

Scotts Bluff County Planning Commission
Meeting Minutes
January 13, 2026 – 6:00 P.M.

The Scotts Bluff County Planning Commission met on January 13, at 6:00 P.M. in the Scotts Bluff County Commissioner's Room, Administration Building (1825 10th Street), Gering, Nebraska.

Members Present: Bill Wineman, Jerry Thurman, Vern Groskopf, Seth Popp, Dean Schaneman and Wayne Brozek.

Members Absent: Roger Beitel, Eric Wilcox and Mick Lookabill.

Bill Mabin: Building and Zoning Director
Cheri DeLong Building & Zoning Assistant

Notice of the posted Nebraska Open Meetings Act was made by Chairman Bill Wineman.

Wayne Brozek made the motion to approve December 9, 2025 minutes as presented. The motion was seconded by Dean Schaneman.

Roll Call: Bill Wineman-yes, Jerry Thurman-yes, Vern Groskopf-yes, Seth Popp-yes, Dean Schaneman-yes and Wayne Brozek-yes.

Motion carried.

- | | |
|--|------------------------------|
| 1. Reorganization- Appointment of Officers | Chairman: Bill Wineman |
| Discuss and consider approval | Vice-Chairman: Vern Groskopf |
| Appointment of Officers approved. | Officer-Eric Wilcox |

PUBLIC

HEARING 6:00

2. MH Farming Inc
Ag Estate Dwelling Site
Section 28, Township 21 N, Range 54 W
Discuss and consider approval

Bill Mabin used a powerpoint presentation ([pg 7](#)) to summarize the zoning requests of the applicant and confirmed that the requests meet the minimum zoning requirements. Bill Wineman opened the public hearing.

Brian Heimbouch, 160927 County Road 25, Gering – Is the owner of the property. Has someone interested in buying the pivot corner as presented in the plat.

Cody McClellan, 1480 6th Street, Gering – Wants to buy the pivot corner so he can move his family out to the country.

As there were no further comments on the zoning request, Bill Wineman closed the public hearing and requested a motion to recommend approval to the Board of Commissioners.

Dean Schaneman made the motion to recommend approval of the Ag Estate Dwelling Site as presented. The motion was seconded by Seth Popp.

Roll Call: Bill Wineman-yes, Jerry Thurman-yes, Vern Groskopf-yes, Seth Popp-yes, Dean Schaneman-yes and Wayne Brozek-yes.

Motion carried.

PUBLIC

HEARING 6:00 3. Mason Asselin
Preliminary Plat (Asselin Canyon Subdivision)
Section 16, Township 21 N, Range 55 W
Discuss and consider approval

Bill Mabin presented (pg 8) and summarized the zoning requests of the applicant and confirmed that the requests meet the minimum zoning requirements. He pointed out that Tracts 2A and 3A have existing access from county roads, and noted that Highway Superintendent Steve Baird stated that an access to Tract 1A would not be a problem. Bill Wineman opened the public hearing.

Scott Bosse, 30601 County Road 17, Mitchell – He is the surveyor representing the owner. Explained the owner would like to separate the home on the east from the old schoolhouse for insurance purposes.

There were no other public comments on the zoning request. Bill Wineman closed the public hearing. There were no questions or comments from the Planning Commissioners. Bill Wineman requested a motion to recommend approval to the Board of Commissioners.

Jerry Thurman made the motion to recommend approval of the Asselin Canyon Subdivision preliminary plat as presented. The motion was seconded by Vern Groskopf.

Roll Call: Bill Wineman-yes, Jerry Thurman-yes, Vern Groskopf-yes, Seth Popp-yes, Dean Schaneman-yes and Wayne Brozek-yes.

Motion carried.

PUBLIC

HEARING 6:00 4. Travis & Laynette Van Anne
Conditional Use Permit (Veterinary Clinic)
Section 31, Township 23 N, Range 54 W
Discuss and consider approval

Bill Mabin presented (pg 9-10) and summarized the conditional use permit (CUP) proposal, noting that “veterinary clinics and related facilities” may be permitted in the Agricultural Zoning District as listed in Section 5.102.10(D) of the zoning regulations. Mabin displayed the business plan

submitted by Dr. Van Anne and went through a list of proposed conditions of approval (pg 10) for the request, which the commission members agreed was consistent with prior approved CUP's. Bill Wineman opened the public hearing.

