

From: [Barbara Burzillo](#)
To: [Doraida Arias](#)
Subject: Opposition to CU-26-001
Date: Tuesday, May 5, 2026 3:04:40 PM

Re: Application CU-26-001

Dear Members of the Sandoval County Planning and Zoning Commission,

I have lived in Placitas for more than 10 years, and I have excellent Verizon coverage at my home and on the roads I drive regularly. The application's coverage maps show patches inside the search area as having no service — but I drive through those exact patches all the time and have full LTE the whole way. The maps do not disclose what kind of coverage they are measuring. Whatever they are showing, it is not the basic cell service I already have.

This is the core of my concern: the proposal is not addressing a coverage problem I actually experience. The application frames this as filling a gap, but my lived experience contradicts what the maps depict. Before the County approves a tower, the applicant should have to show the work that demonstrates this site is necessary.

What strikes me more is what the application does not address at all. When I read the materials, I notice the RF analysis itself — the technical study that supports the coverage claim — is labeled with a site name from another state and uses rooftop-analysis language that does not fit a ground-mounted monopole in Placitas. That raises a question about whether this analysis was actually prepared for this location.

I want faster internet too. But T-Mobile users in Placitas already have 5G across the area, delivered through small cells mounted on existing poles and structures — not new 75-foot towers. I can see those small antennas around town; they are nearly invisible. Verizon uses the same technology here, just less of it. The fact that Verizon has approximately ten small cells in Placitas while T-Mobile has roughly thirty demonstrates that Verizon can and does use unobtrusive deployment methods to improve service. There is no reason to erect a 75-foot tower to accomplish what T-Mobile has already done with no towers.

My service is adequate. Before this application is approved, the applicant needs to demonstrate that this particular structure at this particular location is actually necessary — and explain why the alternative that has already brought 5G to the rest of Placitas is not the answer here.

I am asking the Commission to deny this application.

Sincerely,

Barbara Burzillo
46 Camino Barrance
Placitas, NM

This message is originated from an external organization

From: [Aaron](#)
To: [Doraida Arias](#)
Subject: CU-26-001
Date: Friday, May 8, 2026 7:38:14 AM

Hi Doraida,

I'm writing to oppose the proposed 75-foot cell tower at Tierra Madre and Highway 165.

This height conflicts with the long-standing Plan for Placitas, which was created to protect our rural character and viewsheds. A structure of this scale would negatively impact the area and could affect nearby property values.

Please deny this proposal and consider alternatives that better align with Placitas' community standards.

Thank you for your consideration.

Aaron Young
11 Tierra Madre Rd

This message is originated from an external organization

From: [ANTHONY J. COLUCCI](#)
To: [Doraida Arias](#)
Subject: Communications Tower in Placitas
Date: Sunday, May 3, 2026 2:34:19 PM

Retraction of Email in Support Dated February 14, 2026

Dear Assistant Director of Planning and Zoning Arias,

We hereby retract our support expressed via email on February 14th. Having subsequently learned details regarding the size and placement of the tower on Parcel Number 1023073028180 (Tierra Madre Road and NMSR 165), we feel the negative consequences outweigh the benefits. We recognize the need for all Placitas to have access to good communications services, but it is our view that those services should be provided without detracting from what makes Placitas a wonderful place to live. Please count both of us opposed to the tower.

Yours truly,

Anthony J. Colucci

Joy A. Colucci

7 Aspen Ct

Placitas

This message is originated from an external organization

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From: [Barbara Burzillo](#)
To: [Doraida Arias](#)
Subject: Opposition to CU-26-001
Date: Saturday, May 2, 2026 2:31:15 PM

Re: Application CU-26-001

Dear Members of the Sandoval County Planning and Zoning Commission,

I moved to Placitas thirteen years ago for the views — the open desert, the light on the ridges, the sky at night. From my dining room and bedroom windows, from my patio and pool area, I look out at that landscape every day. A 75-foot tower placed where the applicant proposes would change what I see from inside my own home. It would dominate the view that brought me here.

What concerns me most is that the County's own binding rules appear to be ignored. When the County zoned this parcel for a shopping center, it required that outdoor light fixtures be limited to sixteen feet, shielded so light projects downward, and not allowed to shine onto neighboring homes. These are not suggestions — they are requirements that apply to this specific lot. Aircraft warning lights on a 75-foot tower cannot meet any of those standards. The application does not tell me what lights will actually be on this structure at night, or explain how they could comply with the rules the County has already written. That is a gap the applicant has the burden to close, and I do not see it closed in the materials I've reviewed.

The site selection troubles me just as much. The applicant's own record shows they tried the County Fire Station first — a County-owned property, which ranks much higher on the County's siting-preference ladder. When the lease terms fell through, they pivoted directly to a vacant lot in a residential area, the lowest-priority category the County's rules establish. There is no documented review of the categories in between, and no analysis of why the multiple existing towers within a few miles of here — including the applicant's own — could not accommodate what Verizon needs. The County's rules actually prohibit using "this is the only site we could lease" as an excuse to skip higher-priority locations. That is exactly what appears to have happened here.

I also have to note the quality of the application itself. The radio-frequency compliance report references a California site called Tenaya and uses language like "roof area" — it reads as if it was adapted from a different project, not prepared for this location. The application describes our zoning in general terms but ignores the specific conditions the County attached to this parcel when it was zoned for a shopping center — conditions about screening equipment, landscaping, and lighting. The materials do not include the alternatives analysis with rejection letters from nearby tower owners that the rules require. These are not minor omissions; they are the specific things the applicant has the burden to provide.

Finally, I worry about what comes after approval. Federal law makes it very difficult for the County to control how a tower is expanded once it is approved. We would be deciding today not just about a 75-foot structure, but about the foundation for whatever this becomes over the next decades.

Please deny this application.

Sincerely,

Barbara Burzillo
46 Camino Barranca
Placitas, NM

This message is originated from an external organization

From: [Bernie Hatcher](#)
To: [Doraida Arias](#)
Subject: Opposition to CU-26-001
Date: Friday, May 8, 2026 4:59:21 PM

Re: Application CU-26-001

Dear Members of the Sandoval County Planning and Zoning Commission, My husband and I came to Placitas deliberately ten years ago. We fell in love with the beauty of the Sandia, the quaint character of the old town, and especially the community gathering place right at the gateway — what has become Homestead Plaza, with its market, gallery, restaurant with outdoor seating, and summer concerts. That is what we envisioned when we chose to build here and make this our home.

The proposed 75-foot tower at the corner of Tierra Madre and NM-165 would sit directly adjacent to Homestead Plaza. The restaurant's outdoor patio — where residents eat dinner and listen to concerts on summer evenings — would sit directly underneath this industrial structure. I cannot accept that this tower belongs there. A community gathering place should not be overshadowed by a tall industrial facility. The County's own rules ask whether a proposed use is compatible with the character of the neighborhood and preserves the integrity of the area. An industrial tower placed directly above where our community comes together is the opposite of that.

What troubles me equally is how this site was chosen. The applicant tried the County Fire Station first — that is County-owned property, which the County's rules rank as second-highest on the site-selection ladder. When that lease fell through, the applicant jumped directly to a vacant lot in a residential-zoned area, the very lowest priority the County establishes. I feel it is the applicants responsibility to do more research, to indicate other alternatives that have been viewed and to provide information as to their viability. In addition, I have not found any real analysis of why the multiple existing towers already standing within a few miles of here cannot accommodate what is needed.

In 2010 the County zoned the parcel that is Homestead Plaza. It attached specific binding conditions to this location — conditions about outdoor lighting, equipment screening, and landscaping. One of those conditions limits outdoor light fixtures to sixteen feet, shielded downward, with no spill onto neighboring homes. The aircraft warning lights on a 75-foot tower cannot meet that standard. The applicant has not be forthcoming in indicating what lights will actually be on this tower at night, or how the proposal would comply with a rule put in place on this parcel in 2010. This lack of either knowledge or openness leaves me extremely worried.

For the reasons above, I am asking the Commission to deny this application.

Sincerely,
Bernardine A Hatcher
27 Cerrito Rojo Rd Placitas, NM

This message is originated from an external organization

From: [Budd Berkman](#)
To: [Doraida Arias](#)
Subject: Opposition to CU-26-001
Date: Sunday, May 3, 2026 10:00:22 AM

Re: Application CU-26-001

Dear Members of the Sandoval County Planning and Zoning Commission,

I moved to Placitas in 1995 because of what I found here — the dark skies, the wildlife, the quiet, and the rural existence. That is what I came for, and it is what I have lived in for more than thirty years.

A 75-foot cellular tower at the proposed location would take much of that away. I have cell service at my home already. Many of us do. Our reception may not be perfect, but a lot of us prefer that small inconvenience to disrupting the quiet, rural way of life we chose to live. I worry that approving this tower says the County is willing to sacrifice what makes Placitas worth living in for a service upgrade that most of us do not need.

What concerns me equally is what the County's own rules require at this specific location. When the County zoned this parcel for a shopping center, it attached binding conditions about outdoor lighting — fixtures must be limited to sixteen feet, shielded so light points downward, and cannot shine onto neighboring homes. Those are not guidelines; they are rules that apply to this exact lot. Aircraft warning lights on a 75-foot tower cannot meet any of those standards. They cannot be shielded or focused downward; they are designed to be visible from above and the sides. The application does not tell me what lights, if any, will be on this structure at night, or how the applicant plans to comply with the rules already in place. That is a gap the applicant has the burden to close, and I do not see it in the materials filed.

I also need to point out what sits directly next to the proposed tower — a working community gathering place. There is a market, an art gallery, a restaurant with outdoor seating, a speakeasy, a marijuana shop, and a venue for outdoor concerts. The restaurant's patio, where people sit to eat and listen to music on summer evenings, would sit directly underneath this 75-foot industrial structure. That is not compatible with what this community has built in that space, and it transforms what that gathering place means to the people who use it.

Finally, I worry about the permanent nature of approving this tower. Federal rules make it very difficult for the County to control how a tower is expanded and modified once it is approved. We would not be deciding just about a 75-foot structure — we would be deciding about the foundation for whatever it eventually becomes over the next decades.

I am asking the Commission to deny this application.

Sincerely,

Budd Berkman
11 Canoncito Rd
Placitas, NM

This message is originated from an external organization



From: [Caroline Alexander](#)
To: [Doraida Arias](#)
Subject: Tower Defense
Date: Monday, May 4, 2026 7:12:21 AM

Dear Members of the Sandoval County Planning and Zoning Commission,
I am writing to oppose Conditional Use Permit application CU-26-001 for a 75-foot commercial wireless monopole at 221 NM-165, Placitas. This industrial facility is INCOMPATIBLE with the Placitas Area Plan, which prioritizes preservation of the rural character, natural landscape, and scenic views that define our community. The proposed tower — with its 18-foot diameter terracotta shroud creating a floating cylinder visible for miles across open desert — will permanently degrade the visual landscape and reduce surrounding property values by thousands of dollars per home. The application itself is deficient: it lacks a cumulative noise study for the three carriers planned, references California municipal code instead of Sandoval County ordinance, and fails to meet the county's own fall-zone setback standard on the northwest boundary.

What studies have been done that show this tower will serve the deeper set communities on up the road? I don't have cellular/Wi-Fi issues living less than a mile from its proposed location. Why hasn't the fire department up the road been a consideration?

Once approved, federal law (Section 6409(a)) guarantees this tower will expand in height and equipment with no further public review. I respectfully urge you to deny this application, PLEASE!

Sincerely,

**Caroline Alexander
Robertson Boss**

**3 Ridge Road
Placitas
May 1, 2026**

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This message is originated from an external organization

From: [Cirrelda Snider-Bryan](#)
To: [Doraida Arias](#)
Subject: Opposition to CU-26-001
Date: Thursday, May 7, 2026 9:15:35 PM

Re: Application CU-26-001

Dear Members of the Sandoval County Planning and Zoning Commission,

I have lived in Placitas for more than 25 years. In that time, I have watched this community work deliberately to protect what makes it different — the open space, the quiet, the character of a place where you can still feel the desert around you. What troubles me about this application is not just what a 75-foot tower would do to that landscape, but that the applicant appears to have bypassed the careful site-selection rules the County itself has written.

The County's own rules establish a clear preference order for where new towers should go. Existing towers come first — priority one. County-owned property comes second. Then industrial areas, then commercial zones, then agricultural land. Residential areas are last — priority six, the very bottom. The applicant tried the County Fire Station first. That is County-owned property, priority two. When the lease terms fell through, they jumped directly to a vacant lot in a residential area — the lowest rung on that ladder. What I have not found in the application is any documented review of the categories they skipped in between, or any real analysis of why the multiple existing towers already standing within a few miles of here cannot accommodate what is needed instead. The County's rules actually prohibit using "this is the only site we could lease" as the justification for skipping higher-priority locations. That language exists precisely because of this pattern — and it appears to be exactly what happened here.

What also strikes me is that the application does not address the binding conditions the County attached to this parcel when it zoned it specifically for a shopping center in 2010. Those are not general suggestions — they are requirements that apply to this exact lot. The County required that outdoor light fixtures be limited to sixteen feet, shielded so light projects downward, and cannot shine onto neighboring homes. The application does not tell me what lights will actually be on a 75-foot tower at night, or how aircraft warning lights — which are designed to be visible from above and the sides — could possibly comply with a rule already in place. That is a gap the applicant has the burden to close, and I do not see it closed in the materials filed.

I also cannot ignore what stands directly adjacent to where this tower would be placed. It is not vacant land. It is a working community gathering place — a market, an art gallery, a restaurant with outdoor seating, a speakeasy, and a venue for outdoor concerts. The restaurant's patio, where people sit to eat dinner and listen to music on summer evenings, would sit directly underneath this structure. An industrial tower placed above where our community gathers is simply not compatible with what we have built in that space.

Beyond these concerns, I am troubled by what the application itself shows about how it was prepared. The radio-frequency analysis references a California site and uses language that reads as though it was adapted from a different location, not prepared for Placitas. The application describes the zoning in general terms but never addresses the parcel-specific conditions the County actually imposed. These gaps matter. The County's rules place the

burden of proof on the applicant to demonstrate compliance. Absent that demonstration, compliance is unestablished.

The conditions the County attaches at this hearing are the conditions that travel with this tower. If approval is considered, those conditions need to be written with extraordinary care for a place and a community that has worked to protect itself. I am asking the Commission to deny this application.

Sincerely,

Cirrelda Snider-Bryan
73 Paseo de San Antonio
Placitas, NM

This message is originated from an external organization

From: [Carolyn Kilgus](#)
To: [Doraida Arias](#)
Subject: Opposition to CU-26-001
Date: Wednesday, May 6, 2026 8:43:47 PM

Re: Application CU-26-001

Dear Members of the Sandoval County Planning and Zoning Commission,

We moved to New Mexico from New York in 2022 because we wanted to live somewhere the landscape still feels like landscape—open desert, dark skies at night, the kind of peaceful quiet one cannot find easily anymore. This is why we made our home in Placitas. In the past three years, I have come to understand that what we found here is not accidental. It is the result of real work by this community to protect what makes Placitas different.

What troubles me most about this application is not just the tower itself. It is that the applicant appears to have bypassed the careful rules the County wrote specifically for this parcel. When the County zoned this lot for a shopping center in 2010, it did not simply assign it a district. It attached binding conditions to this exact location—rules about outdoor lighting, mechanical equipment screening, and landscaping. The outdoor lighting rule says any fixture must be limited to sixteen feet, shielded so light points downward, and cannot shine onto neighboring homes. Aircraft warning lights on a 75-foot tower cannot meet any of those standards—they are designed to be visible from above and the sides by nature. The application does not tell me what lights will actually be on this structure at night, or how the applicant plans to comply with rules already in place. That is a gap the applicant has the burden to close, and I do not see it closed in the materials filed.

The site selection is another concern. While living in a place as beautiful as Placitas feels like a dream to us, I recognize the realities of the modern world. Providing reliable cellular service and coverage for everyone in our community could be achieved by a less invasive tower in an alternate location in Placitas. The County's rules establish a clear priority order for tower locations: existing towers first, then County-owned property, then industrial areas, then commercial, then agricultural, and residential areas last—the lowest rung. The applicant tried the County Fire Station first. That is County-owned property, priority two. When that lease fell through over terms, they jumped directly to a vacant lot in a residential area, the bottom of the ladder. What I have not found in the application is any documented review of the categories they skipped—industrial, commercial areas—or any real analysis of why the multiple existing towers within a few miles of here, including Verizon's own sites, cannot accommodate what is needed instead. The County's rules actually prohibit using "this is the only site we could lease" as justification for bypassing higher-priority locations. That language exists precisely because of this pattern.

Beyond the site selection, consider what sits directly adjacent to the proposed tower. It is not vacant land or a strip mall. It is a working community gathering place—a market, an art gallery, a restaurant with outdoor seating, a speakeasy, and a venue for outdoor concerts. The restaurant's outdoor patio, where people sit to eat dinner and listen to music on summer evenings, would sit directly underneath a 75-foot industrial structure. Not only would it be an eyesore but cellular service is already adequate there. This is not filling a coverage gap; it is placing an industrial tower directly above where our community gathers.

I am also aware of the documented impact on property values. Peer-reviewed studies show that homes with visible exposure to cellular towers experience significant property losses. Across the roughly 555 nearby homes that would see this tower, the aggregate community impact is estimated at approximately \$24 million. I care about my community and when my neighbors eventually sell their homes, they should not have to suffer these negative financial implications.

We appreciate living in Placitas and the efforts that the County and this community have established and maintained to preserve it as a special and unique place where the landscape and the night sky are protected. The applicant has not met the burden the County's rules place on them. Please deny this application. Thank you for your careful consideration to our collective concerns.

Sincerely,

Carolyn Kilgus
5 Stardust Court
Placitas, NM

This message is originated from an external organization

From: [Colin Melville](#)
To: [Doraida Arias](#)
Subject: Opposition to CU-26-001
Date: Monday, May 4, 2026 10:06:26 AM

Dear Members of the Sandoval County Planning and Zoning Commission,

When I chose to live in Placitas, I knew what I was choosing—a place where you can still see sky, where the landscape hasn't been carved up by industrial structures. For years now, this is where I have made my home. What troubles me about this tower application is not just what it would do to my daily view, but that it appears the applicant has skipped over the careful rules the County itself has written for exactly this kind of decision.

Let me start with what the application does not address. When the County zoned this parcel for a shopping center in 2010, it did not just zone it "CD-WP" and move on. It attached specific binding conditions to this exact lot—requirements about outdoor lighting, mechanical equipment screening, and landscaping. The application I have read describes the zoning in general terms and never engages with those parcel-specific conditions at all. One of those conditions says any outdoor light fixture must be limited to sixteen feet, shielded so light projects downward, and absolutely cannot shine onto neighboring homes. The application does not tell me what lights will be on a 75-foot tower at night, or how aircraft warning lights—which by their nature are visible from above and the sides—could possibly comply with a rule already in place. That is a gap the applicant has the burden to close, and I do not see it closed in the materials filed.

