



CALIBER

THE WEALTH DEVELOPMENT
COMPANY

West Ridge Rezoning

Planning Commission

February 26, 2025

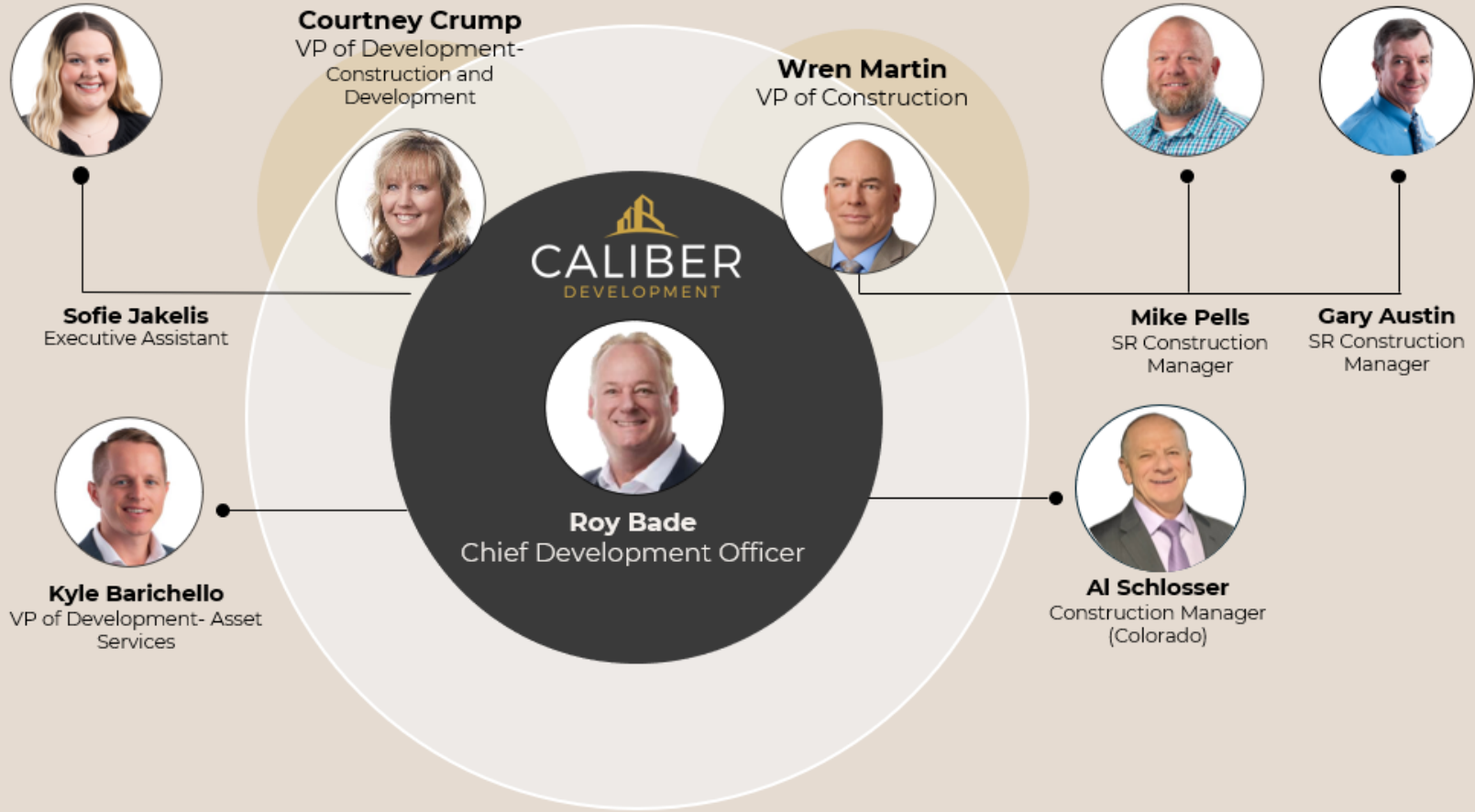
Who is Caliber?

