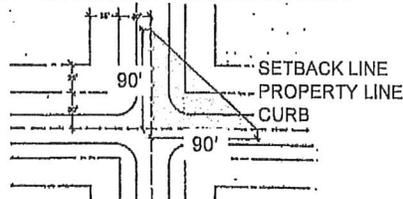
SIGHT TRIANGLE

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

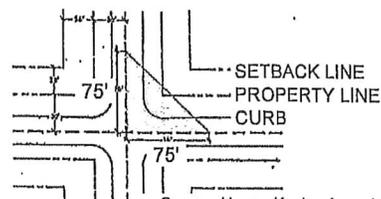
Local Streets: 75' from the centerline of intersecting streets.

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: 2025-41 Date Paid: 9-16-25
 Value of Improvement: _____ Fee Paid: Cash \$ 25.00
 Floodplain: Yes No Check \$ C. Card # _____
 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: 1004 3rd 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: Juan Sanchez Phone Number: _____
 Email: ah _____
 Certificate of Insurance: _____

Replacement or New Fence: _____ Estimated Project Cost: _____
 Approximate Dates for Construction: _____ Fence Height: _____
 Start: 9-2-25 Finish: 10-30-25 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:

See attached
Drawing

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: Juan Sanchez
 Printed Name: Juan Sanchez Date: 8-29-25

FOR OFFICE USE ONLY

Approve Application Recommendations before approval: _____

Approval Signature: _____ Date: _____
 Title: _____

EXCERPT FROM THE CITY OF GIBBON'S ZONING REGULATIONS

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

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

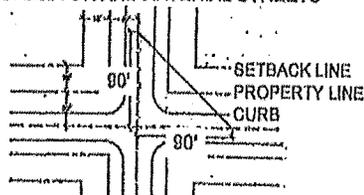
SIGHT TRIANGLE

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

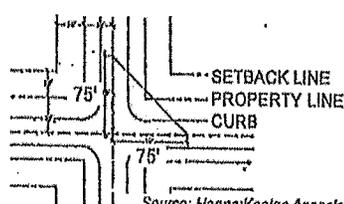
Local Streets: 75' from the centerline of intersecting streets.

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

SIGHT TRIANGLE MINIMUM STANDARD
COLLECTOR AND ARTERIAL STREETS



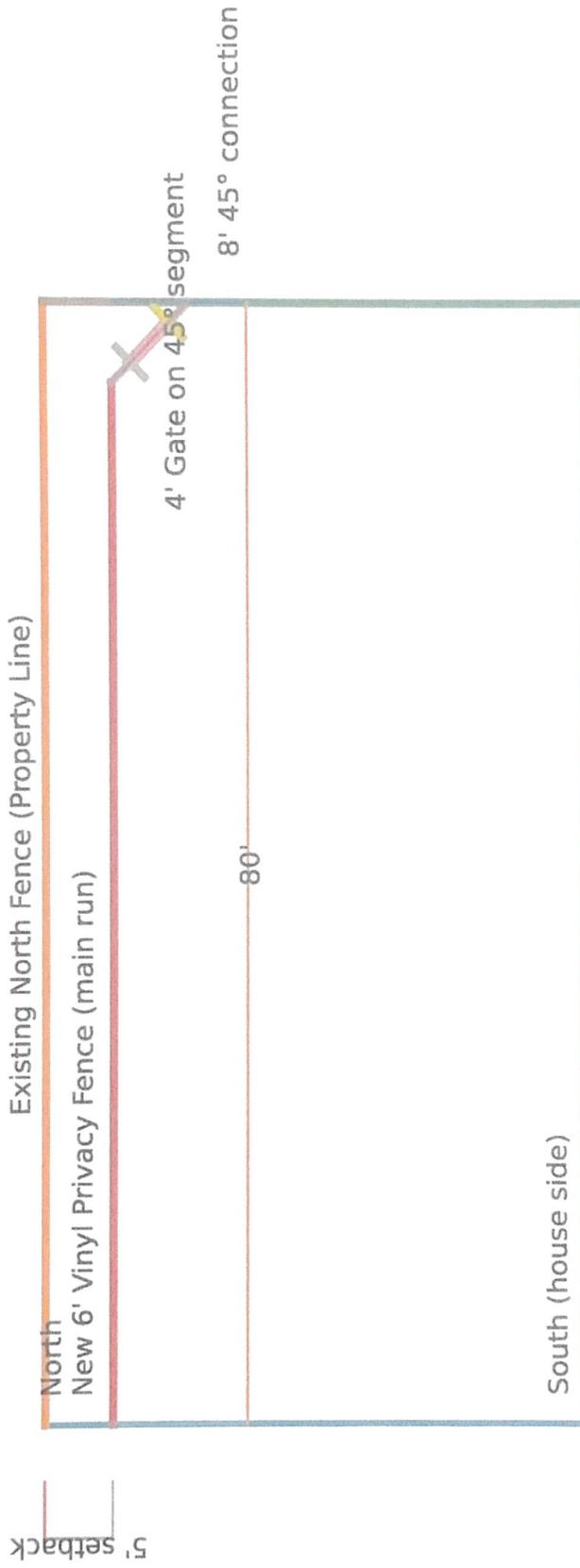
SIGHT TRIANGLE MINIMUM STANDARD
LOCAL STREETS