What also strikes me is the site selection itself. The County's own rules rank siting priorities from highest to lowest: existing towers first, then County-owned property, then industrial areas, then commercial, then agricultural, and residential dead last. The applicant tried the Fire Station first—that is County-owned, priority two. When that lease fell through, they jumped directly to a vacant lot in a residential area, the lowest rung on that ladder. There is no documented review of what was skipped in between. More important, there are multiple existing towers within a few miles of here, including Verizon's own sites. The application does not include the written requests the County's rules require—the actual letters sent to nearby tower owners, their responses, and the specific reasons those sites were rejected. Without that record, no one can verify the applicant met the County's own standards. The County's rules actually say an applicant cannot bypass higher-priority sites by claiming "this is the only one we could lease." That appears to be exactly what happened here.

I also cannot ignore what sits directly next to where this tower would stand: a working community gathering place. There is a market, a gallery, a restaurant with outdoor seating, a speakeasy, and a venue for outdoor concerts. The restaurant's patio, where people sit to eat and listen to music on summer evenings, would sit directly underneath the proposed tower. My cellular service is already adequate here. This is not filling a coverage gap; it is an industrial structure the applicant is placing next to where our community gathers.

Finally, a 75-foot tower in the open desert landscape of Placitas—where everything around it is one or two stories—is out of scale with what this place is. The County's rules acknowledge that by capping building heights low and calling for dark skies and viewshed protection. A tower this size dominating that landscape, visible from homes and gathering places, is simply the wrong tool for this location.

Please deny this application and require the applicant to locate this tower at a site the County's rules actually prefer.

Sincerely,

Colin F Melville
2 Pueblo Bonito Road
Placitas, NM

This message is originated from an external organization

From: [Centrill](#)
To: [Doraida Arias](#)
Subject: Re: Application CU-26-001
Date: Friday, May 8, 2026 12:04:03 PM

Dear Members of the Sandoval County Planning and Zoning Commission,

I have lived in Placitas for more than 20 years. In that time, I have never had cell service at my home — not once. I mention this first because it frames what troubles me most about this proposal: the applicant is asking the County to approve a 75-foot tower that will not improve my ability to receive a signal, and the application does not show why this location, at this height, is the answer for anyone.

The closest existing tower is barely over a mile away. The application lists multiple other Verizon sites within a few miles, plus towers from T-Mobile and AT&T in the same area. What I do not see in the materials is the documentation the County's rules require: the actual written requests the applicant sent to those nearby tower owners, the responses they received, and the specific reasons shared use was rejected. Without that, I cannot judge whether a new tower was truly necessary, or whether it was simply easier than negotiating a lease on something that already exists. The County's rules are clear that the applicant cannot bypass higher-priority sites by claiming "this is the only one we could lease." The application reads to me like that is exactly what happened — the Fire Station fell through over lease terms, and the applicant jumped to the lowest-priority category the County's siting rules establish: a residential-zoned parcel.

What sits directly next to the proposed tower is not vacant land. It is a working community gathering place — a market, a gallery, a restaurant with outdoor seating, a speakeasy, and a venue for outdoor concerts. The restaurant's patio, where people sit to eat dinner and listen to music on summer evenings, would stand directly underneath this structure. My cellular service is already absent here. This tower will not fix that. But it will place a 75-foot industrial facility directly above where our community actually uses the land.

The County also attached binding conditions to this parcel when it zoned it for a shopping center in 2010. Those conditions are not suggestions — they are requirements. One says outdoor light fixtures must be limited to sixteen feet, shielded downward, with no spill onto neighboring homes. The application does not tell me what lights will actually be on a 75-foot tower at night, or how aircraft warning lights — which by design are visible from above and the sides — could possibly comply with rules already in place. That gap is the applicant's to close. I do not see it closed in the materials filed.

I ask the Commission to deny this application.

Sincerely,

Dan White
25 Cerrito Rojo Road
Placitas, NM

This message is originated from an external organization

From: [Deborah Hart Yemm](#)
To: [Doraida Arias](#)
Subject: Opposition to CU-26-001
Date: Friday, May 8, 2026 11:01:47 AM

Re: Application CU-26-001

Dear Members of the Sandoval County Planning and Zoning Commission,

I love Placitas because of the open desert wilderness and the way aesthetics have influenced how the community has been built. I ask the Commission to please deny this application because of the following reasons - I have lived in Placitas for one year. I drive past the proposed location at least once a week, often more. The proposed design is out of place here and would present as an eyesore to anyone driving on 165 into Placitas.

Previous attempts at other locations have failed, why? There are already existing Verizon towers within a few miles of here. Micro-boosters are abundant around Placitas and currently provide adequate cell coverage. I don't want my county taken advantage of by this commercial venture. As you probably know, Placitas is mostly an affluent community and pays substantial property taxes to Sandoval County. A commercial tower like this is likely to reduce property values and therefore will have a direct impact on our county's tax revenues.

The proposed location is adjacent to a community gathering place that includes a market, art gallery, restaurants with outdoor seating, and is a venue for outdoor concerts, swap meets and antique car shows. Attendees there would sit and stand directly underneath this proposed tower. A 75' tower there is simply an affront to the values of our community.

Sincerely,

Deborah Hart Yemm
315 Camino de las Huertas
Placitas, NM

This message is originated from an external organization

From: [J. Diane](#)
To: [Doraida Arias](#)
Subject: Fw: C-26-001
Date: Monday, May 4, 2026 8:48:02 AM

From: J. Diane
Sent: Sunday, May 3, 2026 10:16 AM
To: dbeaman@sandovalcountynm.gov <dbeaman@sandovalcountynm.gov>
Subject: RE: C-26-001

This email is in opposition to the cell tower proposed for placement at 221 State Highway 165 in Placitas.

I am aware that you have received numerous letters and emails in opposition to this tower. Please add mine to the list. I am not opposed to a tower in Placitas, such as the Fire Station, but I am opposed to the suggested location.

The character and the environment of Placitas will be adversely impacted by this location. The Placitas Area Plan says that our views will be protected; we are to preserve the semi-rural character and maintain height standards. The tower contradicts every one of those goals.

Please do not put the proposed tower up.

Sincerely,
Diane Galbraith
5 Bison Court, Placitas, NM 87043

This message is originated from an external organization

From: [Donald Duszynski](#)
To: [Doraida Arias](#)
Subject: Opposition to CU-26-001
Date: Friday, May 8, 2026 1:33:47 PM

Re: Application CU-26-001

Dear Members of the Sandoval County Planning and Zoning Commission,

I have lived in Placitas for more than 30 years. My wife and I built our home here in 1990 because of what this place is — the natural landscape, the privacy, the sense of space. We are scientists; we understood we needed reliable connectivity. We spent years struggling with Verizon. Three years ago we switched to T-Mobile, and the difference was night and day. One dedicated hotspot, perfect service ever since. That single fact tells me everything about what the applicant's coverage claims actually mean.

The application's maps depict gaps in West Placitas where Verizon service supposedly does not exist. But I drive through those exact patches regularly, and I have working LTE signal. The maps do not disclose what generation of coverage they are measuring — 4G, 5G, something else. Whatever they are measuring, it is not the basic cellular service that is already here. The applicant defines coverage as "where service does not exist." By that definition, my area supposedly has no service. By my lived experience, I have service that works. That gap between the applicant's claim and what actually happens on the ground is the problem with this entire justification.

More fundamentally, I am troubled by how this site was chosen. The applicant tried the County Fire Station first — that is County-owned property, which the County's own rules place at the second-highest priority for a new tower. When that lease fell through over terms, the applicant jumped directly to a vacant lot zoned residential — the lowest priority the County's rules establish, the sixth and final rung. What I have not found in the application is any documented review of the industrial or commercial categories that sit in between, or any real analysis of why the multiple existing towers already within a few miles of here — including Verizon's own sites at 3.6 and 3.74 miles — cannot accommodate what is needed. The County's rules explicitly prohibit using "this is the only site we could lease" as justification for skipping higher-priority locations. That language exists precisely because of this pattern. The applicant has the burden to demonstrate they looked at the right alternatives. That burden is not met in the materials filed.

What also troubles me is that if coverage improvement were genuinely the goal here, the application ignores a proven alternative already working in Placitas. T-Mobile users in this area have noticeably better service than Verizon users — and

they get it through small cells on existing poles and structures, not through new towers. Verizon uses the same technology here; the company simply deploys less of it. If there is a coverage gap somewhere in West Placitas — and I doubt there is, based on my own experience — small cells distributed across the neighborhood are the solution that has already been proven to work locally. The application does not address why that path is not the answer instead of a 75-foot monopole next to homes.

What is critically important to those of us who live here, but which has been totally ignored is that this tower will sit directly adjacent to a working community gathering place. Homestead Plaza is a market, an art gallery, a restaurant with outdoor seating, a speakeasy, and a venue for outdoor concerts. The restaurant's patio, where people sit to eat dinner and listen to music on summer evenings, would sit directly underneath this tower. An industrial structure placed above where our community gathers is not compatible with what we have built in that space.

Beyond all of this, the application itself is incomplete. The radio-frequency report is labeled with a California site name and uses language — "roof area," rooftop analysis — that suggests it was adapted from a different location, not prepared for this site. The application treats the zoning as plain CD-WP without addressing the parcel-specific binding conditions the County attached in 2010 when it zoned this lot for a shopping center — conditions that require outdoor light fixtures to be limited to sixteen feet, shielded downward, with no spill onto neighboring homes. Aircraft warning lights on a 75-foot tower cannot meet any of those standards. The application does not say what lights will actually be on the tower at night, or how compliance with the rules already in place would be achieved.

Sincerely,

Donald Duszynski
76 Homesteads Rd
Placitas, NM

This message is originated from an external organization

From: [Donna Robbins](#)
To: [Doraida Arias](#)
Subject: Opposition to CU-26-001
Date: Friday, May 8, 2026 10:30:03 AM

Re: Application CU-26-001

Dear Members of the Sandoval County Planning and Zoning Commission,

For more than 30 years, I have woken to the same view from my bedroom windows — the Sandias rising to the southwest. Every morning, that landscape is the first thing I see. It is the reason I chose Placitas, and it is what has made this home worth keeping all these years. A 75-foot tower standing on that rise would end that for me and for nothing.

My cellular service is already adequate. I use T-Mobile, and I have perfectly fine coverage here. I do not expect this tower to improve anything in my life. What it would do is place an industrial structure directly in the view I wake to every single morning — from my living room, my office, my guest room, my master bedroom, all looking southwest toward where the applicant proposes to build. That tower would dominate what I see from every window that matters to me.

But there is something else that troubles me more. The applicant's own record shows they tried the County Fire Station first — that is County-owned property, which the County's rules rank as much-preferred for a cell tower. When that lease fell through over terms, they jumped directly to a vacant lot in a residential area. That is the lowest priority on the County's six-step siting ladder. What I have not found in the application is any documented review of the categories in between — industrial areas, commercial zones — or any real analysis of why the multiple existing towers already within a few miles of here cannot accommodate what is needed instead. The County's rules actually prohibit using "this is the only site we could lease" as the justification for skipping higher-priority locations. That language exists precisely because of this pattern. The applicant has the burden to show they looked at the right alternatives, and I do not see that burden met in the materials filed.

I also know from peer-reviewed studies that homes with visible exposure to cellular towers experience significant property-value losses. When my family faces the question of what this home is worth — whether my children or grandchildren can keep it or need to sell — a 75-foot tower visible from every major window will matter. Our neighbors face the same.

Please deny this application.

Sincerely,

Donna M Robbins
17 Calle Del Arroyo
Placitas, NM

This message is originated from an external organization

From: [Dorothy Bowen](#)
To: [Doraida Arias](#)
Subject: Opposition to CU-26-001
Date: Thursday, May 7, 2026 5:36:01 PM

Re: Application CU-26-001

Dear Members of the Sandoval County Planning and Zoning Commission,

I have lived in Placitas for 50 years. When I look northeast from my house, I see open desert — that view is why I stayed here through all the changes this place has gone through. Now I am writing to oppose application CU-26-001 because the proposed 75-foot tower threatens not just what I see every day, but also the careful rules the County has already written to protect this area.

I am also a business owner in Placitas Homestead Shopping Center... Wild Hearts Gallery is an artist's collective which has been there since 2018. We survived Covid, unlike other businesses... I believe this tower will negatively impact us, as well as our neighbor businesses.

My first concern is about the site itself. The applicant's own record shows they tried the County Fire Station first — that is County-owned property, which ranks much higher on the County's siting-preference ladder. When those lease terms fell through, they jumped directly to a vacant lot in a residential area, the lowest-priority category the County's rules establish. There is no documented analysis of the categories in between — industrial areas, commercial zones, agricultural land — and no real examination of why the multiple existing towers already standing within a few miles of here, including Verizon's own sites, could not serve the same purpose instead. The County's rules explicitly say an applicant cannot skip higher-priority sites by claiming "this is the only one we could lease." That appears to be exactly what happened here.

My second major concern is that the application does not address the binding rules the County wrote specifically for this parcel. When the County zoned this lot for a shopping center in 2010, it attached conditions about outdoor lighting — fixtures must be limited to sixteen feet, shielded so light projects downward, and cannot shine onto neighboring homes. Those are not suggestions; they are requirements that apply to this exact location. Aircraft warning lights on a 75-foot tower cannot meet any of those standards. The application does not tell me what lights will actually be on this structure at night, or how they could comply with rules already in place. That is a gap the applicant has the burden to close, and I do not see it closed in the materials filed.

On the coverage question: yes, my Verizon service at home is spotty — only 2 bars on a good day. The application does not explain why more small-cell deployment is not the answer instead of a 75-foot tower in a residential area. If better coverage is needed, that technology has already been proven to work in Placitas.

The applicant's RF compliance report also troubles me. It is internally labeled with a California site name and uses language — "roof area," "RoofView" — that reads as though it was prepared for a different location entirely. I would want to see an analysis actually prepared for this site in Placitas, not adapted from somewhere else.

For 50 years I have watched what happens here. A 75-foot industrial structure in the open desert landscape of Placitas, visible from my home, our business, and from nearby neighborhoods, is out of scale with this place. Please deny this application.

Sincerely,

Dorothy Bowen
8 Ridge Road, Placitas 87043
Placitas, NM

This message is originated from an external organization

From: [Dorothy Noe](#)
To: [Doraida Arias](#)
Subject: Opposition to CU-26-001
Date: Friday, May 8, 2026 7:58:01 AM

Re: Application CU-26-001 Dear Members of the Sandoval County Planning and Zoning Commission,

I have lived in Placitas for more than 20 years. I chose this place deliberately — for the open desert, the absence of commercial clutter, the way the landscape here still feels untouched. What Verizon is proposing at 221 NM-165 would change that fundamentally. A 75-foot industrial tower in this open terrain is profoundly out of scale with everything around it. Every home in the area is one or two stories. The scattered structures are low, unobtrusive, designed to sit within the landscape rather than dominate it. A structure three or four times taller than any residential building in the vicinity becomes the first thing you see driving in, the landmark that reshapes what Placitas looks like. The application's own consultant noted the site is "considerably more visible" than alternatives the applicant considered and abandoned. That visibility is not incidental — it is the defining impact of this proposal on the character of a community that has worked hard to stay semi-rural and open.

The application also does not address what the County's own rules require when it comes to lighting. In 2010, the County zoned this parcel specifically for a shopping center and attached binding conditions to this lot. Those conditions are not suggestions — they are requirements that apply to this exact location. One of them caps outdoor light fixtures at sixteen feet, shielded so light points downward, with no spill onto neighboring homes. The application does not tell me what lights will actually be on a 75-foot tower at night. Aircraft warning lights, by their nature, are visible from above and from the sides. I have not found anything in the materials that explains how those could comply with rules the County has already put in place for this parcel. That is a gap the applicant has the burden to close.

I am also troubled by what this would mean for my home and my neighbors' homes. Peer-reviewed studies document significant property-value losses on homes with visible exposure to cellular towers. Across the roughly 555 homes in the area that would see this structure, the aggregate impact is estimated at approximately \$24 million. When the time comes for me to sell, or for my neighbors to sell theirs, a 75-foot tower visible from the property will matter — and not in our favor.

For the reasons above, I am asking the Commission to deny this application.

Sincerely,
DOROTHY NOE
38 VISTA MONTANA LOOP Placitas, NM



Virus-free. www.avast.com

This message is originated from an external organization



From: [Dorothy Noe](#)
To: [Doraida Arias](#)
Subject: Opposition to CU-26-001
Date: Thursday, May 7, 2026 10:41:50 PM

Re: Application CU-26-001

Dear Members of the Sandoval County Planning and Zoning Commission, I have lived in Placitas for more than 20 years. I chose this place because of what it is — an open desert landscape where you can still feel space around you, where wildlife moves through, where the built environment stays small and doesn't dominate. A 75-foot industrial tower next to homes is the opposite of all of that.

What troubles me most, though, is not just what the tower would do to the landscape, but that the applicant appears to have bypassed the careful site-selection rules the County itself has written. The applicant's own record is clear: they tried the County Fire Station first. That is County-owned property — the County's rules rank it as priority two, much preferred over residential areas. When that lease fell through over terms, they jumped directly to a vacant lot in a residential zone. That puts them at priority six — the very bottom of the County's six-rung siting ladder. What I have not found in the application is any documented review of the categories in between — industrial areas, commercial zones, agricultural land. More important, there are multiple existing towers already standing within a few miles of here, including Verizon's own sites. The application does not include the written requests the County's rules require — the actual letters sent to nearby tower owners, their responses, and the specific reasons those sites were rejected. The County's rules actually say an applicant cannot bypass higher-priority sites by claiming "this is the only one we could lease." That language exists precisely because of this pattern.

The applicant has the burden to show they looked at the right alternatives, and I do not see that burden met in the materials filed. I am also concerned about what happens after approval. Federal rules make some kinds of future changes to an approved tower nearly automatic — additions, equipment swaps, modifications within certain size limits — without the kind of public process we are going through now. The conditions the County attaches at this hearing are the conditions that travel with this tower for decades.

If the Commission is considering approval, those conditions need to be written with great care for a place that has worked to protect itself. **For these reasons, I ask the Commission to deny this application.**

Sincerely, DOROTHY NOE
38 VISTA MONTANA LOOP Placitas, NM

This message is originated from an external organization

Doraida Arias

Assistant Director of Planning and Zoning

Direct: (505) 867-7651

Office: (505) 867-7628

darias@sandovalcountynm.gov

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 NM01-148 / 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,

Name: *Dr. Sara Livingston*

Address, Placitas, NM *77 Overlook Drive, 87043*

Phone / Email *505-980-8675*
slivingston2@cnm.edu

From: [Erin Reynolds](#)
To: [Doraida Arias](#)
Subject: Opposition to CU-26-001
Date: Thursday, May 7, 2026 9:15:42 PM

Dear Members of the Sandoval County Planning and Zoning Commission,

My partner and I returned to New Mexico two years ago. Having lived in the area before we knew Placitas was the best place for us to live. We chose this place because of what we could feel here—the natural beauty, the absence of light pollution, the wildlife that moves through the open desert. From our living room, bedroom, and backyard, I look directly at the rise where the proposed 75-foot tower would stand. That view is what we wake to and what we live with every day.