- Caliber is a leading development, construction, and asset management firm with assets primarily in Arizona, Colorado, and Texas
- Caliber has a 15-year track record of successful developments in all asset classes.
- Completed our Initial Public Offering (IPO) in May of 2023 and listed our stock on Nasdaq: CWD.
- Been active in Johnstown since 2017

THE CALIBER TEAM

DEVELOPMENT

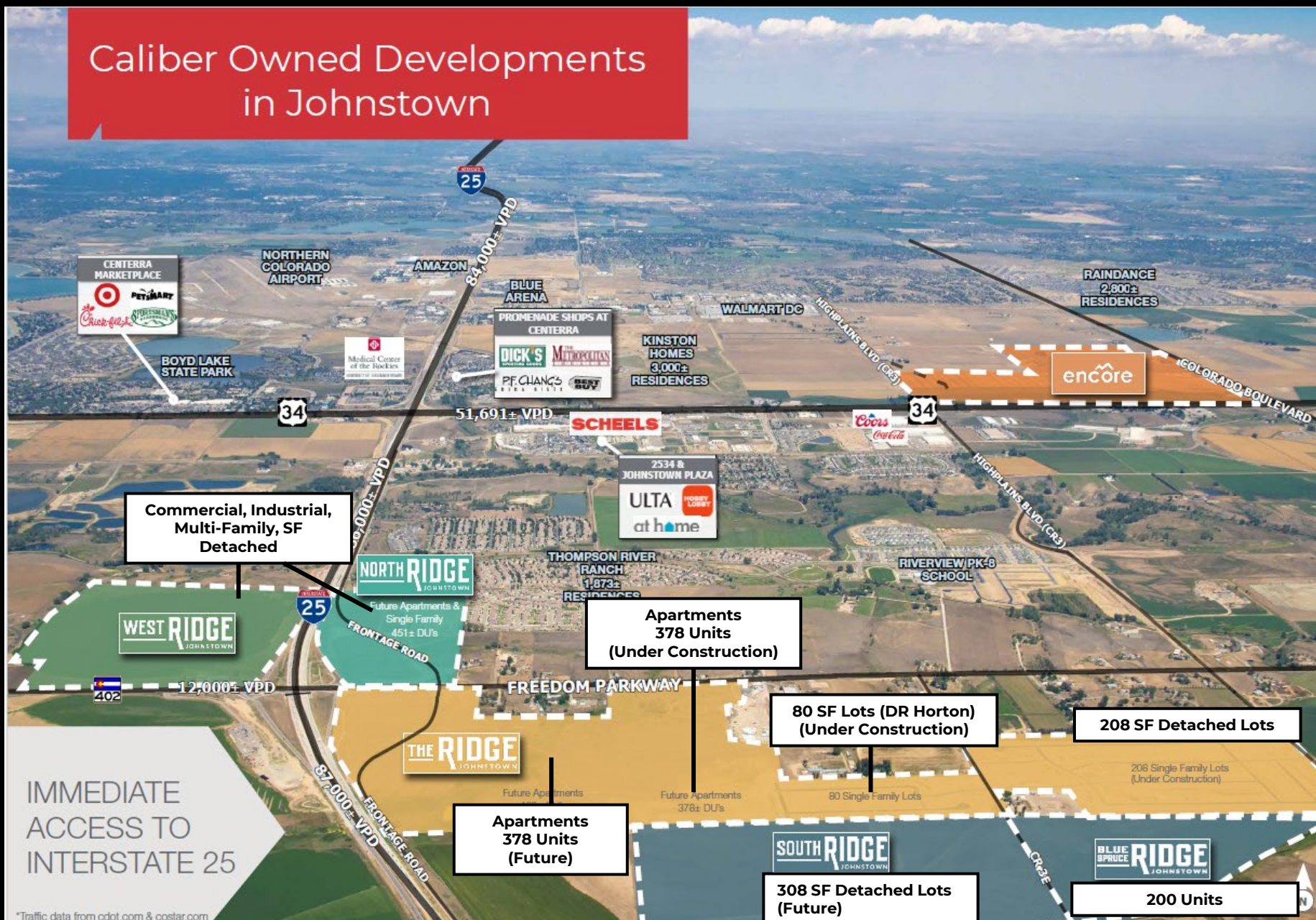
CONSTRUCTION



Facts

Caliber Owned Developments in Johnstown

- Approximately 763 acres acquired since 2017.
- Partially owned, developed, and sold by Caliber.
- Master Developer Approach – invested over \$150M to complete public and private infrastructure.
- Work with local consultants and constituents to develop the property

