



HUERFANO COUNTY BUILDING AUTHORITY BOARD AGENDA

March 21, 2024 at 3:00 PM

Commissioners Meeting Room - 401 Main Street, Suite 309, Walsenburg, CO 81089

Office: 719-738-3000 ex 200 | Fax: 719-738-3996

Join via Google Meet: <https://meet.google.com/> | Meeting ID: jtn-scsu-ecp

1. PLEDGE OF ALLEGIANCE

2. ROLL CALL

3. MINUTES REVIEW

a. [February 15, 2024 Minutes](#)

4. APPOINTMENTS

5. NEW BUSINESS

a. Driscoll- no certificate of occupancy

6. OLD BUSINESS

a. Mountain View Solar- 2nd code letter, has been turned over to the attorney.

b. Sun Solar- Code Letter, has been turned over to the attorney.

c. J & O Roofing- sent an email with a reminder to renew contractor license and the Worley Building Permit fees due.

d. Patel- demolition was paused for another asbestos test, planned to resume the end of March

e. Timberline- Grandote- install doors, him and owner were working on a compromise on the doors; Middle Creek- waiting on the weather to complete the stucco; the electrician is finishing the rough-in, then he will work on insulation and sheetrock

f. RC Concrete- Kevin Chavez

7. DISCUSSION

a. Abandoned Motel- Gardner- engineer and owner contacted Ryan, owner plans to meet with engineer to see what can be done to revive or stabilize the motel; have requested proper boarding and fencing for public safety

8. ADJOURNMENT

9. UPCOMING MEETINGS



HUERFANO COUNTY BUILDING AUTHORITY BOARD MINUTES

February 15, 2024 at 3:00 PM

Commissioners Meeting Room - 401 Main Street, Suite 309, Walsenburg, CO 81089

Office: 719-738-3000 ex 200 | Fax: 719-738-3996

Join via Google Meet: meet.google.com/jtn-scsu-ecp | Meeting ID: jtn-scsu-ecp

1. PLEDGE OF ALLEGIANCE

Meeting started at 3:05pm.

2. ROLL CALL

3. MINUTES REVIEW

- a. Minutes from January 18, 2024 meeting

Motion made by Bruce Allen and Second by Ryan Gies to approve the minutes from the January 18th meeting. Jacque Sikes abstained, motion passed.

4. APPOINTMENTS

5. NEW BUSINESS

- a. RC Concrete License Renewal

Motion made by Jacque Sikes and second by Bruce Allen to have RC Concrete get all the submittals in for the contractors license and then come back before the HCBA. Motion passed unanimously.

6. OLD BUSINESS

- a. Sun Solar Update

Motion made by Jacque Sikes and second by Bruce Allen to send to send them a code letter for them to either take care of the Contractor's License fee or turn it over to the County Attorney for further action. Motion passed unanimously.

- b. Mountain View Solar- Code Letter Update

Send to County Attorney.

- c. Spanish Peaks Motel on Highway 160 Update

Talked to the demolition company and they will call the Building Department when they get them scheduled for the demolition.

- d. J&O Roofing Update

Put in their Building Permit Application with an estimate for the job for Mr. Worley. Stated they will start the project once the weather allows.

e. Timberline Custom Builders- Update

Update from Timberline: The house in Middle Creek windows put in, just waiting for the final coat of stucco once the weather is warm enough for it.

The addition east of La Veta waiting for the electrical to be done before they can move forward, to be done within the next week.

Grandote Golf Course doors are in ready to be installed. Owner is refusing to pay \$25,000.00 owed to Timberline; therefore, Timberline is not going to install doors. Civil matter between Contractor and Contractee.

7. DISCUSSION

a. Gardner Hotel- Condemnation






Discussed having to get an engineer in to look to see what needs to be done with restoring the hotel. In meantime need to board up the windows and the doors for public safety and get the roof fixed.

8. ADJOURNMENT

Ryan Geis made a motion to adjourn the meeting at 3:46pm. Second by Bruce Allen. Motion passed unanimously.



DORA Intranet Applications -> E&P Permits

-  **Permit Search**
-  **New Permit**
-  **View Permit**
 - Inspections
 - Additional Fees
-  **Report Menu**
-  **Maintenance**

Click the "Cancel" button when you are done viewing this information.