What troubles me most, though, is not just what I would see from my home. It is that the application appears to skip over the careful rules the County itself has written specifically for this parcel. When the County zoned this lot for a shopping center in 2010, it attached binding conditions—not suggestions, but requirements that apply to this exact location. Those conditions include rules about outdoor lighting: any fixture must be limited to sixteen feet, shielded so light projects downward, and cannot shine onto neighboring homes. The application does not tell me what lights will actually be on a 75-foot tower at night. Aircraft warning lights, by their nature, are visible from above and from the sides. I have not seen anything in the application that explains how those could possibly comply with the binding rules already in place for this parcel. That gap is the applicant's to close.

The application also treats the zoning as plain CD-WP without addressing the parcel-specific 2010 conditions at all. The County's rules require a Site Development Plan approved by Planning and Zoning for any future development on these tracts. I do not see one in the materials filed. Beyond that, I notice the radio-frequency analysis references a California site—Tenaya—and uses language like "ROOF Area" that reads as though it was prepared for a rooftop antenna somewhere else, not for a ground-mounted monopole in Placitas. When the burden of proof is on the applicant to demonstrate compliance, I would expect an analysis actually prepared for this location.

Finally, I cannot ignore what stands directly adjacent to where this tower would be placed. It is not vacant land. It is a working community gathering place—a market, an art gallery, a restaurant with outdoor seating, a speakeasy, and a venue for outdoor concerts. The restaurant's patio, where people sit to eat dinner and listen to music on summer evenings, would sit directly underneath a 75-foot industrial structure. That placement is simply not compatible with what our community has built in that space. The landscape and wildlife I came here for, and the gathering place my neighbors depend on, both deserve better than an industrial tower placed above them for an upgrade that appears to duplicate service already available here.

I am asking the Commission to deny this application.

Sincerely,
Erin Reynolds
38 Sage Hill Drive
Placitas, NM

87043

This message is originated from an external organization

From: gailspeer@comcast.net
To: [Doraida Arias](#)
Subject: Opposition to CU-26-001
Date: Friday, May 8, 2026 1:07:28 PM

Re: Application CU-26-001

Dear Members of the Sandoval County Planning and Zoning Commission,

I retired to Placitas four years ago deliberately. I chose this place for the beauty of the landscape and the sense of space — the open desert, the quiet, the ability to step outside and breathe. When I look at the application for the 75-foot tower at 221 NM-165, what strikes me is not just what it would do to my view, but that the applicant appears to have skipped over the very rules the County itself has written for this exact location.

When the County zoned this parcel for a shopping center in 2010, it did not simply assign a district and move on. It attached binding conditions to this specific lot — requirements about outdoor lighting, equipment screening, and landscaping. The application I have read describes the zoning in general terms and never engages with those parcel-specific conditions at all. One of those conditions says any outdoor light fixture must be limited to sixteen feet, shielded so light projects downward, and cannot shine onto neighboring homes. The application does not tell me what lights will actually be on a 75-foot tower at night, or how aircraft warning lights — which by their nature are visible from above and the sides — could possibly comply with a rule already in place. That is a gap the applicant has the burden to close, and I do not see it closed in the materials filed. The same binding conditions require mechanical equipment to be screened from the state highway and from abutting residential properties. The proposed coyote-fence compound sits right on NM-165 with homes on three sides. Compliance is unverified.

I am equally troubled by where this tower ended up. The applicant's own record shows they first tried the County Fire Station — that is County-owned property, which ranks much higher on the County's site-selection ladder. When that lease fell through over terms, they jumped directly to a vacant lot in a residential area, the lowest-priority category the County's rules establish. What I have not found in the application is any documented review of the categories in between — industrial areas, commercial zones — or any real analysis of why the multiple existing towers already standing within a few miles of here, including Verizon's own sites at 3.6 and 3.74 miles, cannot accommodate what is needed instead. The County's rules actually prohibit using "this is the only site we could lease" as an excuse to skip higher-priority locations. That language exists precisely because of this pattern.

I also cannot ignore what sits directly next to the proposed tower: a working community gathering place. There is a market, a gallery, a restaurant with outdoor seating, a speakeasy, and a venue for outdoor concerts. The restaurant's patio, where people sit to eat and listen to music on summer evenings, would sit directly underneath this tower. My Verizon service here is already good. From the application's own maps, I can see coverage in the patches depicted as lacking service — my experience driving through this area contradicts what those maps show. The application does not disclose what generation of coverage it is measuring. Whatever it is measuring, it is not the basic cell service I already have. Small cells on existing poles — the way T-Mobile and AT&T have already improved their coverage in Placitas — would address any real

gap without placing an industrial structure above where our community gathers.

What also troubles me is that the application materials appear to have been adapted from another location. The radio-frequency report is labeled with a California site name and uses language like "roof area" — it reads as if it was prepared for a different project, not for this site. The application also ignores the parcel-specific conditions from 2010 and treats the zoning as if it were plain CD-WP. The County's rules place the burden of proof on the applicant to demonstrate compliance. Absent that demonstration, compliance is unestablished.

A 75-foot tower in the open desert landscape of Placitas — where everything around it is one or two stories — is out of scale with what this place is. It would dominate the view from my home, and from homes throughout the area. It would place an industrial structure directly above where our community gathers. And it would do all of this in violation of binding rules the County itself wrote for this exact parcel.

I ask the Commission to deny this application.

Sincerely,

Gail Speer

17 Trails Road East

Placitas, NM

This message is originated from an external organization

From: [George Russell](#)
To: [Doraida Arias](#)
Subject: Opposition to CU-26-001
Date: Sunday, May 3, 2026 11:03:11 AM

Re: Application CU-26-001

Dear Members of the Sandoval County Planning and Zoning Commission,

I have lived in Placitas for a few years now, and what I see from my back patio every day is why I stay. When I sit out there in the evening, I look directly at the rise where this tower would stand. That open desert view is what I chose when I chose this place. A 75-foot structure dominating that landscape would change what I live with, every single day.

But the real problem goes deeper than views. The applicant's own record tells me something important: they tried to site this tower at the County Fire Station first. That is County-owned property — according to the County's own rules, the preferred place for a tower. When that lease fell through, they jumped directly to a vacant lot in a residential area. That is the lowest priority the County's rules establish. What I do not see in the application is any documented review of the sites in between — industrial areas, commercial zones, agricultural land — or any real analysis of why the multiple existing towers already standing within a few miles of here, including Verizon's own sites, cannot be shared instead of building a new one. The County's rules actually say an applicant cannot bypass higher-priority sites by claiming "this is the only one we could lease." That language exists precisely because of the pattern I am seeing here. The applicant has the burden to show they looked at the right alternatives. I do not see that burden met in the materials filed.

What also concerns me is that the application ignores the binding rules the County wrote specifically for this parcel. When the County zoned this lot for a shopping center, it attached conditions about outdoor lighting — fixtures must be limited to sixteen feet, shielded downward, with no spill onto neighboring homes. Those are not suggestions; they are requirements that apply to this exact location. The application does not tell me what lights will actually be on a 75-foot tower at night, or how aircraft warning lights could possibly comply with rules already in place. That gap is the applicant's to close, and I do not see it closed.

I also cannot ignore the parcel directly adjacent to the proposed tower. It is not vacant land — it is a working community gathering place. There is a market, a gallery, a restaurant with outdoor seating, a speakeasy, concerts in the summer. People sit there to eat and listen to music and see their neighbors. The restaurant's patio would sit directly underneath this tower. My cell service is already fine here. This is not filling a gap; it is an upgrade the applicant is placing next to where our community gathers. That is not compatible with what we have built in that space.

Please deny this application.

Sincerely,

George Russell
10 Spider Rock Rd
Placitas, NM

This message is originated from an external organization

From: [gregoire.charillon](#)
To: [Doraida Arias](#)
Subject: Opposition to CU-26-001
Date: Friday, May 8, 2026 3:20:23 PM

Re: Application CU-26-001 Dear Members of the Sandoval County Planning and Zoning Commission, We moved to Placitas ten years ago specifically to escape pollution in all its forms — noise, light, particles, and industrial structures. What we found here was what we came for: wildlife in the Sandias, access to the National Forest, and a landscape that had not been carved up. That is what we chose, and that is what we committed to live with. The reason I am writing now is not primarily about what a 75-foot tower would look like or sound like from our property. It is about what happens after it is approved. Once this tower stands, federal rules will require the County to approve certain future modifications — additional carriers, equipment swaps, modest add-ons within set limits — without the kind of public hearing we are having now. Bigger changes still require County review, but there is a bounded band of modifications the County can no longer stop. The conditions attached to this approval are the conditions that travel with the tower for decades. This hearing is the moment those conditions have to be written carefully, because what the County decides now is largely what the community will live with. That makes the details of the application especially important. When the County zoned this parcel for a shopping center in 2010, it attached binding conditions to this exact location — requirements about how mechanical equipment must be screened, how outdoor lighting must be shielded and directed, how the developed parcel must be landscaped. These are not suggestions. They are the rules that apply to this lot. If this tower is approved, those conditions will frame what kind of tower it is, how it operates, what it can and cannot become. The application materials I have read do not demonstrate that the proposed tower complies with those conditions, or even acknowledge that those conditions exist. That is a significant gap when the conditions are what will actually govern the tower's operation and any future modifications to it. What also troubles me is how this location was selected. The County's own rules establish a priority ladder for new towers, from highest to lowest: existing towers first, then County-owned property, then industrial areas, commercial zones, agricultural land, and residential areas last. The applicant's record shows they tried the Fire Station — County-owned, priority two. When that lease fell through, they jumped directly to a vacant lot zoned residential, the lowest priority. There is no documented review of industrial or commercial sites in between, and no analysis of why the multiple existing towers already standing within a few miles cannot accommodate what is needed. The County's rules actually prohibit using "this is the only site we could lease" as the reason for that jump. That appears to be exactly what happened. The applicant carries the burden to show they looked at the right alternatives, and I do not see that burden met. Federal rules may limit what the County can change after approval, but they do not limit what the County can require *at* approval. The conditions written into this decision are the ones that stick. I am asking the Commission to deny this application. Sincerely, Greg Charillon 863 State Highway 165 Placitas, NM 87043 Placitas, NM

This message is originated from an external organization

From: [Gregory Speer](#)
To: [Doraida Arias](#)
Subject: Opposition to CU-26-001
Date: Friday, May 8, 2026 12:50:15 PM

Re: Application CU-26-001

Dear Members of the Sandoval County Planning and Zoning Commission,

Four years ago, my wife and I moved to Placitas because of the views — particularly the sight lines to Sandia Mountain from our home, as well as the non-industrial, laid back, quality of life. We also fell in love with what Homestead Plaza has become: a gathering place where we eat dinner outside, shop at the market, and in the summer, listen to outdoor concerts. A 75-foot tower placed directly adjacent to that parcel, with the restaurant's patio sitting underneath it, would fundamentally alter both of those things we came here for. The proposed tower would truly be a horrible, egregious, intrusion into our quality of life.

But the location itself troubles me more than what I would see from my home. The applicant's own record shows they tried the County Fire Station first — that is County-owned property, which the County's rules rank as much-preferred for a tower. When that lease fell through over terms, they jumped directly to a vacant lot in a residential-zoned area, which sits at the very bottom of the County's six-rung siting-priority ladder. What I have not found in the application is any documented review of the categories in between — industrial areas, commercial zones. More important, there are multiple existing towers already standing within a few miles of here, including Verizon's own sites. The County's rules require an applicant to submit the actual written requests sent to nearby tower owners, their responses, and the specific reasons those sites were rejected. The application does not contain any of that. The County's rules also explicitly prohibit using "this is the only site we could lease" as justification for skipping higher-priority locations — yet that appears to be exactly what happened here. The applicant has the burden to show they looked at the right alternatives, and I do not see that burden met in the materials filed.


What also troubles me is that the application does not address the binding rules the County wrote specifically for this parcel when it zoned it for a shopping center in 2010. Those are not suggestions — they are requirements that apply to this exact lot. One says outdoor light fixtures must be limited to sixteen feet, shielded downward, and cannot shine onto neighboring homes. The application does not tell me what lights will actually be on a 75-foot tower at night, or how aircraft warning lights — which are designed to be visible from above and the sides — could possibly comply with rules already in place. That gap is the applicant's to close, and I do not see it closed in the materials. The application also treats this lot as plain CD-WP zoning without ever addressing the 2010 ordinance's parcel-specific conditions, including requirements for a Site Development Plan, mechanical-equipment screening from the highway and from neighboring homes, and landscaping. A complete application should address these.

I am also deeply concerned about what this would do to property values in our area. Peer-reviewed studies document that homes with visible exposure to cellular towers experience significant losses. The aggregate impact across the roughly 555 homes that would see this tower is estimated at approximately \$24 million. We live less than a mile from the proposed site. When the time comes for us to sell, or when our neighbors sell, that matters. Our home is less than a mile from the site.

The conditions the County attaches at this hearing are the conditions that travel with the tower. There are way too many problems with this project at this location. I ask the Commission to deny this application.

Sincerely,

Gregory Speer
17 Trails Rd E
Placitas, NM



This message is originated from an external organization

From: [Jacob Nelson](#)
To: [Doraida Arias](#)
Subject: Opposition to CU-26-001
Date: Thursday, May 7, 2026 10:29:47 PM

Re: Application CU-26-001

Dear Members of the Sandoval County Planning and Zoning Commission,

My partner and I moved to Placitas two years ago for the serenity and to be part of the ecosystem we found here. Every morning from my kitchen, every evening on the patio, every time I step into the backyard — I look directly at the open desert rise where the proposed tower would stand. That view is what drew us here, and it is what we live with every single day.

A 75-foot industrial structure dominating that landscape would cost us the very core of what we paid for and chose to live around. But my concern runs deeper than my own view. The application appears to have been adapted from a different location — the radio-frequency report is labeled "Tenaya" and references California, with language like "ROOF Area" that reads as though it was prepared for a rooftop antenna somewhere else, not for a ground-mounted monopole in Placitas. More troubling is what the application does not address at all: when the County zoned this parcel for a shopping center in 2010, it attached binding conditions to this specific lot. The application treats the zoning as plain CD-WP and ignores those conditions entirely. One of them requires that any outdoor light fixture be limited to sixteen feet, shielded so light projects downward, with no spill onto neighboring homes. The application does not tell me what lights will actually be on a 75-foot tower at night, or how aircraft warning lights — which by design are visible from above and the sides — could possibly comply with rules already binding on this parcel. That gap is the applicant's to close, and it is not closed in the materials filed. The County's rules place the burden of proof on the applicant; without this demonstration, compliance is unestablished.

What I also cannot ignore is what stands directly adjacent to where this tower would be placed. It is not vacant land. It is a working community gathering place — a market, art gallery, restaurant with outdoor seating, speakeasy, and a venue for outdoor concerts. The restaurant's patio, where people sit to eat dinner and listen to music on summer evenings, would sit directly underneath a 75-foot industrial structure. That is simply not compatible with what our community has built in that space.

I am also aware that when the County zoned this lot for a shopping center, it required a Site Development Plan to be approved by Planning and Zoning for any future development. I do not see one in the materials filed. Beyond that, I am concerned about what this decision means for my property and my neighbors' properties. Peer-reviewed studies document that homes with visible exposure to cellular towers experience significant property-value losses. When the time comes for me to sell my home, or when my neighbors sell theirs, a 75-foot tower visible from the property will matter.

Finally, the way this site was chosen troubles me. The County's own rules rank where new towers should go: existing towers first, County-owned property second, then industrial, commercial, agricultural, and residential — the very bottom — last. The applicant tried the County Fire Station first, which is County-owned property. When that lease fell through, they jumped directly to a vacant lot in a residential area, the lowest priority the County's rules establish. What the application does not show is any documented review of the categories in between, or why the multiple existing towers already standing within a few miles of here cannot accommodate what is needed instead. The County's rules actually prohibit an applicant from bypassing higher-priority sites by claiming "this is the only one we could lease." That language exists precisely because of this pattern, and it appears to be exactly what happened here.

Please deny this application.

Sincerely,

Jacob Nelson

38 Sage Hill Drive
Placitas, NM

This message is originated from an external organization

From: [Jacob Nelson](#)
To: [Doraida Arias](#)
Subject: Opposition to CU-26-001
Date: Friday, May 8, 2026 8:40:03 AM

Re: Application CU-26-001

Dear Members of the Sandoval County Planning and Zoning Commission,

I moved to Placitas two years ago for one reason: the tranquility and the natural landscape. From almost everywhere in my house and on my property, I look directly at the rise where this tower would stand. That open desert view is the primary reason I chose to live here, and it is what I see every single day.

A 75-foot industrial structure dominating that landscape would take away the core of what I paid for and chose to live around. But what troubles me more is that the application itself appears to have serious gaps. The radio-frequency compliance report is labeled "Tenaya" and references California, with language like "ROOF Area" that reads as though it was prepared for a rooftop antenna somewhere else entirely, not for a ground-mounted monopole in Placitas. When the burden of proof is on the applicant to demonstrate compliance, I would expect an analysis actually prepared for this location. That is not what the materials show.

More concerning is what the application does not address at all: the binding rules the County wrote specifically for this parcel when it zoned this lot for a shopping center in 2010. Those are not general guidelines—they are parcel-specific conditions that require a Site Development Plan approved by Planning and Zoning. I do not see one in the materials filed. The 2010 ordinance also sets strict rules about outdoor lighting: any fixture must be limited to sixteen feet, shielded so light projects downward, and cannot shine onto neighboring homes. The application does not tell me what lights will actually be on a 75-foot tower at night, or how aircraft warning lights—which are designed to be visible from above and the sides—could possibly comply with rules already binding on this exact parcel. The applicant has the burden to close that gap, and it is not closed in what has been filed.

What stands directly adjacent to where this tower would be placed is not vacant land. It is a working community gathering place—a market, art gallery, restaurant with outdoor seating, speakeasy, and a venue for outdoor concerts. The restaurant's patio, where people sit to eat dinner and listen to music on summer evenings, would sit directly underneath a 75-foot industrial structure. That is simply not compatible with what our community has built in that space.

I am also concerned about what this does to property values. Peer-reviewed studies document that homes with visible exposure to cellular towers experience significant property-value losses. When the time comes for me to sell my home, or when my neighbors sell theirs, a tower visible from the property will matter. The aggregate impact across the homes that would see this tower is estimated at roughly \$24 million.

The conditions the County attaches at this hearing are the conditions that will travel with this tower. If approval is considered, those conditions need to be written with extraordinary care—if this proceeds at all. I am asking the Commission to deny this application.

Sincerely,

Jacob Nelson
38 Sage Hill Drive
Placitas, NM

This message is originated from an external organization

From: [J. Diane](#)
To: [Doraida Arias](#)
Subject: Opposition to CU-26-001
Date: Friday, May 8, 2026 10:02:32 AM

Re: Application CU-26-001

Dear Members of the Sandoval County Planning and Zoning Commission,

Seven years ago, I moved to Placitas deliberately to leave city life behind. What I found here was what I came looking for — open desert, quiet, space to breathe. A 75-foot tower placed at the gateway to this community would take that away, and once it is built, it will be here forever.