Travis Van Anne, 60559 Sugar Factory Road, Scottsbluff, -- He spoke about his plan to use the clinic as a training facility for veterinary students to eventually someday take over his business. He wants to convert an old barn into a vet clinic for big and small animals. He mostly does mobile work so it will mainly be a part-time facility.

There were no other comments or questions from the Planning Commission. Bill Wineman closed the public hearing and requested a motion to recommend approval to the Board of Commissioners.

Dean Schaneman made the motion to recommend approval of the conditional use permit as presented. The motion was seconded by Wayne Brozek.

Roll Call: Bill Wineman-yes, Jerry Thurman-yes, Vern Groskopf-yes, Seth Popp-yes, Dean Schaneman-yes and Wayne Brozek-yes.

Motion carried.

PUBLIC

HEARING 6:00 5. Amend Section 17.1 of Scotts Bluff County Zoning Regulations for the inclusion of "Accessory Dwelling" to the definitions, and replacing "Guest Home" in Section 5.201(6)

Bill Mabin presented (pg 11) and summarized the proposed amendments, which would add the term "Accessory Dwelling" to the list of definitions in Section 17.1, and replace "Guest Home" with "Accessory Dwelling" in Section 5.201(6). The definition proposed is as follows:

ACCESSORY DWELLING – A dwelling or habitable living space no larger than 800 square feet and no more than two bedrooms, appurtenant to the principal dwelling or structure of a lot of record.

Bill Wineman opened the public hearing. As there were no public comments on the proposed amendments, Bill Wineman closed the public hearing. Bill Mabin noted that 800 square feet used to be the minimum size for a residence in the building codes, but that was removed when the "small homes" became a trend. He also pointed out that after meeting the minimum square footage for the bedrooms and bathroom, there would still be over 500 ft² available for the remaining area. He also noted that 800 ft² was the industry standard for accessory dwellings.

Bill Wineman requested a motion to recommend approval to the Board of Commissioners. Wayne Brozek made the motion to recommend approval of the zoning amendments as presented. The motion was seconded by Vern Groskopf.

Roll Call: Bill Wineman-yes, Jerry Thurman-yes, Vern Groskopf-yes, Seth Popp-yes, Dean Schaneman-yes and Wayne Brozek-yes.

Motion carried.

PUBLIC

HEARING 6:00 6. Amend Section 17.1 of the Zoning Regulations for the inclusion of “Event Facility” to the definitions, and replacing “Racetrack” in Section 5.102

Bill Mabin presented (pg 11) and summarized the proposed amendments, which would add the terms “Event Facility (Class I)” and “Event Facility (Class II)” to Section 17.1, and replace “Race Tracks” in Section 5.102(20) with “Event Facility” due to the fact that racetracks are listed in the Class II definition. Mabin stated that the original recommendation from the amendments sub-committee was for a capacity of “over 500 seats”, but after discussing with the local State Fire Marshal, she recommended using a capacity of “300 occupants or more” because that is the number where a fire suppression system is required. She also pointed out that “seats” is a term used for permanent seating, where “per occupant” gives more flexibility for the use of the facility.

Bill Wineman opened the public hearing. There were no public comments on the zoning request, and the commissioners agreed to the change in occupancy description. Bill Wineman closed the public hearing and requested a motion to recommend approval to the Board of Commissioners. Dean Schaneman made the motion to recommend approval of the zoning amendments as presented. The motion was seconded by Seth Popp.

Roll Call: Bill Wineman-yes, Jerry Thurman-yes, Vern Groskopf-yes, Seth Popp-yes, Dean Schaneman-yes and Wayne Brozek-yes.

Motion carried.

