



COLORADO

COMPREHENSIVE PLAN

*Prepared for: Town of Nunn
Prepared by: Civil Resources, LLC*

TABLE OF CONTENTS

Acknowledgements

Our Priorities	23
Our Plan of Action.....	24-36

Introduction

Purpose of the <i>Nunn Comprehensive Plan</i>	1
Statutory Authority	1
Three-Mile Plan.....	1
Contents of the Plan	1-2
Community Engagement Process	2-3
History of Nunn	3

Where We Are Today

The People.....	4-7
Population.....	4
Households.....	4
Age	4
Education.....	5
Occupations.....	6
Income	6
Community Groups.....	7

The Place	8-19
Environment	8
Public Services and Facilities.....	9
Land Use	10
Recent Growth.....	10
Housing.....	11-12
The Economy	13-14
Transportation System	15
Parks, Open Space and Tourism	16
Funding.....	16
Level of Service	16
Recreation	16
Tourism.....	16
Community Character.....	17-19

Issues.....	20
-------------	----

Where We Want to Go

Vision	21
Guiding Principles	22

Maps

Land Use Concept Plan
Land Use Concept Plan Zoom In
Public Lands Map
Prime Farm Land Map
Soil Series Map

Appendices

Appendix A - Funding Sources
Appendix B - Survey Results
Appendix C - Nunn Student Charrettes Results
Appendix D - Community Attitudes and Values Workshop Results
Appendix E - Nunn Planning Fiesta Workshop Results

ACKNOWLEDGEMENTS

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INTRODUCTION



Munn

INTRODUCTION

Purpose of the *Nunn Comprehensive Plan*

The *Nunn Comprehensive Plan* provides a detailed strategy for achieving the community's vision, "*Nunn will be a community where people and the environment come first; a place where our small town charm and community spirit are celebrated and our history and peaceful quality of life are treasured. Our community will strive to provide exceptional services and housing, jobs, shopping and recreational opportunities for everyone.*" This plan will provide the foundation for day-to-day decisions made by the Board of Trustees and Town Staff. It defines where Nunn is today and establishes benchmarks so the Town can measure its progress. It identifies the key issues the community wants to address and presents an action plan to tackle these issues and achieve the community's goals. The plan also illustrates what contributes to Nunn's special character so that the Town can build upon these elements going forward. Lastly, the plan communicates Town policies and expectations for how the community will be governed, how it will develop and grow, and how Nunn will evolve and respond to change over time.

Statutory Authority

Colorado Revised Statutes states, "it is the duty and responsibility of the [planning] commission to make and adopt a master plan for the physical development of the municipality (C.R.S. 31-23-206)." The statute further states, "the plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the municipality and its environs which will, in accordance with present and future needs best promote health, safety, order, convenience, prosperity and general welfare (C.R.S. 31-23-207)."

Three Mile Plan

Recognizing that some growth is inevitable for most Colorado communities, Colorado state law (C.R.S. 31-12-105(1)(e)) establishes a three mile planning area around each municipality and requires them to plan to extend their services (streets, parks, public utilities, etc.) into this area. The *Nunn Comprehensive Plan* will serve as Nunn's three-mile plan.

Contents of the Plan

Introduction: Describes the purpose and process of how the comprehensive plan was developed. It also includes a brief description of Nunn's history.

Where We Are Today: Presents important demographic information about Nunn citizens in "*The People.*" "*The Place*" conveys details about Nunn's physical environment, public services and facilities, land use, recent growth, housing, economy, transportation system, and parks, open space, and trails funding, level of service, recreation, tourism and community character.

Where We Want To Go: Lists the community's top issues and challenges. This section also presents the *Community Vision* and the *Guiding Principles* that exemplify the residents' core values and form the foundation of the plan. "*Our Priorities*" articulates the community's primary objectives to be achieved over the next ten to

INTRODUCTION

twenty years. "*Our Plan of Action*" is a roadmap of how to achieve these overarching objectives. A series of goals, policies and strategies detail how to transition the community's priorities from ideas to reality.

Community Engagement Process

The Town of Nunn selected the Planning Team (Civil Resources, LLC and ForeSee Consulting) to develop the *Nunn Comprehensive Plan*. The Planning Team met with Town Staff and worked internally to gain valuable demographic, geographic, financial information, etc. about the community. The Planning Team then developed a public involvement process to ensure that Town Staff, elected officials, citizens, youth, and employees in Nunn would be a part of the planning process.

The *Nunn Comprehensive Plan website* aimed to inform citizens about the plan and upcoming events. The site also served as an outlet to gauge the community's response to the vision statement, draft goals and strategies, the land use map, etc.

The **Community Survey** was available throughout the planning process both at Town Hall and on the project website. The Planning Team also mailed the survey to every residence within Town limits.

The Highland High School leadership and art students participated in **Student Charrettes** and shared their thoughts about Nunn's future. Students brainstormed how the Town could create more teen-oriented activities and more opportunities for them to be involved.

The **Community Attitude Survey and Vision** workshop engaged participants in a keypad polling exercise where they shared opinions on land use, critical issues and opportunities facing Nunn, the quality of Town services and amenities in the area, and Nunn's character. The results of each vote were instantly displayed so that attendees could compare their opinions to those of the group as a whole and reflect on the results. Participants then grouped around tables that contained large aerial maps of Nunn to plan the future design of their community. They were asked to envision Nunn in 30-40 years and to not restrict their ideas based upon existing zoning or buildings on site. Each group then shared their map and ideas with the workshop participants.

During the **Nunn Planning Fiesta** participants utilized keypad polling to give the Planning Team feedback on preliminary ideas and concepts to be incorporated into the comprehensive plan based on input received at the first workshop and through the community survey. Participants then evaluated and discussed a cumulative draft future land use plan that combined concepts from the group maps received during the first workshop, a draft vision statement for the comprehensive plan, and a set of goals for the plan.



INTRODUCTION

Several key trends and ideas emerged from the public engagement process. Survey respondents, students and citizens at the workshops consider cost of needed public infrastructure, government relations, enhancement of Nunn's unique feel and appearance, and economic development as major issues facing the community. Nunn residents believe that the following ideas may help address the town's issues and challenges:

- Take a proactive approach toward economic development by encouraging intergovernmental partnerships and enhancing Nunn's quality of life to attract businesses and residents;
- Develop a critical mass of civic, historic, residential and business uses to revitalize downtown;
- Start "branding" the community by enhancing Nunn's gateways and strategically placing directional and interpretive signs throughout the Town;
- Capitalize on the area's history and proximity to the Pawnee National Grasslands by transforming Nunn's main park into both a community and an historic destination, promoting Nunn as the gateway to Pawnee National Grasslands, and by developing a historic walking tour;
- Develop an open space and trail network that is accessible for biking, hiking, equestrian activities, camping, etc.;
- Connect Nunn with a new intersection west of Town to bring visitors through downtown Nunn;
- Emphasize organic gardening, recycling, and resource conservation in the community; and
- Preserve important right-of-ways in a major/minor collector road hierarchy to promote efficient traffic circulation.



History of Nunn

In 1870, Union Pacific developed the rail line, the Denver Pacific that ran through central Colorado from Cheyenne to Denver. Although no grants came from the Federal government to finance its development, Congress provided a generous land grant to encourage investment. Denver Pacific further encouraged settlement by offering incentives to buy land in the area around what is today the Town of Nunn. Tom Nunn, one of the area's early settlers, allegedly flagged down a passenger train locomotive that was moving toward a burning railroad bridge. Tom Nunn helped save the train from potential disaster and Denver Pacific allotted a square mile of land for settlement in appreciation of his deed and named the community after him. The Nunn Depot was built in 1908 following Nunn's official incorporation that year. The Town also adopted the slogan "Watch Nunn Grow."

Nunn continued to develop but was hit hard by the Great Depression. The Civil Works Administration (a New Deal program) financed the development of Municipal Hall in 1933. However, the program was discontinued before the building could be completed. Citizens came together and raised money by staging benefits, dances, and other events to complete Municipal Hall which housed the police station, fire department and Town Clerk. The building was used for numerous community activities over the following decades and today has transitioned into the Northern Drylanders Museum.

Historically, the Nunn community has addressed and overcome many fiscal, economic and environmental challenges through collaboration and dedication. Today is no different and the community must continue its strong history of civic engagement and activism to overcome challenges and ensure that Nunn remains a great place to live and raise a family.

Sources: Town of Nunn website, www.nunncolorado.com and the Colorado Historical Society.



WHERE WE ARE TODAY



Munn

THE PEOPLE

Population

Nunn's population grew by 45% between 1990 and 2000 from 324 people to a population of 471. The community has since grown by 13.34% to 534 citizens (Source: State Demography Office, 2006). The population has remained relatively stable the past two years. Seventy-two percent of residents are non-Hispanic white, 2.19% are Native American, .054% are African American, 0.37% are Asian, and 25.15% claim "other." Twenty-five percent of residents (of any race) are Hispanic. Eighty percent of the population age five and over speak only English. Forty-three percent of the population that speak something other than English, speak English "very well."

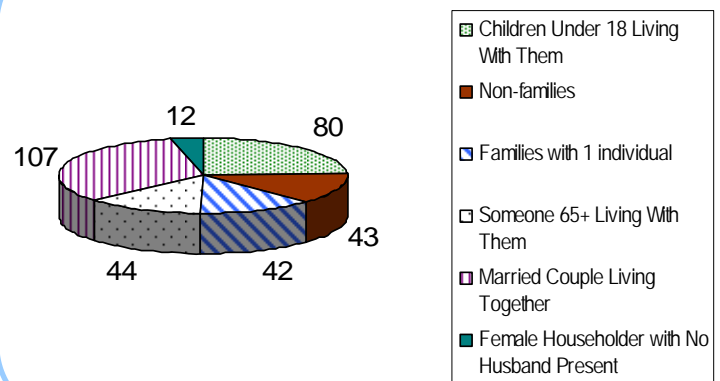
Households

In 2006, there were 202 households in Nunn, 180 of which were occupied (Source: State Demography Office). This 10.89% vacancy rate is relatively high compared to most other communities in Weld County, which typically range between six and seven percent. The average household size was 2.95 people. Fifty-three percent of residents changed homes between 1995 and 2000. Twenty-seven percent of these residents moved to Nunn from a different county.

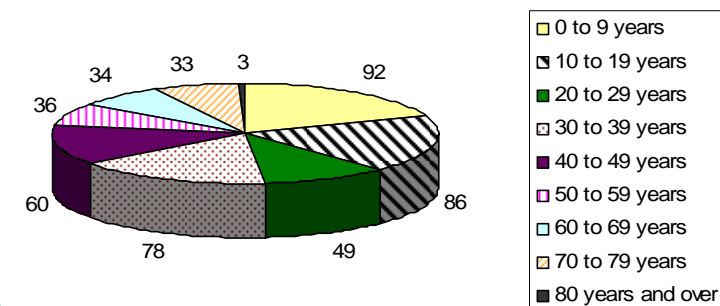
Age

Nunn residents are slightly younger than the Colorado median age (30.9 years versus 34.4 years). The largest age category is residents under age ten which includes 92 people. Thirty-eight percent of the population is under the age of 20 (Source: 2000 U.S. Census).

Nunn Household Types



Population by Age



Source: 2000 U.S. Census

THE PEOPLE

Education

Nearly 72% of Nunn residents have a high school degree. Six percent of residents over the age of 25 have a Bachelor's or advanced college degree.

