



**FRUITA**  
COLORADO

## AGENDA ITEM COVER SHEET

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**TO:** Fruita City Council and Mayor

**FROM:** Planning & Development Department

**DATE:** June 7, 2022

**AGENDA TEXT:** RESOLUTION 2022-12, A Resolution of the Fruita City Council approving the Final Release of the Subdivision Improvements Agreement and Development Improvements Agreement for the Grand Valley Estates Filing 2 Subdivision.

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### BACKGROUND

This is a request for a Final Release of both the Subdivision Improvements Agreement (SIA) and the Development Improvements Agreement (DIA) for the Grand Valley Estates Filing 2 Subdivision.

In August 2019, the Fruita City Council approved the SIA and DIA for the Grand Valley Estates Filing 2 Subdivision. The SIA was required for all improvements interior to the new subdivision and the DIA was required for all the off-site public improvements. Concluding the August approvals, the developer started construction of the subdivision. On February 4, 2020, the City Council approved the 1<sup>st</sup> Release of both the SIA and DIA, which started the required 2-year warranty period while the city retained a total of 10% of the total cost of construction to ensure any defects could be corrected if necessary, during the warranty period.

At the conclusion of the 2-year warranty period, Staff has inspected the public improvements and finds them to be free from defects in materials and workmanship and authorize the final release of the 2-year warrantee.

### FISCAL IMPACT

There are no additional fiscal impacts associated with the final release. The city took ownership of the public improvements (sewer, streets, and sidewalks) at the beginning of the 1<sup>st</sup> release which took place on February 4, 2020.

### APPLICABILITY TO CITY GOALS AND OBJECTIVES

The process of approving subdivisions, improvements agreements and accepting the public improvements ensures that the City's goal of requiring development to pay its own way is met and that residents and taxpayers of the City are not subsidizing growth.

## **OPTIONS AVAILABLE TO THE COUNCIL**

1. Adopt Resolution 2022-12.
2. Direct staff to research any area of the improvements on which Council has concerns or questions.

## **RECOMMENDATION**

It is the recommendation of Staff that the Council by motion:

**ADOPT RESOLUTION 2022-12, A RESOLUTION OF THE FRUITA CITY COUNCIL APPROVING THE FINAL RELEASE OF THE SUBDIVISION IMPROVEMENTS AGREEMENT AND DEVELOPMENT IMPROVEMENTS AGREEMENT FOR THE GRAND VALLEY ESTATES FILING 2 SUBDIVISION.**