

Pikes Peak Regional Building Department
2880 International Circle
Colorado Springs, Colorado 80910

LICENSING COMMITTEE MEETING MINUTES

November 13, 2025 – Thursday – 9:00 a.m.

MEMBERS PRESENT: Chair Steve Lepine, Building Contractor A, B or C
Vice Chair Toby Conquest, Mechanical Contractor A
Scott Schuster, Architect
Dave Rojewski, Building Contractor A
Maria Miller, Business Banker

MEMBERS ABSENT: Trevit Smith, Building Contractor C
Andrew Haggard, Citizen-at-Large

PPRBD STAFF: Virginia Koulchitzka, Regional Building Attorney
Jay Eenhuis, Deputy Building Official - Plans
John Welton – Deputy Building Official (*Appearing virtually*)
Adam Leonard, Licensing Supervisor
Luke Sanderson, Non-Compliance Supervisor
DeLisa Jackson, Executive Administrative Assistant

PPRBD STAFF ABSENT: Roger Lovell, Regional Building Official

PROCEEDINGS:

The Licensing Committee meeting was conducted in a hybrid forum, allowing Committee members, Department staff, and the public to attend in person at the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs, Colorado 80910, Boardroom on the main level, or virtually through Microsoft Town Hall. Sufficient and timely access to the public to observe the meeting was made available at:

<https://www.pprbd.org/Information/Boards>.

1. CALL TO ORDER: DETERMINATION OF A QUORUM

Chair Steve Lepine called the Licensing Committee meeting to order at 9:00 a.m.

2. CONSIDERATION OF OCTOBER 9, 2025, LICENSING COMMITTEE MEETING MINUTES

A motion was made by Toby Conquest to **APPROVE** October 9, 2025, Licensing Committee meeting minutes, as written; seconded by Scott Schuster; the motion carried unanimously.

3. **LICENSING VARIANCE(S) AND APPEAL(S)**

There were no Licensing Variance(s) and Appeal(s).

4. **CONTRACTOR COMPLAINT(S)**

- a) A complaint has been brought against Brandon Jeffrey Price, Examinee, S&R Eagle Services LLC, by Cerissa Cheffy for work performed at 622 Santa Fe Street, Colorado Springs, Colorado, prior to obtaining required permits(s) specific, but not limited, to a garage demolition, construction of a retaining wall, and the setting of a tiny home on permanent foundation in violation of Sections RBC105.1 and RBC201.11.3, Nos. 1, 5 and 6, Pikes Peak Regional Building Code, 2023. This work, as performed, required resulting inspections(s) by the Department.

*This Agenda Item was heard out of order due to lack of appearance by the complaining party and Examinee, Brandon Jeffrey Price. A motion was made by Toby Conquest to **MOVE** Agenda Item 4.a) to the end of Agenda Item 4; seconded by Maria Miller; the motion carried unanimously.*

Cerissa Cheffy appeared virtually; however, she joined late. Brandon Jeffrey Price, Examinee, S&R Eagle Services LLC, did not appear. Owners/co-owners Roberto Luevano and Sara Luevano appeared in-person. They represented the Examinee had a family emergency; notwithstanding, they had authority to represent him and the company. They refused consideration for continuance. As a result, all parties were sworn in.

Luke Sanderson advised the Committee that Regional Building Department received a complaint that S&R Eagle Services LLC performed work without the proper permit(s) in place, specific to wrecking a garage and constructing a retaining wall as well as future foundation to set a tiny home.

Adam Leonard provided history on S&R Eagle Services LLC; it has been operating since July 13, 2023. During that time, they have obtained 102 permits: 92 finalized, 6 open, 4 voided, and 0 in A-status. On February 21, 2025, the company notified Contractor Licensing their license holder, Jason Davis, was no longer employed, triggering a 30-day grace period under Section RBC201.9 to obtain a new licensee. On March 21, 2025, Brandon Jeffrey Price applied for an A license, and Jason Davis's C-license (limited to no ground-up construction) was inactivated the same day. Brandon Jeffrey Price's license was approved on May 21, 2025, but locked pending resolution of 19 A-status permits, which he assumed responsibility for on July 22, 2025. After he finalized those permits, Brandon's license was unlocked.

Luke Sanderson stated the concrete work present on the site is a slab, not a foundation, because it has no structural elements such as stem walls or footings. As a result, it qualifies as concrete flatwork, which is not regulated or permitted under the building code unless a structure is placed on it. Temporary and permanent sets require review and approval. However, if the tiny home is classified and registered as a recreational vehicle (RV) and remains on its wheels, it does not require a building permit.

