



**THORNTON WATER-WISE
COMMERCIAL AND COMMON AREA LANDSCAPE
GRANT INFORMATION, RULES, AND AGREEMENT**

Effective January 1, 2026

This program is designed to assist with funding the conversion of irrigated, high-water-demand turf landscapes from 0.5 to 5 acres. The city of Thornton offers a grant covering up to 50% of the cost for design, renovation, and installation of qualifying projects, up to \$10,000 per acre, with a maximum of \$50,000 per property. Funds are provided on a first-come, first-served basis, subject to availability. Examples of eligible water customers are commercial, HOA, multi-family, school, and church properties.

Grant Rules:

Permit Requirements:

Within City Limits

- Projects within city limits will require a Development Permit Amendment (DP Amendment) for approval by the City Development Department. Apply at <https://www.thorntonco.gov/business-development/city-development/landscape-review-inspection>.
 - Contact the Planner of the Day at Pod.Info@ThorntonCO.gov or call 303-538-7295 for specific information.
 - A detailed plant list must be submitted for review as part of the DP Amendment.
- Obtain a development landscape construction permit. Apply at <https://permits.thorntonco.gov/construction/development>.
 - Contact City Development at 303-538-7295 or email citydevelopment@ThorntonCO.gov to determine whether it applies.

Outside City Limits

- Projects within Thornton's water service area but not within city limits will require a permit for approval by Adams County Planning and Development. Apply at <https://adcogov.org/planning-development>.
- Contact the Planner of the Day at cedd-plan@adcogov.org or call 720-523-6800 for specific permit information.

Eligibility:

- Non-single-family properties are eligible; examples include but are not limited to commercial, HOA, multi-family, school, and church properties.
- The project area must be at least 0.5 acres (21,780 square feet) and no more than 5 acres (217,800 square feet).
- Businesses must be current Thornton non-delinquent water customers, and projects must be within the city's water service area.

Project Conditions:

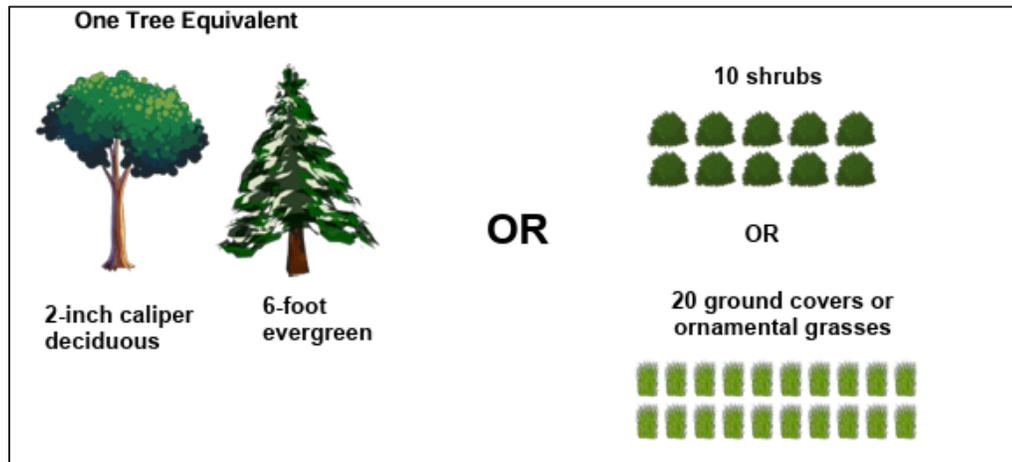
- *Water Budget:* The project's water budget must not exceed an average of 10 gallons/sq. ft. per year. The landscape must be maintained at or below the water budget.
- *Landscaping Requirements:* Renovations must demonstrate a reduction in historical water demand after landscaping is established.

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- *Tree Equivalent (T.E.) Requirement:* A minimum of one T.E. for every 600 square feet of the conversion area. A T.E. = 1 tree, 10 #5 (#3 in new code) shrubs or 20 #1 ornamental grasses/perennials.



- *Prohibited Actions:* Approved landscaping cannot be reverted to higher-water-demand landscaping.
 - Sec. 18-556. - Maintenance requirements.
https://library.municode.com/co/thornton/codes/code_of_ordinances?nodeld=CO_CH18DECO_ARTVDEST_DIV3LA_S18-556MARE
 - (a) The property owner, developer, tenant, homeowners' association or special district which has assumed landscape maintenance responsibility shall keep all landscaping in a well-maintained and healthy growing condition.
 - (c) All landscape plantings and natural and manmade landscaping features required by an approved development permit shall be subject to periodic inspection by the city when necessary to ensure compliance with this chapter.
- Failure to comply with these and any other approved grant conditions may result in the city withholding the second grant award or requiring the return of granted funds.

Inspection and Reporting:

- Water Resources staff will inspect each project and document details, including but not limited to plans, measurements, photos, and costs.
- Project reports will be required after each phase, if the project is split into two phases.

Funding:

- Projects can be a single project or divided into two phases, with funding provided for each phase.



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- The grant will cover 50% of the total project cost, up to \$10,000 per acre for the entire project.
- If split into two phases, funding can be applied to each phase, with a maximum grant amount of \$10,000 per acre and a maximum of \$50,000 per property.
- For example, for a 1-acre project with a total cost estimate of \$10,000, Thornton would provide a maximum of \$5,000 for this project (50% match, maximum of \$10,000 per acre). Phase 1: \$1,250 up front, \$1,250 at Phase 1 completion. Phase 2: \$1,250 up front, \$1,250 at Phase 2 completion.

