

LEGAL DESCRIPTION

LOTS 1 THRU 12, INCLUSIVE, BLOCK 32, MAP OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 1874010001, IN THE RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCELS OF LAND:

PARCEL A

A PARCEL OF LAND BEING ALL OF THAT CERTAIN ALLEY WITHIN BLOCK 32, MAP OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 1874010001, IN THE RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 12, BLOCK 32, SAID MAP OF CASTLE ROCK, WHENCE THE WEST RIGHT-OF-WAY OF SAID ALLEY BEARS SOUTH 00°20'33" WEST, WITH ALL BEARINGS HEREON REFERENCED THERETO;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID BLOCK 32, SOUTH 89°41'42" EAST, A DISTANCE OF 20.00 FEET TO THE EAST RIGHT-OF-WAY OF SAID ALLEY; THENCE ALONG SAID EAST RIGHT-OF-WAY, SOUTH 00°20'33" WEST, A DISTANCE OF 297.73 FEET TO THE SOUTH LINE OF SAID BLOCK 32; THENCE ALONG SAID SOUTH LINE, NORTH 89°46'33" WEST, A DISTANCE OF 20.00 FEET TO SAID WEST RIGHT-OF-WAY; THENCE ALONG SAID WEST RIGHT-OF-WAY, NORTH 00°20'33" EAST, A DISTANCE OF 297.76 FEET TO THE POINT OF BEGINNING.

PARCEL B

A PARCEL OF LAND BEING A PORTION OF FIRST STREET AS DEPICTED ON THE MAP OF CASTLE ROCK RECORDED UNDER RECEPTION NO. 1874010001, IN THE OFFICIAL RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF BLOCK 32, SAID MAP OF CASTLE ROCK, WHENCE THE NORTH LINE OF SAID BLOCK 32 BEARS SOUTH 89°41'42" EAST, WITH ALL BEARINGS HEREON REFERENCED THERETO;

THENCE ALONG THE NORTHERLY PROLONGATION OF THE WESTERLY BOUNDARY OF SAID BLOCK 32, NORTH 00°20'31" EAST, A DISTANCE OF 11.33 FEET;

THENCE DEPARTING SAID NORTHERLY PROLONGATION, SOUTH 89°41'42" EAST, A DISTANCE OF 159.92 FEET TO THE WESTERLY BOUNDARY OF THE VACATED PORTION OF FIRST STREET AS DESCRIBED IN ORDINANCE NO. 2016-036 RECORDED AT RECEPTION NO. 2018057528 IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID WESTERLY BOUNDARY, SOUTH 00°20'33" WEST, A DISTANCE OF 11.33 FEET TO THE NORTHERLY BOUNDARY OF SAID BLOCK 32;

THENCE ALONG SAID NORTHERLY BOUNDARY, NORTH 89°41'42" WEST, A DISTANCE OF 159.92 FEET TO THE **POINT OF BEGINNING**.

PARCEL C

A PARCEL OF LAND BEING A PORTION OF NORTH PERRY STREET AS DEPICTED ON THE MAP OF CASTLE ROCK, RECORDED UNDER RECEPTION NO. 1874010001, IN THE RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 32, SAID MAP OF CASTLE ROCK, WHENCE THE EASTERLY BOUNDARY OF SAID BLOCK 32 BEARS NORTH 00°20'35" EAST, WITH ALL BEARINGS HEREON REFERENCED THERETO;

THENCE ALONG SAID EASTERLY BOUNDARY, NORTH 00°20'35" EAST, A DISTANCE OF 197.53 FEET; THENCE DEPARTING SAID EASTERLY BOUNDARY, SOUTH 19°23'07" EAST, A DISTANCE OF 168.56 FEET; THENCE SOUTH 00°20'35" WEST, A DISTANCE OF 25.30 FEET; THENCE SOUTH 78°21'01" WEST, A DISTANCE OF 40.89 FEET TO THE **POINT OF BEGINNING**.