PUBLIC

HEARING 6:00 7. Amend Section 4.1 of the Zoning Regulations to add an exception for the replatting of existing non-conforming lots of record concerning minimum size requirements.

Bill Mabin presented (pg 12) and summarized the proposed amendments, which would add an exception to Section 4.1 to allow the replatting of existing non-conforming lots of record without meeting the minimum area requirements of the district. The following text would be added to the bottom of Section 4.1 as follows:

Exception: Non-Conforming lots may replatted to increase area without meeting district area requirements. Non-Conforming lots shall not be reduced in any manner.

Mabin noted that there are many lots under an acre which were approved by the county before the minimum area requirements were enlarged to facilitate setbacks for the septic and well systems, and the increasing trend of erecting large accessory buildings on rural lots. He feels the county should be encouraging owners to incorporate smaller lots for this purpose. Bill Wineman opened the public hearing. As there were no public comments on the proposed amendments, Bill Wineman closed the public hearing and requested a motion to recommend approval to the Board of Commissioners.

Seth Popp made the motion to recommend approval of the zoning amendments as presented. The motion was seconded by Jerry Thurman.

Roll Call: Bill Wineman-yes, Jerry Thurman-yes, Vern Groskopf-yes, Seth Popp-yes, Dean Schaneman-yes and Wayne Brozek-yes.

Motion carried.

PUBLIC

HEARING 6:00 8. Amend Section 5.101 (13) of the Zoning Regulations to add and remove Text for AG Estate Dwelling Site (AEDS) requirements.

Bill Mabin presented (pg 13-14) and summarized the proposed amendments, which would add new text, and replace and remove text of Section 5.101(13) pertaining to Ag Estate Dwelling Site (AEDS) requirements.

Bill Mabin summarized the zoning requests of the applicant and confirmed that the requests meet the minimum zoning requirements. The amendments will update some language of the current regulation, which is over 30 years old, and will remove the “reserve” designation to instead restrict the availability of AEDS to “two per aliquot 80-acre parcels as originally surveyed and platted by the USGS”, which would essentially be the same density restriction. All dwellings existing at the time of adoption of the amendment will be allowed an AEDS provided it meets the requirements of Section 5.101(13).

Bill Wineman opened the public hearing. County Surveyor Dennis Sullivan spoke in favor of the amendment. He has seen many instances where there were issues with a reserve area because two homes were located so close to each other. Scott Bosse also supports the amendments for the same reasons.

Bill Wineman closed the public hearing and requested a motion to recommend approval to the Board of Commissioners. Wayne Brozek made the motion to recommend approval of the zoning amendments as presented. The motion was seconded by Vern Groskopf.

Roll Call: Bill Wineman-yes, Jerry Thurman-yes, Vern Groskopf-yes, Seth Popp-yes, Dean Schaneman-yes and Wayne Brozek-yes.

Motion carried.

PUBLIC

HEARING 6:00 9. Amend Section 18.1 of the Zoning Regulations adding text concerning a late fee for permits, and establish an affidavit form and fee required for work completed without an inspection. Amend the Building & Zoning Office Fee schedule to include both fees.

Bill Mabin presented (pg xx) and summarized the proposed amendments, which would allow for a late fee to be imposed for work started without obtaining required permits from the Building & Zoning Office. The text to be added to the end of the first paragraph of Section 18.1 is as follows:

Any person/contractor who commences any work on a building, structure, plumbing, or HVAC system before obtaining the required permits shall be subject to a fee established by Scotts Bluff County that shall be in addition to any regular permit fees.

Bill Mabin presented (pg 16) and summarized the proposal for the establishment of an affidavit form which would be required for work completed and concealed without an approved inspection because of failure of notification. The person/contractor who performed the work will be required to complete the affidavit before any further work can be performed at the job site. The affidavit form and associated fee will be required by an approved resolution.

The proposed fee for each the “late fee” and “affidavit” is \$100.00.

Bill Wineman opened the public hearing. As there were no public comments on the proposed amendments, Bill Wineman closed the public hearing and requested a motion to recommend approval to the Board of Commissioners. Vern Groskopf made the motion to recommend approval of the zoning amendments as presented. The motion was seconded by Dean Schaneman.

