

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

**LICENSING COMMITTEE AGENDA**

April 10, 2025 – Thursday – 9:00 a.m.

How to Observe the Meeting:

The Licensing Committee meeting will be conducted in a hybrid forum: In person at the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs, Colorado 80910, **Hearing Room on the upper level**; and virtually, through Microsoft Town Hall. Sufficient and timely access for 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: [jina@pprbd.org](mailto:jina@pprbd.org). During the meeting, those who wish to comment should submit their name, telephone number, and the agenda item for comment via the Microsoft Town Hall Q&A, which Department staff will monitor and answer, as applicable.

1. **CALL TO ORDER: DETERMINATION OF A QUORUM**
2. **CONSIDERATION OF THE MARCH 13, 2025, LICENSING COMMITTEE MEETING MINUTES**
3. **LICENSING VARIANCE(S) AND APPEAL(S)**
  - a) Licensing Variance Request for Renewal of Building Contractor E License, Contractor ID xxx87 - Michael Bliahu, Grateful Decks, Applicant. Applicant requests a variance to Section RBC201.6.1, Pikes Peak Regional Building Code, 2023 Edition (the “Code”), based on Section 111.2.3, Item 2, of the Code, to allow renewal of the expired Building Contractor E license after 180 days from the expiration date without examination, where re-examination is required.
4. **CONTRACTOR COMPLAINT(S)**

**Conduct of Hearing:**

**Rules.** Hearings need not be conducted according to the technical rules relating to evidence and witnesses.

**Oral Evidence.** Oral evidence shall be taken only on oath or affirmation.

**Hearsay Evidence.** Hearsay evidence may be used for the purpose of supplementing or explaining any direct evidence, but shall not be sufficient in itself to support a finding unless it would be admissible over objection in civil actions in courts of competent jurisdiction in this State.

**Admissibility of Evidence.** Any relevant evidence shall be admitted if it is the type of evidence on which responsible persons are accustomed to rely in the conduct of serious affairs, regardless of the existence of any common law or statutory rule that might make improper the admission of any evidence over objection in civil actions in courts of competent jurisdiction in this State.

**Exclusion of Evidence.** Irrelevant and unduly repetitious evidence shall be excluded.

**Rights of Parties.** Each party shall have these rights among others:

1. To call and examine witnesses on any matter relevant to the issues of the hearing;
  2. To introduce documentary and physical evidence;
  3. To cross-examine opposing witnesses on any matter relevant to the issues of the hearing;
  4. To impeach any witness regardless of which party first called to testify;
  5. To rebut the evidence against the party;
  6. To represent the party or to be represented by anyone of the party's choice who is lawfully permitted to do so.
- a) A complaint has been brought against Grant Schneider, Examinee, Priority Drain and Sewer, LLC, by Christine Beadles for work performed prior to obtaining required permit(s) at 1430 N. Foote Avenue, Colorado Springs, Colorado, in violation of Sections RBC105.1 and RBC201.11.3, Nos. 1, 5, and 6, Pikes Peak Regional Building Code, 2023 Edition.
- b) Appeal filed by Tucco Home Improvements LLC, Brian Tucker, Examinee, dated March 13, 2025. An appeal of an administrative fine issued by the Building Official on February 16, 2025, pursuant to Section RBC103.12 of Pikes Peak Regional Building Code, 2023 Edition (the "Code"), for performing work at 6450 Mesedge 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 of the Code. This work, as performed, required permit(s) and resulting inspection(s) by the Department. Further, the work, as consulted or performed, required an electrical contractor's license issued by the Department of Regulatory Agencies, State of Colorado, as well as a plumbing contractor's license, both requiring a registration issued by the Department in accordance with Section RBC206.1, RBC306.2, and RBC307.2 of the Code.

