

Conditional Use Permit application submitted by Curt and Meadow Scott, 2975 Southern Hills Drive, Blair, Nebraska, for a contractor's yard on Tax Lot 203, Section 12, Township 18 North, Range 11 East of the 6th P.M., in the City of Blair, Washington County, Nebraska (600 block of S. 10th Street), for 30 years.

- Zoning is currently OPD – Office Park District.
- 805.01 INTENT: The intent of the Office Park District is to encourage the development of corporate office headquarters and a variety of professional and medical offices in a park like setting. This district is intended to be located on arterial streets in close proximity to commercial, industrial and/or public facilities and to buffer these higher use areas from single and multifamily residential districts. The district is intended to provide an appealing atmosphere, stressing the quality of the environment with the use of landscaping, street trees, bushes, natural appearing rock formations, etc. to partially screen parking areas and soften the appearance of the OPD - Office Park District.
- 805.04. EXCEPTIONS: (3) Contractor yards.
- (43) CONTRACTOR YARD: Buildings and premises where contractor firm stores its equipment, vehicles, tools and inventory. In addition, a business office for the firm and repairs and maintenance of the firm's equipment and vehicles may occur on site if conducted entirely within an enclosed structure.