

RESOLUTION 2024-19

**A RESOLUTION OF THE FRUITA CITY COUNCIL APPROVING THE FINAL
RELEASE OF THE SUBDIVISION IMPROVEMENTS AGREEMENT AND
DEVELOPMENT IMPROVEMENTS AGREEMENT FOR FILING 1 OF THE IRON
WHEEL SUBDIVISION.**

WHEREAS, the developer of the Iron Wheel Filing 1 Subdivision project entered into a Subdivision Improvements Agreement and Development Improvements Agreement recorded in the records of the Mesa County Clerk and Recorder (reception #2989279 and reception #2989278) to guarantee that required improvements would be completed within a certain time period, and

WHEREAS, the 1st 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 May 2, 2022, 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 Iron Wheel Filing 1 Subdivision is released from both the Subdivision Improvements Agreement and Development Improvements Agreement including the two-year warranty period.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF FRUITA,
COLORADO THIS 17TH DAY OF JUNE 2024.**

ATTEST:

City of Fruita

Margaret Sell, City Clerk

Matthew Breman, Mayor