



Durango
1140 Main Avenue, Suite B
Durango, Colorado 81301
P – 970.259.7494
F – 970.259.7492

Pagosa Springs
262 Pagosa St. Suite 200
Pagosa Springs, CO 81147
P – 970.264.6884
F – 970.264.0997

Project Name Four States Tire & Service

Subject Major Design Review

Date March 11, 2020

Project Description

New tire shop and service center located at 3039 Cornerstone Drive.

Exhibits

- Completed Land Use Application (a)
- Land Use Application Fee (\$500.00) (e)
- Agreement for Payment of Fees (f)
- Landscape Plan (l)
- Conceptual Grading & Drainage Plan (p)
- Master Utility Plan (q)
- Engineering Plans & Specifications
- Preliminary Plan/Site Design
- Conceptual Building Elevations

(g) **Evidence of Good Title/Legal Description**

- Evidence of good title will be provided after the property has been purchased. Anticipated closing date is March 30, 2020.

(k) **Mineral, Oil & Gas Notice Verification**

- The Archuleta County Assessor’s office did not find any Mineral/Oil/Gas Owners of record of lessees.

(m) **General Development Information**

(i)

- We are requesting approval of our Major Design Review for the construction of a 11,717 s.f. tire shop and service center located at 3039 Cornerstone Drive.
- The Project will consist of lobby/showroom/offices/restrooms (1533 s.f.), mezzanine level that will be used for storage (830 s.f.), storage and delivery area (3223 s.f.) and shop area with 10 service bays (6131 s.f.).
- Hours of Operation: 7:30 am -5:30 pm Monday-Friday, 7:30 am-3:00 pm Saturday and closed Sunday
- The only outdoor storage will be an enclosed structure for the trash dumpster and scrap tires. The enclosed structure will be approximately 8’ solid walls with front swinging metal doors. The structure will be approximately 200-250 s.f. and will be on the west side of the site to provide additional screening to the neighbors to the west. The location will allow direct access for trash pickup and the accessible side will only be visible to the interior portions of the site.
- All other materials will be stored inside the building. Passenger/SUV/Light Truck tires will be stored standing up in racks and larger tires will be barrel stacked. Lubricants will be stored in approved cubes (approximately 200 gallons each and approximately 4 cubes).
- Very little work is anticipated to be performed outside of the building. The rare/occasional or emergency quick minor job may be performed outside. The large 10 bay service department should accommodate demand.



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-
- No outside staff break areas.
 - Everything that can be parked indoors overnight will be due to security.
 - The majority of the structure will be a metal building with stucco, stone and metal siding.
 - Smoke Free Facility.
- (ii)
- All Major Utilities are provided to property line with little impact.
- (iii)
- Project is in full compliance the LUDC pending the approval of the Conditional Use Permit
- (iv)
- The applicant has submitted an application to Aspen Village. Applicant will forward additional requirements or letter approval upon receiving direction from Aspen Village.
 - CUP Application has been Submitted to the Town of Pagosa Springs Planning Department.
 - No additional permits are anticipated.
- (v) Responses to Conditional Use Permit and Sketch Major Design Review**
- A berm and landscaping along the western boundary of the property will mitigate noise impacts to neighboring property.
 - The doors will remain closed when vehicles aren't being moved in and out. The garage doors will be substantial in regards to noise mitigation.
 - Northwest corner of the property will be landscaped and graded for drainage. This area will also serve as snow storage area.
 - A sidewalk will be installed connecting the entrance to the lobby with Parelli Way.
 - An outdoor seating area will be provided for clients at the entrance to the lobby.



REYNOLDS ASH + ASSOCIATES

ARCHITECTURE
ENGINEERING

19700 W. 12TH AVE.
DENVER, CO 80202
TEL: 303.733.1100
WWW.RAASOCIATES.COM

REYNOLDS ASH + ASSOCIATES, P.C.
HEREBY RECEIVES THE CONTRACTOR'S
CONSENT AND AGREES TO BE BOUND BY
THE TERMS AND CONDITIONS OF THE
CONTRACT DOCUMENTS. THIS AGREEMENT
IS A CONDITION OF THE CONTRACT DOCUMENTS.
THE USE OF THESE PLANS AND SPECIFICATIONS
SHALL BE LIMITED TO THE PROJECT AND SITE
FOR WHICH THEY WERE PREPARED AND
NO PART THEREOF SHALL BE REPRODUCED,
REPRODUCED, REPRODUCED, REPRODUCED,
REPRODUCED, REPRODUCED, OR OTHERWISE
REPRODUCED IN ANY MANNER WITHOUT THE
WRITTEN CONSENT OF REYNOLDS ASH + ASSOCIATES, P.C.