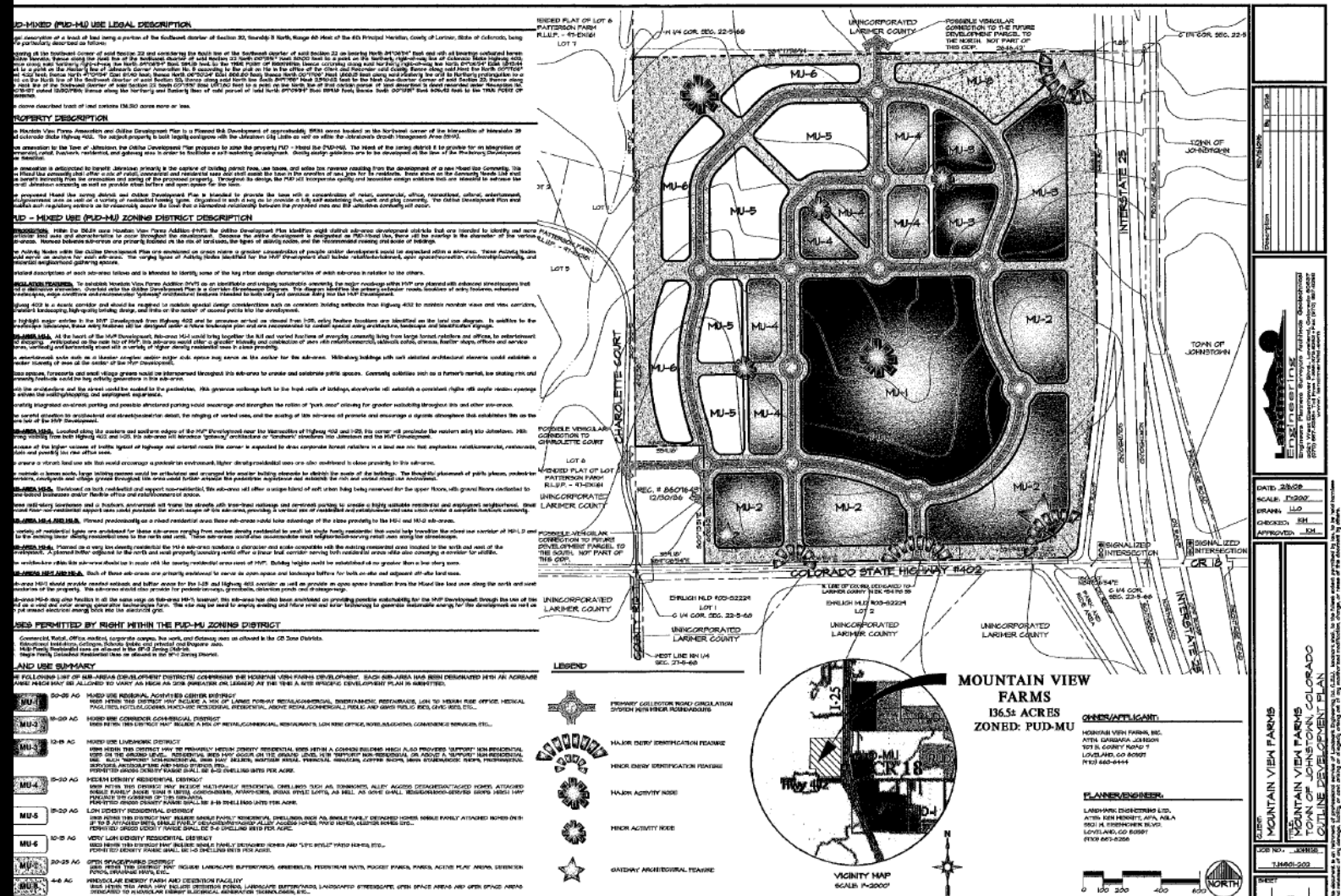


Existing Site Facts

- Consists of two (2) parcels totaling approximately 133 acres.
- Site is mainly used for agricultural purposes today with an existing residence along Hwy 402.
- The property was annexed into Johnstown and zoned in 2008 as the Mountain View Farms Planned Unit Development (PUD)
 - Mix of allowed uses include commercial, multi-family, retail, hotels, entertainment, office.
- Future Land Use Plan designates this area as a combination of use types including; High Density/Intensity, Medium Density/Intensity, Activity Center and Gateway.

