



Planning & Development Division
Planning & Economic Development Department

Room 160
411 West First Street
Duluth, Minnesota 55802



218-730-5580



planning@duluthmn.gov

TO:

Jim Filby Williams, Public Administration
Jessica Peterson, Duluth Parks
Cliff Knettel, Duluth Parks
Katie Bennett, Duluth Parks
Jim Shoberg, Duluth Parks
Abbie Hopper, Duluth Parks
Danielle Erjavec, Duluth Property & Facilities
Henry Martinsen, Duluth Property & Facilities
Amanda Mangan, Duluth Attorney
Nicholas Anderson, Duluth Attorney
Jim Benning, Duluth Public Works & Utilities
Cari Pedersen, Chief Engineer of Transportation
Patrick F. Loomis, Duluth Engineering
Cindy Voigt, Duluth City Engineer
Tom Johnson, Duluth Project Engineer
Howard Smith, Chief Engineer of Utilities
Duncan Schwensohn, Duluth Public Works & Utilities
Branden Heidelberger, Duluth Engineering
Bill Byers, Duluth Engineering
Greg Guerro, Duluth Utility Ops Manager
Chris Kleist, Duluth Utility Operations
Peggy Billings, Engineering Technician
Bill Bergstrom, Engineering Technician
Andy Swanson, Duluth Utility Operations
Ryan Granlund, Duluth Utility Programs Coordinator
Shawn Krizaj, Duluth Fire Chief
John Otis, Duluth Deputy Fire Chief
Lisa Consie, Fire Marshal
Mike Ceynowa, Duluth Police
Mark Bauer, Duluth Parking
John Hinzmann, MnDOT
Jim Miles, MnDOT
Clark Christensen, City of Duluth Forester
Chris Belden, Duluth Transit Authority

Patricia Fowler, DNR Liaison
Bri Speldrich, Area Hydrologist DNR
Cliff Bentley, MnDNR
Brandon Kohlts, WLSSD
Anne Sims, SLC Assessor's Office
Jon Osterberg, SLC Accessors Office
Ron Chicka, MIC
Stacy Caldwell Melcher, SLC County Land Dept
Jim Foldesi, St Louis Co. Public Works
Jill Helmer, Minnesota Power
Dean Dulinski, Minnesota Power
Sue Larkin, Lumen
Joe Kutter, CenturyLink/Lumen
Michael Coughlin, CenturyLink/Lumen
Darren Kitchak, Charter Spectrum
Chad Lawrence, Charter Spectrum
Ben VanTassel, Planning and Economic Development Director
Jenn Reed Moses, Duluth Planning & Development
Tricia Hobbs, Duluth Planning & Development
Steven Robertson, Duluth Construction Services (CSI)
Blake Nelson, Building Inspector, CSI
Armella Bijold, CSI
Reina Owecke, Permit Coordinator, CSI
Tara Smith, Permit Coordinator, CSI
Emily Schouweiler, Permit Coordinator, CSI
Kyle Deming, Planning & Development
Suzanne Kelley, Planning & Development
Jason Mozol, Planning & Development
Chris Lee, Planning & Development
Tom Church, Duluth Planning & Development
Sam Smith, Duluth Planning & Development
Christian Huelsman, Duluth Planning & Development
James Gittemeier, Duluth Planning & Development

DATE: August 15, 2025

SUBJECT: Planning Commission Meeting Agenda Items for **September 9, 2025**

The Duluth City Planning Commission has received **12** new application(s) for review. Please review the technical aspects and desirability of the proposals and provide comments at your earliest convenience. **Note that City of Duluth reviewers with access to EPL can view the applications there as well, by searching for the project number under "Manage Plans"**

- PLIUP-2506-0033** Interim Use Permit for a Vacation Dwelling Unit at 1421 E Superior St Unit 1 by Heirloom Property Management [CH]
- PLIUP-2506-0034** Interim Use Permit for a Vacation Dwelling Unit at 1421 E Superior St Unit 2 by Heirloom Property Management [CH]
- PLIUP-2507-0036** Interim Use Permit for a Vacation Dwelling Unit at 20 Sutphin St Unit 210 by Canal Park Square LLC [CL]
- PLIUP-2508-0037** Interim Use Permit for a Vacation Dwelling Unit at 5348 London Rd by Wet Dog Rentals [JM]
- PLIUP-2508-0038** Interim Use Permit for a Vacation Dwelling Unit at 1111 Denney Dr by Kate Hage [CH]
- PLOR-2508-0011** Campus Sign Plan for Aspirus St Luke's by Aspirus St Luke's [CL]
- PLSUB-2507-0009** Minor Subdivision at 106 E 9th St by Adam Kent [JM]
- PLUMA-2507-0005** UDC Map Amendment to rezone 010-2710-04040 from R-1 to RR-1 by Elana Campbell [CL]

PLVAC-2507-0007 Vacation of right-of-way at Hazel Street between 79th and 81st Aves W by Darren J Leland [CH]
PLVAR-2508-0009 Variance to structure height of an accessory structure at 010-3598-00030 (N 40th Ave W) by City of Duluth [CL]
PLVAR-2508-0010 Variance to the 75 ft shoreland setback at 010-4680-01265 (Woodland Ave) by Northland Consulting [JM]
PLVAR-2508-0011 Variance to the 150 ft shoreland setback at 2223 W 22nd St by J&RS [JM]

We appreciate your time and input. If you have any questions, comments or need additional background information, please find the initials of the assigned planner at the end of the application item and contact the planner directly.

Christian Huelsman - chuelsman@duluthmn.gov

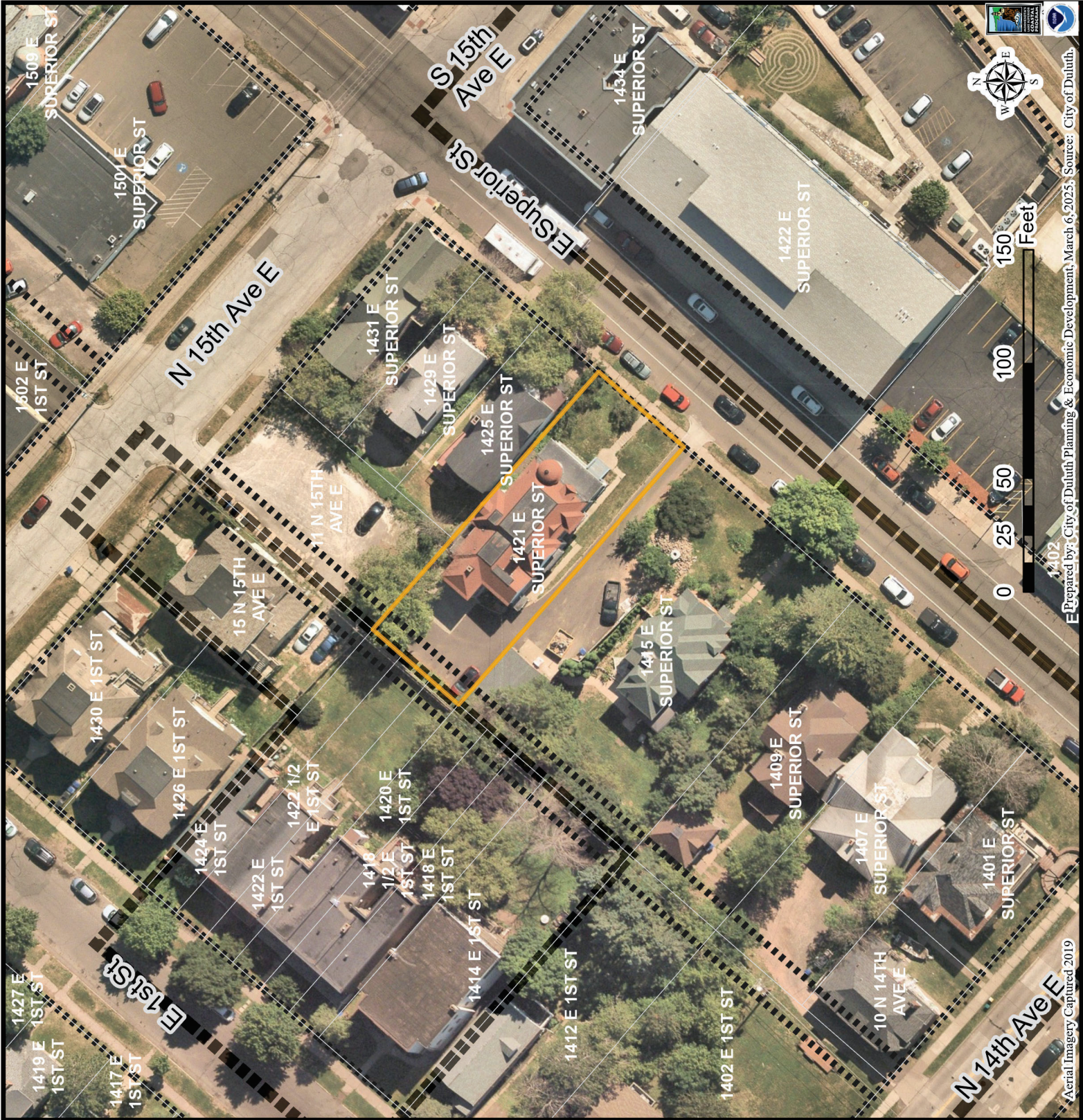
Chris Lee - clee@duluthmn.gov

Jason Mozol - jmozol@duluthmn.gov

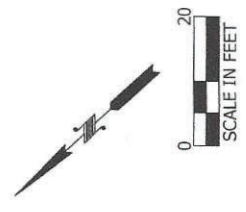
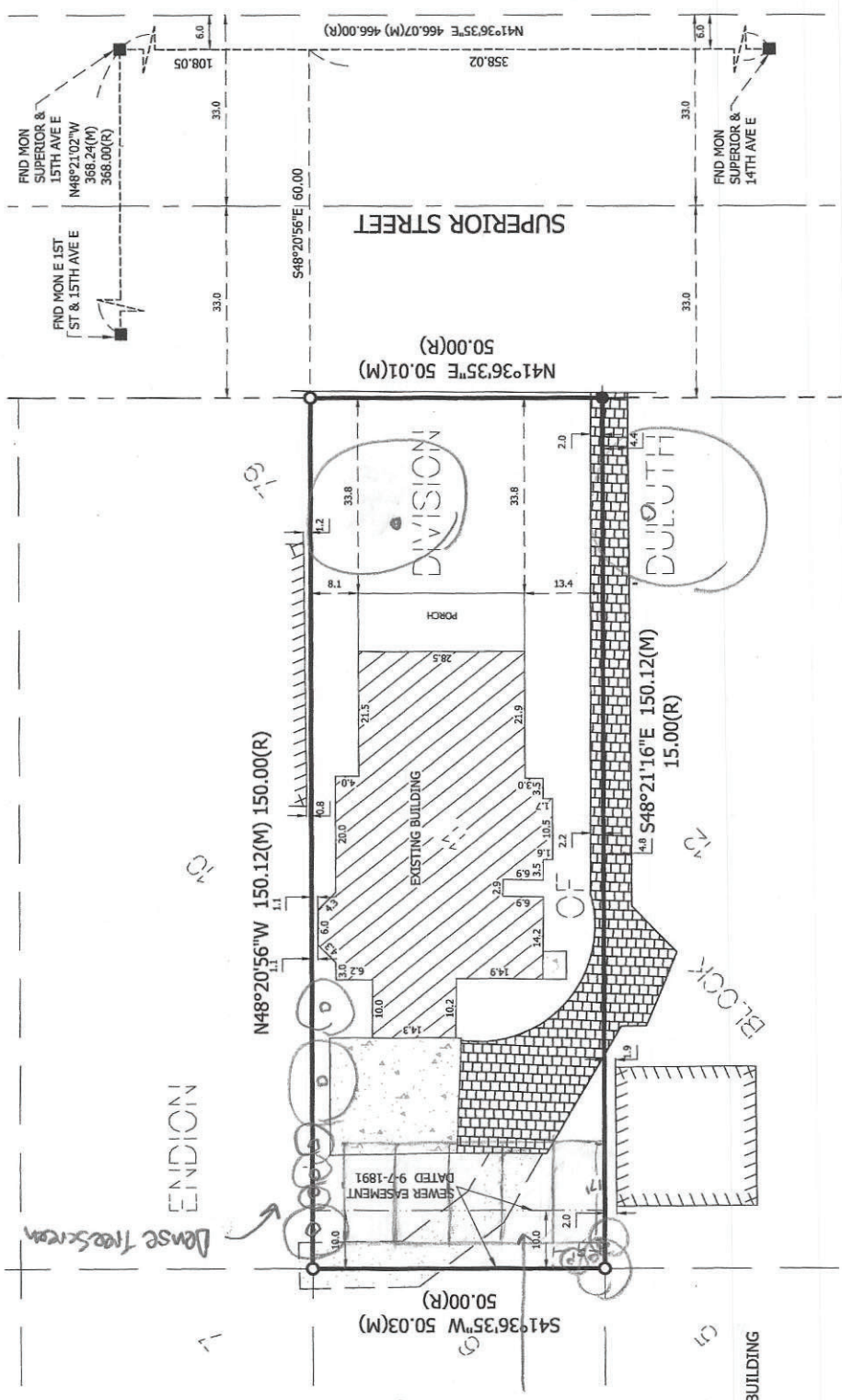


PLIUP-2507-0033

Interim Use Permit
1421 E Superior St Unit 1



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.



BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1995. BUILDING DIMENSIONS SHOWN ARE FOR HORIZONTAL & VERTICAL PLACEMENT OF STRUCTURE ONLY.

THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A PROFESSIONAL ENGINEERING OR ARCHITECTURAL DESIGN. IT IS FOR RECORDED OR UNRECORDED EASEMENTS WHICH MAY BENEFIT OR ENCUMBER THIS PROPERTY HAS NOT BEEN COMPLETED BY ALTA LAND SURVEY COMPANY.

5' 9" x 17' Parking spaces

LEGEND

- EXISTING ADJACENT BUILDING
- PAVER STONE SURFACE
- GRAVEL SURFACE
- CONCRETE SURFACE
- FOUND CITY MONUMENT BOX
- SET MAG NAIL
- SET CAPPED REBAR RLS 49505

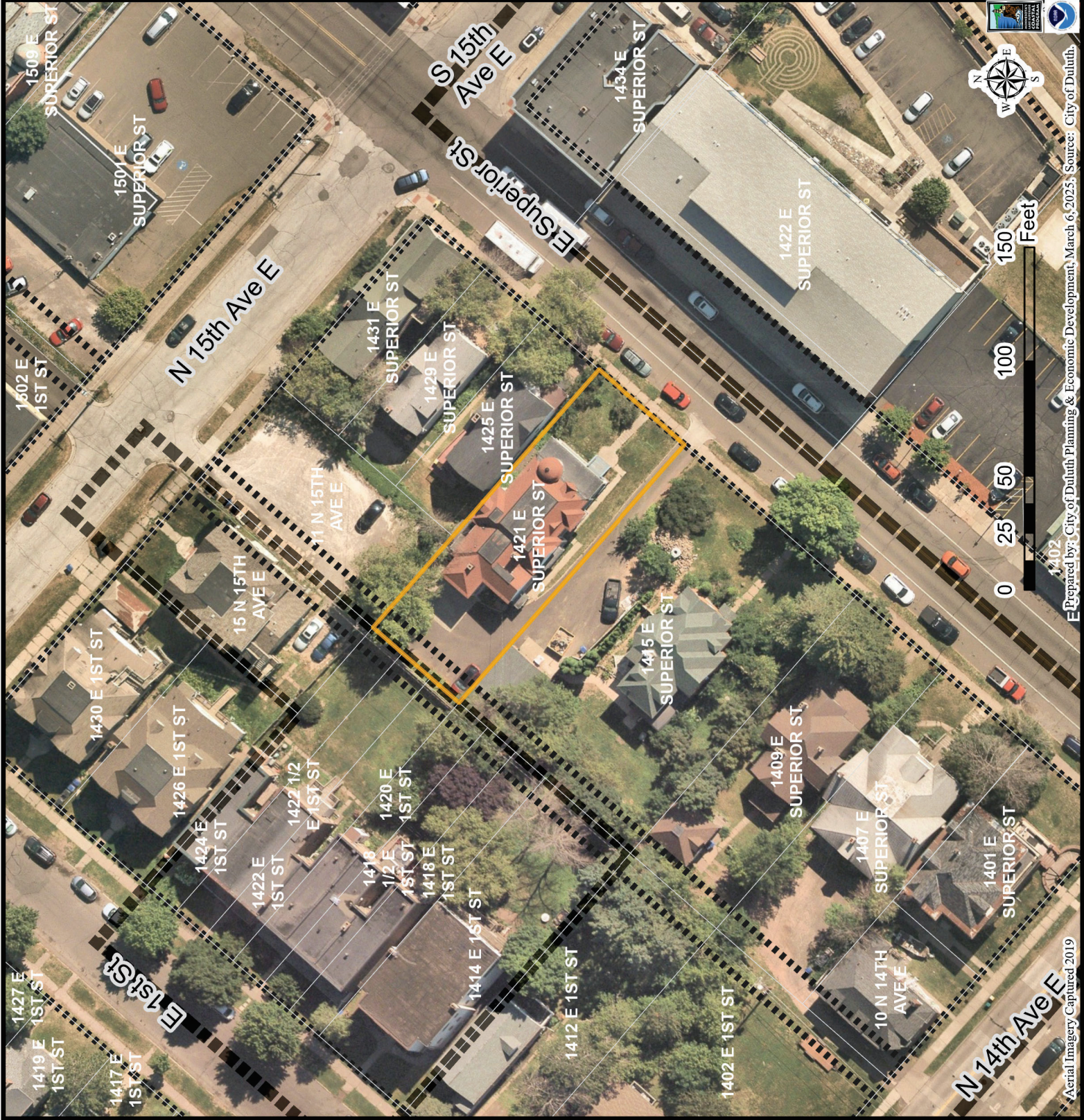
LEGAL DESCRIPTION PER DOC. 1271579
 Lot 11, Block 79, ENDION DIVISION OF DULUTH, St. Louis County, Minnesota.

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota. David R. Evans David R. Evans Date: 7-28-2016		CERTIFICATE OF SURVEY CLIENT: MICHAEL SCHROEDER DATE: 7-28-2016 ADDRESS: 1421 E SUPERIOR ST JOB NUMBER: 15-208	
ALTA LAND SURVEY COMPANY • LAND SURVEYING • LAND DEVELOPMENT • PLATTING • CONSTRUCTION STAKING LICENSED IN MN & WI CERTIFIED FEDERAL SURVEYOR WWW.ALTLANDSURVEY.COM		REVISIONS: XXX	



PLIUP-2507-0034

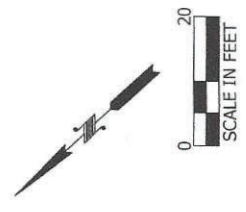
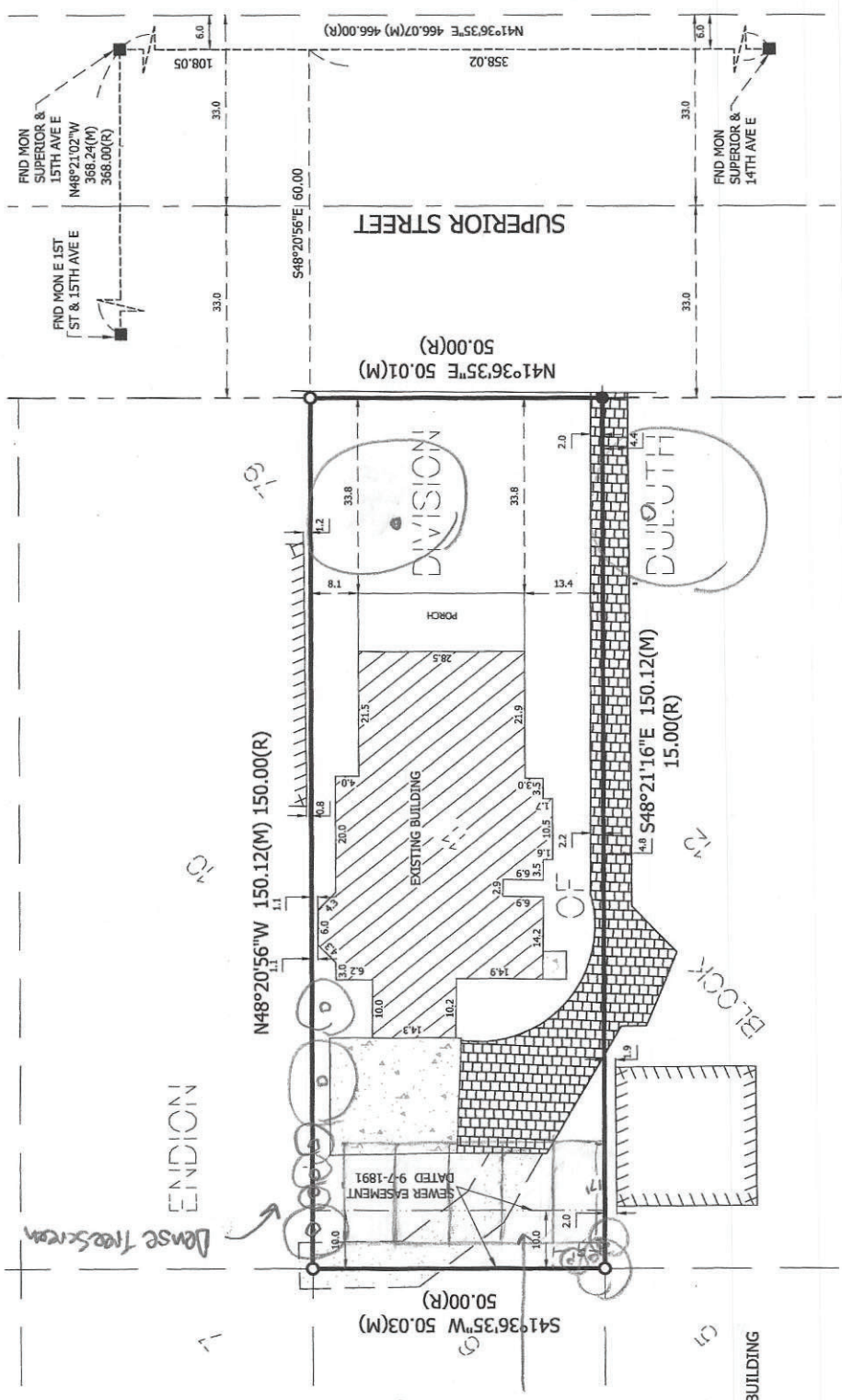
Interim Use Permit
1421 E Superior St Unit 1



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.

Aerial Imagery Captured 2019

Prepared by: City of Duluth Planning & Economic Development, March 6, 2025. Source: City of Duluth.



BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1995. BUILDING DIMENSIONS SHOWN ARE FOR HORIZONTAL & VERTICAL PLACEMENT OF STRUCTURE ONLY.

THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A PROFESSIONAL ENGINEER'S REVIEW. IT IS NOT TO BE USED FOR RECORDED OR UNRECORDED EASEMENTS WHICH MAY BENEFIT OR ENCUMBER THIS PROPERTY HAS NOT BEEN COMPLETED BY ALTA LAND SURVEY COMPANY.

LEGEND

- EXISTING ADJACENT BUILDING
- PAVER STONE SURFACE
- GRAVEL SURFACE
- CONCRETE SURFACE
- FOUND CITY MONUMENT BOX
- SET MAG NAIL
- SET CAPPED REBAR RLS 49505

LEGAL DESCRIPTION PER DOC. 1271579
 Lot 11, Block 79, ENDION DIVISION OF DULUTH, St. Louis
 County, Minnesota.