Roll Call: Bill Wineman-yes, Jerry Thurman-yes, Vern Groskopf-yes, Seth Popp-yes, Dean Schaneman-yes and Wayne Brozek-yes.

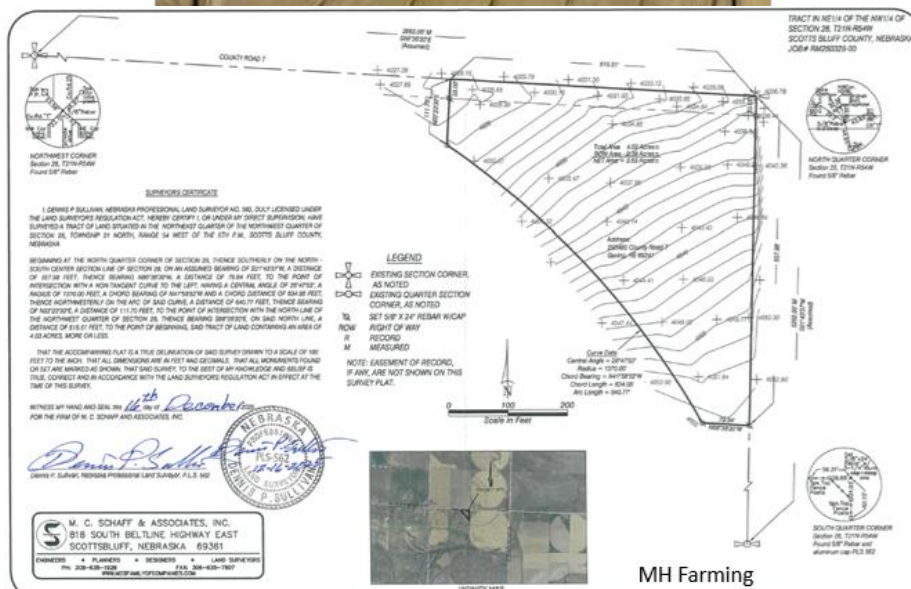
Motion carried.

10. Miscellaneous discussion

There was no miscellaneous discussion.

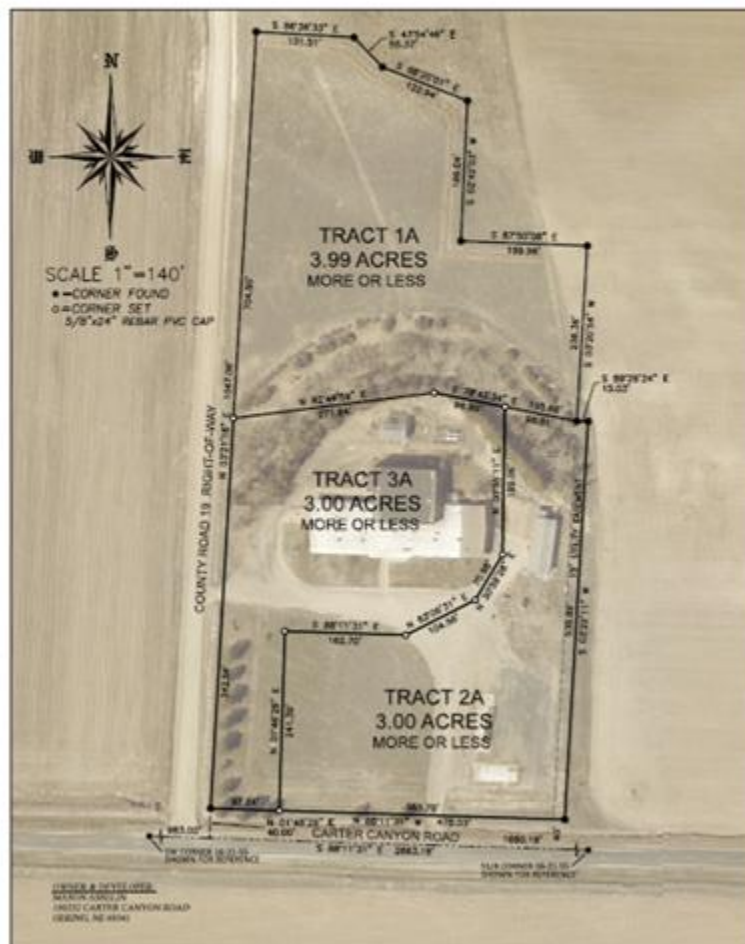
Metting adjourned at 6:50 P.M.

