

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

LICENSING COMMITTEE MEETING MINUTES

September 10, 2026 – 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
Maria Miller, Business Banker
Trevit Smith, Building Contractor C

MEMBERS ABSENT: Dave Rojewski, Building Contractor A
Andrew Haggard, Citizen-at-Large

PPRBD STAFF: Roger Lovell, Regional Building Official
Virginia Koulchitzka, Regional Building Attorney
Luke Sanderson, Non-Compliance Supervisor
Adam Leonard, Licensing Supervisor
Jay Eenhuis, Deputy Building Official – Plans (*Appeared virtually*)
Robert Vernon, Chief Conveyance Inspector

PPRBD STAFF ABSENT: None

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, Hearing Room on the upper 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

The Licensing Committee meeting was called to order at 9:00 a.m.

2. CONSIDERATION OF AUGUST 13, 2026, LICENSING COMMITTEE MEETING MINUTES

The Committee reviewed the August 13, 2026, Licensing Committee meeting minutes. A motion was made by Toby Conquest to approve August 13, 2026, minutes as written. Trevit Smith seconded the motion. The motion passed unanimously.

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

- a) Appeal by Perry Thomas, Examinee, Eagle Creek Modular Solutions, Inc. of the assessment of Building Investigation Fee in the amount of \$7,624.00, resulting from the installation of a commercial manufactured building at 11060 Fontaine Boulevard, Colorado Springs, Colorado, 80925 without proper permits and the use or occupancy thereof prior to issuance of a Temporary Certificate of Occupancy or a Certificate of Occupancy.

Perry Thomas, Examinee, Eagle Creek Modular Solutions, Inc appeared virtually and was sworn in. Mr. Thomas stated he is appealing the assessment of a Building Investigation Fee in the amount of \$7,624.00 for the installation of a commercial manufactured building at a public school without the required permits. Mr. Thomas stated that due to compressed construction schedules with schools, he was unable to secure a building permit but did secure the required electrical and plumbing permits through the State. There was no intent to deny or hide the construction of the modular unit. When questioned by Virginia Koulchitzka as to what the grounds for the appeal were, Mr. Thomas stated that Eagle Creek Modular Solutions, Inc. would pass the Building Investigation Fee to Widefield School District as a change order. He did not feel that the district could afford this fee and that it was an unfair penalty to the district.

When questioned further if the responsibility for payment of fees associated with work conducted prior to permit was the responsibility of the contractor or the property owner, Mr. Thomas stated it was the responsibility of the property owner as the district put Eagle Creek Modular Solutions, Inc. under a contract on April 1, 2026, with liquidated damages assessed in the event an August 1, 2026, completion date could not be met.

Mr. Thomas failed to take accountability for conducting work prior to issuance of a permit and further stated that extensive delays in the plan review process delayed the issuance of a permit.

Chair Lepine requested staff provide a summary of the project and the reason the Building Investigation Fee was assessed. Luke Sanderson appeared, was sworn in, and stated that a Stop Work Order was issued at 11060 Fontaine Boulevard for the installation and occupancy of a manufactured structure prior to issuance of the required permit(s) and certificate of occupancy. The required permit was obtained by Eagle Creek Modular Solutions, Inc. on August 13, 2026,. Mr. Sanderson further stated that plans for the manufactured structure were submitted to the Department on June 23, 2026, and received final approval on August 10, 2026.

Mr. Thomas stated that whether he obtained a permit in June was irrelevant as all required

inspections were completed by a third party to not delay the opening for the school year.

Jay Eenhuis appeared virtually and was sworn in. Mr. Eenhuis stated that the plans were submitted on June 23, 2026, and completed the first round of reviews on July 10, 2026. The plans were not resubmitted until August 3, 2026, with the associated reviews completed on August 7, 2026. Plans were submitted a third time on August 10, 2026, and received approval on the same day. Mr. Eenhuis further stated that plans may be expedited at the request of the applicant when overtime is paid by the applicant, but such request had not been made by the applicant.

Mr. Conquest questioned Mr. Thomas if he understood the purpose of a permit, to which Mr. Thomas stated it was to allow jurisdictions the opportunity to review plans. Mr. Conquest questioned whether Mr. Thomas would agree that working without the required permits could put him at financial risk, to which Mr. Thomas answered negatively and stated that he is aware of the fee to include the reasoning and will pass the fee along to school district.