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

Source: Hanna/Keelan Associates.

Proposed 6' Vinyl Privacy Fence - 5' South of North Fence 80' Main Run with 45° Connection at East End and 4' Gate on Diagonal



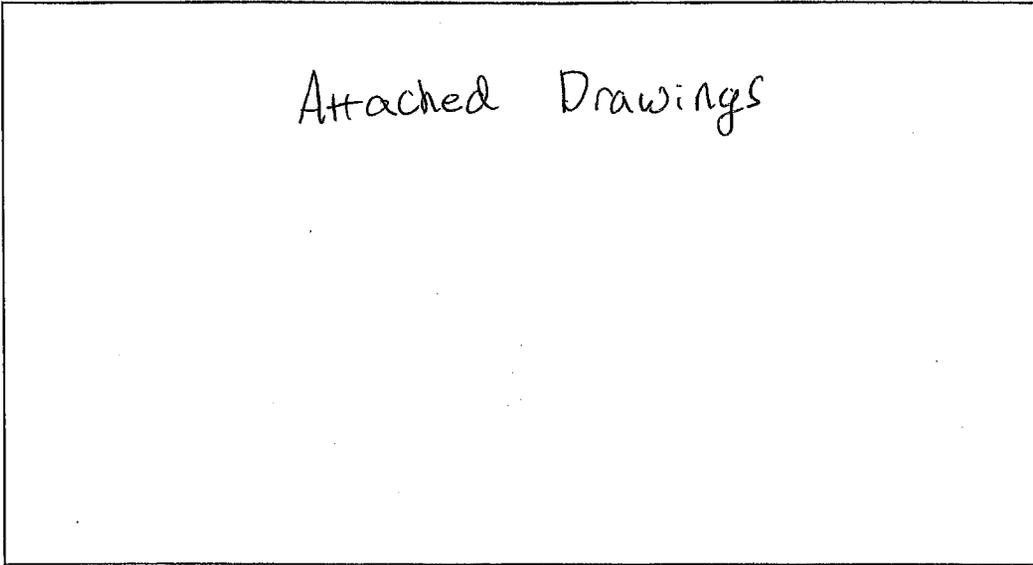
Specs:

- Material: 6' high vinyl privacy fence.
- Main run: 80' long, parallel to north fence, located 5' south of existing north fence.
- East tie-in: 45° diagonal connection to existing east fence (shown at 8' long; adjust to suit field conditions).
- Gate: 4' wide, centered on the 45° diagonal segment. Confirm swing direction.
- Verify local codes for setbacks, corner visibility, and gate hardware.

