

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

BOARD OF REVIEW MEETING MINUTES

January 21, 2026 – Wednesday – 11:00 a.m.

MEMBERS PRESENT: Chair Loren Moreland, Building Contractor A, B or C
Vice-Chair Zachary Taylor, Architect
Chris Freer, Engineer
Jim Johnson, Citizen-at-Large

MEMBERS ABSENT: George C. Hess III, Building Contractor A or B

PPRBD STAFF: Roger Lovell, Regional Building Official
Virginia Koulchitzka, Regional Building Attorney
John Welton, Deputy Building Official – Inspections
Jay Eenhuis, Deputy Building Official – Plans
Matt Matzen, Permit Supervisor
Luke Sanderson, Non-Compliance Supervisor

PPRBD STAFF ABSENT:

PROCEEDINGS:

The Board of Review meeting was conducted in a hybrid forum, allowing Board members, Department staff, and the public to attend in person at the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs, Colorado 80910, Room 100-14, 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 Loren Moreland called the Board of Review meeting to order at 11:00 a.m.

2. ELECTION OF OFFICERS

A motion was made by Chris Freer to re-elect Loren Moreland as the 2026 Chair of the Board of Review; seconded by Zachary Taylor; the motion carried unanimously.

A motion was made by Chris Freer to re-elect Zachary Taylor as the 2026 Vice Chair of the Board of Review; seconded by Loren Moreland; the motion carried unanimously.

3. CONSIDERATION OF DECEMBER 17, 2025, BOARD OF REVIEW MEETING MINUTES

A motion was made by Vice-Chair Zachary Taylor to **APPROVE** December 17, 2025, Board of Review Meeting Minutes as written; seconded by Jim Johnson; the motion carried

unanimously.

4. **CONSIDERATION OF TECHNICAL AND LICENSING COMMITTEE MINUTES**

a) Technical Committee Minutes of January 7, 2026

Chair Loren Moreland brought up variance request Agenda Item 6. g) for discussion with regard to the request at 17865 Pioneer Xing, Colorado Springs, Permit Q20546, and questioned the grounds, based on Section RBC111.2.3 of the Pikes Peak Regional Building Code, 2023 edition, “the Code”, on which the Technical Committee made their recommendation for approval. Vice Chair Zachary Taylor requested staff to explain how glass panels with gaps between them would classify as an enclosure wall. Jay Eenhuis, Deputy Building Official – Plans, referenced the 2021 International Residential Code, Appendix AH, Section AH103.1 and stated this section specifies materials that are allowed to enclose openings in a patio cover; glass being one of the identified materials. Zachary Taylor stated in his review of Appendix AH, it stipulates a structure that does not exceed 12-foot height. Roger Lovell, Regional Building Official, confirmed and advised that based on approved plans and issued permit, the structure height specific to the variance request was over the 12-foot allowance. Board Members discussed the criteria for which this project would need to comply, and whether it should be considered a patio cover or classified as one of the five categories of a sunroom. Board members determined that none of the criteria to satisfy Section RBC111.2.3 of the Code was satisfied in the recommendation for approval to this Board.

A motion was made by Vice Chair Zachary Taylor to **APPROVE** January 7, 2026, Technical Committee Meeting Minutes as written, with the exception of Agenda Item 6. g); seconded by Jim Johnson; the motion carried unanimously.

A motion was made by Vice Chair Zachary Taylor to **DENY** variance request Agenda Item 6. g) of January 7, 2026, Technical Committee Meeting Minutes at 17865 Pioneer Xing, Colorado Springs due to this project not meeting patio enclosure requirements and lack of criteria being satisfied for the Board to grant a variance under Section RBC111.2.3 of the Code; seconded by Jim Johnson; the motion carried unanimously.

b) Licensing Committee Minutes of January 15, 2026, *Except Agenda Item 4. a) which is under appeal*

A motion was made by Jim Johnson to **APPROVE** January 15, 2026, Licensing Committee Meeting Minutes as written, with the exception of Agenda Item 4. a); seconded by Chris Freer; the motion carried unanimously.

5. DECISION APPEALS

- a) Cerissa Cheffy, Property Owner, appeals the decision of the Licensing Committee of November 13, 2025, to place a One Year Incident Report in the files of Brandon Jeffrey Price, Examinee, and S&R Eagle Services, LLC, for work performed at 622 Santa Fe Street, Colorado Springs, Colorado, prior to obtaining required permits(s) specific to, 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.