PROGRESS SET
NOT FOR CONSTRUCTION

FOUR STATES
TIRE & SERVICE
3039 CORNERSTONE DRIVE
PAGOSA SPRING, COLORADO 81147

JOB NO: 19229
DATE: 2020-02-06
DRAWN BY: RA+A

ISSUE RECORD:

REVISIONS:
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△
△

AS-101
SITE PLAN

SIGN CRITERIA:	ASPEN VILLAGE 2
ASPEN VILLAGE FRONTAGE	333 FEET
HIGHWAY 150 FRONTAGE	188 FEET
FIRST STREET FRONTAGE	333 S.F.
SECOND STREET FRONTAGE	188 X .5 94 S.F.
TOTAL ALLOTTED SIGNAGE	427 S.F.

SITE ZONING:	ASPEN VILLAGE 2
SITE AREA:	137 ACRES
MINIMUM REQUIRED SETBACKS:	
FRONT YARD:	0 FEET
SIDE YARD:	0 FEET
REAR YARD:	0 FEET
OCCUPANCY GROUP:	111
CONSTRUCTION TYPE:	111
TOTAL FINISHED SQUARE FOOTAGE:	11,717 S.F.
LOBBY, SHOW ROOM, OFFICE, REST. S.F.:	1533 S.F.
MEZZANINE LEVEL S.F.:	850 S.F.
STORAGE & DELIVERY AREA S.F.:	3223 S.F.
SERVICE BAYS S.F.:	6,211 S.F.

KEY AND SITE CALCULATIONS

SQ.FT. SUMMARY	
SITE =	59565 S.F. 100%
PARKING / DRIVE =	25,143 S.F. LESS THAN 30%
BUILDING =	11,717 S.F. LESS THAN 30%
TOTAL:	