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota. David R. Evans David R. Evans Date: 7-26-2016 File No. 49505		CERTIFICATE OF SURVEY CLIENT: MICHAEL SCHROEDER DATE: 7-26-2016 ADDRESS: 1421 E SUPERIOR ST JOB NUMBER: 15-208	
ALTA LAND SURVEY COMPANY • LAND SURVEYING • LAND DEVELOPMENT • PLATTING • CONSTRUCTION STAKING LICENSED IN MN & WI CERTIFIED FEDERAL SURVEYOR WWW.ALTLANDSURVEY.COM		REVISIONS: XXX	



PLIUP-2508-0036

Interim Use Permit for a VDU
20 Sutphin St Unit 210



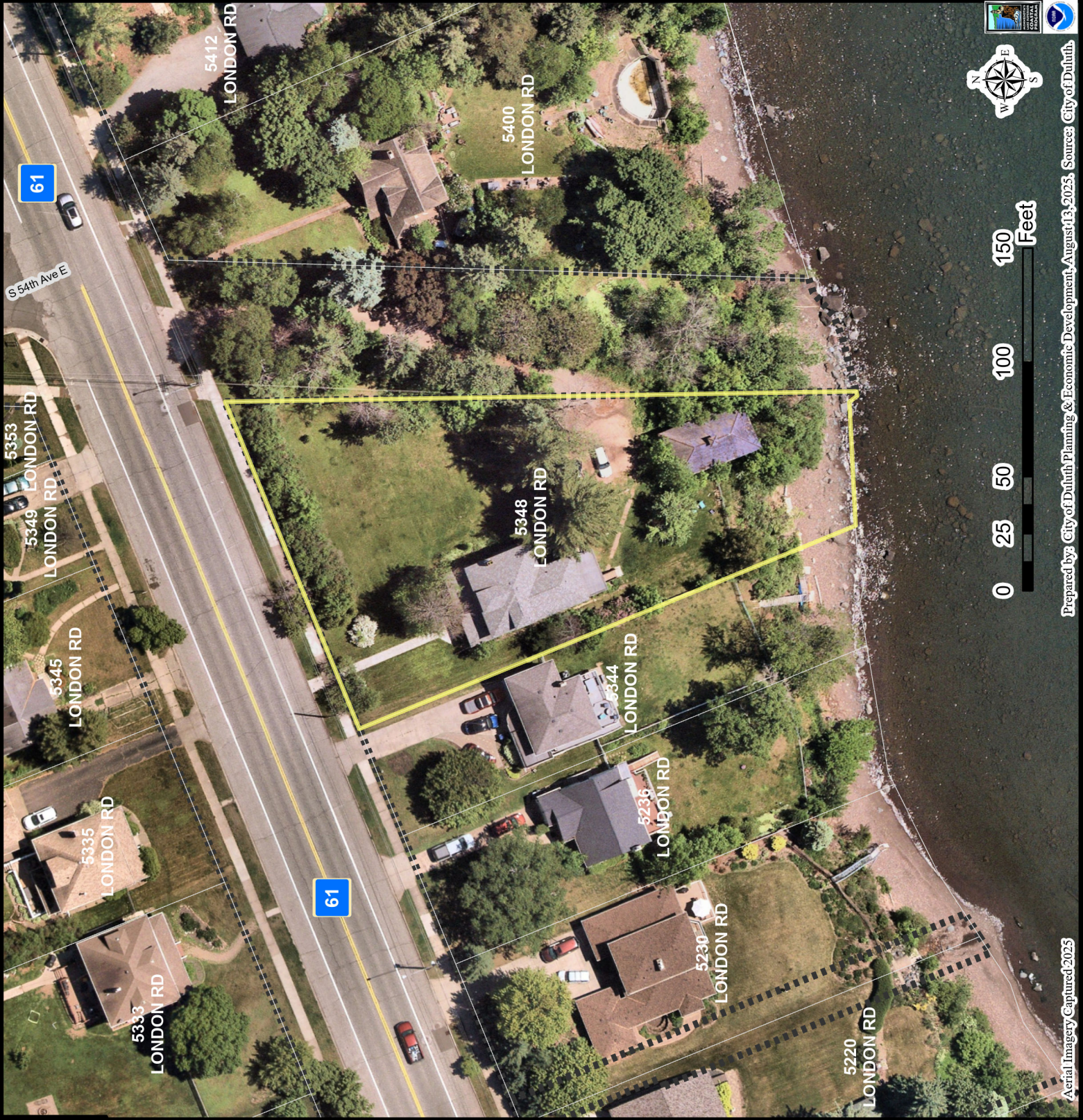
The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used 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.

Aerial Imagery Captured 2025

Prepared by: City of Duluth Planning & Economic Development, August 13, 2025. Source: City of Duluth.

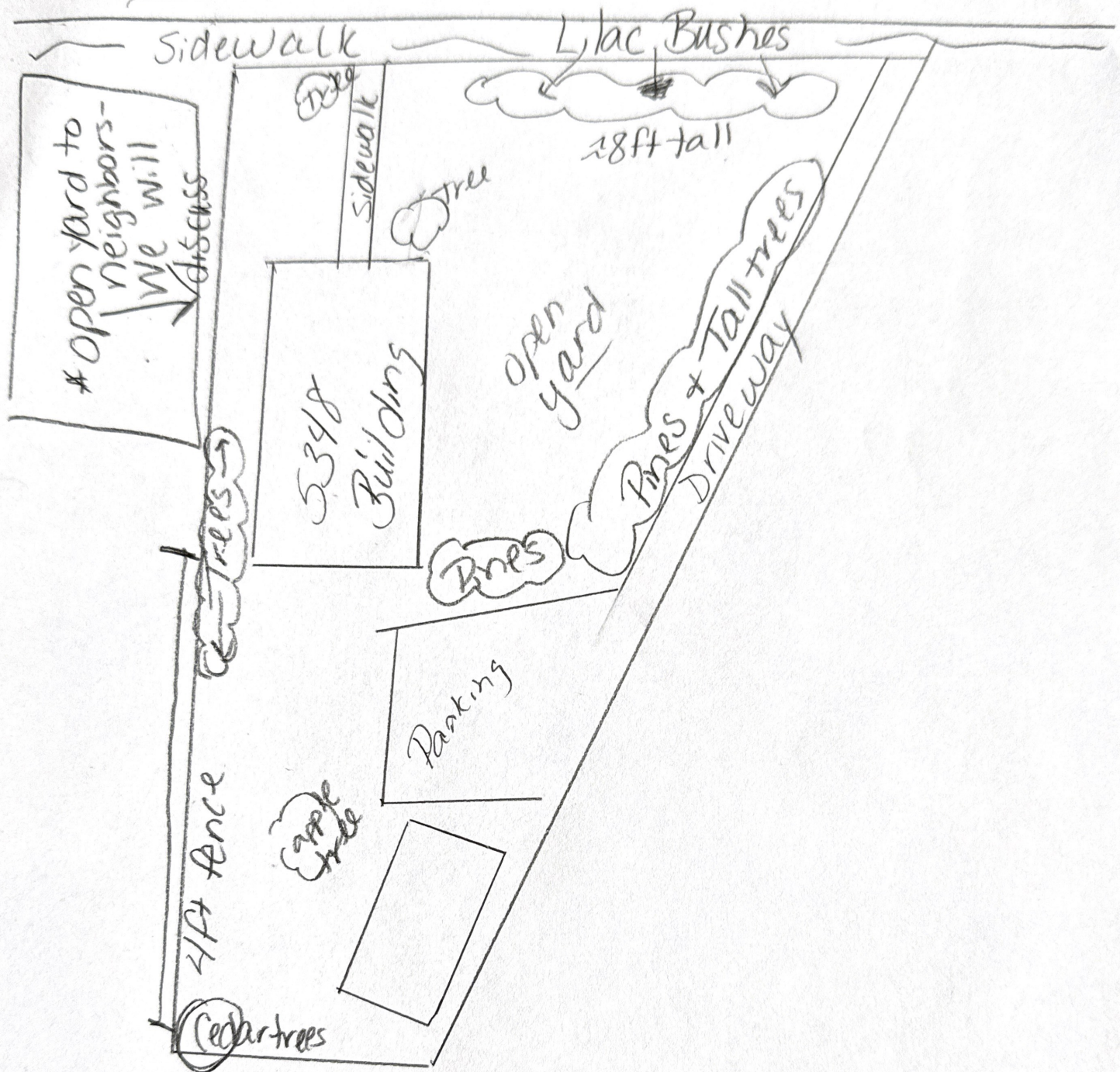


PLIUP-2508-0037
Interim Use Permit for a VDU
5348 London Rd



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.

London Road



* We currently rent out long term. The neighbors have not wanted a barrier in the front yard. We will discuss w/ them.



PLIUP-2508-0038

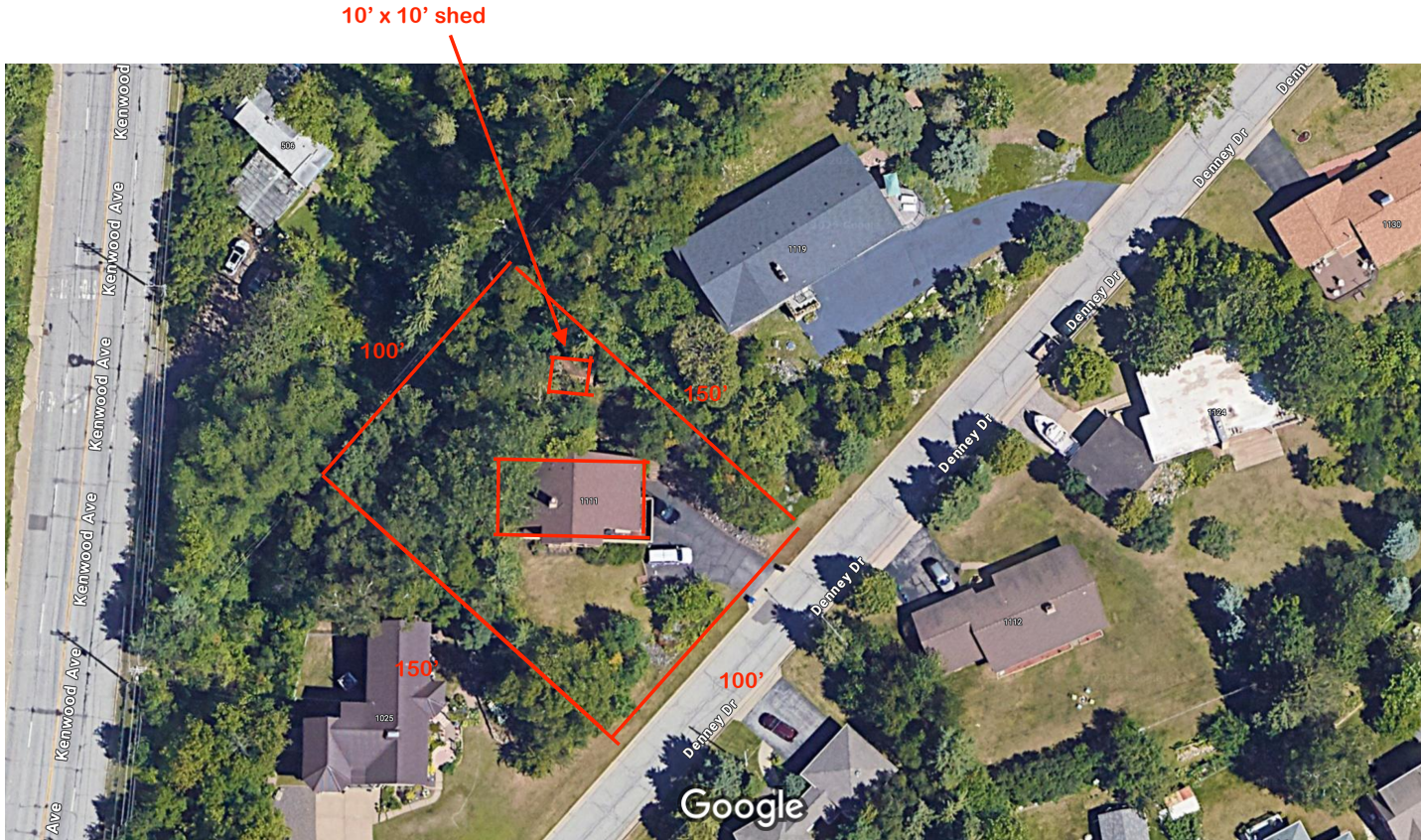
Interim Use Permit for a VDU
1111 Denney Dr



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.

Aerial Imagery Captured 2025

Prepared by: City of Duluth Planning & Economic Development, August 13, 2025. Source: City of Duluth.



