

**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 **4/24/2026** ("Reference Date"), by and between the City of Grand Junction, a Colorado Home Rule municipality ("City"), and **Jason Bailey**, the owner of real property ("Owner"), located at **2478 Broadway** ("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."
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 **\$9,322.68** ("PAID Fees").

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 **five (5) years** from the date of a Certificate of Occupancy for the ADU ("Commencement Date") and ending on the **fifth (5th) 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: **Jason Bailey**
409 W Mayfield Dr
Grand Junction, CO 81507

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: Jason Bailey

BY (Owner Signature): [Signature]

Date: 4/28/2026

Notary Public

State of Colorado

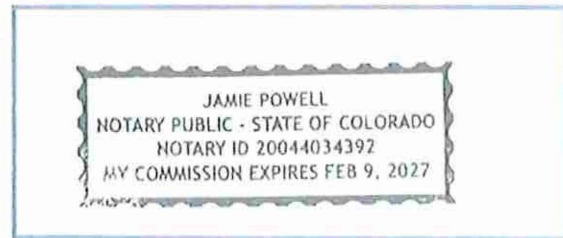
County of Mesa

The foregoing Agreement was acknowledged before me this 28th day of April, 2026, by Jamie Powell

My commission expires: Feb 9th 2027

Witness my hand and official seal.

[Signature]



"CITY"
City of Grand Junction

BY: [Signature]
Mike Bennett, City Manager

ATTEST: [Signature]
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:



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: 4/29/2026)

Parcel Number: 2945-164-08-018
 Account Number: R066004
Property Use: Residential
 Location Address: 2478 BROADWAY
 GRAND JUNCTION, CO 81507
 Mailing Address: Confidential
 Owner Name(s): Confidential Owner
 Joint Owner: Confidential Owner
 Neighborhood: Mays Sub (16.47)
 Associated Parcel: N/A
 Approx. Latitude: 39.064386
 Approx. Longitude: -108.593966



Legal Description

LOT 5 BLK 1 MAYS SUB SEC 16 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
2026	<u>1112_1212</u>	\$110,000	\$284,810	\$394,810	\$27,840	\$26,850	14100	42.2180	23.1480	65.3660	\$0.00	\$1,796.87
2025	<u>1112_1212</u>	\$110,000	\$284,810	\$394,810	\$27,840	\$24,680	14100	42.2180	23.1480	65.3660	\$0.00	\$1,746.64
2024	<u>1112_1212</u>	\$81,150	\$241,090	\$322,240	N/A	\$21,590	14100	N/A	N/A	69.3550	\$0.00	\$1,497.37

See Tax Bill

Taxing Authority Detail

Year	Agency Name	Agency Abbrev.	TAC Code	Mill Levy	Total (Assessed)	Tax Per Agency
2026	CITY OF GRAND JUNCTION	GRJCT	14100	8.0000	\$26,850	\$214.80
2026	COLORADO RIVER WATER CONSERVATION	COLRW	14100	0.5020	\$26,850	\$13.48
2026	COUNTY - DEVELOP DISABLED	MCCCB	14100	0.2190	\$26,850	\$5.88
2026	COUNTY CAPITAL EXPEND (INACTIVE)	MCCAP	14100	0.0000	\$26,850	\$0.00
2026	COUNTY GENERAL FUND	MCGF	14100	8.3130	\$26,850	\$223.20
2026	COUNTY LEASE-PURCHASE JAIL (INACTIVE)	MCLP	14100	0.0000	\$26,850	\$0.00
2026	COUNTY ROAD & BRIDGE-1/2 LEVY	MCRBS	14100	0.1370	\$26,850	\$3.68
2026	COUNTY TRANSLATOR TV FUND	MCTV	14100	0.0280	\$26,850	\$0.75
2026	GRAND RIVER MOSQUITO CTRL	GRMCD	14100	1.1820	\$26,850	\$31.74
2026	LIBRARY DISTRICT	LIBR	14100	2.9440	\$26,850	\$79.05
2026	MESA CNTY ROAD & BRIDGE-GRAND JCT	GJRB	14100	0.1370	\$26,850	\$3.68
2026	MESA COUNTY	MCCNT	14100	0.0000	\$26,850	\$0.00
2026	SCHOOL DIST# 51 2004 OVERRIDE	SD51O06	14100	1.3270	\$27,840	\$36.94
2026	SCHOOL DIST# 51 2017 OVERRIDE	SD51O_17	14100	0.0000	\$27,840	\$0.00
2026	SCHOOL DIST# 51 2024 OVERRIDE	SD51O_24	14100	2.1570	\$27,840	\$60.05
2026	SCHOOL DIST# 51 BOND	SD51B	14100	9.4760	\$27,840	\$263.81
2026	SCHOOL DIST# 51 GENERAL	SD51	14100	27.1260	\$27,840	\$755.19
2026	SCHOOL DIST# 51 OVERRIDE 96	SD51O	14100	2.1320	\$27,840	\$59.35
2026	SOCIAL SERVICES	MCSS	14100	1.6860	\$26,850	\$45.27
2026	UTE WATER CONSERVANCY	UTE	14100	0.0000	\$26,850	\$0.00
	<u>Tax Authority Contact Information</u>		Total Mill:	65.3660	Total Tax:	\$1,796.87