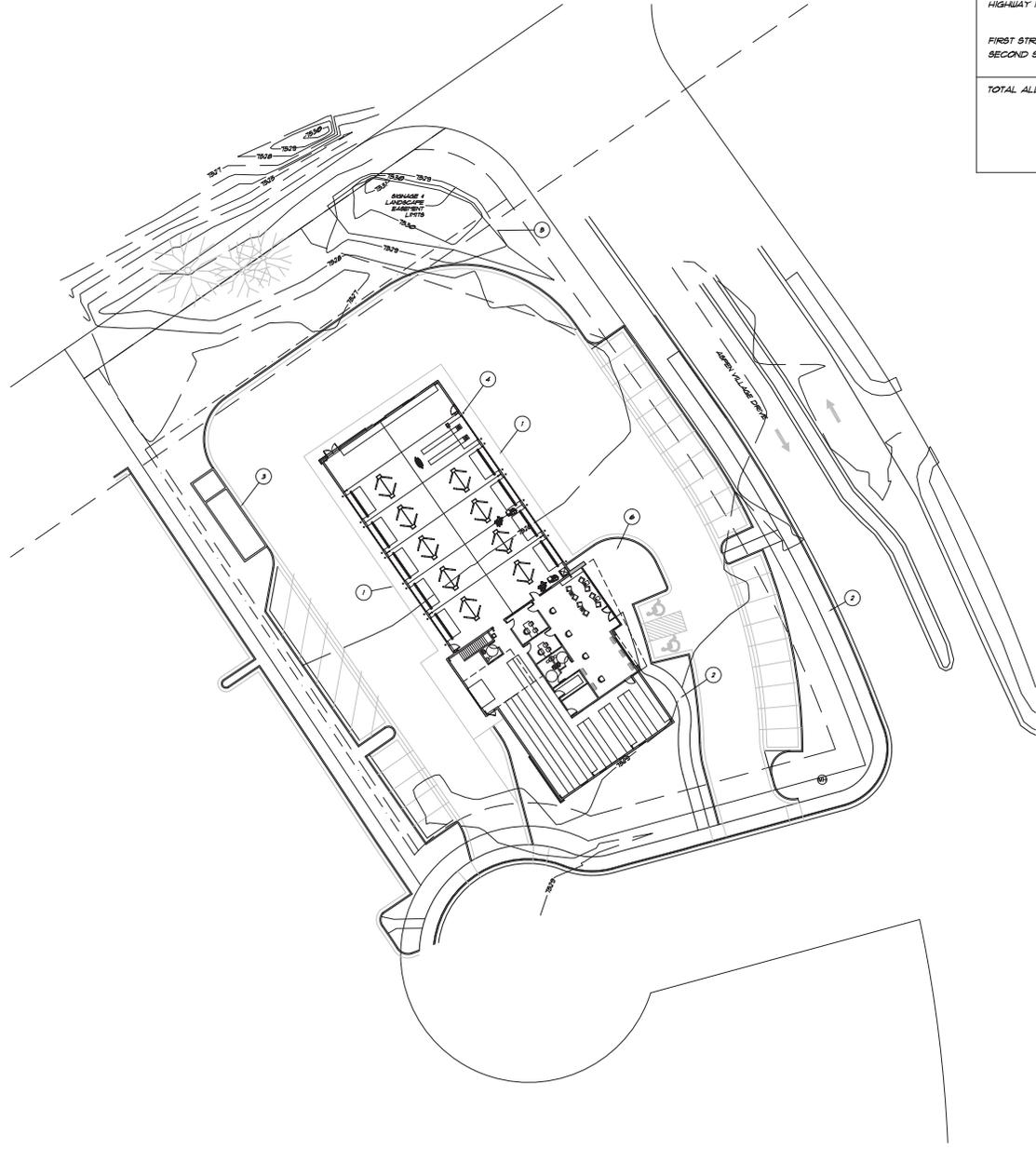
PARKING CALCULATIONS	
PARKING REQ. SERVICE / STORAGE 1 per 2000 sqft. / 10000 =	5 STALLS
PARKING REQ. SALES 1 per 250 sqft. / 1467 =	6 STALLS
PARKING REQ. OFFICE 1 per 300 sqft. / 250 =	1 STALL
TOTAL REQUIRED = 12 STALLS	
TOTAL PROVIDED = 25 STALLS	

SITE PLAN GENERAL NOTES:

- A. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK.
- B. CONTRACTOR SHALL STAKE OUT HOUSE LOCATION FOR OWNER/ARCHITECT REVIEW PRIOR TO STARTING EXCAVATION.
- C. STOCKPILE EXCAVATED MATERIAL ON SITE AT A LOCATION DIRECTED BY OWNER/ARCHITECT TO USE FOR BACKFILL AT A LATER DATE. ALL EXCESS MATERIAL LEFT AFTER BACKFILL SHALL BE Hauled OFF SITE. AT A LOCATION DIRECTED BY ARCHITECT. IF ADDITIONAL FILL MATERIALS ARE NEEDED, CONTRACTOR SHALL REPORT AT HIS EXPENSE.
- D. CONTRACTOR SHALL COORDINATE ELECTRICAL SERVICE INSTALLATION WITH UTILITY.
- E. CONTRACTOR SHALL VERIFY WATER METER LOCATION. CONTRACTOR IS RESPONSIBLE FOR WATER SERVICE INSTALLATION. OWNER WILL PAY TAP FEE.
- F. CONTRACTOR SHALL COORDINATE GAS SERVICE AND METER INSTALLATION.
- G. CONTRACTOR SHALL FINISH GRADE SITE, READY FOR SEEDING. LANDSCAPING, SEEDING AND LANDSCAPING IS EXCLUDED FROM CONTRACT.
- H. SEE STRUCTURAL FOR EXCAVATION, STRUCTURAL FILL AND BACKFILL REQUIREMENTS.