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: *Jason Smallcomb*
Printed Name: Jason Smallcomb Date: 9-23-2025

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: _____

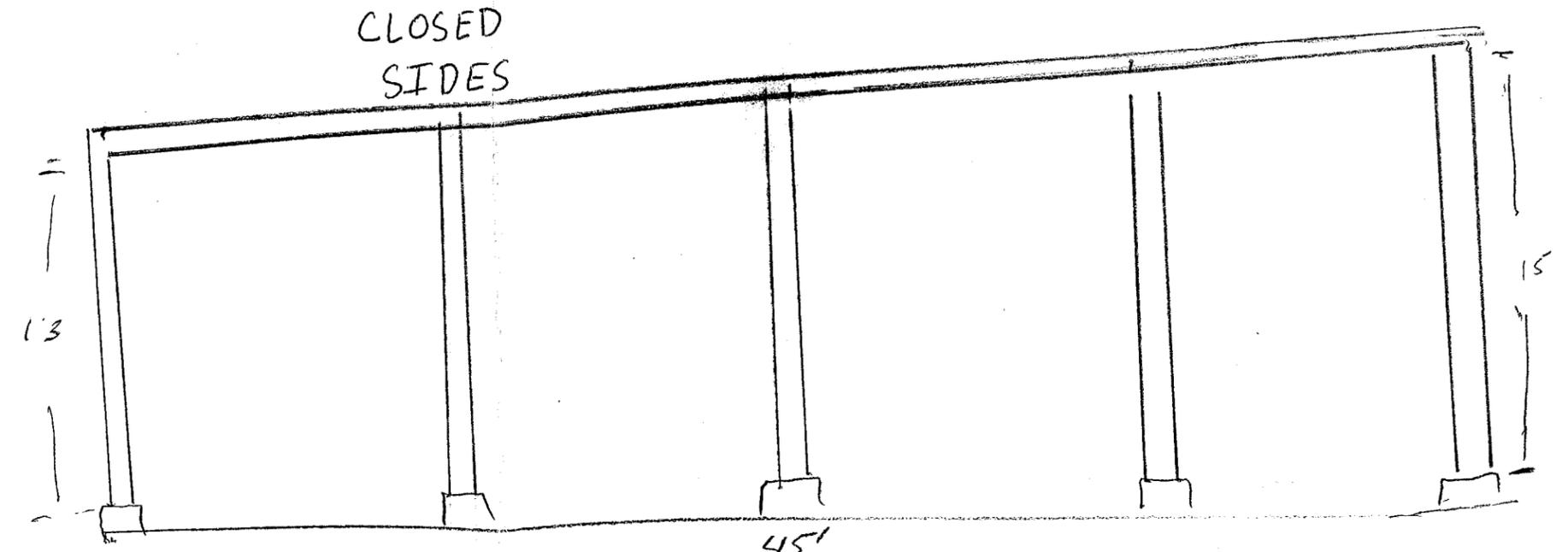
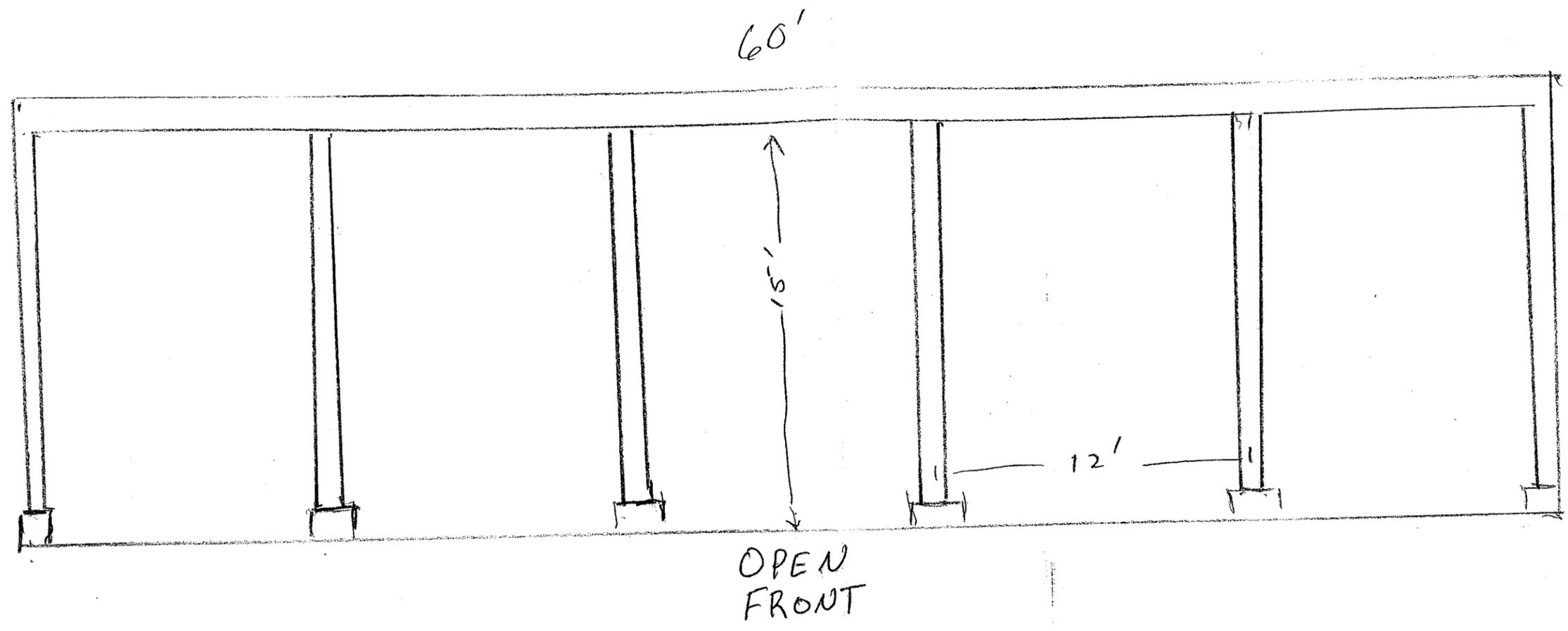
FOR OFFICE USE ONLY

