

**ADU Production Program
COVENANT AGREEMENT FORM**

RECORDING REQUESTED BY:

City of Grand Junction

AFTER RECORDING, PLEASE MAIL THIS INSTRUMENT TO:

City of Grand Junction

250 North 5th Street

Grand Junction, CO 81501

ATTN: CITY CLERK

**COVENANT AGREEMENT RESTRICTING
OCCUPANCY FOR AN ACCESSORY DWELLING UNIT
AND PROVIDING FOR ENFORCEMENT CERTAIN
TERMS AND CONDITIONS**

This Covenant Agreement Restricting Occupancy for an Accessory Dwelling Unit ("Agreement") is made and entered into as of 04-03-2026 ("Reference Date"), by and between the City of Grand Junction, a Colorado Home Rule municipality ("City"), and Lisa Lucerne, the owner of real property ("Owner"), located at 2422 Pinyon Ave ("Property"). Collectively the City and the Owner may be referred to as Parties.

RECITALS

1. Owner owns the Property, which is currently developed with, or will be developed with, a single-family residence. Owner has been approved by the City to construct on the Property an Accessory Dwelling Unit ("ADU") as that term is defined in 21.04.040 of Grand Junction Zoning and Development Code ("Code").
2. Ordinarily certain city Fees, collectively known as Development Impact Fees (Fire, Police, Parks and Transportation), Persigo Wastewater and City Water Plant Investment Fee (PIFs) ("Fees") will be paid by Owner as a condition of the development of an ADU under the Code. Pursuant to this agreement, the Owner may be excused from paying the Fees if the Owner, for a period of five (5) years, agrees to limit occupancy of the ADU per the terms of this Agreement and not use any Dwelling Unit on the Property as a short-term rental as "a type of lodging wherein a dwelling unit, either in full or in part, is rented to a temporary occupant(s) for monetary consideration for fewer than 30 consecutive days."

For owner-occupied (living on the Property) Properties, an additional incentive of up to \$15,000 total including Fee waiver may be included for an additional two (2) year commitment (7 years total) to not utilize the unit and not use any Dwelling Unit on the Property as a short-term rental and commits the ADU to long-term rental.

3. The Owner agrees to fully construct the ADU within one-calendar year from the issuance of the Planning Clearance.

Owner has reviewed and accepted the terms of this Agreement and has by signing agrees to comply with this Agreement.

NOW, THEREFORE, in consideration of these recitals and the mutual covenants contained herein, the Parties agree as follows:

1. The City agrees to pay as consideration for the Owner's commitments, and the Owner agrees that the consideration is adequate to support the making and enforcement of the Agreement.

2. AMOUNT OF PAID FEES

The amount of Fees to be waived pursuant to this Agreement, in total, equal to **\$9,047.68** ("PAID Fees") and/or **\$5,952.32** (additional incentive, if applicable).

3. EXECUTION AND RECORDATION OF AGREEMENT

Before the City issues a Planning Clearance for an approved ADU and agrees to pay Fees, the Owner must execute and notarize this Agreement. Following Owner's execution and notarization of this Agreement, the City will sign and record the Covenant Agreement in the office of the Mesa County Clerk and Recorder. The Agreement shall touch, concern and affect the Property as described in Exhibit A and shall be a covenant that runs with the land until released by the City.

The Agreement shall begin upon the issuance of a Planning Clearance for the ADU, have a term of **twelve (12) months** from the issuance of the Planning Clearance to complete construction and have issued a Certificate of Occupancy, and have a term of **seven (7)** years from the date of a Certificate of Occupancy for the ADU ("Commencement Date") and ending on the **seventh (7th) anniversary** of the Commencement Date, unless the Parties hereto mutually terminate the Agreement earlier as provided in Section 8 ("Term").

4. EARLY TERMINATION OF THIS AGREEMENT

Owner may terminate this Agreement at any time by providing a signed written termination notice to the City and paying a Termination Fee, calculated as ((Termination Fee equal to 20% of the total incentive + (total incentive/total term years)x remaining term years)).

