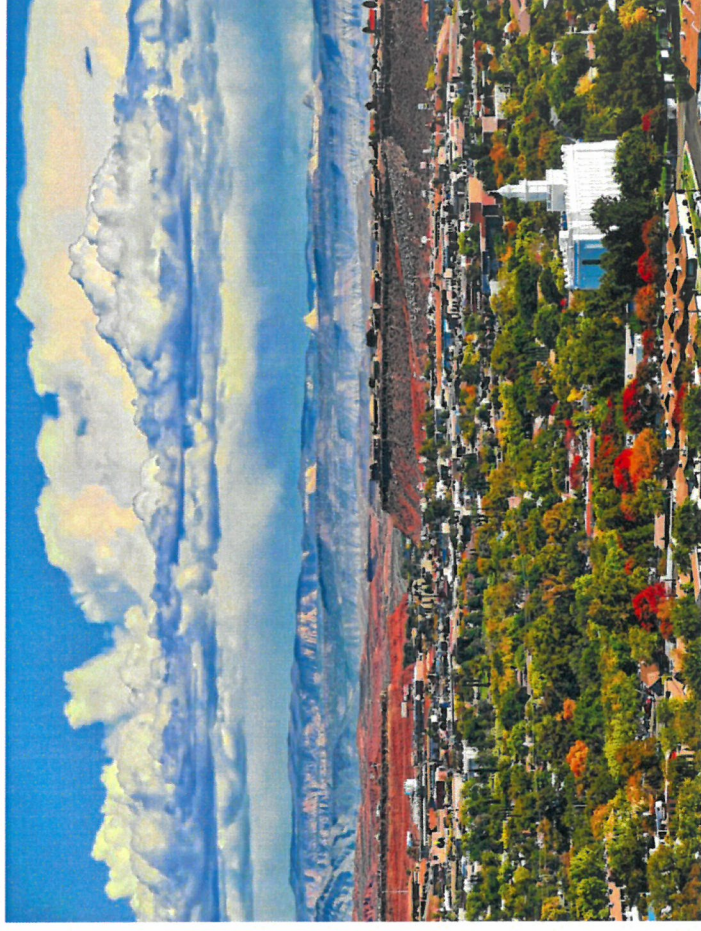




PERFORMING ARTS
CENTER
OF SOUTHERN UTAH

Background Information

- PAC Beginnings
- Preserve “PAC” Name
- 2013, 2019 Webb Management Studies
- New proposal = Scaled Down, Adaptable, Essential Space



Case for Support

- Meet the needs of MANY community arts organizations
- Meet the needs of the growing population
- Promote region as a tourist destination
- Voted as a “Top 3 priority”
- Enhanced quality of life, a culturally rich community



Economic Impacts



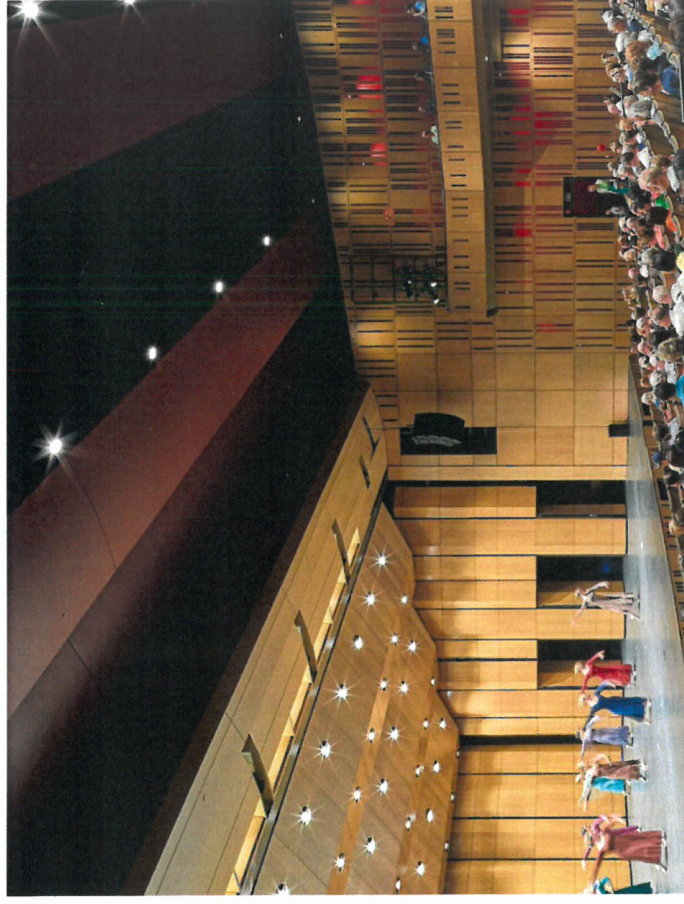
- Total Annual Economic Benefit = \$7,200,336
- Sales Tax Revenue = \$425,000
- Attract companies considering a move to the region.
- Support for education, innovation & creative industries.