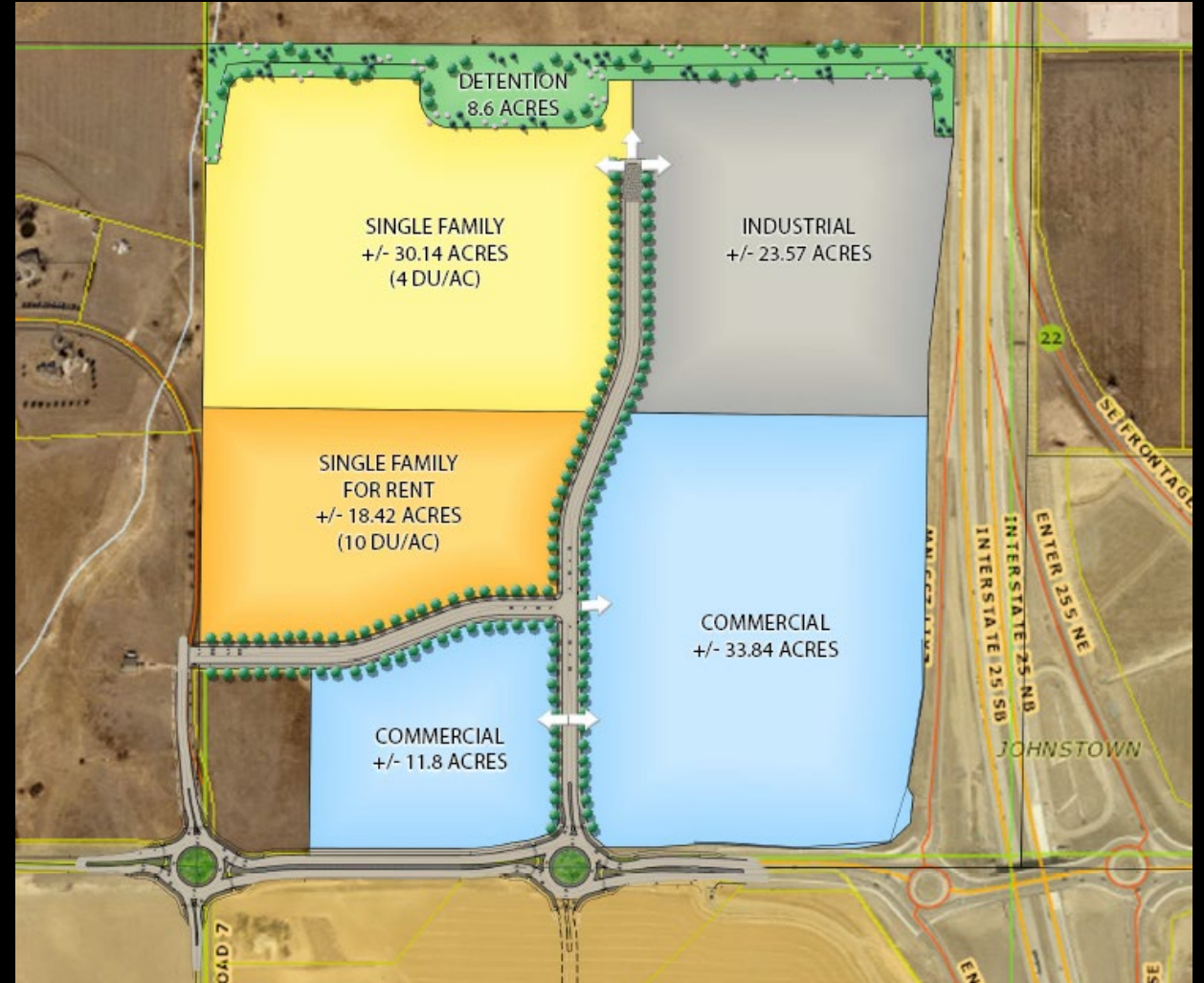
Existing Approval – Mountain View Farms PUD

- The approval provided an “outline” development plan
- Allows for a mixture of use types including commercial, multi-family, single family, office, industrial, and entertainment uses
- Residential was located along the western perimeter; commercial/industrial focused along Highway 402 and I-25
- No plat or development plan was submitted