The following example illustrates how the Termination Fee is calculated:

If the total incentive paid to the Owner was \$15,000, and the Owner terminates the Agreement with three full or partial years remaining in the original seven-year term, the Termination Fee would be \$9,428.57.

This is calculated as follows:

(1) \$3,000, representing 20% of the \$15,000 incentive; plus

(2) \$6,428.57, representing the prorated amount for the remaining term:

$\$15,000 \div 7 \text{ years} = \$2,142.86 \text{ per year}$

$\$2,142.86 \times 3 \text{ years} = \$6,428.57$

5. SALE OR TRANSFER OF TITLE

If the Property is voluntarily or involuntarily transferred or sold, the Owner must pay the Termination Fee at time of transfer or sale closing or the successor to the Owner must execute and record to the City's satisfaction a new Covenant Agreement for the remaining days/months/years. A Covenant Agreement must be executed by the new Owner and submitted to the City on terms determined by and to the City's satisfaction.

In accordance with City Code the City has a right to be paid all Fees and Extra Incentive disbursed, committed, or paid by the City for or on behalf of the Owner for the ADU, and penalties for Termination/default of any condition of this Covenant Agreement. In the event of Termination, the value of all Fees and Additional Incentive, Termination Fee, all as defined, described and made applicable by this Covenant, the Agreement and/or Ordinance and/or Resolution of the City, together with costs of collection, shall constitute a perpetual real estate lien equivalent to general property taxes.

6. DELIVERY OF OCCUPANCY CERTIFICATION FORMS AND LEASE MATERIALS TO CITY; ADDITIONAL REPORTS

(A) Within ten (10) calendar days of the date of having an initial occupant, the Owner shall provide the City (1) a fully executed long-term lease, and (2) the Occupancy Certification Forms executed by the Owner, along with any documentation provided in conjunction with the forms; and,

(B) Within ten (10) calendar days of an Annual Certification Date following an initial occupancy, the owner shall provide the City with the following (1) a copy of an executed lease for the ADU; and (2) the complete Occupancy Certification Forms executed by the Owner, along with any certification documentation provided in conjunction with those forms.

(C) The City shall keep the Occupancy Certification Forms in confidence to the extent permitted by law.

7. VIOLATIONS AND REMEDIES

(A) The Parties agree that each remedy allowed by this Agreement and the Code is a cumulative remedy and is not exclusive of any other remedy available pursuant to this Agreement, the Code or other legal authority.

(B) Owner agrees that: (1) a violation of this Agreement also constitutes both a permit violation and a Code violation for purposes of the Grand Junction Municipal Code; and (2) any violation of this Agreement may also be enforced through the issuance of administrative citation(s) in accordance with the Grand Junction Municipal Code.

(C) For purposes of this paragraph an "Event of Default" occurs if the City notifies the Owner of a violation of this Agreement and the Owner does not fully cure the violation within ten (10) calendar days following the date of the notice, or if such a cure cannot be accomplished with diligent action within ten (10) days, within no more than sixty (60) days. If an Event of Default occurs, the City may provide written notice to the Owner that the City is terminating the Agreement and requiring the Owner to pay the City the full termination fee provided in Section 5, with a penalty of twenty percent

(20%) of the paid Impact Fees ("Termination Fee and Penalty"). Until the Termination Fee and Penalty are fully paid, no use of the ADU may occur. Each day on which a use of the ADU is made, prior to payment of the Termination Fee and Penalty shall also constitute both a permit violation and a code violation.

8. ADDITIONAL TERMS

(A) The Owner shall not permit occupancy of the ADU in a manner not in compliance with Grand Junction Municipal Code or adopted Building, Fire or other life safety and/or health code.

(8) The Owner shall assure that any occupancy of the ADU occurs in a manner that satisfies all applicable laws.

