The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.

Site 1

Parcel ID(s): 010-3850-01260 & 01270

Neighborhood: Hillside

Dimensions: 25x140 (each)

Zoning: R-1

Legal Description: PORTLAND DIVISION OF TOWN OF DULUTH; BLOCK:128 LOT: 0010 & PORTLAND DIVISION OF TOWN OF DULUTH; BLOCK: 128 LOT: 0011

Additional notes: The applicant is encouraged to provide a site/floor plan that corresponds with a single 25ft lot but is not obligated to do so.
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Site 2

Parcel ID: 010-2840-01060
Neighborhood: Lakeside
Dimensions: 80x175
Zoning: R-1
Legal Description: LESTER PARK 2ND DIVISION DULUTH; BLOCK: 014 LOT: 0002
Additional notes:
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Parcel ID: 010-0840-01700

Neighborhood: Spirit Valley

Dimensions: 25x125

Zoning: R-1

Legal Description: DICKERMANS DIVISION OF DULUTH;
BLOCK: 004 LOT: 0028

Additional notes: This 25 ft lot is being coupled with three (3) additional lots to the north, for a total lot size of 82’ X 125’, however, the applicant is encouraged to provide a site/floor plan that corresponds with the principle, 25ft lot. Additionally, the secondary lots are quite steep, and utility extensions are needed.
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Legend
- Vacant Lot
- Contours 1 Ft (Scale < 5000)
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Parcel ID(s): 010-4480-01910

Neighborhood: Irving

Dimensions: 25x125

Zoning: R-1

Legal Description: WEST DULUTH 2ND DIVISION;
BLOCK: 073 LOT: 0001

Additional notes:
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Parcel ID: 010-3490-02380

Neighborhood: Hillside

Dimensions: 30x100

Zoning: MU-N

Legal Description: North 30 feet of the South 75 feet of Lots 1 and 2, Block 14, Nortons Division of Duluth

Additional notes: The northeast corner of the lot has an elevation disadvantage. Additionally, parking will not be accessible in the alley.
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Site 6

Legend

- Vacant Lot
- Contours 1 Ft (Scale < 5000)
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Parcel ID: 010-4480-04260

Neighborhood: Fairmount

Dimensions: 25x125

Zoning: R-1

Legal Description: WEST DULUTH 2ND DIVISION;
BLOCK: 105 LOT: 0004

Additional notes:
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Parcel ID(s): 010-3430-07340 & 07350

Neighborhood: New Gary

Dimensions: 25x140 (each)

Zoning: MU-N

Legal Description: NEW DULUTH 1ST DIVISION; BLOCK: 023 LOT: 0001 & NEW DULUTH 1ST DIVISION; BLOCK: 023 LOT: 0002

Additional notes: The applicant is encouraged to provide a site/floor plan that corresponds with a 25ft lot. A fair amount of tree removal and infill is required.
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Site 8

Legend

- **Vacant Lot**
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Parcel ID(s): 010-3430-0730 & 07370

Neighborhood: New Gary

Dimensions: 25x140 (each)

Zoning: MU-N

Legal Description: NEW DULUTH 1ST DIVISION; BLOCK: 023 LOT: 0001 & NEW DULUTH 1ST DIVISION; BLOCK: 023 LOT: 0002

Additional notes: The applicant is encouraged to provide a site/floor plan that corresponds with a 25ft lot. A fair amount of tree removal and infill is required.
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Site 9

Parcel ID: 010-3140-00750

Neighborhood: Fairmount

Dimensions: 25x125

Zoning: R-1

Legal Description: LOT 5, BLOCK 4, MACFARLANES GRASSY POINT ADD TO DULUTH

Additional notes:
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Legend
- Vacant Lot

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Parcel ID(s): 010-4530-03610

Neighborhood: Spirit Valley

Dimensions: 31x125

Zoning: R-P

Legal Description: WEST DULUTH 7TH DIVISION;
BLOCK: 189 N 31 FT OF S 60 FT OF LOTS 1,2,3,4 AND 4 1/2

Additional notes:
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**Site 11**

**Parcel ID(s):** 010-0990-00170

**Neighborhood:** Central Hillside

**Dimensions:** 50x140

**Zoning:** F-6

**Legal Description:** DULUTH PROPER 1ST DIVISION EAST 4TH STREET; BLOCK 0000 LOT 0023

**Additional notes:**

**Legend**

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Parcel ID(s): 010-2270-02200

Neighborhood: Kenwood

Dimensions: 60x120

Zoning: R-1

Legal Description: HOMEWOOD ADDITION TO DULUTH; BLOCK 006 LOTS 11 AND 12

Additional notes:
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Parcel ID(s): 010-0330-00230

Neighborhood: Lincoln Park

Dimensions: 25x100

Zoning: R-1

Legal Description: BRYANT ADDITION TO DULUTH 1ST DIVISION, WLY 1/2; BLOCK 003 LOT 04

Additional notes: