

Attachment A

Application



380 N Amerigo Ln. Elk Ridge, UT. 84651
801-856-1558 – Ben@Buildzadok.com
UT LIC # 8539659-5501 NV LIC#0079998 ID LIC# RCE-40637

4-02-24

Re: Application for Conditional Use

To Whom It May Concern,

I am pleased to submit for your review this application for Conditional Use on Anthem Commercial Lot 503. The proposed use is described as a ninety room hotel, consisting of a single 4 story building.

It is our understanding and belief that this application meets the Conditional Use Standards of Herriman City, is consistent with City, State, and Federal codes, and includes substantial mitigation of reasonably anticipated detrimental effects arising from the proposed Conditional Use.

As the Anthem Commercial Development has been approved and implemented with forethought to a use such as that we are proposing and as we have considered the list of Potential Detrimental Effects of Conditional Use, we believe that each such potential Detrimental Effect has been mitigated or will otherwise not result from this use.

We thank you for your review and ask that you kindly let me know if you have any questions or concerns, find any omission or error in this application, or if I can be of any other service.

Sincerely,

Ben Smith
801-856-1558
President – Zadok Construction, Inc.

APPLICANT'S AFFIDAVIT

State of Utah)
City of Herriman)

I (we), Ben Smith, being duly sworn, depose and say that I (we) am (are) the owner(s) or authorized agent(s) of owner, of property involved in the attached application and that the statements and answers contained herein in the attached plans and other exhibits thoroughly, to the best of my (our) ability, present the argument in behalf of the application requested herewith and that the foregoing statements and information above referred to are in all respects true and correct to the best of my (our) knowledge and belief.

Signed 

STATE OF UTAH)
§
COUNTY OF ~~SALT LAKE~~ UTAH

On this 4 of APRIL, in the year 2024, before me TIFFANY LAIRD, personally appeared BEN SMITH, proved to me through satisfactory evidence of identification, which was DRIVERS LICENSE, to be the person whose name is signed on the preceding document in my presence.


Notary Signature



*May be owner of record, contract owner, party to valid earnest money agreement, option holder or have other legal control of the property.

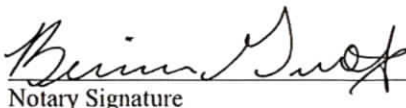
AGENT AUTHORIZATION

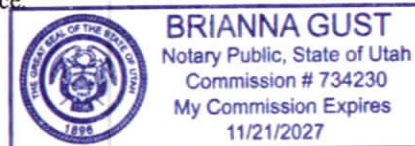
I (we), Anthem Center LLC, the owner(s) of the real property at 5141 W. DENALI PARK DR. (Anthem Commercial Lot 1102) Herriman, Utah, do hereby appoint Zadok Construction C/O Ben Smith as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize Ben Smith to appear on my (our) behalf before any City Boards considering this application.

Signed 

STATE OF UTAH)
§
COUNTY OF SALT LAKE)

On this 3rd of April, in the year 2024, before me Brianna Gust, personally appeared Cory Gust, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding document in my presence.


Notary Signature





Conditional Use Application

| PROPERTY INFORMATION | | | |
|---|-------------------|---|-----------|
| Property Address: 5141 W. DENALI PARK DR. (Anthem Commercial Lot 1102) | | | |
| Parcel Numbers: Parcel Number Not Yet Assigned | | | |
| Acres: 2.59 | | Proposed building square footage: 54,918 SF | |
| Request: Limited Service Hotel | | | |
| | | | |
| APPLICANT INFORMATION | | | |
| Name of Applicant: Ben Smith | | | |
| Address of Applicant: [REDACTED] | | | |
| Email of Applicant: [REDACTED] | | Phone: [REDACTED] | |
| Applicants Affiliation with the Subject Property: | | | |
| <input type="checkbox"/> Owner <input type="checkbox"/> Engineer <input type="checkbox"/> Architect <input checked="" type="checkbox"/> Other | | | |
| Engineer: (if not listed above) Brady Morris | | | |
| Email of Engineer: [REDACTED] | | Phone of Engineer: [REDACTED] | |
| Architect: (if applicable) AEUrbia Architects and Engineers, Ryan Mackowiak | | | |
| Email of Architect [REDACTED] | | Phone of Architect: [REDACTED] | |
| Property Owner: (if not listed above) Anthem Center LLC | | | |
| Email of Owner: [REDACTED] | | Phone: [REDACTED] | |
| OFFICE USE ONLY | | | |
| Date Received: | Received By: | File Number: | Fee: |
| Zone: | Assigned Planner: | | Receipt # |



