

## Planned Unit Development for Dead Horse Development LLC

Dead Horse Development, LLC (developer) owns Lot 1 of Dead Horse Meadows Addition to the Town of Alpine. The total area of the property is 2.10 acres (91,476 sq. ft.). The development will be named Alpine Business Park Addition.

The developer is applying for a Planned Unit Development (PUD) Application for a commercial townhome development. A “townhome” is a fee interest to a single building that is part of series of single or multi-story building joined together by shared walls. Each single building also has an equal undivided interest in and to the remainder of the property outside the walls of the building.

This type of ownership extends to commercial and other uses beyond residential where individual ownership of a space is desired. This project does not create any additional density; rather, the PUD allows for flexibility on the design, layout, platting, and ownership of the individual townhome lots with a shared ownership and maintenance of the common areas.

A commercial building permit was issued and approved by the Town of Alpine in May 2025 to construct two (2) buildings on the property. The dimensions of the buildings are: west building – 50’x120’; east building – 90’x200’.

The buildings will be divided into lots as follows:

West Building – Commercial Lots 1-4.

East Building – Commercial Lots 5-6.

The development will include fifty-four (54) parking spaces (including three parking spaces designated for handicap parking). Each building will have parking adjacent to the front of the building, and there will be additional parking on the north boundary of the property.

Each Lot will have ownership of Limited Common Elements, (i.e., parking spaces,) specific to each Lot as noted on the proposed subdivision plat. Also noted on the plat are the General Common Elements, (i.e, driveways and other common areas for utilities,) for use of all Lots within the development. The townhome development will be outlined in the Declaration of Covenants, Conditions and Restrictions.