Education	Nunn	Greeley	Colorado
School Expenditures (per student)	\$5,397	\$5,681	\$6,154
Pupil/Teacher Ratio	16	18	14
Students per Librarian	14	18	14
Students per Counselor	284	845	559
Two Year College Graduates	6.82%	7.12%	7.12%
Four Year College Graduates	5.59%	16.60%	22.05%
Graduate Degrees	0.65%	10.40%	11.18%
High School Graduates	71.88%	80.57%	86.38%

Sources: *Sperling's Best Places, 2007* and the *Colorado Department of Education, 2006*

Nunn is part of the Highland School District (HSD). The district covers over 450 square miles extending from the Wyoming border to Ault. The district's 850 students attend classes at Highland Elementary School in Pierce and the Highland Middle School and Highland High School in Ault. The district also partners with the Highland Early Childhood Center in Ault as part of the Colorado Preschool Program.

HSD is making a concerted effort to improve the facilities and programs it offers to give students the opportunities and attention they need to make a positive impact on their communities. HSD is investing \$684,000 to create a learning playground at Highland Elementary School, complete with a fitness course, soccer fields and interpretive signage. The district is also partnering with the Colorado Historical Society to complete a \$3.3 million renovation of Highland Middle School to expand classrooms and install state-of-the-art technology. These improvements, coupled with the district's strategic plan to "create students who think independently, creatively and critically" provide a myriad of opportunities for students to learn; participate in sports, music, fine arts, and national programs like Future Farmers of America, Future Business Leaders of America; and to give back to their community.



THE PEOPLE

Occupations

Nunn residents work in a variety of industries, primarily outside of Nunn as only 10% of residents work in town. Sixty percent of survey respondents work in Fort Collins, 20% in Greeley, and 7% in Denver. The lack of job opportunities and economic development within Nunn is considered a very important issue to residents.

Population by Occupation	Nunn	Greeley	Colorado
Management, Business, and Financial Operations	6.12%	12.03%	12.03%
Professional and Related Occupations	6.53%	19.85%	19.85%
Service	20.41%	14.98%	14.98%
Sales and Office	23.27%	27.19%	27.19%
Farming, Fishing and Forestry	3.27%	0.81%	0.81%
Construction, Extraction, and Maintenance	14.29%	10.82%	10.82%
Production, Transportation, and Material Moving	26.12%	14.32%	14.32%

Sources: *Sperling's Best Places, 2007* and the 2000 U.S. Census

Nunn residents' top professions include manufacturing, retail, construction, education/health/social services, transportation/utilities and agriculture. Nunn has a higher proportion of production, transportation, and material moving occupations than both the Greeley and Colorado average. Despite being surrounded by agricultural uses, only 3% of citizens work in agricultural-related jobs.

Income

In 2000, the median income for a household in Nunn was \$38,403, and the median family income was \$40,357. Males had a median income of \$27,292 versus \$21,875 for females. The Town's per capital income was \$17,713.

Estimated Households by Household Income	Nunn	Greeley	Colorado
Income per Capita	\$17,713	\$19,857	\$28,384
Household Income	\$38,403	\$40,957	\$56,009
Income Less Than \$15K	15.47%	17.21%	9.89%
Income between \$15K and \$25K	12.71%	13.29%	9.21%
Income between \$25K and \$35K	17.68%	13.08%	10.64%
Income between \$35K and \$50K	23.76%	17.16%	15.82%
Income between \$50K and \$75K	18.78%	17.63%	20.67%
Income between \$75K and \$100K	5.52%	10.29%	13.17%
Income over \$100K	6.08%	11.36%	20.60%

Sources: *Sperling's Best Places, 2007* and the 2000 U.S. Census

THE PEOPLE

Community Groups

There are a number of prominent community groups in Nunn. Each group serves a different niche in Nunn but they all strive to improve and enhance the community.

The **High Plains Historical Society** is headquartered in the Northern Drylanders Museum. The society maintains and enhances the museum while organizing community events like Founder's Day. The group's strategic goals are to:

- Bring history to life to restore and protect our great American way of life;
- To encourage the imagination of the public and especially in our education programs we take to schools; and
- To work to preserve the history of Northern Weld County's diverse historic places, historic buildings, and the spirit of pioneers, homesteaders and farmers.

The **Nunn Senior Center** serves as a resource for information, assistance, and social activities for Nunn's 100+ seniors. The senior center hosts a number of events such as a weekly nutrition program sponsored by the Area Agency of Aging, pot lucks, bus trips, picnics, etc. The senior center also hosts a flu and pneumonia clinic each year.

The **Highland Recreation Association (HRA)** is a non-profit entity that offers recreation programming to Nunn, Ault and Pierce. The volunteer organization works with the Highland School District to offer youth sports, exercise classes, information, etc. to residents. The HRA holds some activities in the Nunn gymnasium.

The Nunnion is "community newsletter financed by the editors (Sue Frederiksen and Deanna Gournoe) with additional donations from the community. *The Nunnion* seeks to provide true and unbiased reports of Town events as well as special and human interest stories related to Nunn residents. In addition to informing citizens about events and covering Town activities, *The Nunnion* also sponsors non-partisan community events and endeavors such as the Memorial Day Celebration, a monthly Ladies Night Out and the Support Our Hometown Boys project (*The Nunnion* is collecting donations to send two active-duty servicemen from Nunn who are stationed abroad).



Sources: Bob Barnes and Sue Frederiksen

THE PLACE

The Town of Nunn covers 3.13 square miles. Nunn's planning area encompasses 44 square miles. A majority of the land within Nunn's planning area is of agricultural and rural residential character. There are also about 783 acres of public land (Town and State owned) within Nunn's planning area.

Environment

The topography consists of rolling hills with little surface water or waterways. Much of the area is covered with drought-tolerant prairie shortgrasses. This vegetation co-evolved with grazing due to the large populations of bison that inhabited the area in the early 1800's. Today the shortgrass prairie is used for domestic livestock grazing and dryland farming. Large clusters of trees, both evergreen and deciduous, provide natural windblocks and add color and life to the environment. Many of these trees were likely planted in conjunction with the Soil Conservation Service to prevent soil erosion.



Pawnee National Grassland Just Ten Minutes From Nunn

Pawnee National Grassland is managed by the United States Forest Service and consists of over 193,000 acres of protected habitat. Pawnee was created in the 1930's as part of an effort to reclaim and restore eroded Dust Bowl sites. The short-grass steppe receives and absorbs rainwater from the Rocky Mountains and is dominated by blue grama, buffalo grass, and saltbush. These short grasses actually comprise different habitat types depending on how intensely they are grazed or managed with prescribed fire. There are 301 bird, 49 mammal, numerous reptiles and amphibians, a variety of insects and dragonflies, and many plant species. The National Audubon Society has recognized Pawnee as an "Important Bird Area" that is critical for 16 individual species and 3 major bird groups. In the ornithological world, this area is known for world-class birding for hard-to-find birds like longspurs and mountain plovers.

Source: Robert and Kristin Smith, www.photomigrations.com



Source: Robert and Kristin Smith, www.photomigrations.com

THE PLACE

Public Services and Facilities

Nunn is patrolled by a two officer police department that has an office in Town Hall. The Nunn Police Department cooperates with neighboring communities to provide regional police protection.

The Town also employs a Town Clerk, Assistant Town Clerk and two Public Works staff. This group wears many hats: from managing maintenance and improvement projects for Town-owned facilities and land, to overseeing community elections, operating the cemetery, organizing community gatherings and processing business licenses, this staff does it all.

Nunn's Volunteer Fire Department is comprised of 18 volunteers that serve 542 square miles of Weld County. The group includes farmers, construction workers, ranchers, and retirees but they are a very dedicated group willing to answer any call for help. They attend meetings and trainings twice a month and maintain their own equipment. The department answers around 140 calls a year and is usually the first entity to arrive in a medical emergency. Many members are certified EMTs and are able to provide critical medical care until Weld County arrives.

Six committees assist the Town:

- Finance, Budget, Personnel and Grants;
- Parks, Cemetery, Grounds and Recreation;
- Water, Sewer, Streets, and Maintenance;
- Code Enforcement, Fire and Police;
- Development and Planning; and
- Variances.

Services	Provider
Police	Nunn Police Department
Fire	Nunn Volunteer Fire Department
Library	Northern Plains Public Library (located in Ault)
Ambulance	Weld County
Water	Northern Weld County Water District
Trash	Waste Management Services
Electricity	Xcel Energy
Natural Gas	Atmos Energy
Satellite TV	Direct TV or Dish Network
Phone	Nunn Telephone Company
Internet	Nunn Telephone Company or Skylink

Public Facility	Facility Location	How/Who Maintains the Facility	Phone Number
Town Hall/Nunn Community Center	2nd and Lincoln	Town of Nunn	(970) 897-2385
Mountain View Cemetery	HWY 85 and WCR 29.5	Town of Nunn	(970) 897-2385
Water Tower	3rd and Logan	Town of Nunn	(970) 897-2385
Senior Center	3rd and Lincoln	Town of Nunn	(970) 897-2459
Northern Drylanders Museum	3rd and Lincoln	Town of Nunn	(970) 897-3125
Nunn Park	3rd and Lincoln	Town of Nunn	(970) 897-2385
Willard Park	4th and Cleveland	Town of Nunn	(970) 897-2385
Nunn Volunteer Fire Department	5th and Logan	Nunn Fire District	(970) 381-4402

THE PLACE

Land Use

Agriculture is the prevalent land use in Nunn with pasture land, corrals, scale houses, grain elevators and large-lot homes dotting the landscape. There are an average of 3.5 units per acre in Town limits; however, the size of individual lots varies considerably from less than 1/4-acre to more than 6 acres. Most of the smaller lots are located within 1/4-mile of Nunn Park and are between 1/5-acre and 1/2-acre which results in an average density of 4 units per acre. Lots on the perimeter of Town tend to be at least 1-acre excluding the platted Bellmore Farms which has lots around 1/4-acre in size. The average density on the outskirts of Town is approximately 1-2 units per acre.

Nunn Park represents the “heart of downtown” and is surrounded by civic uses such as the post office, Town Hall, the Senior Center, and the Northern Drylanders Museum. A variety of homes, generally set back from the road, also frame the park. Businesses such as an auto repair shop, heating and cooling company and Nunn Telephone Company are located downtown, primarily along Logan and Lincoln Avenues.

Uses along Highway 85 include commercial, industrial, agriculture and housing. New businesses include Design Steel Structures and Nunn Storage. The Nunn Café serves many travelers, residents, truckers, and people that work in the area. The southeast intersection of Weld County Road 100 and Highway 85 has been slated for commercial uses but has yet to develop.

Existing Land Uses Within Town Limits

Land Use	Acreage	Percent of Total
Agricultural	1,561.35	84.60%
Residential	157.90	8.56%
Vacant Land	64.06	3.47%
Public Land	28.14	1.50%
Commercial	20.27	1.10%
Mobile Home	7.53	0.41%
Industrial	5.11	0.28%
State Assessed	1.24	0.08%
Total	1,845.6	100.00%

Source: Weld County

Recent Growth

After a relatively large growth spurt in the 1990's and first half of the 2000's (Nunn's population grew by 200 people in 17 years), Nunn's population has stabilized the last three years. The Town only issued two building permits for new homes in 2008. That said, there are 60 platted lots and hundreds of acres of “residential” and “commercial” land for sale within Town limits that, if developed, would cause the community to more than quadruple in population.



THE PLACE

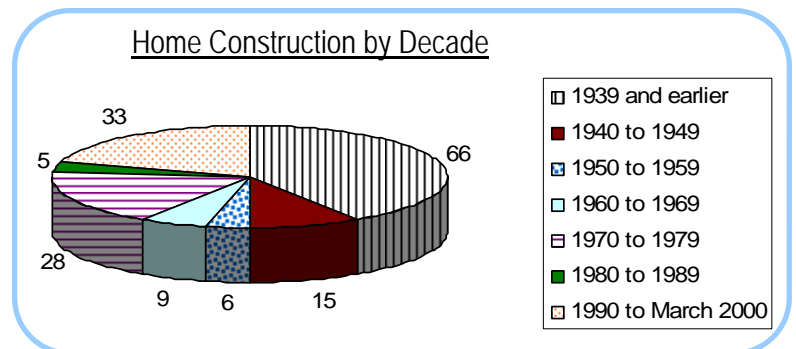
Housing

Nunn housing types range from prairie-style ranchettes, small bungalows and elegant four square homes to modulars, mobile homes and several duplexes. The majority of homes were constructed before 1940. There was an influx of new housing during the 1990's with the construction of 33 homes. The growth in housing continued until about 2005 when new construction slowed.