Respectfully submitted by Cheri DeLong





PRELIMINARY PLAT
TRACTS 1, 2 & 3, ASSELIN CANYON SUBDIVISION,
 A SUBDIVISION OF A PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP
 21 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.





5.102 Conditional Uses: The following conditional uses may be permitted in the "A" District upon approval of a permit in accordance with the requirements and procedures set forth in Section 10.

10. Agricultural Service establishments primarily engaged in performing agricultural husbandry, or horticulture services on a fee or contract basis including:
 - D. Veterinary clinics and hospitals and related facilities.**

Van Anne Veterinary Service

60559 Sugar Factory Rd

Scottsbluff, NE

(location 60705 Sugar Factory Rd) 31-23-54

I am a one-owner, one-veterinarian clinic. I am primarily a mobile practice, serving the Nebraska Panhandle, eastern Wyoming, and southern South Dakota. I am a mixed animal practitioner, helping to diagnose and care for bovine, equine, swine, ovine, canine, feline, and even different types of birds occasionally.

I would like to open a clinic building to have as an option for people to bring their animals to me for surgeries, either scheduled or emergencies, on all these species. The building is a barn with the lower area set up for 2 equine stalls and an alley and chute for bovine work. The upper area would be used for examining the smaller animal species. Preventative medicine, surgery, and eventually, possibly a lab and radiology services will be provided. The other advantage of this building would be a place to centralize my supplies and medications.

-PROPOSED-

**Permitted Conditions for
Travis & Laynette Van Anne
Section 31, Twn 23N, Rng 54W
60705 Sugar Factory Road
Scotts Bluff County, Nebraska**

1. Owner/Operator shall conform to all applicable federal, state, county, or any other local regulations, including any or all required permits.
2. When in compliance with condition 1, such conditional use permit shall be transferred to all owners of above mentioned property, and their successors.
3. This conditional use permit is granted for a Veterinary Clinic and related facilities. The business activities shall be performed entirely inside the envelope as shown on page 2 of these conditions.
4. The business activities shall be restricted to medical treatment and related uses on an outpatient basis only, except that temporary boarding for post procedure recovery be allowed. This permit shall not allow animal boarding or kenneling as an appurtenant use of the facility.



ACCESSORY DWELLING UNIT

To amend Section 17.1 of the Scotts Bluff County Zoning Regulations for the inclusion of “Accessory Dwelling” to the definitions and replace “Guest Home” with “Accessory Dwelling” in Section 5.201 for Permitted Uses in Rural Residential Zoning.

It is proposed to add the below text to the list of definitions (Section 17.1) and replace similar language in the regulations where a separate dwelling or habitable living space is appurtenant to the principal dwelling or structure. We are proposing a maximum of **800 square feet and no more than two bedrooms**, which is consistent with industry standard.

ACCESSORY DWELLING UNIT (ADU) – A dwelling or habitable living space no larger than 800 square feet and no more than two bedrooms, appurtenant to the principal dwelling or structure of a lot of record.

5.2 Rural Residential (RR) District. The intent of this district is to provide the present and future residents of the County with low-density residential subdivisions in rural areas. However, no “residential zoning district” will be approved to locate within one mile of any existing Class I or higher livestock operation. Any new rural residential subdivisions shall be located with direct access to a paved road or have approval from the public works director when the subdivision involves a county road.

5.201 Permitted Uses

6. ~~Guest-home~~ **Accessory Dwelling Unit** or bed & breakfast.