Mr. Conquest stated that plans had been submitted to the Department on June 23, 2026, and asked when site work began, to which Mr. Thomas stated June 18, 2026.

A motion was made by Toby Conquest to **DENY** the appeal by Perry Thomas to reduce the Building Investigation Fee; seconded by Scott Schuster; the motion passed unanimously.

Ms. Koulchitzka advised Mr. Thomas of his right to appeal pursuant to Section RBC101.7., Pikes Peak Regional Building Code, 2023 Edition. Further, she stated the Department retains authority, pursuant to Section RBC103.12 of the Code, to issue administrative fine(s), and that such fine(s) may be imposed.

4. **CONTRACTOR COMPLAINT(S)**

- a) A complaint has been brought against Howard M. Sanders, Examinee, H. Sanders Construction, LLC, by Kim Ury, for a permit obtained by H. Sanders Construction, LLC, for work commenced at 1663 Grand Overlook Street, Colorado Springs, Colorado, 80910, by Ace Masters Construction LLC. Ace Masters LLC is not a licensed contractor with the Department and does not have the authority to do the work performed at the above referenced property. H. Sanders Construction, LLC, used its contractor license to obtain the permit required for work that appears not to have been performed or supervised by H. Sanders Construction, LLC, in violation of Sections RBC201.2 Nos. 3, 6, 7, and 8, RBC201.3, RBC201.6.5 RBC201.8.1, and RBC201.11.3 Nos. 1, 3, 5, and 6, Pikes Peak Regional Building Code, 2023 Edition (the "Code").

Kim Ury appeared virtually and was sworn in. Howard M. Sanders, Examinee, H. Sanders Construction, LLC, appeared in person and was sworn in.

Virginia Koulchitzka advised that the complaint before the committee also includes an unlicensed contractor who has provided residential construction consulting and construction work at the subject address. The Department has been in communication with Marco Antonio Ortiz, owner of Ace Masters Construction. While the Department has not been successful in completing personal service of a subpoena to testify at two separate addresses of record for the unlicensed contractor, Mr. Ortiz has voluntarily appeared in person today.

Mrs. Ury stated that she hired Mr. Ortiz to build a pavilion but over time the decision was made to terminate the contract due to work quality and performance. Mrs. Ury stated that Mr. Ortiz represented that he was licensed but did not have a local license with Pikes Peak Regional Building Department. Mr. Ortiz told Mrs. Ury that because he did not have a local license he would work with a licensed partner to obtain the permit. Mrs. Ury stated that a permit was obtained by H. Sanders Construction, LLC, but she had never met anyone from H. Sanders Construction.

Toby Conquest asked Mrs. Ury who she had signed a contract with for the work, to which Mrs. Ury stated she signed a contract with Marco Ortiz of Ace Masters Construction and never had any contact with H. Sanders Construction.

Mr. Howard Sanders appeared and stated he has been licensed for approximately 25 years. Due to recent injury, he has been considering subcontractors for his business. He was introduced to Mr. Ortiz, who he understood was not licensed. As a result, he agreed to obtain the permit for the work at the subject address for Mr. Ortiz. He planned to supervise the job but was unable to do so for personal reasons. Mr. Sanders stated that he did not have a subcontractor or any other agreement with Mr. Ortiz and did not have a contract for the work with Kim Ury.

Mr. Ortiz appeared in person with counsel Brandon Scott Armitage and was sworn in. Mr. Ortiz stated that he worked directly with Mr. Sanders to develop the plans for the project prior to permit. Mr. Ortiz spoke in detail regarding a subcontractor agreement and the specific requirements of each party contained in the agreement. Toby Conquest asked if the subcontractor agreement was signed by both parties. Mr. Ortiz responded that when he met with Mr. Sanders he forgot to bring a copy of the contract so it was not signed, but it was discussed, and each party followed the terms and conditions of the contract.

Mr. Ortiz stated that he had submitted a licensing application with the Department but did not finalize the application due to additional insurance requirements required by the Department.