PARCEL D

A PARCEL OF LAND BEING A PORTION OF THE VACATED PORTION OF FIRST STREET AS DESCRIBED IN ORDINANCE NO. 2016-036 RECORDED AT RECEPTION NO. 2018057528 IN SAID OFFICIAL RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 32, OF THE MAP OF CASTLE ROCK, RECORDED UNDER RECEPTION NO. 1874010001, IN SAID RECORDS, WHENCE THE NORTH LINE OF SAID BLOCK 32 BEARS SOUTH 89°41'42" EAST, WITH ALL BEARINGS HEREON REFERENCED THERETO;

THENCE NORTH 00°20'31" EAST, A DISTANCE OF 11.33 FEET; THENCE SOUTH 89°41'42" EAST, A DISTANCE OF 18.83 FEET; THENCE SOUTH 00°20'33" WEST, A DISTANCE OF 11.33 FEET TO THE NORTHERLY BOUNDARY OF SAID BLOCK 32; THENCE ALONG SAID NORTHERLY BOUNDARY, NORTH 89°41'42" WEST, A DISTANCE OF 18.83 FEET TO THE **POINT OF BEGINNING**.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

EXCEPTION PARCEL:

A PARCEL OF LAND BEING A PORTION OF LOTS 1 AND 2, BLOCK 32, MAP OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 1874010001, IN THE RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 32, WHENCE THE NORTH LINE OF SAID BLOCK 32 BEARS SOUTH 89°41'42" EAST, WITH ALL BEARINGS HEREON REFERENCED THERETO;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID LOTS 1 AND 2, SOUTH 00°20'35" WEST, A DISTANCE OF 100.00 FEET TO THE SOUTH LINE OF SAID LOT 2; THENCE ALONG SAID SOUTH LINE, NORTH 89°41'42" WEST, A DISTANCE OF 23.33 FEET; THENCE DEPARTING SAID SOUTH LINE, NORTH 00°20'35" EAST, A DISTANCE OF 68.00 FEET; THENCE NORTH 89°41'42" WEST, A DISTANCE OF 81.58 FEET; THENCE NORTH 00°20'31" EAST, A DISTANCE OF 7.00 FEET; THENCE NORTH 89°41'42" WEST, A DISTANCE OF 18.19 FEET; THENCE NORTH 00°20'31" EAST, A DISTANCE OF 25.00 FEET TO THE NORTHERLY LINE OF SAID LOT 1; THENCE ALONG SAID NORTHERLY LINE, SOUTH 89°41'42" EAST, A DISTANCE OF 121.10 FEET TO THE **POINT OF BEGINNING**.

THE RESULTANT PARCEL CONTAINING AN AREA OF 2.076 ACRES, (90,410 SQUARE FEET), MORE OR LESS.

V THREE STUDIOS LLC

2717 Sutton Boulevard
St. Louis, Missouri 63143
888. 895. 2842

BASIS OF BEARINGS STATEMENT

The basis of bearings is as set forth within the legal description shown on this sheet. No property-boundary modifications are proposed by this amendment.