9. NOTICES

Any notices pursuant to this Agreement shall be in writing and sent (i) by an established express delivery service which maintains delivery records, (ii) by hand delivery, by United States Post first class mail, postage prepaid; or (iii) by certified or registered mail, postage prepaid, return receipt requested, to the following addresses:

To City: City of Grand Junction
Attn: Housing Manager
250 N 5th Street
Grand Junction, Co. 81501

To Owner: **Lisa Lucerne**
2422 Pinyon Ave
Grand Junction, CO, 81501

City and Owner hereby declare their express intent that the covenants and restrictions set forth in this Agreement shall run with the land and shall bind all successors in title to the property. Each and every contract, deed, or other instrument hereafter executed covering or conveying the Property or any covenants or restrictions contained in this Agreement whether such covenants or restrictions are set forth in such contract, or deed.

(A) No waiver of any nature, whether by conduct or otherwise, in any one or more instances, shall be deemed to be, or construed as, a further or continuing waiver of such condition or of any breach, or a waiver of any other condition or breach of any other term of this Agreement.

(B) The following Exhibits are attached and incorporated herein by this reference:

Exhibit A: Legal Description of Property

"OWNER" Name: Lisa Lucerne

BY (Owner Signature): Lisa L

Date: 4/16/26

Notary Public

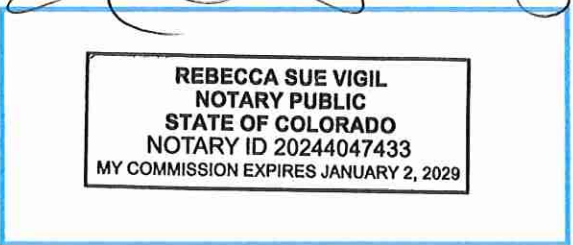
State of Colorado

County of Mesa

The foregoing Agreement was acknowledged before me this 16th day of April, 2026, by Rebecca Sue Vigil

My commission expires: 1/2/29

Witness my hand and official seal.



"CITY"
City of Grand Junction

BY: Mike Bennett
Mike Bennett, City Manager

ATTEST: Selestina Sandoval
Selestina Sandoval, City Clerk

LEGAL DESCRIPTION OF PROPERTY

THE LAND REFERRED TO HEREIN IS SITUATED IN THE City of Grand Junction COUNTY OF, Mesa AND IS DESCRIBED AS FOLLOWS:

LOT 3 BLK 4 ARBOR VILLAGE SUB SEC 12 1S 1W

Brent Goff, Assessor
 Real Property Record
 P.O. Box 20,000
 544 Rood Avenue
 Grand Junction, CO 81502



Full Color Print

Property Information (Report Date: 4/7/2026)

Parcel Number: 2945-121-27-003
 Account Number: R060081
Property Use: Residential
 Location Address: 2422 PINYON AVE
 GRAND JUNCTION, CO 81501
 Mailing Address: 242 N ORCHARD CT
 FRUITA, CO 81521-2322
 Owner Name(s): LUCERNE LISA E
 Joint Owner MILLER DEANNA
 Neighborhood: Arbor Village Sub (11.01)
 Associated Parcel: N/A
 Approx. Latitude: 39.086067
 Approx. Longitude: -108.536797



Legal Description

LOT 3 BLK 4 ARBOR VILLAGE SUB SEC 12 1S 1W

Tax Information

Year	Property Code	Land Actual	Improvements Actual	Total Actual	Total Assessed (School)	Total Assessed (Non-School)	TAC Code	Mill Levy (School)	Mill Levy (Non-School)	Total Mill Levy	Water Assessment	Property Tax & Water
2025	1112_1212	\$105,000	\$246,720	\$351,720	\$24,790	\$21,980	10101	42.2180	24.8190	67.0370	\$0.00	\$1,592.11
2024	1112_1212	\$71,760	\$226,400	\$298,160	N/A	\$19,980	10101	N/A	N/A	71.1310	\$0.00	\$1,421.20

