

From: 37.4239.addr
To: [Planning and Zoning Main](#)
Subject: Opposition to CU-26-001
Date: Thursday, May 14, 2026 7:16:58 PM

Re: Application CU-26-001

Dear Members of the Sandoval County Planning and Zoning Commission,

I have lived in Placitas for over 25 years, and I came here because there is nothing garish about this place. No big towers, no industrial structures crowding the roadsides — just open desert, the foothills, and neighbors who chose this landscape on purpose. That is not nothing. It is exactly what we protect when the County reviews a proposal like this one.

My family goes to the Merc regularly. Homestead Plaza is where we shop, where we run into people, where we sit outside. The restaurant's patio would be directly under a 75-foot structure if this goes through. That changes what an evening there feels like — the noise from cooling equipment running continuously, the structure overhead, the sense of the place altered in a way that can't be undone by painting a tower brown. The County's own rules allow denial when a proposal conflicts with the historic character of a neighborhood, and that gathering place — the gateway to Placitas — is part of what makes this community what it is.

When I read through the application, I found things I can't account for. The RF report appears to have been prepared for a California rooftop site — it references "RoofView," "Tenaya," and "ROOF Area" — and I can't tell how much of the analysis was actually done for this location in Placitas, New Mexico. The application describes the zoning as plain CD-WP, but from what I understand, the County adopted a more specific set of rules for this parcel when it zoned it for a shopping center — with binding conditions on screening, landscaping, and lighting that the application doesn't engage with on their own terms. The proposed 8-foot coyote fence screens the ground equipment, but the 75-foot tower above it isn't screened by anything. That is what people driving up NM-165 will see. I also don't find an FAA evaluation in the materials showing whether any lighting is required at this height, so I have no way of knowing what's planned on that front. The County's rules place the burden of proof on the applicant. From what I can tell, that burden hasn't been met.

One additional thing the application doesn't address: bird migration. This area sits in a wildlife corridor, and I'd want to know whether a 75-foot structure at this location was assessed for its effects on migrating birds before the County acts on it.

Please deny this application.

Sincerely,

Ann B.Roblyer
37 Camino Manzano Placitas, NM
Placitas, NM

This message is originated from an external organization

May 12, 2026

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

Dear Sir or Madam,

I've been a resident of Placitas since 2011. I am writing to oppose the construction of an unsightly cell tower in the heart of Placitas. What a terrible way to ruin the ambience and views in a peaceful village. The tower will be on the main highway - the route of most everyone coming to or leaving Placitas. This plan is akin to putting a cell tower in the middle of the Santa Fe Plaza.

And the tower isn't for the people in Placitas - it's for residents downhill in Bernalillo and Rio Rancho. A better solution for Placitans is small transmitters that can be attached to telephone poles or street lights.

We came to NM from out-of-state. We were planning to look for a home in Santa Fe. While heading north on I25, we decided to stop in Placitas just based on the views from the freeway. We saw a beautiful village with homes nestled in the rolling hills. We changed our plans and bought a home in Placitas. We love the views, the friendly neighbors, the gatherings at Homestead Village, the flea markets, and the community art shows. We shop at The Merc, stop for coffee and lunch at SOMA, and browse in the art gallery. The Homestead Village is the hub for community activity and shouldn't be tarnished with an ugly cell tower looming over it.

We are trying to figure out why the county would want to ruin the beauty of a quiet, upscale community. Are you purposely trying to erode your property tax base? Home values will drop. Home buyers will be deterred from house hunting in Placitas. You will be doing a great disservice to local residents if you approve this tower.

Thank you.