Imagery ©2025 Airbus, Map data ©2025 Google 20 ft

1400' footprint of house

506 KENWOOD AVE

Shrubs/
Tree
Boundary
Barrier

1119 DENNEY DR

Denney Dr

1111 DENNEY DR

House
Deck

Driveway

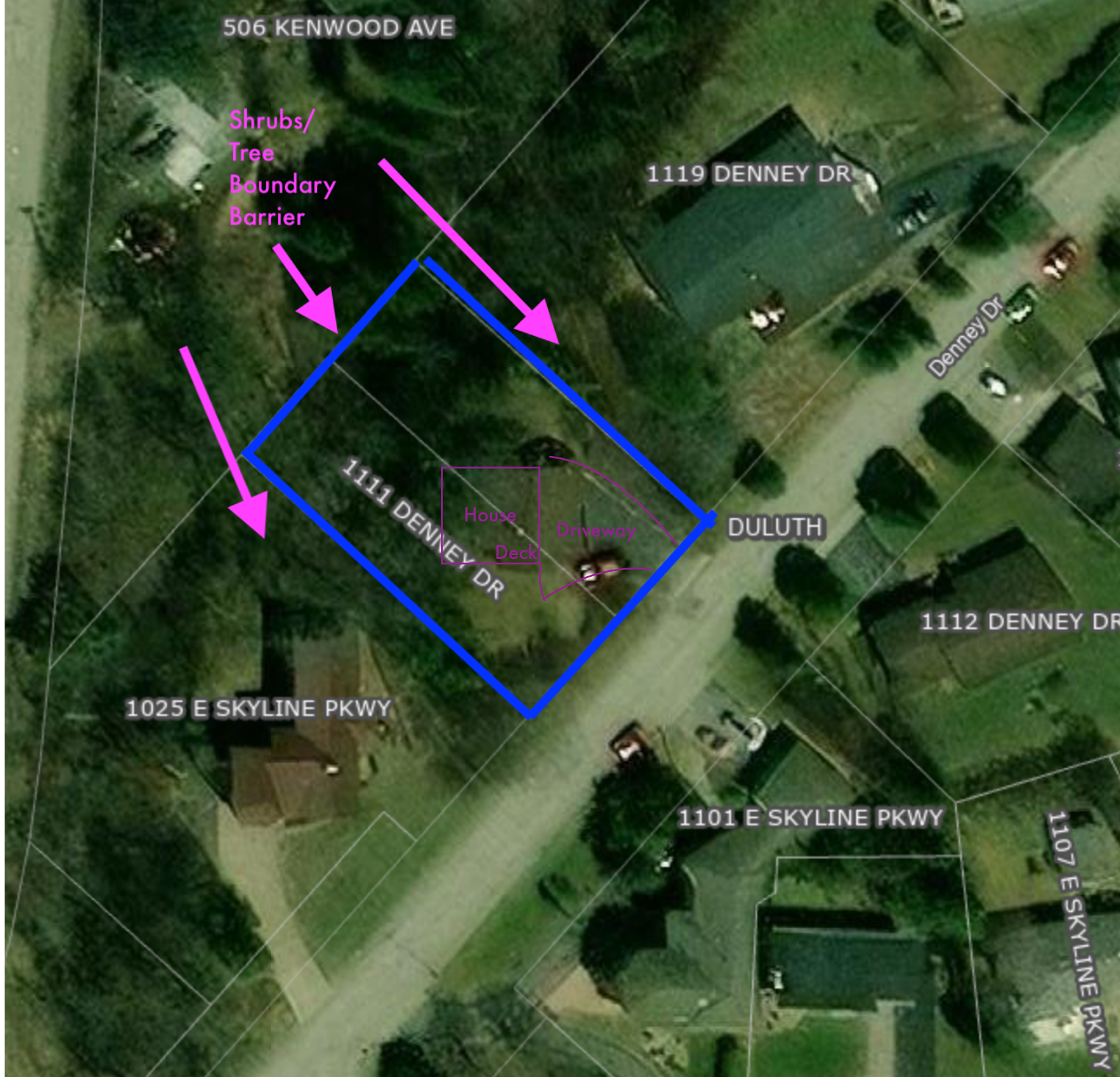
DULUTH

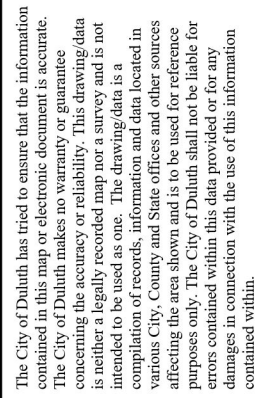
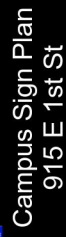
1112 DENNEY DR

1025 E SKYLINE PKWY

1101 E SKYLINE PKWY

1107 E SKYLINE PKWY







PLSUB-2507-0009

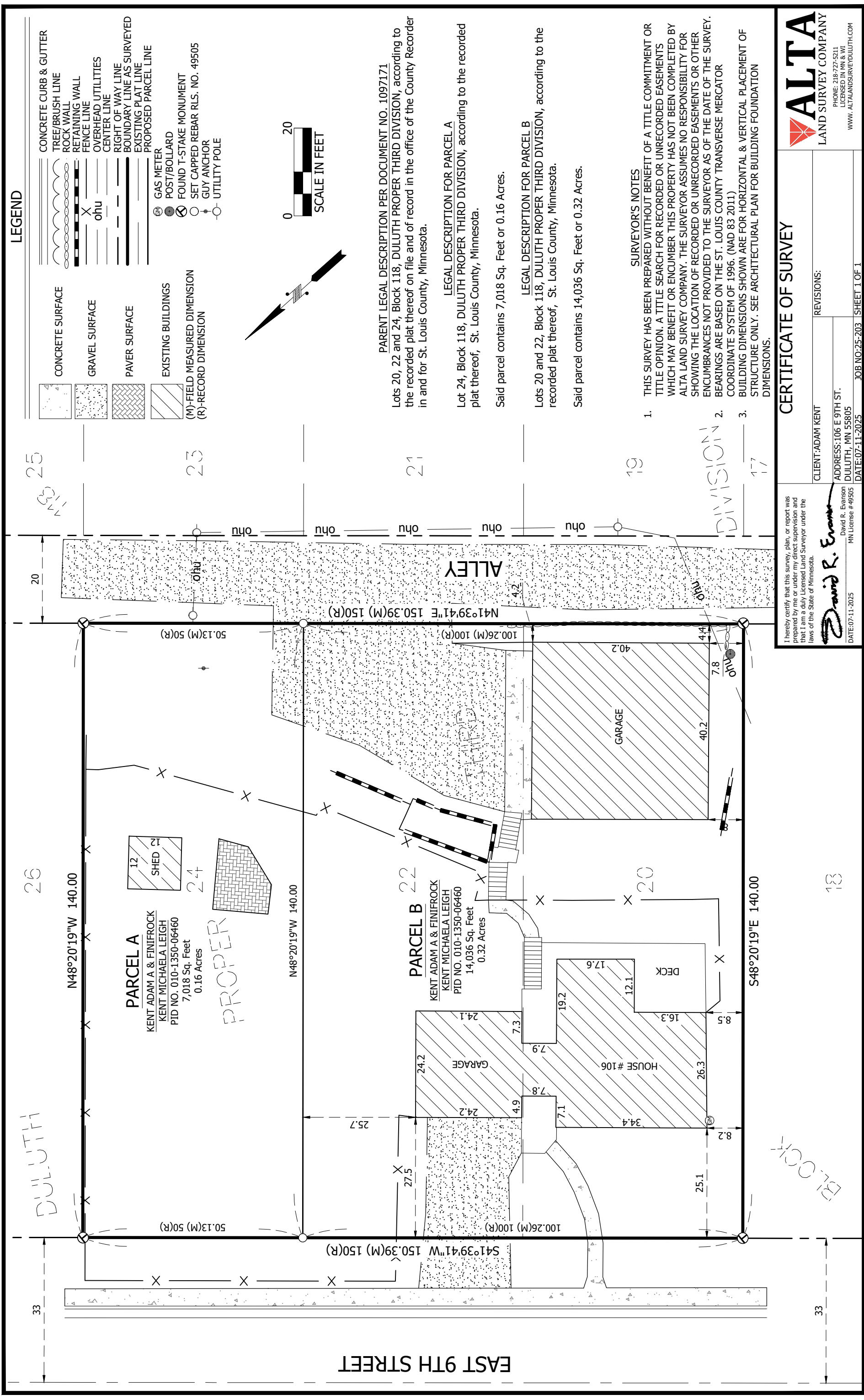
Minor Subdivision
106 E 9th St

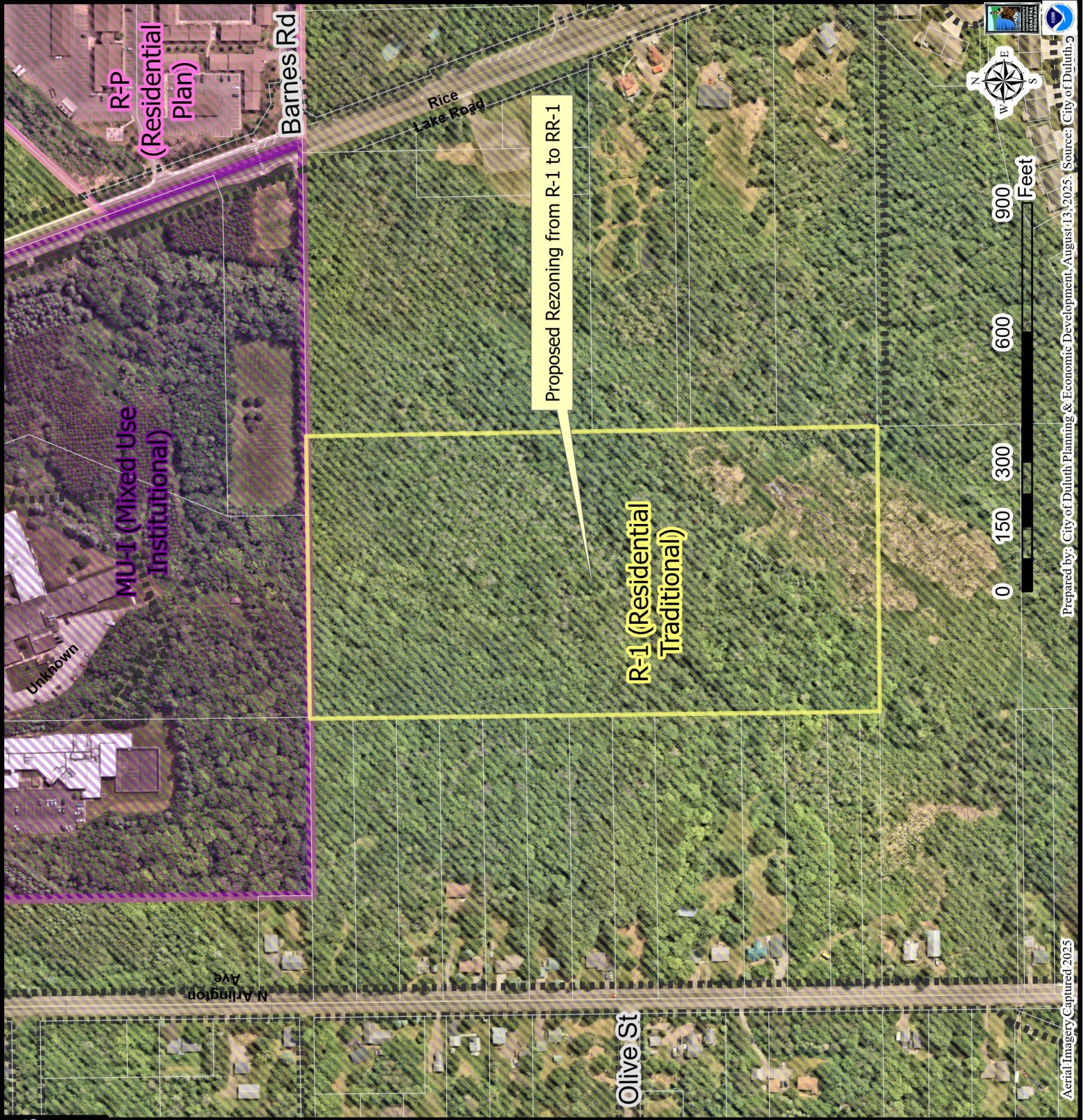


The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used 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.

Aerial Imagery Captured 2023

Prepared by: City of Duluth Planning & Economic Development, August 13, 2023. Source: City of Duluth.





Aerial Imagery Captured 2025

Prepared by: City of Duluth Planning & Economic Development, August 13, 2025. (Source: City of Duluth.)

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.