See Tax Bill

Taxing Authority Detail

Year	Agency Name	Agency Abbrev.	TAC Code	Mill Levy	Total (Assessed)	Tax Per Agency
2025	CITY OF GRAND JUNCTION	GRJCT	10101	8.0000	\$21,980	\$175.84
2025	COLORADO RIVER WATER CONSERVATION	COLRW	10101	0.5020	\$21,980	\$11.03
2025	COUNTY - DEVELOP DISABLED	MCCCB	10101	0.2190	\$21,980	\$4.81
2025	COUNTY CAPITAL EXPEND (INACTIVE)	MCCAP	10101	0.0000	\$21,980	\$0.00
2025	COUNTY GENERAL FUND	MCGF	10101	8.3130	\$21,980	\$182.72
2025	COUNTY LEASE-PURCHASE JAIL (INACTIVE)	MCLP	10101	0.0000	\$21,980	\$0.00
2025	COUNTY ROAD & BRIDGE-1/2 LEVY	MCRBS	10101	0.1370	\$21,980	\$3.01
2025	COUNTY TRANSLATOR TV FUND	MCTV	10101	0.0280	\$21,980	\$0.62
2025	GRAND RIVER MOSQUITO CTRL	GRMCD	10101	1.1820	\$21,980	\$25.98
2025	GRAND VALLEY DRAINAGE DIST	GVDD	10101	1.6710	\$21,980	\$36.73
2025	LIBRARY DISTRICT	LIBR	10101	2.9440	\$21,980	\$64.71
2025	MESA CNTY ROAD & BRIDGE-GRAND JCT	GJRB	10101	0.1370	\$21,980	\$3.01
2025	MESA COUNTY	MCCNT	10101	0.0000	\$21,980	\$0.00
2025	SCHOOL DIST# 51 2004 OVERID	SD51O06	10101	1.3270	\$24,790	\$32.90
2025	SCHOOL DIST# 51 2017 OVERRIDE	SD51O_17	10101	0.0000	\$24,790	\$0.00
2025	SCHOOL DIST# 51 2024 OVERRIDE	SD51O_24	10101	2.1570	\$24,790	\$53.47
2025	SCHOOL DIST# 51 BOND	SD51B	10101	9.4760	\$24,790	\$234.91
2025	SCHOOL DIST# 51 GENERAL	SD51	10101	27.1260	\$24,790	\$672.45
2025	SCHOOL DIST# 51 OVERRIDE 96	SD51O	10101	2.1320	\$24,790	\$52.85
2025	SOCIAL SERVICES	MCSS	10101	1.6860	\$21,980	\$37.06
	Tax Authority Contact Information		Total Mill:	67.0370	Total Tax:	\$1,592.11