Performing Arts Center of Southern Utah

A modern, adaptable 1200+ seat
proscenium theater.

State-of-the-art acoustics and
technical systems.

A multi-purpose gathering and
rehearsal space.



Mid-Valley Performing Arts Center

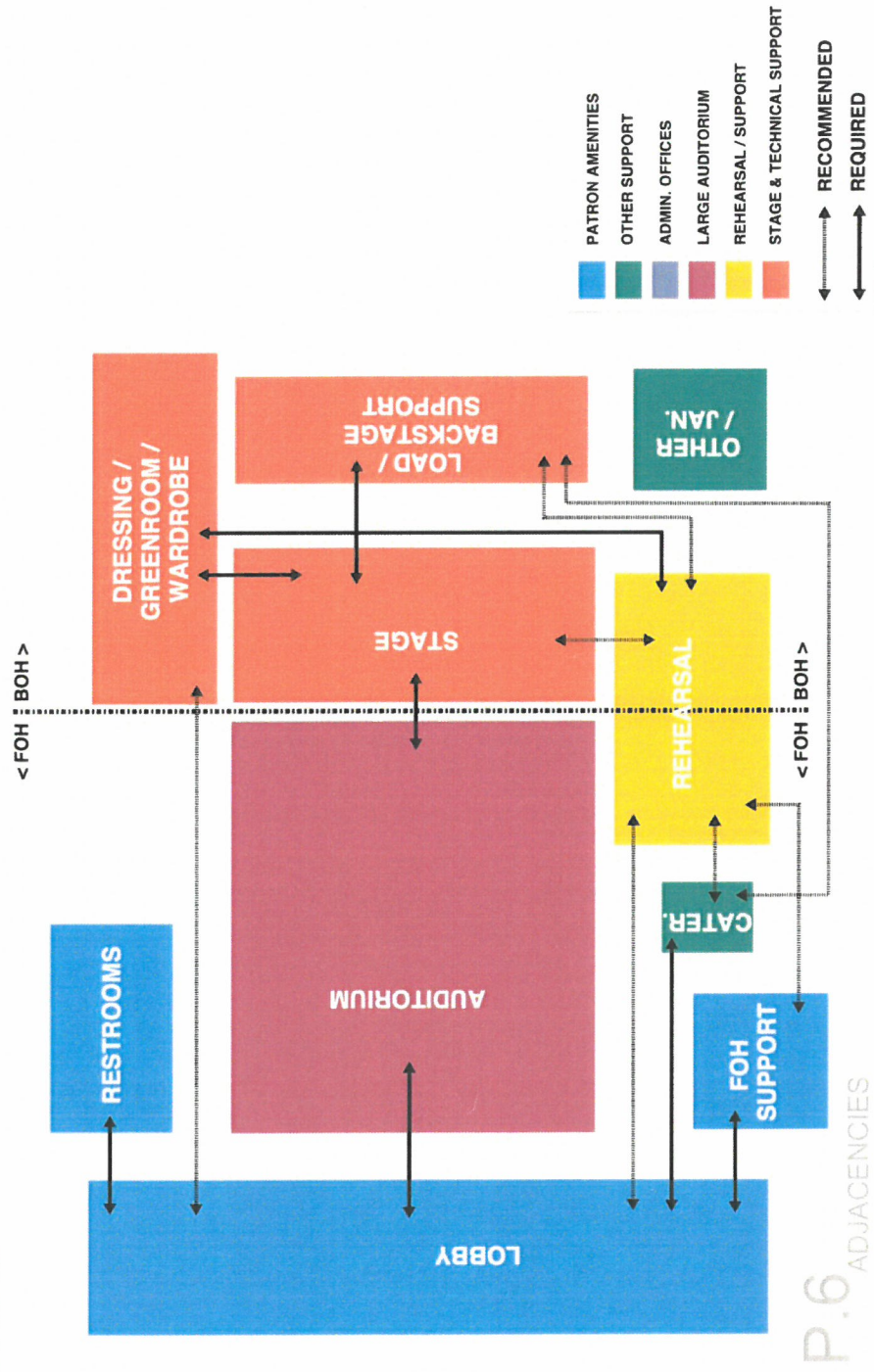


Taylorsville, Utah
Total Cost: \$45M

How Funded:

\$5M City of Taylorsville
\$40M Salt Lake County
SL County Arts Operated and