There are not many options for people seeking multi-family, rental housing, or condominiums in Nunn; this lack of housing can make it challenging for residents to stay in the community throughout the different stages of their lives. However, the rental properties that are available are relatively affordable-according to City-Data.com, the average gross rent in Nunn in 2007 was approximately \$400, which is well below the \$600 average gross rent in Greeley for the same time period.

Housing Type	Number of Units	% of Total Units
Single Family	172	98.85%
Single Family (Platted)	60	34.50%
Multi-Family	2	1.15%
Owner Occupied	124	71.26%
Renter Occupied	34	19.50%
Vacant (for sale)	4	3.10%
Vacant (for rent)	2	5.60%

Source: 2000 U.S. Census



Source: 2000 U.S. Census



THE PLACE

Housing Comparison

Housing in Nunn is relatively affordable compared to other northern Colorado communities and the State as a whole. Roughly 20% of Nunn residents' median household income goes toward housing costs (including utilities). A majority of Greeley and State residents pay 25-35% of their income toward housing expenses.



Windsor - Sold for \$276,000
3,073 total sq. ft., 1,607 finished sq. ft.
3 bedrooms, 2 baths, 4 car garage, built in 2007.



Greeley-Sold for \$270,000
3,640 total sq. ft., 2,734 finished sq. ft.
4 bedrooms, 4 baths, 3 car garage, built in 2007.



Nunn - On sale for \$250,000
1,674 total sq. ft., 1,674 finished sq. ft., on 5-acre lot
3 bedrooms, 2.5 baths, 2 car garage, built in 2002
(includes barn with 3+ stalls, zoned for 4+ horses).



Fort Collins - Sold for \$275,000
2,670 total sq. ft., 1,785 finished sq. ft.
3 bedrooms, 3 baths, 2 car garage, built in 2007.

Sources: www.trulia.com and *The Group, Inc.*, 2007

THE PLACE

The Economy

Approximately ten percent of Nunn residents worked in Town, according to the 2000 U.S. Census. The Nunn Telephone Company is one of the community's oldest businesses setting up shop in 1948; Design Steel Systems is one of the newest businesses relocating to Town in 2007.

Nunn Employers	Type of Work	Number of Employees
Design Steel Systems	Construction/Distribution	10
Nunn Telephone Company	Telephone and internet services	6
Town of Nunn	Municipal Service	5
Nunn Café	Restaurant	5-7
Telecommute/Work from Home	Various	4+
Willie's Diesel Service	Automotive Repair	3-4
Roberts Heating and Air Conditioning	Heating and air conditioning installation and repair	4
Nunn Elevator	Agriculture, grain production	2
Mike's Heating and Air Conditioning	Heating and air conditioning installation and repair	2
Golden Prairie, Inc.	Flour mill	1-3
John Haendler and Family	Machinery shop	2
Wolf Pack Enterprises	Oil and gas consulting	2
Bellmore Farms, LLP	Farm equipment	2
Rocky Mountain Auto Body, LLC	Auto body repair	1
White Construction	Fencing repair, etc.	1
Jenny's Accounting and Graphic Design	Accounting and design	1
Nunn Colorado Motorsports	Modlite racing and parts	1
Jen's Critter Depot	Feed and supplies	1
Segura Daycare	Daycare	1
Heather Wagner	Partylite candles	1


THE PLACE

Nunn residents' median household income is not as high as some surrounding municipalities and the state and nation as a whole. However, the Town's sales taxes, unemployment rate, and cost of living are significantly lower than Greeley, the state or nation on average.

	Nunn	Greeley	Colorado	United States
Median Household Income	\$38,403	\$40,957	\$50,841	\$44,684
Unemployment Rate	3.50%	4.20%	3.30%	4.60%
Sales Taxes	4.90%	6.36%	2.70%	1.40%
Cost of Living Index*	94.4	86.2	106.3	100

Source: *Sperling's BestPlaces, 2007*

*The Cost of Living Index assumes that an average family would spend 30% of their income on housing, 15% on food, 10% on transportation, 7% on healthcare, 6% on utilities, and 32% of their income on miscellaneous items such as clothing and entertainment. A score of "100" is the average cost of living for Americans. A lower score assumes that the cost of living is cheaper than the U.S. average.



WILLIES DIESEL SERVICE




Roberts Heating and Air conditioning

- Sales & Service
- Installation
- Duct Cleaning

THE PLACE

Transportation System

Nunn's transportation system is organized as follows:

- Highway 85 bisects the community running north and south. Weld County Road (WCR) 100 forms the northern edge to Nunn running east and west. WCR 100 also intersects with Interstate 25 ten miles to the west. WCR 100, 4th Street and WCR 98 are the only roads that cross both Highway 85 and the railroad tracks.
- Union Pacific runs the rail line that parallels Highway 85 and creates a distinguishable border between the east and west sides of Town.
- All local roads are unpaved and form an interconnected pattern that provides multiple direct routes to destinations.
- North-south streets are named after U.S. presidents, while streets that run east-west are numerical.
- There are currently no trails and few sidewalks in Town, but the roads are relatively walkable due to their widths and low traffic volumes.



THE PLACE

Parks, Open Space and Recreation

Inventory

Nunn has two parks: Nunn Park and Willard Park. Nunn Park is regularly used for community gatherings and recreation; Willard Park receives little use because it lacks play equipment, landscaping and amenities. Nunn's open space includes Mountain View Cemetery and the 14-acre property south of 7th Street.

Recreation

The Town does not have a recreation center but it does hold many events in Town Hall which has a large gymnasium. The Highland Recreation Association holds some events at Town Hall such as exercise classes and information sessions.

Level of Service

Nunn currently provides approximately 11.2 acres of parkland per 1,000 residents. The State of Colorado's *Small Community Park and Recreation Planning Standards* recommend 14 acres of parkland per 1,000 residents. Although Nunn almost meets these suggested standards, there are no parks on the east side of Town and the community can expect approximately 770 new people when all platted lots and undeveloped land become occupied.

Funding

Park and recreation facility maintenance comes from property taxes. Park improvements are primarily funded by money received from Great Outdoors Colorado.

Tourism

The Northern Drylanders Museum is run by the High Plains Historic Society and the Museum Board. The museum is the center of tourist activity in Nunn. The building is full of unique, historic information, machinery, and artifacts from Native Americans and early settlers. There are also depictions and displays of important historic industries such as farming, the railroad and blacksmithing. The relocation of the Prairieview Schoolhouse near its original location further enhances the museum as a tourist destination.

Name of Park	Amenities	Size (acres)
Nunn Park	Green field, playground, basketball court, skate park, picnic tables, port-o-let	2.93
Willard Park	Non-landscaped open area	2.95
	Total acres of parks	5.88 acres
Name of Open Space	Amenities	Size (acres)
Mountain View Cemetery	N/A	2.50
Nunn Southern Open Space	Non-landscaped open area	13.97
	Total acres of open space	16.47 acres



Sources: Bob Barnes

THE PLACE

Community Character

These images illustrate the architectural, environmental, and landscape features that contribute to Nunn's unique rural character. Landowners wishing to develop in Nunn should use these images to inspire their design.



Use a variety of colors, textures and building materials to diversify and distinguish buildings.



Accent houses and landscaping with unique, aesthetically pleasing and well-kept elements.



THE PLACE



Wall art, murals, and sculptures can tell a story and can become the "signature" for the Town or a new subdivision for example.



Dense clusters of trees block wind, help pump nutrients into the soil, create privacy for residents, and complement Nunn's color palette and aesthetic appeal.



Wide streets with dense vegetation supplement large lot setbacks and contribute to Nunn's rural atmosphere.



THE PLACE



Houses should have multiple roof planes to accentuate the building's architectural style. Porches create transitional gathering spaces and help define the front of the building.



Gateways, fences and walls help establish entryways and delineate the border between public and private spaces. They should welcome visitors and compliment the architecture, color, and building material of the property's structure(s).



ISSUES

There are four major challenges facing Nunn:

1. Strengthen government – community collaboration.

Throughout the planning process, residents voiced the need to strengthen lines of communication between the Town and citizens and to establish mutual trust. There is a strong desire to increase both the transparency of the Town's decision-making process and the level of community involvement. The Town Board has responded by sponsoring community events such as the Ice Cream Social and the monthly pot luck dinners to involve citizens in positive, open dialogues in an informal setting.

Related Guiding Principles: 1, 6 and 7

2. Enhance Nunn's infrastructure – repair the water tank, resolve water line issues, connect the community to a wastewater treatment system.

At a time when community resources are stretched and citizens' budgets are tight, Nunn is faced with the need to conduct costly repairs to Nunn's aging water delivery and storage system. At a minimum, the water tank must be cleaned (possibly replaced), existing water lines must be mapped and repaired, and ultimately the Town must establish a wastewater treatment system that serves the entire community and devise a road maintenance and improvement plan.

Related Guiding Principles: 2, 3, 4, 5, 6, 7, 8 and 9

3. Improve Nunn's economy and find ways to generate additional revenue for the community.

The Town has been looking for ways to stretch the community's budget, such as leasing out community facilities, seeking out grant opportunities, partnering with neighboring municipalities to share services, and coordinating with the State and Weld County to leverage the Town's resources. Ultimately Nunn also needs to attract new businesses to afford needed public facilities and infrastructure and to enable people to have the opportunity to work and shop in town.

Related Guiding Principles: 2, 3, 4, 5, 6, 7 and 9

4. Enhance and build upon Nunn's character.

Citizens want to improve the Town's appearance and ensure that new development contributes to Nunn's sense of place. They value the quiet atmosphere, friendly neighbors, the varied architecture and rural feel of the area as well as the abundant wildlife, surrounding agriculture and clean air and water supply. They appreciate Nunn's parks and the open space surrounding the community, but they want more outdoor recreational opportunities and community gathering places in the future.

Related Guiding Principles: 1, 2, 3, 4, 5, 6, 7, 8 and 9

WHERE WE WANT TO GO



Munn

Two bundles of golden wheat stalks, tied with a woven band, are positioned on either side of the word 'VISION'. The bundles are set against a dark red background that forms a decorative border around a white central area.

VISION

Nunn will be a community where people and the environment come first; a place where our small town charm and community spirit are celebrated and our history and peaceful quality of life are treasured. Our community will strive to provide exceptional services and housing, jobs, shopping and recreational opportunities for everyone.



GUIDING PRINCIPLES

The following principles were articulated by the community during the planning process, and it is these principles by which the plan's success will be judged:

Foster a Collaborative Town Culture

Nunn will operate in a transparent manner that is responsive, respectful and responsible to the fiscal, social and environmental interests of citizens. Nunn will support all ages, ethnicities, cultures and income groups and encourage a spirit of openness and opportunity.

Nunn Will Create and Maintain a Healthy, Sustainable Environment

Nunn will create and maintain a healthy, sustainable environment with high quality water, air, wildlife habitat and other natural resources.

Provide Adequate Public Facilities

Nunn will provide adequate public facilities (water, sewer, roads) for all citizens in a fiscally-responsible manner.

Pursue Economic Development Opportunities

Nunn will partner with business owners, Upstate Colorado, CSU, government agencies, etc. to attract desirable businesses and to revitalize downtown.

Manage Growth To Enhance the Community

Nunn will promote a high design standard to strengthen the Town's appearance and to enhance existing infrastructure. New development will pay its way and occur within the Town's growth area.

Focus on Nunn's Image

Nunn will improve the appearance and design of streets, buildings and homes and requiring high quality design for new developments that fits with the community's character.