Barbara Kratochwill
3 Aspen Ct
Placitas NM 87043

From: [barry bunn](#)
To: [Planning and Zoning Main](#)
Subject: Opposition to CU-26-001
Date: Wednesday, May 13, 2026 11:32:31 AM

Re: Application CU-26-001

Dear Commissioners,

For over 10 years, I have driven past the corner at Tierra Madre and NM-165 on my way to my home in Placitas. Right now I see open desert and low commercial buildings of reasonable scale. I really struggle to picture a monstrous 75-foot structure rising above Homestead Plaza, the gateway to Placitas, visible from every home and vehicle on that approach and much of the nearby neighborhoods. This type of tower would permanently degrade the beautiful sitelines of the surrounding areas, and I don't think the application justifies it.

The site-selection record is thin. The applicant tried the County Fire Station — County-owned property, well up the County's preferred siting order — and when the lease talks broke down, they ended up at a vacant lot in a residential area, the last priority on the County's list. The application doesn't show what was reviewed between priority 2 and priority 6. I also don't see the written requests and rejection letters the rules require from owners of nearby existing towers, some of which are less than two miles away. What is included is a slide deck with coverage screenshots from a phone app — not the kind of documented review required by the rules. The County's own ordinance stipulates that "this was the only site we could lease" isn't good enough rationale to skip higher-priority locations, and that is the pattern here.

There are also gaps in the materials I can't explain away. The application treats this parcel as plain CD-WP zoning without ever acknowledging the more specific rules the County adopted for this lot when it was zoned for a shopping center. Those rules attach binding conditions — screening, landscaping, and development standards that the application doesn't frame against its proposed measures. In addition, the application doesn't include an FAA evaluation showing whether any lighting is required at this height and I can't tell from the materials what, if anything, would be installed on the tower.

With respect to property values, I have a real and substantial stake here. Ten years ago, I chose to purchase a home in Placitas, in large part, because of its unspoiled views and remoteness. A gigantic tower visible (and even not visible) from a large number of neighboring homes in Placitas both adversely affects what potential home buyers will pay and the home values of current owners across Placitas. Obviously I am very concerned since I live in Placitas but I don't think any neighborhood in Sandoval County should be subjected to a tower like the one being proposed. There are certainly better low-impact non-residential locations that should be considered before any neighborhood in Sandoval County is subjected to these irreversible and adverse impacts to property values and sitelines. The burden of showing this proposal is right for this site rests on the applicant. From what I have read and researched, that burden has not been met.

Most respectfully request that this application be denied!

Sincerely,

Barry Bunn
141 Camino Barranca, Placitas,
Placitas, NM

This message is originated from an external organization

May 11, 2026

HAND DELIVERED

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

Re: CU-26-001 — Public Hearing of May 19, 2026 — Procedural Requests

Dear Ms. Arias:

I write in advance of the May 19, 2026 public hearing on Conditional Use Permit Application CU-26-001 to request the Department's confirmation on four procedural matters. I am coordinating community participation in this proceeding and want to ensure that our presentation conforms to the Commission's preferred procedures.

1. **Audio-visual equipment.** I respectfully request permission to use the audio-visual equipment available in the hearing room to display exhibits during my comments. Please advise what file formats and connection types the equipment supports, whether a laptop will be available or one must be supplied, and whether materials must be submitted to staff in advance.

2. **Combining yielded time.** I respectfully request permission to combine the time other sworn-in speakers yield to me, so that the community's collective case may be presented coherently rather than in fragments. Please confirm the Commission's procedure for ceding and aggregating speaker time, including any forms or sign-up sheets required and the maximum aggregate time permitted.

3. **Cross-examination.** I respectfully request the opportunity to cross-examine the Applicant and its representatives, including Pinnacle Consulting, LLC; Sun State Towers; and Verizon Wireless. Please confirm the Commission's procedure for requesting and conducting cross-examination in this quasi-judicial proceeding.

4. **Twenty-percent protest petition form.** I respectfully request a copy of the form Sandoval County prefers for the filing of a petition to invoke the twenty-percent rule under NMSA 3-21-6(C), together with any guidance the Department has on the petition's required content, supporting documentation, and filing deadline relative to the May 19 hearing.