Roberto Luevano stated the company normally obtains permits for all their projects; they intended to do so here once the tiny home arrived; however, he stated he did not know that demolition of the garage required a permit, and he acknowledges the retaining wall currently exceeds the 48-inch limit by three inches. The plan was to lower the wall height to within code requirements when the tiny home was delivered, and additional permits for electrical, plumbing, or sewer would have been obtained later. Committee members asked if the company would have handled the sewer/septic connections, and Luevano confirmed they would have used a registered subcontractor for that work.

Jay Eenhuis, Deputy Building Official – Plans, stated retaining wall regulations under Section RBC 105.2.1 not exceeding 4 feet in height (measured from lower grade to upper grade) do not require a permit, unless they support a surcharge or impound certain liquids. Fences on top of the retaining wall also do not require a permit if less than 7 feet tall from grade, and the measurement of 48 inches is from the lower soil grade to the upper soil grade, not including any slab or structure above it. Mr. Luevano stated the retaining wall was not yet 100% completed.

Committee member Toby Conquest asked Ms. Cheffy whether the tiny home would be placed permanently or temporarily on the property. She understood from S&R Eagle Services that the tiny home would remain on the trailer (i.e., temporarily), and based on her discussion with city planning, this would not be allowed within city limits. She stated that S&R Services LLC advised her it would be allowed to stay on the trailer, but proper consultation with city planning should have occurred.

Sara Luevano, co-owner of S&R Eagle Services LLC, stated based on the contract, it was not meant to be permanent, and it is considered as an RV.

A motion was made by Toby Conquest to place a **ONE-YEAR INCIDENT REPORT** in Brandon Jeffrey Price, Examinee, and S&R Eagle Services, LLC' files; seconded by Scott Schuster; the motion carried unanimously.

Ms. Koulchitzka advised the parties of their appeal rights in accordance with Section RBC101.7 of the Code. Further, she stated the Department retains authority, pursuant

to Section RBC103.12 of the Code to issue administrative fines; the Department retains such right, and fine(s) may be imposed.

- b) A complaint has been brought against Grant Schneider, Examinee, Priority Drain and Sewer, dba Priority Plumbing and Heating, by Vaughn Villarreal for work performed at 2955 Inspiration Drive, Colorado Springs, Colorado, prior to obtaining required permit(s) in violation of Sections RBC105.1 and RBC201.11.3, Nos. 1, 5 and 6, Pikes Peak Regional Building Code, 2023 Edition. This work, as performed, required permit(s) and resulting inspection(s) by the Department. Further, specific to Priority Drain and Sewer, LLC, dba Priority Plumbing and Heating, appearance is required in accordance with Section RBC201.11.3, No. 7 of the Code.

Vaughn Villarreal did not appear. Grant Schneider appeared in-person. Paul Rachal, Master Plumber and Technician, Priority Drain and Sewer, dba Priority Plumbing and Heating, also appeared in person. Both were sworn in.

Ms. Koulchitzka advised the Committee they have authority to proceed with hearing the complaint. Even if the complaining party is absent, the Department has a verified complaint or record with supporting documentation. The two gentlemen appearing c/o Priority Drain and Sewer, dba Priority Plumbing and Heating, are appearing voluntarily and submitting to the jurisdiction of the Committee.

Adam Leonard was sworn in and provided the license status on Priority Drain and Sewer, dba Priority Plumbing and Heating. The company has been in business since on or about March 6, 2020. They have had a total of 247 permits, 189 finalized, one is open, 44 are voided, and 13 are in A-status. Mr. Leonard stated Grant Schneider's Plumbing A-Registration was administratively revoked due to being 180-days expired per Section RBC201.10.4.

Luke Sanderson was sworn in. Mr. Sanderson stated the reason for the complaint today is due to work being performed without the appropriate permit(s). Work was performed at 2955 Inspiration Drive specific to a water heater expansion tank.

Ms. Koulchitzka asked Mr. Sanderson if it is true according to complaint documents that an invoice with a completed date was issued to the complaining party for the subject work by Priority Drain and Sewer, dba Priority Plumbing and Heating, on August 15, 2025, and the work described in the subject invoice is installation of an expansion tank on a water heater. Mr. Sanderson stated that is correct.

Priority Drain and Sewer, dba Priority Plumbing and Heating, has a Two-Year Incident Report of record as of October 10, 2024, which is still current and outstanding.

