

# Pikes Peak Regional Building Department

2880 International Circle  
Colorado Springs, Colorado 80910

## BOARD OF REVIEW AGENDA

February 18, 2026 – Wednesday – 11:00 a.m.

### How to Observe the Meeting:

The Board of Review meeting will be conducted in a hybrid forum: In person at the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs, Colorado 80910, Room 100-14, and virtually through Microsoft Town Hall. Sufficient and timely access to the public to observe the meeting will be made available at:

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

### How to Comment on Agenda Items:

Before the meeting, you may email comments for items on the Agenda to: [john@pprbd.org](mailto:john@pprbd.org). During the meeting, those who wish to comment should submit their name, telephone number, and the Agenda item for comment via the live event Q&A, which Department staff will monitor and answer, as applicable.

1. **CALL TO ORDER: DETERMINATION OF A QUORUM**
2. **CONSIDERATION OF JANUARY 21, 2026, BOARD OF REVIEW MEETING MINUTES**
3. **CONSIDERATION OF TECHNICAL AND LICENSING COMMITTEE MEETING MINUTES**
  - a) Technical Committee Meeting Minutes of February 4, 2026, *except Agenda Item 5. e) where required additional information was not submitted by the applicant. This variance request will be noticed for re-appearance before the Technical Committee.*
  - b) Licensing Committee Meeting Minutes of February 12, 2026
4. **DECISION APPEALS**

**APPEAL PROCEDURE(S):** The Board of Review shall conduct a public hearing on the appeal. At the conclusion of the hearing, the Board of Review shall make appropriate findings and determine whether the Technical Committee's or Licensing Committee's decision, as applicable, shall stand, be overturned or modified. The Board of Review's decision shall be considered final agency action for all purposes under Colorado law.

The Board of Review may hear the appeal de novo or may limit the hearing to the issues identified in the notice of appeal. At the conclusion of the public hearing, the Board of Review shall determine whether there is substantial evidence in the record to support the Technical Committee's or Licensing Committee's decision, as applicable, and if so, then the decision must be affirmed. If

there is not substantial evidence in the record to support the Committee's decision, the Board of Review may overturn the decision or modify it.

- a) Appeal by the Regional Building Official, Pikes Peak Regional Building Department, of Licensing Committee's Recommendation on January 15, 2026, to Reduce Administrative Fine Imposition against Priority Drain & Sewer, dba Priority Plumbing & Heating
- b) Appeal of Denial of Variance Request: 17865 Pioneer Xing, Colorado Springs, Permit Q20546 – James Velarde, Premier Custom Decks LLC, requests a variance to Section RBC303.4.102, Pikes Peak Regional Building Code, 2023 Edition (the "Code"), based on Section RBC111.2.3, Item 2, of the Code, to allow heating elements within a patio enclosure, where prohibited.

**5. UNFINISHED BUSINESS**

**6. NEW BUSINESS**

**7. ADJOURNMENT**

**POST-ADJOURNMENT LUNCH**

Lunch for the Board members will be hosted immediately following the conclusion of the Board of Review meeting in Conference Room 100-14 on the main floor of the Pikes Peak Regional Building Department, located at 2880 International Circle, Colorado Springs, Colorado 80910.

Respectfully submitted,



Roger N. Lovell  
Regional Building Official

RNL/jaw

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