



May 01, 2019

**City of Aurora
Office of Development Assistance
15151 E. Alameda Pkwy, Suite 5200
Aurora, CO 80012**

**Re: Operations Plan – Hernandez Trucking (RRCE#743-1)
753 Salida Way, Aurora, CO 80011**

Hernandez Trucking is family owned trucking and construction equipment company dedicated to supporting construction contractors with equipment services.

This company he has been in business for 18 years. And has between 8 to 10 employees.

The goal for this site is to have an office/warehouse building in the southeast corner of the site with some parking spaces. The rest of the land would be for storage of trucks and construction equipment.

The primary purpose of the site will be storage of the company trucking and construction equipment fleet of dump trucks, flatbed trailers, flatbed trucks, and dollies, all of which are generally utilized throughout the day. The secondary use will be preventive maintenance of the vehicles in the warehouse and small office activities inside the building. Daily operations will involve arrival of employee, pickup trucking equipment and leave to the jobsites where they are currently working. At the end of the work day, the trucking vehicles return to the site for night storage and the employees leave to their homes.

No motor vehicle salvage, wrecking or dismantling will be performed in this site. This site will also comply with Section 146-807 of the zoning code regarding Buckley Air Force requirements.

The general public does not visit the site as it is not a retail operation. The hours of operations are 5 am till 7 pm or until the last job gets done which is generally no later than 7 pm. The company operates 6 days a week, with Sunday's off.

The site is designed to accommodate 46 outdoor parking spaces and 4 indoor parking spaces, should the need arise. A privacy fence will screen the lot from public view and includes a 10' landscape buffer outside of the fence on the east, north and west sides, and 25' landscape buffer on Salida Way. A gate will be 85' from the flowline in Salida Way to accommodate emergency vehicles needing access. A license agreement will be completed to address facilities within easements.

Please contact me with any questions regarding this Operation's Plan or project.

Thank you,

Jose Ramirez
Civil Engineer II
Rocky Ridge Civil Engineering
jpaas@rockyridgecivil.com