SITE PLAN KEY NOTES

- 1. 6" CONCRETE APRON
- 2. 4" D. CONCRETE SIDEWALK
- 3. TIRE STORAGE AND TRASH ENCLOSURE
- 4. STEEL BOLLARD
- 5. EXISTING MONUMENT ASH LOCATION
- 6. CONCRETE PAVEMENT



ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"



REYNOLDS ASH + ASSOCIATES

ARCHITECTURE
ENGINEERING

REGISTERED IN THE STATE OF COLORADO
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REYNOLDS ASH + ASSOCIATES, P.C. EXPRESSLY DISCLAIMS THE CONSULTING CONTRACTOR'S RESPONSIBILITY TO BE CHARGED OR CONSIDERED FOR DAMAGES OR CONSEQUENCES OF ANY KIND TO ANY PARTY OTHER THAN THE ARCHITECT FOR ANY DESIGN OR PROFESSIONAL SERVICE PROVIDED BY THE ARCHITECT OR ENGINEER. THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH THEY WERE PREPARED AND FOR WHICH THE CONSULTING CONTRACTOR HAS BEEN RETAINED. REPRODUCTION, REUSE, SALE, OR OTHER DISSEMINATION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF RAA ARCHITECTURE, P.C.

PROGRESS SET
NOT FOR CONSTRUCTION

FOUR STATES
TIRE & SERVICE

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JOB NO: 19229
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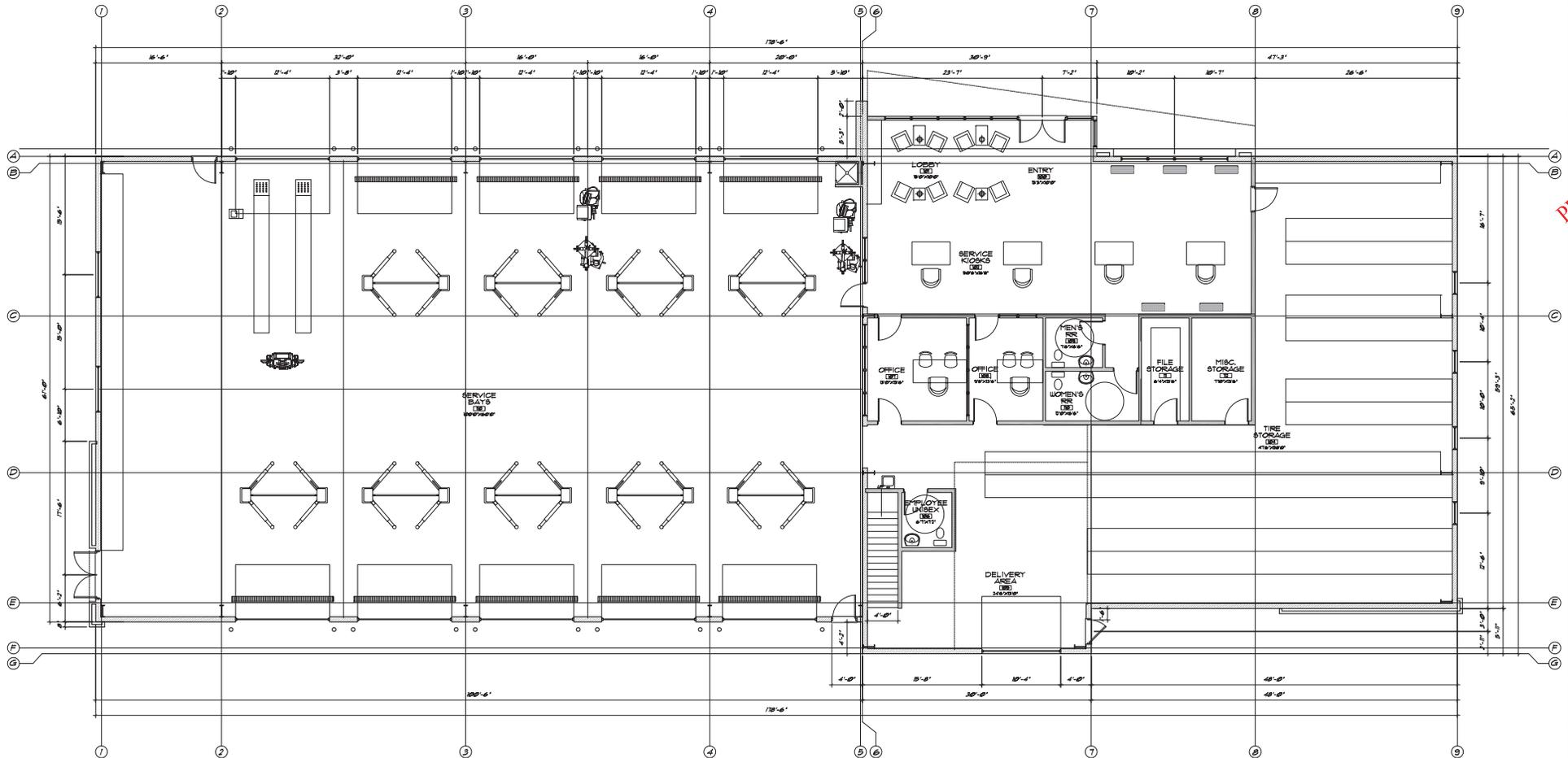
ISSUE RECORD:

REVISIONS:

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A-101

PROPOSED MAIN LEVEL FLOOR PLAN



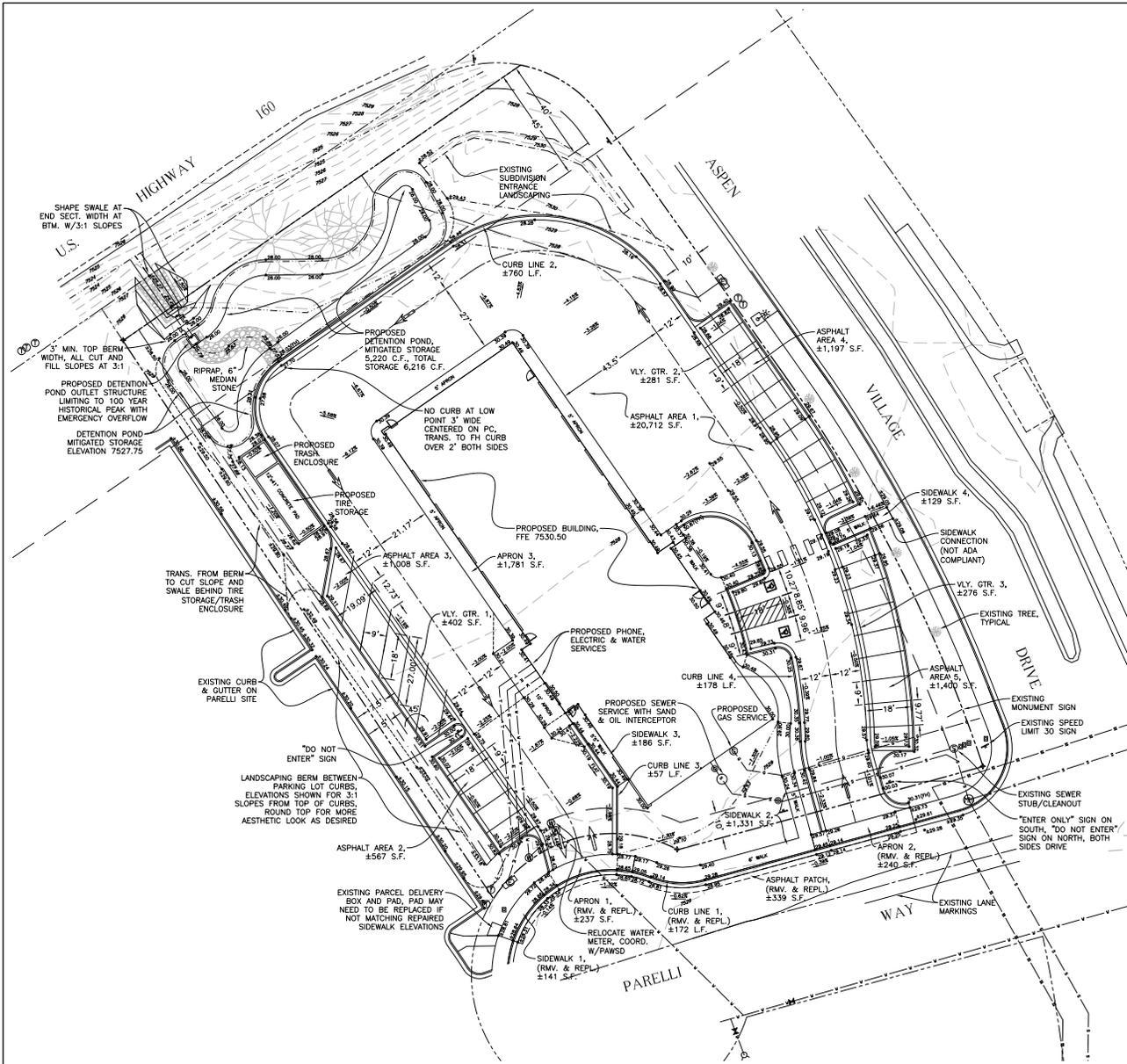
APPROXIMATE SQUARE FOOTAGE:

LOBBY, SHOW ROOM, OFFICE, REST.	833 SF
MEZZANINE LEVEL	141 SF
STORAGE & DELIVERY AREA	323 SF
SERVICE BAYS	631 SF
TOTAL	1929 SF

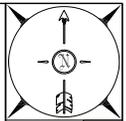


PROPOSED MAIN LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"



- LEGEND (For Plan Sheets)**
- Existing contour, one foot interval
 - - - Existing edge asphalt road or drive
 - - - Proposed edge asphalt or saw-cut line
 - - - Existing landscaping edge or feature
 - - - Proposed significant grade break
 - - - Existing or proposed centerline
 - - - Existing easement line
 - - - Existing exterior property line subject parcel
 - - - Existing property line interior or adjacent
 - - - Existing property line setbacks
 - - - Existing gravity sewer line
 - - - Existing pressure sewer line
 - - - Proposed gravity sewer line
 - - - Existing water line
 - - - Proposed water line
 - - - Existing gas line
 - - - Proposed gas line
 - - - Existing telephone line
 - - - Proposed telephone line
 - - - Existing buried electric line
 - - - Proposed buried electric line
 - - - Existing drainage
 - - - Proposed drainage
 - - - Proposed reference line w/stationing
 - - - Proposed curb & gutter
 - - - Proposed culvert w/end sections
 - - - Proposed riprap
 - - - Proposed boulder wall
 - - - Proposed catch basin
 - - - Proposed truncated dome insert
 - - - Existing water meter or appurt.
 - - - Proposed water meter or appurt.
 - - - Proposed sewer cleanout
 - - - Existing sewer manhole
 - - - Existing sewer stub or appurt.
 - - - Existing electric meter or appurt.
 - - - Existing telephone pedestal
 - - - Proposed gas meter or appurt.
 - - - Existing cable television pedestal
 - - - Existing fire hydrant
 - - - Existing or proposed water gate valve
 - - - Existing or proposed sign
 - - - Existing irrigation valve or appurtenance
 - - - Existing street light
 - - - Proposed parking lot light
 - - - Survey control point
 - - - Radius point
 - - - Proposed finished grade spot elevation
 - - - Proposed invert or flow line spot elevation
 - - - Proposed finished grade slope
 - - - Proposed invert or flow line slope
- Note: Add 7500 feet to spot elevations to match survey datum



DAVIS ENGINEERING SERVICE, INC.

SINCE 1958

DAVIS ENGINEERING SERVICE, INC.
1015 UNIVERSITY PARKWAY, SUITE 100
PUEBLO, COLORADO 81001-1118
TEL: (719) 247-2200 FAX: (719) 247-2200

DATE	DRAWN	CHECKED	APPROVED

PROJECT	M.D.	M.D.	M.D.

DATE	DRAWN	CHECKED	APPROVED

Reynolds, A&B & Associates
P.O. Box 96
Pueblo Springs, CO 81427
Four States Trc, Aspen Vlg,
Ph. 2, Block 4, Lot 1
Site Grading & Drainage
OVERVIEW

P07778
Sheet 1 of 1