



## Conditional Use Permit Application

Community Development Department  
420 North Pokegama Ave.  
Grand Rapids, MN 55744  
Tel. (218) 326-7601 Fax (218) 326-7621  
Web Site: www.cityofgrandrapidsmn.com

### Community Development Office Use Only

Date Received \_\_\_\_\_

Certified Complete \_\_\_\_\_

Fee Paid \_\_\_\_\_

The undersigned do hereby respectfully request the following be granted by support of the following facts herein shown:

#### RSP ARCHITECTS - FLORA MAZREKU

Name of Applicant

1220 MARSHALL ST NE

Address

MINNEAPOLIS, MN 55413

City State Zip

612-67707287; FLORA.MAZREKU@RSPARCH.COM

Business Telephone/e-mail address

#### TARGET CORPORATION

Name of Owner

1000 NICOLLET MALL

Address

MINNEAPOLIS, MN 55403

City State Zip

612-581-2108; DENICE.LANGLAND@TARGET.COM

Business Telephone/e-mail address

### Parcel Information:

Tax Parcel # 91-623-0110

Existing Zoning: GB

Existing Use: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

Property Size: 10.8

Property Address / Legal Description: 2140 SOUTH POKEGAMA AVENUE, GRAND RAPIDS, MN 55744

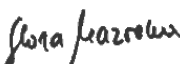
(attach additional sheet if necessary)

### Permit Type:

The following type of Conditional Use Permit is, hereby, requested:

- |                                                                                                     |                                                                                   |
|-----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| <input type="checkbox"/> Mobile Home Parks                                                          | <input type="checkbox"/> Primary, Secondary, and Post High schools in R districts |
| <input type="checkbox"/> Mining of Sand and Gravel (> 2year)                                        | <input type="checkbox"/> Junk and Salvage Operations                              |
| <input type="checkbox"/> Heavy Mining                                                               | <input type="checkbox"/> Land Reclamation                                         |
| <input type="checkbox"/> Interim Use of Buildings                                                   | <input checked="" type="checkbox"/> CUP Amendment                                 |
| <input type="checkbox"/> Group and Foster Homes (7-8 residents in R-1 and R-2)                      |                                                                                   |
| <input type="checkbox"/> Bed and Breakfast Accommodations (up to 5 guest rooms/10 persons in R2)    |                                                                                   |
| <input type="checkbox"/> Essential Service Structure (within any residential zone or CBD)           |                                                                                   |
| <input type="checkbox"/> General Sales and Service (greater than 70,000 sq. ft. building footprint) |                                                                                   |
| <input type="checkbox"/> Telecommunication Towers and Facilities                                    |                                                                                   |

I (we) certify that, to the best of my (our) knowledge, information, and belief, all of the information presented in this application is accurate and complete and includes all required information and submittals, and that I consent to entry upon the subject property by public officers, employees, and agents of the City of Grand Rapids wishing to view the site for purposes of processing, evaluating, and deciding upon this application.

  
Signature(s) of Applicant(s)

12/15/2025  
Date

Signature(s) of Owner(s)-(If other than applicant)

12/15/2025  
Date

**Required Submittals: 1 Set (electronic copies required):**

- ☒ Application Fee - \$505.00                      ☐ Site Plan (*as per 30-531b1*)                      ☐ Drainage Plan (*as per 30-531b2*)  
☐ Landscape Plan (*as per 30-531b3*)                      ☐ Building Plans (*as per 30-531b4*)  
☐ Written description of proposed use (*as per 30-531b5*)

**Additional Required Submittals, if applicable:**

If the proposed use is classified as General Sales and Service (greater than 70,000 sq. ft. building footprint), and is, thus, regulated by Division 14, Article IV, Chapter 30 of the Grand Rapids City Code, the following additional submittals are required:

- ☐ Application Fee – Total Actual Cost Incurred by the City (\$3,500.00 deposit required via escrow agreement)  
☐ Traffic Study (*as per 30-902c4*)  
☐ Written explanation of how the proposed development adheres to the individual elements of the Site Design Standards in 30-902, and the Building Design Standards in 30-903.  
☐ The Landscaping Plan required under 30-531b3 shall include sufficient detail to demonstrate the proposed developments compliance with 30-902e.  
☐ The Site Plan required under 30-531b4 shall include sufficient detail to demonstrate the proposed developments compliance with sections: 30-902a, 30-902b, 30-902c, 30-902d, 30-902f, 30-902g, 30-902h, and 30-902i.  
☐ The Building Plans required under 30-531b4 shall include sufficient detail to demonstrate the proposed developments compliance with sections 30-903a through 30-903h.  
☐ Adaptability for Reuse Plan (*as per 30-904a1*)  
☐ Environmental Assessment Worksheet, if applicable, (*as per 30-904b*) and RGU Notice of Decision – Negative Declaration, or, if the RGU Notice of Decision on the EAW is a Positive Declaration, a copy of the Environmental Impact Statement and RGU Notice of Adequacy.

**Findings for Approval:**

In accordance with Section 30-531e of the Grand Rapids City Code, the City Council shall not approve a Conditional Use Permit unless it shall find that the establishment, maintenance and operation of the use:

- Will not be detrimental to the public health, safety, morals and general welfare;
- Will not cause undue traffic congestion, or hazards and will not result in a parking shortage;
- Will not be injurious to the use and enjoyment or result in a decrease in value of other property in the area;
- Will not impede the orderly development of other property in the area;
- Will not impose an excessive burden on parks and other public facilities and utilities;
- Is consistent with the Comprehensive Plan.

In addition to the general requirements for all Conditional Use Permit listed above, the City Council will also consider the requirements specific to each designated conditional use as contained within the Grand Rapids City Code.

The attached Section 30-531 of the Grand Rapids City Code provides additional detail with respect to Conditional Use Permit process.

**Additional Instructions:**

Prior to submitting your Conditional Use Permit Application, you will need to arrange for one or more preliminary meetings with the Director of Community Development. This meeting is intended to ensure that the proposed application is complete, to answer any questions the applicant may have, discuss meeting schedules and, if applicable, the scope of the required submittals.

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

Complete applications shall be submitted to the Community Development Department one month prior to the Planning Commission's review of the CUP. More information may be requested by the City of Grand Rapids Planning Commission or City Council, if deemed necessary to properly evaluate your request. The lack of information requested may be in itself sufficient cause to deny an application.