



January 24, 2023

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

**Re: Operations Plan – Tarahumara Trucking (RRCE#954-1)
2260 Andes Way, Aurora, CO 80011**

Tarahumara Trucking is a locally owned trucking and construction equipment company dedicated to supporting construction contractors with equipment services. The company has been in business for 9 years and has between 6 to 12 employees.

The goal for this property includes developing the northwest corner of the site with canopy shade structures for cars and construction vehicles. 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 canopy shade areas and small office activities inside a mobile office trailer. Daily operations will involve arrival of employees, retrieval of trucking equipment, and departure to the jobsites where they are currently working. At the end of the workday the trucking vehicles return to the site for night storage and the employees leave for their homes.

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

The general public does not visit the site as it is not a retail operation. The hours of operation are 5 am to 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 Sundays off.

The site is designed to accommodate 11 outdoor parking spaces and 10 outdoor truck storage spaces. A privacy fence will screen the lot from public view and includes 20' landscape buffers adjacent to Andes Way and Argonne St. public right-of-ways and 10' along interior sides of the property not abutting public right-of ways. Gates will be provided 35' from the flowlines of Andes Way and Argonne Street 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 Operations Plan or the project.

Thank you,

Mike Triffler
Project Engineer II
Rocky Ridge Civil Engineering
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