Permit Number: 765045

Inspection ID: 1128038

Received Date: 03/17/2015	Inspector: Rainguet, Robert
Inspected Date: 03/17/2015	Arrival: 11:55 AM
Number of Days:	Travel Time:
	Inspect Time:

ReInspect Fee Required:

Partial: Hazard:

Power
Connected:

Inspection Type: Final

Inspection Status: Accepted

Comments:

Corrections:

Inspector Notes:

Upload Date: 03/17/2015






Cancel



Colorado Department of Regulatory Agencies

March 19, 2024 08:42 am
 Session: 1209949
 User: Luke C Hanson
 Service Path: /cppprod/
 Static Full Path: https://borneo.dora.internal/cppprod
 Calling Procedure: EP_Inspection_GUI.View_Form
 Version: 1.00

DORA Intranet Applications -> E&P Permits

-  **Permit Search**
-  **New Permit**
-  **View Permit**
 - Inspections
 - Additional Fees
-  **Report Menu**
-  **Maintenance**

Click the "Cancel" button when you are done viewing this information.

Permit Number: 724157
Inspection ID: 1007427

Received Date: 06/28/2012	Inspector: Wyland, Rich
Inspected Date: 06/28/2012	Arrival: 10:35 AM
Number of Days:	Travel Time:
	Inspect Time:

ReInspect Fee Required:

Partial: Hazard:

Power
Connected:

Inspection Type: Complete Final Inspection Status: Accepted

Comments: Kim one of the receptacles here has a ground prong broke off in it, So it renders one of the receptacles unusable

Corrections:

Inspector Notes:

Upload Date: 06/29/2012






Cancel



March 19, 2024 08:46 am
 Session: 1209949
 User: Luke C Hanson
 Service Path: /cppprod/
 Static Full Path: https://borneo.dora.internal/cppprod
 Calling Procedure: EP_Inspection_GUI.View_Form
 Version: 1.00

Colorado Department of Regulatory Agencies

DORA Intranet Applications -> E&P Permits

-  **Permit Search**
-  **New Permit**
-  **View Permit**
 - Inspections
 - Additional Fees
-  **Report Menu**
-  **Maintenance**

<input type="button" value="OK"/> <input type="button" value="Cancel"/>		
View: Permit Number 724157		
Application Date: 06/21/2012 Application Type: Electrical Application Method: INTERNET	Issue Date: 06/21/2012 Expiration Date: 06/21/2013 Close Date: 06/29/2012 Permit Status: Closed	
Permit Owner	Property Location	
Reg. No: 5365 User ID:: 5365 Owner Type: CONTRACTOR INACTIVE Company: TOPAZ ELECTRIC, INC. Master: KIM DEMICELL First Name: KIM Last Name: DEMICELL Address: 1 HAWKSPPOINT CT City: PUEBLO State: CO Zip: 81005 Phone: (719) 240-5171 Ext: Cell Phone: Fax: () - Email: JKDEMICELL@COMCAST.NET	Type: Private Property Property Owner: David and Cindy Driscoll Property Name: Driscoll Residence Address: 4430 County Road 121 City: Walsenburg State: CO Zip: County: Huerfano Contact Phone: Inspector: Rich Wyland Power: Well Cert# :	
Building Type: Other Construction Type: New Trim: N Misc. Construction: Temp Const Meter Quantity: Gas Meter Reset: Square Feet: Valuation \$: 100		
Fee & Payment Details		
Fee Amount \$: 100	Total Paid \$: 100	
Balance Amount \$: 0		
<input type="button" value="View Payment"/>		
Driving Instructions	Installation Instructions	Comments
East from Walsenburg on Hwy. 10 to County Road 120 turn left (north), go to County Road 121 turn right (east) go 2 1/2 miles to address.	Underground Temporary -- Need temp power pole inspection. No gate codes or other obstructions.	
Replaces: Replaced By:		
<input type="button" value="OK"/> <input type="button" value="Cancel"/>		

3/19/24, 8:44 AM

E&P Permits

Item 5a.

User: Luke C Hanson






Service Path: /cppprod/

Static Full Path: <https://borneo.dora.internal/cppprod>

Calling Procedure: EP_PERMIT_GUI.Insert_Form

Version: 1.00

DORA Intranet Applications -> E&P Permits

-  **Permit Search**
-  **New Permit**
-  **View Permit**
- Inspections
- Additional Fees
-  **Report Menu**
-  **Maintenance**

View: Permit Number 765045

Application Date: 08/28/2014 Application Type: Electrical Application Method: INTERNET	Issue Date: 08/28/2014 Expiration Date: 08/28/2015 Close Date: 03/17/2015 Permit Status: Closed
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Permit Owner	Property Location
Reg. No: 2127 User ID: 2127 Owner Type: CONTRACTOR ACTIVE Company: Pueblo Electric's, Inc. Master: Welch, Scott E First Name: Scott Last Name: Welch Address: 300 Santa Fe Dr P.O. BOX 3246 City: Pueblo State: CO Zip: 810061142 Phone: (719) 584-2080 Ext: Cell Phone: Fax: Email: scott@puebloelectrics.com	Type: Private Property Property Owner: Driscol Property Name: 4430 CR 121 Address: 4430 CR 121 City: Walsenburg State: CO Zip: County: Huerfano Contact Phone: Inspector: Matthew Vineyard Power: Well Cert# :

