

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5337

AN ORDINANCE AUTHORIZING THE SALE OF APPROXIMATELY 3.3 ACRES OF CITY-OWNED PROPERTY LOCATED AT 450 28 ROAD, GRAND JUNCTION, COLORADO, TO GRAND JUNCTION HOMES, LLC FOR THE DEVELOPMENT OF AFFORDABLE HOMEOWNERSHIP HOUSING

RECITALS:

In January 2025, the City of Grand Junction acquired approximately 21.78 acres of property located at 450 28 Road, commonly known as the Salt Flats site, to support the development of affordable and attainable housing within the community.

Following a competitive Request for Proposals process, Rural Homes, an experienced affordable homeownership developer, was selected as one of the development partners for the Salt Flats site.

Grand Junction Homes, LLC, a Colorado limited liability company and affiliate of Rural Homes ("Purchaser"), has proposed to develop approximately 3.3 acres within Lot 4 of the Grand View Commons Subdivision as an affordable homeownership project consisting of forty-eight (48) deed-restricted homes serving households earning at or below one hundred percent (100%) of Area Median Income (AMI).

The proposed development will include a mix of single-family detached homes and duplex homes utilizing a fee-simple homeownership model with deed restrictions and no homeowners association in order to reduce ongoing monthly costs and support long-term affordability. The project will also utilize modular construction through a partnership with Fading West to reduce construction costs and accelerate delivery timelines.

To support the affordability of the homes and facilitate development of the project, the City has negotiated a Purchase and Sale Agreement with Grand Junction Homes, LLC providing for the conveyance of approximately 3.3 acres within the Salt Flats site to the Purchaser for the development of the affordable homeownership project described herein.

The property proposed for conveyance is not used for or held as park land or for governmental purposes and therefore its disposition is within the discretion of the City Council.

The City Charter provides that the City Council has the authority to sell certain real property by ordinance; and with this ordinance the City Council ratifies and confirms the authority of the City acting through the City Manager, consistent with the Charter and applicable law, to sell and convey the property described herein to Grand Junction Homes, LLC pursuant to the Purchase and Sale Agreement.

The City Council has considered all matters relating to the conveyance of the property and deems the sale necessary and proper to facilitate the development of affordable homeownership opportunities and implementation of the Salt Flats master-planned community, which is anticipated to deliver between approximately 324 and 475 mixed-income housing units across the site.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO THAT:

1. The foregoing Recitals are incorporated and adopted and in accordance with and pursuant to this Ordinance the City Council hereby authorizes, confirms and ratifies the sale and conveyance of approximately 3.3 acres within Lot 4 of the Grand View Commons Subdivision at 450 28 Road to Grand Junction Homes, LLC on the terms and conditions set forth in the Purchase and Sale Agreement.
2. The officers, employees, and agents of the City are hereby authorized and directed to take all actions necessary or appropriate to effectuate the provisions hereof, including, without limitation, execution of the Purchase and Sale Agreement, conveyance documents, deeds, and any certificates or documents necessary to complete the transfer of the property.
3. All actions heretofore taken by the officers, employees, and agents of the City relating to the sale and conveyance of the property described herein and which actions are consistent with the provisions of this Ordinance are hereby ratified, approved, and confirmed.

INTRODUCED ON FIRST READING, PASSED for publication in pamphlet form this 15th day of July, 2026.

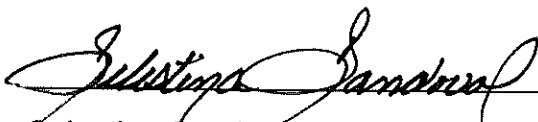
HEARD, PASSED AND ADOPTED ON SECOND READING and ordered published in pamphlet form this 16th day of September, 2026.



Laurel Lutz

President of the Council

ATTEST:



Selestina Sandoval

City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5337 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 15^h of July, 2026, and the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the day of the 16th September 2026, at which Ordinance No. 5337 was read, considered, adopted, and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 21st day of September 2026.



Deputy City Clerk

Published: July 18, 2026
Published: September 19, 2026
Effective: October 19, 2026

