

**RESOLUTION 2020-36**

**A RESOLUTION OF THE FRUITA CITY COUNCIL APPROVING THE FINAL RELEASE OF THE SUBDIVISION IMPROVEMENTS AGREEMENT FOR THE PINWOOD ESTATES SUBDIVISION.**

**WHEREAS**, the developer of Pinewood Estates Subdivision entered into a subdivision improvements agreement recorded in the records of the Mesa County Clerk and Recorder at Reception # 2843516 to guarantee that required improvements would be completed within a certain time period, and

**WHEREAS**, the City Council approved the 1<sup>st</sup> Release of the SIA by Resolution 2018-33 which started the two-year warranty period for the subdivision improvements, and

**WHEREAS**, the warranty period has expired and the developer has requested the Final Release of the SIA, and

**WHEREAS**, improvements required by the subdivision improvements agreement for the Pinewood Estates Subdivision have been inspected and have been sufficiently completed to allow the Final Release of the SIA, and

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

**THAT** the required subdivision improvements for the Pinewood Estates Subdivision are approved for the Final Release of the Subdivision Improvements Agreement and the 10% of the total cost of improvements for the performance guarantee is hereby released.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF FRUITA, COLORADO THIS 15<sup>TH</sup> DAY OF SEPTEMBER, 2020.**

ATTEST:

City of Fruita

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Margaret Sell, City Clerk

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Joel Kincaid, Mayor