Building Type: Residential	Construction Type: New	Trim: N
Misc. Construction: Residential New	Quantity: Gas Meter Reset:	
Square Feet: 6204	Valuation \$:	

Fee & Payment Details		
Fee Amount \$: 630	Total Paid \$: 630	Balance Amount \$: 0
<input type="button" value="View Payment"/>		

Driving Instructions	Installation Instructions	Comments
from Walsenburg, east on hwy 10, north on cnty rd 120, east on cnty rd 121, first house on left.	new construction	

Replaces: Replaced By:

Item 5a.

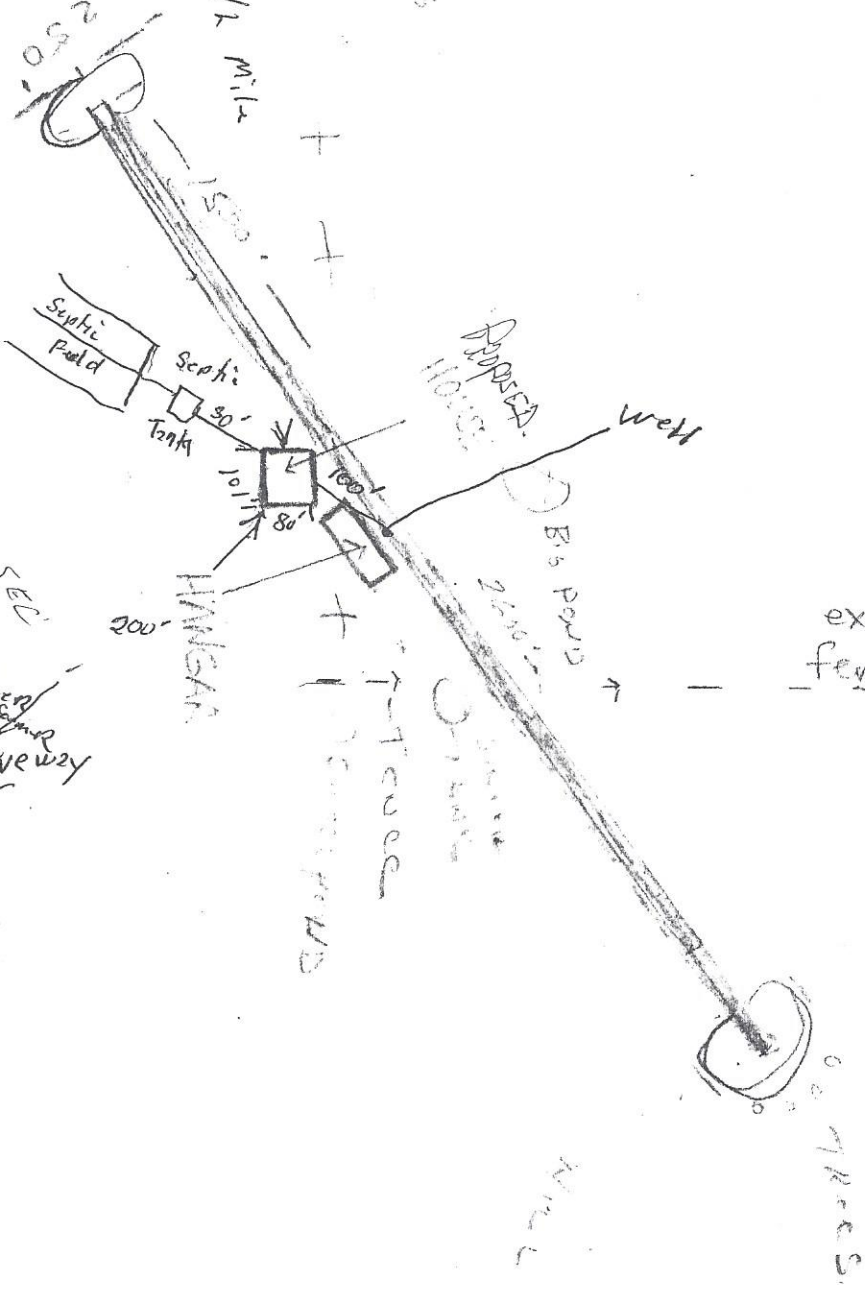
CR 120

electrical lines

1/2 mile

RUNWAY
Total Distance - 5700

CR 121



existing fencing

DRIVEWAY

HANSAN

ROOSEA HOUSE

Well

B's Pond

Trees
Orange

SEC

NEAR THE TO
SPRINKLER

Total lot
SIZE
2000 ACRES

NOT TO SCALE

HUERFANO COUNTY BUILDING PERMIT APPLICATION

401 Main St., Suite #103
Walsenburg, Colorado 81089
Office (719) 738-1220

Steve B. Channel
Building Inspector / Land
Use Enforcement Officer

VALIDITY OF PERMIT:

The issuance or granting of a permit, approval of plans, specifications, and computations shall not be construed to be a permit for, or an approval of, any violation of the Regulation of the State of Colorado, Huerfano County, or provisions of the Huerfano County Building Code.

PRELIMINARY SUBMITTAL REQUIREMENTS:

All applications must be submitted with the construction documentation required by section 106 of the International Building Code as amended by Huerfano County Board of County Commissioners Resolution 08-10. *Note that where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a design professional registered with the state of Colorado.*

PROPERTY OWNERS INFORMATION:

Name: David & Cindy Driscoll
Street address: 4430 CR 121
City: Walsenburg
State: CO
Zip: 81069
Telephone No: 719 412 7025
2nd Contact No: _____

CONTRACTORS INFORMATION:

Name: Joseph Zere
Street address: 3137 Park Dr
City: Rye, Co
State: Colorado
Zip: 81069
Telephone No: (719) 252 8362
2nd Contact No: _____
Contractors Liability Insurance Expiration date: _____

CHECK THE APPROPRIATE AREAS:

- | | | |
|---|--|---|
| Type:
<input checked="" type="checkbox"/> New construction
<input type="checkbox"/> Remodel
<input type="checkbox"/> Addition
<input type="checkbox"/> Demolition
<input type="checkbox"/> In kind replacement
<input type="checkbox"/> Extension of building permit
<input type="checkbox"/> Temporary building & use permit | Occupancy:
<input checked="" type="checkbox"/> Site built residential
<input type="checkbox"/> Manufactured residential
<input type="checkbox"/> Residential accessory building
