



Conditional Use Permit

Permit #: CUP-2025-9

Date Paid: 07/10/2025 16:11 PM

Applicant & Property Information

Applicant Name:

Prairie Sky Enterprises LLC - Donovan Hakim
& Justin Dunaskiss

Parcel #:

20-1938-200

Site Address:

1551 KNISS AVE S, LUVERNE, MN
56156-2273

Zoning District: Highway Commercial (H-C)

Mailing Address:

1551 S KNISS AVE, Luverne, MN 56156

Conditional Use Information

Conditional Use Requested, to allow:

Conditional Use Permit to operate a Cannabis Microbusiness Retail Facility

Conditional Use Findings and Orders:

1. Provide off-street parking in accordance with City Code Sec 153.116 and provide screening as necessary to prevent nuisance conditions associated with illumination from automobile headlights.
2. Provide odor control so as to not cause a nuisance to the enjoyment of neighboring property owners.
3. Maintain exterior property in clean and tidy condition.
4. Obtain State of Minnesota license for proposed business type.
5. Follow all State and local rules and regulations.

Other Information

P&Z Hearing Date:
08/05/2025

P&Z Action Date:
08/05/2025

City Council Action Date:

Building and Zoning Office Signature

State of Minnesota
County of Rock
City of Luverne

This instrument was acknowledged before me on _____ by Building/Zoning Official Chad McClure the City of Luverne, on behalf of said Municipal Corporation.

Chad McClure, Building/Zoning Official

Notary Public's Signature

Drafted by:

Chad McClure, Building/Zoning Official
City of Luverne
PO Box 659/305 E Luverne St
Luverne, MN 56156
507-449-5031

TRACT A

LEGAL DESCRIPTION

That part of the Southwest Quarter of Section 14, Township 102 North, Range 45 West, City of Luverne, Rock County, Minnesota, described as follows:

Commencing at the Southwest corner of said Section 14; thence on an assumed bearing of North 0 degrees 00 minutes 39 seconds West, along the west line of said section, a distance of 1089.70 feet to the Southwest corner of a tract as recorded in Document No. 208189, said Southwest corner being the point of beginning of the tract to be described; thence continuing North 0 degrees 00 minutes 39 seconds West, along said west line, a distance of 150.09 feet to a survey monument; thence North 89 degrees 20 minutes 37 seconds East a distance of 442.37 feet to an iron monument located on the east line of said tract; thence South 0 degrees 51 minutes 12 seconds East, along said east line, a distance of 161.81 feet to the Southeast corner of said tract; thence North 89 degrees 08 minutes 43 seconds West, along the south line of said tract, a distance of 444.77 feet to the point of beginning, containing 1.59 acres, subject to easements now of record in said county and state.