

**RESOLUTION 2022-38**

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

**WHEREAS**, the developer of the Garden Estates Subdivision project entered into a Subdivision Improvements Agreement (Reception #2892592) to guarantee that required improvements would be completed within a certain time period, and

**WHEREAS**, the 1<sup>st</sup> release of the funding guarantee for the required improvements and the start of the required two-year warranty period was approved by the City Council on July 21, 2020, and

**WHEREAS**, the two-year warranty period has lapsed since acceptance of the improvements and they have been found by city staff to be free of defects in materials and workmanship or other problems.

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

**THAT** the Garden Estates Subdivision is released from the Subdivision Improvements Agreement including the two-year warranty period.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF FRUITA,  
COLORADO THIS 6<sup>TH</sup> DAY OF DECEMBER 2022.**

ATTEST:

City of Fruita

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Margaret Sell, City Clerk

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Joel Kincaid, Mayor