Grant Schneider, former Plumbing A Registrant, Priority Drain and Sewer, was renewed with Regional Building Department on March 28, 2024. His registration's renewal came due on April 30, 2025. Notwithstanding a grace-period of six-months to renew the registration, which would have expired on October 28, 2025, Mr. Schneider did not renew such. As a result, the registration for Grant Schneider currently stands administratively revoked with Regional Building Department. It requires reapplication and evaluation.

Mr. Schneider testified he is not the licensed/registered holder and no longer works for Priority Drain and Sewer, dba Priority Plumbing and Heating; however, he was working for the company at the time of the project, but he did not have knowledge of the specific project. Mr. Rachal testified he does not have a current, active registration with Regional Building Department and understands one is required to do work in the jurisdiction of the Department. He believed the license holder is in the Denver office but could not provide the name of the licensee. Mr. Leonard advised the Committee Mr. Rachal is not an authorized associate of Priority Drain and Sewer.

Ms. Koulchitzka advised the Committee because of the voluntary appearance from both Mr. Schneider and Mr. Rachal, they have authority to hear the complaint.

Mr. Rachal stated the water heater was already installed at 2955 Inspiration Drive prior to Priority Drain and Sewer, dba Priority Plumbing and Heating, becoming involved; the company had no knowledge of any permitting for the water heater installation, nor was a permit ever discussed with the customer. He was the one to complete the job. The work was limited to installing an expansion tank and adjusting existing venting, which required labor only and no new parts. After completing the work, the customer confirmed that the needed items from the home inspection were resolved, paid for the service, and the job was closed.

Luke Sanderson stated permits are required for installing a 2-gallon expansion tank. For the venting, no mechanical permit is needed if it is only adjusted without removal. However, the invoice described venting as being removed and reinstalled, which would require a mechanical permit. Mr. Rachal stated the venting was adjusted, and no new parts were installed or replaced.

A motion was made by Toby Conquest to place a **TWO-YEAR INCIDENT REPORT** in Grant Schneider's file; seconded by Dave Rojewski; Scott Schuster voted "nay"; the motion carried 3:1.

A motion was made by Toby Conquest to place a **SIX-MONTH SUSPENSION** in the file of Priority Drain and Sewer, dba Priority Plumbing and Heating; seconded by Dave Rojewski; Scott Schuster voted "nay"; the motion carried 3:1.

Ms. Koulchitzka advised the parties of their appeal rights in accordance with Section RBC101.7 of the Code. Further, she stated the Department retains authority, pursuant to Section RBC103.12 of the Code to issue administrative fines; the Department retains such right, and fine(s) may be imposed.

5. **CONSENT LICENSE REQUESTS**

Consent license requests will be acted upon as a whole unless a specific item is called for discussion by a Committee member or a citizen wishing to address the Committee.

Scott Schuster advised of a conflict regarding Building Contractor B-1 (Limited Commercial) Land & Form 'fka' Land & Form, Ltd – Constantine Raptis (Company Name or dba Chance) due to ongoing projects with the company.

A motion was made by Maria Miller to **APPROVE** the Consent License Request as written, except Building Contractor B-1 (Limited Commercial) Land & Form 'fka' Land & Form, Ltd – Constantine Raptis (Company Name or dba Chance); seconded by Toby Conquest; the motion carried unanimously.

Building Contractor A-2 (Commercial)

Legacy Construction Inc. - Jason Schreuders (Limitation of No Ground
Up Construction)

S2 Contracting LLC dba S2 Plumbing, S2 Electrical - William Neaves
(License Upgrade and Limitation of No Ground Up Construction)

Building Contractor B-1 (Limited Commercial)

DBS Construction 'fka' Dans Building Service - Dan Martin (Company Name or
dba Change)

Dynamic Trades, Inc. - Edwin Klein (Renewal Subject to an Administrative
Lock until all Administratively Closed Permits, if any, are Resolved)

Haley Dean, LLC - William Kalista (Renewal and Limitation of No Ground
Up Construction)

NTC Mazzuca Contracting, Inc. - Edward Dolson (Limitation of No Ground
Up Construction)

On Point Saliency, Inc. dba On Point Structures 'fka' On Point Saliency, Inc. –
Rodney Cruce (Company Name or dba Change)

Shout Construction LLC - Patrick Long

Building Contractor B-2 (Limited Commercial)

Grape Creek Restoration, LLC dba 911 Restoration of Colorado Springs
/Fremont County 'fka' C & S Construction, LLC - Adam Croft

