



COLUMBIA HEIGHTS - FIRE DEPARTMENT -

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April 2, 2026

Ursula,

Thank you for the opportunity to review the requested temporary vacation of easements for the property located at 1515 44th Avenue NE (former Royce Place site).

Based on review of the submitted application and supporting survey materials, the Fire Department provides the following comments:

Summary

The Fire Department does not object to the proposed easement vacation, provided that compliant fire apparatus access is maintained during redevelopment and is included in the final site configuration.

Conditions

- Existing fire access must not be reduced or eliminated.
- A temporary fire access plan is required prior to easement vacation and must meet Fire Code standards.
- The final site plan must include a compliant fire lane and/or access easement with adequate building access and turning movements.
- Required fire access easements must be reestablished prior to building permit issuance.
- Ongoing coordination with the Fire Department is required through site design and approval.

Conclusion

The request is acceptable under the above conditions. Please include these comments in the review packet.

Regards,

Daniel O'Brien
Fire Chief