<input type="checkbox"/> Commercial
<input type="checkbox"/> Agricultural
<input type="checkbox"/> Industrial
<input type="checkbox"/> Other _____ | Intended Use:
<input checked="" type="checkbox"/> Single or multi family dwelling
<input type="checkbox"/> Residential garage
<input type="checkbox"/> Agricultural animal husbandry
<input type="checkbox"/> Commercial (give details in comments)
<input type="checkbox"/> Industrial (give details in comments)
<input type="checkbox"/> Storage (note stored materials in comments)
<input type="checkbox"/> Other (give details in comments) |
|---|--|---|

COMMENTS: (attach extra sheet if needed) Estimated Cost 500,000.00

Applicants Signature: [Signature]

Below this line for use by Building Inspector - ONLY

GENERAL INFORMATION

Property Owner name: David & Cindy Driscoll
(Trust, Corp, LLC, ect.)
Subdivision / Sec, Tw, Rg: Sec. 27 T26 R65
Lot & filing or 1/4 section: NE4
County subdivision No: 0000
County schedule No: 19110
County zoning district: A0
Property address: To be determined
Nearest community: Walsenburg

OTHER REQUIRED PERMITS

- | | |
|--|--|
| <input type="checkbox"/> Conditional use | <input type="checkbox"/> County road access |
| <input type="checkbox"/> Variance | <input type="checkbox"/> H.B. 1041 Flood Plain |
| <input type="checkbox"/> Temporary resident | <input type="checkbox"/> Sign permit |
| <input type="checkbox"/> Temporary use | <input type="checkbox"/> State electrical |
| <input type="checkbox"/> H.B. 1041 Development | <input type="checkbox"/> State plumbing |
| <input type="checkbox"/> Single-wide manufactured home | <input type="checkbox"/> Lot consolidation |
| <input type="checkbox"/> Huerfano County Health Department | <input type="checkbox"/> Others: _____ |
- Permit Numbers: _____ Permit Numbers: _____

BUILDING VALUATION:

Occupancy:	Building Size (Square feet)	Cost of Building (Per square foot)	Valuation:
R2	5814	100.95	586923.30
U	1100	38.66	42526.00
U	390	15.00	5850.00
Total Valuation			635299.30
Fee modifier:			x .0115
Permit Fee:			7305.94

FEES:

Permit Fee: 7305.94
Plan Review Fee: _____
Total Permit Fee: 7305.94

Payment of fees:
County Receipt No: _____
Personal Check No: _____

Approval: [Signature] Date: 4-16-13
Huerfano County Building Inspector

County Building Permit No:

13-030

Primary Occupancy Class

R3

Type of Construction:

V-B

Ready 4-15-13

**Huerfano County
Land Use Department
401 Main Street, Suite 304
Walsenburg, Colorado 81089
719-738-1220, Ext. 117/118 (Building Department)**



Item 5a.