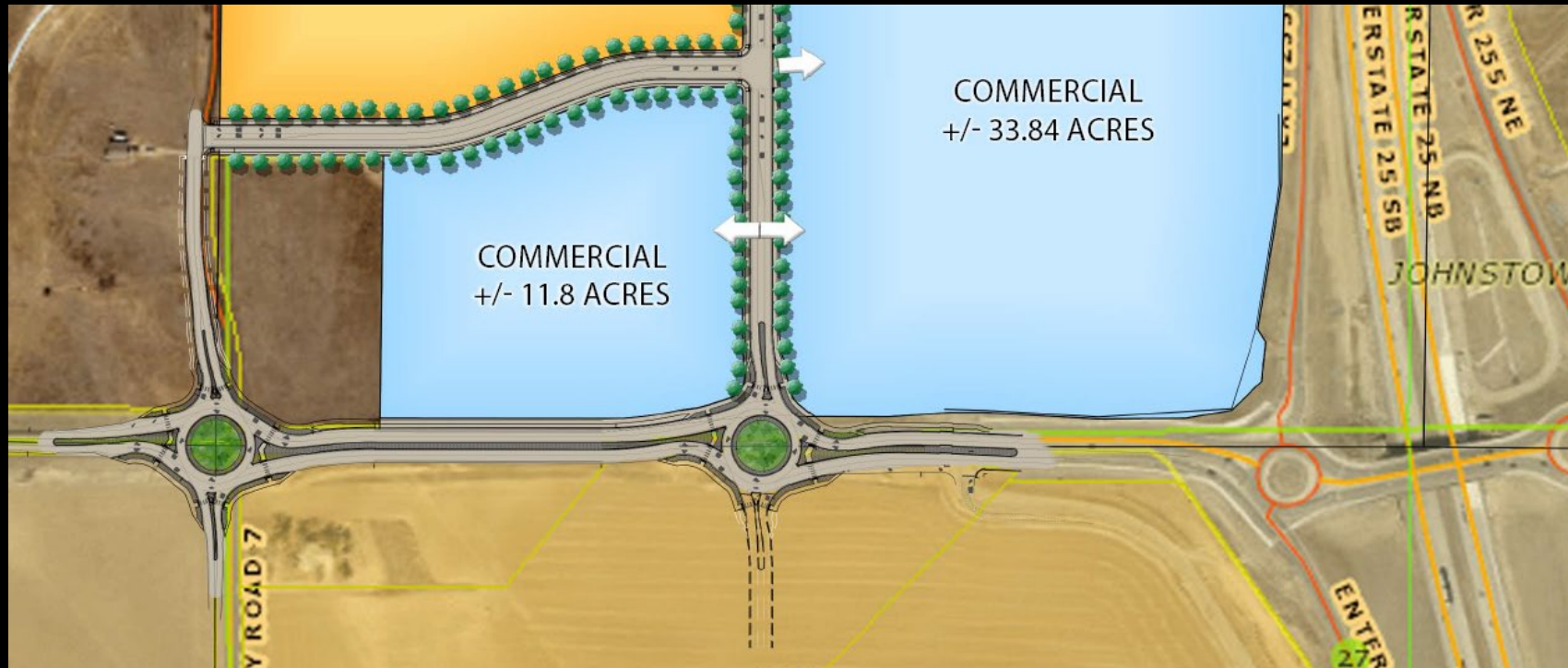
Proposed Zoning

- Mixed Use Zoning
 - R-1 – Single Family Detached
 - Single family detached homes only
 - R-2 – Single Family Neighborhood
 - Single family detached homes and townhomes
 - MU-RC (Mixed-Use Regional Commercial)
 - Retail, commercial, entertainment uses, office and multi-family
 - I-1 – Light Industrial
 - Targeting low impact industrial uses (ex. flex industrial, warehouses, etc.)



Roadway Improvements

- Caliber has been working with Larimer County, Loveland, Johnstown, and CDOT to discuss the required improvements on SH 402
- Two roundabouts are required on Highway 402 to facilitate traffic flow
- Design driven and required by CDOT and Loveland



Larimer County – Charlotte Ct ROW

- Formal letter sent to residents on June 16, 2023
- Determined Charlotte Ct as Public ROW
- Discussed the existing gate
- Possibility of abandoning public ROW north of connection point and adding gate

LARIMER COUNTY | ENGINEERING DEPARTMENT

P.O. Box 1190, Fort Collins, Colorado 80522-1190, 970.498.5700, Larimer.org

June 16, 2023

Dear Resident,

Recently, the remotely-operated gate that has been installed across Charlotte Ct just north of State Highway (SH) 402 was tagged by the County as needing to be removed. A sign indicating that the road is private was also removed at the same time. Our intent was to send you this letter prior to flagging the gate but due to a miscommunication it ended up happening in reverse order, and for that we apologize.