But my concern is not just about what the tower would do to the landscape. It is about how the applicant chose this location in the first place. The County's own rules establish a clear priority order for where new towers should go. Existing towers come first — priority one. County-owned property comes second. Then industrial areas, commercial zones, agricultural land. Residential areas are last — priority six, the bottom of the ladder. The applicant tried the County Fire Station first. That is County-owned property, priority two. When the lease fell through over terms, they jumped directly to this vacant lot in a residential area — the lowest rung. What I have not found in the application is any documented review of the categories in between, or any real analysis of why the multiple existing towers already standing within a few miles of here cannot accommodate what is needed instead. The County's rules actually prohibit using "this is the only site we could lease" as the reason for skipping higher-priority locations. The applicant has the burden to show they looked at the right alternatives, and I do not see that burden met in the materials filed.

What also troubles me deeply is that the application does not address the binding conditions the County attached to this parcel when it zoned it specifically for a shopping center in 2010. Those conditions are not suggestions — they are requirements that apply to this exact lot. One of them says outdoor light fixtures must be limited to sixteen feet, shielded so light projects downward, and cannot shine onto neighboring homes. The application does not tell me what lights will actually be on a 75-foot tower at night, or how aircraft warning lights — which are designed to be visible from above and the sides — could possibly comply with rules already in place. That gap is the applicant's to close, and I do not see it closed in the materials.

I also cannot overlook what sits directly adjacent to where this tower would stand. It is not vacant land. It is a working community gathering place — a market, gallery, restaurant with outdoor seating, speakeasy, and venue for outdoor concerts. The restaurant's patio, where people sit to eat dinner and listen to music on summer evenings, would sit directly underneath this structure. An industrial tower placed above where our community gathers is simply not compatible with what we have built in that space.

The conditions the County attaches at this hearing are the ones that will travel with this tower. They need to be written with care — if this proceeds at all. I am asking the Commission to deny this application.

Sincerely,

Jean Galbraith
5 Bison Court
Placitas, NM

This message is originated from an external organization

From: [Jeff Gordon](#)
To: [Doraida Arias](#)
Subject: Opposition to CU-26-001
Date: Saturday, May 2, 2026 10:02:52 PM

Dear Members of the Sandoval County Planning and Zoning Commission,

My family and I moved to Placitas for the wide open spaces and the views — the desert, the valleys, the light on the mountains. It is what my family and I came here to live in. A 75-foot tower placed where this application proposes would fundamentally change that landscape, and I need you to know what that means to those of us who live here.

From my living room, I look directly at the rise where the tower would stand. Every day, that view is what I see. A 75-foot industrial structure would dominate that sightline and be visible from my home constantly. This is not a distant concern or an abstract worry — it is what I would actually live with, looking out my own windows.

What troubles me most is how the applicant arrived at this location. The County's rules rank sites by priority — existing towers come first, then County-owned property, then industrial, commercial, and agricultural areas. Residential zones rank last. The applicant tried the County Fire Station first, which is County-owned — a much higher priority. When the lease terms fell through, they jumped directly to a vacant lot in a residential area, the lowest rung on the ladder. The County's rules explicitly say an applicant cannot bypass higher-priority sites by claiming "this is the only one we could lease." That is exactly what happened here. There are multiple existing towers within a few miles of the proposed location, including Verizon's own sites. The application does not show why collocation on any of those towers was rejected, or why this particular vacant lot in a residential neighborhood was chosen instead. Without that analysis, I cannot understand how the applicant met the County's own standards for site selection.

I also want to note what sits directly next to the proposed tower — a working community gathering place with a market, art gallery, restaurant with outdoor seating, speakeasy, and a venue for outdoor concerts. The restaurant's patio, where people sit to eat and listen to music on summer evenings, would sit directly underneath this 75-foot structure. That is not compatible with what this community has built in that space, and it is not the kind of careful site selection your rules require.

The application also does not address the binding rules the County wrote specifically for this parcel when it was zoned for a shopping center. Those rules require that any outdoor light fixtures be limited to sixteen feet, shielded so light points downward, and cannot shine onto neighboring homes. Aircraft warning lights on a 75-foot tower cannot meet any of those standards. The application does not tell me what lights will actually be on this structure at night, or how they could possibly comply with the rules already in place. That is a gap the applicant has the burden to close.

Finally, I worry about the permanent nature of this decision. Federal law makes it very difficult for the County to control how a tower is expanded and modified once it is approved. We would not be deciding just about a 75-foot structure — we would be deciding about the foundation for whatever this becomes over the next decades.

I am asking the Commission to deny this application.

Sincerely,

Jeffrey G. Gordon, Esq.
75 Aspen Rd
Placitas, NM 87043

This message is originated from an external organization

From: jennifer.patton.33@gmail.com
To: [Doraida Arias](#)
Subject: Opposition to CU-26-001
Date: Friday, May 8, 2026 9:39:52 AM

Re: Application CU-26-001

Dear Members of the Sandoval County Planning and Zoning Commission,

We left Placitas eleven years ago and came back because we missed it — the beautiful landscapes, the unobstructed views, the peaceful surroundings. That is what brought us home. We chose to live here again for the same reason we chose to live here the first time: this place should remain what it is, without the industrial footprint that doesn't even serve the local community.

What concerns me most about this application is not just what the tower would look like, but how the decision to place it here was actually made. The applicant's own record shows they tried the County Fire Station first — that is County-owned property, which the County's own rules rank as much-preferred for a cell tower. When that lease fell through over terms, they jumped directly to a vacant lot in a residential area, the lowest priority the County's rules establish. The materials do not show any documented review of the industrial or commercial categories in between, or any real analysis of why the multiple existing towers already standing within a few miles of here cannot accommodate what is needed instead. The County's rules actually prohibit using "this is the only site we could lease" as the justification for skipping higher-priority locations. That is exactly the pattern that appears to have happened here.

What also strikes me is what sits directly adjacent to where this tower would stand. It is not vacant land. It is Homestead Plaza — a working community gathering place. There is a market, a gallery, a restaurant with outdoor seating, a speakeasy, and a venue for outdoor concerts. The restaurant's patio, where people sit to eat dinner and listen to music on summer evenings, would sit directly underneath a 75-foot industrial structure. My family and I pass that corner regularly. The thought of a tower looming over that gathering place, over the very landscape that drew us back to Placitas, is difficult to accept.

I am also aware of what peer-reviewed studies show: homes with visible exposure to cellular towers experience significant property-value losses. The aggregate estimated impact across the homes that would see this tower is roughly \$24 million in this area. When the time comes for us to sell our home, or when our neighbors sell theirs, a 75-foot tower visible from the property will matter to buyers. That matters to us now.

Please deny this application.

Sincerely,

Jennifer Patton
14 Puesta del Sol
Placitas, NM

This message is originated from an external organization

From: jennifer.patton.33@gmail.com
To: [Doraida Arias](#)
Subject: Verizon Tower in Placitas
Date: Wednesday, April 22, 2026 3:24:06 PM

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 NM01-148 / ABQ Tierra Madre, APN 102-307-302-8180). The public hearing is now re-scheduled for May 19, 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,

Jennifer Patton
14 Puesta del Sol
Placitas, NM 87043

Jennifer L. Patton

Jennifer.Patton.33@gmail.com

505-401-5997

This message is originated from an external organization

From: [Jody MacGillivray](#)
To: [Doraida Arias](#)
Subject: Opposition to CU-26-001
Date: Friday, May 8, 2026 4:09:54 PM

Re: Application CU-26-001

Dear Members of the Sandoval County Planning and Zoning Commission,

I have lived in Placitas for 7 years. We moved here deliberately — my family and I came for the natural landscape and the beautiful views of the Sandia mountains, and for the rural environment that made this place feel different from everywhere else. Our home on Agua Sarca Road sits 2 streets from where the proposed 75-foot tower would stand. When I learned about this application, my first reaction was that it represents a catastrophe on multiple levels.

Start with how this site was chosen, because that choice tells you everything about whether the County's own rules were actually followed. The applicant's record is clear: they tried the Sandoval County Fire Station first — that is County-owned property, which sits at priority two on the County's six-rung siting ladder. When that lease fell through over terms, they jumped directly to a vacant lot zoned residential — priority six, the very bottom. They skipped industrial, skipped commercial, skipped agricultural. The County's rules explicitly prohibit using "this is the only site we could lease" as the justification for that skip. Yet that appears to be exactly what happened. I have not found in the application any documented review of the categories in between, or any real analysis of why the multiple existing towers already standing within a few miles of here cannot accommodate what is needed instead. The applicant has the burden to demonstrate they looked at the right alternatives. That burden is not met in the materials filed.

What troubles me equally is the location itself. The parcel directly adjacent to where this tower would stand is not vacant land or a strip mall — it is Homestead Plaza, a working community gathering place. People eat dinner on the patio there, shop at the market, listen to outdoor concerts on summer evenings. The restaurant's outdoor seating area would sit directly underneath this 75-foot industrial structure. An industrial tower placed above where our community actually gathers is simply not compatible with what we have built in that space.

Beyond the location, there is what the light and the night sky mean to us. The County zoned this lot specifically for a shopping center and attached binding conditions that apply to this exact parcel. One of those conditions requires outdoor light fixtures to be limited to sixteen feet, shielded downward, with no spill onto neighboring homes. The application does not tell me what lights will actually be on a 75-foot tower at night, or how aircraft warning lights — which are designed to be visible from above and the sides — could possibly comply with rules already in place. That is a gap the applicant has the burden to close, and I do not see it closed in the materials.

I am also concerned about what peer-reviewed studies document: homes with visible exposure to cellular towers experience significant property-value losses. Across the roughly 555 homes that would have sight lines to this tower, the aggregate impact is estimated at approximately \$24 million. We chose to build our lives here deliberately. That choice, and that investment, matter.

For the reasons above, I am asking the Commission to deny this application.

Sincerely,

JODY MACGILLIVRAY
30 AGUA SARCA ROAD
Placitas, NM

This message is originated from an external organization

From: [JUDITH Nakamura](#)
To: [Doraida Arias](#)
Subject: Opposition to CU-26-001
Date: Saturday, May 2, 2026 5:21:18 PM

Re: Application CU-26-001

Dear Members of the Sandoval County Planning and Zoning Commission,

Please note that this letter supplements a letter I sent to former Director Beaman on April 15, 2026. It addresses additional issues I have identified.

From the windows on the south side of my home and from my front yard, I look directly at the rise where this tower would stand. I have lived in Placitas for eight years, and I chose this place because of what I see—the Sandia Mountains, the light on the land, the sky at night. A 75-foot structure dominating that landscape every day would take that away.

What troubles me most is that the application does not address the binding rules the County wrote specifically for this parcel. When the County zoned this lot for a shopping center in 2010, it attached conditions about outdoor lighting, mechanical-equipment screening, and landscaping. Those are not suggestions—they are requirements that apply to this exact location. Yet the application describes the zoning in general terms and never engages with those parcel-specific conditions. The lighting rules say outdoor fixtures must be limited to sixteen feet, shielded so light points downward, and cannot shine onto neighboring homes. Aircraft warning lights on a 75-foot tower cannot meet any of those standards. The application does not tell me what lights will actually be on this structure at night, or explain how they comply with rules already in place. That is a gap the applicant has the burden to close, and I do not see it closed in the materials filed.

I am equally troubled by where this tower ended up. The applicant's record shows they tried the County Fire Station first—County-owned property, which ranks much higher on the County's siting-preference ladder. When the lease terms fell through, they pivoted directly to a vacant lot in a residential area, the lowest-priority category the County's rules establish. There is no documented analysis of why the multiple existing towers within a few miles of here—including Verizon's own sites—could not accommodate what is needed instead. The County's rules actually prohibit using "this is the only site we could lease" as an excuse to skip higher-priority locations. That is exactly what appears to have happened here.

I also need to note what sits directly next to the proposed tower: a working community gathering place with a market, gallery, restaurant with outdoor seating, and venue for outdoor concerts. The restaurant's patio, where people sit to eat and listen to music on summer evenings, would sit directly underneath the proposed tower. That is not compatible with what this community has built in that space.

Finally, I worry about the permanent nature of this decision. Federal rules make it very difficult for the County to control how a tower is expanded once approved. We would be deciding today not just about a 75-foot structure, but about the foundation for whatever this becomes over the next decades.

Please deny this application and compel the applicant to locate this tower at an appropriate site.

Sincerely,

Judith K. Nakamura
23 Sage Hill Drive
Placitas, NM

This message is originated from an external organization

From: [Kathleen Suydam](#)
To: [Doraida Arias](#)
Subject: Opposition to CU-26-001
Date: Thursday, May 7, 2026 9:17:08 PM

Re: Application CU-26-001

Dear Members of the Sandoval County Planning and Zoning Commission,

When I chose to move to Placitas four years ago, it was for the open desert landscape—the views that stretch to the mountains and mesas, unobstructed and quiet. That openness is what I came here for, and it is what I wake to every day.

A 75-foot tower in this landscape would be impossible to ignore. It would dominate the sightlines from homes around it, including in my neighborhood. More than that, it would fundamentally change the character of Placitas—a place the County and this community worked deliberately to protect as something different from the sprawl and industrial development elsewhere. I have not seen anything in the application that addresses what that loss would mean, or why this particular location, at this particular height, is where the answer has to be.

What troubles me equally is what stands directly adjacent to where this tower would be placed. It is not vacant land. It is a working community gathering place—a market, an art gallery, a restaurant with outdoor seating, a speakeasy, a venue for outdoor concerts. The restaurant's patio, where neighbors sit to eat dinner and listen to music on summer evenings, would sit directly underneath a 75-foot industrial structure. That placement is simply not compatible with what our community has built in that space. The County's job is to find that a proposal preserves and is compatible with the character of a neighborhood. An industrial tower over a gathering place does neither.

Beyond what this would do to our community's character, I notice the application does not address the binding rules the County wrote specifically for this parcel when it zoned it for a shopping center in 2010. Those are not general suggestions—they are requirements that apply to this exact location. The County required a Site Development Plan to be approved by Planning and Zoning for any future development here. I do not see one in the materials filed. Without that Plan, the County has not yet verified whether the proposed tower and its equipment compound would comply with all the conditions attached to this parcel. That verification is the applicant's burden, not the public's, and it has not been met.

Finally, what concerns me is what happens after approval. The conditions the County attaches at this hearing are the conditions that travel with this tower. Once a tower is approved, federal rules make it very difficult for the County to control how it is expanded. The moment to write those conditions carefully—to protect what Placitas is—is now, at this hearing. If the County is going to approve this, those conditions need to be extraordinarily specific and binding. But the stronger choice is to deny the application and to ask the applicant to find a location and a design that fits what this community has asked to protect.

Please deny this application.

Sincerely,

Kathleen A Suydam
3 Six Range Point
Placitas, NM

This message is originated from an external organization

From: [Kevin Quail](#)
To: [Planning and Zoning Main](#)
Subject: Cell Tower
Date: Sunday, May 3, 2026 4:23:10 PM

I have T Mobile and their service worked fine at my house and I'm 7 miles from The Merc. They don't need a giant tower. Neither does Verizon. Someone's getting paid off I'd like to know who. Make them put it at the fire station. That's where they were gonna do it. It's gonna look like shit and set a dangerous precedent for the Placitas Plan. That's probably why you idiots want to do it in the first place.

This message is originated from an external organization

From: [Lesla Probst](#)
To: [Doraida Arias](#)
Subject: Opposition to CU-26-001
Date: Friday, May 8, 2026 1:40:34 PM

Re: Application CU-26-001

Dear Members of the Sandoval County Planning and Zoning Commission,

We purchased our home in Placitas eight years ago because we love what this place is — the limited height of buildings, the zoning restrictions that keep it that way, and the natural surroundings. We came here deliberately, knowing what we wanted: open desert, quiet, the sense of landscape that has not been carved up by industrial structures. That is what we paid for. That is what we chose.

A 75-foot tower at the corner of Tierra Madre and NM-165, directly adjacent to Homestead Plaza, would change that forever. It would dominate the view from homes throughout this area — a structure taller than any building around it, placed at the gateway where every visitor and resident first sees what Placitas is. The open desert scale that drew us here, and that drew many others, would be interrupted by an industrial monopole in a landscape where everything around it is one or two stories. That is not compatible with the character of this place, and it is not what the County's own rules contemplate for a residential-zoned area.

What troubles me more is where this tower ended up and why. The applicant's own record shows they tried the County Fire Station first — that is County-owned property, which the County's rules rank much higher on the siting-priority ladder than a residential lot. When that lease fell through over terms, they jumped directly to this vacant parcel in a residential area, the lowest-priority category the County's rules establish. I have not found in the application any documented review of the industrial or commercial categories that sit in between, or any real analysis of why the multiple existing towers already standing within a few miles of here — including Verizon's own sites at 3.6 and 3.74 miles — cannot accommodate what is needed. The County's rules actually prohibit using "this is the only site we could lease" as the reason for skipping higher-priority locations. That language exists precisely because of this pattern. The applicant has the burden to show they looked at the right alternatives, and I do not see that burden met in the materials filed.

I am equally troubled by what sits directly adjacent to where this tower would stand. It is not vacant land. Homestead Plaza is a working community gathering place — a market, gallery, restaurant with outdoor seating, speakeasy, and a venue for outdoor concerts. The restaurant's patio, where people sit to eat dinner and listen to music on summer evenings, would sit directly underneath this structure. An industrial tower placed above where our community gathers is simply not compatible with what we have built in that space.

Beyond the location itself, the application does not address the binding conditions the County attached to this parcel when it zoned it specifically for a shopping center. Those are not suggestions — they are requirements that apply to this exact lot. One of them requires outdoor light fixtures to be limited to sixteen feet, shielded downward, with no spill onto neighboring homes. The application does not tell me what lights will actually be on a 75-foot tower at night, or how aircraft warning lights — which are designed to be visible from above and the sides — could possibly comply with a rule already in place. That gap is the applicant's to

close, and I do not see it closed in the materials. The same binding conditions require mechanical equipment to be screened from the state highway and from neighboring homes. Compliance is unverified.

I am also concerned about what this tower would do to property values in our area. Peer-reviewed studies document that homes with visible exposure to cellular towers experience significant losses. Across the roughly 555 homes that would have sight lines to this tower, the aggregate estimated impact is around \$24 million. We chose to build our lives here deliberately. That matters.

From what I understand, this tower will better serve Bernalillo and communities west of I-25 — not the further reaches of Placitas itself. The application's own coverage map shows the proposed footprint stops at the S curve on NM-165 and does not reach the Placitas village to the east. So residents in a large part of the community the tower is being justified to serve would not actually benefit from it, even on the applicant's own maps.