BENCHMARK STATEMENT

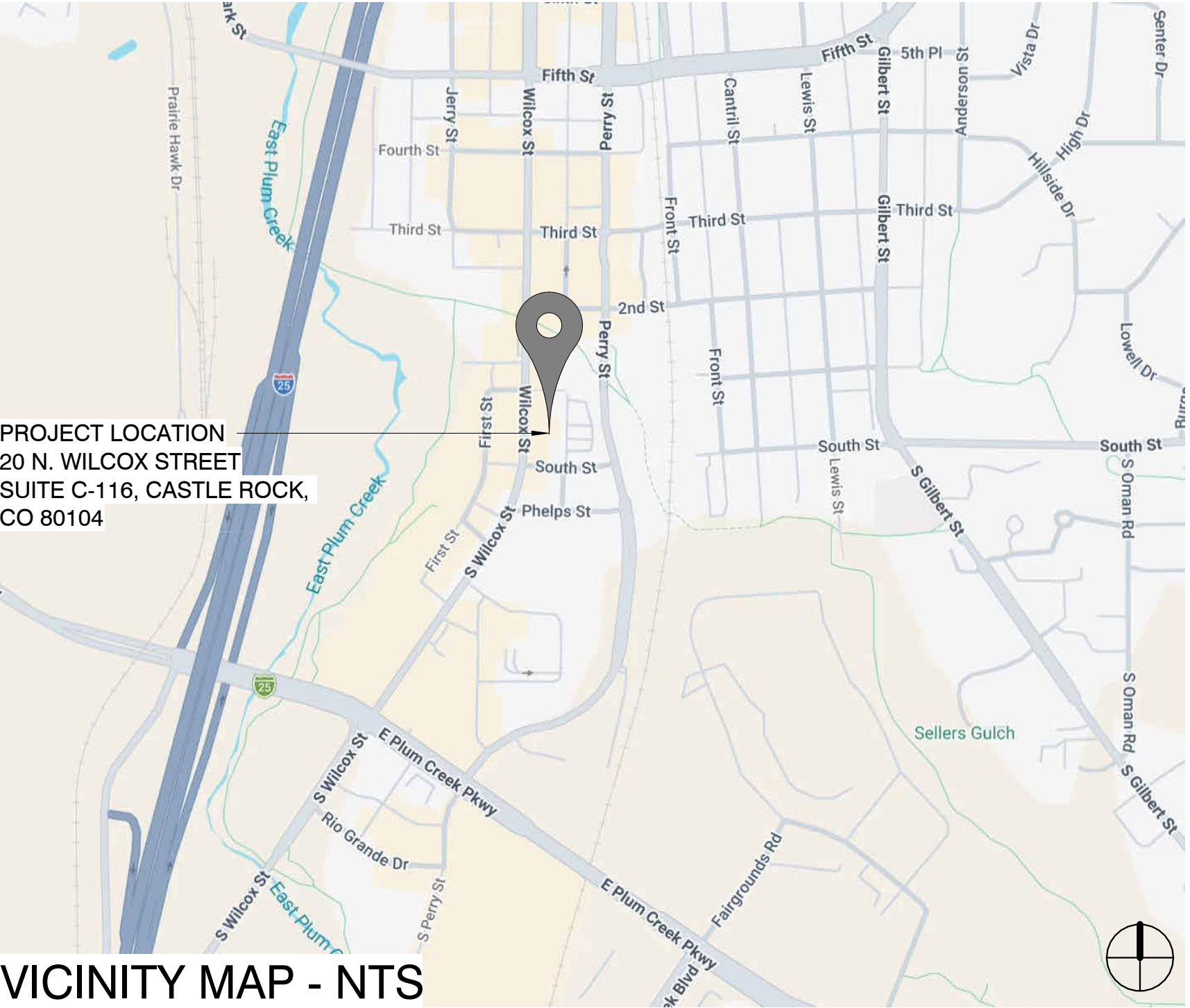
Douglas County GIS Monument No. 3 02010, being a 3 1/4" aluminum alloy cap located in Castle Rock at the Fairgrounds and Regional Park, approximately 400 feet southeast of the parking lot, 28.0 feet north of a sidewalk, and 7 feet southeast of the walk that runs along the outfield fence of the baseball fields.

Elevation = 6260.65' (NAVD 88).

ITEM	ZONING STANDARD	AMENDMENT NO. 5 CONDITION
Zoning	B - Business/Commercial within the Downtown Overlay District (DOD), South District	B - Business/Commercial within the DOD, South District, no change
Use	Office, retail, commercial service, personal service uses are permitted.	Proposed Commerce Bank branch with exterior-facing ATM in a suite previously occupied by salonoretail uses; no change to B/DOD zoning.
Lot Area	No minimum lot area is specified by the applicable B District or DOD standards.	2.076 acres (90,410 SF, more or less), per legal description; no change
Residential Density	No maximum residential density is specified. Multifamily units must each contain at least 500 SF.	Not applicable to this nonresidential tenant amendment; no change proposed to the approved residential use or density
Lot / Building Coverage	100% maximum lot coverage	Existing approved building footprint; no change
Floor Area Ratio	No maximum FAR is specified.	Existing approved development; no change to building gross floor area
Building Height	6 stories maximum in the DOD South District; up to 2 additional stories may be approved.	7 stories, previously approved; no change
Building Setbacks	0 FT minimum front, side, and rear yards. At least 25% of building footage facing a public roadway must be set back 0 to 20 FT with a direct pedestrian connection.	Existing approved building location and setbacks; no change
Parking	South Non-Residential DOD parking requirements shall comply with Chapter 17.54 based on the applicable use.	Existing approved parking supply; no spaces added or removed by Amendment No. 5.
Window / Transparency	Minimum front elevation: 35% minimum at pedestrian level. Side elevations facing a public roadway: 25% minimum. Measured lineally, with glass or Plexiglas at least 5 FT high.	Amendment modifies only a portion of the north tenant storefront being a pedestrian-only plaza by installing a glass entry door line adding a new ATM entry panel. No public-roadway-facing building elevation is altered
AMENDMENT NO. 5 DOES NOT PROPOSE CHANGES TO THE APPROVED SITE AREA, BUILDING FOOTPRINT, GROSS FLOOR AREA, RESIDENTIAL USE OR DENSITY, BUILDING HEIGHT, SETBACKS, OR PARKING SUPPLY. THE TENANT USE CHANGES WITHIN THE EXISTING COMMERCIAL SUITE, WITH NO CHANGE TO THE PROPERTY'S ZONING.		

