

Kerns, Robin - CD

Subject: FW: 2nd Creek Village - Brakes Plus - Use by Permit

From: Dean Pisciotta [mailto:dpisciotta@brakesplus.com]
Sent: Friday, February 08, 2019 1:58 PM
To: Kerns, Robin - CD <rkerns@c3gov.com>
Subject: RE: 2nd Creek Village - Brakes Plus - Use by Permit

Robin. See answers below in Red. Thanks for the phone call today. Have a good weekend.

Dean Pisciotta
Brakes Plus, Inc
6911 S. Yosemite Street, Centennial, CO 80112
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Email: deanp@brakesplus.com



From: Kerns, Robin - CD <rkerns@c3gov.com>
Sent: Friday, February 8, 2019 11:01 AM
To: Dean Pisciotta <dpisciotta@brakesplus.com>
Subject: 2nd Creek Village - Brakes Plus - Use by Permit

Hi Dean,

As I am working on the Use-by-Permit for Board of Adjustment hearing in March. Can you provide some more detail that is not in the narrative:

- 1) Demonstrates compliance with all federal, state, and local regulatory agencies regarding the disposal and management of automotive fluids. **Of course. We comply with all federal, state and local regulations regarding disposal of automotive fluids.**
- 2) What car services will subject Brakes Plus provide: **85% of our services are Oil Changes, Brakes, Alignments, and Front End Parts Replacement such as shocks and struts. We also do fluid exchanges such as coolant and transmission fluid. Further we sell batteries, filters, and complete other minor parts replacements. Most all of our services are completed in three to four hours. Our current hours are M-F 8am to 6pm and Sat 8am to 5pm, Closed on Sundays.**
- 3) Please note that Major repairs such as engine overhauls, body work, and tire capping are not allowed to be performed on site. **We do not do any of this type of work.**
- 4) Please verify that the use will meet the following code requirements:
 - (1) **Equipment, Activity, and Materials.**
 - (a) All repair work, vehicle washing, installation of parts, hydraulic hoists, pits, and all lubrications, greasing, automobile detailing, or repairing equipment shall be entirely enclosed within a building. **Correct. We**

only work on vehicles inside the building.
trash that will be in the dumpster enclosure.

We do not have any outside storage other than regular

- (b) All vehicle parts, dismantled vehicles and similar materials, and all discarded materials such as tires, cans, and drums, shall be stored within an enclosed building. Almost all of our waste is recycled and all of the recycling storage and systems are contained inside our building. We generate very little trash.
 - (c) Inoperable Vehicles Prohibited. The storing or keeping of inoperable vehicles on the property is strictly prohibited. We do not store inoperable vehicles outside. If we do keep a vehicle overnight it will be kept inside the building for work to be completed the following morning.
- (2) **Vehicle and Truck Storage.** All vehicles awaiting repair shall be stored on site in approved parking spaces and under no circumstances shall such vehicles be stored outside in an unassembled condition, on an unapproved parking surface, or stored on or obstruct access to a public right-of-way. **Noted. This is our practice.**

Thanks for helping address these questions. Let me know if you have any questions.

Regards, Robin



Robin S. Kerns, AICP, LEED AP | City Planner
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