EVENT FACILITY

To amend the zoning regulations for inclusion of both “Event Facility (Class I) and Event Facility (Class II)” to the definitions in Section 17.1; and replace “Racetracks” with “Event Facility” for item 20 in the list of conditional uses, in Section 5.102, which may be allowed in the Agricultural Zoning District.

EVENT FACILITY (Class I) – A public or privately owned structure and/or outdoor venue used commercially for weddings, receptions, parties, business events, or similar activities. Such use may include food service and alcohol when approved.

EVENT FACILITY (Class II) – A public or privately owned structure and/or outdoor venue with a capacity of **over 500 seats** that is used commercially for a concert hall, convention center, sports complex, racetracks, casinos, or other similar social, recreational, or amusement purposes. Such facility shall include all uses listed in the Class I Event Facility definition; and such use may include food service and alcohol when approved.

Due to State Fire Marshal requirements of a fire suppression system at 300+ occupants, consider recommending “300 occupants or more”

5.102 Conditional Uses: The following conditional uses may be permitted in the “A” District upon approval of a permit in accordance with the requirements and procedures set forth in Section 10.

20. ~~Racetracks~~ **Event Facility (REPLACE)**

NON-CONFORMING LOTS

To amend Section 4.1 of the zoning regulations to add an exception for the replatting of existing non-conforming lots of record concerning minimum size requirements



Section 4. NON-CONFORMING LOTS, NON-CONFORMING USES OF LAND, NON-CONFORMING STRUCTURES, AND NON-CONFORMING USES OF STRUCTURES AND PREMISES.

- 4.1** Within the districts established by this regulation or amendments that may later be adopted there exist lots, structures, and uses of land and structures which were lawful before this regulation was passed or amended, but which would be prohibited, regulated or restricted under the terms of this regulation or future amendment.

It is the intent of this regulation to permit these non-conformities to continue until they are removed, but not to encourage their survival. Such uses are declared by this regulation to be incompatible with permitted uses in the districts involved. It is further the intent of this regulation that non-conformities shall not be enlarged upon, expanded on or extended, nor be used as grounds for adding other structures or used prohibited elsewhere in the same district.

A non-conforming use of a structure, a non-conforming use of land, or a non-conforming use of a structure and land shall not be extended or enlarged after passage of this regulation by attachment on a building or premises of additional signs intended to be seen from off the premises, or by the addition of other uses of a nature which would be prohibited generally in the district involved.

Exception: Non-Conforming lots may replatted to increase area without meeting district area requirements. Non-Conforming lots shall not be reduced in any manner.

AG ESTATE DWELLING SITE (AEDS)

To amend Section 5.101(13) to add and remove text for Ag Estate Dwelling Site (AEDS) requirements

AG ESTATE DWELLING SITE (AEDS)

Currently the regulation allows for one AEDS for each farm it is split off from, with the remaining acreage (20-80 acres) being designated as the reserve area – meaning there can't be another AEDS used in that area.

The proposed amendment will eliminate the reserve area requirement and adopt a two (2) AEDS restriction per each aliquot 80-acre tract. Dwellings existing at the time of adoption of this amendment will be exempt from this density requirement. Also, existing AEDS with lot areas under 2 acres will be allowed to reduce the rear and side yard building setbacks to 10 feet. It is also proposed for an exception to the minimum lot sizes of non-conforming lots of record, allowing such lots to be merged and replatted if they can't meet the current district standards. The premise of this amendment is to allow for the increase of a lot area to better facilitate setback distances for septic systems and water wells.