ENCORE COMMERCE BANK ENTRY DOOR AND ATM SITE DEVELOPMENT PLAN, AMENDMENT NO. 5

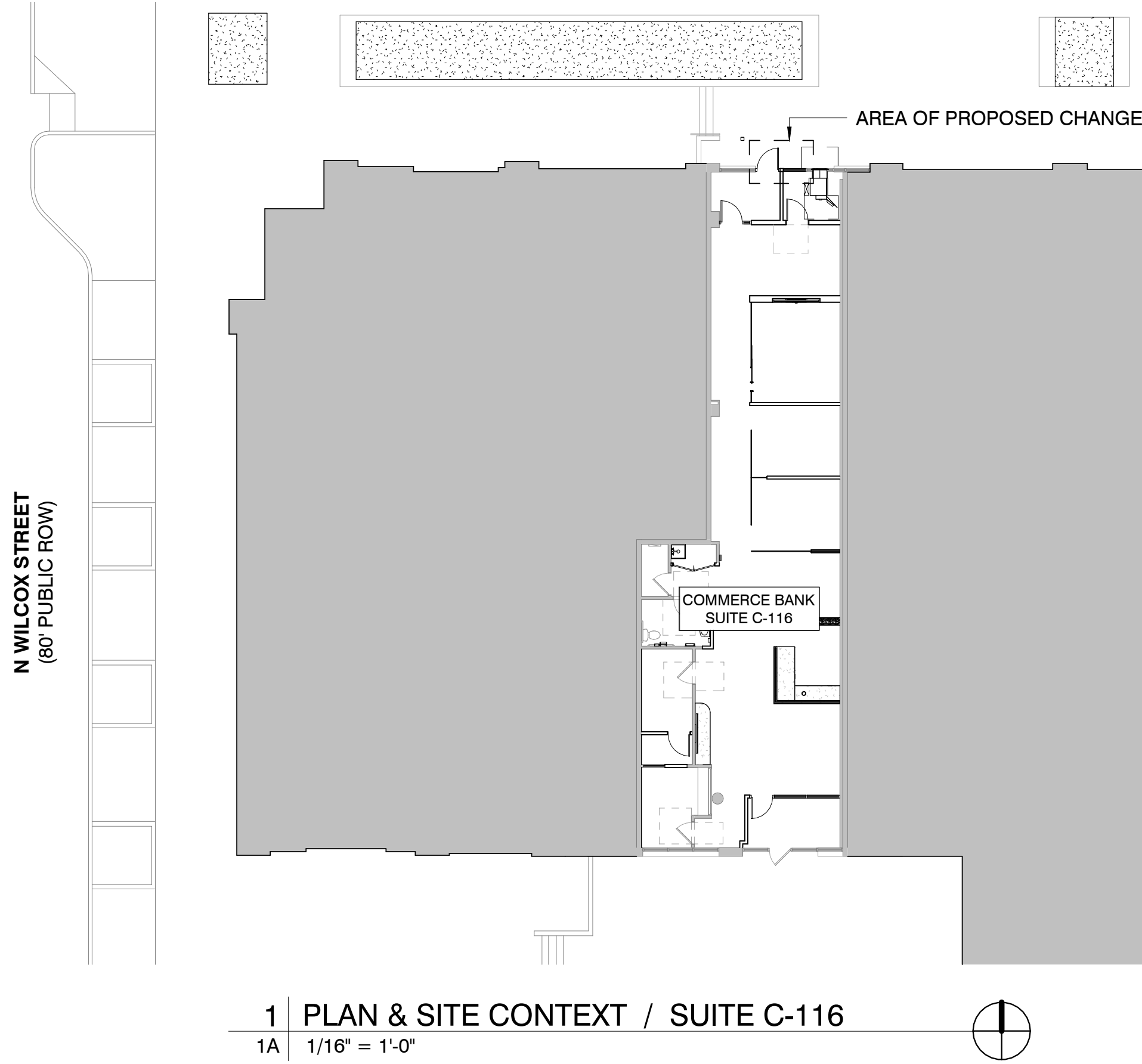
LOTS 1 THROUGH 12 AND ADJACENT ALLEY, BLOCK 32; A PORTION OF FIRST STREET; A PORTION OF PERRY STREET, TOWN OF CASTLE ROCK PLAT LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