(Renewal and Company Name or dba Change)

Parkway C&A, LP - Matthew Christensen (Company Changes Examinee)
Sunrise Construction Services, Inc. - Jeffery Walters (Renewal)

Building Contractor C (Homebuilder)

Aspen View Homes, LLC - Wesley Thompson (Company Changes Examinee)
Black Oak Homes & Design, Inc. dba Black Oak Homes - Agustin Munoz Torres
(Additional License)
Citadel Construction LLC 'fka' Citadel Construction - Joshua Rutzen (Examinee
Changes Company, Company Changes Examinee, and Company
Name or dba Change)
Home Repair Shop - Richard Vaughn (Renewal)
Integrity Construction, Ltd. dba Integrity Xteriors, Integrity Construction 'fka' Integrity
Construction, Ltd. dba Integrity Xteriors - Chatrick Clark Jr.
(Company Changes Examinee and Company Name or dba Change)
LGI Homes - Colorado, LLC - Luke Chwiedor (Company Changes Examinee)
Powell Unlimited, LLC dba Prestige Construction - Jesse Powell III
Property Claim Solutions, LLC dba PCS Residential, LLC. 'fka' Property Claim Solutions,
LLC - Richard Ross (Renewal, Company Name or dba Change, and
Additional License)
Rain Consulting LLC - Christian Glatz
Rio Grande Co. - Kevin Fields (Additional License and Limitation of No Ground Up
Construction)
Splash Kitchen and Baths LLC - James Wilkinson
Structure Custom Builds LLC 'fka' Structure Custom Builds - William Anner (Company
Name or dba Change)
TK Home LLC - Tyler Scheer

Building Contractor D - 1 (Exteriors)

Sonnens Contracting Inc - David Sonner (Renewal)

Building Contractor D - 1 (Fences)

Evans West, Inc. - Matthew Evans (Company Changes Examinee)

Building Contractor D - 1 (Roofing)

American Dream Home Improvement Inc dba Ameripro Roofing 'fka'
American Dream Home Improvement Inc dba Ameripro Roofing of
Colorado - Charles Lassiter (Company Name or dba Change)
Best Roof Roofing Company LLC - Dennis Miller (Renewal)
Bighorn Roofing and Exteriors, LLC - Roger Stringer (Renewal)
Captain Roofing Company - Spencer Larsen
Legacy Restoration, LLC - Steven Herzau

Liebler & Co dba L&L Contracting - Adam Liebler (Renewal)
Midstate Consulting Group, LLC dba Midstate Roofing Solutions - William Dove
One Touch Construction LLC - Noe Guevara Santamaria
Property Claim Solutions, LLC dba PCS Residential, LLC 'fka' Property Claim
Solutions, LLC - Richard Ross (Company Name or dba Change and
Additional License)
Rocky Mountain Goat Contracting LLC - Nestora Dominguez
Sentinel Roofers LLC - Gary Mick
Summit View Land & Home, Inc. dba Summit View Roofing 'fka' Summit
View Land & Home, Inc.- Robert Cupp (Company Changes Examinee
and Company Name or dba Change)
Viking Roofing LLC - Scot Sund (Examinee Changes Company)
Weddle Professional Roofing, Inc. dba Weddle and Sons, Inc. 'fka' Weddle
Professional Roofing, Inc.- Calder Sagen (Renewal, Company Changes
Examinee, Examinee Changes Company, and Company Name or dba
Change)
Winner Circle Ranch & Construction LLC - Stephanie Kimmel

Building Contractor D-1 (Siding)

Element Systems, LLC - Thomas Sedwick (Additional License)
Hoffman/Weber Construction, LLC - Joseph Hoffman (Additional License)

Building Contractor D-1 (Stucco)

D & H Plastering Co., Inc. - David Cleveland (Renewal)

Building Contractor D-3B (Limited Wrecking)

ZNJ Excavation Inc. - Jason Wallerstedt

Building Contractor D-5A (Signs)

Abundant Living Inc dba Signarama - Eric Gossage

Building Contractor E (Maintenance & Remodeling)

Integrity Roofing and Painting LLC - Leslie Upchurch (Additional License)
Laser Remodel & Construction LLC - Vincent Medina (Company Changes Examinee)

Mechanical Contractor – A (Commercial)