PLVAC-2507-0007

Vacation of Right-of-Way
Hazel St between 79th & 81st Aves W

Legend

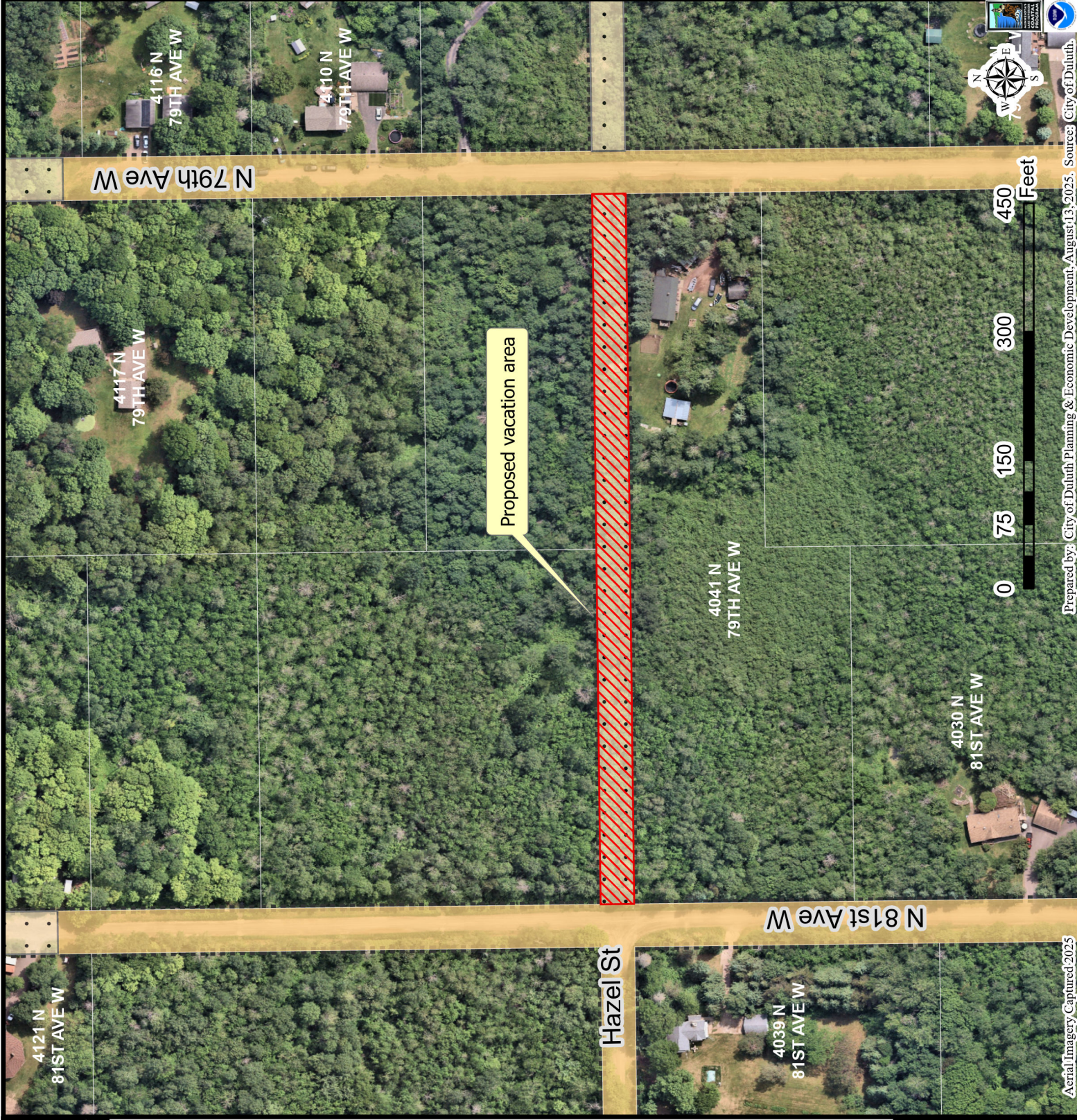
■■■■ Road or Alley ROW

□ County Parcel Data

ROW

■ Road, Active - currently in use

■ Road, Inactive - Dedicated, but not built



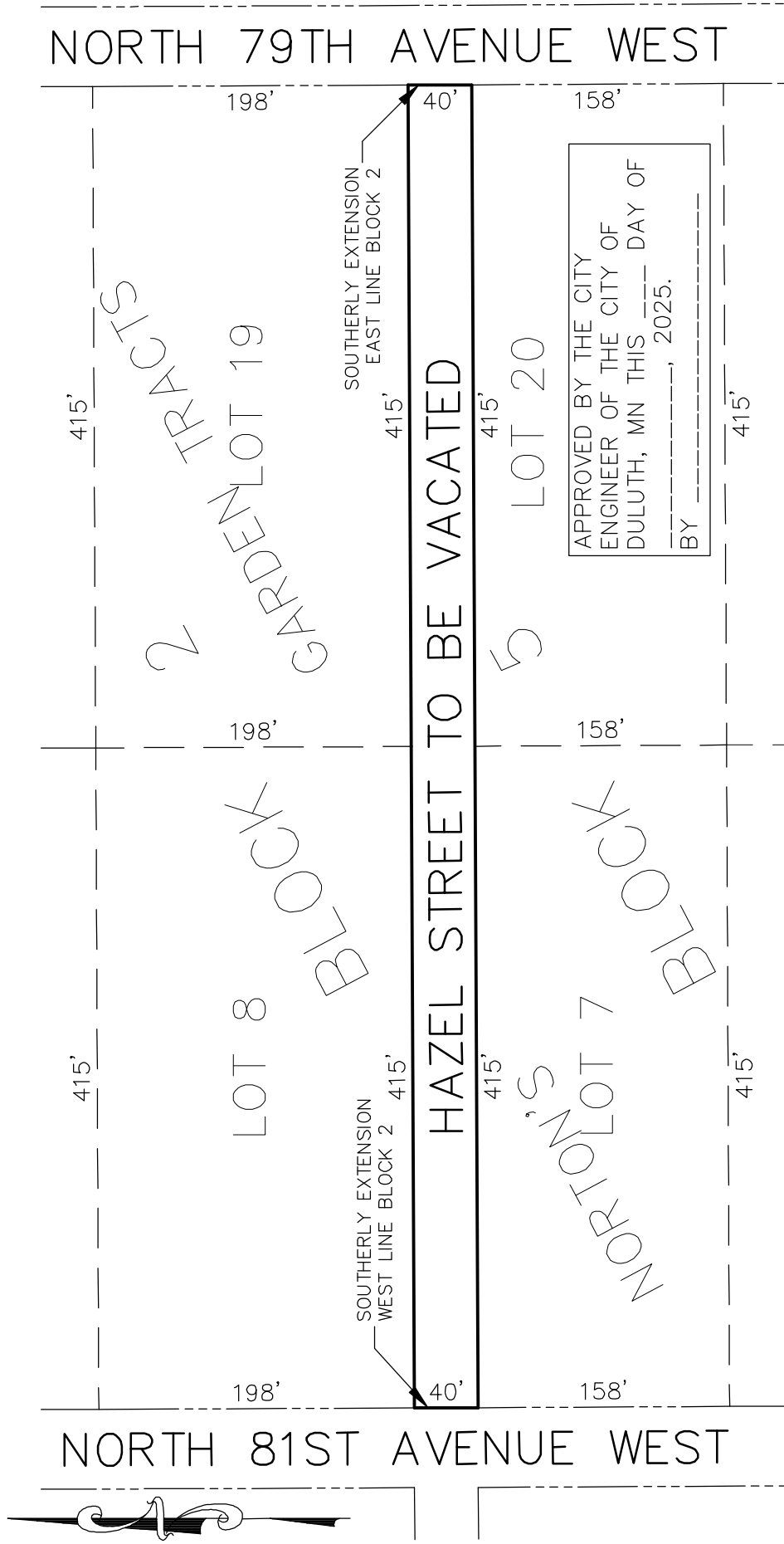
The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used 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.

Legal Description of Street to be Vacated

That part of Hazel Street as shown on the recorded plat of "NORTON'S GARDEN TRACTS" on file and of record in the office of St. Louis County Recorder, St. Louis County, Minnesota, lying between the southerly extension of the west line of Block 2 in said "NORTON'S GARDEN TRACTS" and the southerly extension of the east line of said Block 2.

STRAIGHTLINE SURVEYING, INC.

P.O. Box 510, 500 Folz Blvd
Moose Lake, MN 55767
Telephone: (218)-485-4811
Fax: (218)-485-4811
E-MAIL: banderson@straightlinesurveying.com



I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Benjamin H. Anderson

Benjamin H. Anderson

45498

License No.

08-15-2025

Date

2025-176

Job No.

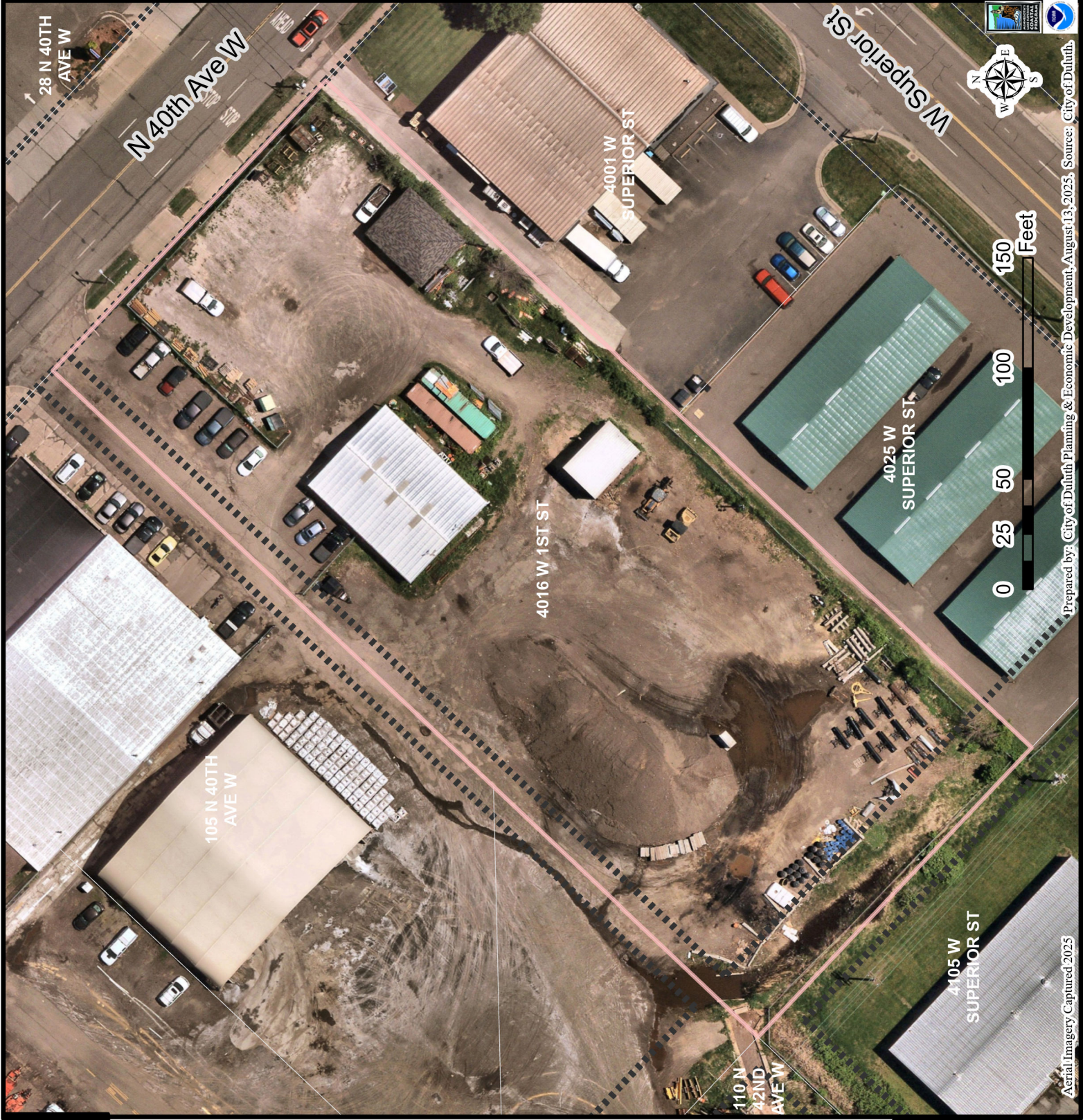
NONE

Book No.