Because the hearing date is approaching, I would be grateful for your response at your earliest convenience. I can be reached at the email and phone number below, and am happy to come to the Administration Building in person if that would be more efficient.

Thank you for your assistance.

Respectfully,



Brian Vogler
34 Ridge Rd
Placitas, NM 87043
Brian.Vogler@gmail.com
(617) 538-8228

May 11, 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 Sandoval County Planning and Zoning Commission,

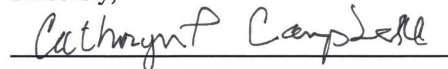
Eight years ago I left Albuquerque to retire in Placitas — drawn here by the open desert, the foothills, the quiet, and a community that had written a plan specifically to keep it that way. From my south-facing windows I can see exactly where this tower would stand. That view is part of why I live here.

The coverage argument the applicant is making does not hold up to my daily experience. I was a Verizon customer and received acceptable service. I have switched to Xfinity to address more of my needs at home. Verizon's own deck defines coverage as providing service where service does not exist or calls drop. Their maps paint patches around my neighborhood accordingly. I had working service at home and on NM-165 every day — voice and data. The application is asking the County to approve a 75-foot industrial tower to fill a gap that does not match the place I actually live. I also noticed that the RF analysis the applicant filed is labeled with a California site name and uses rooftop-analysis language — I would want to see analysis actually prepared for this location. And one line in the applicant's RF deck has stayed with me: one of the stated objectives for this site is "Offload surrounding sites in area." That is a Verizon network purpose, not something the people of Placitas asked for. The visual cost lands here; the operational benefit goes to Verizon's network.

The site-selection record is equally thin. The applicant started at the County Fire Station — County-owned property, the second-highest priority on the County's list — and when the lease talks broke down, they landed on a vacant lot in a residential area, the lowest priority the County recognizes. Nothing in the application walks through what was reviewed between priority two and priority six. The County's rules say explicitly that "this was the only site we could lease" is not an acceptable reason to skip higher-priority locations — and that is exactly the pattern here. The application also does not look at small cells: small antennas mounted on existing utility poles, building facades, and other structures that deliver coverage at neighborhood scale without any new tower. The County's inventory rule asks for a review of existing towers and other suitable structures within four miles. The carrier with the best service in Placitas already delivers it through small cells on existing infrastructure. The application says nothing about why Verizon's answer has to be a 75-foot tower instead.

The community plan I moved here to benefit from was built to protect the scenic, cultural, and landscape character of this place. The people who wrote it chose low-rise, open-desert Placitas deliberately. A 75-foot industrial structure visible from my south windows — and from every car driving into the community — is not what that plan contemplated. When the time comes to sell my home, a tower in that sightline will matter to any buyer who walks through. And the conditions the County attaches at this hearing are the conditions that will travel with this tower for as long as any of us live here. That is exactly why I am asking the Commission to deny this application.

Sincerely,



Cathryn P Campbell

23 Sage Hill Drive

Placitas, NM

From: Dale Ouimette
To: Doraida Arias
Subject: Proposed 5G tower in Placitas
Date: Friday, May 11, 2026

Doraida Arias
Sandoval County Planning & Zoning Department
darias@sandovalcountynm.gov

Dear Ms. Arias and Members of the Planning & Zoning Commission,

I am a property owner and resident of Placitas, New Mexico. I write to formally oppose the Conditional Use Permit application for a 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.

I am opposed to the installation of the 75 foot cell tower being proposed near the intersection of Tierra Madre and Highway 165. When we moved here 16 year ago, we looked at a number of the surrounding communities. They were nice communities, but all had some sort of unsightly feature that we didn't like, except for Placitas. We don't want those unsightly features coming to Placitas.

Our cell phone coverage is fine as are our immediate neighbors. So, we don't need a cell tower and I believe our neighbors who live within sight of the proposed tower regarding their loss of property values and possible health issues.