VICINITY MAP - NTS

PROJECT TEAM

OWNER NIXON & CO COMMERCIAL, LLC ATTN: KELLY NIXON 5131 BLOOM PL CASTLE ROCK, CO 80109 XDIN101@GMAIL.COM	TENANT COMMERCE BANK ATTN: BRAD BOLTON 1000 WALNUT ST KANSAS CITY, MO 64106 BRAD.BOLTON@COMMERCEBANK.COM	ARCHITECT V THREE STUDIOS LLC ATTN: CHRIS MROZEWSKI 2717 SUTTON BLVD ST. LOUIS, MO 63109 CHRIS.MROZEWSKI@VTHREESTUDIOS.COM	MEP ENGINEER GIVEN & ASSOCIATES, INC. ATTN: TREVOR KINDELL 735 SOUTH XENON COURT #201 LAKEWOOD, CO 80228 720.638.6590
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PURPOSE STATEMENT

THIS AMENDMENT INCLUDES THE RELOCATION OF THE EXISTING NORTH STOREFRONT ENTRY DOOR APPROXIMATELY 45 INCHES WEST AND INSTALLATION OF AN EXTERIOR ATM WITHIN A NEW ARCHITECTURAL INFILL PANEL. NO OTHER GRADING, UTILITY, LANDSCAPE, LIGHTING, PARKING, OR BUILDING-MASSING CHANGES ARE PROPOSED.

SHEET LIST:

1A	COVER - AMENDMENT NO. 5	(1 OF 2)
2A	BUILDING ELEVATIONS - AMENDMENT NO. 5	(2 OF 2)

OWNERSHIP CERTIFICATION
THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

NIXON & CO COMMERCIAL, LLC, BY:

KELLY NIXON
SIGNED THIS ____ DAY OF _____, 20____
NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____ OF _____, 20____ BY _____ AS _____
WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

TITLE CERTIFICATION
I, _____, AN AUTHORIZED REPRESENTATIVE OF _____, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

AUTHORIZED REPRESENTATIVE
TITLE COMPANY
SIGNED THIS ____ DAY OF _____, 20____
NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____ AS AUTHORIZED REPRESENTATIVE
OF _____
WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

LIENHOLDER SUBORDINATION CERTIFICATE
THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED AT RECEPTION NO. _____ DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

(Name of mortgagee)
SIGNED THIS ____ DAY OF _____, 20____
NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20____ BY _____ AS _____ OF _____
WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL
THIS SITE DEVELOPMENT PLAN AMENDMENT NO. 5 WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE ____ DAY OF _____, 20____.

DIRECTOR OF DEVELOPMENT SERVICES

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE:
THIS SITE DEVELOPMENT PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT _____ ON THE ____ DAY OF _____, 20____ AT RECEPTION NO. _____.