Create an Interconnected Parks, Trails and Open Space System

Nunn will form a connected park, trail and open space system that provides diverse recreational opportunities for users of all ages and abilities.

Expand Housing Options

Nunn will strive for a diverse housing supply that is available and accessible to all citizens.

Maintain a Safe, Efficient Transportation System

Nunn will actively participate in regional transportation planning and have an interconnected, functional, attractive transportation network that balances the needs of automobiles with pedestrians and bicyclists.

OUR PRIORITIES

- 1. Nunn will cultivate an open, accessible, accountable government that represents all citizens.**
Nunn will continue to find ways to ensure that the government promotes high ethical standards and is responsive to the community's needs. Town decisions will be made in an open environment that promotes good communication and encourages input from all citizens, regardless of their background or viewpoint.
- 2. Improve Nunn's infrastructure.**
Nunn will collaborate with federal, state and local agencies to improve Nunn's water, wastewater and road systems and to devise a long-term capital improvement and maintenance plan.
- 3. Form proactive partnerships to strengthen Nunn's economy.**
Nunn will form creative partnerships to revitalize downtown and attract quality jobs and businesses.
- 4. Strengthen and promote Nunn's identity.**
Nunn's physical appearance will showcase the community's unique character and history and welcome residents and visitors to Town.

"We need to make the old buildings look good by bringing them back to their original state... The town could be so cute and pleasant if we could do a historic remodel that would catch peoples' eye as they drive through."

"I truly enjoy being part of a wonderful community and would love to see it grow and prosper responsibly. I want my children to want to raise their family here."

"We need more services so people don't have to drive 20-30 miles. We need more businesses between Nunn and Pierce to service those in the community and the revenue they could bring into the tax base. Of course the townspeople will have to utilize these businesses if they come here."

"This is great - and nice to see that Nunn is thinking strategically. The museum needs more visibility/ increased hours and events for public attendance."

OUR PLAN OF ACTION

Following is our implementation plan.

- *Goals* are the Town's primary objectives to be achieved over the next ten to twenty years. The goals relate to and support the community's vision and provide direction for the Town's strategies and action items.
- *Policies* guide land use and community investment decisions for Town Staff, the Board of Trustees, committees, community leaders and landowners.
- *Strategies* are specific actions that will help implement the plan's policies and goals. The Town should prioritize these strategies and assign the appropriate committee, Staff member, or Board member the responsibility for carrying them out. Because priorities often change, Town Staff and officials should annually evaluate the Town's progress and update the strategies and action plan as needed.

GOAL 1: Nunn will foster an open, accessible, accountable government that represents all citizens.

Policy 1.1: Nunn will actively communicate with and engage citizens, businesses, community groups, landowners and community service providers (such as the Nunn Fire Protection District and the Highland School District).

Strategy 1.1.1: Explore ways to help the Board of Trustees devise and communicate a clear vision and direction for the community. For example, prominently display the Town's annual goals, contribute articles to the *Nunnion*, *North Weld Herald*, the *Greeley Tribune* and the *North 85 Community Board Newsletter* about Town decisions and obtain public input by seeking out citizens in their neighborhoods and "hang outs" such as parks, schools, churches, the senior center and community events.

Strategy 1.1.2: Continue to offer opportunities for the Town Board, Town Staff and citizens to interact informally, such as the ice cream social, monthly potluck, Halloween party and town picnic.



Source: Tori McMechan

OUR PLAN OF ACTION (continued)

Strategy 1.1.3: Expand the website to make it a key source of information about the Town and to serve as a tool for community engagement. It should be updated regularly and include Board meeting dates and minutes, details about community events, opportunities to volunteer and join committees, etc.

Strategy 1.1.4: Work with the Highland School District to find ways to involve youth in the Town. For example, host a Youth in Government Day, establish a Youth Committee, promote opportunities for youth to help with community events and welcome their thoughts and opinions on topics that affect them.

Policy 1.2: The Town will provide friendly, quality, responsive services to the community.

Strategy 1.2.1: Empower Town Staff to take a vested interest in the community's interests and reward them for implementing innovative ideas and improving customer service.

Strategy 1.2.2: Provide Town Staff the training, resources and work space they need to perform their duties. For example, create an annual Town Evaluation to analyze progress toward achieving important objectives and to incorporate Town Staff into the budgeting and staffing process.

Strategy 1.2.3: Use water bills, the Town website, the *Nunnion*, the *North 85 Community Board Newsletter* etc. to solicit citizen feedback. Review and respond to comments in a timely manner.

"[I like the] personalized treatment that comes with a small town (post office and phone company) and the rural people."

"It would be great to send more press releases to the North Weld Herald and to also post the Board meeting minutes on the website."



OUR PLAN OF ACTION (continued)

Policy 1.3: Nunn values citizen input and encourages citizens to be involved in the community.

Strategy 1.3.1: Define the roles and responsibilities of each Town Committee and post the information on the Nunn website. Assign each committee strategies from the comprehensive plan that they can work on to help achieve the community's goals.

Strategy 1.3.2: Work with the Highland Recreation Association, Northern Drylanders Museum, Highland School District, and the Northern Plains Public Library to publicize their services, achievements and ways to get involved.

Strategy 1.3.3: Consider adopting a Board of Trustees Policies and Procedures Manual to define the Board of Trustees' duties, code of conduct and meeting procedures and post the manual on the Town's website. The Colorado Department of Local Affairs has a template that can be readily adjusted to suit Nunn.



Source: Bob Barnes

Nunn Citizens Relocate and Refurbish Prairieview Schoolhouse

The Nunn Drylanders Museum's curator knew about the location of Nunn's original schoolhouse and its importance to the area's history. She brought up idea of moving it to the Northern Drylanders Museum and refurbishing it at the monthly High Plains Historical Society and museum board meeting. There was considerable interest from the board in making this idea a reality. Bob Barnes and others started spreading the word to citizens about the possibility. A local citizen knew the group that owned the land where the schoolhouse was located and worked with the landowner (Crow Valley Grazing Association) to get permission to relocate the building. The Crow Valley Grazing Association ultimately re-roofed the schoolhouse and donated the building to the community.

The museum board started working with citizens to raise \$18,000 to move and refurbish the building while seeking innovative ways to get the job done. Numerous Nunn residents made the project a reality by donating money, contributing labor and materials, coordinating with the movers and government agencies, laying the foundation, and managing the project. This effort shows that Nunn is capable of achieving great things when everyone works as a team in a shared mission.

OUR PLAN OF ACTION (continued)

GOAL 2: Improve Nunn's Infrastructure.

Policy 2.1: Nunn will strive to provide sufficient, reliable services to the community in a cost-effective, environmentally responsible manner.

Strategy 2.1.1: Collaborate with the State, U.S. Department of Agriculture, Weld County and Northern Weld County Water District to identify funding sources and improve Nunn's water and wastewater systems.

Strategy 2.1.2: Work with an engineer to evaluate and map the water storage and distribution system, recommend necessary improvements, estimate the associated costs, oversee the repairs and devise a long term improvements and maintenance plan. The plan should consider providing water service for Nunn's entire planning area.

"[I would like] stronger water pressure, paved streets, better trash service, mail delivered to my house and recycling."

Strategy 2.1.3: Work with the Colorado State Power Authority and an engineer to: update the preliminary engineering report for the Town's wastewater system, resubmit the grant, locate additional funding sources, find a location for the wastewater treatment plant and devise a plan to construct and maintain a wastewater treatment system.

Strategy 2.1.4: Consider adopting an ordinance that requires all new utilities to be located underground.

Strategy 2.1.5: Work with Weld County to create a long term road improvement and maintenance plan for Nunn's planning area. The plan should: identify future roadways, trail corridors and critical connections; define right-of-way requirements; and calculate impact fees to ensure that new development pays its fair share of improvements.

"[I would like] paved streets and sidewalks, a sewer system, recycled water for houses, trees, etc."

Strategy 2.1.6: Support the Nunn Police Department's efforts to provide sufficient personnel and equipment to adequately serve the community now and in the future. Involve the police department in significant Town budgeting and land use decisions.

Strategy 2.1.7: Continue to partner with nearby municipalities to provide community services.

OUR PLAN OF ACTION (continued)

Policy 2.2: Nunn will require new development to contribute its fair share of the cost of on- and off-site infrastructure and public services.

Strategy 2.2.1: Consider adopting an ordinance that establishes basic improvements (such as water service, paved roads, sewer, stormwater facilities, trails, parks and open space) that must be in place to serve new development.

Strategy 2.2.2: Coordinate with other public service providers and enter into intergovernmental agreements as necessary to provide cost-effective public services in Nunn's planning area. For example, share Nunn's Land Use Plan with the Nunn Fire Protection District and ensure that they review and comment on all land use applications so they can ensure new developments comply with their standards and so that they can plan for additional facilities as the community expands.

Strategy 2.2.3: Establish development impact fees to ensure that the Town recovers the full capital cost attributable to new development and that it can fund plant expansions and pay for the increasing demand on infrastructure.

Strategy 2.2.4: Require developers to evaluate how their project will impact the Town's water, wastewater treatment, parks and street system to determine if there are any deficiencies or needed improvements for the proposed development.

G **GOAL 3: Form proactive partnerships to strengthen Nunn's economy.**

Policy 3.1: Nunn will support existing businesses and work to attract and retain enterprises that provide high-value, high wage jobs to diversify the local economy and provide employment opportunities for citizens. These businesses will not only bolster the Town's tax base but also respect and enhance Nunn's quality of life, natural environment and community character.

Strategy 3.1.1: Evaluate the feasibility of providing preference criteria for locally owned businesses bidding on Town projects (i.e. encourage local bidders to apply for Town contracts and promote inter-business networks so local businesses are collaborating with each other versus bringing in outside groups).

Strategy 3.1.2: Contact the Colorado Community Revitalization Partnership (a collaboration between the Colorado Department of Local Affairs and Downtown Colorado) about conducting a community assessment and to help devise strategies to attract new businesses, develop a market niche and explore funding mechanisms to strengthen downtown.

OUR PLAN OF ACTION (continued)

Strategy 3.1.3: Market local businesses and economic development opportunities through the Town's website, the *North Highway 85 Community Newsletter* and *The Nunnion* and by sharing information with Upstate Colorado and the Northern Colorado Economic Development Corporation. Promote the community's enterprise zone, streamlined land use process, access to rail and highways, affordable land values and quality of life through these avenues.

Strategy 3.1.4: Work with the Office of Economic Development and International Trade, Colorado Housing and Finance Authority, U.S. Department of Agriculture, Upstate Colorado and Colorado State University to recruit clean energy and green industries to Nunn and to market the Town to businesses that link agriculture with high technology, such as biotechnology enterprises.

Nunn Well-Positioned in Colorado Enterprise Zone

The Colorado Enterprise Zone Program encourages job creation and capital investment in Nunn by providing tax credits to businesses and projects that promote and encourage economic development activities.

Tax Credit	Credit Amount
Investment Tax Credit	3% of equipment purchases
Job Training Tax Credit	10% of qualified training expenses
New Business Facility (NBF) Tax Credits	The 3 credits below require NBF status
Jobs Credit	\$500 per new job
Agriculture Processing Jobs Credit	\$500 additional per new agriculture processing job = \$1,000 total
Health Insurance Credit	\$200 x 2 years (\$400) additional per new job
R & D Increase Tax Credit	3% of increased R&D expenditures
Vacant Building Rehabilitation Tax Credit	25% of rehab expenditures (hard costs)
Manufacturing and Mining Sales and Use Tax	Expanded S&U tax exemption in zone
Contributions to Enterprise Zone Projects	25% cash/ 12.5% in-kind on contributions
Local Incentives	Increased incentives in some areas of zone

OUR PLAN OF ACTION (continued)

Strategy 3.1.5: Work with the Highland Recreation Association, the Highland School District, and local businesses to promote employment opportunities for youth in Nunn.