The Red text is proposed to be removed. The Green text is proposed to added. Black text to remain the same

5. "Agricultural Estate Dwelling Site"

- a. The intent of this subsection (5.101-13) is not to encourage the creation of a large number of agricultural estate dwelling sites (AEDS) but such intent is to allow the "subdivision" or sale, of a portion of a larger tract of land, whereby the smaller parcel created is to be used primarily for dwelling site purposes, upon the following more specific requirements:
- a. The intent of this subsection (5.101-13) is to allow the subdivision of land for low-density residential purposes.
- b. The AEDS must consist of one or more of the following (1-3): (1) An existing farmstead site (an existing vacant home, and accessory unit of buildings, on farm-ranch land; (2) a parcel which would allow a conveyance of property to be used for dwelling purposes; (3) a parcel of marginal usage land ("marginal usage" defined as : "land with little, or relatively little, agricultural productivity capability").
- b. Each AEDS shall be a minimum of 2 acres for each dwelling (maximum of two 2 dwellings per AEDS), excluding any and all easements and rights of ways, with a maximum area of 19.99 acres. AEDS shall be approved only on marginal use lands. "Marginal Use Lands" being described as: land with relatively little agricultural productivity capability.
- c. Each AEDS with frontage on an existing dedicated public road, shall have a minimum width of 150 feet (as a "front lot" width). In the event such AEDS is of an interior-section type, it shall have a dedicated access road, at least 25 feet in width, to a dedicated public road. (MERGE WITH ITEM D) Access road(s) serving an AEDS shall be separated by a distance of no less than 1000 feet from another access road, along a dedicated public road. Exception: Less than 1000' shall be approved by the State Department of Roads or Scotts Bluff County Department of Roads, whichever is applicable.
- c. Each AEDS shall have no more than 2 AEDS approved in each aliquot 80-acre parcel as originally surveyed and platted by the USGS. Exception: All Dwellings existing at the time of adoption of this regulation shall be allowed an AEDS provided it meets the requirements of this section.
- d. Each AEDS shall be a minimum of 2.0 acres and a maximum of twenty (20).
- e. For each AEDS, the owner shall reserve the balance of the 80 acres of vacant or agricultural district land (such 80 acres may, however, have dwelling permitted by 5.101-2 (a-c) above). This reservation shall be required (reserved) for as long as the reserved land is zoned Agricultural (A) District. The County Planning Commission and the County Board of Commissioners, may permit the creation of an AEDS out of less than 80 acres of reserved land, in certain situations, in the event that the intent of this subsection (5.101-13) is maintained. Each 80 acre tract (or less) shall serve the reservation requirements of only one AEDS. - WILL BE USING ITEM C FOR DENSITY CONTROL INSTEAD OF RESERVE AREA
- d. Each AEDS shall be shaped and located so as to allow accurate plotting on the official zoning map of Scotts Bluff County (i.e.: abutting on lines identifiable as a segment of section, such as a section line or a 1/4 section line, or upon other readily identifiable features). Additionally, Each AEDS shall be subject to the provisions for preliminary plat procedure and requirements, from Section 3 and Section 4 of the "Subdivision Regulations" of Scotts Bluff County, Nebraska. Lots of record smaller than two acres, shall be allowed a 10-foot setback from the side and rear yard property boundary lines.
- e. In reviewing an application for an AEDS, the Planning Commission and the Board of Commissioners shall take into consideration the effect of such an AEDS upon: utilities, roads, drainage, terrain, usage, zoning, future subdividing, and so forth. If approved, the AEDS parcel, along with the reserved tract, shall be noted by the Zoning Administrator, for future reference.
- f. The procedure to obtain an AEDS shall be: an application for the same shall be presented by the owner(s) to the Scotts Bluff Planning Commission. The application shall be reviewed and considered by the Planning Commission at a regular meeting of the same, and if approved, referred recommendation for action referred to the Scotts Bluff County Board of Commissioners for its approval. If approved by the Board of Commissioners, there shall then be prepared a "Certificate" identifying the AEDS, which certificate shall be filed in the real estate records of the County recorded in the Scotts Bluff County Register of Deeds Office.
- i. In the event that after approval an AEDS is no longer actually used for a purpose in existence upon such approval (because of which purpose, such approval was given) then the approval granted by the Board of Commissioners shall automatically be revoked.
- k. Each Agriculture Estate Dwelling Site shall be a minimum of Two (2) acres for each dwelling, (maximum of two (2) dwellings per site), excluding any and all easements and rights of ways with a maximum upwards of forty (40) acres.
- g. Before any final action can be taken, applicant shall submit a receipt from the Scotts Bluff County Treasurer's Office showing that all current property taxes have been paid. (Resolution: February 7, 1983)

LATE FEE

To amend Section 18.1 to add text concerning a late fee for starting work without first obtaining the proper permits from the Building & Zoning Office. Also to include a fee of \$100 to be added the Building & Zoning Fee Schedule.

