

# Application for Final Plat



The Town of Granby requires the completion of a Final Plat for projects that are completing the final steps in the subdivision of land and prior to moving forward with building permits (GMC Section 17.20.40).

A non-refundable fee of fifteen-hundred dollars (\$1,500.00) plus \$20 per planned lot, must be submitted, in addition to necessary documentation (outline in the checklist below). Applicants must also sign a reimbursement agreement with the Town to cover the costs of outside consultants utilized by the Town in its review and processing of the application.

**Applications must be made online and via email:**

**Online:** <https://us.cloudpermit.com/gov/login>

**+ Email:** [planning@townofgranby.com](mailto:planning@townofgranby.com)

**Payments of fees can be submitted in three ways:**

**In-Person:** Town Hall, Zero Jasper Street, Planning & Zoning

**Online:** <https://www.townofgranby.com/onlinepayments>

**USPS:** Town Hall, Planning & Zoning, PO Box 440, Granby, CO 80446-0440

Staff Use Only
<b>Date Application Submitted:</b> _____
<b>Fee Paid:</b> <input type="checkbox"/> Cash <input type="checkbox"/> Check <input type="checkbox"/> Credit Card
Receipt # _____

Applicant Information	
<b>Applicant's Name:</b>	<b>Applicant's Mailing Address:</b>
<b>Phone Number:</b>	<b>Email:</b>

### Submittal Requirements Checklist (Section 17.20.40.020 (d))

The final plat shall contain or be accompanied by the following information and shall be submitted to the Planning Commission at least four weeks prior to the Planning Commission meeting at which the applicant wishes their subdivision considered.

- (1) Title, scale, north arrow and a table showing date of preparation and revision dates.
- (2) Legal description of property, together with a complete reference to the book and page of records of the Grand County clerk and recorder.
- (3) Primary control points, or descriptions and ties to such control points, to which all dimensions, angles, bearings, and similar data on the plat shall be referred.
- (4) Tract boundary lines, right-of-way lines of streets, easements and other rights-of-way, and property lines of residential lots and other sites, with accurate dimensions, bearings or deflection angles, and radii, arcs, and central angles of all curves with long chord bearings and distances.
- (5) Name and right-of-way width of each street or other right-of-way, together with block numbers and street addresses.
- (6) Location, dimensions and purpose of any easement, including reference by book and page to any preexisting recorded easements.
- (7) Number to identify each lot or site and acreage and square footage of each site to the nearest one one-hundredth of an acre.
- (8) Purpose for which sites, other than residential lots, are dedicated or served.
- (9) Location and description of monuments.
- (10) A title insurance commitment or attorney's title opinion showing that the applicant is the owner of all the land to be platted and that all roads, streets, easements and other rights-of-way and all lots, tracts or sites dedicated or to be conveyed for public use, or for common use by all lot owners, are free and clear from all liens and encumbrances, except patent reservations, and except liens and encumbrances which cannot be extinguished, released, or purchased by the applicant. If such land is mortgaged by the applicant, it may be sufficient if the mortgagee joins in the dedication, or the