Strategy 3.1.6: Create a database of important economic development information (i.e. available land and/or buildings, rent/occupancy trends, contact information, etc.) to be used by developers Town Staff, realtors, and citizens to encourage new business to locate in Nunn.

Strategy 3.1.7: Continue to support events like "Ladies' Night," weekly flea markets and festivals to stimulate activity downtown.

Strategy 3.1.8: Work with local businesses, landowners and Colorado State University to develop design standards for downtown.

Strategy 3.1.9: Work with Downtown Colorado, the Colorado Historical Society, the High Plains Historical Society and the U.S. Department of Agriculture to find funding sources to help landowners rehabilitate building facades, install landscaping and enhance the appearance of downtown.



OUR PLAN OF ACTION (continued)

GOAL 4: Strengthen and promote Nunn's identity.

Policy 4.1: Nunn will create a parks, trails and open space system that celebrates Nunn's history and environment. It will be designed to: draw community members together, attract visitors and be used by as many people as possible, regardless of their age, ability or background.

Strategy 4.1.1: Forge partnerships with Wellington, Greeley, Cheyenne, Fort Collins, the communities along Highway 85, Weld County, Colorado State Parks, Union Pacific Railroad and the U.S. Forest Service to create a "High Plains Loop Trail" that connects Front Range Communities to Pawnee National Grasslands.

Strategy 4.1.2: Re-brand Nunn's central park as "Pawnee Park" and seek grants to incorporate interpretive and civic signage, a walking trail, lighting, etc. to enhance the park as a destination. Work with the Colorado Division of Wildlife and Colorado Birder members to enhance the park's bird habitat and promote the park as a destination for bird watching (see graphic on next page).

Strategy 4.1.3: Develop a system of gateway signs and directional signage leading to important civic or historic destinations in the community, including "Pawnee Park," the Drylanders Museum, Town Hall, the Nunn Volunteer Fire Department, the Senior Center and the Post Office.

Strategy 4.1.4: Work with the High Plains Historical Society, Colorado Birder, Nunn seniors and youth to create an historic building walking map and a community brochure that promotes Nunn. Provide the information to the United States Forest Service and Upstate Colorado and post it on Nunn's website.



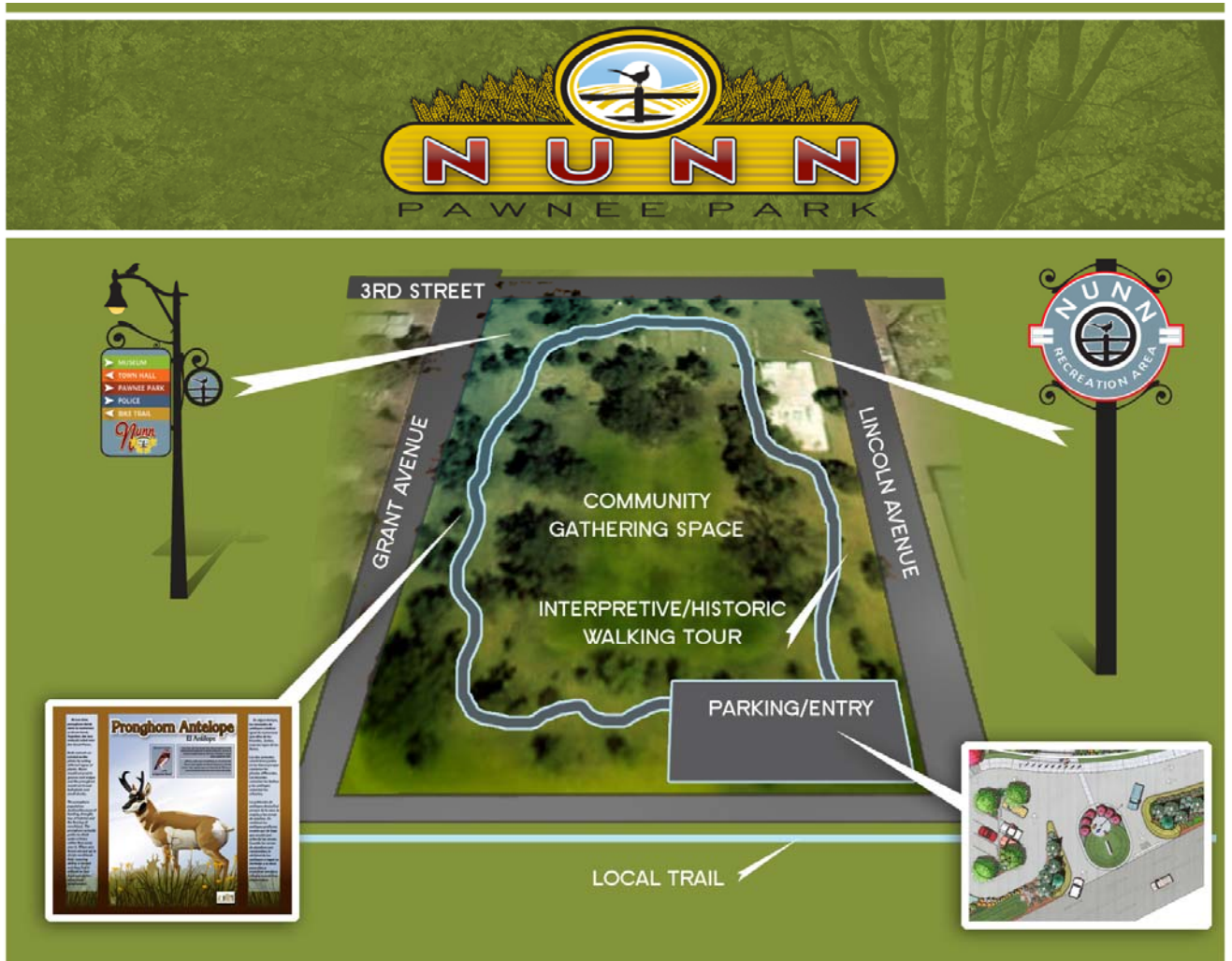
"Nunn needs to shift focus to service industry - one being "ecotourism," which could also include activities at working ranches - let visitors spend a weekend working the ranch and actually do some of the activities."

"Our museum is a move in the right direction. Events such as the ball game during the Fall Festival [are great]. [Nunn is] a place where people from the city can turn the clock back a bit. These events don't have to be confined to the festival! A high quality website could relay information about [community and historic] events."

OUR PLAN OF ACTION (continued)

Strategy 4.1.5: Work with the United States Forest Service to incorporate Nunn into the U.S. Scenic Highways and Byways program and to promote Nunn an entryway to the Pawnee National Grasslands.

“[Nunn can attract tourists by] making the park the focal point of the town just like traditional small towns.”



OUR PLAN OF ACTION (continued)

Strategy 4.1.6: Work with landowners, residents, Colorado Birder members, Volunteers for Outdoor Colorado, the Arbor Day Foundation, the Audubon Society, the Natural Resources Conservation Service, West Greeley Conservation District, and Colorado State University to: become a Tree City USA, care for Nunn's many trees, and to plant new trees.

Strategy 4.1.7: Work with Colorado Birder, the Colorado Division of Wildlife, Colorado State Parks, Colorado Audubon, Colorado Field Ornithologists and the Rocky Mountain Bird Observatory to create and promote a Colorado Birding Trail in Nunn.

Colorado Birding Trail to Encourage Agritourism

A coalition of Colorado agencies is working to build a network of birding trails that will eventually span the state - and likely draw many new tourists. The Colorado Division of Wildlife (CDOW), Colorado State Parks, Colorado Audubon, Rocky Mountain Bird Observatory, Colorado Field Ornithologists, and Playa Lakes Joint Venture are developing the Colorado Birding Trail, a project aimed at increasing the state's nature-oriented tourist attractions and providing an alternate revenue source for rural communities. The Birding Trail will link outdoor recreation sites, both public and private, into a network of sites where visitors can observe birds and other wildlife, often in addition to archaeological and paleontological treasures.

Funded by the CDOW, the project has created a web site for birding enthusiasts that contains information and maps for the 14 trails that are currently included in the network. And starting last summer, the project's organizations began marking all of the system's trails with "Colorado Birding Trail" signs.

The effort is meant to help state businesses cash in on the booming agritourism trend. Agritourists - vacationers who forego traditional beach or theme park-oriented trips for stays at farms, ranches, wineries and other nature-related locations - spent \$2.2 billion on agritourism activities in Colorado last year. And the Colorado Birding Trail hopes to increase those numbers. Besides offering maps and signs to make finding the trails easier, the Colorado Birding Trail has a list on its site directing vacationers to more than 200 interesting sites and towns on or near the trails.

Source: www.coloradobirdingtrail.com

OUR PLAN OF ACTION (continued)

Policy 4.2: Nunn will maintain a level of service of 11 acres of parkland per 1,000 people and ensure that all residents live within ½ mile of a park. The type of parks in Nunn will include:

Neighborhood parks (3-7 acres) with an open space for community gatherings and recreation activities and amenities such as a playground, picnic table(s), basketball court(s) and/or skate park. These parks should be within easy walking distance of residents.

Community parks (10-20 acres) which will provide areas suited for intense recreation activities and uses such as athletic fields, a BMX track or a swimming pool. These parks commonly include natural areas for hiking or bird watching.

Regional parks (25+ acres) which are areas of land preserved for their natural beauty, historic importance, or conservation purposes. Regional parks may have trails and some amenities such as picnic tables, information kiosks, etc. but are not intended for intense sporting such as a baseball complex.

Strategy 4.2.1: Work with residents to determine what amenities are needed in parks and include park improvements in the Town's long-term capital improvements plan.

Policy 4.3: All new development shall provide a finished neighborhood park with adequate facilities to meet the demand generated by new residents. All residents shall share in the cost of creating community parks.

Strategy 4.3.1: Adopt park dedication requirements by ordinance to maintain a park service level of at least 11 acres per 1,000 residents and to ensure that new development contributes to Nunn's park system.

Strategy 4.3.2: Regularly evaluate park dedication requirements and impact fees to ensure that they correlate with Town goals, land values and current park construction costs.



OUR PLAN OF ACTION (continued)

Policy 4.4: Nunn will encourage residents, business owners, community groups, developers and Town Staff to maintain and enhance the appearance of Nunn's buildings and public spaces to create a safe, attractive, welcoming environment.

Strategy 4.4.1: Continue to sponsor the community clean up day. Include educational information about recycling, home improvement assistance programs (such as the Weld County Housing Authority's housing rehabilitation program) and Nunn code requirements.

Strategy 4.4.2: Support the Nunn Police Department's community beautification efforts by publishing information about building maintenance and code violations in Town water bills, on the website and in the *Nunnon* and by encouraging citizens to report graffiti and vandalism.

Policy 4.5: Nunn will evaluate development proposals with respect to their magnitude, scale, and product diversity and ensure that no one project or combination of projects overtakes the Town's character. Every neighborhood shall include a variety of housing types and styles.

Strategy 4.5.1: Require new development to show how their projects will help implement the Comprehensive Plan and how they will complement and enhance Nunn's small-town character.

Strategy 4.5.2: Adopt the neighborhood design principles and block diversity requirements set forth in the *Model Land Use Code for Colorado's Small Communities*.

Strategy 4.5.3: Work with Weld County to discourage rezoning or development outside of Town limits (within Nunn's Planning Area) that may conflict with the *Nunn Comprehensive Plan*.

"We should be thinking strategically on how to repurpose land (open space enhancement, trails, conservation easements, wildlife support)."

Policy 4.6: Nunn will promote environmental sustainability within the community and require new development (i.e., housing projects, new businesses, road and utility construction, mining operations, etc.) to safeguard natural resources.