My understanding is that the owners of the property do not live in Placitas. And the tower builders do not even live in New Mexico. I strongly feel that the voices of the Placitas residents should be the deciding factor in this matter.

Thank you for including this opposition in the official written record.
Respectfully submitted,

Dale Ouimette
3 Aspen Court
Placitas, NM 87043

From: [Daniel Crangle](#)
To: [Planning and Zoning Main](#)
Subject: Opposition to CU-26-001
Date: Thursday, May 14, 2026 6:20:44 PM

Dear Commissioners,

My family and I have lived in Placitas for five years, in a home that looks west toward Tierra Madre and NM-165 where this tower would stand. We came here, in part, because this community has spent decades fighting to protect its dark skies and wildlife habitat. A 75-foot industrial structure at that corner threatens both things at once, and I want my concerns in the record before you make this decision.

On the site selection: the County's rules put County-owned property near the top of the preferred siting order, and a lot in a residential-zoned area at the very bottom. The applicant started with the Fire Station — the right category — and when the lease talks didn't come together, settled on a lot in a residential area, skipping industrial, commercial, and agricultural in between. The rules are explicit that "this is the only site we could lease" is not a sufficient reason to bypass higher-priority locations. The applicant's own emails confirm the final placement was driven by the property owner's desire to preserve the rest of the parcel for retail — not by any technical finding or hardship. That is the property owner's preference; it is not the analysis the County's rules require. The rules also ask the applicant to inventory existing towers and other suitable structures within four miles — utility poles, building facades, streetlights, rooftops — and conclusively demonstrate why none of them work. The carrier with the best service in Placitas delivers that coverage through small antennas on existing infrastructure, not new towers. The application doesn't address that alternative at all.

I also notice the application doesn't include the FAA evaluation the rules require — the one that establishes whether the proposed height triggers any lighting requirement at this specific location. Placitas dark skies are something this community worked hard to protect. Whatever that evaluation would conclude, it should be on file.

The restaurant patio at Homestead Plaza — the gateway to Placitas — would sit directly beneath this tower. I have been there for summer concerts, eaten dinner there with neighbors. The County's own standards ask whether a proposed use preserves the character of the area. Placing an industrial structure over the one spot in this community where neighbors regularly gather is not preservation.

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

Sincerely,

Daniel Crangle
1 Cielo Grande Dr
Placitas, NM

This message is originated from an external organization

From: [Dave Lawmaster](#)
To: [Planning and Zoning Main](#)
Subject: Opposition to CU-26-001
Date: Thursday, May 14, 2026 5:23:54 PM

Re: Application CU-26-001

Dear Commissioners,

My wife Melba and I retired to Placitas eight years ago after searching for the kind of place that most people only drive through — we built our home here, on open land, surrounded by views that made the decision easy. Part of what sold us on this spot was the drive home along NM-165: pueblo-style homes, the Sandia foothills behind them, nothing breaking the skyline. That drive is still the best part of the day.

The proposed tower would change what that drive looks like, permanently. At the corner of Tierra Madre and NM-165, right where Homestead Plaza sits at the gateway to Placitas, a 75-foot painted-brown canister becomes the new first thing you see coming home. The surrounding area is single-story homes on large lots; nothing around that intersection comes close to that height. Calling the design "stealth" changes the shape of the shroud — it does not change what 75 feet looks like against an open desert skyline. The applicant's own consultant noted the proposed location is considerably more visible than the site they originally pursued. That observation is in the application; the visual-impact drawings that would let a resident or Commissioner evaluate it are not.

The property-value concern is not abstract for us. We chose this place partly because of what it looks and feels like, and so will the buyers who come after us. A visible industrial tower at the most-traveled intersection in Placitas is a fact that every future buyer will weigh. We will bear the cost of that calculation.