Size of Project	1 acre
Total Cost Estimate	\$10,000
Phase 1 (up front funding)	\$1,250
Phase 1 (upon completion of phase 1)	\$1,250
Phase 2 (up front funding)	\$1,250
Phase 2 (upon completion of phase 2)	\$1,250
Thornton Total Grant Funding	\$5,000

Grant Payment Schedule:

- Grant funding is authorized by the Senior Water Resources Administrator.
- Up to 50% of the approved grant amount can be provided to start the project.
- The remaining 50% will be provided 90 days after city staff inspection of the completed project.
- Landscape Architect design costs can be included in the grant application for 50 percent reimbursement by the city. This amount counts toward the \$50,000 grant maximum.

Design and Application Requirements:

Landscape Design:

- The plans should include:
 - Soil preparation details
 - Irrigation system design
 - Plant materials and plant count
 - Must use the approved plant list
<https://www.thorntonco.gov/media/file/plant-list>.

Project cost estimates:

- If using a phased approach, include the Phase 1 and Phase 2 schedules and cost breakdowns.
- For native grass seed installation, include the type of grass seed.

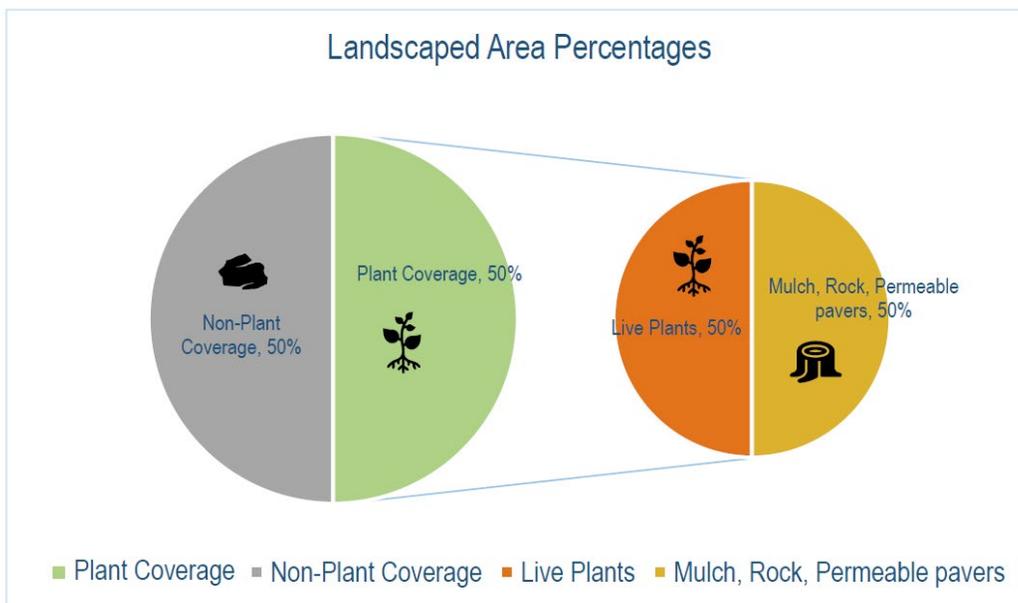


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Materials and Planting:

- No more than 50 percent bare mulch (at plant mature size.) Example for a 1,000 square foot project: $(50\% \times 1,000) \div 100 = 500$ square feet of bare mulch/rock is allowed.
- Eligible mulch types include shredded bark, bark chips or rock.
- A majority of plants must be ultra-low to low water requirement perennials, shrubs or trees, subject to the City Development approval process.





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Applicant Agreement

Sign and date below, stating you have read, understand, and agree to the rules and requirements of the Water-Wise Commercial and Common Area Landscape Grant Program.

- Rules and requirements are subject to change at any time.
- Submit a signed document along with the application to Water@ThorntonWater.com.

I, _____ the undersigned, have read and understand the conditions of eligibility for this Water-Wise Landscape Grant Agreement. If approved, this grant is conditioned upon my compliance with its terms and with the terms required by the City of Thornton. I understand an inspection may be scheduled with a City inspector to verify installation of the water-wise landscape. I also understand that the City of Thornton makes no representations or warranties regarding any product or material, including any warranties of merchantability, fitness for a particular purpose, or water efficiency. The City of Thornton is not liable or responsible for any act or omission of any contractor whatsoever, nor is the City of Thornton responsible for the condition of the plumbing and electrical wiring on the owner or applicant’s side of the meter now or in the future. This grant program is subject to the availability of funds and may be changed or discontinued without notice. I also understand that I am responsible for the installation of the new landscape and the proper disposal of any project materials.

Name: _____

Title: _____
[Property Owner or Landlord consent for tenant businesses]

Project Address: _____ City: _____ Zip Code: _____

Signature: _____ Date: _____

Grant-related questions:
Email
Water@ThorntonWater.com or
call 720-977-6600

**City Development Permit
Amendment questions:**
Email
Pod.Info@ThorntonCO.gov
or call 303-538-7295

**Adams County Permit
questions:**
Email
cedd-plan@adcogov.org
or call 720-523-6800