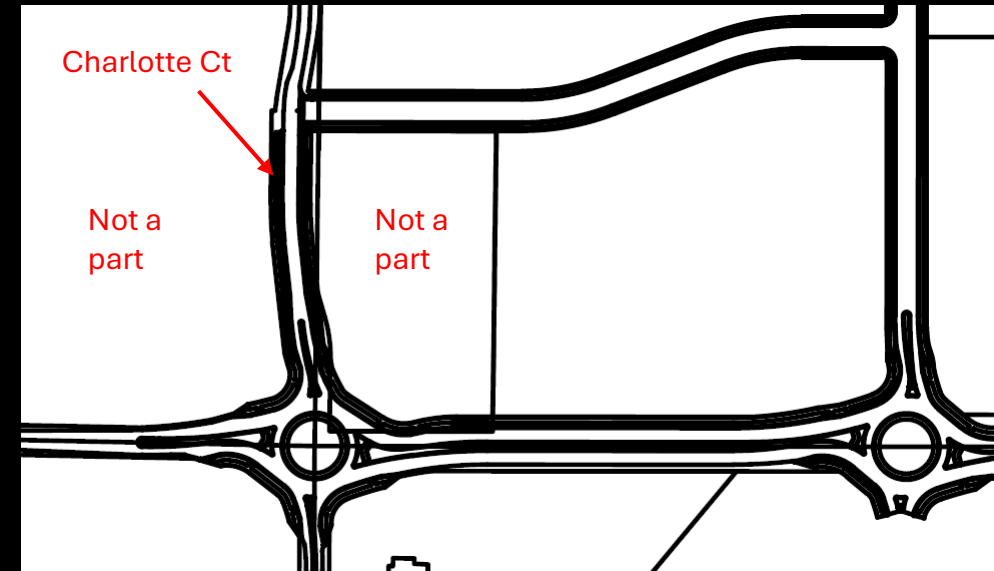
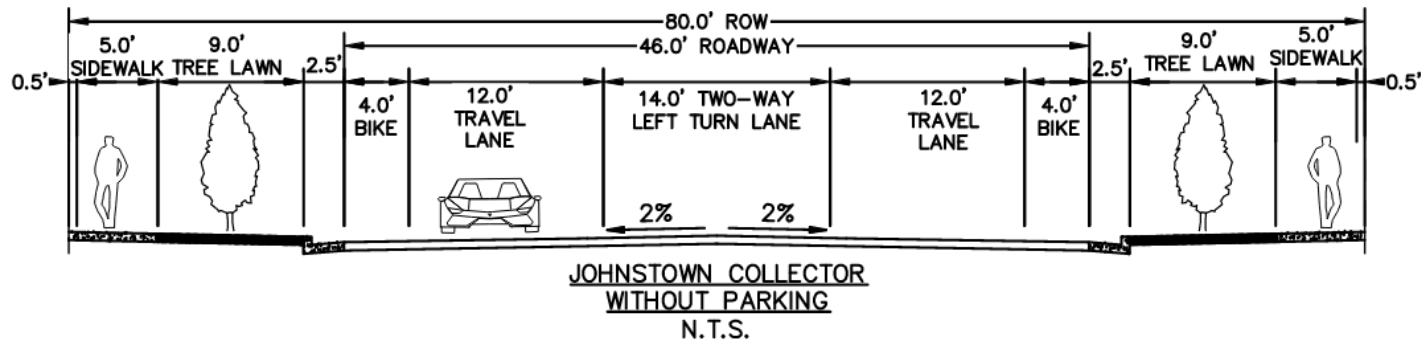
If you would like more information or have questions, please feel free to contact either myself or Mark Peterson, the County Engineer (mpeterson@larimer.org; 970-498-5714).