One application gap I noticed: the County's rules require the applicant to submit an FAA evaluation showing whether the proposed height triggers any lighting requirement at this specific site. I don't see that evaluation in the materials filed. Whatever it would conclude, the rules require it on the record.

The place we retired to is genuinely hard to replicate. Please deny this application.

Sincerely,

Dave Lawmaster
35 La Puerta Trail
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,

I have lived in Placitas for one year and love living in this open desert wilderness and the way aesthetics have influenced how the community has been built. I ask the Commission to please deny this application for the following reason - the proposed design is out of place here.

I drive past the proposed location at least once a week. This tower would present itself as an eyesore to anyone driving on 165 into Placitas. There are already existing Verizon towers within a few miles of here. Micro-boosters are abundant around Placitas and provide adequate cell coverage. I don't want my county taken advantage of by this commercial venture. Placitas is an affluent community that pays substantial property taxes to Sandoval County. A commercial tower like this will likely reduce property values and 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

173 Camino Barranca
Placitas, New Mexico
May 11, 2026

Planning and Zoning Department
Sandoval County Administration Building
1500 Idalia Road, Building D, 2nd floor
Bernalillo, New Mexico

Re: Application CU-26-001

Dear Sandoval County Planning and Zoning Commissioners,

I am writing in opposition to the above application and I am asking you, the Commissioners, to deny the application. As I understand the issue, the cell tower will not materially add to cell phone coverage for the residents of Placitas, including the residents of the Village of Placitas, but rather provide service for commuters on I-25.


This service, while important, could be performed differently with a cell phone tower in another location.

The proposed tower, an 75-foot-tall structure topped with an 18-foot-diameter shroud, would serve as an obtrusive impediment to the appearance of our community. Buildings in Placitas, for the most part, are constrained architecturally to structures that conform to the environment. Such a tower would be a marked and aesthetically displeasing departure from this philosophy. As I also understand, a cooling unit at the base of the structure produces noise.

It is proposed that this tower be erected near Homestead Village, which is the commercial center of our community. This center also provides meeting places for the community. The visual and auditory milieu would be significantly disrupted by the structure.

Please deny this application.

Sincerely,


Douglas W. Barrett, MD

From: [Dianna Lee](#)
To: [Planning and Zoning Main](#)
Subject: Opposition to CU-26-001
Date: Friday, May 15, 2026 10:10:00 AM

Dear Commissioners,

My family moved to Placitas one year ago because it felt like the opposite of the suburban sprawl we desperately wanted to leave behind. We came here for the open land, the quiet evenings, the dark skies, and the feeling that this community still values space, beauty, and connection over endless development. We chose to build our future here because Placitas feels rare. From my front yard, I can see exactly where this proposed tower would stand. It would become the first and most dominant thing I see every single day.

Homestead Plaza sits directly beside the proposed site, and to me it represents the heart of this community. I've eaten dinner on the outdoor patio there with my family. My neighbors gather there for groceries, live music on summer evenings, and the simple experience of running into familiar faces. It is one of the places that makes Placitas feel human and connected instead of anonymous and overbuilt.

When I imagine that patio sitting beneath a 75-foot monopole, with industrial equipment humming at its base, it changes the entire feeling of the place. I no longer picture a quiet community gathering spot. I picture the kind of visual intrusion and creeping commercialization that so many of us intentionally left behind when we moved here. The County's own standards say telecommunications facilities must preserve the character of the area where they are placed. The community life centered around Homestead Plaza is part of that character, and this proposal does not preserve it.

What also deeply concerns me is the site-selection process itself. Based on the application, the applicant first pursued the County Fire Station — County-owned land that sits near the top of the County's preferred hierarchy for tower placement. But once those lease discussions failed, the applicant shifted all the way down to a vacant lot in a residential-zoned area, which is the very last priority under the County's six-level preference system.