Managed

Adjacencies



Capital Investment

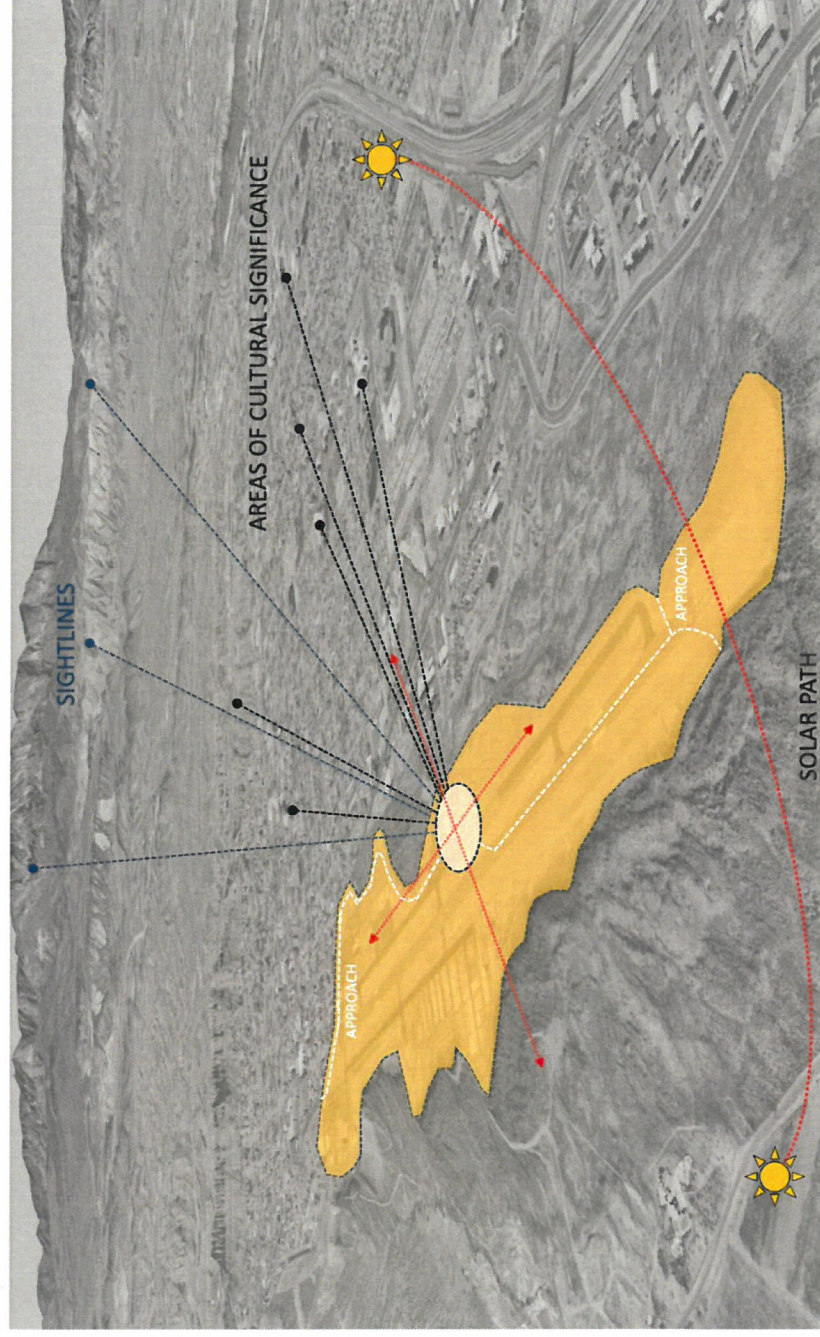
Version 1			
1,200-seat Theatre, Rehearsal-Event Space			
Total Net Area, Sq. Ft.	43,954		
Total Gross Area, Sq. Ft.	75,404		
\$/Sq. Ft.	\$530		Mid Valley was \$575/Sq. Ft. in 2021
Construction Cost	\$40,000,000		
			Includes Fly Tower
Soft Costs	x1.25		
Total Project Costs	\$50,000,000		

