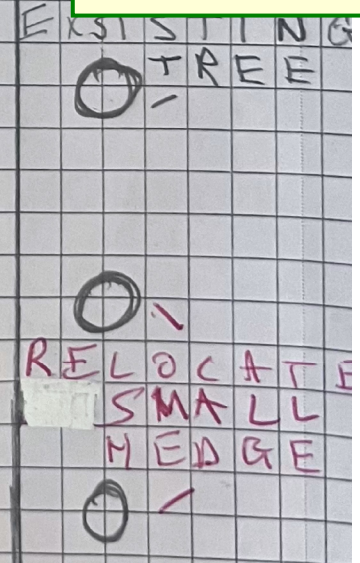


36.5  
35.5  
35.3  
68  
3,600 SQFT  
35.5  
35.5  
35.9  
26%  
BX16  
COVD PATIO  
37.92  
37.76  
5.0' (35.4)  
20%  
16.0  
#  
FF OR TOF  
COPPERLEAF  
D712 FF  
ELEV. A  
FOOTPRINT=1,525  
HOUSE HEIGHT=29.3  
2-STORY  
35.0  
33.9  
(71.30)  
34.9  
44.0  
18%  
34.4  
2%  
1  
4.7  
23  
37.78  
36.25  
COVD  
PORCH  
11.5  
37.55  
33.5  
5.0  
19%  
5.0  
34.4  
WALK  
CO  
40' 19.0'  
33.46' U.E.



need to know how the proposed stairs work (lead down to the basement?) If so, the drainage will be an issue

## Caitlyn Mars

---

**From:** Mitch Maulik  
**Sent:** Friday, May 2, 2025 10:38 AM  
**To:** Brant Love; Caitlyn Mars  
**Subject:** RE: Referral -121005 Radcliff Pl Aurora CO - Side setback variance- Side entry( BLD-2024-00008 ) - FIRE DEPT REFERRAL - PUBLIC HEALTH

Brant,

I have had many discussions with this customer and told him that we cannot verify building code compliance with his proposed variance until it is submitted for a building permit.

If the request for the variance is to proceed, the Building Division would request that as a requirement of the variance, an approved Building Permit must be approved and issued. If the building permit cannot be issued due to code compliance issues, any variance should be retracted.

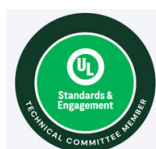
Thank you,

**MITCH MAULIK**

Deputy Building Official, M.E.  
Plans Examiner Manager  
ICC Committee Member ISPSC  
Public Works and Development-Building Division  
6924 S Lima St., Centennial Co 80112  
O: 720-874-6536 | M: 720-527-9435  
Arapahoeco.gov  
[Facebook](#) | [Twitter](#) | [Instagram](#) | [Nextdoor](#) | [Youtube](#)



**ARAPAHOE COUNTY**



---

**From:** Brant Love <BLove@arapahoegov.com>  
**Sent:** Friday, May 2, 2025 10:29 AM  
**To:** Mitch Maulik <MMaulik@arapahoegov.com>  
**Subject:** FW: Referral -121005 Radcliff Pl Aurora CO - Side setback variance- Side entry( BLD-2024-00008 ) - FIRE DEPT REFERRAL - PUBLIC HEALTH

Caitlyn asked me to forward you this..

Thank You



**Brant Love**

Zoning Inspector  
Public Works & Development  
6924 S Lima St. | Centennial, CO 80112  
Direct Line: 720-874-6712 - Zoning: 720-874-6711  
[www.arapahoegov.com](http://www.arapahoegov.com)



***Please Note: Under the Colorado Open Records Act (CORA), messages sent by or to me on this Arapahoe County owned e-mail account may be subject to public disclosure.***

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**From:** Brant Love  
**Sent:** Tuesday, April 22, 2025 2:49 PM  
**To:** Brant Love <[BLove@arapahoegov.com](mailto:BLove@arapahoegov.com)>  
**Subject:** Referral -121005 Radcliff Pl Aurora CO - Side setback variance- Side entry( BLD-2024-00008 ) - FIRE DEPT REFERRAL - PUBLIC HEALTH

Dear Referral Partner,

Arapahoe County Zoning staff are currently reviewing an application for a Side Setback variance for a side entry. We are seeking referral comments, and you are bcc'd on this message. Comments are due to me no later than **April 29, 2025, at 4:30 PM**. Please provide your response and comments by replying to this email. If you have no comments, please also respond to this email with a statement of "No comments". See attached documents.

The purpose of this project is for an - 21005 Radcliff Pl Aurora CO - Side setback variance- Side entry( BLD-2024-00008



Thank you



**Brant Love**

Zoning Inspector

Public Works & Development

6924 S Lima St. | Centennial, CO 80112

Direct Line: 720-874-6712 - Zoning: 720-874-6711

[www.arapahoegov.com](http://www.arapahoegov.com)



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## Brant Love

---

**From:** Land Use  
**Sent:** Thursday, April 24, 2025 8:12 AM  
**To:** Brant Love  
**Subject:** RE: Referral -121005 Radcliff PI Aurora CO - Side setback variance- Side entry( BLD-2024-00008 ) - FIRE DEPT REFERRAL - PUBLIC HEALTH

No comments.

Thanks, Brant!

---

**From:** Brant Love <BLove@arapahoegov.com>  
**Sent:** Tuesday, April 22, 2025 2:49 PM  
**To:** Brant Love <BLove@arapahoegov.com>  
**Subject:** Referral -121005 Radcliff PI Aurora CO - Side setback variance- Side entry( BLD-2024-00008 ) - FIRE DEPT REFERRAL - PUBLIC HEALTH

Dear Referral Partner,

Arapahoe County Zoning staff are currently reviewing an application for a Side Setback variance for a side entry. We are seeking referral comments, and you are bcc'd on this message. Comments are due to me no later than **April 29, 2025, at 4:30 PM**. Please provide your response and comments by replying to this email. If you have no comments, please also respond to this email with a statement of "No comments". See attached documents.

The purpose of this project is for an - 21005 Radcliff PI Aurora CO - Side setback variance- Side entry( BLD-2024-00008

Thank you



**ARAPAHOE COUNTY**

**Brant Love**

Zoning Inspector  
Public Works & Development  
6924 S Lima St. | Centennial, CO 80112  
Direct Line: 720-874-6712 - Zoning: 720-874-6711  
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# **SOUTH METRO FIRE RESCUE**

## **FIRE MARSHAL'S OFFICE**

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Brant Love, Zoning Inspector  
Arapahoe County Public Works  
6924 S. Lima St, Centennial CO 80112  
720-874-6651  
BLove@arapahoegov.com

Project Name: 121005 Radcliff Place – Side setback variance  
Project File #: **BLD-2024-00008**  
S Metro Review # REFOTH25-00079

Review date: April 24, 2025

Plan reviewer: Jeff Sceili  
720-989-2244  
[Jeff.Sceili@Southmetro.org](mailto:Jeff.Sceili@Southmetro.org)

**Project Summary:** Variance request for a new side entrance

Code Reference: 2021 Fire Code Edition, 2021 Building Code Edition

South Metro Fire Rescue (SMFR) has reviewed the above project and has no objections to the proposed improvements