*On February 13, 2025, the Licensing Committee took the following action regarding the above-referenced offenses: A motion was made by Toby Conquest to place a Letter of Reprimand to follow Mr. Tucker and Tucco Home Improvements both for work performed without permit(s) in the capacity as a general contractor; seconded by Trevit Smith. The motion passed unanimously. The decision of the Licensing Committee has also been appealed by Tucco Home Improvements LLC, Brian Tucker, Examinee, and will be heard by the Board of Review.*

*On March 31, 2025, the Building Official, after an agreed-upon settlement with Tucco Home Improvements LLC, Brian Tucker, Examinee, of the administrative fine*

*imposition, reduced the administrative fine from \$1,000.00 to \$700.00 in consideration of the withdrawal of the above-referenced appeal.*

## 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.**

### **Building Contractor A-1 (Commercial)**

C & S Development Services, LLC – Kevin Cleveland (Renewal)  
Hensel Phelps Construction Co. - Derek Hoffine (Company Changes Examinee)  
Key Construction, Inc. - Richard McCafferty (Renewal)  
LaCouture, Inc. - Beau LaCouture

### **Building Contractor A-2 (Commercial)**

BMW Builders LLC - Bradley Ward (Examinee Changes Company)  
Lytle Construction, Inc. - Brett Lytle (Limitation of No Ground Up Construction)

### **Building Contractor B-1 (Limited Commercial)**

Bayley Construction, LP - Jerry Crowell  
Burton Construction Co. - Charles Ishee  
John R Donaldson Construction - John Donaldson  
Moeller Homes LLC - Roger Moeller (Renewal)  
Prime Retail Services, Inc. - Donald Bloom (Renewal)  
Seymour Builders LLC - Ross Seymour  
Western Building Services, LLC - Brian Pesch (Limitation of No Ground Up Construction)

### **Building Contractor B-2 (Limited Commercial)**

Place Services Incorporated - Troy Place (Renewal Subject to an Administrative Lock until all Administratively Closed Permits, if any, are Resolved)  
Quick Roofing LLC - Meagan Bartek (Examinee Changes Company and Additional License)  
Vector Construction LLC - Mark Bowman

### **Building Contractor C (Homebuilder)**

Cornerstone Custom Concrete LLC - Keith Hittle  
Happy Homes of Colorado LLC - Jared Van Vegten  
Solid Rock Construction, LLC - Nathan Chappell (Additional License)

### **Building Contractor D - 1 (Exteriors)**

JDM Roofing ltd. - Jonathon White  
Premier Roofing L.L.C dba Premier Roofing Company fka Premier Roofing Company LLC - Patrick Bickel (Company Name or dba Change and Company Changes Examinee)

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**Building Contractor D - 1 (Fireplaces)**

Distinctive Mantle Designs, Inc. - Justin Gray (Renewal)

**Building Contractor D - 1 (Retaining Walls)**

Holcim - WCR, Inc. - Stephen Cordts  
West Fork Construction LLC - Timothy Valdez

**Building Contractor D - 1 (Roofing)**

Altitude Exteriors & Restorations LLC - Monhee Stand  
C & T Roofing Inc. - Tracy Schram (Renewal)  
D3R Enterprises Inc. dba Diversified Roofing & Construction - Meagan Shear (Renewal and  
Additional License)  
Frailey Roofing, LLC - Randall Frailey (Renewal)  
Hedgehog Home Services, LLC - Trevor Laughman  
Quick Roofing LLC - Meagan Bartek (Examinee Changes Company and Additional License  
Subject to an Administrative Lock until all Administratively Closed Permits, if  
any, are Resolved)  
Remi Roofing and Construction, Inc. - David Peterson (Additional License)  
Timberline Roofing and Contracting fka Timberline Roofing & Construction - Christopher  
Irwin (Company Name or dba Change)  
Weaver Construction - Christopher Weaver (Renewal)

**Building Contractor D-1 (Siding)**

FG Construction LLC - Carlos Galindo Figueroa

**Building Contractor E (Maintenance & Remodeling)**

Green City Builders, LLC - Clay Smaine

**Building Contractor F-1 (Solar)**

Green Force Electric LLC - Patrick Honegger (Renewal)