Programming Plan

- Presenting
- Nonprofit Rentals
- Commercial Rentals
- Educational Programs



Site Analysis









Governance Models



Non-Profit
+
Local Government



Summary: Keys to Success

1. Mission Statement: Capture purpose and value
2. Develop strong and unified partnerships
3. Recruit a skilled, experienced operator
4. Develop strong educational and outreach programs

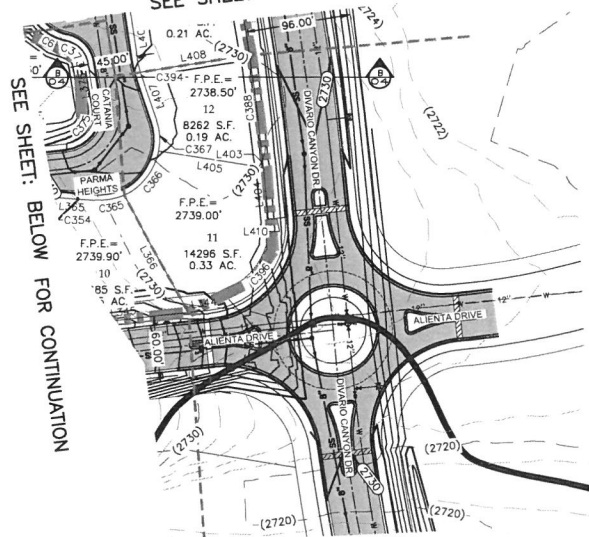


DIVARIO MASTER PLANNED COMMUNITY

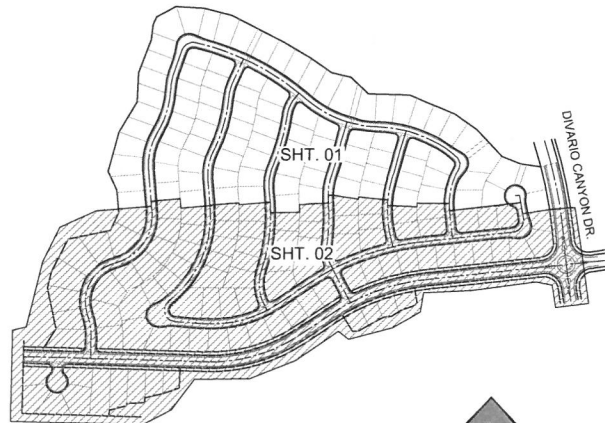
PA-6 PALERMO PASS

LOCATED IN SECTION XX, TOWNSHIP XX XXXXX, RANGE XX XXXX OF THE
SALT LAKE BASE AND MERIDIAN
CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH

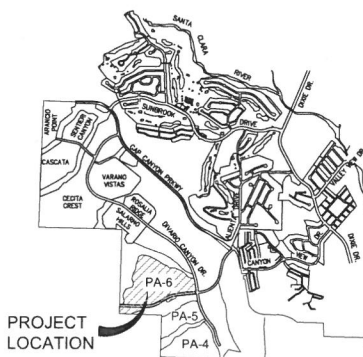
SEE SHEET: 01 FOR CONTINUATION



SEE SHEET: BELOW FOR CONTINUATION



KEY MAP
ST. GEORGE, UTAH
SCALE: NTS



PROJECT LOCATION

VICINITY MAP
ST. GEORGE, UTAH
SCALE: NTS



SEE SHEET: 01 FOR CONTINUATION



SEE SHEET: ABOVE FOR CONTINUATION

SEE SHT. 03 FOR LINE & CURVE TABLES
SEE SHT. 05 FOR STREET SECTIONS

OWNER / DEVELOPER / CONTACT

THE DEVELOPER OF THIS PROJECT IS
730 ST. GEORGE, LLC
CONTACT: MARK TELPEN
8716 SPANISH ROSE AVE. #120
LAS VEGAS, NEVADA 89148
(702) 798-7978

PROJECT LOCATION

THE PROJECT IS LOCATED AT:
DIVARIO CANYON DRIVE

PROJECT ENGINEER

L.R. NELSON CONSULTING ENGINEERS, INC.
6765 WEST RUSSELL ROAD, SUITE 200
LAS VEGAS, NEVADA 89118-1811
CONTACT: CLAYTON L. NELSEN
PHONE: (702) 798-7978

GEOTECHNICAL ENGINEER

APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.
CONTACT: WAYNE ROGERS
158 WEST 1600 SOUTH
ST. GEORGE, UTAH 84770
(435) 673-8850

SITE DEVELOPMENT DATA

ACRES: 64.17
NUMBER OF LOTS: 189
DENSITY: 2.95 UNITS PER ACRES
45' PUBLIC STREETS
ZONING: R1-10
MIN LOT SIZE: 7,453 SF
SETBACKS:
25' FRONT
8' & 8' SIDES
10' REAR

POWER

ST. GEORGE POWER SERVICES
175 EAST 200 NORTH
ST. GEORGE, UTAH 84790
(435) 674-4213

NATURAL GAS

DOMINION ENERGY
1155 EAST 350 NORTH
ST. GEORGE, UTAH 84770
(435) 673-7514

WATER

ST. GEORGE WATER SERVICES
175 EAST 200 NORTH
ST. GEORGE, UTAH 84790
(435) 674-4213

CATV SERVICE

TDS TELECOM
111 WEST 700 SOUTH
ST. GEORGE, UTAH 84770
(435) 628-3681

TELEPHONE

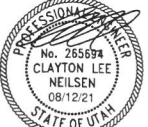
CENTURY LINK
596 N. 1400 E. (TRAILER)
ST. GEORGE, UTAH 84770
(435) 673-9639

PRELIMINARY PLAT 02

FOR

DIVARIO MASTER PLANNED COMMUNITY
PA-6 PALERMO PASS

UTAH



SHEET NUMBER
02
OF 5 SHEETS

DESIGNED BY: CLN	DRAWN BY: CA	CHECKED BY: CLN
JOB NUMBER: 2572-001-211	DATE: August 12, 2021	DATE: August 12, 2021
NO.	REVISION	DATE