Strategy 4.6.1: Require anyone proposing a new land use (i.e. new industry, housing development, or commercial enterprise) to demonstrate how the project will protect: surface and groundwater quality, air quality, wildlife and wildlife habitat, soil quality and existing vegetation. This should include detailed information about: weed management, erosion control, stormwater management, revegetation and landscaping, environmental setbacks, dust and noise control, disposal of wastes, transportation, etc.

"We need to preserve the open spaces of Nunn which make our community unique."

Strategy 4.6.2: Require new development to prepare an Open Space Ecological Characterization Plan set forth in the *Model Land Use Code for Colorado's Small Communities*.



OUR PLAN OF ACTION (continued)

Strategy 4.6.3: Require developers to demonstrate how their project: optimizes solar orientation, conserves land, conserves water and energy, promotes walking, encourages recycling and utilizes green building techniques.

Strategy 4.6.4: Collaborate with the Colorado Division of Wildlife, the U.S. Army Corps of Engineers, Weld County Department of Public Health and Environment and the Department of Natural Resources on major land use applications to ensure that potential negative impacts to the environment and wildlife are identified and mitigated.

"Protect the environment and open space."

Strategy 4.6.5: Work with Waste Management to encourage citizens, businesses and the Town to recycle.

Strategy 4.6.6: Encourage the cultivation of produce, fruits or flowers provided that the landowner obtain Town approval prior to planting. ignite

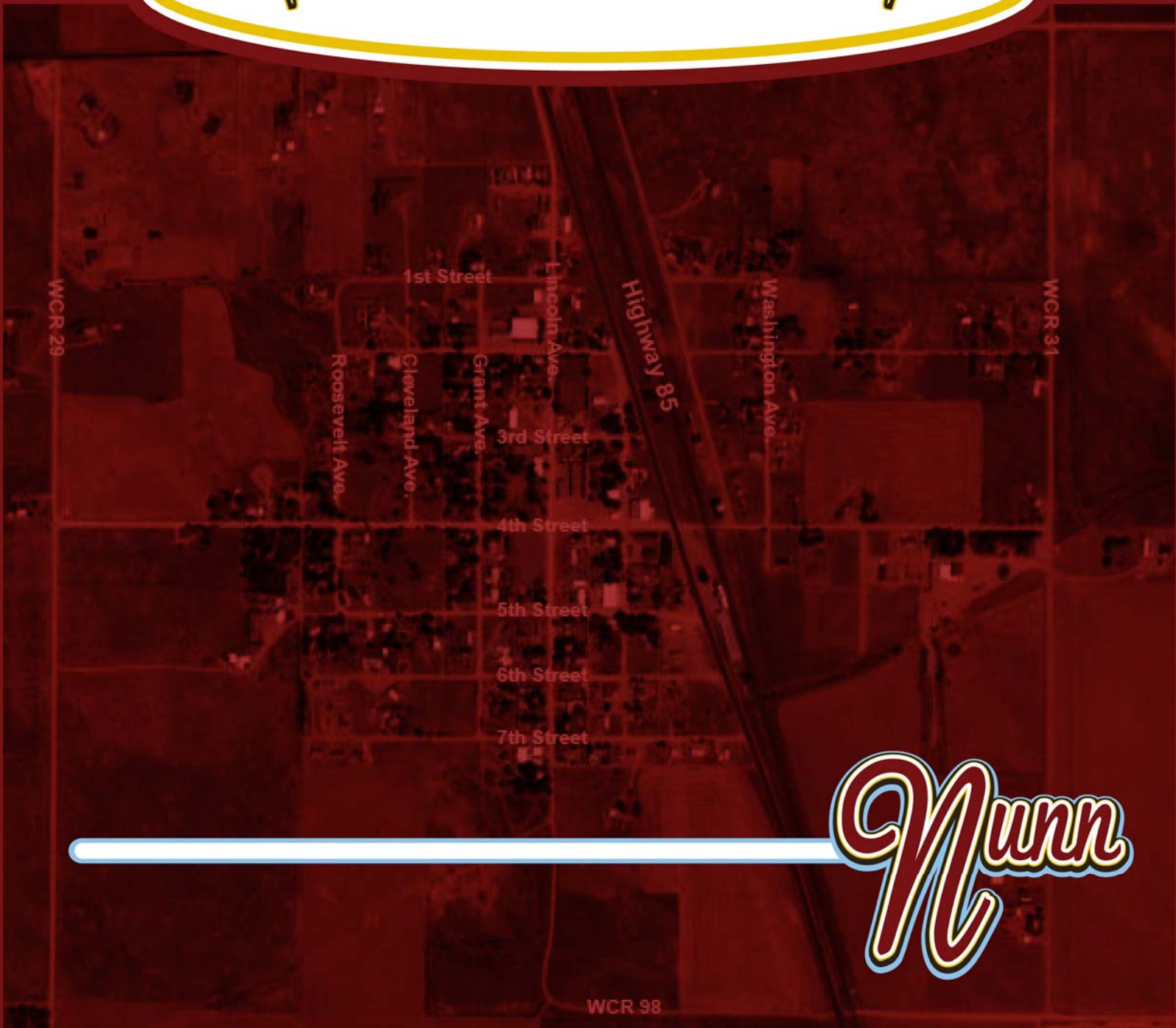
Controversial Uranium Mining Boom in Colorado

Uranium mining claims filed on Colorado's federal land have gone from 120 in 2003 to nearly 11,000 in 2007 (Federal Bureau of Land Management, 2008). Due to increased activism against uranium mining, the State of Colorado has now developed new laws requiring more public mining activity disclosure and tougher rules for "in-situ mining" (ore flushed from the ground through wells). Grass roots efforts and campaigns led to the development of organizations such as C.A.R.D. (Citizens Against Resource Destruction) which advocate for political action against uranium mining. Citizen influence has prompted a number of towns and cities in Weld County and throughout Colorado to take a public stance against mining in their jurisdictions. The Nunn community is aware of these efforts. The Town will ensure that any proposal to mine in Nunn's planning area demonstrate how it will fit into the requirements of Strategy 4.6.1.



Sources: Robert and Kristin Smith, www.photomigrations.com and coloradobirding.com

MAPS



Munn

LAND USE CONCEPT PLAN GUIDE

LAND USE TYPE	CHARACTERISTICS	LOCATIONAL CRITERIA
Employment Area (C, I, LI, PUD)	Serves as major job centers for the town. Typical uses may include business parks, large scale commercial (i.e. "big box retail), light industrial and a variety of complementary uses to meet the needs of employees such as business services, multi-family residences, convenience retail, child care, lodging and restaurants.	Employment Area uses must be adequately buffered from less intense uses. Traffic generated should not pass through residential areas. Sites should have access to one or more major arterials and highways capable of handling heavy truck traffic. Railroad access may also be used.
Employment Area 2 (C, I, LI, PUD)	Includes intense, heavy industrial uses in addition to uses permitted in the Employment Area.	Located along major arterials, highways and railroads that are capable of handling heavy traffic. Employment Area 2 uses should either not be located near any residential, mixed-use or recreation areas unless no alternative can be found in which case the area must be sufficiently buffered from its surroundings.
Mixed-Use (MU, C, PUD)	This is primarily a commercial district with complementary residential and civic uses that are primarily oriented to Lincoln and Logan Streets.	Typically located along higher traffic routes. The corridor's commercial viability relies on careful planning for automobiles, but it should be designed and improved to accommodate pedestrians and bicycles as well.
Medium Density Residential (R-1,R-2, PUD)	Represents the traditional development pattern in Nunn. Housing types may include single-family homes, duplexes, townhomes, additional density units/mother-in-law units, etc.	Typically located near local streets. Neighborhoods may be bounded by major streets with direct connections to parks, trails, schools, and neighborhood centers. Neighborhoods should be internally served by a system of collector and local streets, as well as sidewalks and pedestrian/bike paths.
Low Density Residential (A, PUD)	Primarily large lot and clustered single-family residences. Allows for accessory uses with rural characteristics, such as horses, crops, orchards and nurseries. Includes supporting uses such as parks, public recreation areas and public utilities.	Located near the edge of the community, near existing rural residential subdivisions and natural areas (as long as there is an appropriate buffer). They are intended to serve as a transition between more intense urban land uses and agricultural uses.
Public/Institutional Facility (C, R-1, PUD)	Civic uses such as government offices, police and fire stations, libraries, recreation and cultural facilities should function as anchors for downtown. Uses may also include churches and educational facilities. Public facilities should be inviting public spaces that serve as informal gathering areas, with an appearance reflecting their intended use.	Located in central locations that are highly visible focal points and "community shapers." The site design, landscaping and architecture shall express the public space's permanence and importance, contribute to Nunn's community identity and be easily accessible by automobile, bicycle, and foot.
Park (MU, R-1, R-2, A)	Public gathering spaces that include plazas, parks, natural areas and major trail corridors.	<p>Small parks and plazas should typically be bounded by local streets and within walking and bicycling distance of most park users. Users should not have to cross a major arterial to access the park.</p> <p>Neighborhood parks should be located in conjunction with a school whenever possible. Community parks should be located to serve several neighborhoods and should be easily accessed from major streets. Homes and businesses should surround and face parks to provide casual surveillance.</p>

