

Permit No. _____

Zoning Classification:(Circle One)

AGR, R-1, R-2, R-3, C-1, C-2, I,

Date Paid: _____

F-1, PUD-1

Fee Paid: \$ _____ Cash _____ Check # _____

Value Of Project: \$ _____

APPLICATION FOR A ZONING PERMIT

GIBBON, NEBRASKA

Directions: Fill in the following information as accurately and completely as possible. This application is not acceptable unless all required information is furnished.

Property Owner: _____

Contractor: _____

Address: _____

Certificate of Insurance: _____

City, State, Zip: _____

Address: _____

Phone Number: _____

Phone Number: _____

Cell Number: _____

Cell Number: _____

Address of Construction Site: _____

(If none, one must be issued from the City of Gibbon)

_____ New Residential _____ Residential Addition _____ Accessory Building _____ Fence

Proposed Structure: _____ Dimension of Structure: _____

Distance From Front Property Line: _____ Distance From Rear Property Line: _____

Distance From Side Property Line: _____ Distance From 2nd Side Line: _____

Distance Between Other Buildings (minimum 5'): _____

Height To The Top Of Roof: _____

Footing Depth (42" minimum): _____

Is There A Utility Easement On Either The Back Or Side Property? _____

Approximately When Will Construction Begin? _____ Finish? _____

*Contact: _____ 308.468.6118 or _____ Regarding Set-Back Inspection.

Date of Inspection: _____

(Signature Chris Rector)

***(One mile radius outside city limits) If the structure is a residence on less than 10 acres indicate the date this property was platted as a separate parcel _____ and the name of the lot split or Subdivision.

***Ordinance #391 states: All building permits shall include sidewalk plans prior to approval of building permit.

***Resolution #1995-4: No physical work shall be done before building permit is approved, or additional \$75.00 fee will be charged.

Signature of Applicant: _____

***This permit expires 1 year after issuance unless work has begun for up to 2 years.

Recommendations needed before approval: _____

Approval of Planning Commission: _____

Signature of Chairman

Signature of Co-Chairman

Signature of Board Member

.....
Final Approval of Application by City Council of the City of Gibbon, Nebraska

Date Application Approved Denied _____ Expiration Date _____

Signed _____

Attest: _____

Mayor

City Clerk

Building Design

This Building Permit must include the following items:

- 1) All buildings must be drawn on the lot. This includes homes, garages, storage sheds, car ports, etc.
- 2) Once all buildings are drawn, you must show distances between all buildings. (This needs to be shown from the foundation.)
- 3) After showing distances between all existing buildings, draw in distances from the buildings to your lot lines.

4) Use the following for setbacks from your main building/house to your lot lines:

	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>C-1</u>	<u>C-2</u>	<u>I</u>	<u>AGR</u>
Rear	10 Ft.	10 Ft.	10 Ft.	25 Ft.	0 Ft.	25 Ft	35 Ft
Side	7 Ft.	7 Ft.	7 Ft ***	None (*)	None (**)	25 Ft	20 Ft
Front	25 Ft.	25 Ft.	***	30 Ft.	None	35 Ft	35 Ft
Height	35 Ft	35 Ft	35 Ft	35 Ft	45 Ft	50 Ft	35 Ft

*** Mobile home 15 Ft front & 17 Ft side. Other 25 Ft front and 35 Ft height in R-3 zone.

**No Minimum is required except along side of a lot abutting on an A-1, TA-1 or Residential District, a side yard of not less than 15 feet shall be provided.

* No minimum except along side of a lot abutting an A-1, TA-1, or Residential District, a side yard of not less than 25 feet shall be provided.

- 5) **Accessory buildings.** No accessory building shall be erected in any front yard and no detached accessory building shall be erected closer than five (5) feet to the main dwelling. Accessory buildings smaller than 100 square feet may be located in the side and rear yard, but shall not be closer than two (2) feet to the rear lot line and two (2) feet to the side lot line. Buildings larger than 100 square feet must meet five (5) feet on the side and three (3) on the back set back. All garage entrances must have a minimum ten (10) feet long drive when garage opening is perpendicular to the access street or alley. No accessory building or structure shall be erected across public utility easements of record.
- 6) Once all buildings and dimensions are drawn, turn back into City Hall by noon on Friday prior to scheduled Planning Commission meeting. The Planning Commission will review the permit the second Monday of each month. If the permit is not turned in on time, you will have to wait another month.

For complete regulations a copy can be obtained at City Hall for the particular project.

- 7) Use the following diagram below to draw your specifications. This does not have to be drawn to scale.