PLVAR-2508-0009

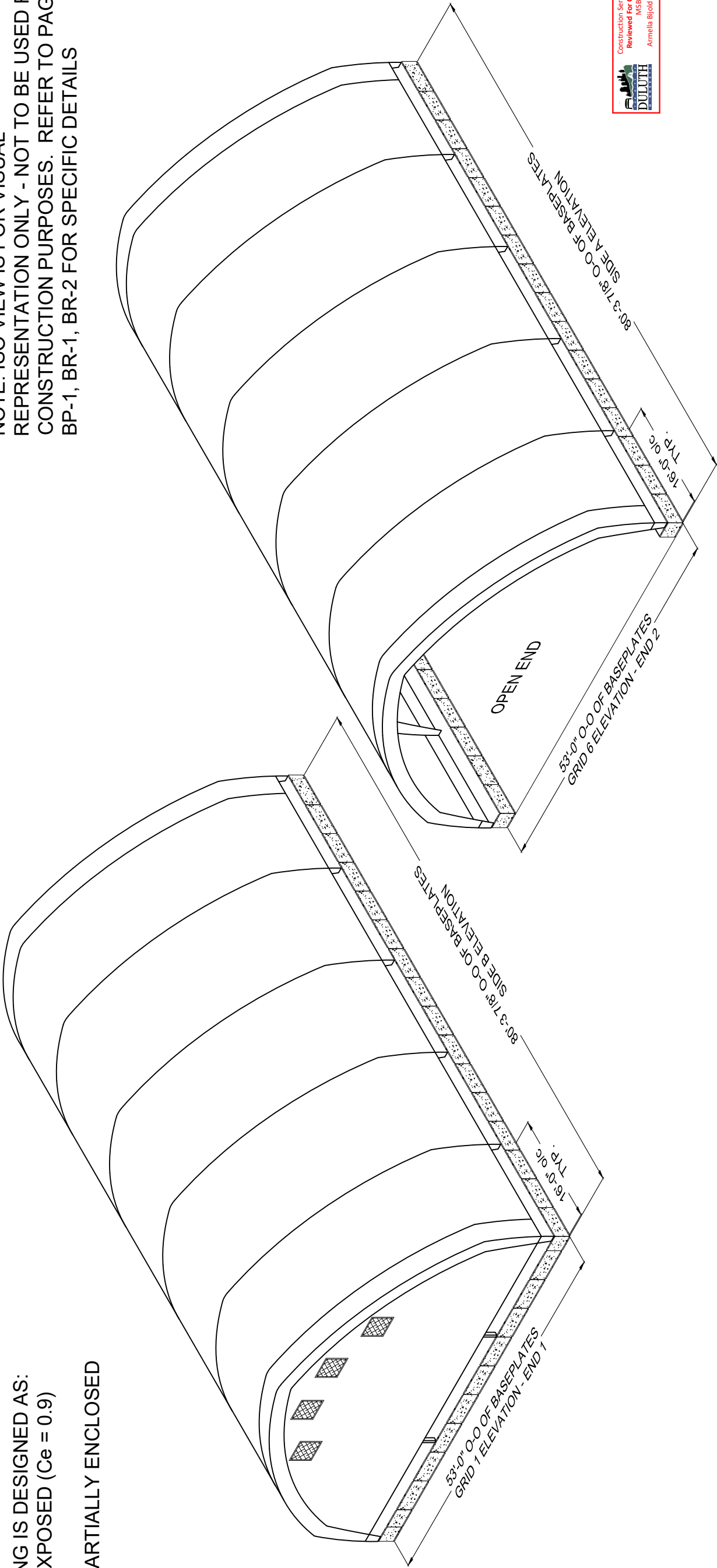
Variance to Structure Height
010-3598-00030



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.

NOTE:
BUILDING IS DESIGNED AS:
- EXPOSED (Ce = 0.9)
AND
- PARTIALLY ENCLOSED

NOTE: ISO VIEW IS FOR VISUAL
REPRESENTATION ONLY - NOT TO BE USED FOR
CONSTRUCTION PURPOSES. REFER TO PAGES
BP-1, BR-1, BR-2 FOR SPECIFIC DETAILS



FOUNDATION
INCLUDED IN
THIS PLAN SET

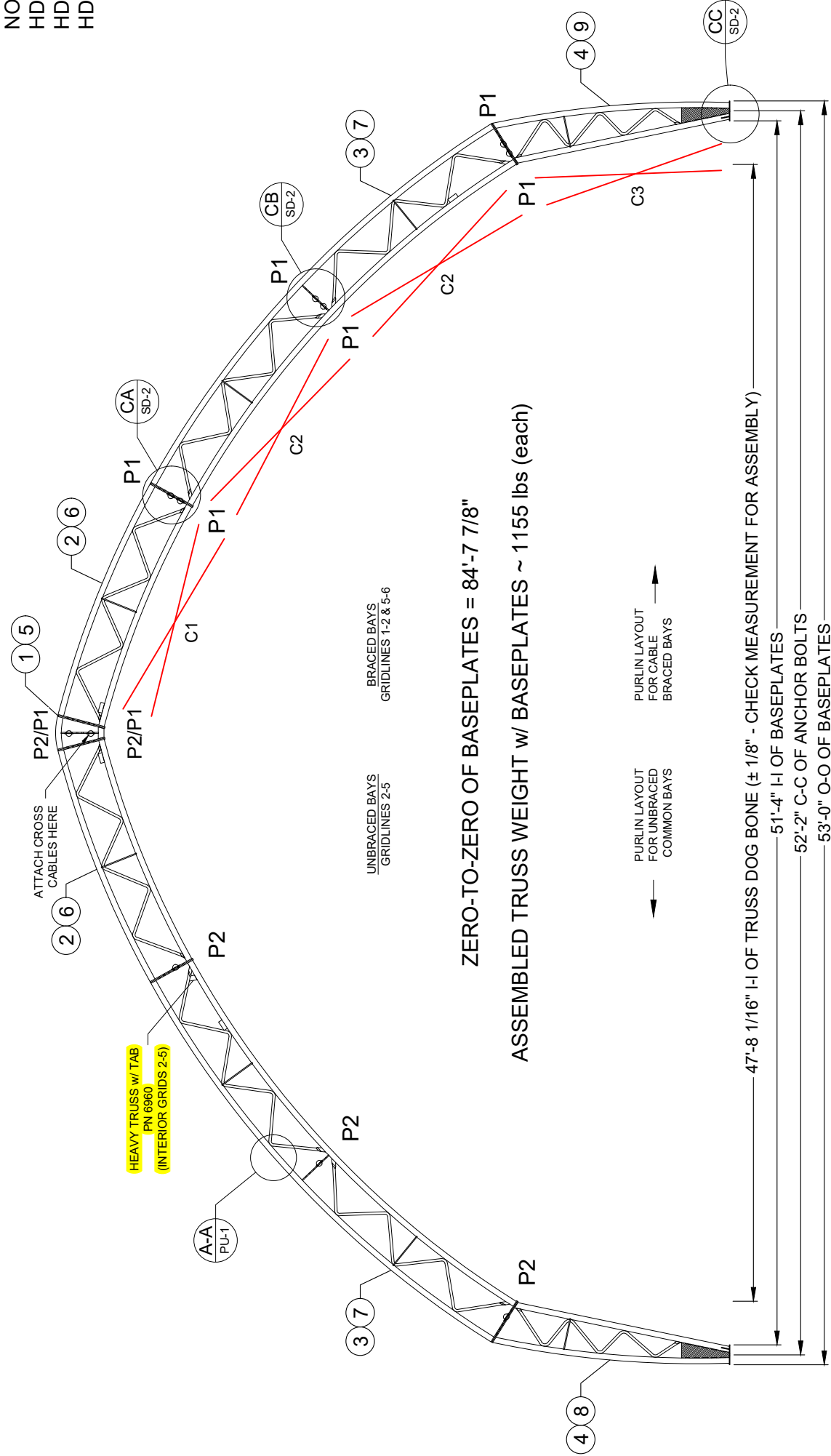
MAIN COVER: WHITE PE NON-FR
END FLAPS: WHITE PE NON-FR
EENDWALL #1: WHITE PE NON-FR
MESH VENTS: BLACK

NOTE:
NO PETROLEUM BASED PRODUCTS ARE ALLOWED ON
ANY FABRIC (MINERAL OIL, BABY OIL, VASELINE, ETC).
APPLICATION TO FABRIC WILL VOID WARRANTY.

~~FOUNDATION
DESIGNED &
SUPPLIED BY
OTHERS~~

 TF: 800-407-5846 www.britespanbuildings.com				REV #		CR #	DESCRIPTION:	DATE:	DEALER:		CUSTOMER:		PROFESSIONAL ENGINEER	
				0			ISSUED FOR CONSTRUCTION	25 NOV/2024	GREYSTONE CONSTRUCTION 2995 WINNERS CIRCLE DRIVE SHAKOPEE, MN. 55379		CITY OF DULUTH 105 N 40TH AVE W DULUTH, MN. 55807		I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.	
THIS DRAWING IS PROPERTY OF BRITESPAN BUILDING SYSTEMS INC.. ANY REPRODUCTION IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF BRITESPAN BUILDING SYSTEMS INC. IS PROHIBITED. THIS DRAWING IS NOT TO SCALE UNLESS OTHERWISE NOTED.				DRAWN BY:		NLW		PROJECT:		ORDER ID:		DRAWING TITLE:		
				CHECKED BY:		RDR		APEX 2.1 53L10 x 80' 16' oc		SO# 11620			PROJECT LAYOUT	
										WIDTH-MOUNT-FABRIC 53-L 10-220		SHEET NUMBER: ISO-1		
														PAGE NUMBER: 04 /13

NOTE:
HDG PURLINS
HDG HARDWARE (BUILDING & ENDS)
HDG ESS



APEX 2.1 53L10	16' BAY	
	PART #	LENGTH
C1 CABLE	C05TT233G	233"
C2 CABLE	C05TT231G	231"
C3 CABLE	C05TT223G	223"

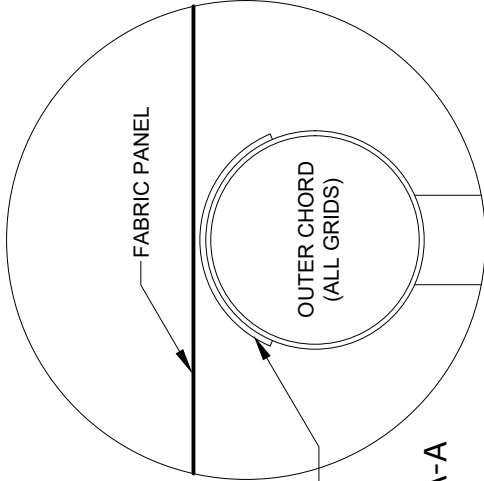
TRUSS COMPONENTS FOR APEX 2.1 - 53L10

LOCATION	ITEM #	PART #	QTY.	DESCRIPTION	O/C	I/C	WEB
INTERIOR	1	118	1	SECTION - APEX 2.0 - 53W PEAK - COMMON		10GA.	
	2	9046	2	SECTION - AP2.1 - 53W - COMMON		10GA.	1-1/4" 10GA.
	3	6960	2	SECTION - A24.1 - 65W/70W/72W/82W - HEAVY - COMMON		10GA.	1-1/4" 14GA.
	4	6327	2	LEG - A24.1 - 65W/72W - L10 - COMMON		10GA.	1-1/4" 14GA.
	5	849	1	SECTION - APEX 2.0 - 53W PEAK - END		10GA.	
END	6	9047	2	SECTION - AP2.1 - 53W - END		10GA.	1-1/4" 10GA.
	7	6956	2	SECTION - A24.1 - 65W/70W/72W/82W - END		10GA.	1-1/4" 14GA.
	8	9044	1	LEG - A24.1 - 65W/72W - L10 - LEFT END		10GA.	1-1/4" 14GA.
	9	9045	1	LEG - A24.1 - 65W/72W - L10 - RIGHT END		10GA.	1-1/4" 14GA.

CABLE LEGEND		DESCRIPTION
ITEM		
	CROSS CABLE 5/16"	
BRACING LEGEND		DESCRIPTION
ITEM		
X	=	CROSS CABLE 5/16"
P1	=	BRACED BAY PURLIN - 3-1/2" DIA. X 14 GA.
P2	=	UNBRACED BAY PURLIN - 2-7/8" DIA. X 14 GA.