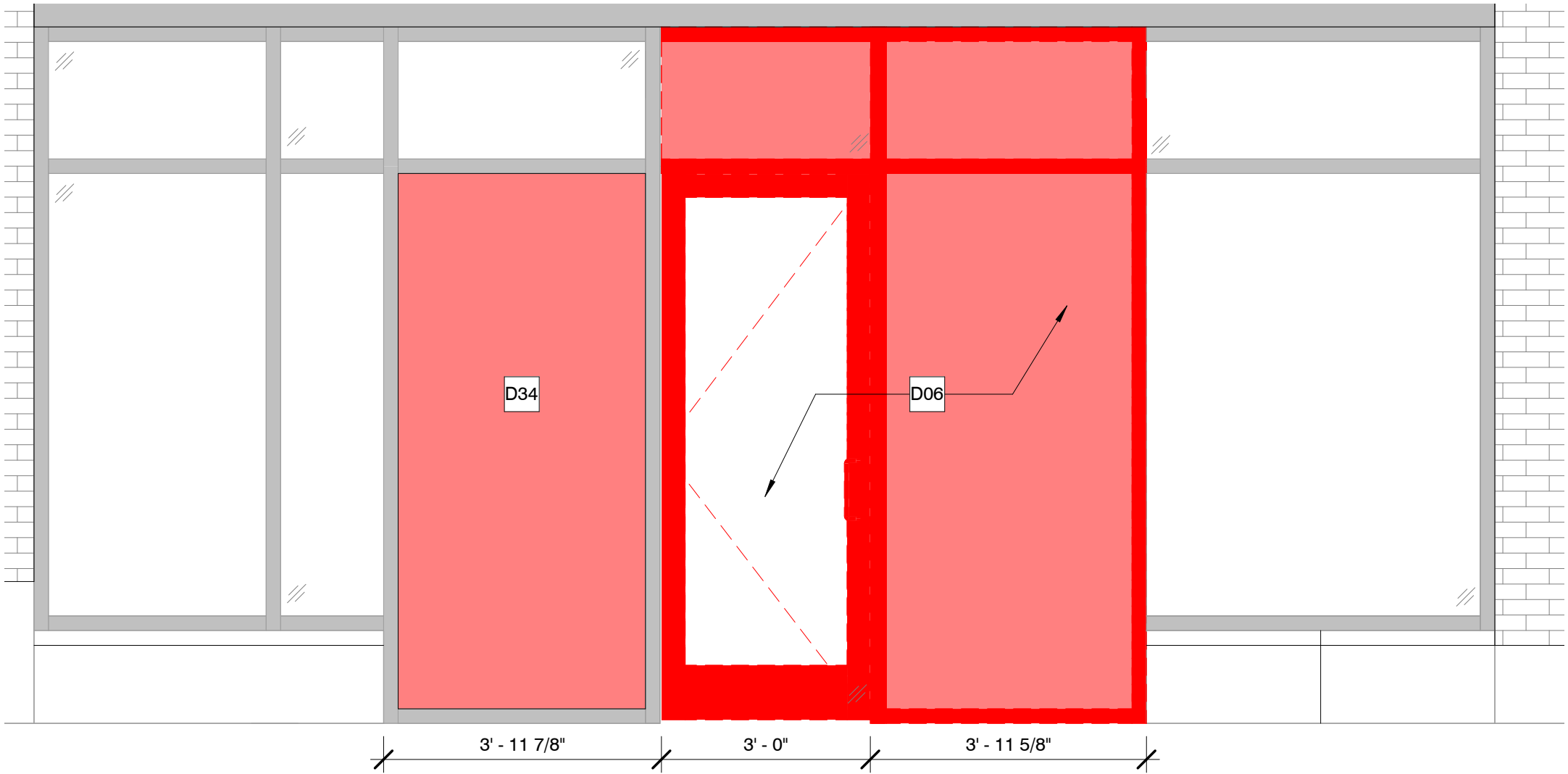
DOUGLAS COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