The County's job is to find that this proposal preserves the character of our community and is compatible with how we live here. A 75-foot industrial tower at the gateway to Placitas — dominating the open desert landscape, placed directly above the community gathering place — does not preserve that character. The conditions the County attaches at this hearing are the ones that travel with this tower. That

Sincerely,

Lesa Probst
152 Placitas Trails Rd
Placitas, NM

This message is originated from an external organization

From: [Barbara Burzillo](#)
To: [Doraida Arias](#)
Subject: Opposition to CU-26-001
Date: Saturday, May 2, 2026 3:48:02 PM

Re: Application CU-26-001

Dear Members of the Sandoval County Planning and Zoning Commission,

I just broke ground on my new home in Placitas, directly across the street from where the applicant proposes to build this tower. I can already see the impact — my property value has dropped before we've even moved in. A 75-foot structure dominating the landscape from my front door, kitchen window, and office window is not what I came here for, and it is not what the County's own rules allow.

The most straightforward problem is the lighting. The County's rules for this specific parcel — rules written when the County zoned it for a shopping center — are crystal clear: outdoor light fixtures must be limited to sixteen feet, shielded so light projects downward, and absolutely cannot shine onto neighboring homes. These are binding requirements, not suggestions. Aircraft warning lights on a 75-foot tower cannot meet any of those standards. The application does not tell me what lights will actually be on this structure at night, or how they could possibly comply with what the County has already required. That is a gap the applicant has the burden to close, and I do not see it closed in the materials I have reviewed.

What also strikes me is how the applicant ended up here. The County's own rules rank sites by priority — existing towers at the top, then County property, then industrial, then commercial, then agricultural, and residential dead last. The applicant tried the Fire Station first — County-owned, priority two — and abandoned it over lease terms. They then jumped directly to a vacant lot in a residential area, the lowest rung on that ladder. There is no documented review of what was skipped in between, and no analysis of why the multiple existing towers within a few miles — including Verizon's own — could not serve the same purpose. The County's rules explicitly say an applicant cannot bypass higher-priority sites by claiming "this is the only one we could lease." That is exactly what appears to have happened here.

I also cannot ignore that the parcel directly next to the proposed tower is a working community gathering place — a market, gallery, restaurant with outdoor seating, speakeasy, and outdoor concert venue. The restaurant's patio, where people sit to eat and listen to music on summer evenings, would sit directly underneath the proposed 75-foot tower. That is not compatible with what this community has built in that space, and it is not the kind of careful site selection the County's rules require.

Finally, I need to note that the application itself shows signs of being incomplete or adapted from somewhere else. The radio-frequency compliance report references a California site called Tenaya and uses language like "roof area" — it reads as though it was prepared for a different project, not this location. The application describes our zoning in general terms but never addresses the specific binding conditions the County attached to this parcel — conditions about screening, landscaping, and limiting light. Without those demonstrations, compliance is unestablished, and the burden to establish it rests with the applicant.

Please deny this application.

Sincerely,

Leslie Chavez
212 hwy 165
Placitas, NM

This message is originated from an external organization

From: [LL Hughes](#)
To: [Doraida Arias](#)
Cc: [LL Hughes](#)
Subject: Opposition to CU-26-001
Date: Monday, May 4, 2026 10:18:42 AM

Re: Application CU-26-001

Dear Members of the Sandoval County Planning and Zoning Commission,

For more than 25 years, I have been grateful each day for the mountain views, open skies, and natural beauty of Placitas.

A 75-foot tower in this landscape would permanently alter that experience. It would take away something I value deeply on all levels—and that loss cannot be undone.

I **oppose** this proposal for the following reasons:

- **Health concerns:** Long-term exposure to non-ionizing RF radiation remains a concern. U.S. safety standards have not been updated since 1996 and may not reflect continuous, low-level exposure. This is a serious concern for my family.
- **Property values:** Proximity to cell towers can reduce property values. I would not purchase a home near one.
- **Dark skies:** A tower of this height may require a red flashing light, visible throughout the night, disrupting our dark skies. This light would be visible from my home.
- **Visual impact and location:** This tower would be a constant eyesore from homes and community areas. I pass this location daily. There are better alternatives that should be considered.
- **Future modifications,** such as hybrid satellite use, could make it even more obtrusive.
- **Lack of local control:** The community/ county would have little say in how this structure could change over time.
- **Limited benefit:** It is unlikely to significantly improve service for those experiencing coverage issues.

For these reasons, I respectfully urge the Commission to deny this application.

Sincerely,

Linda Lucero Hughes
134 Homesteads Rd
Placitas, NM

This message is originated from an external organization

From: [Luke Probst](#)
To: [Doraida Arias](#)
Subject: Opposition to CU-26-001
Date: Friday, May 8, 2026 1:26:12 PM

I am writing to you to express my OPPOSITION to the proposed cell tower project for Placitas Homesteads in Placitas NM. As a Placitas resident in proximity to this tower and with concerns for the preservation of the natural beauty that drew me to Placitas, I believe that this proposed cell tower and its associated supporting structures, along with the prospect for any ADDITIONAL future related construction/placement, is INCONSISTENT WITH THE PLACITAS AREA PLAN established many years ago.

Further, it is my understanding that the proposed tower lacks the characteristics of stealthy design that has been employed in other locations, among other application deficiencies noted elsewhere. Also, placement of a cell tower at this site raises concerns for property value harm in the vicinity.

Please acknowledge receipt of this message.

Lastly, please listen to your constituents who are most affected by this proposal and DISAPPROVE THIS PROPOSAL.

Thank you,
Luke A. Probst
152 Placitas Trails Road
Placitas, NM 87043

This message is originated from an external organization

Doraida Arias
Planning and Zoning Department
Sandoval County
P.O. Box 40, Bernalillo, NM 87004
darias@sandovalcountynm.gov

Re: Formal Public Comment in Opposition

Case No.: CU-26-001

Project: NM01-148 SPIKE / ABQ Tierra Madre

Address: 221 NM-165 (State Highway 165), Placitas, NM 87043

APN: 102-307-302-8180

Parcel: Placitas Homesteads Lot 5A-1AW

Applicant: Scott Quinn / Pinnacle Consulting / Verizon Wireless / Sun State Towers

Public Hearing: Tuesday, May 19, 5:00 PM

Dear Interim Director Arias and Members of the Planning and Zoning Commission,

I am a property owner and resident of Placitas, New Mexico, writing to formally oppose the Conditional Use Permit application for the proposed 75-foot wireless monopole at 221 NM-165. Please include this letter, in its entirety, in the official written record for the May 19, 2026 public hearing.

In addition to the opposition points detailed below, please also note that prior to purchasing my property in Placitas as a retirement home, I looked at properties in Durango CO, Mancos CO, Pinetop AZ, Show Low AZ, Willow Creek AZ (Summerhaven), Ruidoso and Ruidoso Downs NM, and El Dorado of Santa Fe. I selected the Placitas property for its VIEWS, quietness, relative safety re wildland fire, woodland character, acreage and the fact that it was on a developed water system. Prior to deciding on a home in Placitas, I evaluated these characteristics by staying a week in another home. I absolutely would not have purchased the property if the proposed cell tower were present. And note that I ABSOLUTELY HATE blinking lights in my viewshed!

GROUND 1: CONFLICT WITH THE ADOPTED PLACITAS AREA PLAN

The Placitas Area Plan — adopted by the Sandoval County Board of Commissioners — is the controlling land-use policy document for this area. The Plan mandates protection of viewsheds

and the semi-rural character of the community. It calls for adequate setbacks and building height standards to preserve viewsheds in the West Placitas Residential District. NM-165 serves as the primary gateway corridor into Placitas, and the Plan identifies the visual character of this corridor as a community asset.

A 75-foot commercial monopole sited directly on this corridor conflicts directly and materially with these adopted goals. The Commission is legally obligated to evaluate this application against the Plan it created and adopted.

GROUND 2: INADEQUATE STEALTH DESIGN — THE SHROUD PARADOX

The applicant characterizes this installation as “concealed.” The engineering drawings contradict that characterization.

The concealment shroud begins at elevation 55 feet AGL. The lower 55 feet of the structure — nearly three-quarters of the total height — is a bare, unscreened steel monopole. Only the top 20 feet receives the 18-foot-diameter terracotta concealment shroud, painted Sherwin-Williams “Brandywine” SW-7710.

In the open high-desert landscape of Placitas, this design creates a paradox: the shroud enlarges rather than conceals the structure. An 18-foot-diameter cylinder perched atop a narrow steel pole produces a shape — a floating barrel — that is alien to the Sandia foothills landscape. There are no adjacent tall structures, dense tree canopies, or urban elements to provide visual context or screening. The result is that the concealment shroud makes the tower more conspicuous, not less. Moreover, the Brandywine terracotta color does not match the surrounding terrain, which consists of natural tans, browns, and muted desert earth tones. Sandoval County’s own third-party zoning reviewer, Robert Naumann, raised questions about site visibility and the adequacy of the stealth design in his written review comments — concerns that remain unresolved in the application record.

GROUND 3: DOCUMENTED PROPERTY VALUE IMPACT

Peer-reviewed academic research establishes that visible wireless towers cause statistically significant reductions in residential property values. The Commission should consider the following evidence:

Affuso, Cummings, and Le (2018), published in the *Journal of Real Estate Finance and Economics* (Vol. 56, pp. 653–676), conducted a spatial econometric analysis of over 5,800 residential transactions. Their findings:

- Properties with a visible tower experienced an average 9.78% decline in sale price.
- Properties near a tower that was not visible experienced a 2.46% decline.
- The visibility multiplier is approximately 4×, meaning visibility — not mere proximity — is the dominant driver of property value loss.

Rajapaksa, Jayasinghe, Managi, Hettiarachchi, and Brack (2018), published in *Environmental Economics and Policy Studies* (Vol. 20, pp. 211–224), found impacts up to approximately 15% for properties at close proximity (within 200 meters).

These are not advocacy estimates. They are the product of rigorous, peer-reviewed spatial econometric methodologies published in recognized academic journals.

Application to Placitas

Placitas presents conditions that amplify, rather than attenuate, the impacts documented in the literature. The standard suburban finding that tower impacts diminish beyond approximately 0.72 km (roughly 2,400 feet) was derived from studies conducted in areas with significant vegetation, built structures, and visual clutter. Placitas has none of these attenuating features. High-desert terrain with sparse vegetation, minimal intervening structures, and sightlines exceeding 30 miles means this tower will remain visually prominent at distances far beyond what the suburban literature contemplates.

An independent analysis conducted from 19 viewpoints distributed across the Placitas community — using the applicant’s own submitted tower coordinates, base elevation (5,503 ft NAVD88), and 75-foot height — estimates property value impacts for approximately 555 residential properties within the visual impact zone. The analysis employs two independent methodological approaches:

- A viewpoint-specific model incorporating geometric distance decay, angular tower span, and skyline intrusion factors, calibrated to the Affuso et al. empirical ceiling of 9.78%.
- A zone-based approach using fixed-distance tiers consistent with Rajapaksa et al.

Both methods converge on an aggregate community property value impact of approximately \$22 million, with methodological agreement within 1.4%. Impact rates across the community range from approximately 1% to 3% for distant properties to 9% or higher for properties in the immediate vicinity. The weighted average impact across all affected properties is approximately 5.5%.

A GIS viewshed analysis independently confirms that the tower top at elevation 5,578 feet will be visible from a substantial majority of residential parcels in the Placitas community.

The Sandoval County Comprehensive Zoning Ordinance expressly states among its purposes the conservation of property values. Approval of this CUP would undermine that stated purpose.

GROUND 4: APPLICATION DEFICIENCIES

The application record contains multiple substantive deficiencies that the Commission should weigh:

- (a) Boilerplate Alternatives Analysis.** The alternatives analysis references “Madera County Code” — the zoning code for Madera County, California. This language appears to have been carried over from a different application in a different jurisdiction, raising the question

of whether a genuine, site-specific alternatives analysis was ever conducted for this Sandoval County location.

- (b) Abandoned Fire Station Site.** The applicant's original preferred site was the Sandoval County Fire Station at 463 NM-165. That site was abandoned because the applicant "was not able to finalize a lease agreement" — a commercial convenience problem, not a demonstration of technical infeasibility. Co-location on an existing public structure should have been fully exhausted before a new freestanding tower was proposed.
- (c) Property Owner Veto of Less-Visible Alternative.** The applicant's own records show that a second, potentially less-visible location on the same parcel was rejected with the notation that the property owner "did not approve" because it "disrupts views to the mountains (southward)." The property owner protected her own viewshed at the expense of hundreds of neighboring property owners. This is not a legitimate basis for site selection under a public-interest zoning standard.
- (d) Incomplete Photo Simulations.** The tower is engineered for three wireless carriers at centerline elevations of 50, 60, and 70 feet AGL, each with its own future concealment shroud. The applicant's photo simulations depict only the initial single-carrier Verizon installation. The public and the Commission have not been shown what this tower will look like at full build-out.
- (e) Unresolved Setback Deficiency.** The northwest setback is 46 feet 9 inches. The standard fall-zone setback for a 75-foot tower is 82.5 feet (110% of tower height). The application notes this requires a setback reduction, but no separate application for that relief appears in the record.
- (f) Internal Dimensional Inconsistencies.** The engineering drawings contain internal dimensional inconsistencies that have not been reconciled.

REQUEST

For the foregoing reasons, I respectfully request that the Commission:

(1) DENY the Conditional Use Permit application as inconsistent with the adopted Placitas Area Plan, the Sandoval County Comprehensive Zoning Ordinance, and the Sandoval County Wireless Telecommunications Facilities Ordinance;

OR, in the alternative:

(2) Find the application INCOMPLETE and require the applicant to submit: (a) a Sandoval County-specific alternatives analysis replacing the boilerplate Madera County document; (b) photo simulations depicting the full three-carrier build-out; (c) a formal setback reduction application for the northwest boundary; (d) corrected engineering drawings with reconciled dimensions; and (e) documentation demonstrating that the Fire Station site at 463 NM-165 was technically infeasible, not merely commercially inconvenient;

AND in any event:

(3) Require the applicant to demonstrate, with evidence and not conclusory statements, that adequate concealment is achievable for a 75-foot monopole in open high-desert terrain — given that the applicant's own design conceals only 27% of the structure.

Thank you for including this formal opposition in its entirety in the written public record.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Ann M. Lynch".

Ann M. Lynch

50 Camino Barranca

Placitas, NM 87043

928 853 4356

dendrobugs@gmail.com

6 May 2026

From: [Lynn Hartenberger](#)
To: [Doraida Arias](#)
Subject: Opposition to CU-26-001
Date: Friday, May 8, 2026 3:22:54 PM

Re: Application CU-26-001

Dear Members of the Sandoval County Planning and Zoning Commission,

My husband and I built our home ourselves over 30 years ago. We chose this lot deliberately — for the open sky views, the natural desert landscape, and the access to the National Forests across the road. We raised five children here, and two were born in our home. We have planted large orchards and vegetable gardens, and we spend our lives outside on this property. From the west side of our home, the garage, the driveway, the backyard — everywhere we are — the view is what frames how we live here.

A 75-foot tower visible from those spaces would dominate what we see every day. The scale is impossible to ignore. In a landscape where everything else is one or two stories, a structure taller than every home and tree around it changes the character of what we chose and what we paid for. When family and visitors come here, they come because of what this place feels like — the country feel of uncluttered houses and open landscape. A 75-foot industrial monopole in the open desert at the gateway to Placitas is the opposite of that.

What troubles me more than the visual impact alone is the location itself. The applicant's own record shows they tried the County Fire Station first — that is County-owned property, which the County's rules rank as the second-highest priority for a cell tower. When that lease fell through over terms, not over technical reasons, they jumped directly to a vacant lot zoned residential. That is the lowest priority on the County's six-rung siting ladder. The rules explicitly prohibit using "this is the only site we could lease" as an excuse to skip higher-priority categories. Yet that appears to be exactly what happened here. What I have not found in the application is any documented review of industrial or commercial areas in between, or any parcel-by-parcel analysis of why the multiple existing towers already standing within a few miles — including Verizon's own sites at 3.6 and 3.74 miles — cannot accommodate what is needed instead. The applicant has the burden to demonstrate they looked at the right alternatives. That burden is not met in the materials filed.

The application also treats this parcel as plain zoning and ignores the specific binding conditions the County attached in 2010 when it zoned this lot for a shopping center. One of those conditions requires outdoor light fixtures to be limited to sixteen feet, shielded downward, with no spill onto neighboring homes. The application does not say what lights will actually be on a 75-foot tower at night, or how aircraft warning lights — designed to be visible from above and the sides — could possibly comply with a rule already binding on this parcel. That gap is the applicant's to close, and I do not see it closed in the materials filed.

I am also concerned about what a 75-foot tower visible from homes throughout this area will do to property values. Peer-reviewed studies document significant losses on homes with visible exposure to cellular towers. Across the roughly 555 homes that would have sight lines to this tower, the aggregate impact is estimated at around \$24 million. We live between 900 and 1000 feet of the proposed location and would immediately suffer a reduction in property value. We built our lives here deliberately. That matters.

For the reasons above, I ask the Commission to deny this application.

Sincerely,

Lynn Hartenberger
8 Homesteads Road
Placitas, NM

This message is originated from an external organization

From: [Lynn Hartenberger](#)
To: [Doraida Arias](#)
Subject: Opposition to CU-26-001
Date: Friday, May 8, 2026 3:37:41 PM

Re: Application CU-26-001

Dear Members of the Sandoval County Planning and Zoning Commission,

We have lived in our home on Homesteads Road for more than 30 years. From our driveway, from our patios and gardens, we look directly across at the rise where the proposed 75-foot tower would stand. Every sunset we watch the horizon light up in that direction. Every afternoon when a storm rolls in from the west, we watch it build over that same landscape. A tower of that height — as tall as a seven-story building dropped into open desert where everything around it is one or two stories — would dominate what we see when we step outside our home.

What troubles me more than the view itself is that this location was not chosen because it is the right place under the County's rules. The applicant tried the County Fire Station first — that is County-owned property, which ranks second-highest on the County's siting-priority ladder. When that lease fell through over terms, the applicant jumped directly to this vacant lot in a residential-zoned area, the lowest priority the County's rules establish. There is no documented review of industrial or commercial areas in between, and no real analysis of why the multiple existing towers within a few miles of here cannot accommodate what is needed instead. The County's rules explicitly prohibit using "this is the only site we could lease" as justification for that skip. Yet that appears to be exactly what happened.

The location itself is also incompatible with what sits directly adjacent to it. Homestead Plaza — the shopping center next to the proposed tower site — is not vacant land. It is a working community gathering place where people shop at the market, eat dinner outside on the patio, listen to outdoor concerts on summer evenings, and spend time together. The restaurant's outdoor seating would sit directly underneath this 75-foot industrial structure. That is simply not compatible with what our community has built in that space.

I am also concerned about the application's treatment of the County's binding rules for this parcel. When the County zoned this lot specifically for a shopping center in 2010, it attached parcel-specific conditions — requirements about outdoor lighting and mechanical-equipment screening. One of those conditions requires outdoor light fixtures to be limited to sixteen feet, shielded downward, with no spill onto neighboring homes. The application does not tell me what lights will actually be on a 75-foot tower at night, or how aircraft warning lights — which are designed to be visible from above and the sides — could possibly comply with rules already in place on this exact parcel. That is a gap the applicant has the burden to close, and I do not see it closed in the materials filed.