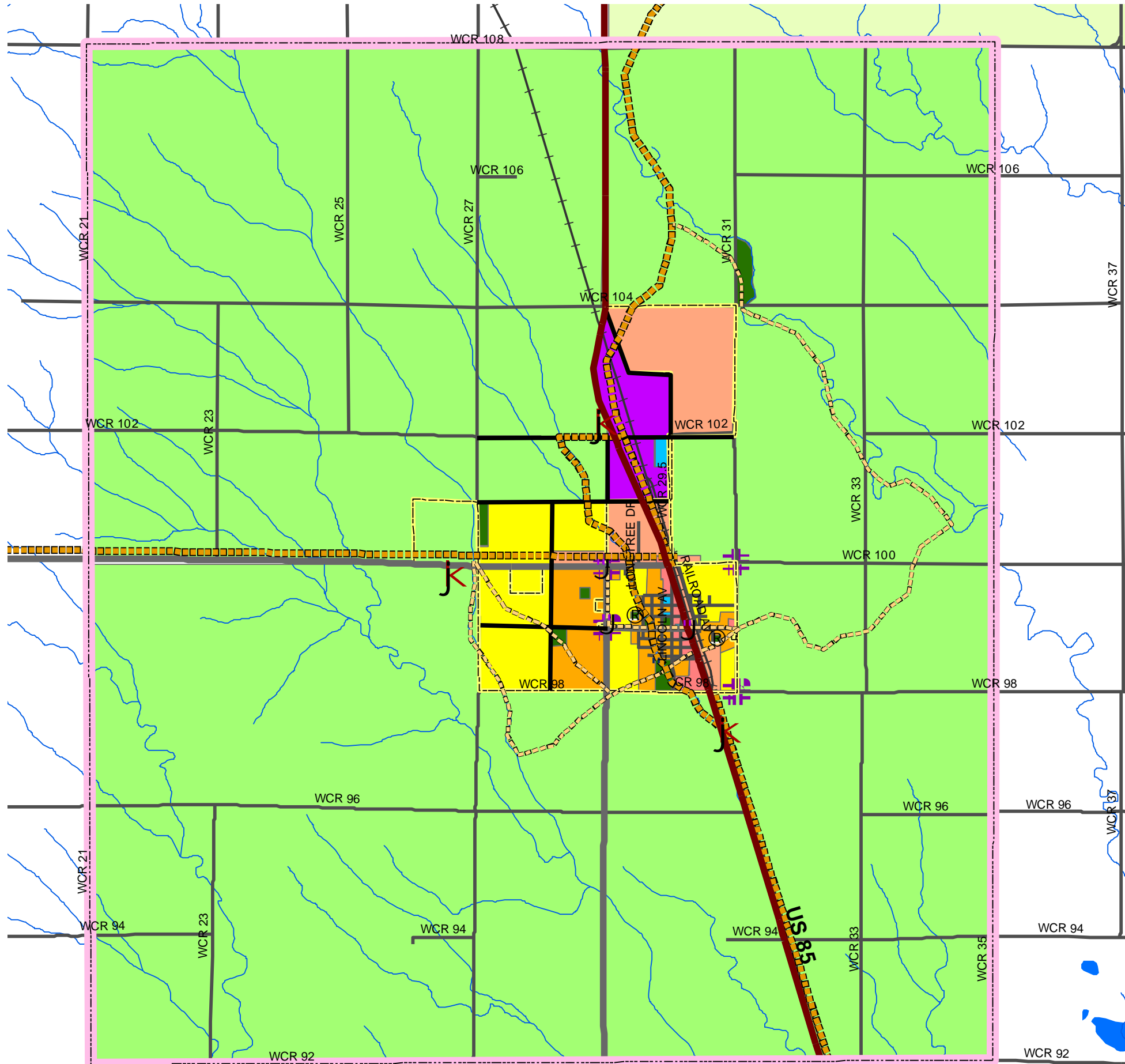


LAND USE CONCEPT PLAN GUIDE

LAND USE TYPE	CHARACTERISTICS	LOCATIONAL CRITERIA
Agriculture (A)	Typically includes large parcels of land that are used to cultivate crops and nursery stock, to raise animals and to provide farm-related products. Residential developments should be clustered and have an adequate buffer from agricultural operations.	Located on the outskirts of the community, typically between the Primary Growth Area and the Planning Area. It is important to buffer agricultural uses from other uses because agricultural production may include a variety of hazards including heavy farm equipment, irrigation ditches, herbicides, pesticides, livestock and open burning.
Trail	Trails provide connections to destinations within neighborhoods and the community. The trails are primarily used for short to moderate distances and accommodate a wide range of trail users.	Trails are typically located away from roads and should utilize special treatments when intersecting roadways. They should be a minimum of ten feet in width. An additional ten foot offset is strongly encouraged for equestrian trails.
Neighborhood Center (MU, R-1, R-2)	The focal point of one or more neighborhoods. Neighborhood centers function as convenient gathering places for citizens. Each neighborhood center should contain features that celebrate the culture, nature and history of the area in prominent locations. Neighborhood centers can be a park, school, restaurant, civic structure or monument that enhances the small-town atmosphere, promotes a sense of pride in the community, and/or provides important community services.	Typically located at the intersection of two collector streets or a collector and an arterial. Neighborhood centers should be connected with good pedestrian and transportation links and should form a gateway between neighborhoods. Centers must be designed to be compatible with surrounding uses and/or neighborhoods (i.e., consider lighting, building scale and architecture, walkability, etc.).
Schools (MU, R-1, R-2, C)	Elementary schools should be incorporated into neighborhoods and can serve as a neighborhood center. The building should be designed with respect to its architectural surroundings.	Locate all schools in conjunction with parks. Elementary schools should be accessible by car, sidewalk and/or trail. Middle schools should be regionally accessible and located along collector streets near major arterials.
Gateways and Signage	Gateways and signage should positively contribute to the town's visual appeal and express local character and themes that help develop a distinctive image for the community. Gateways and signs should be compatible with surrounding architecture and be of appropriate scale for pedestrians, bicyclists and automobiles.	Typically located at highly visible and important intersections leading into town. They can also be incorporated into neighborhood centers.
Transportation System	The transportation system should emulate and resemble Nunn's existing street grid. The system should be interconnected. Cul-de-sacs and dead-ends should be avoided if possible. Crossing Highway 85 and the railroad is a challenge due to safety and logistical issues. The Town must plan ahead and be aware of the challenge if it plans to cross either Highway 85 or the railroad.	Local collector streets are primarily located within neighborhoods. They should be safe for pedestrians and bicyclists with less traffic volume and lower speed limits. Major arterials are located approximately every mile in Nunn's planning area. They are designed for higher speeds and to move vehicles efficiently. Highway 85 is a controlled-access thoroughfare with few intersections and high speeds designed to transport people throughout the region. The railroad is a private, high speed thoroughfare owned and operated by Union Pacific. Access and crossing are extremely limited.



2008 Comprehensive Plan Land Use Concept Plan



Legend

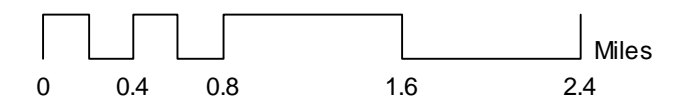
- Town Limits
- Planning Area
- Creeks/Rivers/Ditches
- Lakes
- Highways
- Local Roads
- Future Major Road
- Major Road
- Railroads
- Gateway
- Directional Sign
- Middle School
- Elementary School

Trails

- Local
- Regional

Future Land Use

- Employment Area
- Employment Area 2
- Mixed-Use
- Medium Density Residential
- Low Density Residential
- Public
- Agriculture
- Park
- Neighborhood Center



2008 Comprehensive Plan Land Use Concept Plan (Town Limits)



Legend

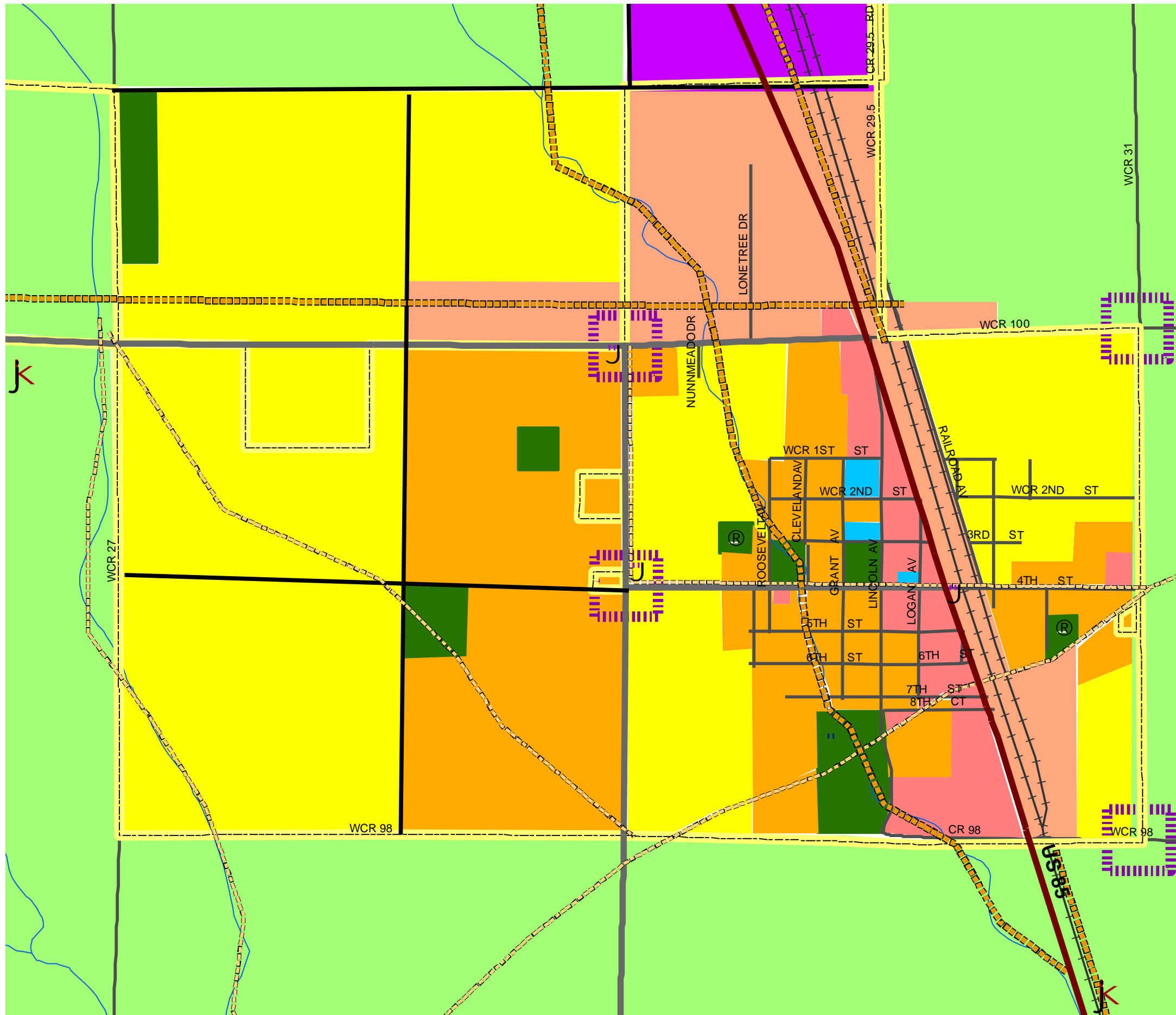
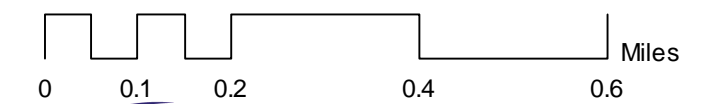
- Town Limits
- Planning Area
- Creeks/Rivers/Ditches
- Lakes
- Highways
- Local Roads
- Future Major Road
- Major Road
- Railroads
- Gateway
- Directional Sign
- Middle School
- Elementary School

Trails

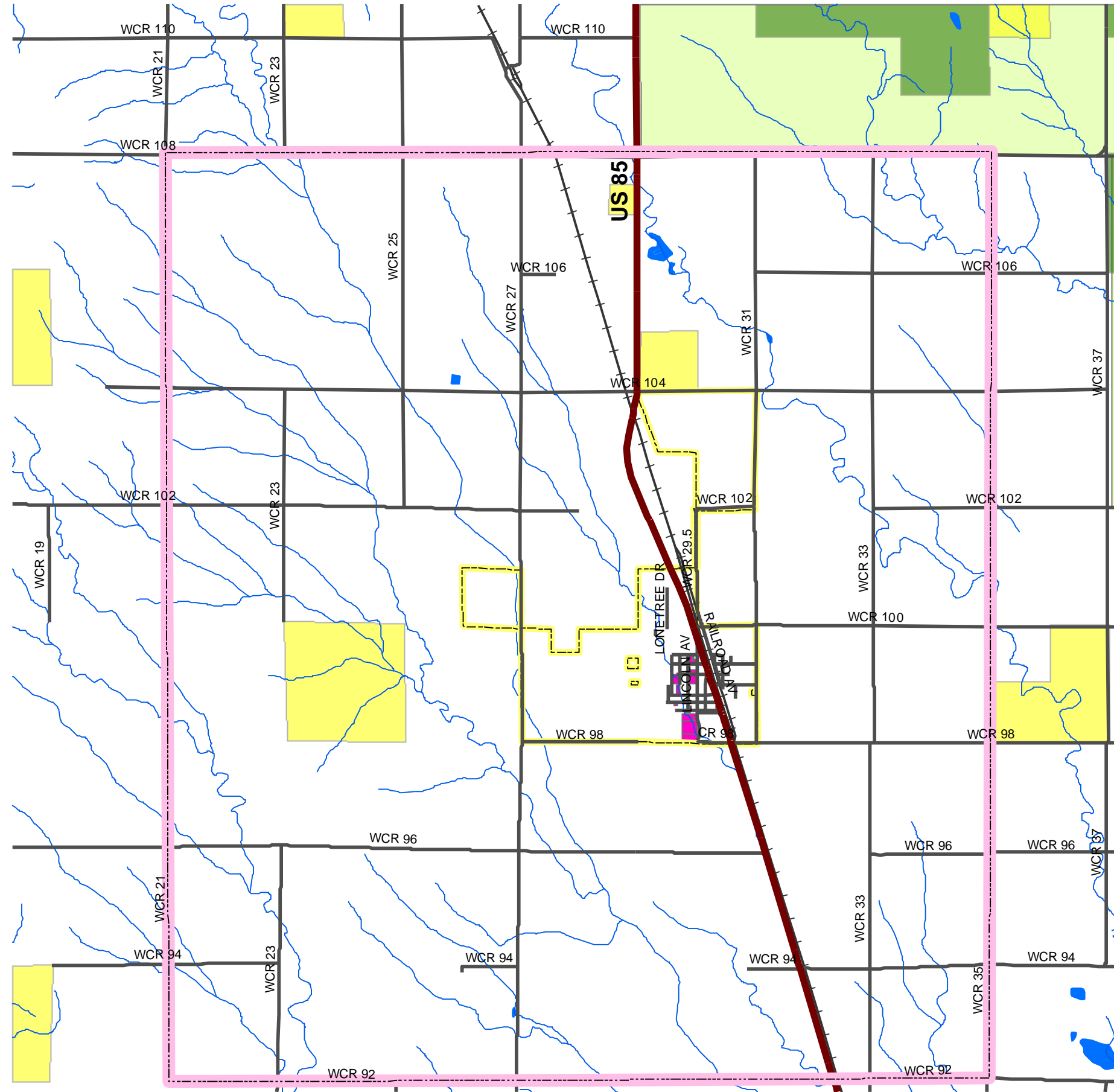
- Local
- Regional

Future Land Use

- Employment Area
- Employment Area 2
- Mixed-Use
- Medium Density Residential
- Low Density Residential
- Public
- Agriculture
- Park
- Neighborhood Center