CoAir LLC 'fka' Covenant Air LLC - Joshua Collingwood (Company Name or
dba Change)
Coco's Mechanical Services LLC - Higinio Erives Jr.
Fix-It Group Intermediate Holdings, Inc. 'fka' Fix-It Group LLC - Maurice
McDonnell (Renewal and Company Name or dba Change)
Front Range Construction, Inc. dba M1 Mechanical - Andrew Rogers (Additional

License)

Mechanical Contractor - B (Residential)

1st Class Heating & Cooling, LLC - Peter Jason Uson (Renewal)
JG Heating and AC - Jordan Gabehart
Primary Air Home Services LLC - Dara Chhim (Examinee Changes
Company)

Mechanical Contractor – C-1 (Gas Piping)

Palmer Mechanical, LLC - Michael Braun (Renewal and Additional
License)

Heating Mechanic IV (HVAC Service Tech)

Corey Dale (Renewal)
Jason Hopper
Jose Deluna
Kyle Mason
Seth Alick

6. ITEMS CALLED OFF THE CONSENT CALENDAR

Building Contractor B-1 (Limited Commercial)

Land & Form ‘fka’ Land & Form, Ltd. - Constantine Raptis (Company Name or
dba Change)

With Scott Schuster’s recusal, a motion was made by Dave Rojewski to **APPROVE** the Building Contractor B-1 (Limited Commercial) License Request; seconded by Toby Conquest; the motion carried unanimously.

7. LICENSE REQUESTS CONSIDERED INDIVIDUALLY

Building Contractor C (Homebuilder)

Brightland Homes of Colorado, LLC - Wesley Huffines

Wesley Huffines appeared in person and was sworn in. Matt Burks, Director of Construction, appeared in person and was sworn in. Mr. Sanderson advised the Committee Brightland Homes of Colorado, LLC, are appearing before the Committee due to starting work without a license and permit specific to a project at 11092 Retreat Peak Drive.

Mr. Huffiness stated it was their understanding they had an active permit because the plan check fees were paid. Ms. Miller inquired what supporting documentation confirmed the permit was issued. Mr. Huffiness did not have any.

Regional Building Department staff confirmed no building permit has been issued, and Brightland Homes of Colorado LLC was not licensed with Regional Building Department in order to obtain a permit. Mr. Burks stated it was not intentional non-compliance but a misunderstanding. Mr. Sanderson advised the plans have been approved and released for permitting; the plan check fee paid was \$232.02.

A motion was made by Toby Conquest to **APPROVE** the License Requests Considered Individually for Building Contractor C (Homebuilder), Brightland Homes of Colorado, LLC – Wesley Huffines; seconded by Maria Miller; the motion carried unanimously

Ms. Koulitchzka advised the applicant the recommendation will be heard before the Board of Review, November 19th.

Building Contractor D – 1 (Roofing)

Joe's Roofing LLC dba Joe's Roofing and Construction – Ruben Valdez

Ruben Valdez appeared in person. Mr. Leonard stated in May of 2025, the Board of Review approved a D-1 roofing license for Ruben Valdez, Joe's Roofing LLC, dba Joe's Roofing and Construction, with a limitation of no more than five open permits at a time for a six-month period with a required personal appearance thereafter before the Licensing Committee. Mr. Valdez is appearing before the Committee to discuss removing the permit limitation. He has three total permits, two finalized, one open and waiting final inspection. Mr. Valdez is currently in good standing.

A motion was made by Dave Rojewski to **REMOVE** the limitation on Joe's Roofing LLC dba Joe's Roofing and Construction – Ruben Valdez's license; seconded by Toby Conquest; the motion carried unanimously.

8. UNFINISHED BUSINESS

The 2026 Board/Committee Schedule(s) was heard under Unfinished Business. Regional Building Department staff had requested moving the public meetings for Licensing Committee from the second Thursday to the second Wednesday of each month. However, a scheduling issue specific to the availability of the Hearing Room has come up; therefore, staff is withdrawing its request and keeping Licensing Committee public meetings on the second Thursday of each month beginning at 9:00 a.m.

9. NEW BUSINESS

No New Business.

10. ADJOURNMENT

Meeting adjourned @ 11:03 a.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Roger N. Lovell".

Roger N. Lovell
Regional Building Official
RNL/daj

Accommodations for the hearing impaired can be made upon request with a forty-eight (48) hour notice. Please call (719) 327-2989.

Pikes Peak Regional Building Department meeting agendas and minutes, as well as archived records, are available free of charge on the website at:
<https://www.pprbd.org/Information/Boards>. Audio copies of the record may be purchased by calling (719) 327-2989.