

RESOLUTION 2020-56

A RESOLUTION OF THE FRUITA CITY COUNCIL APPROVING THE FIRST RELEASE OF THE SUBDIVISION IMPROVEMENTS AGREEMENT FOR THE RED CLIFFS MOBILE HOME VILLAGE #2 SUBDIVISION, PHASES 2 AND 3.

WHEREAS, the developer of the Red Cliffs Mobile Home Village #2 Subdivision, Phases 2 and 3 entered into a subdivision improvements agreement recorded in the records of the Mesa County Clerk and Recorder at Reception #2935708 to guarantee that required improvements would be completed within a certain time period, and

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

WHEREAS, improvements required by the subdivision improvements agreement for the Red Cliffs Mobile Home Village #2 Subdivision, Phases 2 and 3 have been inspected and have been sufficiently completed to allow a 1st release of the SIA, 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 Red Cliffs Mobile Home Village #2 Subdivision, Phases 2 and 3 are approved for 1st release of the subdivision improvements agreement, subject to 10% of the total cost of improvements being retained for the required two-year warranty period as required by the subdivision improvements agreement.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF FRUITA, COLORADO THIS 15TH DAY OF DECEMBER 2020.

ATTEST:

City of Fruita

Margaret Sell, City Clerk

Joel Kincaid, Mayor

BILL OF SALE

Red Cliffs Mobile Home Village No. 2 Phase 2
Development Name

KNOW ALL MEN BY THESE PRESENTS, that Sunshine of the Redlands, Inc. (Property Owner Name AND Developer Name) of the County of Mesa, State of Colorado (Seller), for and in good and sufficient consideration, the receipt and sufficiency of which is hereby acknowledged, has bargained and sold and by these presents does grant and convey unto the City of Fruita, Colorado, a municipal corporation (Buyer), its successors and assigns, the following property, goods and chattels, to wit:

Type of Improvement	Description	Quantity	Measurement	City Use
Streets	Clements/Linden/			
Interior to subdivision	Hollyberry Way	945	Lineal feet	
Offsite street improvements			Lineal feet	
Curbs, gutters and sidewalk		1,980	Lineal feet	
Street signs		1	Each	
Street lights		1	Each	
Storm Sewer				
Lines		156	Lineal feet	
Inlets			Each	
Other				
Sewer Lines and Appurtenances:				
Lines, Mains		1,385	Lineal feet	
Manholes		6	Each	
Other				
Open Space dedicated to City				
Land			Acres	
Improvements				

Transferred FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES located at:

Red Cliffs Drive & Clements Way, Fruita, CO

TO HAVE AND TO HOLD the same unto the said Buyer, its successors and assigns, forever. The said Seller covenants and agrees to and with the Buyer, its successors and assigns, to WARRANT AND DEFEND the sale of said property, goods and chattels, against all and every person or persons whomever. When used herein, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

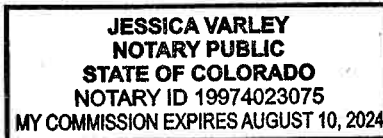
IN WITNESS WHEREOF, the Seller has executed this Bill of Sale this 24 day of November 2020

Signature of Seller - Property Owner

Signature of Seller - Developer

STATE OF COLORADO)

COUNTY OF MESA)



The foregoing instrument was acknowledged before me this 24 day of November, 2020 by

Sunshine of the Redlands, John Moir (Sellers name).

WITNESS MY HAND AND OFFICIAL SEAL

My Commission Expires: August 10 2024

Notary Public: Jessica Varley