Sincerely,

Rusty McDaniel
Assistant County Engineer
rmcdaniel@larimer.org
970-498-5730

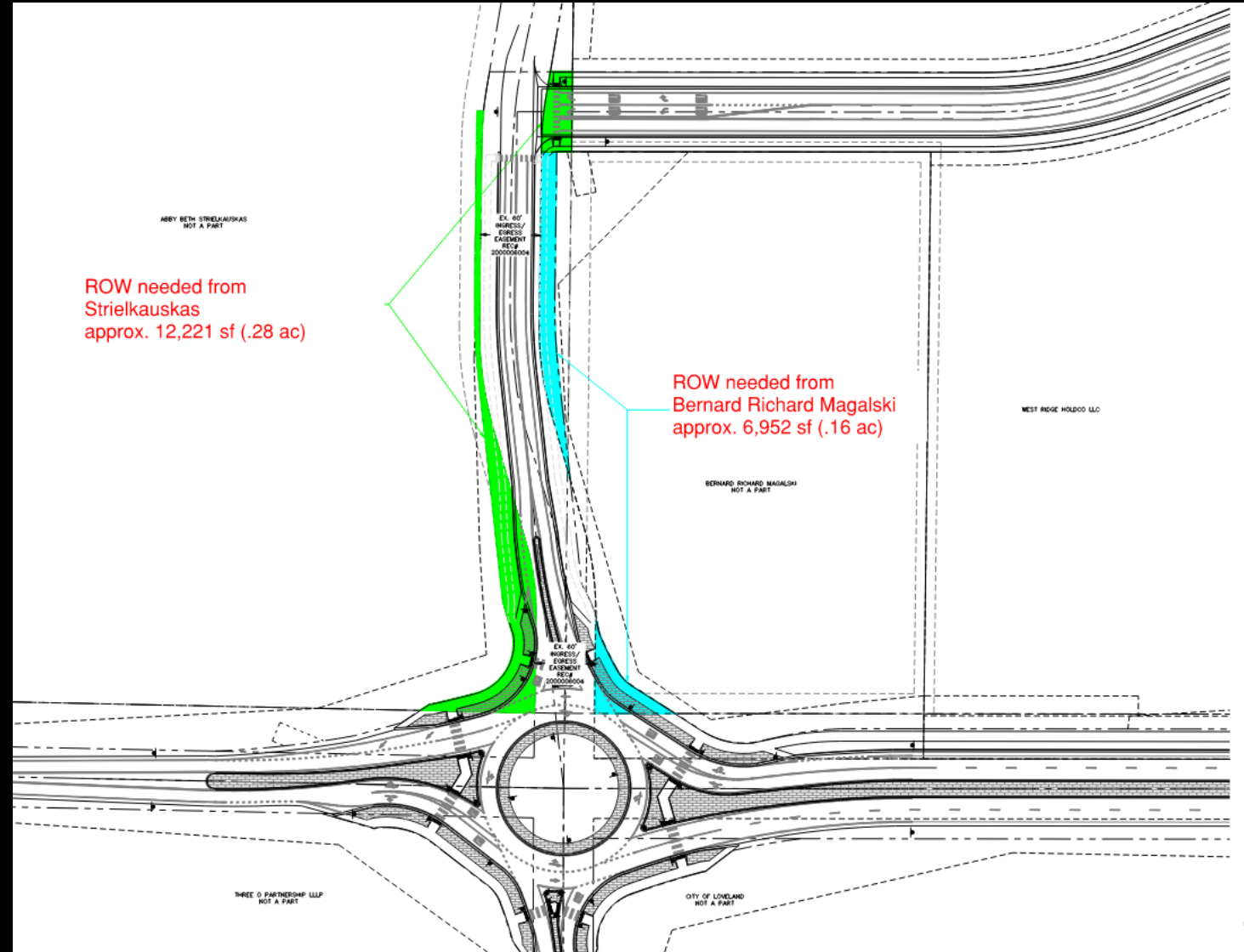
Charlotte Court ROW

- Charlotte Court to be improved
- 80' of total Right of Way (ROW)
- Sidewalks and landscaping on both sides of roadway
- **Requires acquisition of land from adjacent owners**
- Charlotte Court will not be improved north of the adjacent internal West Ridge roadway



Charlotte Court ROW Acquisition

- Highlighted areas represent land needed for ROW
- Caliber will work with adjacent landowners to acquire land at fair market value for ROW
- This involves a formal appraisal process and offer from Caliber to landowners
- We are working through the process and will meet with each landowner to discuss further



Summary and Next Steps

- The site is already zoned for mixed use development
- Caliber is adjusting the parcel lines and zoning boundaries, maintaining the residential along the western perimeter and commercial along SH 402
- Design and inclusion of two roundabouts driven by CDOT, Loveland, and Larimer County
- Further outreach required for the ultimate ROW acquisition of Charlotte Court