RE: Courtesy inspection for the Driscoll residence

Building permit number 13-030
Inspection conducted March 13, 2024

Final inspection passes per 2015 IRC building codes with conditions, per R109. All other finals are submitted electrical, plumbing, septic, and water- the test radon is pending results.

One condition for the final would be the house numbers need to be plainly visible at the front door and at the easement of the driveway- the numbers should be 4 inches tall, a half inch wide, and reflective.

The foundation was originally inspected and approved by Steve Channel. During my inspection, there was a 6-inch distance from soil to wood-siding. From the house foundation, there is a 6-inch grade. The separation from garage to house has proper fire separation, the door is fire-rated for 20 minutes with proper sealant around the garage door and is self-closing. There are two sets of stairs in the home, one is a spiral staircase, leading upstairs to the loft the stair riser treads and nosing all meet minimum code from the IRC code. The headroom is at 6',8" minimum all the way up the stairs. The handrails meet minimum height of 34 inches, no wider than 9/16 of an inch and the separation of the railing is less than 4 inches. The handrails and guards are capable of withstanding 200 pounds in all directions. The second staircase leads through the opening in the floor to the basement and meets code.

All smoke alarms are in required designated areas, connected, and work properly. All windows are sealed properly, open, close and lock; and the emergency access windows are no more than 44 inches from floor and meet minimum requirements. All windows requiring safety glazing are to code and marked accordingly with acid edging. All mechanical is installed properly with vents in every bathroom and over the stove. The basement is used as a mechanical room with a water system and a whole house heating system.

K. Ryan Sablich
Huerfano County
Building and Code Enforcement
401 Main St., Suite 304
Walsenburg Co 81089
P (719) 378-1220 ext. 118 (office)
C (719) 248-9819
rsablich@huerfano.us

Trinidad Office
 412 Benedicta Ave.
 Trinidad, CO 81082
 (719) 846-2213; Fax: (719) 846-4472



Walsenburg Office
 119 East Fifth Street
 Walsenburg, CO 81089
 (719) 738-2650; Fax: (719) 738-2653

Item 5a.

252-8302 JOE ZOK

**APPLICATION AND PERMIT FOR
 ON-SITE WASTEWATER TREATMENT SYSTEMS**

Mileage: _____
 Zone: _____

Date Paid: 4/03/2013
 Receipt #: 010408

Property Owner David & Cindy Driscoll
 Current Address 4430 CR 121
 Agent _____ Address _____ Phone (731) 412-7025
 Address of Site 4430 CR 121
 Legal Description of Site _____

Size of Property 2000 ACRES Water Supply: Private Well Public _____
 Type of Structure Single Family Dwelling # of Bedrooms 3 Other _____
 Plumbing Fixtures in Structure: Water Closets 4 Lavatories 1 Bathtubs 3
 Showers 3 Sinks 5 Automatic Washers 1 Dishwashers 1
 Other _____ # of Anticipated Users _____

**AN ACCURATE PLOT PLAN AS DESCRIBED ON PAGE 3 MUST ACCOMPANY
 THIS APPLICATION
 THIS PERMIT WILL EXPIRE ONE (1) YEAR FROM DATE OF ISSUE
 REACTIVATION FEE WILL BE \$200.00
 PAYMENT DUE PRIOR TO COMPLETION OF SEPTIC SYSTEM**

Application for an individual sewage disposal system permit is hereby submitted, together with the plans, specification, and the required fee. **All fees are non-refundable and are subject to change.**

- Five hundred twenty-five dollars (\$525) New System
- Two hundred dollars (\$200) Remodeling Permit
- Two hundred dollars (\$200) Existing Septic System (hook-up/search)

The undersigned does hereby agree to comply with all Las Animas-Huerfano Counties District Health Department stipulation, the provisions of Regulation VIII, and all applicable State Laws and Regulations (please read reverse side).