What is missing is just as important as what was included. The application does not meaningfully show what alternatives were explored between those two extremes — industrial sites, commercial properties, or agricultural land that the County's own rules say should be considered before residential locations. The County's standards are explicit that an inability to secure a lease at a preferred site is not, by itself, sufficient justification for bypassing higher-priority locations.

There are also several existing towers within a few miles of the proposed site, yet the application does not provide the kind of detailed shared-use analysis the County's rules require. Instead, it relies largely on presentation slides and crowdsourced app screenshots rather than parcel-by-parcel technical evaluations, documented requests to tower owners, or definitive evidence that co-location is impossible. The application is also silent on small-cell alternatives — antennas mounted on existing utility poles, rooftops, and building facades — even though the carrier widely regarded as providing the best service in Placitas already appears to rely on those kinds of installations instead of constructing a new tower. The County's rules require examination of both existing towers and other suitable structures within

four miles. That second category appears largely unaddressed.

I also ask the Commission to consider the permanence of this decision. Once a tower is approved, federal law limits the County's ability to deny many future modifications, including additional carriers and expanded equipment installations. This hearing is the moment when the public still has a meaningful voice and when protective conditions must be established. Those conditions will shape this area long after this particular application is forgotten.

For those of us who chose Placitas precisely because it does not look or feel like everywhere else, this decision matters deeply. The burden is on the applicant to demonstrate compliance with the County's standards, and based on the record before you, I do not believe that burden has been met.

Please deny this application.

Dianna Noriega

This message is originated from an external organization

From: [Kendra Woods](#)
To: [Planning and Zoning Main](#)
Subject: Opposition to CU-26-001
Date: Friday, May 15, 2026 10:44:51 AM

Re: Application CU-26-001

Dear Members of the Sandoval County Planning and Zoning Commission,

My husband and I retired to Placitas nine years ago from Houston— he from decades in oil exploration, I from 34 years in biomedical research and teaching — both of us looking for natural beauty, quiet, views of the stars, and the kind of neighbors you actually know. We found all of those here in Placitas. On clear nights we take our telescope out and study the sky. On evenings we go to Homestead Plaza, the gateway to Placitas, for dinner, a blues concert, or to see what's featured at the gallery near the Merc.

The restaurant patio there — the one where we sit often with family, friends and neighbors — would sit underneath the proposed tower. A 75-foot structure above that patio doesn't just change a view. It changes what it feels like to be there. The County's own rules recognize that a telecommunications facility can be denied when it conflicts with the historic nature and character of a neighborhood. What happens at Homestead Plaza on a pleasant evening is precisely that character, and this proposal is incompatible with it.

On site selection, we have a hard time understanding how this application clears the County's standards. The County maintains a priority order for tower placement — County-owned property is near the top; a vacant lot in a residential-zoned area is at the very bottom. The applicant tried the County Fire Station first. When the lease talks didn't come together, they ended up at a vacant lot in a residential area. Between those two endpoints, the application doesn't show what was considered — no walk-through of the commercial, industrial, or agricultural sites the County's own rules ask an applicant to examine before settling on residential. The County's rules also explicitly prohibit using "this was the only site we could lease" as the reason to skip higher-priority locations. That is the precise path this application followed. The rules, further, ask the applicant to inventory existing towers and other suitable structures within four miles — utility poles, building facades, anything that could host a small antenna — and to conclusively show why none of them work. What was filed is a slide deck of nearby carrier towers. That is not a comprehensive inventory, and it is not conclusive.

One item I cannot find in the materials is an FAA evaluation showing whether the proposed height triggers any lighting requirement at this specific location. The rules require an evaluation. Without one, the Commission cannot verify that lights are not required — and for those of us who moved here partly for the dark skies additional light pollution is not welcome.

We are asking the Commission to deny this application.