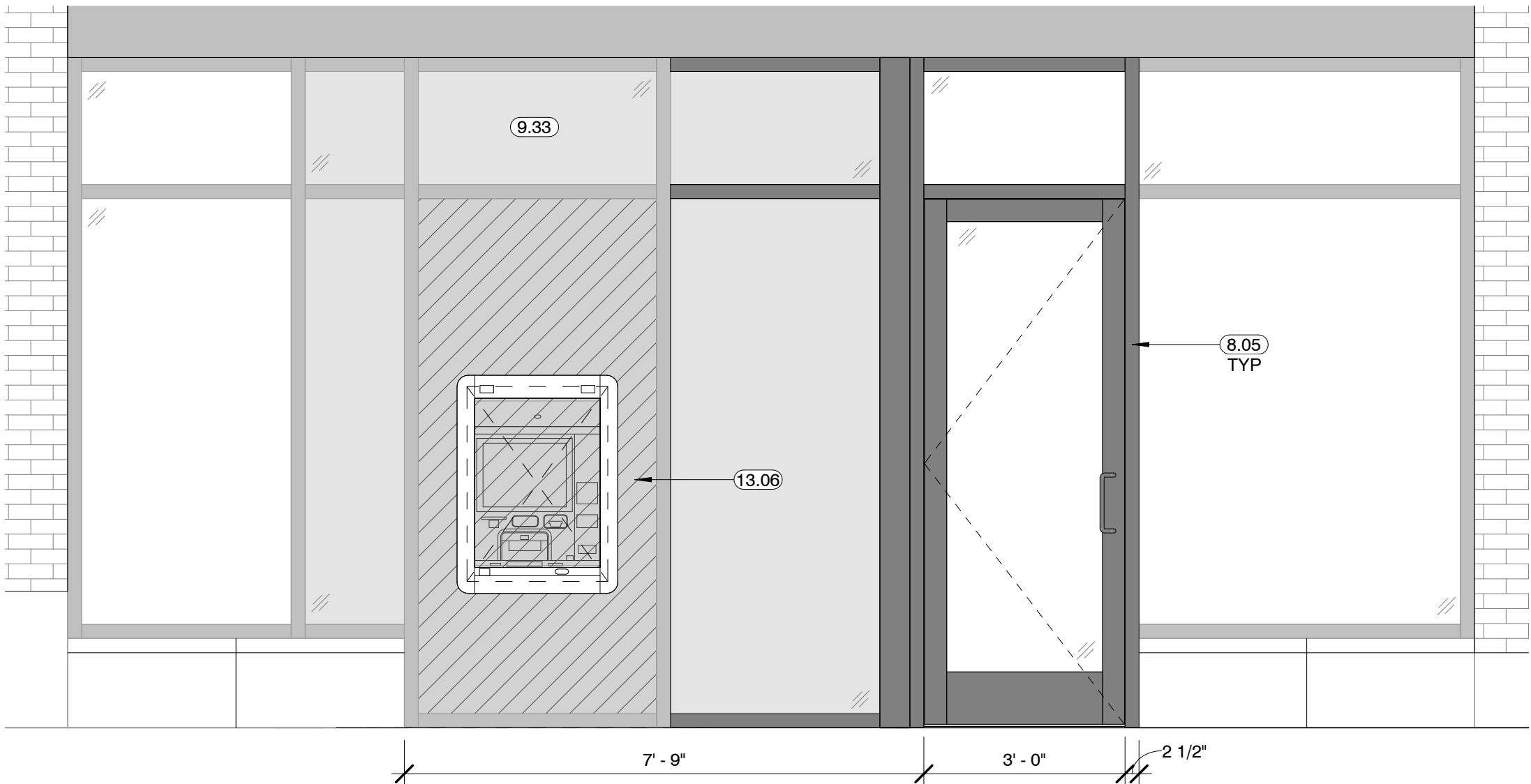
ENCORE COMMERCE BANK ENTRY DOOR AND ATM SITE DEVELOPMENT PLAN, AMENDMENT NO. 5
LOTS 1 THROUGH 12 AND ADJACENT ALLEY, BLOCK 32; A PORTION OF FIRST STREET; A PORTION OF PERRY STREET, TOWN OF CASTLE ROCK
PROJECT NO. SDP26-00XX
8/10/2026

ENCORE COMMERCE BANK ENTRY DOOR AND ATM
SITE DEVELOPMENT PLAN, AMENDMENT NO. 5

LOTS 1 THROUGH 12 AND ADJACENT ALLEY, BLOCK 32; A PORTION OF FIRST STREET; A PORTION OF PERRY STREET, TOWN OF CASTLE ROCK PLAT LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



1 | NORTH STOREFRONT EXISTING & DEMO
2A | 1/2" = 1'-0"



2 | NORTH STOREFRONT ELEVATION
2A | 1/2" = 1'-0"

KEYNOTE LEGEND	
8.05	STOREFRONT ASSEMBLY. GLAZING & MULLIONS SHALL MATCH EXIST BUILDING STANDARD PROFILE & FINISH. COORD W/ OWNER & LL.
9.33	VINYL FILM (VF2) ON EXTERIOR FACE OF ALL CLEAR GLASS AT NORTH SIDE OF ATM ROOM AND ON EXTERIOR FACE OF NEW INFILL PANEL AT ATM. COORD GRAPHICS W/ OWNER.
13.06	ATM & SOLID STOREFRONT INFILL PANEL PRODUCT: MAPES-R 1" ARCHITECTURAL INFILL PANEL. FINISH TO MATCH STOREFRONT COLOR. FACTORY CUT OPENING IN PANEL FOR EQUIPMENT.
D06	REMOVE EXIST PORTION OF STOREFRONT TO EXTENTS REQUIRED FOR NEW WORK. SALVAGE DOOR PANEL FOR REUSE IN NEW WORK PHASE.
D34	REMOVE EXISTING GLASS STOREFRONT PANEL. TO BE REPLACED w/ INFILL PANEL IN NEW WORK PHASE. SEE ELEVATIONS.