**THE HEALTH DEPARTMENT WILL NOT BE HELD RESPONSIBLE FOR ANY
 SEPTIC SYSTEM FAILURE!!!**

Signature of Owner or Agent Joyl J... Date 4/3/2013

(THIS AREA FOR HEALTH DEPARTMENT USE ONLY)

Percolation Test: Date: 8-12-13 By Whom: Kery Rate: 6 Min/Inch 176
 Soil Profile: Depth to Water Table _____ Depth to Bedrock 528
 Other Terrain Features of Soil Conditions 816
 Installed by: _____ 40
8-29-13 system complete 36 GA STANDARD
 Minimum Requirements: 1050 Gal. Septic Tank
856 Sq. Ft. Leach Lines 30-5'
 _____ Sq. Ft. Leaching Bed

Comments and/or stipulations: Must Maintain all Minimum Distances (See Chart on Reverse Side)

Las Animas-Huerfano Counties District Health Department
 By: Kery Denied Approved
 Expiration Date: 8-14 Date: 8-12-13

APPLICATION FOR ON-SITE WASTE WATER SYSTEM PERMIT

Item 5a.

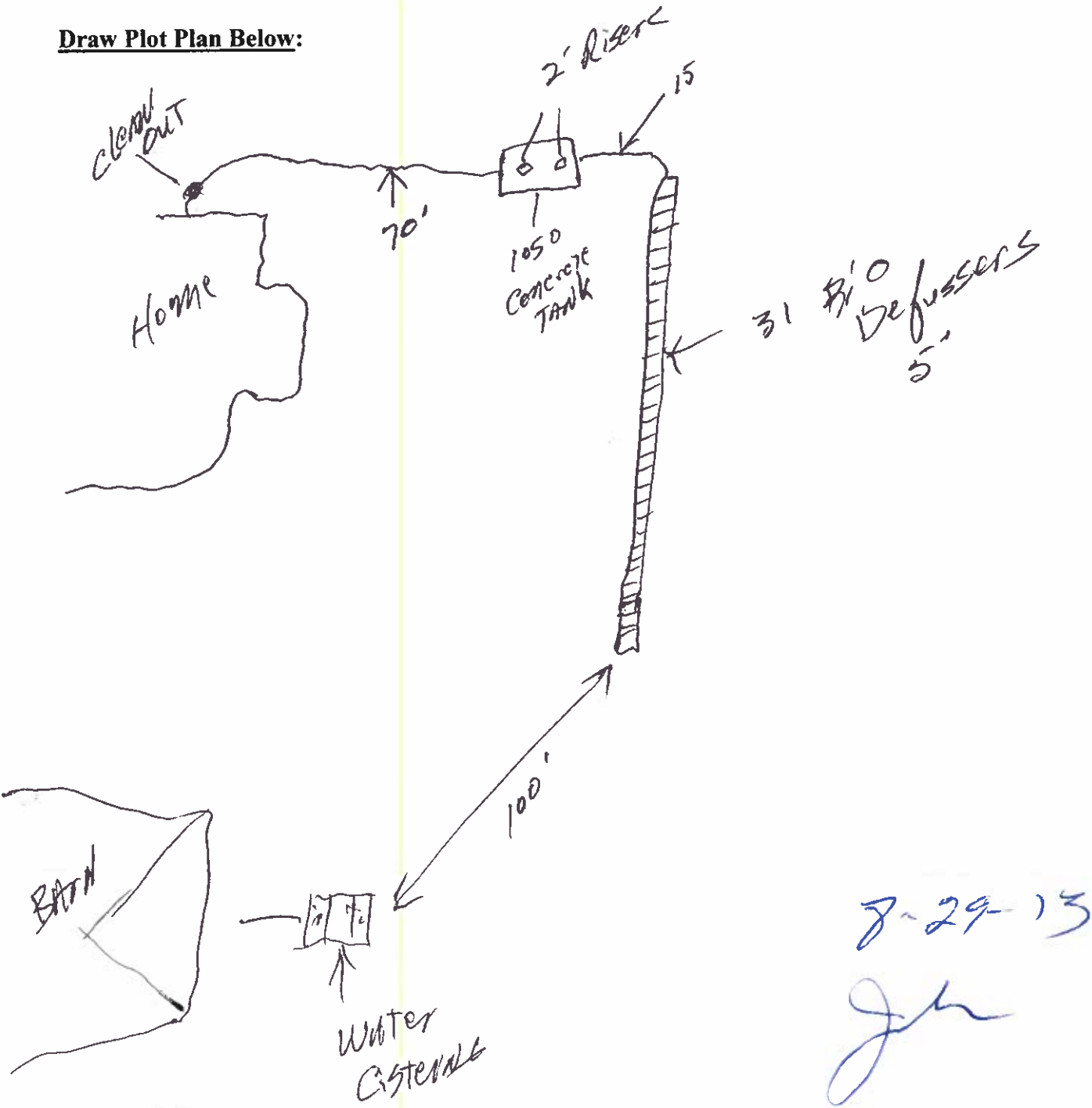
Plot Plan Must Include the Following:

(All locations must be indicated by measured distances)

1. Accurate property dimensions and size of property. (survey preferred)
2. Proposed location of sewage disposal system and alternate area.
3. Location of streams, lakes, ditches and drainage areas on and within 50 feet of property.
4. Location of water supply line to the dwelling and any out buildings.
5. Accurate location of **ALL WELLS** existing or proposed on and within 150 feet of the property.
6. Location of proposed and existing buildings.
7. Type of buildings by use.
8. Such additional information as may be required by the Health Officer.

An incomplete plot plan will cause delays in issuance of the permit.

Draw Plot Plan Below:



Revised 05/01/2012



David + Cindy Driscoll 8-29-13



DAVE + Cindy Briscoe

Huerfano County Land Use
401 Main Street, Suite 304
Walsenburg, Colorado 81089
719-738-1220, Ext. 117



Item 5a.

Huerfano County Building Authority Board (HCBA)

Staff Report

Complaint: Received information that the landowners (Cindy and Dave Driscoll) were living in a dwelling that had no Certificate of Occupancy.

Currently: Code Violation letter ZV 24-024 was sent to the landowners via Certified Mail with Return Receipt. The landowners then responded within the time frame set on the Code Violation Letter. An inspection of property was conducted on March 13, 2024, by both Ryan and Cheri.

Huerfano County Building Regulations:

Section 6.03 Certificates of Occupancy

- .01 No building constructed after April 1, 2000 shall be used for human occupancy without the issuance of a Certificate of Occupancy by the Building Official.
- .02 Such Certificate of Occupancy shall be issued within ten (10) working days of the time of notification to the Building Official that the structure, building or land improvements are completed and the structure(s) ready for occupancy, provided that the structure, building or land improvements meet the requirements of Section 6.05, Adequate Water, Sewage Disposal System Requirements for Building Permits and Certificates of Occupancy.
- .03 Certificates of Occupancy shall be issued only for buildings or other structures that comply with all the provisions of these Regulations and with all building, plumbing, mechanical, fire and other codes currently adopted.
- .04 Buildings and other structures failing to meet these requirements shall be denied a Certificate of Occupancy.
- .05 A copy of all Certificates of Occupancy shall be filed in the office of the Building Official and shall be available for examination by the public.

Section 7.03 Reports and records.

- .01 The Building Official shall keep complete records of all licenses, permits, inspections, re-inspections, fees and other monies collected and other official actions performed under the Policy.
- .02 The County Building Official or the County Building Official's duly authorized representative shall act as

Huerfano County Land Use
401 Main Street, Suite 304
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Item 5a.

secretary to the Authority and Board of Review and keep an accurate and permanent record of all proceedings before the Authority and Boards of Review.

Section 7.04 Owner obtained permits.

.01 The record owner of a single-family dwelling or manufactured home, including the usual accessory buildings and quarters used exclusively for living purposes, may perform construction work on such dwelling or manufactured home without a license provided the dwelling or manufactured home upon which the work is to be performed will be occupied by the owner as the owner's principal place of residence, and a permit is issued for such work.

.02 No building permit shall be issued to an owner to construct a new single-family dwelling or manufactured home more often than once every thirty-six (36) months after the date of the Certificate of Occupancy.

Section 9.02 Building Inspection Fees

.01 Fees for Building Inspections and re-inspections will be set by resolution of the jurisdiction.

Section 9.05 Addressing and Certificates of Occupancy

.01 The fee for the first assignment of a new address is \$150.00.

.02 The fee for address verification or change is \$50.00 for each occurrence.

.03 The fee for issuing a Certificate of Occupancy is \$150.00.

Key Considerations:

- The house was permitted in 2013 (BP 13-030) which was under the 2006 I.R.C. Building Codes at that time.
- There are no records of inspections being done since October 2013.
- There has been several changes in staff in the last 11 years.
- The barn is 40x80 (enclosed) with 2-12x80 (connected lean to) is an unpermitted building that was added after the dwelling was started and after the hanger was completed.
- The residence needs a CO and the barn needs a COC to be in compliance.

Staff Thoughts/Comments:

-In order to bring the dwelling up to compliance building permit fees need to be caught up to date and any other fees according to the Building Code will need to be addressed.

-In order to bring the barn into compliance a building permit application will need to be pulled and paid for with penalty.