I am equally concerned about what peer-reviewed studies document: homes with visible exposure to cellular towers experience significant property-value losses. Across the roughly 555 homes that would see this tower from our community, the aggregate impact is estimated at approximately \$24 million. We chose to build our lives here deliberately. That choice and that investment matter.

Please deny this application.

Sincerely,

Lynn Hartenberger
8 Homesteads Road
Placitas, NM

This message is originated from an external organization

From: [Lynn Hartenberger](#)
To: [Doraida Arias](#)
Subject: Opposition to CU-26-001
Date: Friday, May 8, 2026 4:02:47 PM

Re: Application CU-26-001

Dear Members of the Sandoval County Planning and Zoning Commission,

My husband and I built our home here in Placitas ourselves, over 30 years ago. We cleared the land, planted gardens and orchards, and raised our five children on this property. Our daughter is building her own home on land adjacent to where this tower would stand — even closer to the proposed location than our house. Every day, from the driveway, the garage, the garden, and the orchard, the view west across the open desert is what frames how we live here. A 75-foot tower dominating that skyline would change everything we chose this place to be.

The location troubles me more than the scale alone. The applicant's own record shows they tried the County Fire Station first — that is County-owned property, which the County's rules rank as the second-highest priority for a new tower. When that lease fell through over terms, not over any technical reason, they jumped directly to a vacant lot zoned residential. That is the lowest priority on the County's six-rung siting ladder. The rules explicitly prohibit using "this is the only site we could lease" as justification for skipping higher-priority categories. Yet that appears to be exactly what happened here. What I have not found in the application is any documented review of industrial or commercial areas in between, or any real parcel-by-parcel analysis of why multiple existing towers already within a few miles — including Verizon's own sites at 3.6 and 3.74 miles — cannot accommodate what is needed. The applicant carries the burden to show they looked at the right alternatives, and that burden is not met in the materials filed.

The application also treats this parcel as plain zoning and completely ignores the binding conditions the County attached in 2010 when it zoned this lot specifically for a shopping center. One of those conditions requires outdoor light fixtures to be limited to sixteen feet, shielded downward, with no spill onto neighboring homes. The application does not state what lights will actually be on a 75-foot tower at night, or how aircraft warning lights — which are designed to be visible from above and the sides — could possibly comply with a rule already binding on this parcel. The application does not include the Site Development Plan the 2010 ordinance requires before any future development here. These gaps belong to the applicant to close, and I do not see them closed in the materials filed.

I am also concerned about property values. Peer-reviewed studies document that homes with visible exposure to cellular towers experience significant losses. The roughly 555 homes that would have sight lines to this tower face an estimated aggregate impact of around \$24 million. Our home and our daughter's new home would be immediately and irrevocably devalued. We built our lives here deliberately. That matters — to us and to our neighbors.

I am asking the Commission to deny this application.

Sincerely,

Lynn Hartenberger

8 Homesteads Road
Placitas, NM

This message is originated from an external organization

From: [Marta Lucas](#)
To: [Doraida Arias](#)
Subject: Opposition to CU-26-001
Date: Friday, May 8, 2026 9:40:26 AM

Re: Application CU-26-001

Dear Members of the Sandoval County Planning and Zoning Commission,

Verizon has not been truthful about what this tower will actually do for Placitas. The coverage maps show a gap in West Placitas, but when I drive through those same areas, I have working LTE service. The applicant's maps don't disclose what generation of service they're measuring — and from my experience on the road, it isn't basic cellular coverage. Whatever they're trying to fill, it isn't a void.

What troubles me more is how the location was chosen. The applicant started with the County Fire Station — that's County-owned property, which the County's own rules rank as the much-preferred place for a tower. When the lease fell through over terms, they pivoted directly to this vacant lot in a residential area. That's the lowest priority on the County's six-rung ladder. The application doesn't show any documented review of the categories in between — industrial zones, commercial areas — or any real analysis of why the multiple existing towers already standing within a few miles of here, including Verizon's own sites, can't accommodate what's needed. The County's rules actually prohibit using "this is the only site we could lease" as justification for skipping higher priorities. That language exists precisely because of the pattern I see here. The applicant has the burden to prove they looked at the right alternatives, and that burden isn't met in the materials filed.

I'm also struck by what sits directly adjacent to where this tower would stand. It is not vacant land. It's a working community gathering place — a market, gallery, restaurant with outdoor seating, speakeasy, and venue for outdoor concerts. The restaurant's patio, where people eat dinner and listen to music on summer evenings, would sit directly underneath this structure. That is simply not compatible with what we have built in that space.

Beyond that, the application shows signs of being adapted from somewhere else. The radio-frequency report references a California site and uses language — "roof area," rooftop analysis — that reads as if it was prepared for a different location entirely. More troubling, the application treats this lot as if it were plain CD-WP zoning, when in fact the County attached specific binding conditions to this parcel when it zoned it for a shopping center. Those conditions require outdoor light fixtures to be limited to sixteen feet, shielded downward, with no spill onto neighboring homes. Aircraft warning lights on a 75-foot tower cannot meet any of those standards. The application doesn't tell me what lights will actually be installed at night, or how compliance with rules already in place would be achieved. That's a gap the applicant has to close, and I don't see it closed in the materials.

I've lived in Placitas for more than 10 years. I came here for what this place is — open desert, quiet, the sense of a landscape that hasn't been carved up by industrial structures. The proposed tower is the opposite of that, and the application itself suggests the applicant didn't do the careful work the County's rules require.

Please deny this application.

Sincerely,

Marta Lucas
4 Puesta del Sol
Placitas, NM

This message is originated from an external organization

May 8, 2026

Planning & Zoning Department
Attn: Assistant Director Doraida Arias
Sandoval County Administration Building
1500 Idalia Road, Building "D" 2nd floor
Bernalillo NM, 87004

Re: Application CU-26-001

Dear Members of the Sandoval County Planning and Zoning Commission,

For more than 25 years, my wife and I have made our home in Placitas. We chose this place deliberately — for the open landscape, the quiet, the sense that this community had protected something worth protecting. When I learned about the proposed 75-foot tower at 221 NM-165, my first question was simple: why that location? The more I read of the application, the more troubling the answer became.

The applicant's own record is stark. They first proposed the County Fire Station — County-owned property, which the County's own rules rank as the second-highest priority for a new tower. That fell through over lease terms, not because of any technical problem. They then jumped directly to a vacant lot zoned residential — the sixth and lowest priority on the County's six-rung siting ladder. What I have not found in the application is any documented review of the categories in between — industrial areas, commercial zones — or any serious analysis of why the multiple existing towers already standing within a few miles of here, including Verizon's own sites at 3.6 and 3.74 miles, cannot accommodate what is needed instead. The County's rules explicitly prohibit an applicant from skipping higher-priority sites by claiming "this is the only one we could lease." That language exists precisely because of this pattern. The applicant has the burden to show they looked at the right alternatives. From what I can read, that burden is not met.

What troubles me equally is what sits directly next to where this tower would stand. It is not vacant land. It is Homestead Plaza — a working community gathering place. There is a market, a gallery, a restaurant with outdoor seating, a speakeasy, and a venue for outdoor concerts. The restaurant's patio, where people sit to eat dinner and listen to music on summer evenings, would sit directly underneath a 75-foot industrial structure. My wife and I have adequate Verizon service at our home. So do most of our neighbors. This is not filling a coverage gap; it is placing an industrial tower above where our community actually gathers.

The application also does not address the binding rules the County wrote specifically for this parcel when it zoned it for a shopping center in 2010. Those are not suggestions — they are requirements that apply to this exact lot. One says outdoor light fixtures must be limited to sixteen feet, shielded downward, and cannot shine onto neighboring homes. The application does not tell me what lights will actually be on a 75-foot tower at night, or how aircraft warning lights — which by design are visible from above and the sides — could possibly comply with rules already in place. That gap is the applicant's to close, and I do not see it closed in the materials filed.

A 75-foot industrial structure would dominate the open desert landscape at the gateway to Placitas. It would change what we see when we drive to and from our house every day. It would place a tower directly above where our neighbors gather. And it would do all of this after the applicant has skipped past higher-priority locations without documented review. For all these reasons, I am asking the Commission to deny this application.

Sincerely,

Martin & Joanne Foster
5 SANDHILL CRANE CIR
Placitas, NM

From: [M.M](#)
To: [Doraida Arias](#)
Subject: Opposition to CU-26-001
Date: Sunday, May 3, 2026 7:35:41 PM

Dear Members of the Sandoval County Planning and Zoning Commission,

I moved to Placitas a few years ago seeking something different — a place where the landscape still feels open and where the community matters more than commercial convenience. When I learned about the proposed tower at 221 NM-165, I began to understand how much the decisions you make protect that very thing, or undermine it.

What troubles me most is not what I can see from my home, but what the applicant appears to have overlooked entirely. When the County zoned this parcel in 2010, it did so for a specific purpose: a shopping center. That decision came with binding conditions attached directly to this lot — rules about outdoor lighting, mechanical equipment screening, landscaping, and the requirement that any future development follow a Site Development Plan approved by you. The application I've reviewed describes the zoning in general terms and never addresses those parcel-specific rules. It does not include the Site Development Plan the County's own ordinance requires. It does not explain what lights will be installed on a 75-foot tower at night, or how aircraft warning lights — which by design are visible from above and the sides — could possibly meet the County's requirement that outdoor fixtures be limited to sixteen feet, shielded downward, and never shine onto neighboring homes. That is a gap the applicant has the burden to close. I do not see it closed.

The location itself raises equally serious questions. The applicant's record shows they first tried the County Fire Station — that is County-owned property, which the County's own rules rank as the second-highest priority for siting a tower. When that lease fell through, they jumped directly to a vacant lot in a residential zone, the lowest priority on the County's six-rung ladder. What I have not found in the materials filed is any documented review of the categories in between — industrial areas, commercial zones — or any real analysis of why the multiple existing towers already standing within a few miles of here, including Verizon's own sites, cannot accommodate collocation instead. The County's rules actually prohibit an applicant from bypassing higher-priority sites by claiming "this is the only one we could lease." That language exists for exactly this pattern. The written requests to nearby tower owners, the responses, the specific rejection reasons — those are the documents that would show whether the applicant met the County's standards. I have not found them in the application.

What also cannot be ignored is what sits directly next to where this tower would stand. It is not vacant land or an isolated industrial lot. It is a working community gathering place — a market, an art gallery, a restaurant with outdoor seating, a speakeasy, outdoor concerts in the summer. The restaurant's patio, where people sit to eat dinner and listen to music on summer evenings, would sit directly underneath this proposed tower. My cellular service here is adequate. This is not closing a coverage gap; it is an upgrade the applicant is placing directly above where our community gathers. That is not compatible with what we have built in that space, and it runs counter to the careful site selection the County's rules require.

I am also concerned about the permanent nature of any approval. Federal law makes it extremely difficult for the County to control how a tower is expanded once it is approved. We

would be deciding today not just about a 75-foot structure, but about the foundation for whatever this becomes over the next decades.

There are better alternatives for this proposal — alternatives that would not impact residents and would better serve the County's own standards for where towers belong. The applicant has not made the case that this location is the right one.

Please deny this application.

Sincerely,
Marylene Mey

4 quail meadow rd
Placitas, NM

This message is originated from an external organization

From: [Josh](#)
To: [Doraida Arias](#)
Cc: [Kristina Keenan](#)
Subject: More Opposition to the Offensive CU-26-001
Date: Tuesday, May 5, 2026 9:02:30 PM

Dear Members of the Sandoval County Planning and Zoning Commission,

Two Thanksgivings ago, our family lost our home to a fire. We came to Placitas to rebuild—not just a house, but a sense of peace.

In this past year, I have come to understand what drew so many of us here: the open desert at eye level, the dark sky at night, the quiet where you can actually hear the coyotes and the birds. That absence of industrial intrusion is what makes this place feel like home.

The proposed 75-foot tower at 221 NM-165 is the antithesis of that.

But what troubles us most is not just what it would do to the landscape—it is that the applicant appears to have circumvented the careful rules the County itself has written for this exact location.

When the County zoned this parcel for a shopping center in 2010, it did not simply assign it a district and move on. It attached binding conditions to this specific lot—rules about outdoor lighting, equipment screening, and landscaping. The County's rules for this parcel say outdoor light fixtures must be limited to sixteen feet, shielded so light projects downward, and cannot shine onto neighboring homes.

Those are not suggestions; they are requirements that apply here.

Aircraft warning lights on a 75-foot tower cannot possibly meet any of those standards—they are designed to be visible from above and from the sides. The application does not tell us what lights will actually be on this structure at night, or how the applicant plans to comply with the rules already in place. That gap is the applicant's to close. We do not see it closed in the materials filed.

What also strikes us is the site selection itself. The County's rules establish a clear preference order: existing towers first, then County-owned property, then industrial areas, then commercial, then agricultural, and residential areas last.

The applicant tried the County Fire Station first—that is County-owned, priority two. When the lease terms fell through, they jumped directly to a vacant lot in a residential area, the lowest priority the County's rules establish.

There is no documented review of the categories they skipped, and no analysis of why the multiple existing towers within a few miles of here—including Verizon's own—could not be used instead. The County's rules explicitly prohibit using "this is the only site we could lease" as an excuse to bypass higher-priority locations. That appears to be exactly what happened here.

We also cannot ignore what stands directly adjacent to this proposal.

It is not vacant land.

It is a working community gathering place—a market, gallery, restaurant with outdoor seating, speakeasy, and venue for outdoor concerts. The restaurant's patio, where people sit to eat dinner and listen to music on summer evenings, would sit directly underneath this 75-foot tower.

Our cell service is already adequate.

This is not filling a coverage gap; it is an industrial structure placed above where our community gathers. That is not compatible with what we have built in that space, and it runs counter to the kind of careful site selection the County's rules require.

Additionally, the application itself appears to have been adapted from another location. The radio-frequency report references a California site called Tenaya and uses language like "roof area"—it reads as if it was prepared for a different project, not for this site in Placitas.

The application also ignores the parcel-specific conditions the County attached in 2010 and treats the zoning as if it were plain CD-WP. These gaps matter. The County's rules place the burden of proof on the applicant to demonstrate compliance.

Absent that demonstration, compliance is un-established.

Please deny this application.

Sincerely,

Joshua and Kristina Keenan
24 Camino Manzano
Placitas, NM 87043

This message is originated from an external organization

From: [Nancy Wright](#)
To: [Doraida Arias](#)
Subject: Opposition to CU-26-001
Date: Thursday, May 7, 2026 10:00:14 PM

Re: Application CU-26-001

Dear Members of the Sandoval County Planning and Zoning Commission,

I retired to Placitas six years ago deliberately. My sister and I chose this place for the local ambiance and the community spirit — the kind of place where you can still see open desert, where the landscape hasn't been carved up by industrial structures. We live in Placitas West, and every time we drive to or from our home, we pass that vacant lot at 221 NM-165. Right now it is still open. A 75-foot tower would make it impossible to ignore.

What troubles me more than the view itself is how this site was chosen in the first place. The applicant's own record shows they tried the County Fire Station first — that is County-owned property, which the County's own rules rank as much-preferred for a cell tower. When that lease fell through over terms, they jumped directly to a vacant lot in a residential area, which sits at the very bottom of the County's siting-priority ladder. The rules establish a six-rung preference, from existing towers at the top all the way down to residential areas at the bottom. The applicant has skipped from the second rung to the sixth. What I have not found in the application is any documented review of the categories in between — industrial areas, commercial zones — or any real analysis of why the multiple existing towers already standing within a few miles of here, including Verizon's own sites at 3.6 and 3.74 miles, cannot accommodate what is needed instead. The County's rules actually prohibit an applicant from bypassing higher-priority sites by claiming "this is the only one we could lease." That language exists precisely because of this pattern. The applicant has the burden to show they looked at the right alternatives, and I do not see that burden met in the materials filed.

My coverage with Verizon here is spotty, so I understand the desire to improve it. But I also see what T-Mobile users in Placitas have — noticeably better service, delivered through small cells on existing poles and structures throughout the area. Verizon uses the same technology here; the company just deploys less of it. If there is a coverage gap somewhere in West Placitas, why is the answer a new 75-foot tower instead of more of what the carrier with the best service in this area already uses? The application does not address why small cells distributed across the neighborhood is not the better solution. That is a real gap the applicant should have to close.

I am also troubled by what sits directly next to where this tower would stand. It is not vacant land — it is a working community gathering place. There is a market, a gallery, a restaurant with outdoor seating, a speakeasy, and a venue for outdoor concerts. The restaurant's patio, where people sit to eat dinner and listen to music on summer evenings, would sit directly underneath this tower. An industrial structure placed above where our community gathers is simply not compatible with what we have built in that space.

Finally, the application itself raises red flags. The radio-frequency report is labeled with a California site name and uses language that reads as though it was prepared for a different location, not this one. More important, the application treats this lot as if it were plain CD-WP zoning, when in fact the County attached specific binding conditions to this parcel when it

zoned it for a shopping center in 2010. Those conditions are not suggestions — they are requirements. One says outdoor light fixtures must be limited to sixteen feet, shielded downward, with no spill onto neighboring homes. The application does not tell me what lights will actually be on a 75-foot tower at night, or how aircraft warning lights could possibly comply with rules already in place. That gap is the applicant's to close, and I do not see it closed in the materials filed.

I ask the Commission to deny this application.

Sincerely,

Nancy Wright
63 Forest Ln
Placitas, NM

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This message is originated from an external organization

From: [C. Edwin Garner](#)
To: [Doraida Arias](#); [Daniel Beaman](#)
Subject: NOTICE FOR THE RECORD — Repeated Vandalism and Theft of Community Petition Materials, CU-26-001
Date: Thursday, April 23, 2026 4:30:06 PM
Attachments: [Petition Board Vandalism.pdf](#)

To: Daniel J. Beaman, Director of Planning and Zoning
(dbeaman@sandovalcountynm.gov)
CC: Doraida Arias, Assistant Director of Planning and Zoning
(darias@sandovalcountynm.gov)

From: C. Edwin Garner, Ph.D. (ed@mammothpreclinical.com)
Date: April 23, 2026
**Re: NOTICE FOR THE RECORD — Repeated Vandalism and Theft of
Community Petition Materials, CU-26-001**

Dear Director Beaman and Ms. Arias,

I am writing to notify the Planning and Zoning Commission of a pattern of vandalism and theft targeting community petition materials related to CU-26-001. I respectfully request that this notice and the attached witness statement be included in the official record for the May 19, 2026 hearing.

Three separate incidents have occurred at two petition locations in Placitas:

1. **On or before April 13, 2026 — Tierra Madre community bulletin board.** The petition posted at this location was torn down, defaced and vandalized. This petition had collected signatures from residents of the community in closest proximity to the proposed tower site. The incident was reported to the Sandoval County Sheriff's Office — Deputy Washington (Badge #226), Case Number 26-000601. Attached to this letter is a statement from the Honorable Judith Nakamura, retired Chief Justice of the New Mexico Supreme Court, who personally observed approximately 4–5 signatures on the Tierra Madre petition shortly before the materials were taken.
2. **On or about April 18, 2026 — Tierra Madre and Calle Chamisa petition stations.** On the written public comment deadline, both petition stations were targeted. Petition signature pages were removed and signs were overturned at both locations.
3. **On April 23, 2026 — Calle Chamisa petition station.** The Calle Chamisa station was targeted again. Its contents were removed and its sign was again overturned.

