

**RESOLUTION 2020-08**

**A RESOLUTION OF THE FRUITA CITY COUNCIL APPROVING THE FIRST  
RELEASE OF THE DEVELOPMENT IMPROVEMENTS AGREEMENT FOR THE  
GRAND VALLEY ESTATES FILING #2 SUBDIVISION**

**WHEREAS**, the developer of the Grand Valley Estates Filing #2 Subdivision entered into a Development Improvements Agreement (DIA) recorded in the records of the Mesa County Clerk and Recorder at Reception #2906060 to guarantee that required improvements would be completed within a certain time period, and

**WHEREAS**, the developer has requested a 1<sup>st</sup> release of the performance guarantee and to start the two-year warranty period for the subdivision improvements, and

**WHEREAS**, improvements required by the Development Improvements Agreement for the Grand Valley Estates Filing #2 Subdivision have been inspected and have been sufficiently completed to allow a 1<sup>st</sup> release of the DIA, and

**WHEREAS**, a bill of sale for the required public improvements that will belong to the City of Fruita has been provided and is attached as Exhibit A.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF  
FRUITA, COLORADO:**

**THAT** the required subdivision improvements for the Grand Valley Estates Filing #2 Subdivision are approved for 1<sup>st</sup> release of the Development Improvements Agreement, subject to 10% of the total cost of improvements being retained for the required two-year warranty period as required by the Development Improvements Agreement.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF FRUITA,  
COLORADO THIS 4<sup>TH</sup> DAY OF FEBRUARY, 2020.**

ATTEST:

City of Fruita

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Margaret Sell, City Clerk

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Joel Kincaid, Mayor