Disapproved (Date: _____) Recommendations before approval: _____

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



7280 Gibbon Rd.
Gibbon, NE 68840
10 Acres





FOR OFFICE USE ONLY

Permit Number: 2025-43 Date Paid: 10/1/25
 Value of Improvement: _____ Fee Paid: Cash \$ _____
 Floodplain: Yes No 66 \$ 94729866
 Present Zoning: AGR, R-1, R-2, R-3, C-1, C-2, I, F-1, PUD-1 Initial: 70

**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: Banks Wraps + Signs Phone Num: _____
 Address: _____ Email: ob _____ on

DETAILS

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

Property Owner: Brian Kroll Phone Num: _____
 Owner's Address: _____ Email: br _____ c.org

SIGNAGE DESIGN DETAILS

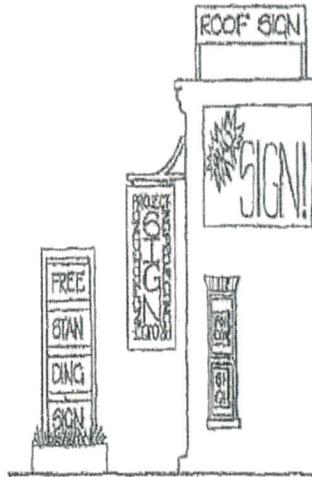
Zoning District: Farm Land Permitted Use Conditional Use Temporary Use

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: _____



SIGN TYPES



Source: The Illustrated Book of Development Definitions. (Maskowitz, Harvey and Carl Lindboom, 1995).

Surface Area (square feet): 1258.44 Material: ACM Panel
 Height: 7 feet Illuminated: Yes, type: _____
 Estimated Project Cost: \$800.00 No
 Approximate Dates for Construction: Start: A.S.A.P. Finish: A.S.A.P.

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):

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: *[Signature]*
 Printed Name: Johnathon Gilmore Date: _____

ADDITIONAL REQUIREMENTS FOR SUBMITTAL

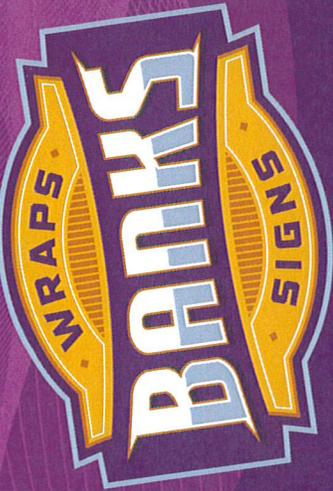
- Call Diggers Hot Line to locate all utilities: *811 or 800-331-6666
- Attach Other: _____