I am not writing to speculate about who is responsible for these acts.

I am writing to ensure that the Commission is aware of the following facts:

- Petition materials related to a pending County land use proceeding were destroyed or stolen on at least three occasions across two separate locations.
- The signatures of Placitas residents who had expressed their opposition in writing have been lost as a result.
- The timing of these incidents — bracketing the April 18 written comment deadline and continuing after the originally scheduled April 21 hearing — indicates targeted interference with public participation in this proceeding, not random vandalism.
- A retired Chief Justice of the New Mexico Supreme Court has provided a direct witness statement corroborating the existence of 4-5 petition signatures before they were taken.

Additional sheriff's reports for the second and third incidents are being filed and case numbers will be supplemented to the record when available.

The community members whose signatures were destroyed deserve to have their participation acknowledged.

I respectfully ask that the Commission take note of this pattern when evaluating the breadth of community opposition to this application.

Respectfully,

C. Edwin Garner, Ph.D.
46 Camino Barranca
Placitas, NM 87043
ed@mammothpreclinical.com

505-252-2311

Attachment: Statement of the Honorable Judith Nakamura, retired Chief Justice of the New Mexico Supreme Court (email, April 22, 2026)

This message is originated from an external organization

From: [PATRICK PARKER](#)
To: [Doraida Arias](#)
Subject: Opposition to CU-26-001
Date: Friday, May 8, 2026 1:00:26 PM

Re: Application CU-26-001

Dear Members of the Sandoval County Planning and Zoning Commission,

Five years ago, I moved to Placitas because of what I saw here—the open desert, the wide views, the sense of a place that had chosen to stay a certain way. That choice matters most when I think about what sits directly next to where this tower would stand.

The lot adjacent to the proposed site is not empty. It is a working gathering place where Placitas comes together. There is a market, an art gallery, a restaurant with outdoor seating, a speakeasy, and space for outdoor concerts. On a summer evening, you can sit on that restaurant's patio and eat dinner with neighbors, or listen to live music under the stars. The restaurant's patio sits directly underneath where this 75-foot tower would be. That is not compatible with what we have built in that space. I came to Placitas, like others, for the open landscape and the community that has formed around it—not to sit under an industrial structure while I try to enjoy an evening out.

Beyond that, I have read through the application materials, and what troubles me is how this site was actually chosen. According to the County's own rules, there is a clear preference order for where towers should go: existing towers first, then County-owned property, then industrial areas, then commercial, then agricultural, and residential areas last. The applicant tried the County Fire Station first—that is County-owned, priority two on that ladder. When the lease terms fell through, they jumped directly to this vacant lot in a residential area, the lowest priority the County's rules establish. There is no documented review of the categories they skipped in between. More important, there are multiple existing towers already within a few miles of here, including Verizon's own sites. The application does not include the written requests the County's rules require—the actual letters sent to nearby tower owners, their responses, and the specific reasons those sites were rejected. The County's rules actually say an applicant cannot use "this is the only site we could lease" as an excuse to bypass higher-priority locations. That appears to be exactly what happened here.

What also concerns me is that the application does not engage with the binding rules the County attached to this parcel specifically. When the County zoned this lot for a shopping center in 2010, it did not simply assign a district and move on. It attached conditions to this exact property—requirements about mechanical equipment screening, landscaping, and outdoor lighting. The application describes the zoning in general terms but never addresses those parcel-specific conditions at all. That gap matters. The County's rules place the burden of proof on the applicant to demonstrate compliance. Absent that demonstration, compliance is unestablished.

Finally, what troubles me is what comes after approval. Once this tower is approved, federal rules make it very difficult for the County to control how it expands over the decades ahead. The conditions the County attaches at this hearing are the conditions that travel with the structure. They need to be right—if this proceeds at all.

The people who moved to Placitas came for the landscape and the open space. This proposal places an industrial structure directly above where our community gathers, with no documented justification for why higher-priority alternatives were not used, and without addressing the binding rules the County has already written for this site. I am asking the Commission to deny this application.

Sincerely,

Patrick Parker
2 First Mesa Ct
Placitas, NM

This message is originated from an external organization

From: [RPG Gabaldon](#)
To: [Doraida Arias](#)
Subject: Opposition to CU-26-001
Date: Thursday, May 7, 2026 9:36:35 PM

Re: Application CU-26-001

Dear Members of the Sandoval County Planning and Zoning Commission,

For more than 30 years, I have lived in Placitas. My family has roots here, and we have watched this place carefully. From my back yard, from my patio, from the upper roof deck and the master bedroom windows — we look directly at the rise where the tower would stand. A 75-foot industrial structure dominating that landscape is not what belongs there.

What troubles me more, though, is how this site was chosen. The applicant's own record is clear: they tried the County Fire Station first. That is County-owned property — the County's own rules rank it as priority two, much preferred over residential areas. When that lease fell through over terms, they jumped directly to a vacant lot in a residential zone.

What I find equally troubling is what sits directly next to where this tower would stand. It is not vacant land. It is a working community gathering place — a market, a gallery, a restaurant with outdoor seating, a speakeasy, and a venue for outdoor concerts. People gather there on summer evenings to eat dinner and listen to music. The restaurant's patio would sit directly underneath a 75-foot industrial structure. My cellular service here is already adequate. This is not filling a coverage gap. It is placing an industrial tower above where our community actually uses the land.

The application also does not address the binding rules the County wrote specifically for this parcel when it zoned it for a shopping center in 2010. Those are not suggestions — they are requirements that apply to this exact lot. One of them says outdoor light fixtures must be limited to sixteen feet, shielded so light points downward, and cannot shine onto neighboring homes. The application does not tell me what lights will actually be on a 75-foot tower at night, or how aircraft warning lights — which by design are visible from above and the sides — could possibly comply with rules already in place.

Beyond the views my family would lose and the gathering place this would affect, peer-reviewed studies document that homes with visible exposure to cellular towers experience significant property-value losses. When my children and grandchildren face the question of what to do with this home, a 75-foot tower visible from the property will matter. Our neighbors face the same.

Please deny this application.

Sincerely,

Paul A Gabaldon
12 Strahl Avenue
Placitas, NM

This message is originated from an external organization



From: [Paula Pennell](#)
To: [Doraida Arias](#)
Subject: Opposition to CU-26-001
Date: Sunday, May 3, 2026 10:47:20 AM

Re: Application CU-26-001

Dear Members of the Sandoval County Planning and Zoning Commission,

We moved to Placitas from Albuquerque specifically for what we could see here — the desert, the mountains, the night sky. For the years we have lived on Spider Rock Road, that landscape has been what we chose to live in. A 75-foot tower placed where this application proposes would dominate that view every day from our home and take away the rural character that made us decide to stay.

What troubles me most is the location itself. The applicant's own record shows they first tried the County Fire Station — County-owned property, which ranks much higher on the County's site-selection ladder. When that lease fell through, they jumped directly to a vacant lot in a residential area, the lowest priority the County's rules establish. They did not document a serious review of the categories in between, and they did not analyze why the multiple existing towers already standing within a few miles of here — including Verizon's own sites — could not serve the same purpose through collocation. The County's rules explicitly say an applicant cannot skip higher-priority sites by claiming "this is the only one we could lease." That is exactly what appears to have happened here. Before this is approved, I need to see the actual written requests the applicant sent to owners of nearby existing towers, the responses they received, and the specific rejection reasons. Without that record, I cannot verify that the applicant met the County's own standards.

I am equally troubled by the fact that the application does not address the binding rules the County wrote specifically for this parcel. When the County zoned this lot for a shopping center in 2010, it required a Site Development Plan to be approved by Planning and Zoning before any future development. The application does not include that plan. The County also attached specific conditions to protect the area — outdoor lighting must be limited to sixteen feet, shielded downward, with no spill onto neighboring homes. Aircraft warning lights on a 75-foot tower cannot meet any of those standards. The application does not tell me what lights will actually be on this structure at night, or how they could comply with rules already in place. That is a gap the applicant has the burden to close, and I do not see it closed in the materials filed.

I also cannot ignore that the parcel directly adjacent to the proposed tower is a working community gathering place — a market, gallery, restaurant with outdoor seating, speakeasy, and venue for outdoor concerts. The restaurant's patio, where people sit to eat dinner and listen to music on summer evenings, would sit directly underneath this tower. That is not compatible with what this community has built in that space.

Finally, I need to note that we are already getting cellular service here. The applicant's own coverage maps show existing in-vehicle and outdoor coverage in our area. This is a service upgrade, not filling a gap. I do not see how this particular tower, at this particular location next to homes and a gathering place, is the right answer to a coverage need that is already being met.

Please deny this application.

Sincerely,

Paula Pennell
10 Spider Rock Road
Placitas, NM

This message is originated from an external organization

Thursday, April 23, 2026 at 1:54:03 PM Mountain Daylight Time

Subject: Petition Board Vandalism

Date: Wednesday, April 22, 2026 at 12:44:05 PM Mountain Daylight Time

From: JUDITH Nakamura

To: C. Edwin Garner

Hi Ed:

Just wanted to follow up what I had told you about the Tierra Madre location petition board that had been vandalized and had the petition signature page(s) taken. I had driven by that morning and checked to see how many signatures were on the petition. I saw around 4 or 5 and decided to leave it out there to accumulate more signatures. I wish I had taken them because the site was subsequently vandalized and we lost those signatures.

Judy Nakamura

Get [Outlook for Mac](#)

From: [Robert Jewell](#)
To: [Doraida Arias](#)
Subject: Opposition to CU-26-001
Date: Friday, May 8, 2026 8:39:46 AM

Re: Application CU-26-001

Dear Members of the Sandoval County Planning and Zoning Commission,

I have lived in Placitas for one year. When my wife and I chose to move here, we came deliberately — drawn by the open desert landscape, the consistent Pueblo architecture that reflects this community's character, and the absence of industrial intrusion on what we can see. From our kitchen window and study window, looking out across our subdivision toward the Merc, that open landscape is what defines our daily view. A 75-foot tower in that sightline would change everything about what we chose when we moved here.

But my concern goes deeper than the view itself. I have read the County's rules for this parcel, and I am struck by what the application does not address. In 2010, the County zoned this lot specifically for a shopping center and attached binding conditions to it — not suggestions, but requirements for this exact location. One of those conditions limits outdoor light fixtures to sixteen feet, shielded downward, with no light spilling onto neighboring homes. The application does not tell me what lights will actually be on a 75-foot tower at night, or how aircraft warning lights — which by their nature are visible from above and from the sides — could possibly comply with rules already in place for this parcel. That is a gap the applicant has the burden to close, and I do not see it closed in the materials filed.

What also troubles me is the pattern of how this site was chosen. The applicant tried the County Fire Station first — County-owned property, which the County's rules rank as much-preferred for a tower. When that lease fell through over terms, they landed on a vacant lot in a residential area. The rules establish six priorities, from existing towers at the top down to residential areas at the bottom. This proposal skips from the second rung to the sixth. What I have not found in the application is any documented review of the categories in between — industrial areas, commercial zones — or any real analysis of why the multiple utility poles and other structures throughout West Placitas, where other carriers have successfully deployed small antennas, cannot serve the same purpose. T-Mobile users in Placitas have noticeably better service from exactly that kind of distributed small-cell deployment on existing infrastructure. The applicant has not explained why Verizon's answer has to be different.

Finally, I am concerned about what approving this tower means for the future. Federal rules make it extremely difficult for the County to control how a tower is expanded once it is approved. I have watched what happened at Sandia Peak — a single tower grew into a complex of structures over time. The conditions the County attaches at this hearing are the conditions that travel with this tower for decades. And I know from peer-reviewed studies that homes with visible exposure to cellular towers experience significant property-value losses. When the time comes for my wife and I, as well as potential purchasers of our home consider what this home is worth, that tower will matter.

For the reasons above, I am asking the Commission to deny this application.

Sincerely,

Robert Jewell
51 Apache Mesa Road, Placitas, NM 87043-8701
Placitas, NM

This message is originated from an external organization

From: [bob lander](#)
To: [Doraida Arias](#)
Subject: Opposition to CU-26-001
Date: Tuesday, May 5, 2026 8:28:19 AM

Re: Application CU-26-001

Dear Members of the Sandoval County Planning and Zoning Commission,

I have lived in Placitas for 5 years, and I chose this place deliberately — for the open desert landscape, the quiet, and the sense that this community has made real choices about what it wants to be. When I learned about the proposed 75-foot tower at 221 NM-165, I started reading the application to understand how it fit with those choices. What I found was troubling in ways that go beyond personal preference.

The first thing that struck me is how the applicant got here. The County's own rules rank tower locations by priority — existing towers first, then County-owned property, then industrial areas, then commercial, then agricultural, and residential dead last. The applicant tried the Fire Station initially. That is County-owned property, priority two. When the lease terms fell through, they jumped directly to a vacant lot in a residential zone — the lowest priority on the County's ladder. What the application does not show is any documented review of the categories in between, or any real analysis of why the multiple existing towers within a few miles of this site, including Verizon's own, cannot accommodate what is needed through shared use instead. The County's rules explicitly say an applicant cannot bypass higher-priority sites by claiming "this is the only one we could lease." That language exists because of exactly this pattern. Before this is approved, the County deserves to see the actual written requests the applicant sent to nearby tower owners, the responses they received, and the specific reasons those sites were rejected. I have not found those documents in the materials filed.

What also concerns me is what sits directly next to where this tower would stand. It is not an empty industrial lot. It is a working community gathering place — a market, an art gallery, a restaurant with outdoor seating, a speakeasy, a venue for outdoor concerts. The restaurant's patio, where people sit to eat dinner and listen to music on summer evenings, would sit directly underneath a 75-foot industrial structure with cooling-equipment humming from its base. My cellular service here is already adequate. This is not filling a coverage gap; it is placing an upgrade directly above where our community gathers, and that is not compatible with what we have built in that space.

I am also concerned about the permanent nature of any approval. Federal rules make it very difficult for the County to control how a tower is expanded once it is approved. The conditions the County attaches at this hearing are the conditions that travel with the structure for decades. That makes the binding rules the County has already written for this parcel especially important. When the County zoned this lot for a shopping center in 2010, it attached specific conditions — outdoor lights limited to sixteen feet, shielded downward, with no spill onto neighboring homes. The application does not disclose what lights will actually be on a 75-foot tower at night, or how aircraft warning lights, which by their nature are visible from above and the sides, could possibly comply with rules already in place. That is a gap the applicant has the burden to close, and I do not see it closed in the materials filed.

Finally, a 75-foot tower in the open desert landscape of Placitas — where everything around it is one or two stories — is out of scale with what this place is and what this community has chosen to protect. The peer-reviewed studies about property values show significant documented losses on homes with visible exposure to cellular towers; applying those findings to the roughly 555 nearby homes with potential visibility to this tower suggests an aggregate community impact in the range of \$24 million. That is not theoretical. That is real value, attached to people's homes and their choices to live here.

I ask the Commission to deny this application.

Sincerely,

Robert Lander
13 Santa Ana Loop
Placitas, NM

This message is originated from an external organization

From: [RPG Gabaldon](#)
To: [Doraida Arias](#)
Subject: Opposition to CU-26-001
Date: Wednesday, May 6, 2026 3:46:48 PM

Re: Application CU-26-001

Dear Members of the Sandoval County Planning and Zoning Commission,

My family and I built our custom home thirty-seven years ago on this land because we wanted to raise our children in a place where we could build something lasting — something we could pass on. Our children are grown now, and they hope to keep this home as their own someday. That future is what troubles me about this proposal.

From our back patio, from our master bedroom, from the deck where we sit in the evening — we look directly at the rise where the tower would stand. A 75-foot industrial structure would dominate every one of those views, every single day. But what our family would lose goes deeper than the sight line. We came to Placitas for the dark nights, the quiet, the sound of coyotes and birds — the things that make this place feel like home. The application does not address what lights will actually be on a 75-foot tower at night, or how aircraft warning lights could possibly comply with the binding rules the County wrote specifically for this parcel when it zoned it for a shopping center. Those rules say outdoor light fixtures must be limited to sixteen feet, shielded downward, and cannot shine onto neighboring homes. That gap is the applicant's to close, and I do not see it closed in the materials filed.

The site selection itself troubles me deeply. The applicant's own record shows they tried the County Fire Station first — that is County-owned property, which the County's rules rank as much-preferred. When that lease fell through over terms, they jumped directly to a vacant lot in a residential area, the lowest priority on the County's six-step siting ladder. What I have not found in the application is any documented review of the categories in between — industrial areas, commercial zones — or any analysis of why the multiple existing towers already within a few miles of here, including Verizon's own sites, cannot accommodate what is needed instead. The County's rules actually prohibit using "this is the only site we could lease" as an excuse to skip higher-priority locations. That language exists precisely because of this pattern. Beyond that, there are utility poles and other structures throughout West Placitas where small antennas have already been deployed successfully by other carriers — yet the application does not inventory or address those options. The applicant has the burden to show they looked at the right alternatives, and I do not see that burden met.

I also cannot ignore what sits directly next to where this tower would stand. It is a working community gathering place — a market, an art gallery, a restaurant with outdoor seating, a speakeasy, a venue for outdoor concerts. Friends and family members visit our home because they love what this place is. The restaurant's patio, where people sit to eat dinner and listen to music on summer evenings, would sit directly underneath a 75-foot industrial structure. Our cellular service is already adequate here. This is not filling a coverage gap; it is placing an industrial structure directly above where our community gathers.

What concerns me equally is what happens after approval. Federal rules make it very difficult for the County to control how a tower is expanded once it is approved. The conditions the County attaches at this hearing are the conditions that travel with the tower for decades. They

need to be written carefully — if this proceeds at all.

Beyond what my family would lose, I know from peer-reviewed studies that homes with visible exposure to cellular towers experience significant property-value losses. When my children face the question of whether to keep this home or sell it, a 75-foot tower visible from the property will matter. Our neighbors face the same.

Please deny this application.

Sincerely,

Roberta P Gabaldon
12 Strahl Avenue
Placitas, NM

This message is originated from an external organization

From: [scott.oldner](#)
To: [Doraida Arias](#)
Subject: OPPOSITION TO CELL TOWER CU-26-001
Date: Thursday, May 7, 2026 10:53:58 AM
Attachments: [attachment.png](#)

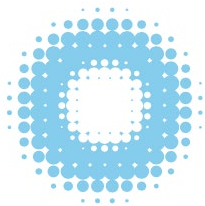
We live in Placitas Homesteads at 7 calle las iglesias and we know many who are within the danger zone of the proposed location of the cell tower. We wish to register our opposition to the proposed site for the following reasons:

1. The negative health effects of EMF from cell tower
2. Eye sore obscuring the view of the mountain
3. Lower property values
4. Violation of Placitas Homesteads Covenants on Heights of Aerials.

light on,

Scott Oldner

c 214-280-7653



O L D N E R
L I G H T I N G

DALLAS 214-414-1030
AUSTIN 512-862-4545
ALBUQUERQUE 505-207-6099

This message is originated from an external organization

From: [Shery Welsh](#)
To: [Doraida Arias](#)
Subject: Opposition to CU-26-001
Date: Sunday, May 3, 2026 1:38:29 PM

Re: Application CU-26-001

Dear Members of the Sandoval County Planning and Zoning Commission,

We chose Placitas as our retirement home because it is quiet, beautiful, and the light pollution is minimized. Since moving here, I have come to see that this community is built around real gathering—the plaza near the proposed tower site is where people come to eat, listen to music, sit outside together. For many reasons, I cannot support this application.

