

Filing Date

8-6-2026

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024094

Buddies Rentals LLC 1165 Lincoln St

APPLICATION FOR CONDITIONAL USE PERMIT

1.

James Nielsen

17325 Cord 4 Herman, NE 68029

Applicant's Name

Mailing Address

Telephone

Email: nielsenexcavating@gmail.com / buddiesrentalsllc@gmail.com

2.

Agent's Name

Mailing Address

Telephone

3.

Bart Moore

1145 Lincoln St Blair, NE 68008

Owner's Name

Mailing Address

Telephone

4.

1165 Lincoln St. Blair NE 68008

Address and Legal Description of Location - Subject Property

A/Ctl- Lots 13, 14, & 15, Block 52, Blair Wash Co NEB

Current Zoning

5.

Outside Equipment Storage

Describe the requested Conditional Use

6.

Length of request: 1 Year

(All permits approved are for one (1) year unless otherwise noted)

Signature of Owner(s) 7/16/2026

Date

Bart Moore 8-3-20

Signature of Owner(s)

Date

DO NOT WRITE BELOW THIS LINE

PLANNING COMMISSION RECOMMENDATION:

DATE OF NOTICE: _____

DATE OF PUBLIC HEARING: _____

VOTE: _____ TO _____ TO _____

CITY COUNCIL ACTION:

DATE OF PUBLIC HEARING: _____

VOTE: _____ TO _____ TO _____

NOTE: THIS CONDITIONAL USE PERMIT IS SUBJECT TO VETO BY THE MAYOR UNTIL THE NEXT REGULAR MEETING OF THE BLAIR CITY COUNCIL.

Summary:

Buddies Rentals, LLC, represented by owner James Nielsen, is requesting a one-year Conditional Use Permit (CUP) for a **rental and leasing establishment with both outdoor and indoor storage** at 1165 Lincoln Street in Blair.

The proposed use would allow the storage and rental of equipment, vehicles, trailers, and related items associated with the business. The **one-year (1) permit term** would provide the City with an opportunity to evaluate the operation's compliance with permit conditions and assess its compatibility with surrounding properties, including potential impacts related to site appearance, outdoor storage, traffic, parking, and neighboring land uses.

Staff Recommendation:

Space at this location is very limited due to the surrounding public right-of-way (ROW). Currently, equipment is being displayed within the City's ROW and in the adjacent alley. If the applicant is granted a Conditional Use Permit (CUP) and permitted to utilize portions of the ROW, the applicant should also be required to obtain a ROW lease agreement, with all approved use areas clearly identified on a site plan. To maintain the aesthetic appearance of the property and surrounding area, the ROW located north of the building should not be approved for use as part of the CUP or any ROW lease agreement.