Conditional Use Checklist

City Use Only

| Applicant Submitted | All information should be submitted electronically to planning@herriman.org | Accepted | N/A Initials |
|---|---|----------|--------------|
| Initial <u>BDS</u> | Conditional Use Application, including a description of the proposed use and the appropriate fee | | |
| Initial <u>BDS</u> | A statement by the applicant demonstrating how the conditional use permit request meets the approval standards (See attached) | | |
| | Site Plan submittal information (Land Development Code 10-5-12), which includes: | | |
| Site plan showing the following: | | | |
| Initial <u>BDS</u> | All infrastructure and development facilities related to the project located within two hundred fifty feet (250') of the site boundary | | |
| Initial _____ | Layout, dimensions, and names of existing and future road rights-of-way | | |
| Initial <u>BDS</u> | Project name, north arrow, and tie to a section monument | | |
| Initial <u>BDS</u> | The boundary lines of the project site with bearings and distances | | |
| Initial <u>BDS</u> | Layout and dimensions of proposed streets, buildings, parking areas, and landscape areas | | |
| Initial <u>BDS</u> | Location, dimensions, and labeling of other features such as bicycle racks, dumpsters, trash cans, fences, signage, and mechanical equipment | | |
| Initial <u>BDS</u> | Location of man-made features including irrigation facilities, bridges, railroad tracks, and buildings | | |
| Initial _____ | A tabulation table, showing total gross acreage, square footage of street rights-of-way, square footage of building footprint, square footage of total building floor area, square footage of landscaping, number of parking spaces, and if any, the number and type of dwellings, and the percentage devoted to each dwelling type and overall dwelling unit density | | |
| Initial <u>BDS</u> | Identification of property, if any, not proposed for development | | |
| Grading and drainage plan showing the following: | | | |
| Initial <u>BDS</u> | North arrow, scale, and site plan underlay | | |
| Initial <u>BDS</u> | Topography contours at two foot (2') intervals | | |
| Initial <u>BDS</u> | Areas of substantial earth moving with an erosion control plan | | |
| Initial <u>BDS</u> | Location of existing water courses, canals, ditches, springs, wells, culverts, and storm drains, and proposed method of dealing with all irrigation and waste water | | |
| Initial <u>NA</u> | Location of any designated FEMA floodplain and/or wetland boundaries; | | |
| Initial <u>BDS</u> | Direction of stormwater flows, catch basins, inlets, outlets, waterways, culverts, detention basins, orifice plates, outlets to off-site facilities, and off-site drainage facilities when necessary based on adopted City standards and specifications; and | | |



| | | | |
|---|--|--|--|
| Utility plan showing the following: | | | |
| Initial <u>BDS</u> | North arrow, scale, and site plan underlay | | |
| Initial <u>BDS</u> | All existing and proposed utilities including, but not limited to, sewer, culinary water, secondary water, fire hydrants, storm drains, subsurface drains, gas lines, power lines, communications lines, cable television lines, and street lights | | |
| Initial _____ | Minimum fire flow required by the Building Code for the proposed structures, and fire flow calculations at all hydrant locations | | |
| Initial _____ | Location and dimensions of all utility easements | | |
| Initial <u>NA</u> | A letter from each utility provider, other than the City, addressing the feasibility and their requirements to serve the project; We understand this requirement to be covered by Anthem Commercial Development approval umbrella. | | |
| Initial <u>BDS</u> | Landscaping plan, consistent with the requirements of chapter 23 of this title | | |
| Building elevations for all buildings showing the following: | | | |
| Initial <u>BDS</u> | Accurate front, rear, and side elevations drawn to scale | | |
| Initial <u>BDS</u> | Exterior surfacing materials and colors, including roofing material and color | | |
| Initial <u>BDS</u> | Outdoor lighting, furnishings, and architectural accents | | |
| Initial <u>BDS</u> | Location and dimensions of proposed signs | | |
| Initial <u>NA</u> | Where one or more conditions of unusual soil, vegetation, geology, or slope exist, resulting in increased fire, flood, or erosion hazards, traffic circulation problems, sewage disposal problems, or potential property damage from extensive soil slippage and subsidence, an applicant shall, upon request of the Planning Commission or City Engineer, provide contour and drainage plans, cut and fill specifications, and soil and geologic reports. The required details of such reports and plans may vary depending on the severity of the unusual conditions, but in any event such plans and reports shall be reviewed and approved by the City prior to final approval of a site plan; | | |
| The following documents: | | | |
| Initial <u>NA</u> | Any agreements with adjacent property owners regarding development of the site | | |
| Initial <u>NA</u> | Evidence of compliance with applicable Federal, State, and local laws and regulations, if requested by the Planning Commission or Community Development Director | | |
| Initial <u>NA</u> | A traffic impact analysis, if requested by the Planning Commission or City Engineer | | |
| Initial <u>NA</u> | Warranty deed and preliminary title report or other document showing the applicant has control of the property | | |
| Initial <u>NA</u> | Parcel maps from the County Recorder's Office showing the subject property and all property located within four hundred feet (400') thereof. | | |