

From: [Chavez, George Peter](#)
To: [Daniel Beaman](#)
Cc: [Chavez, George Peter](#)
Subject: CU-26-001
Date: Thursday, March 5, 2026 8:40:37 AM

Good afternoon Daniel,

My Name is George Chavez

My wife and I own lot across the Highway from the proposed location and currently in the process of obtaining a building permit for our residence. I would like to address the Sandoval county Planning and Zoning Commission on the request by Scott Quinn for a new communications Tower of Placitas Homesteads.

Can you please submit my request to speak to the board. I have serious concerns about the visual impact, property value implications, and overall compatibility of this tower with the surrounding rural and residential character of our community. This area is valued for its open views, quiet setting, and natural landscape. The introduction of large communications tower would significantly alter the character. I am also concerned about potential projects like this often begin with a limited scope but can grow over time, increasing their impact on neighboring properties.

I would also like to address the 5G coverage associated with this project, according to Verizon map this tower will have little to no impact on the coverage. Supporting a small amount of users (36% of all cell services users use version resulting in less than 70 users). Also, 6G will be soon introduced. This next generation will significantly reduce the need for additional antennas, as well as, increase the coverage area due to connectivity directly to satellites and antennas and also increasing speeds.

I believe the question should be asked do we need additional antennas? We currently have 23 antennas within a 3.0 mile radius of Placitas (according to antenna search).

Has the location been vetted or is it an opportunity location?

Is this another example of the few dictating the means of the many?

Thank you for your time

George Chavez
505-217-8738
212 nm-165 Placitas NM 87043

<https://gismaps.verizon.com/ui/coverage-map/?token=kxkm4wMaR6BM2xU7kQ7R+ybRo5galzYFZ2b7NgQxZYEhjeE/Yv91f>
<https://www.antennasearch.com/HTML/search/search.php?address=87043>

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From: [Roberta Gabal](#)
To: [Doraida Arias](#)
Subject: Opposition of Cell Phone Tower
Date: Monday, March 30, 2026 7:45:43 AM

Hello, I am a homeowner that lives adjacent to the property line of the acreage where the proposed 75ft cell phone tower would be on NM 165 and Tierra Madre Road in Placitas.

My husband and I strongly oppose the construction of this tower. Not only would the scale of this structure negatively impact the area by affecting property values and landscapes, but it would also and most importantly be a huge health and safety concern for us, and our family as well as our neighbors. All party's involved in the proposal of this cell phone tower will attempt to convince us about the safety of the emissions. However, there is still a lot of data to show otherwise.

Doraida, please deny this proposal and consider other alternatives for a different location if this area in fact is in need of more cell phone service. Thank you so much, Doraida. Our hope and trust are that you can help us.

Sincerely,
Roberta and Paul Gabaldon
Placitas, NM
rpgabal@comcast.net
505-980-5099

This message is originated from an external organization

From: [Myra Gadson](#)
To: [Doraida Arias](#)
Subject: Please read
Date: Monday, March 30, 2026 8:45:39 AM

To Ms. Arias and the Sandoval County Planning & Zoning Commission,

I am writing in formal opposition to the Conditional Use Permit application for the proposed 75-foot wireless monopole at 221 NM-165, Placitas (Project NMO1-148 / ABQ Tierra Madre, APN 102-307-302-8180). The public hearing is scheduled for April 14, 2026. Please include this letter in the written record.

I oppose this application for the following reasons:

1. **INCONSISTENCY WITH THE PLACITAS AREA PLAN.** The adopted Placitas Area Plan explicitly requires protection of viewsheds and the semi-rural character of the community. A 75-foot commercial monopole on NM-165 directly violates these goals.

2. **INADEQUATE STEALTH DESIGN.** The applicant's own engineering drawings show that the concealment shroud begins at 55 feet above ground. The lower 55 feet — nearly three-quarters of the tower — is a bare, unscreened steel pole. This does not constitute meaningful concealment.

3. **THE COUNTY'S OWN REVIEWER RAISED CONCERNS.** Sandoval County's designated zoning reviewer, Robert Naumann, stated in the project record on May 31, 2024: "This site is considerably more visible and I am not sure the stealth design proposed is a good concept." I agree, and urge the Commission to act on that assessment.

4. **ALTERNATIVES WERE NOT EXHAUSTED.** The applicant's original preferred site — the Sandoval County Fire Station at 463 NM-165 — was abandoned solely because lease negotiations failed, not because the site was technically infeasible. An existing structure on public land should have been fully pursued before a new freestanding tower was proposed.

5. **PROPERTY VALUE HARM.** Peer-reviewed research and professional appraisal studies consistently document that visible cell towers reduce residential property values by 7-10% within the visual impact zone. Placitas homes command significant premiums precisely because of the landscape. This tower would damage that value permanently.

I respectfully request that the Commission deny this application, or at minimum require the applicant to address the documented deficiencies — including the missing setback reduction approval, the boilerplate alternatives analysis referencing 'Madera County Code' (a California county, not Sandoval County), and the failure to provide photo simulations of the full three-carrier build-out this tower is designed to accommodate.

Thank you for including this comment in the public record.

Respectfully,
Myra Gadson

18 Tierra Madre Ct.
Placitas, NM 87043

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