Adam Leonard appeared in person and was sworn in. Mr. Leonard stated that Mr. Ortiz had submitted an application to the Department on October 6, 2025. The application was reviewed the same day and rejected due to incomplete insurance requirements. The application was resubmitted the following day with no changes made. No further action was taken by the applicant, and the application was withdrawn due to inactivity on August 20, 2026.

After further discussion, Toby Conquest made a motion to place a **ONE-YEAR INCIDENT REPORT** in the file of Howard M. Sanders and H. Sanders Construction, LLC; seconded by Trevit Smith; the motion passed unanimously.

Ms. Koulchitzka advised both parties of their right to appeal pursuant to Section RBC101.7., Pikes Peak Regional Building Code, 2023 Edition. Further, she stated the Department retains authority, pursuant to Section RBC103.12 of the Code, to issue administrative fine(s), and that such fine(s) may be imposed.

- b) A complaint has been brought against Elevator Technicians, LLC, and Joseph Zopf, Owner and Examinee, by the Department, for failing to log all conveyance repairs or replacements of components in the conveyance Maintenance Control Program On-site Documentation (“MCPOD”) at 1710 Briargate Boulevard, Colorado Springs, Colorado, 80920, in violation of Section 8.6.1.4.1(b), ASME A17.1, 7 CCR 1101-8 (2-3-3(c)(ii))-(c), State of Colorado 2026 Conveyance Regulations, and RBC201.11.3, Nos. 1 and 6, Pikes Peak Regional Building Code, 2023 Edition (the “Code”).

Joseph Zopf, Owner and Examinee, Elevator Technicians, LLC appeared in person and was sworn in. Virginia Koulchitzka asked if anyone else with the company carries similar responsibilities or licenses. Mr. Zopf stated that he has three partners, Christopher Hayward, Ted Buerson, and Zach Galante. Mr. Hayward and Mr. Galante are also licensed with the State and conveyance mechanics.

Robert Vernon, Chief Conveyance Inspector appeared in person and was sworn in. Mr. Vernon summarized the complaint by stating that the codes referenced above require conveyance mechanics to document all repairs made on conveyances. The documentation of the repair is required to be maintained in the Maintenance Control Program On-site Documentation. On two conveyance units located at 1710 Briargate Boulevard, during scheduled inspections, Department staff observed repairs had been conducted that had not been documented in the MCPOD as required by the applicable codes. Mr. Vernon stated that additional violations were also noted and that four conveyances were taken out of service, or “red tagged”.

Mr. Zopf appeared and stated that the Department conducts routine inspections and that

when deficiencies are noted, the contractor works with the owner to address the deficiencies. If the owner does not agree with the proposal or pays for the work to correct the deficiencies the contractor does not do the work. Mr. Zopf stated all this resulted from a mechanic being sent out to the subject address to accomplish ten repairs prior to payment or a signed proposal. The owner failed to pay for the repairs, and the mechanic left after completing two of the ten repairs. The mechanic failed to properly document the repairs, and the matter has been addressed internally. Mr. Zopf stated that the subject repairs were minor and did not constitute a risk to life safety.

Virginia Koulchitzka asked Mr. Vernon who is responsible for the maintenance, repair, and certificate to operate each conveyance. Mr. Vernon stated that an operational permit is issued to the building owner, and the building owner is responsible for the maintenance, repair, and certificate to operate each conveyance. Mrs. Koulchitzka asked Mr. Vernon if it was reasonable to hold Elevator Technicians, LLC responsible for work that they had not been hired to perform on a permit that is under the name of the building owner; to which Mr. Vernon responded it is not reasonable.

Based upon the information presented, Virginia Koulchitzka advised the committee to dismiss the complaint.

Trevit Smith made a motion to recommend to the Board of Review **DISMISSAL** of the complaint brought against Elevator Technicians, LLC, and Joseph Zopf, Owner and Examinee, by the Department; seconded by Toby Conquest; the motion passed unanimously.

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.

Toby Conquest advised that John Shier, Examinee, JCS Mechanical, LLC ‘fka’ Shier’s Heating and Air LLC, is a former employee of his and that he has an actual conflict of interest, requiring a recusal.

