AMENDMENT NO. 1 to CONDITIONAL USE PERMIT
ROCKY VISTA UNIVERSITY

This is an application to amend the Conditional Use Permit ("CUP") previously approved by the Ivins City Planning Commission and City Council, allowing Rocky Vista University, LLC ("Applicant") to construct and operate the first phase of a College of Osteopathic Medicine and other related facilities (the "Project" or "Concept Master Plan") on 33 acres of land surrounding the existing Southern Utah Veterans Home. The Project site is located on two parcels, the "North Parcel," which lies between 200 East and 400 East, and 200 North and Center Street (Parcel #1-SB-16-A-1-A) and the "South Parcel," which is the land associated with the existing clinic located at 272 East Center Street (Parcel # I-SB-24-A-7).

The first phase, as approved, allows the use of the existing "clinic building" on the South Parcel and the use of the west 10 +/- acres of the North Parcel at the corner of 200 East and Center Street for the construction and operation of a College of Osteopathic Medicine building, parking, internal roads, drainage, utilities and related components as set forth in the CUP Plans.

The Project on the North Parcel allowing for construction and operations of The College of Osteopathic Medicine and higher education facilities was approved as to approximately 10 acres of land in the southwest corner of the block. However, during the presentations regarding the Project with the City the matter of the additional educational use of student housing on the North Parcel was a regular part of the discussion. The student housing, although not specifically defined as to exact location, was nevertheless to be to the east part of the College of Osteopathic College of Medicine and in close proximity but in any event on the North Parcel.

Inasmuch as an exact location has now been determined, this Amendment to the CUP would include approval for construction and operation of student housing facilities on approximately 5.88 acres of land. Also within the North Parcel, as set forth on the site plan and various exhibits and documents in support of this Amendment application. ("Student Housing Parcel"). The Student Housing Parcel is divided into two phases; Phase I, as designated on the map Exhibit A located immediately east of The College of Medicine comprised of 182,805 square feet (4.196 acres) which includes three buildings and a clubhouse; and Student Housing Phase II which is immediately east of Phase I, comprised of 72,777.24 square feet (1.695 acres) which includes two buildings, also designated on Exhibit A.

In addition to the various exhibits attached to and submitted with this Application, the applicant has also delivered an electronic set of the several-hundred page 50% Design Drawings package from OZ Architecture dated April 22, 2016. If you have any questions regarding the Application, please contact Tim Anderson, 435-986-2123, tanderson@joneswaldo.com.

The Project, as amended, will comply in all respects with the Ivins City Standard Specifications for Design and Construction, all applicable requirements of the Ivins City Zoning Ordinance, and all applicable Building and Construction Codes as adopted by Ivins City in Title 14 of the Ivins City Code. The Project, as amended, will also comply with all City Master Plans, including Transportation, Culinary Water, Secondary Water (Irrigation), Sewer, Storm Drain, Parks and Public Safety.



1 OVERALL SITE PLAN
1" = 60'-0"

EXHIBIT A

OZ ARCHITECTURE
3003 Larimer Street
Denver, Colorado 80205
phone 303.861.5704
www.ozarch.com

RVU STUDENT HOUSING
03.11.16

PROJ NO 115191 01
DRAWN: MF
CHECKED: EJ
APPROVED: KC
DATE: 03/11/16

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RVU STUDENT HOUSING

ISSUED FOR:
100% SCHEMATIC DESIGN

SHEET TITLE:
OVERALL SITE PLAN

SCALE: 1" = 60'-0"
SHEET NUMBER
A-001

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