

Application for Minor Subdivision



The Town of Granby allows for an expedited Minor Subdivision process for residential subdivisions of no greater than five lots or units, in any zoning district, and for any subdivision of five or fewer lots or units in specific zoning districts (DT, MU-34/40, MU-1), per GMC Section 17.40.

A non-refundable fee of six-hundred fifty dollars (\$650.00) plus \$30 per planned lot or unit, 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.

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

Applications must be made online and via email:

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

+ Email: 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

Applicant Information	
Applicant's Name:	Applicant's Mailing Address:
Phone Number:	Email:

Submittal Requirements Checklist (Section 17.40.20)

The Town requires the submittal of a Final Plat as part of the Minor Subdivision process, to include the following.

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