**Huerfano County Land Use
401 Main Street, Suite 304
Walsenburg, Colorado 81089
719-738-1220, Ext. 117**



Item 6f.

Huerfano County Building Authority Board (HCBA) Staff Report

Complaint: Kevin Chavez has submitted for his Contractor's License renewal for 2024.

Currently: On April 20, 2023 The Huerfano County Building Authority Board made a unanimous decision to revoke Kevin Chavez of RC Concrete Contractor's License.

Huerfano County Building Regulations:

Section 5.09 Revocation or suspension of a contractor's license; causes; hearing

- .01 The Building Official may suspend a license for any of the following infractions until the infraction has been satisfactorily corrected or a decision of an appeal of the suspension to the Authority has been made.
- .02 Any license or registration issued pursuant to this Policy may be revoked or suspended by the Building Official or Building Authority, after notice and hearing, for any of the following causes:
- (a) Abandonment of a contract without legal justification.
 - (b) Failure to obtain required permits.
 - (c) Diversion or misapplication of funds or property received to perform or complete a contract or for a specified purpose in the performance or completion of a contract; application or use of such funds for any other contract, obligation or purpose; or the failure, neglect or refusal to use such funds or property to perform or complete such contract.
 - (d) Substantial departure from, or disregard of plans or specifications in any material respect, without consent of the owner or the owner's duly authorized representative.
 - (e) Disregard or violation of applicable major codes or minor codes.
 - (f) Failure to comply with any lawful order of the Building Official or a Chief Inspector.
 - (g) Failure to keep records for a period of one (1) year after completion of each separate contract, showing all receipts and disbursements of the licensee or registrant in all transactions as a contractor, and to produce the same for examination by the Board when required.
 - (h) Fraud or misrepresentation of a material fact by applicant in obtaining a license or registration.
 - (i) Committing any willful or fraudulent act by the licensee or registrant as a contractor.
 - (j) Using a license or registration to obtain permits for another reason.
 - (k) Carelessness or negligence in providing reasonable safety measures to protect workers or the public.
 - (l) Canceling or not renewing required insurance coverage: provided; however, that such license or registration shall only be suspended for this cause, and shall be reinstated upon refilling proof of insurance as approved by the Building Official.
 - (m) Being convicted of a felony relating to performing construction contract.
 - (n) Failing to timely pay any indebtedness or obligation owed to the Department; provided, however, that such license or registration shall only be suspended for this cause and shall be reinstated upon payment of such debt or obligation.

Huerfano County Land Use
401 Main Street, Suite 304
Walsenburg, Colorado 81089
719-738-1220, Ext. 117



Item 6f.

(o) Failing to notify the Department of a change of address and/or telephone number, provided however, that such license or registration shall only be suspended for this cause and shall be reinstated upon notification of said new address and/or telephone number.

Key Considerations:

- Several attempts were made by various means of communication by the Huerfano County Building Department to notify Mr. Chavez for the April 20th, 2023 meeting. The Huerfano County Building Department finally did hear from Mr. Chavez on April 20th, 2023 in which said he was “attempting to make it to the meeting but he didn’t know about it until a few minutes prior to the meeting.” The HCBA rearranged the agenda to wait for Mr. Chavez to arrive for the meeting. Mr. Chavez never did arrive to the meeting or call back.
- After the HCBA Meeting the Huerfano County Building Department attempted to get ahold of Mr. Chavez by various sources of media to let him know his license was revoked. No reply.
- The Huerfano County Building Department has not heard anything/had contact from Mr. Chavez until January 31, 2024 when he applied to have his Contractor’s License renewed.

Staff Thoughts/Comments:

- The Huerfano County Building Department would like to ask the Board to see what exactly happened with BP22-061 and Q & N Construction. (Can review the complaint if need be)
- The Huerfano County Building Department would like to know how to ensure we can have active and what type of communication will work best as phone calls and emails aren’t working.
- Had complaints from constituents that they could never get ahold of the contact information/get a call back.

Board Recommendations:

At the last HCBA meeting on February 15, 2024 the Board decided unanimously to allow RC Concrete to put all his submittals in that are required to renew his license and then come before the HCBA to discuss reinstating his Contractor’s License.

Staff Comments:

An email was sent on February 29th, 2024 to RC Concrete the owner Kevin Chavez from Ryan and then a phone call was made with a voice mail by Cheri on March 11th, 2024 letting him know of what the HCBA was asking for. The Building Department has not had any response back from Mr. Chavez from either of the correspondence. Therefore; staff recommendation is to not allow any work to be done in Huerfano County until he fulfills the recommendation from the HCBA.