Scott Schuster identified a potential conflict of interest with Troy Coats, Examinee, Trad-Con Construction LLC. After discussion of the former working relationship, Mr. Schuster stated that he can remain impartial in consideration of the license application. No recusal was required.

A motion was made by Toby Conquest to recommend to the Board of Review **APPROVAL** of the consent license requests with the exception of John Shier, Examinee, JCS Mechanical, LLC; seconded by Trevit Smith; the motion passed unanimously.

Building Contractor A-1 (Commercial)

Good News Contracting LLC - Andrew Seufert
JS Waltz Construction LLC - George Schlegel Jr.
NNI Construction Co. - Brian Miller

Building Contractor A-2 (Commercial)

Trad-Con Construction LLC - Troy Coats (Examinee Changes Company)

Building Contractor B-1 (Limited Commercial)

Park N Shade Structures Inc - Travis Bailey (Limitation of Commercial Carports Only)
Rocky Mountain Recreation, Inc. - Johri Litman (Limitation of Shade Structures Only)

Building Contractor C (Homebuilder)

Doehler Construction Corporation - James Doehler
Jeffreys Construction LLC - Jonathan Jeffreys
KSX Services, LLC - Kyle Burbridge
Mountain Views Construction LLC - Aldo Rubio (Additional License)
My 7 Day Kitchen - Micheal Parks
PJF Corp - Ryan Barton

Building Contractor D - 1 (Exteriors)

A & B Roofing Construction LLC - Luis Avila Campuzano
Summit Solar & Roofing Inc - David Mitchell

Building Contractor D - 1 (Roofing)

360 Inspection Services LLC dba 360 Services - Nathan Agrimson (Renewal and
Examinee Changes Company)
B & M Roofing of Colorado, LLC 'fka' B & M Roofing of Colorado, Inc. - Rami Zarifa
(Company Name or dba Change)
Brazen Roofing and Restoration LLC - Maegan Severance
Capitol Exterior, LLC dba Capitol Roofing & Solar - William Moomaw
Cartagena Brothers Roofing LLC - Jorge Rodriguez
Cheyenne Mountain Construction Inc. - Robert Joslen 3rd
Front Range Roofing Systems, LLC - Ryan Lauer (Company Changes Examinee)
G3 Roofing and Exteriors LLC - Brian Renkema (Renewal)
Golden Roofing, LLC - Adan Yanez
Gorman Roofing Services, LLC - Rebecca Harding (Company Changes Examinee)
In Cadence Contracting, LLC - Jarred Martin (Renewal Subject to Lock Until All
Administratively Closed Permits, If Any, Are Resolved)
Peach State Roofing, Inc. - David Schmitt (Renewal Subject to Lock Until All
Administratively Closed Permits, If Any, Are Resolved)

Tier 1 Roof Supply LLC dba Tier 1 Roof Pros - Bryan Antle
Universal Solutions CO, LLC dba Universal Solutions - Henry Dyer 3rd

Building Contractor D-1 (Siding)

Rawson Roofing LLC - Cory Rawson (Additional License)

Building Contractor D-1 (Stucco)

J and E Stucco and Stone Inc 'fka' J & E Plastering - Enrique Mendoza (Renewal and
Company Name or dba Change Subject to Lock Until All Administratively
Closed Permits, If Any, Are Resolved)

Building Contractor D-3B (Wrecking)

Hazelton Excavating, Inc. - Jeffrey Hazelton

Building Contractor D-5A (Signs)

Characters LLC - Crystal Hinrichsen

Jet Fast Services, LLC - Rick Fagan (Renewal Subject to Lock Until All Administratively
Closed Permits, If Any, Are Resolved)

Media 1 Signs Inc. - Richard Ream

Building Contractor E (Maintenance & Remodeling)

All Season Improvements LLC - Hector Gonzalez

CJT Construction Inc. - Terrence McGinty (Renewal)

Mechanical Contractor – A (Commercial)

G&S Metals LLC dba G&S Metals - Gavin Grant

HBC Mechanical LLC - Janet Miller

Heart HCPE Group, LLC - Ryan Turner (License Upgrade and Additional License
Subject to Lock Until All Administratively Closed Permits, If Any, Are
Resolved)

HVAC Authority LLC 'fka' Triton HVAC & Refrigeration - Albert Rainey II (Company
Name or dba Change)