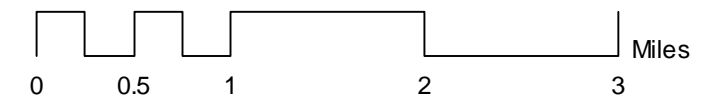


2008 Comprehensive Plan Public Lands Map



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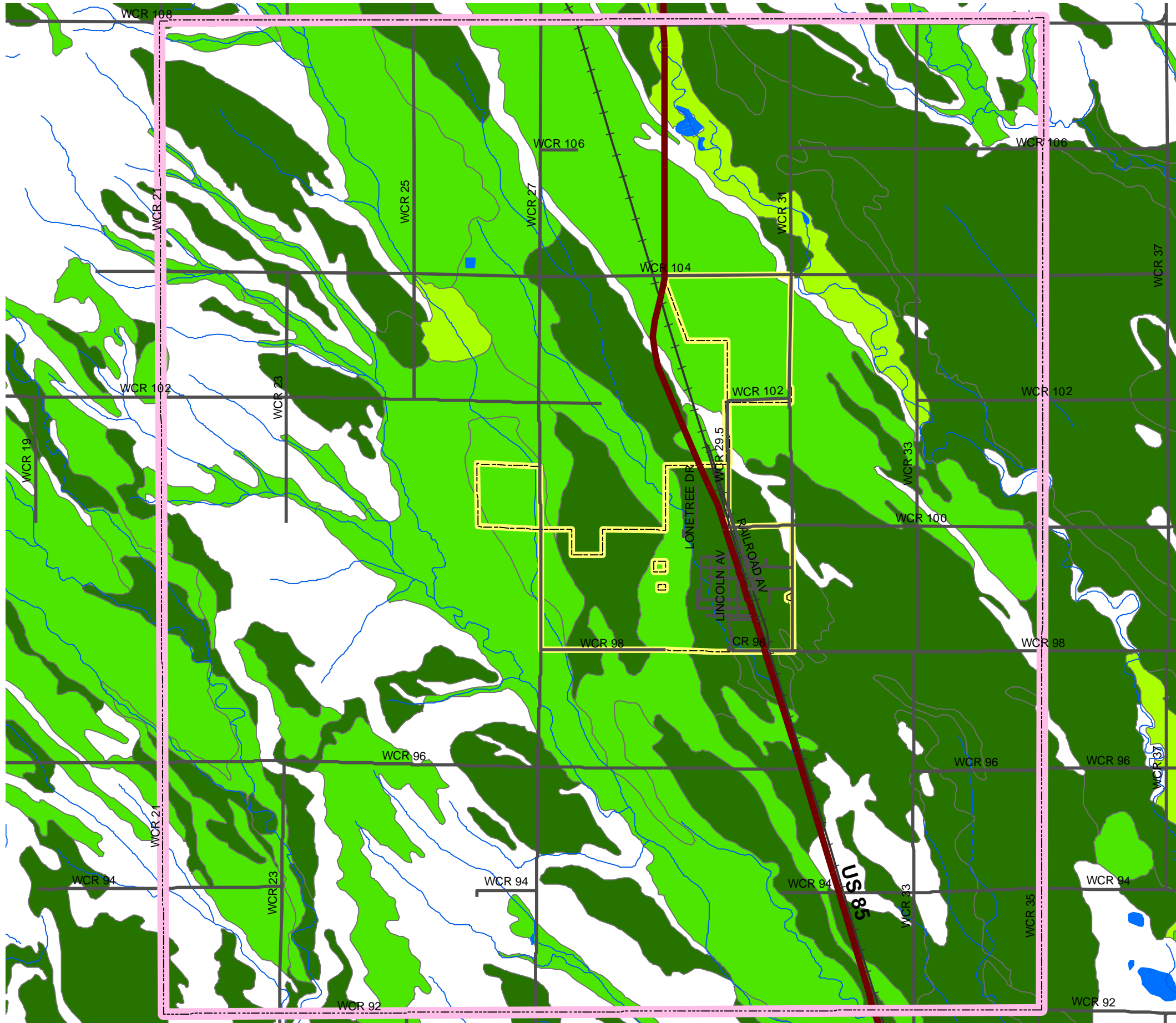
- Town Limits
- Planning Area
- Creeks/Rivers/Ditches
- Lakes
- Highways
- Local Roads
- Railroads
- United States Forest Service
- United States Forest Service / Private
- Colorado State Land Board
- Town Property



foresee
consulting, inc

collaborative
choices for
community
consensus





Prime Farm Land Map



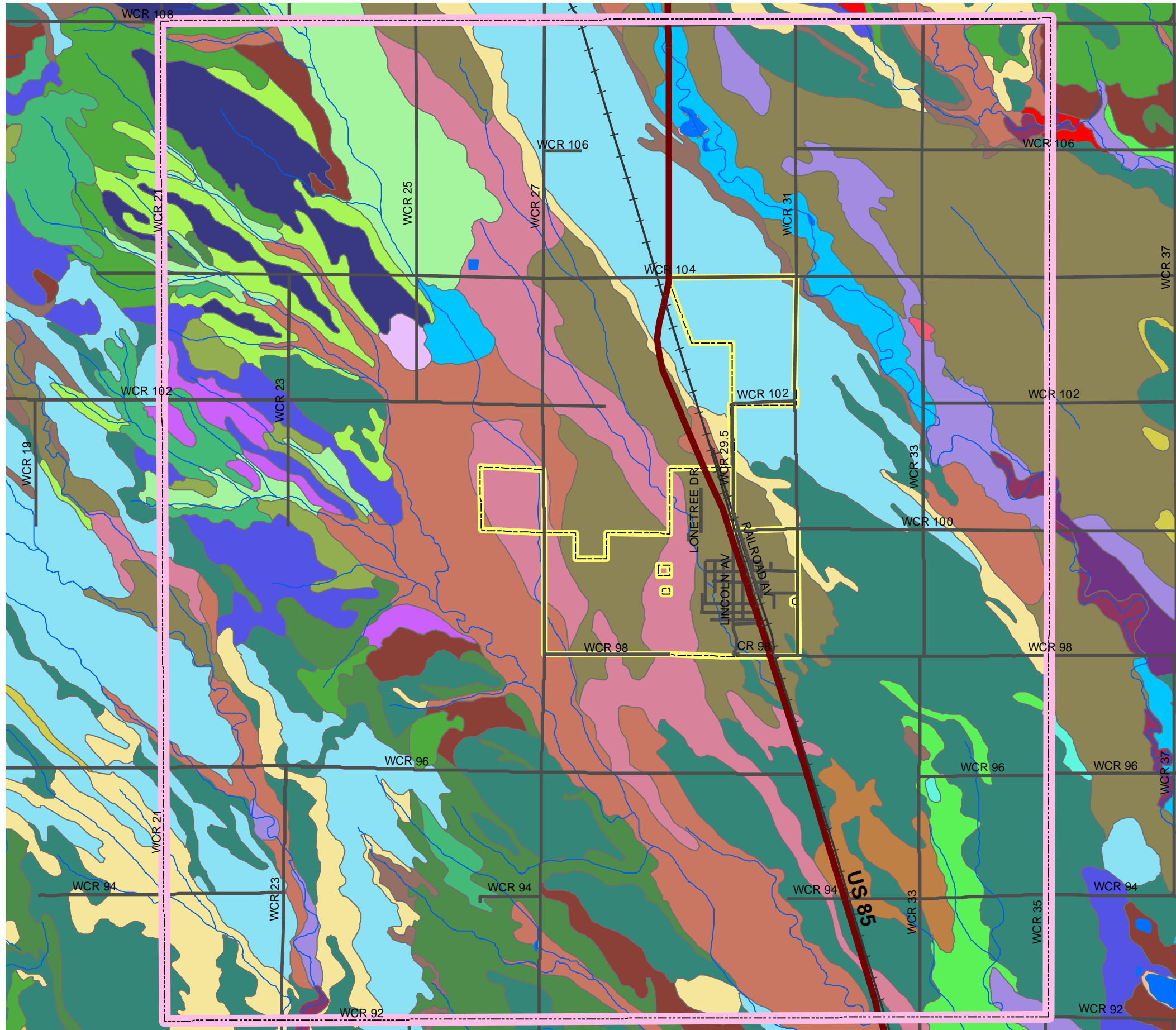
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- Town Limits
- Planning Area
- Creeks/Rivers/Ditches
- Lakes
- Highways
- Local Roads
- Railroads
- Farmland of statewide importance *
- Prime farmland if irrigated *
- Prime farmland if irrigated and protected from flooding*

*Source: Natural Resource Conservation Service



Soil Series Map



Legend

- Town Limits
- Planning Area
- Creeks/Rivers/Ditches
- Lakes
- Highways
- Local Roads
- Railroads
- Altvan fine sandy loam, 0 to 6 percent slopes
- Ascalon fine sandy loam, 0 to 6 percent slopes
- Ascalon fine sandy loam, 6 to 9 percent slopes
- Avar fine sandy loam
- Bankard loamy fine sand, 0 to 3 percent slopes
- Cascajo gravelly sandy loam, 5 to 20 percent slopes
- Dacono clay loam, 0 to 6 percent slopes
- Haverson loam, 0 to 3 percent slopes
- Kim-Mitchell complex, 0 to 6 percent slopes
- Manter sandy loam, 0 to 6 percent slopes
- Midway clay loam, 0 to 9 percent slopes
- Nunn clay loam, 0 to 6 percent slopes
- Nunn loam, 0 to 6 percent slopes
- Olney fine sandy loam, 0 to 6 percent slopes
- Olney fine sandy loam, 6 to 9 percent slopes
- Otero sandy loam, 0 to 3 percent slopes
- Otero sandy loam, 3 to 9 percent slopes
- Platner loam, 0 to 3 percent slopes
- Playas
- Renohill fine sandy loam, 0 to 6 percent slopes
- Renohill fine sandy loam, 6 to 9 percent slopes
- Renohill-Shingle complex, 3 to 9 percent slopes
- Shingle clay loam, 0 to 9 percent slopes
- Stoneham fine sandy loam, 0 to 6 percent slopes
- Stoneham fine sandy loam, 6 to 9 percent slopes
- Tassel loamy fine sand, 5 to 20 percent slopes
- Terry sandy loam, 3 to 9 percent slopes
- Vona loamy sand, 0 to 3 percent slopes
- Vona sandy loam, 0 to 3 percent slopes

Source: Natural Resource Conservation Service