The most immediate concern is what sits directly adjacent to where the tower would stand. That is not empty land. It is a working community hub—a market, an art gallery, a restaurant with outdoor seating, a speakeasy, a venue for outdoor concerts. The restaurant's patio, where people eat dinner and listen to music on summer evenings, would sit directly underneath a 75-foot industrial structure. That is fundamentally at odds with what this community has built in that space. The County's rules ask me to believe that placing an industrial tower next to a gathering place is compatible with the neighborhood's character. I do not see how it is.

The application also does not address the binding rules the County wrote specifically for this parcel. When the County zoned this lot for a shopping center, it attached conditions about outdoor lighting—fixtures must be limited to sixteen feet, shielded so light projects downward, and cannot shine onto neighboring homes. Those are not suggestions; they are requirements that apply to this exact location. The application does not tell me what lights will actually be on this structure at night, or how aircraft warning lights could possibly comply with rules already in place. That is a gap the applicant has the burden to close, and I do not see it closed in the materials filed.

The location itself troubles me deeply. The applicant's own record shows they tried the County Fire Station first—County-owned property, which ranks much higher on the County's siting-preference ladder. When the lease terms fell through, they pivoted directly to a vacant lot in a residential area, the lowest-priority category the County's rules establish. What I do not see in the application is any documented analysis of why the existing towers within a few miles of here—including Verizon's own sites—could not serve the same purpose through collocation, or why industrial and commercial zones were not seriously reviewed. The County's rules actually prohibit using "this is the only site we could lease" as an excuse to skip higher-priority locations. That is exactly what appears to have happened here.

I am also concerned about what this decision becomes over time. Federal law makes it very difficult for the County to control how a tower is expanded once approved. We would be deciding today not just about a 75-foot structure, but about the foundation for whatever it becomes over the next decades. Combined with the property-value impact on our community—studies show significant losses on homes with visible tower exposure—this decision carries weight well beyond the initial approval.

I moved here for what Placitas is. I am asking the Commission to deny this application.

Sincerely,

Shery Welsh
148 Camino Barranca
Placitas, NM

This message is originated from an external organization

From: [Stephen Yemm](#)
To: [Doraida Arias](#)
Subject: Opposition to CU-26-001
Date: Friday, May 8, 2026 10:24:37 AM

Re: Application CU-26-001

Dear Members of the Sandoval County Planning and Zoning Commission,

When I first drove into Placitas over two years ago on highway 165 , I was very impressed by all of the pueblo-style houses on both sides of the road and nestled up in the surrounding hills — it felt like a modern version of the ancient pueblo communities found throughout this wonderful state. I believe that a 75-foot commercial tower in the middle of these homes would degrade not only the surrounding homes but the aesthetics for the entire community. Placitas, as you know, is mostly an affluent community that pays substantial property taxes to Sandoval County.

There are numerous reasons why I think you should deny this tower application: Previous attempts at other locations have failed, why? There are already existing Verizon towers within a few miles of here. More importantly, the micro-boosters located around Placitas provide adequate cell coverage without the need for a new tower. Both Verizon and T-Mobile use these micro-boosters. There appears to be some inaccuracies in the Verizon application to the county and I don't want my county taken advantage of. A commercial tower like this is likely to reduce the property values and this could decrease the tax revenue for the county.

I do not think anyone in Placitas and especially those near the proposed tower location will appreciate the of potential light pollution in our night sky. Nor will they appreciate the potential microwave radiation that could affect their health and the health of their pets. The proposed location sits right next to a community gathering place — a market, art gallery, restaurants with outdoor seating, and it is a venue for outdoor concerts, swap meets and antique car shows. Attendees would sit and stand directly underneath this tower. A commercial tower placed where our community gathers is simply an affront to the community.

Please deny this application because the visual impact of a tower on this site or anywhere in Placitas would create an eye-sore and forever ruin an important aesthetic for this community.

Sincerely,

Stephen Yemm
315 Camino De Las Huertas
Placitas, NM

This message is originated from an external organization

From: [s.allison](#)
To: [Doraida Arias](#)
Subject: Opposition to CU-26-001
Date: Sunday, May 3, 2026 5:01:36 PM

Re: Application CU-26-001

Dear Members of the Sandoval County Planning and Zoning Commission,

We moved to Placitas for the expansive natural beauty, wide open spaces, and the big night sky. That is why we chose to move here. Everything about this tower proposal goes against those reasons — and against the careful rules the County has already written for this exact location.

What troubles me most is that the application does not address the binding conditions the County attached to this parcel when it zoned it for a shopping center. Those conditions are not suggestions; they are requirements that apply to this specific lot. One of them says outdoor light fixtures must be limited to sixteen feet, shielded so light projects downward, and cannot shine onto neighboring homes. The application does not disclose what lights will actually be on a 75-foot tower at night, or how aircraft warning lights — which by their nature are visible from above and from the sides — could possibly comply with rules already in place. That is a gap the applicant has the burden to close, has **DELIBERATELY DECIDED NOT TO DISCLOSE**, nor is it addressed in the materials filed.

What also strikes me is the site selection. The applicant tried the County Fire Station first — that is County-owned property, which ranks much higher on the County's own siting-preference ladder. When the lease terms fell through, they pivoted directly to a vacant lot in a residential area, the lowest-priority category the County's rules establish. The County's rules actually prohibit using "this is the only site we could lease" as an excuse to skip higher-priority locations. That is exactly what appears to have happened here. There are existing towers within a few miles of this site, including Verizon's own, and the application **DELIBERATELY EXCLUDES** any actual written requests to those tower owners, (if they were ever made at all) any responses, or the specific reasons those sites were rejected. Without that record, this application is wholly inadequate and incomplete and does not meet the County's own standards for site selection.

I also cannot ignore the parcel directly adjacent to where the tower would stand. It is not vacant land — it is a working community gathering place. There is a market, an art gallery, a restaurant with outdoor seating, a speakeasy, and a venue for outdoor concerts. The restaurant's patio, where people sit to eat and listen to music on summer evenings, would sit directly underneath this tower. My cellular service is already adequate here. This is not filling a gap; it is an industrial structure the applicant is placing directly above where our community gathers. That is not compatible with what we have built in that space, and it runs counter to the careful site selection the County's rules require.

Finally, I am troubled by what comes after approval. Federal law makes it very difficult for the County to control how this tower is expanded once it is approved. We would be deciding today not just about a 75-foot structure, but about the foundation for whatever this becomes over the next decades. The County should not approve a project that shows such a blatant disregard for the place where we call home.

You must deny this application.

Sincerely,

Susan Allison
115 Placitas Trails Rd
Placitas, NM

This message is originated from an external organization

From: [Susan Kennedy](#)
To: [Doraida Arias](#)
Subject: Opposition to CU-26-001
Date: Tuesday, May 5, 2026 11:32:21 AM

Re: Application CU-26-001

Dear Members of the Sandoval County Planning and Zoning Commission,

We moved to Placitas over 10 years ago to live at one with nature — to get away from the electronic haze of the city and to have a place where we could plan to stay for the rest of our lives. What troubles me about this tower application is not just what it would do to our daily landscape, but that the application itself appears to skip over careful rules the County has already written for this exact location.

Start with the most basic gap: the County's rules require the applicant to submit an FAA analysis showing whether the proposed height triggers any aircraft warning lights at this specific site. I don't see that analysis in the materials filed. The rules also require a visual impact assessment — maps and before-and-after photo simulations showing what neighborhoods can see the tower from. That isn't there either. But here's what troubles me more: the application treats the zoning as plain "CD-WP" and never acknowledges the parcel-specific ordinance the County adopted in 2010 when it zoned this lot for a shopping center. That ordinance attached binding conditions to this exact property — requirements about outdoor lighting, mechanical equipment screening, and landscaping. The lighting rules say any outdoor fixture must be limited to sixteen feet, shielded so light projects downward, and cannot shine onto neighboring homes. Aircraft warning lights on a 75-foot tower cannot meet any of those standards — they are not shielded, not downward-focused, and visible from above and the sides. The application does not tell me what lights will be on this structure at night, or explain how they comply with rules already in place. That gap is the applicant's to close, and I do not see it closed.

I'm also concerned about the site itself. There is a working community gathering place directly next to where this tower would stand — a market, gallery, restaurant with outdoor seating, speakeasy, and a venue for outdoor concerts. The restaurant's patio, where people sit to eat dinner and listen to music on summer evenings, would sit directly underneath the proposed tower. My cellular service here is already good. This is not filling a coverage gap; it is an industrial structure the applicant is placing next to where our community gathers.

Beyond all of this, a 75-foot tower in the open desert landscape of Placitas — where everything around it is one or two stories — is out of scale with what this place is. The County's own rules acknowledge that by capping building heights low and calling for dark skies and viewshed protection. A tower this size dominating that landscape is simply inconsistent with what the County decided this area should be.

Please deny this application.

Sincerely,

Susan Kennedy Nunes
16 Horseshoe Loop

Placitas, NM

This message is originated from an external organization

From: [Timm Mason](#)
To: [Doraida Arias](#)
Subject: Opposition to CU-26-001
Date: Sunday, May 3, 2026 7:09:53 PM

Dear Members of the Sandoval County Planning and Zoning Commission,

I am writing as a resident of Placitas to express my opposition to the proposed tower application. My primary concern is the site selection, as the proposed location is directly adjacent to a vital community gathering place featuring a market, art gallery, and a restaurant with outdoor seating. Placing a 75-foot industrial structure immediately over an area used for dining and outdoor concerts contradicts the careful site selection required by County regulations.

Furthermore, the application fails to address existing binding rules for this parcel. Current zoning requires outdoor lighting to be limited to sixteen feet and shielded to prevent light from shining onto neighboring homes. The application does not clarify what lighting will be used or how necessary aircraft warning lights could possibly comply with these established restrictions. The applicant has not met the burden of proof to close these significant gaps.

Finally, I am concerned about the long-term implications of this approval. Under federal law, initial approval makes it difficult for the County to control future expansions, such as additional carriers or increased height. This decision effectively sets the foundation for the next several decades.

Given that the applicant has not made a convincing case for this specific location, I respectfully ask the Commission to deny this application.

Sincerely,

Timm Mason
4 Quail Meadow Road
Placitas, NM

This message is originated from an external organization

From: wells547@comcast.net
To: [Doraida Arias](#)
Subject: Opposition to CU-26-001
Date: Friday, May 8, 2026 9:26:50 AM

May 8, 2026

Planning & Zoning Department
Attn: Assistant Director Doraida Arias
Sandoval County Administration Building
1500 Idalia Road, Building "D" 2nd floor
Bernalillo NM, 87004

Re: Application CU-26-001

Dear Members of the Sandoval County Planning and Zoning Commission,

I have lived in Placitas for more than 20 years. I came here deliberately to be part of a community that has resisted the industrial sprawl overtaking so much of New Mexico, and to live in a place where the open desert still looks like open desert. That is what Placitas is: a high desert community that has managed, against all odds, to avoid the garish modern world. A 75-foot tower at the gateway to our community is an affront to that choice.

But my concern runs deeper than aesthetics. The applicant's own record shows a pattern the County's rules were written to prevent. They tried first to place this tower at the County Fire Station — County-owned property, which ranks second on the County's six-rung site-selection ladder. When the lease fell through over terms, they jumped directly to a vacant lot zoned residential, the lowest priority the County establishes. What is not in the application is any documented review of the categories in between industrial areas, commercial zones or any real analysis of why the multiple existing towers already within a few miles of here cannot accommodate shared use instead. The County's own rules explicitly prohibit using "this is the only site we could lease" as the justification for bypassing higher-priority locations. That language exists because of exactly this pattern. The applicant has the burden to demonstrate it looked at the right alternatives, and I do not see that burden met in the materials filed.

What also strikes me is what the application does not address about this specific parcel. When the County zoned this lot for a shopping center in 2010, it attached binding conditions to it, requirements about outdoor lighting, equipment screening, and landscaping. Those are not suggestions; they are rules that apply to this exact location. One says any outdoor light fixture must be limited to sixteen feet, shielded downward, with no spill onto neighboring homes. The application does not tell me what lights will be on a 75-foot tower at night, or how aircraft warning lights, which by design are visible from above and the sides, could

possibly comply with rules already in place. That gap is the applicant's to close, and I do not see it closed in the materials filed.

I also cannot ignore what sits directly next to where this tower would stand. It is not a strip mall. It is Homestead Plaza, a working community gathering place. There is a market, a gallery, a restaurant with outdoor seating, a speakeasy, and a venue for outdoor concerts. The restaurant's patio, where people sit to eat dinner and listen to music on summer evenings, would sit directly underneath this tower. My cellular service here is already adequate. This is not filling a coverage gap. It is placing an industrial structure directly above where our community gathers.

Finally, I have to note what the application shows about coverage alternatives. T-Mobile already has vastly superior coverage in Placitas, and they achieved it by using a small-scale approach: localized neighborhood transmitters on existing infrastructure, not new 75-foot towers. Verizon uses the same technology here; the company just deploys less of it. There is no reason Verizon cannot be a good citizen and use a similar technology.

We all want better cell coverage. But not at the expense of what makes our community desirable and unique.

I ask the Commission to deny this application.

Sincerely,

Tom Wells
22 Camino Los Altos
Placitas, M

This message is originated from an external organization

From: tricia.douglas@mail.com
To: [Doraida Arias](#)
Subject: Re: Application CU-26-001
Date: Tuesday, May 5, 2026 5:30:26 AM

Dear Members of the Sandoval County Planning and Zoning Commission,

When my family and I decided to move to Placitas ten years ago, we made a deliberate choice. We wanted to live in a place where the landscape still feels open—where there are no lights at night, where you can see across the desert without anything man-made interrupting the view. That is what we came here for. A 75-foot tower standing on that landscape would destroy that entirely.

But what troubles me most is not just what I would see from my home. It is what the application does not address at all. When the County zoned this parcel for a shopping center back in 2010, it attached specific binding conditions to this exact lot. Those conditions say outdoor light fixtures must be limited to sixteen feet, shielded so light points downward, and cannot shine onto neighboring homes. The application does not tell me what lights will actually be on a 75-foot tower at night, or how aircraft warning lights—which by their nature are visible from above and from the sides—could possibly meet a rule the County already wrote for this place. That gap is the applicant's to close, and I do not see it addressed in the materials filed.

The location itself does not make sense under the County's own standards. The applicant tried the County Fire Station first—that is County-owned property, which ranks much higher on the County's siting-preference ladder. When the lease fell through, they jumped directly to a vacant lot in a residential area, the lowest rung on that six-step ladder. The application does not show a documented review of what was skipped in between—industrial areas, commercial zones. More important, there are multiple existing towers within a few miles of here, and the application does not include the written requests to those tower owners, their responses, or the specific reasons those sites were rejected. The County's rules actually prohibit an applicant from bypassing higher-priority sites by saying "this is the only one we could lease." That appears to be exactly what happened here.

I also cannot ignore what sits directly next to where this tower would stand. It is a working community gathering place—a market, an art gallery, a restaurant with outdoor seating, a speakeasy, a venue for outdoor concerts. The restaurant's patio, where people sit to eat dinner and listen to music on summer evenings, would sit directly underneath this tower. My cellular service is already adequate here. This is not filling a coverage gap; it is an industrial structure the applicant is placing directly above where our community gathers.

What also concerns me: this area has no other above-ground utilities. A 75-foot tower would be the first industrial structure of that scale in this landscape. Once it is approved, federal law makes it extremely difficult for the County to control how it is expanded. We would be deciding today not just about a tower, but about the foundation for whatever it becomes over decades.

Please deny this application.

Sincerely,

Tricia Douglas and Trenton Scott
65 Tierra Madre Rd.
Placitas, NM.

This message is originated from an external organization

From: [Zachary Nunes](#)
To: [Doraida Arias](#)
Subject: Opposition to CU-26-001
Date: Wednesday, May 6, 2026 12:09:05 PM

Dear Members of the Sandoval County Planning and Zoning Commission,

In 2012, my family and I moved to Placitas deliberately. We chose this place because the County and the community had worked to keep it the way it is — with height and light restrictions that protect the landscape and the night sky. A 75-foot tower with aircraft warning lights would be in total violation of those protections we came here for, and it would fundamentally alter the character of Placitas that drew us here.

Sitting on my back patio, I look directly at the rise where this tower would stand. Every evening, that open desert view is what I see. A 75-foot industrial structure dominating that landscape is out of place in Placitas, and it would change what I live with every single day. But beyond what I would see from my home, I am troubled by how the location was chosen. The applicant tried the County Fire Station first — that is County-owned property, which the County's own rules rank as much-preferred for a tower. When that lease fell through, they jumped directly to a vacant lot in a residential area, which is the lowest priority the County's rules establish. What I have not found in the application is any documented review of the categories in between — industrial areas, commercial zones — or any real analysis of why the multiple existing towers already standing within a few miles of here, including Verizon's own sites, cannot accommodate what is needed instead. The County's rules actually prohibit using "this is the only site we could lease" as an excuse to skip higher-priority locations. That language exists precisely because of this pattern. The applicant has the burden to show they looked at the right alternatives, and I do not see that burden met in the materials filed.

What also deeply troubles me is that the application does not address the binding rules the County wrote specifically for this parcel when it zoned it for a shopping center in 2010. Those are not suggestions — they are requirements that apply to this exact lot. One of them says outdoor light fixtures must be limited to sixteen feet, shielded so light points downward, and cannot shine onto neighboring homes. The application does not tell me what lights will actually be on a 75-foot tower at night, or how aircraft warning lights — which by design are visible from above and from the sides — could possibly comply with rules already in place. That gap is the applicant's to close, and I do not see it closed in the materials filed.

I also cannot ignore what sits directly next to where this tower would stand. It is not vacant land. It is a working community gathering place — a market, a gallery, a restaurant with outdoor seating, a speakeasy, and a venue for outdoor concerts. The restaurant's patio, where people sit to eat and listen to music on summer evenings, would sit directly underneath this tower. My cellular service is already adequate here. This is not filling a coverage gap; it is placing an industrial structure directly above where our community gathers.

What concerns me equally is what comes if after approval. Federal rules make it very difficult for the County to control how this tower is expanded if once it is approved. We would be deciding today not just about a 75-foot structure, but about the foundation for whatever it would become over decades. The conditions the County attaches at this hearing are the conditions that will travel with the tower. They need to be written carefully — if this proceeds at all.

I ask the Commission to deny this application.

Sincerely,

Zachary Nunes
16 Horseshoe Loop
Placitas, NM

This message is originated from an external organization