NG Refrigeration Service LLC dba NG Heating & Cooling Colorado Springs LLC -
Nikolai Grigorchuk

Nice Springs, LLC dba Awesome Home Services - Korey White (Additional License)

Sherman Mechanical, Inc. - Andrew Miller

Wheeler's Plumbing, Heating & Cooling Corporation - Jeremiah Wheeler

Heating Mechanic IV (HVAC Service Tech)

Adam Sohm (Renewal)

Andrew Valencia

Anthony Cordova

Braydon Leonard
Brian Leatherman (Renewal)
Davyn Adamscheck
Dylan Steele
Dylon Dunlap
Jaden Berry (Renewal)
Jase Muszala
Matthew Sanchez
Nicholas Thomsen
Sean O'Leary
Spencer West
Tori Spearman
Zachary Meyer (Renewal)

Consent Items for Voluntary Suspension

Casa Bonita Builders, Inc. - Don Quintana
Stichter Construction - Richard Stichter

6. ITEMS CALLED OFF THE CONSENT CALENDAR

Mechanical Contractor – A (Commercial)

JCS Mechanical, LLC 'fka' Shier's Heating and Air LLC - John Shier (Company Name
or dba Change)

Virginia Koulchitzka advised that with the recusal of Toby Conquest, the Chair Steve Lepine would be required to vote. A motion was made by Trevit Smith to recommend to the Board of Review **APPROVAL** of the license request of John Shier, Examine, JCS Mechanical, LLC; seconded by Scott Schuster; the motion passed unanimously.

7. LICENSE REQUESTS CONSIDERED INDIVIDUALLY

Building Contractor A-2 (Commercial)

Murphy Building and Remodeling, Inc. - James Murphy (License Upgrade Pending
Committee Appearance)

James Murphy appeared in person and stated that he had completed and passed the required examination for the Building Contractor A-2 license but did not possess the required project history. Mr. Murphy stated he has been licensed with the Department since 1997 and has obtained more than 250 permits. He stated he understands he does not have the required experience and is requesting a limitation on his license.

Virginia Koulchitzka asked Mr. Murphy if a provisional license had been discussed

during the license upgrade process, to which Mr. Murphy stated such had not occurred. Roger Lovell advised that the Building Official may grant a provisional license for a period not to exceed six months to allow for an applicant to gain experience. Mr. Lovell stated that the committee may take any action it deems necessary with the license upgrade request, but the provisional license will remain an administratively available option. Mr. Murphy stated he did not have any current work that would require a Building Contractor A-2 License. Mr. Lovell advised Mr. Murphy to contact the Department and request a provisional license when he does have work that will require the A-2 license, and at that time, the Building Official may issue the provisional license to assist Mr. Murphy in gaining the required experience.

After further discussion related the provisional license, Mr. Murphy requested to **WITHDRAW** his request for a license upgrade to Building Contractor A-2.

Building Contractor C (Homebuilder)

Rise Repair LLC - Isaac Hodges (Pending Committee Appearance)

Isaac Hodges appeared in person and stated he is requesting a Building Contractor C License. Toby Conquest asked Adam Leonard to explain further why Mr. Hodges was present today. Mr. Leonard explained that the Mr. Hodges application is complete, but Mr. Hodges does not have the required project experience. Mr. Hodges stated that he has been involved in construction in El Paso County for twelve years, has worked as a framer and for a number of different general contractors.

A motion was made by Toby Conquest to recommend to the Board of Review **APPROVAL** of the license request of Isaac Hodges, Examine, Rise Repair LLC with the stipulation of no more than two open permits at one time, subject to a staff release upon satisfactory performance; seconded by Trevit Smith; the motion passed unanimously.

8. **UNFINISHED BUSINESS**

There was no unfinished business.

9. **NEW BUSINESS**

There was no new business.

10. **ADJOURNMENT**

A unanimous motion carried to **ADJOURN** the meeting.

The Licensing Committee Meeting adjourned at 11:45 a.m.

Respectfully submitted,

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

Roger N. Lovell
Regional Building Official

RNL/

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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<https://www.pprbd.org/Information/Boards>. Audio copies of the record may be purchased by calling (719) 327-2989.