L. R. NELSON CONSULTING ENGINEERS, LLC
STRUCTURAL
6765 West Russell Road, Suite 200
Las Vegas, Nevada 89118
CIVIL
(702) 798-7978
PLANNING
(702) 451-2296 FAX
SURVEYING

DIVARIO MASTER PLANNED COMMUNITY

PA-6 PALERMO PASS

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SALT LAKE BASE AND MERIDIAN
CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH

OWNER / DEVELOPER / CONTACT

THE DEVELOPER OF THIS PROJECT IS
730 ST. GEORGE, LLC
CONTACT: MARK TEEPEN
8716 SPANISH RIDGE AVE. #120
LAS VEGAS, NEVADA 89148
(702) 232-5799

PROJECT LOCATION

THE PROJECT IS LOCATED AT:
DIVARIO CANYON DRIVE

PROJECT ENGINEER

L.R. NELSON CONSULTING ENGINEERS, INC.
6765 WEST RUSSELL ROAD, SUITE 200
LAS VEGAS, NEVADA 89118-1811
CONTACT: CLAYTON L. NELSEN
PHONE: (702) 798-7978

GEOTECHNICAL ENGINEER

APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.
CONTACT: WAYNE ROGERS
158 WEST 1600 SOUTH
ST. GEORGE, UTAH 84770
(435) 673-6850

SITE DEVELOPMENT DATA

ACRES: 64.17
NUMBER OF LOTS: 189
DENSITY: 2.95 UNITS PER ACRES
45' PUBLIC STREETS
ZONING: R1-10
MIN LOT SIZE: 7,453 SF
SETBACKS:
25' FRONT
8' & 8' SIDES
10' REAR

POWER

ST. GEORGE POWER SERVICES
175 EAST 200 NORTH
ST. GEORGE, UTAH 84790
(435) 674-4213

NATURAL GAS

DOMINION ENERGY
1155 EAST 350 NORTH
ST. GEORGE, UTAH 84770
(435) 673-7514

WATER

ST. GEORGE WATER SERVICES
175 EAST 200 NORTH
ST. GEORGE, UTAH 84790
(435) 674-4213

CATV SERVICE

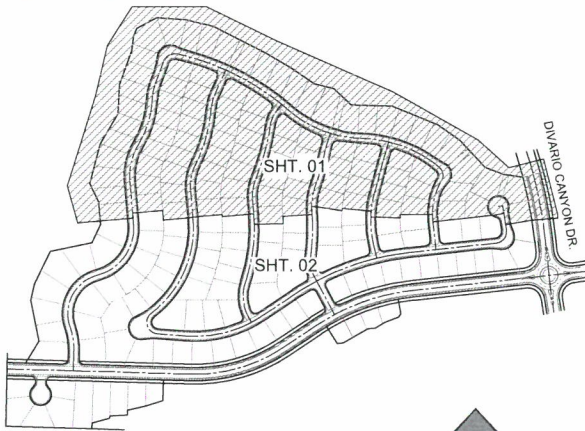
TDS TELECOM
111 WEST 700 SOUTH
ST. GEORGE, UTAH 84770
(435) 628-3681

TELEPHONE

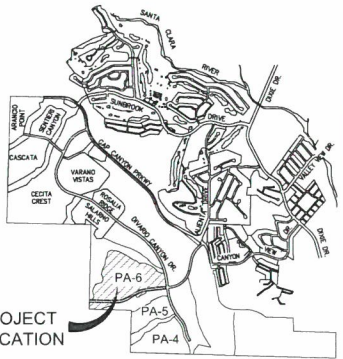
CENTURY LINK
596 N. 1400 E. (TRAILER)
ST. GEORGE, UTAH 84770
(435) 673-9639

