

## Business Plan for 308 Bill Irwin Street

Rocha Trucking will continue to operate as currently permitted. The amendment to the SUP will allow automotive mechanical repair in Suites B and C.

### PARKING

Rocha trucking will continue to use the North side of the property for Rocha vehicles, they will also use the north half of the western side. R C Auto Shop will continue to use the Eastern side, South of the gate, which is currently paved, and will occasionally use the south side of the property. Pancho Automotive will use the remaining Western side as their parking.

### PAVING

Rocha Trucking (Suite A) will continue to operate as permitted, parking on the existing gravel on the North side of the property.

R C Auto Shop (Suite B) will use the existing concrete paving, and occasionally use the existing south side gravel surface.

Pancho Automotive (Suite C) will park on newly installed 1" crushed concrete with concrete parking stops, for a period of one year. During the second year, 33% of the crushed concrete will be replaced with concrete, during the third year, another 33% will be paved, and during the fourth year, the remaining crushed concrete will be replaced with paving.

### Scope

The trucking operation will continue to operate as currently permitted. It includes the office, and areas for truck and auto parking.

The automotive repairs will be complete mechanical repairs. This includes both major work, such as switching out drive trains, and minor repairs, such as changing belts.

There will be NO salvaging of vehicle parts.

There will be NO paint and body work.

There will be NO work done outside of the canopied footprint, save for very minor things like changing windshield wiper blades.

The auto repair shops will follow all code and environmental rules.

All Fire Lanes will be kept clear at all times.

Hours of operation will vary. Possibly seven days a week, from 7:00 a.m. until whenever the job is done. Property is surrounded by other Light Industrial uses many of which also have these varying hours of operation.

50190902