Section 18. VIOLATIONS AND PENALTY

18.1 The erection, construction, reconstruction, alteration, repair, conversion, maintenance, or use of any building, structure, automobile, manufactured home, or land in violation of this regulation shall be a misdemeanor. Any person, partnership, association, club, or corporation violating the provisions of this regulation or erecting, constructing, reconstructing, altering, or converting any structure without having first obtained a permit as required by the provisions of this regulation shall, upon conviction, be fined in any sum not exceeding two hundred and fifty dollars for each offense, and the costs of prosecution, or may hereby be confined in the county jail for a term not to exceed thirty days. **Any person/contractor who commences any work on a building, structure, plumbing, or HVAC system before obtaining the required permits shall be subject to a fee established by Scotts Bluff County that shall be in addition to any regular permit fees. (ADD)**

In addition to other remedies, the Board or the proper county authorities of Scotts Bluff County, as well as any owners of real estate within the district effected by the regulations, may institute any appropriate action or proceedings to prevent such unlawful construction, erection, reconstruction, alteration, repair, conversion, maintenance, or use to restrain, correct or abate such violation, or to prevent the illegal act, conduct, business, or use in or about the premises. Any tax payer or tax payers of Scotts Bluff County may institute proceedings to compel specific performance, by the proper official or officials, or any duty imposed by the provisions of this regulation.

RECOMMEND \$100 LATE FEE ADDED TO FEE SCHEDULE

(A) 109.4 is the language in the 2018 IRC that has been adopted by the County Board.

[A] 109.4 Work commencing before permit issuance.

Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee established by the building official that shall be in addition to the required permit fees.



Scotts Bluff County
Building & Zoning

Phone 436-6700 785 Rundell Rd.
Gering, Nebraska 69341

Scotts Bluff National Monument located in Nebraska's Valley of the Hills

No. _____

SCOTTS BLUFF COUNTY BUILDING DEPARTMENT

WORK COMPLETED WITHOUT INSPECTION AFFIDAVIT

Affiant/Contractor Statement:

By my signature below, I do hereby acknowledge that work was performed and completed without an onsite inspection performed by Scotts Bluff County, and such work was subsequently concealed without approval from Scotts Bluff County in violation of R105 of the 2018 International Residential Code, and Section 13.5 of the Scotts Bluff County Zoning Regulations. I understand I am fully responsible for any and all work performed by me, my employees and sub-contractors and hereby affirm that all work described below was personally inspected by me and found to be constructed or installed in conformance with the minimum code requirements as adopted by Scotts Bluff County.

Property Address of Work:

Street Address _____ Apartment or Unit # _____

City _____ State _____ ZIP _____ Parcel # _____

Description of Work Performed: _____

Contractor Performing Work:

Company/Contractor Name _____ Telephone # _____

Street Address _____ Apartment or Unit # _____

City _____ State _____ ZIP _____ Email Address _____

Print Full Name of Affiant/Contractor _____

Signature of Affiant/Contractor _____

Affiant declares under penalty of perjury under Nebraska law that the foregoing is true and correct.

Sworn to and Subscribed in my presence this _____ day of _____, 202_____

Notary Seal Here

By: _____, Notary Public :

My Commission Expires: _____

Return To:
705 Rundell Road
Gering, NE 69341
bill.mabin@scottsbuffcountynegov

All above listed work was completed without an inspection by the Scotts Bluff County Building Department. Scotts Bluff County shall not be liable for subsequent damages.

A copy of these and other provided materials can be obtained by contacting:

Bill Mabin
Scotts Bluff County
Building & Zoning
bill.mabin@scottsbuffcountynegov
(308) 436-6700
785 Rundell Road
Gering, NE 69341