THERMA TAPE - APPLY
GROUND TO GROUND,
APPLY ON TOP OF
COUPLER PROTECTORS



DETAIL A-A

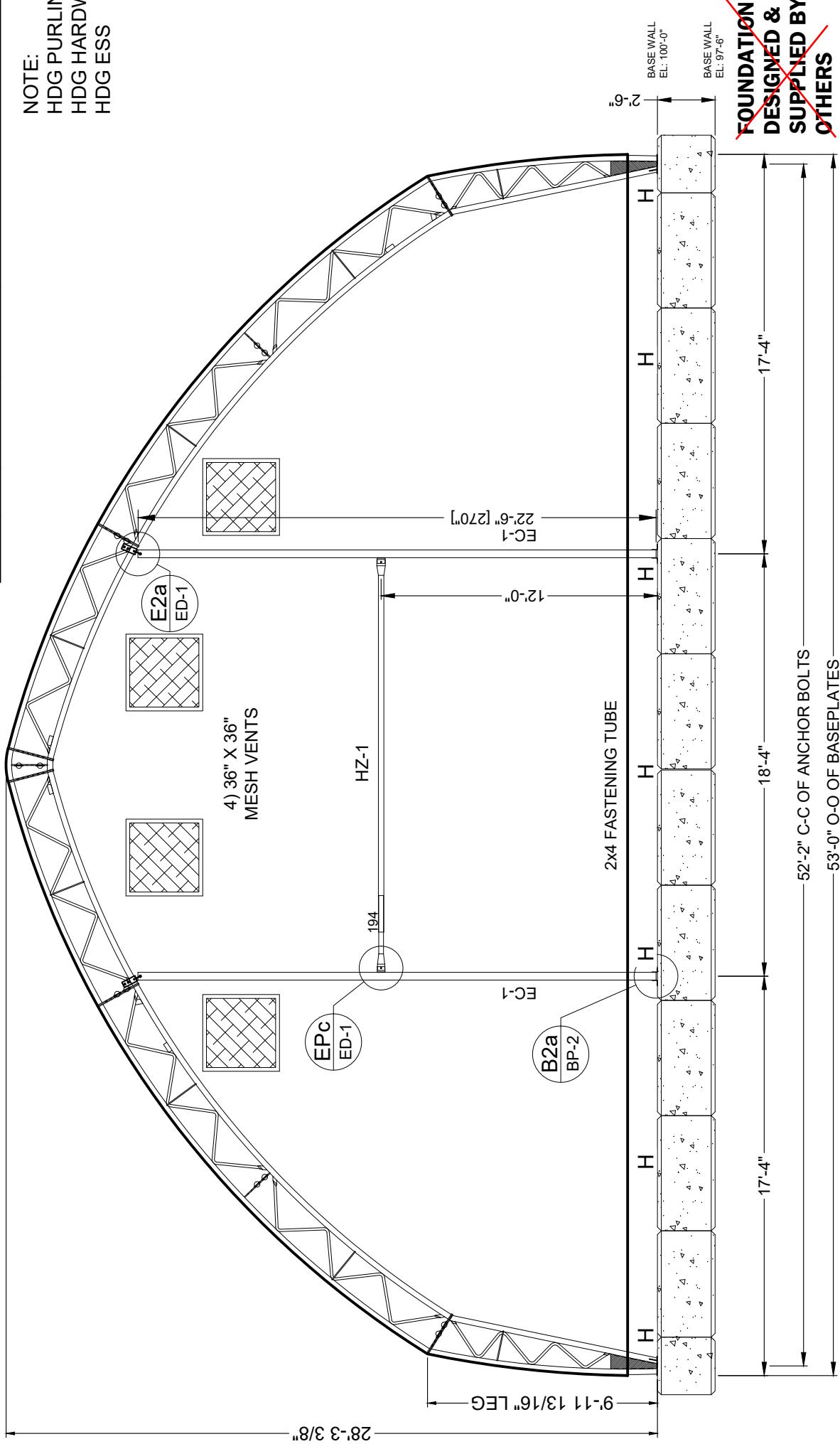
		TF: 800-407-5846 www.britespanbuildings.com		REV # 0		CR #	DESCRIPTION: ISSUED FOR CONSTRUCTION	DATE: 25 NOV 2024					
THIS DRAWING IS PROPERTY OF BRITESPAN BUILDING SYSTEMS INC.. ANY REPRODUCTION IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF BRITESPAN BUILDING SYSTEMS INC. IS PROHIBITED. THIS DRAWING IS NOT TO SCALE UNLESS OTHERWISE NOTED.				DRAWN BY: NLW		PROJECT: APEX 2.1				ORDER ID: SO# 11620		DRAWING TITLE: PURLIN & X-CABLE LAYOUT	
				CHECKED BY: RDR		53L10 x 80' 16' OC		WIDTH-MOUNT-FABRIC 53-L10-220		SHEET NUMBER: PU-1		PAGE NUMBER: 05 / 13	
				DEALER: GREYSTONE CONSTRUCTION 2995 WINNERS CIRCLE DRIVE SHAKOPEE, MN. 55379		CUSTOMER: CITY OF DULUTH 105 N 40TH AVE W DULUTH, MN. 55807		PROFESSIONAL ENGINEER I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.					
				Print Name: BALJEET SINGH JONJUA		Signature: [Signature]		Date: 11/27/24		License #: 60924			

NOTES:

- 1. ENDWALL AS VIEWED FROM OUTSIDE
- 2. "H" DENOTES BLOCK WINCH & STRAP FOR FASTENING TUBE
- 3. EC VERTICAL LOCATION DIMENSIONS ARE TO THE CENTRELINE OF MEMBERS
- 4. FIELD DRILL HSS AS REQUIRED

ITEM #	QTY.	PART #	LENGTH	DESCRIPTION
EC-1	2	2408	270"	HSS- VERTICAL- 4" X 6" X 3/16"- .3" CENTRES
-	2	162	-	BRKT- 6" DEEP HSS TOP SADDLE- 2-7/8" CHORD
-	4	2407	-	HEADER/ BASE ANGLE- 4" X 6" HSS - 3" CENTRES
HZ-1	1	1528 / 1530	39 & 194	1528-39 (2 1/2 - 14GA) + 1530-194 (2 7/8" 14GA) HDG
-	2	195	-	BRKT - ESS HORIZ. ANGLE

NOTE:
HDG PURLINS
HDG HARDWARE (BUILDING & ENDS)
HDG ESS



~~FOUNDATION
DESIGNED &
SUPPLIED BY
OTHERS~~
FOUNDATION
INCLUDED IN
THIS PLAN SET

GRIDLINE 1 - END 1



TF: 800-407-5846
www.britespanbuildings.com

THIS DRAWING IS PROPERTY OF BRITESPAN BUILDING SYSTEMS INC.. ANY REPRODUCTION IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF BRITESPAN BUILDING SYSTEMS INC. IS PROHIBITED. THIS DRAWING IS NOT TO SCALE UNLESS OTHERWISE NOTED.

DRAWN BY:
NLW
CHECKED BY:
RDR

DEALER:

GREYSTONE CONSTRUCTION
2995 WINNERS CIRCLE DRIVE
SHAKOPEE, MN. 55379

DATE:

25 NOV 2024

DESCRIPTION:

ISSUED FOR CONSTRUCTION

REV #

0

CUSTOMER:

CITY OF DULUTH
105 N 40TH AVE W
DULUTH, MN. 55807

PROFESSIONAL ENGINEER

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Print Name: **BALJEET SINGH JONJUA**

Signature: *[Signature]*

Date: **11/27/24** License # **60924**

DRAWING TITLE:

ENDWALL 1 LAYOUT

ORDER ID:

SO# 11620

WIDTH-MOUNT-FABRIC
53-L10-220

SHEET NUMBER:

EW-1

PAGE NUMBER:

08 /13

PROJECT:

APEX 2.1

53L10 x 80'

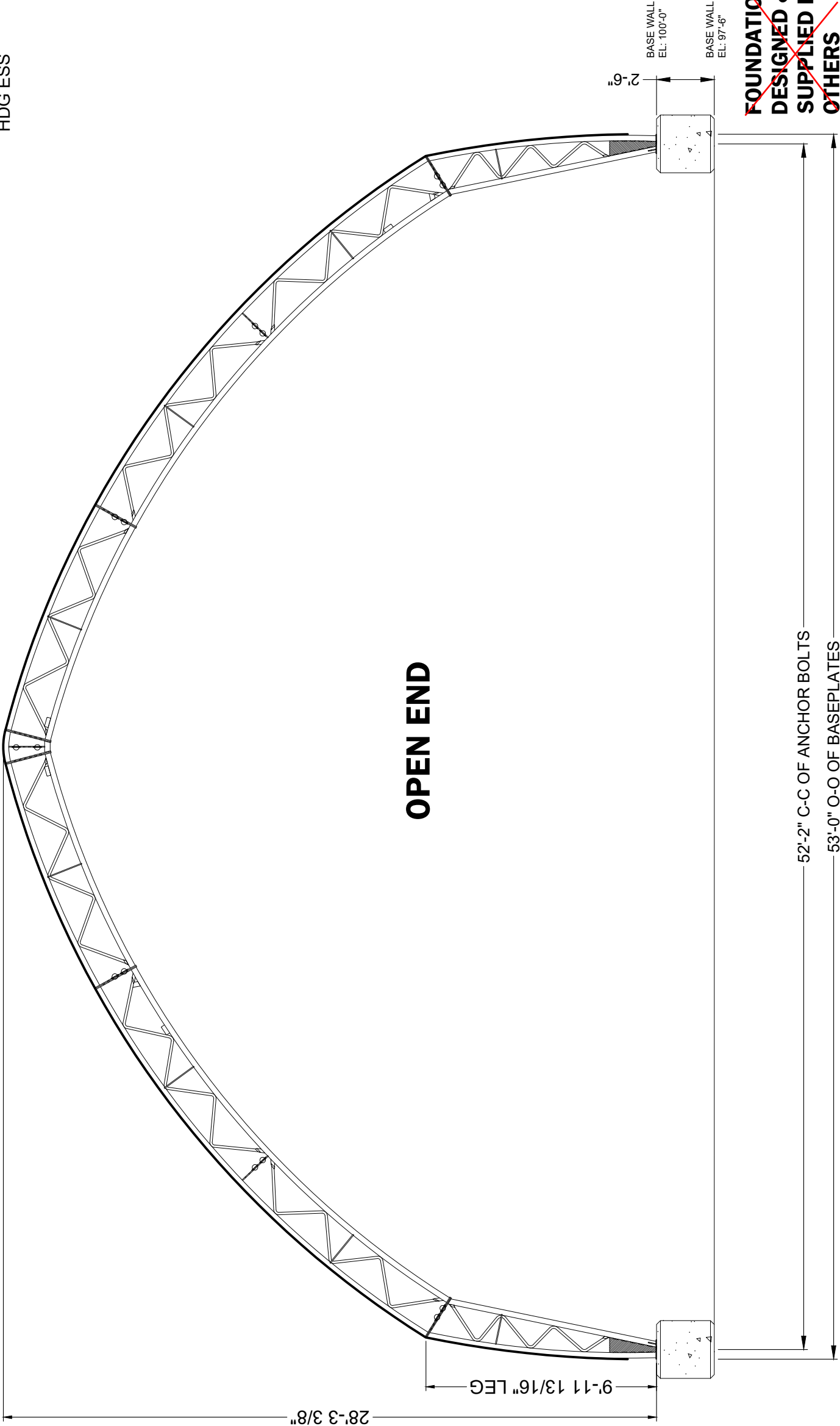
16' oc



Construction Services & Inspections
Reviewed For Code Compliance
MSBC 2020
Armella Bjoid 07/07/2025

NOTES:
1. ENDWALL AS VIEWED FROM OUTSIDE

NOTE:
HDG PURLINS
HDG HARDWARE (BUILDING & ENDS)
HDG ESS



~~FOUNDATION
DESIGNED &
SUPPLIED BY
OTHERS~~

FOUNDATION
INCLUDED IN
THIS PLAN SET



GRIDLINE 6 - END 2

 TF: 800-407-5846 www.britespanbuildings.com		REV #	CR #	DESCRIPTION:	DATE:	DEALER:	CUSTOMER:		PROFESSIONAL ENGINEER	
THIS DRAWING IS PROPERTY OF BRITESPAN BUILDING SYSTEMS INC. ANY REPRODUCTION IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF BRITESPAN BUILDING SYSTEMS INC. IS PROHIBITED. THIS DRAWING IS NOT TO SCALE UNLESS OTHERWISE NOTED.		0		ISSUED FOR CONSTRUCTION	25 NOV 2024	GREYSTONE CONSTRUCTION 2995 WINNERS CIRCLE DRIVE SHAKOPEE, MN. 55379	CITY OF DULUTH 105 N 40TH AVE W DULUTH, MN. 55807		I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.	
						PROJECT: APEX 2.1 53L10 x 80' 16' oc	ORDER ID: SO# 11620	DRAWING TITLE: ENDWALL 2 LAYOUT	Print Name: <u>BALJEET SINGH JONJUA</u>	
							WIDTH-MOUNT-FABRIC 53-L10-220	SHEET NUMBER: EW-2	Signature: <u>[Signature]</u>	
									Date: <u>11/27/24</u> License # <u>60924</u>	