**Mechanical Contractor – A (Commercial)**

Cheyenne Mountain HVAC - Thomas Schuler (License Upgrade and Additional License)  
CoolSys Light Commercial Solutions, LLC - Justin Larsen (Company Changes Examinee)  
High Country Air LLC - Joshua Eker  
Paragon HVAC LLC - Jonathan Mendoza

**Mechanical Contractor - B (Residential)**

Top Tier Plumbing and Heating - Tate Einboden (Additional License)

**Mechanical Contractor - C-1 (Gas Piping)**

Blue Mountain Mechanical, LLC - Matthew Burke (Renewal Subject to an Administrative  
Lock until all Administratively Closed Permits, if any, are resolved)

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**Mechanical Contractor - C-2 (Com Refrigeration)**

Oztek Commercial Services LLC - Julian Bateman

**Heating Mechanic IV (HVAC Service Tech)**

Bryan Horan  
Corey Windle (Renewal)  
Deion Guthmiller  
Geoffrey Herrig (Renewal)  
Jared French  
Jordan Leatherman  
Joshua French  
Lynn Alvizo  
Micael Rodrigues  
Nathan Lanning (Renewal)  
Riley Hadley  
Stephen Googins  
Tyler McKinnon (Renewal)

6. **ITEMS CALLED OFF THE CONSENT CALENDAR**

7. **LICENSE REQUESTS CONSIDERED INDIVIDUALLY**

**Mechanical Contractor - B (Residential)**

Supreme Heating & Air LLC - Ulises Alfaro (Examinee Changes Company)

8. **UNFINISHED BUSINESS**

a) Conflict of Interest Policy, as updated March 27, 2025.

9. **NEW BUSINESS**

10. **ADJOURNMENT**

Respectfully submitted,



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.

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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.

**Rules of Policy and Procedure of Pikes Peak Regional  
Building Department Committees and Boards**

The following Rules of Policy and Procedure include, but are not limited to, and are enforced for the purpose of the Advisory Committees, Board of Review, and Board of Appeals.

**Rule 1.1  
Governing Authority**

The Chair of the Committee, or the Board, shall have governing authority over all proceedings. The Chair will announce commencement and adjournment of all meetings. The Chair will announce the item to be discussed by the person(s) appearing before the Committee or the Board. Once the Committee/Board are satisfied with all questions and comments, the Chair will entertain a motion by the Committee or Board Members, which will be seconded, followed by a vote. Once the Chair announces the outcome of said vote, that item is final and closed for discussion, whereby, the interested parties will be advised of their appeal rights, if any. For appeal rights and procedures, see Section 101.7 of the Pikes Peak regional Building Code, as amended (the “Code”).

Further, the Chair has authority to deviate from the agenda format.

**Rule 1.2  
Conduct of Person(s) Appearing before the Advisory Committees, Board of Review, or Board of Appeals**

All persons attending the Committee or Board meetings will behave in a professional and civil manner. The Chair has authority to require any uncivil person be removed from a meeting and therefore, the premises.

Courtesy, respect, and civility are expected by all participants and guests during all meetings. All comments shall be addressed directly to the Chair and/or Committee/Board.

Persons attending the Committee or Board meetings may only speak when the Chair has requested them to do so according to the particular item on the agenda. When requested by the Chair, the person(s) may approach the podium and speak into the microphone, only after stating their full name, spelling the same on the record, and providing current address and contact information, if requested. The proceedings are recorded and comments made away from the microphone are inaudible and may not become part of the official record of the meetings.

**Rule 1.3  
Lack of Financial Authority of the Advisory Committees, Board of Review, and Board of Appeals**

Pursuant to Section RBC103.12 of the Code, the Regional Building Official, and not the Committee or Board, has authority to impose administrative fines for Code-related violations. Further, the Committee and/or Board does not have authority to consider financial claims or consider and/or award resulting financial damages to any person.