Sales & Conveyance Information **

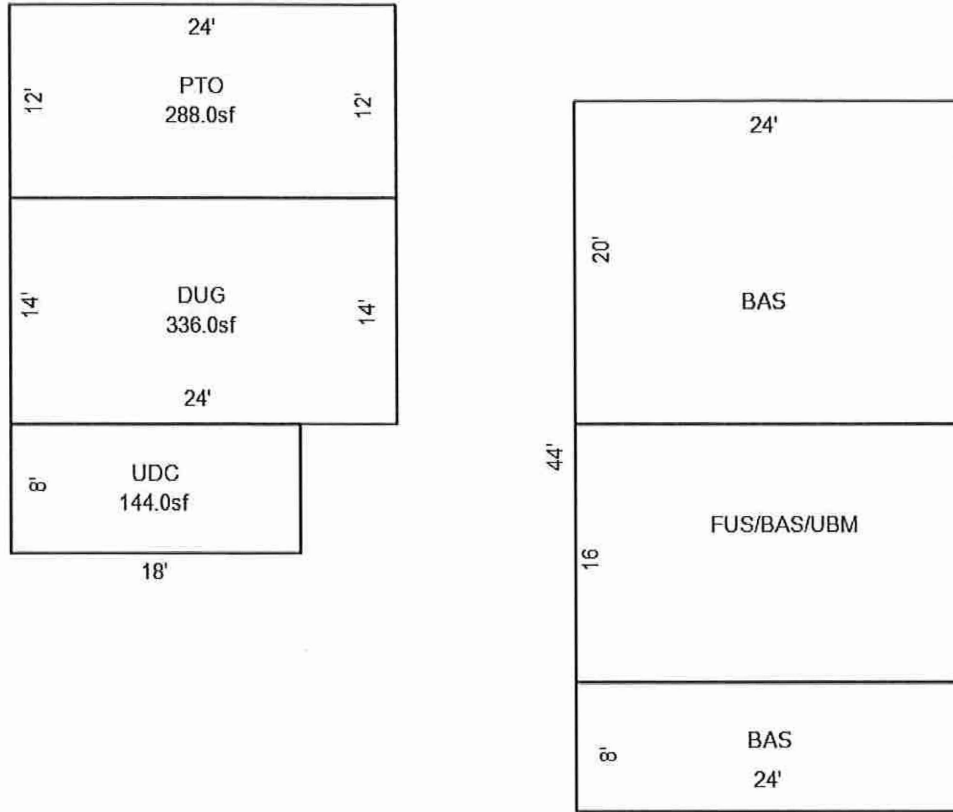
Date	Price	Reception Number <small>(Click for Recorded Document)</small>	Document Type
5/8/2017	\$228,000.00	<u>Confidential</u>	Warranty Deed
9/28/2018	\$0.00	<u>Confidential</u>	QCD JT
8/3/2016	\$133,000.00	<u>2769343</u>	Warranty Deed
5/19/2016	\$0.00	<u>2760877</u>	DEATH_CERT
7/10/1984	\$45,000.00	<u>1366465</u>	Warranty Deed JT
		<u>Search Clerk Records</u>	<u>Document Type Descriptions</u>

Land Description

Property Use Code	Property Use Type	Units
1112	SINGLE FAMILY RESIDENTIAL LAND	1
<i>Approximate Acres: 0.31 (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) = 1056 sq.ft.
- Garage,Det,Unf(DUG) = 336 sq.ft.
- Finished Upper Story(FUS) = 384 sq.ft.
- Patio(PTO) = 288 sq.ft.
- Unfinished Basement(UBM) = 384 sq.ft.
- Unfin Det Carport(UDC) = 144 sq.ft.

Building ID R066004RES1.1735714800000
 Model Description: Residential
 Building Use: SFR & TOWNHOUSE (1212)
 Units: 1
 Arch Desc: 1 1/2 STORY
 Quality: AVERAGE
 Actual Year Built: 1908
 Effective Year Built: 1990
 Rooms: 4
 Bedrooms: 3
 Bathrooms: 1 1/2 BATH
 Heat Type: FORCED AIR HEAT

Heat Fuel: GAS
 Heated SQ. FT.: 1440
 Air Conditioning: ROOF TOP AIR
 Frame: WOOD FRAME
 Interior Wall: WALL BD OR WOOD
 Exterior Wall: WOOD SIDING
 Roof Cover: ASPH/COMP SHNGL
 Roof Structure: GABLE OR HIP
 Style: SFR
 Stories: 1.5
 Comm. Wall Height: N/A
 Comm. Fixtures: N/A

There are no Miscellaneous items associated with this record

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](#) for contact information.