



## Conditional Use Application Review

Permit #: CUP-2025-1

Date Paid: 04/24/2025 17:17 PM

### Applicant & Property Information

**Owner Name:**  
Terry Gray

**Parcel #:** 20-1649-000

**Zoning District:**  
Downtown (D)

**Site Address:** 206 MAIN ST W  
LUVERNE, MN 56156-1844

**Applicant Name:** Terry Gray

**Owner Mailing Address:** [REDACTED]  
Sioux Falls, SD 57103

**Applicant Phone number:**

**Applicant Mailing Address:**

### Conditional Use Details Review

Citation of Ordinance Section from which the Conditional Use is requested:

City Code Section 153.210, E

Description of Conditional Use Requested:

Conditional Use Permit for Cannabis Retail establishment

**Other Questions Review**

1. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the immediate vicinity.

Will only beautify the area and make for a robust and highly desired neighborhood. Increases property value.

2. The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.

No the complete opposite

3. Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.

See map attached

4. Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.

See attached map

5. Adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in a manner that no disturbance to neighboring properties will result.

Proper ventilation will be provided and proper signage based on MN statute will be in place.