

Filing Date 8-6-2026

Receipt Number 034093

APPLICATION FOR CONDITIONAL USE PERMIT

1. Jay Vandembroucke 10603 S 180th Street Omaha, NE 68136 [REDACTED]
Applicant's Name Mailing Address Telephone
Email: [REDACTED]
2. Agent's Name Mailing Address Telephone
Jay Vandembroucke *TRIS* 10603 S 180th Street Omaha, NE 68136 [REDACTED]
Manager
3. Owner's Name Mailing Address Telephone
1620 State Street Blair, NE 68008 Lots 24,25,26,27, Block 15 and 10 Vacated State St City of Blair Washington County, NE
4. Address and Legal Description of Location - Subject Property
A/ML with a Sml overlay
Current Zoning
Car and truck sales both new and used, without service and repairs
5. Describe the requested Conditional Use
Display and indoor storage at 1620 State Street Blair, NE. No repairs or detailing
6. Length of request: 1 year
(All permits approved are for one (1) year unless otherwise noted)
Tri 5 Management LLC Jay Vandembroucke Owner
Signature of Owner(s) *Jay Vandembroucke* Date 08/05/2026
Signature of Owner(s) Date 8-6-26

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:

Tri 5 Management, LLC, represented by owner Jay Vandenbroucke, is requesting a **one-year Conditional Use Permit (CUP) to operate a new and used car and truck sales business at 1620 State Street**. The proposed use is limited to vehicle sales and **does not include full-service automotive repair operations**. The **one-year (1) permit term** would allow the City to evaluate the business's compliance with permit conditions and assess its compatibility with surrounding properties, including potential impacts related to parking, traffic, site appearance, and neighboring land uses. Vehicle displays would be located inside the building, with the exception of two vehicles displayed beneath the front overhang. No vehicles would be displayed within the public right-of-way (ROW), keeping parking availability in front of the building.