PLVAR-2508-0010

Variance to Shoreland Setback
010-4680-01265

Legend

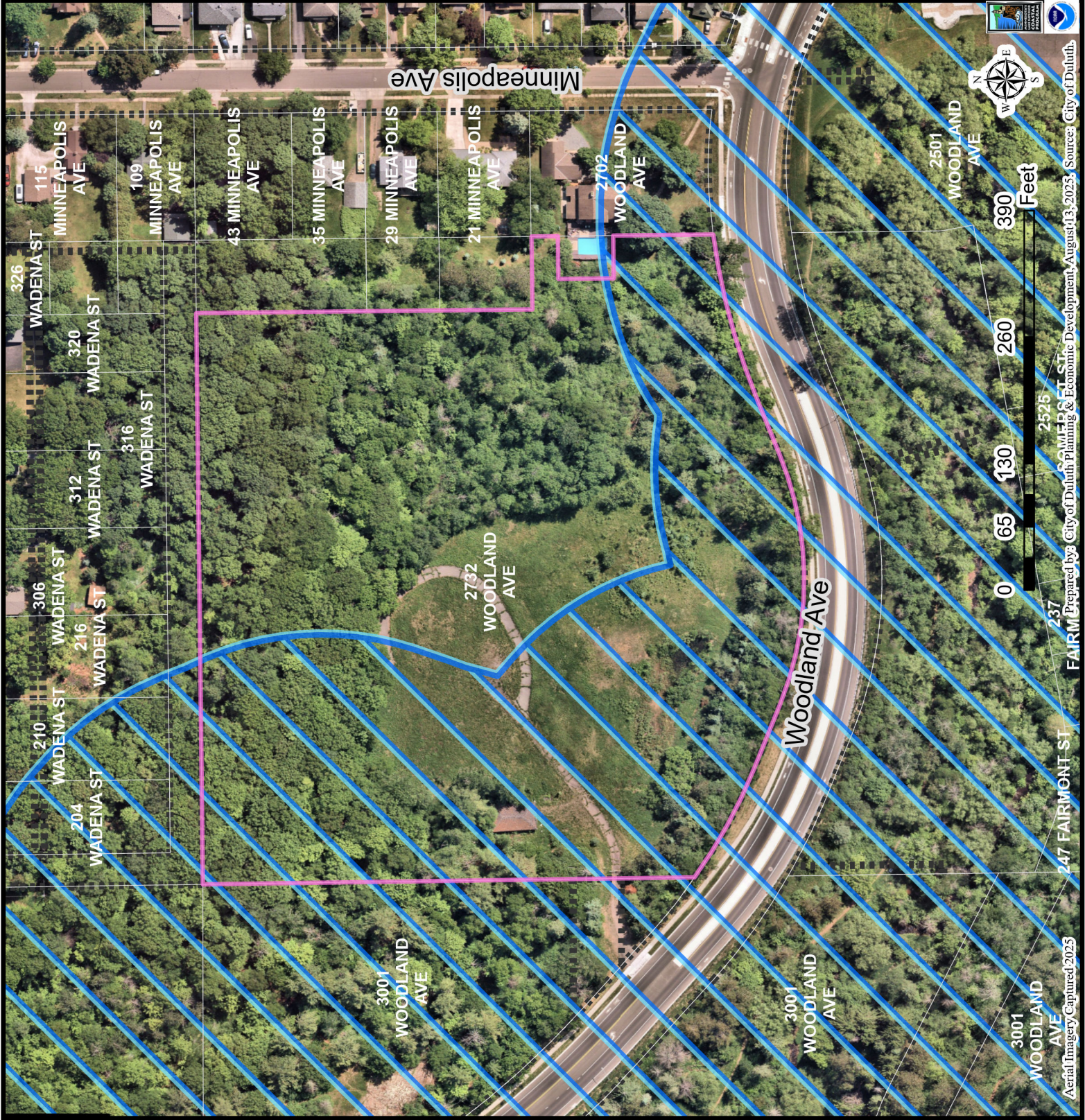
 County Parcel Data

 Road or Alley ROW

Shoreland Overlay Zone

 Cold Water

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.



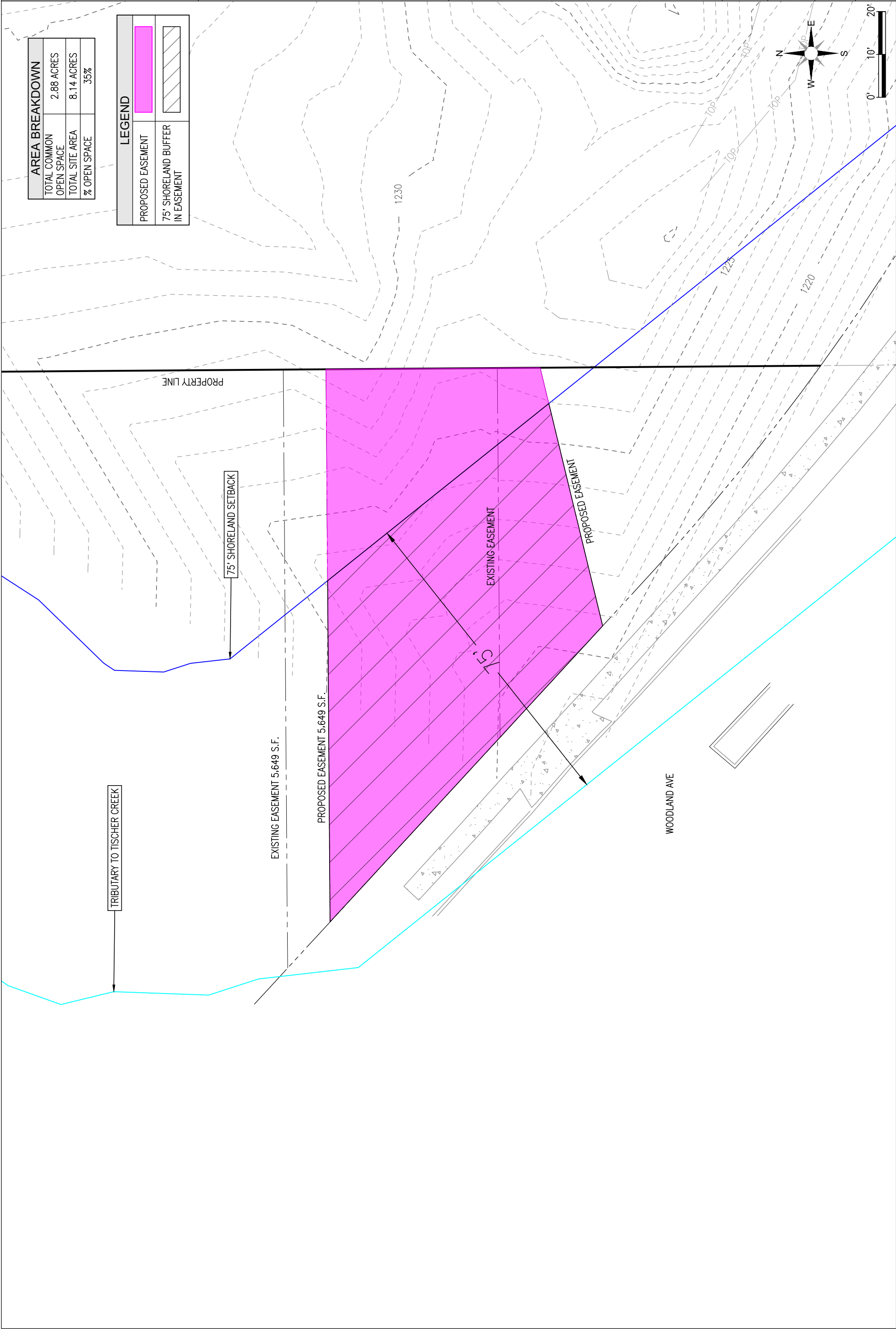
Aerial Imagery Captured 2023

247 FAIRMONT ST

FAIRMONT ST

2525 FAIRMONT ST

City of Duluth Planning & Economic Development, August 13, 2025. Source: City of Duluth.





PLVAR-2508-0011

Variance to Shoreland Setback
2223 W 22nd St

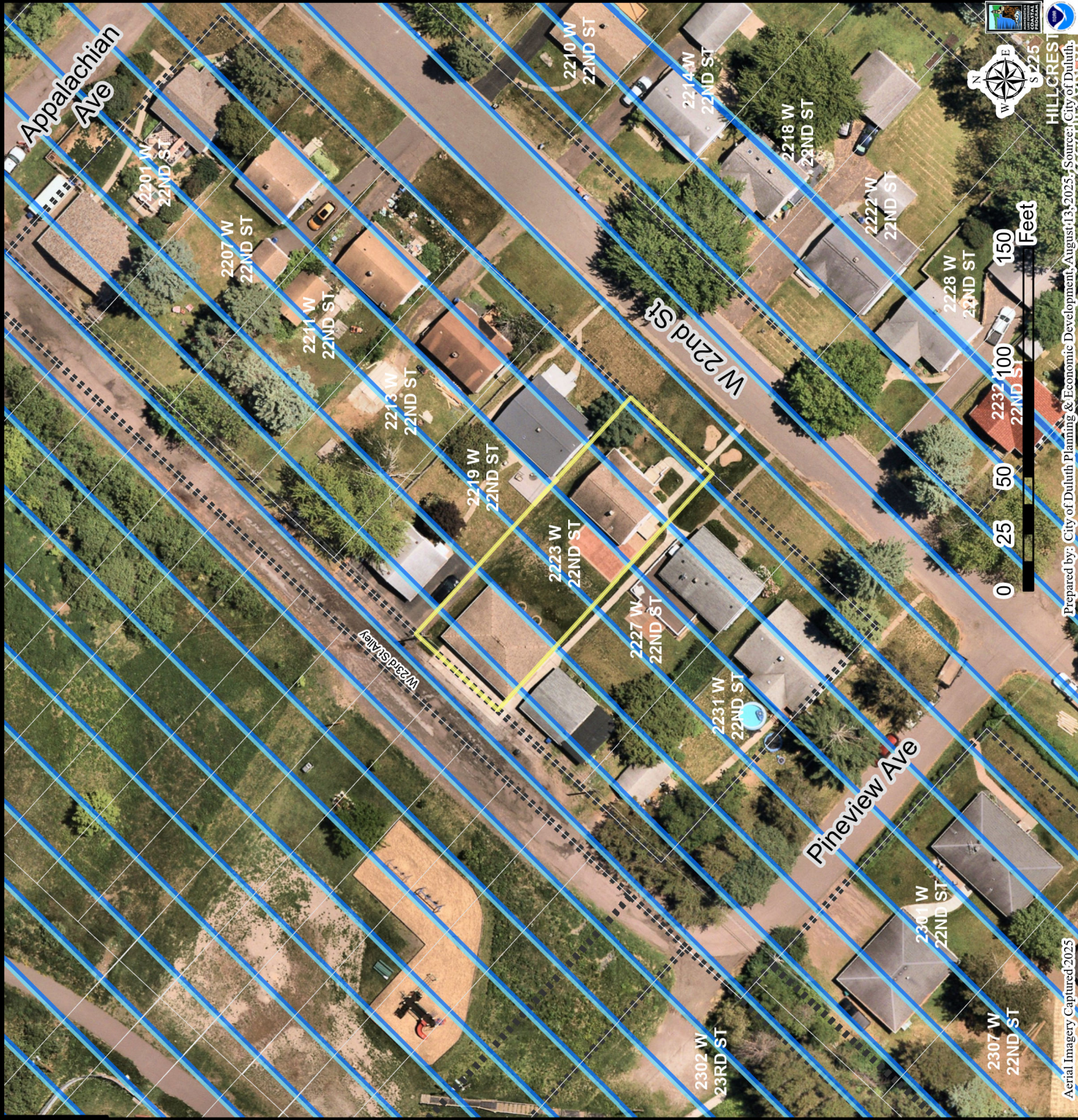
Legend

County Parcel Data

Road or Alley ROW

Shoreland Overlay Zone

Cold Water



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.



CLIENT COMMENTS:

GENERAL NOTES:

- EXISTING HOME & STRUCTURE SHOWN IN GRAY.
- PROPERTY DIMENSIONS ROUNDED TO THE NEAREST FOOT.
- DIMENSIONS FROM PROPERTY LINES TO NEW & EXISTING STRUCTURES ROUNDED TO THE NEAREST FOOT.

- NOTE:**
- NEW DECK AND STAIRS TO BE ADDED (OUTLINED IN BLUE).
 - ALL OTHER EXISTING ITEMS & FEATURES TO REMAIN UNCHANGED.

NO	REVISION	DRWN	DATE
1	ISSUED FOR CONSTRUCTION	STAT	05.29.25

SCALE:	1" = 10'-0"	CLIENT:	ALLMON
DESIGNED BY:	STAT	DATE:	05.29.25
UPDATED & RE-ISSUED:		PROJECT:	DECK ADDITION
CHECKED BY:		LOCATION:	2223 WEST 22ND ST, DULUTH, MN. 55811
DESIGNED BY:		SHEET NAME:	SITE PLAN

REVISION	SHEET NO.
1	
A-01	



1 SITE PLAN
1" = 10'-0"

2223 WEST 22ND ST. DULUTH, MN. 55811