Sales & Conveyance Information **

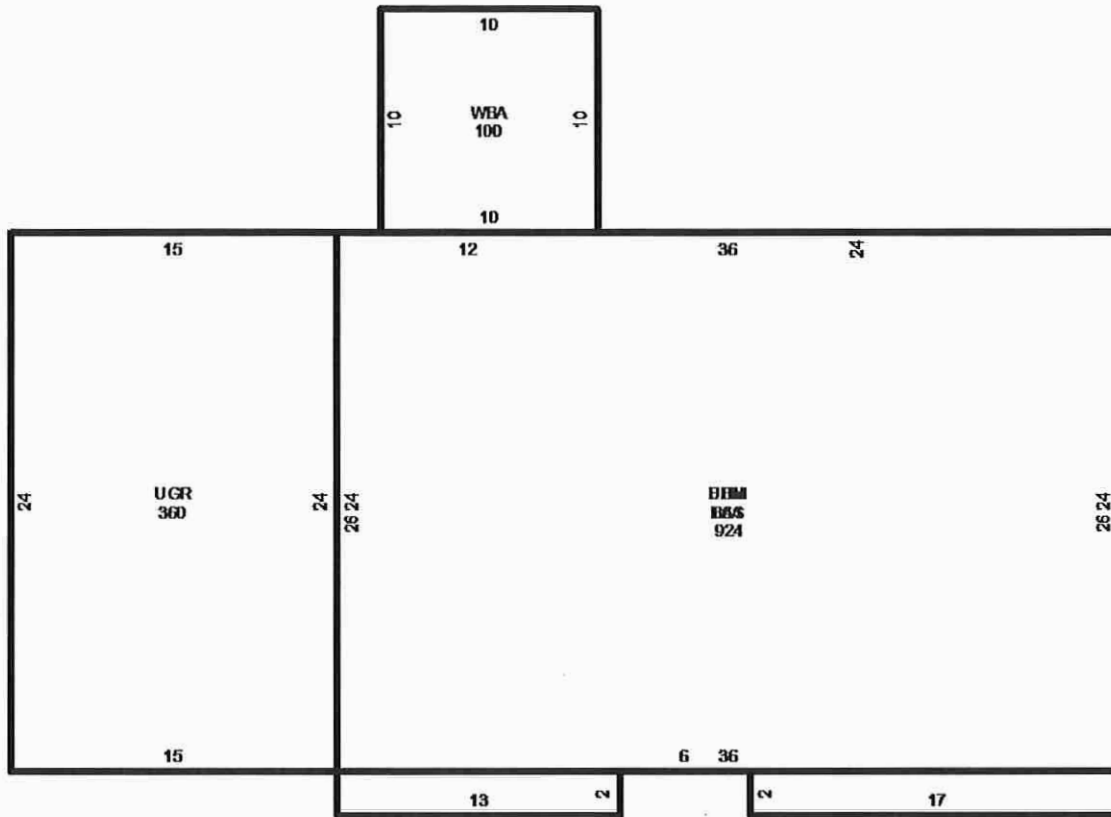
Date	Price	Reception Number <small>(Click for Recorded Document)</small>	Document Type
3/18/2019	\$169,000.00	2873228	PRD TC
3/18/2019	\$0.00	2873227	Letters
11/27/2012	\$0.00	2634767	Quit Claim Deed
7/26/2007	\$0.00	2393857	Quit Claim Deed
7/26/2007	\$0.00	2393849	Affidavit
10/17/2005	\$0.00	2393848	Letters
7/12/2005	\$0.00	2388176	DEATH_CERT
Search Clerk Records			Document Type Descriptions

Land Description

Property Use Code	Property Use Type	Units
1112	SINGLE FAMILY RESIDENTIAL LAND	1
<i>Approximate Acres: 0.18 (Acreage is approximate and should not be used in lieu of Legal Documents)</i>		

Building Sketch 1 of 1

Building Sketch 1



- Base Area(BAS) = 924 sq.ft.
- Fin Basement(FBM) = 864 sq.ft.
- Unfinished Basement(UBM) = 864 sq.ft.
- Wood Deck,Balcony(WBA) = 100 sq.ft.
- Unfinished Garage(UGR) = 360 sq.ft.

Building ID: R060081RES1.1735714800000	Heat Fuel: GAS
Model Description: Residential	Heated SQ. FT.: 1788
Building Use: SFR & TOWNHOUSE (1212)	Air Conditioning: ROOF TOP AIR
Units: 1	Frame: WOOD FRAME
Arch Desc: BI LEVEL	Interior Wall: DRYWALL
Quality: AVERAGE	Exterior Wall: WOOD SIDING
Actual Year Built: 1974	Roof Cover: ASPH/COMP SHNGL
Effective Year Built: 1994	Roof Structure: GABLE OR HIP
Rooms: 4	Style: SFR
Bedrooms: 4	Stories: 1
Bathrooms: 1 3/4 BATH	Comm. Wall Height: N/A
Heat Type: FORCED AIR HEAT	Comm. Fixtures: N/A

Miscellaneous Building Information				
Year Built	Miscellaneous Description	Length (ft.)	Width (ft.)	Units or Sq. Ft.
1974	WOOD STOVE			1
Miscellaneous items above are not tied to a specific building				

Historical Information

For accessibility assistance with any part of this website, including but not limited to any documents on this website, please visit the [Mesa County ADA Compliance web page](https://www.mesacounty.us/assessor_ada_compliance) for contact information.