



Allison Phillips Belnap

Associate

222 South Main Street, Suite 2200, Salt Lake City, UT 84101

P 801.799.5983

apbelnap@hollandhart.com

Allison guides clients through the acquisition and development of high-end residential, hospitality, and commercial real estate properties.

She works with owners, developers, and operators of public and private resorts, luxury condominium properties, and planned communities. Allison focuses her practice on property acquisition, land-use and entitlements, resort and club development, condominium and mixed-use development, and homeowner and condominium association creation and governance with an emphasis in resort and luxury properties.

Allison recently rejoined Holland & Hart, having practiced at the firm after graduating from law school. She then served as an assistant dean of the J. Reuben Clark Law School at Brigham Young University. Prior to rejoining the firm, Allison practiced law with the law firm of Ballard Spahr. Allison was a professional actor and director, and was a faculty member in the Department of Theatre and Media Arts at Brigham Young University before she attended law school.

PRACTICES

Commercial Leasing
Real Estate Development and Finance
Resorts, Lodging, and Leisure
Multifamily and Affordable Housing
Development

EDUCATION

Brigham Young University, J. Reuben
Clark Law School, J.D., 2011
magna cum laude
BYU Law Review, Managing Editor

Brigham Young University, M.A., 2001

Brigham Young University, B.A., 1995
cum laude

BAR ADMISSIONS

Utah
Colorado (inactive)
North Dakota (inactive)

COURT ADMISSIONS

U.S. District Court for the District of Utah

EXPERIENCE

REAL ESTATE

- Land acquisition and disposition
- Zoning, land use, and entitlements
- Public and private resort development
- Resort condominium development
- Homeowner and condominium association creation and governance
- Creation and governance of mixed-use properties
- Development of planned communities
- Commercial leasing
- Other commercial real estate and development matters

HOUSING

- Disposition and conversion of multiple public housing sites
- Redevelopment of former public housing and other HUD-financed properties
- Rental Assistance Demonstration (RAD) conversions

TIMESHARE

- Formation
- Regulatory compliance
- Registration
- Association Governance

PRO BONO

- Parental Termination and Adoption
- Name and Gender Marker Changes
- Nonprofit Governance

CLIENT RESULTS

Lead associate in the sale of a privately owned 2,600-acre mountain ski resort to two real estate investment and development firms, including complex title review and curatives, creation of two conservation areas totaling over 1,800 acres, entitlement and land use determinations, conveyance of water rights, restrictions on future mineral development, and environmental remediation.

Lead associate in diligence, zoning, entitlement, and other matters related to the acquisition of 13,000 acres being developed into a private mountain resort.

Lead associate in multiple luxury resort condominium projects, including acquisition, construction contracts, land use and planning permits, and approvals.

Lead associate in commercial property acquisition followed by construction and leaseback financing agreements.

Lead associate in subdivision and development of single-family home communities, including the creation and governance of a community association

Lead associate in negotiations and diligence related to the purchase and sale of multi-family properties.

Lead associate in disposition and conversion of multiple former public housing sites and other HUD-financed property.

Lead associate on Rental Assistance Demonstration (RAD) conversions.

Supporting attorney in lease drafting and negotiations for Class A office properties and large warehouse facilities.

Supporting attorney in timeshare acquisition and merger transactions.

PUBLICATIONS

"Commentary: Don't Let Silence and Stigma Win the Day," *Salt Lake Tribune*, 12/22/2018

"Be Not Afraid of Greatness," *The Clark Memorandum*, Fall 2014

SPEAKING ENGAGEMENTS

"Equal Means Equal," *Panelist, National Association of Women Business Owners Film Screening and Discussion Regarding the Equal Rights Amendment*, Salt Lake City, UT, January 2020

"Small Ideas, Big Results: How One Utah Community Demonstrated Inclusion of and Support for Its LGBTQ Community," *Encircle Summit*, Lehi, UT, December 2019

"Getting Real in Real Estate: Finding Perspective, Resiliency, and Fulfillment in Your Practice," *Utah State Bar*, Salt Lake City, UT, November 2019

"Surviving Suicide," *Wasatch County Mental Health Coalition*, Heber City, UT, August 2019

"Let it Be Me: Women for Equality," *Panelist, Equality Utah*, Park City, UT, August 2019

PROFESSIONAL AND CIVIC AFFILIATIONS

- American Bar Association, Member
- Utah State Bar, Member
- Colorado State Bar, Member
- North Dakota State Bar (admitted, not licensed)
- Women Lawyers of Utah, Board Member
- LGBT and Allied Lawyers of Utah, Vice-President
- Well-Being Committee for the Legal Profession, Member
- CREW, Member
- National Association of Women Lawyers, Member
- Encircle Youth and Family Resource Center, Board Member
- Utah Suicide Prevention Coalition, Volunteer
- Wasatch County Mental Health Coalition, Volunteer
- Utah Pride Center and Utah Pride Festival, Volunteer