FOR OFFICE USE ONLY

Disapproved (Date: _____) Recommendations before approval: _____

Approved (Date: 10-1-25) Signature: *[Signature]*
 Title: City Administrator

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



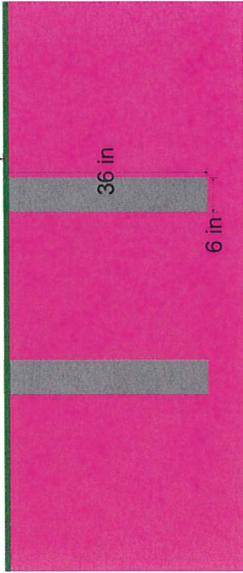
308-624-4181



bankswraps.com

Date: Revised Date:

RIGID SIGN
SUBSTRATE: 3MM ACM PANEL
GRAPHICS: FULL COLOR PRINTED
VINYL: ARLON DPF 4600GLX
LAMINATE: ARLON 3420 SATIN



Customer Company Address:

Customer Company Logo:



Sales person:

Draw by: John Gilmore

Drawing#:

Approved by:

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



The ideas and designs contained in this original and unpublished drawing are the property of Banks Wraps & Signs™ and may not be used or reproduced in whole or part without written permission from Banks Wraps & Signs™.





40°44'20.7"N 98°51'02.0"W

40.739073, -98.850561

-  Directions
-  Save
-  Nearby
-  Send to phone
-  Share

 P40X+JOG Gibbon, Nebraska

 Add a missing place

 Add your business

 Add a label

 Your Maps activity

 Layers





FOR OFFICE USE ONLY	
Permit Number: <u>2025-44</u>	Date Paid: <u>10-3-2025</u>
Value of Improvement: _____	Fee Paid: Cash \$ <u>25.00</u>
Floodplain: <input type="checkbox"/> Yes <input type="checkbox"/> No	Check \$ _____ # _____
Present Zoning: <u>AGR, R-1, R-2, R-3, C-1, C-2, I, F-1, PUD-1</u>	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: 705 Turkey Dr
(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

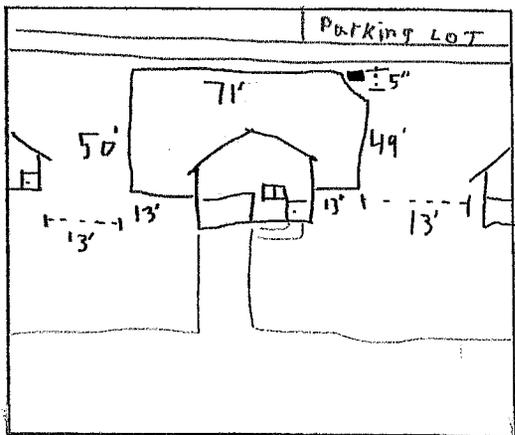
Property Owner: Tyler Rabbe-lee Phone: _____
Address: _____ Email: _____

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

Replacement or New Fence: new Estimated Project Cost: \$ 2,000
Approximate Dates for Construction: _____
Start: 10-14-25 Finish: 10-31-25
Fence Height: 6' SIX FOOT
Fence Material: Vinyl

PROPOSED FENCE LAYOUT

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



SETBACK INSPECTION

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

Date of Inspection: _____ Name of Inspector: N.A.

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: Tyler Rabbe-Lee
 Printed Name: Tyler Rabbe-Lee Date: 10-2-25

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.

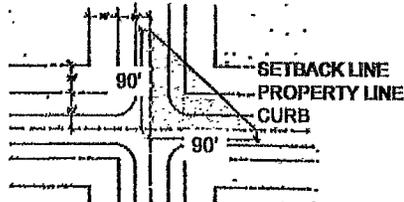
1. No solid fence shall be constructed closer to the street than the property line.
2. No fence erected in a required front yard shall materially obstruct public view. Permitted types of fences shall include split rail, chain link, or other similar material. No component of a front yard fence shall exceed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

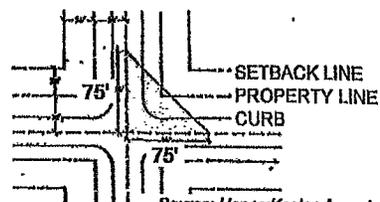
Collector and Arterial Streets: 90' from the centerline of intersecting streets.
Local Streets: 75' from the centerline of intersecting streets.

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,