LEGEND

(XXX.XX) AC	EXISTING GRADE ELEVATION	◇	WATER CONSTRUCTION NOTE
XX.XX TC	PROPOSED GRADE ELEVATION	XX.XX LF X" PVC W (PUBLIC)	PROPOSED WATER MAIN
[XX.XX] TC	FUTURE GRADE ELEVATION	EX X" SD	EXISTING STORM DRAIN
(X.XX%)	EXISTING GRADE SLOPE	(HTE XXX-XXXX)	STORM DRAIN CONSTRUCTION NOTE
X.XX%	PROPOSED GRADE SLOPE	XX.XX LF X" CLASS III	PROPOSED STORM DRAIN
[X.XX%]	FUTURE GRADE SLOPE	RCP X.XX%	EXISTING DROP INLET
(2650)	EXISTING CONTOUR	◇	PROPOSED DROP INLET
2650	PROPOSED CONTOUR	◇	EXISTING FIRE HYDRANT
---	PROPOSED GRADE BREAK	◇	PROPOSED FIRE HYDRANT
---	PROPOSED SCARP	◇	RAISED BLUE REFLECTIVE MARKER
---	PROPOSED SWALE	◇	EXISTING GATE VALVE
---	PROPOSED LOT LINE	◇	PROPOSED GATE VALVE
---	PROPOSED RETAINING WALL	◇	PROPOSED SEWER LATERAL
---	PROPOSED RIGHT-OF-WAY	◇	PROPOSED CLEANOUT
---	PATENT EASEMENT	◇	EXISTING WATER METER
---	CENTERLINE OF ROAD	◇	PROPOSED WATER LATERAL AND METER
---	FUTURE CURB & GUTTER	◇	BACK WATER VALVE
---	PROPOSED CURB & GUTTER	◇	PRESSURE REDUCING VALVE
---	PROPOSED SIDEWALK	◇	GRADING CONSTRUCTION NOTE
---	SAWDOOT LINE	◇	TRAFFIC & FIRE CONSTRUCTION NOTE
EX X" PVC	EXISTING SANITARY SEWER	◇	EXISTING STREETLIGHT
SS X.XX% (PUBLIC)	SANITARY SEWER CONSTRUCTION NOTE	◇	PROPOSED STREETLIGHT
XX.X LF X" PVC	PROPOSED SANITARY SEWER	◇	PROPOSED STREETLIGHT CONDUIT
SS X.XX% (PUBLIC)	EXISTING WATER MAIN	◇	PROPOSED SERVICE PEDESTAL
EX X" PVC W (PUBLIC)	EXISTING WATER MAIN	◇	EXISTING SIGN
CUT	EARTHWORK CUT/FILL LINE	◇	PROPOSED SIGN
FILL	EARTHWORK CUT/FILL LINE		
---	STACKED ROCK RETAINING WALL		



KEY MAP
ST. GEORGE, UTAH
SCALE: NTS



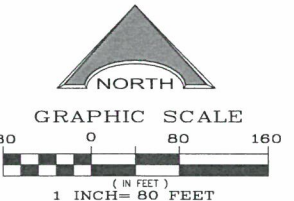
PROJECT LOCATION

VICINITY MAP
ST. GEORGE, UTAH

SCALE: NTS

SEE SHT. 03 FOR LINE & CURVE TABLES

SEE SHT. 05 FOR STREET SECTIONS



SEE SHEET: 02 FOR CONTINUATION

L. R. NELSON CONSULTING ENGINEERS, LLC
STRUCTURAL
CIVIL
PLANNING
SURVEY
6765 West Russell Road, Suite 200
Las Vegas, Nevada 89118
(702) 798-7978
(702) 451-2296 FAX

PRELIMINARY PLAT 01
FOR
DIVARIO MASTER PLANNED COMMUNITY
PA-6 PALERMO PASS
ST. GEORGE, UTAH

PROFESSIONAL SEAL
No. 265694
CLAYTON LEE NELSEN
08/12/21
STATE OF UTAH

SHEET NUMBER
01
OF 5 SHEETS