Appellant Cerissa Cheffy appeared in person. Ms. Cheffy was sworn in. Ms. Cheffy introduced her witness, Trevor Archuleta, who was also sworn in. Ms. Cheffy stated they had contracted with S&R Eagle Services, LLC to remove a detached garage and prepare the site with a foundation, retaining wall, and utilities and to place a tiny home on the property as a rental unit. Ms. Cheffy stated the grounds for her appeal of the One-Year Incident Report(s) against Brandon Jeffrey Price, Examinee, and S&R Eagle Services, LLC, was the level of severity of the administration action. Ms. Cheffy is requesting REVOCATION of the license of S&R Eagle Services, LLC, due to mismanagement of the project and lack of permits being obtained.

Chair Loren Moreland questioned staff on the timeline in which Brandon Jeffrey Price became the examinee for S&R Eagle Services, LLC. Matt Matzen, Permit Supervisor, was sworn in. Mr. Matzen stated that Mr. Price became the examinee for S&R Eagle Services on May 21, 2025, but that license was locked due to A-status permits. Mr. Matzen confirmed the license was unlocked on July 22, 2025, after all A-status permits were resolved.

Robert and Sara Luevano, co-owners of S&R Eagle Services, appeared in person. Mr. and Ms. Luevano were sworn in. Mr. Luevano confirmed for the Board that Brandon Jeffrey Price, Examinee, was out of town and would not be present for the appeal hearing. Mr. Luevano stated that he had direct, personal knowledge of the project. Mr. Luevano testified they misunderstood the requirements for permits associated with tiny home projects as this was the first tiny home project they had worked on. Mr. Luevano admitted to not obtaining the required permit(s) for the demolition of the existing garage and retaining wall, but stated they were not complete with the wall construction at the time the Stop Work Order was issued. The placement of the tiny home (including electrical and plumbing services) was going to be designed upon arrival of the tiny home, which it never did. Therefore, the need for electrical or plumbing permit(s) via licensed / registered sub-contractors never matured. Mr. Luevano further stated that they have maintained a clear license with this being the only complaint against the company thus far.

Luke Sanderson, Non-Compliance Supervisor, was sworn in. Mr. Sanderson confirmed for the Board that the Stop Work Order was issued on August 8, 2025, for the garage demolition and retaining wall construction without required permits. Chair Loren

Moreland inquired about the total number of permits S&R Eagle Services has obtained. Mr. Sanderson confirmed the permit numbers referenced in November 13, 2025, Licensing Committee Minutes and stated total permits obtained by S&R Eagles Services, LLC, were 104 permits with 95 of those being finalized, 5 permits currently open, and 4 permits have been voided.

Board members discussed the decision to of the Licensing Committee noting the clean permit record of the contractor and this potentially being a civil matter due to certain factual discrepancies.

A motion was made by Chris Freer to **UPHOLD** the decision of the Licensing Committee to place a One-Year Incident Report in the files of Brandon Jeffrey Price, Examinee, and S&R Eagle Services, LLC; seconded by Jim Johnson; the motion carried unanimously.

6. UNFINISHED BUSINESS

There was no Unfinished Business

7. NEW BUSINESS

a) Colorado Sunshine Act Requirement

To be read on the record, except the text in bold which requires the person making the motion to state his/her name, and the same of the person who seconds the motion.

Pursuant to the Colorado Sunshine Act, I, Chris Freer move that the Board of Review meeting be held on the third Wednesday of each month beginning at 11:00 a.m. in a hybrid forum: In person at the Pikes Peak Regional Development Review Center, 2880 International Circle, Colorado Springs, Colorado 80910, Room 100-14, and virtually via a program accessible via Pikes Peak Regional Building Department's website Boards & Committee's page, that the Board of Review meeting Agendas and Minutes for each meeting be posted on the website of Pikes Peak Regional Building Department at www.pprbd.org, and that the meeting Agendas and Minutes be maintained in the records of Pikes Peak Regional Building Department. Further, the Department designates the following public place within the boundaries of the Department at which it may post a notice no less than twenty-four hours prior to a meeting if it is unable to post a notice online in exigent or emergency circumstances such as a power outage or an interruption in internet service that prevents the public from accessing the notice online: The Department's Public Notice Board located in the atrium of the Department premises; seconded by Zachary Taylor; the motion carried unanimously.

8. ADJOURNMENT

A motion was made by Chris Freer to **ADJOURN** the meeting; seconded by Zachary

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Taylor; the motion carried unanimously.

The Board of Review meeting adjourned at 12:14 p.m.

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.