Sincerely,

Dr. KV Woods-Francis
10 La Entrada
Placitas, NM

This message is originated from an external organization

From: [Erin Reynolds](#)
To: [Doraida Arias](#); [Planning and Zoning Main](#)
Subject: Opposition to CU-26-001
Date: Thursday, May 14, 2026 8:20:17 AM

Dear Commissioners,

Two years ago I moved to Placitas for a specific reason: the land feels alive here in a way I had not found anywhere else. The pollinators working the desert flowers in the morning, the birds, the small mammals moving through at dusk — these were not incidental to my choice. They were the reason.

My concern about application CU-26-001 is one I have not seen adequately addressed in what the applicant has filed: the effects of this structure's noise and light emissions on the wildlife that depends on this environment. Pollinators, raptors, songbirds, and nocturnal rodents all navigate by environmental cues — light gradients at dusk, sound frequencies in ranges that do not register as significant to humans. A 75-foot structure with cooling equipment running continuously, positioned in open desert terrain at the edge of a residential and semi-rural landscape, introduces a persistent acoustic and electromagnetic footprint into an environment those animals have organized their behavior around. The application does not include any wildlife or ecological assessment. It does not address how continuous mechanical sound from the equipment compound will interact with the nighttime habitat. It does not address whether light from the structure or its compound — at any level — has been evaluated against the known sensitivity of pollinators and migrating birds to light disruption. For a community that took care to protect a wildlife corridor in the planning documents that govern this area, the silence on these questions is striking.

I am not asking for certainty about harm. I am asking for evidence that these questions were considered. From what I can find in the materials filed, they were not. The County's standards require the Commission to find that a proposal like this is not detrimental to the welfare of the surrounding community — and the surrounding community includes the habitat that makes this place what it is.

Please deny this application.

Sincerely,
Erin Reynolds
38 Sage Hill Drive
Placitas NM
87043

This message is originated from an external organization

From: [Erin Reynolds](#)
To: [Doraida Arias](#); [Planning and Zoning Main](#)
Subject: Opposition to CU-26-001
Date: Thursday, May 14, 2026 9:00:07 AM

Dear Members of the Sandoval County Planning and Zoning Commission,

Two years ago I bought my house in Placitas knowing exactly what I was getting: open desert, low buildings, a sky you can actually see at night. A 75-foot tower visible from my living room, my bedroom, and my backyard is not what I paid for, and it is not what I understood this community to be. That's not a complaint about change in the abstract — it's about a specific structure that would be visible from every room I live in, every day.

The view from Homestead Plaza is just as personal to me. I go there to eat, to run into neighbors, to spend an evening outside. The restaurant's outdoor patio would sit directly underneath the proposed tower. I don't think I should have to look up at a 75-foot industrial structure to eat dinner in the place my community gathers — and I don't think the Commission should have to pretend that doesn't matter. The County's own rules allow it to consider whether a proposed facility conflicts with the character of the neighborhood. A tower standing over an open-air concert venue and a patio restaurant is that kind of conflict.

On property values: the homes in the part of Placitas that would have clear sightlines to this tower are homes whose owners chose this specific landscape. Research on homes with visible exposure to cellular towers documents meaningful losses in resale value. My home is one of those — the tower would be visible from every part of it — and that is not a hypothetical. When I eventually sell, a buyer standing in my living room will see that tower. I will pay for that, and so will my neighbors.

One additional gap I noticed when reading through the application: the rules the County adopted for wireless projects require the applicant to submit an FAA evaluation showing whether the proposed height triggers any lighting requirement at this specific site. I don't see that evaluation anywhere in the materials filed. Whatever it would conclude, the rules require it to be part of a complete application.

For all of these reasons, 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: [Erin Reynolds](#)
To: [Doraida Arias](#); [Planning and Zoning Main](#)
Subject: Opposition to CU-26-001
Date: Thursday, May 14, 2026 9:04:26 AM

Dear Members of the Sandoval County Planning and Zoning Commission,

From my backyard and from half the windows in my house, I would have a clear view of a 75-foot tower at the corner of Tierra Madre and NM-165. I have lived in Placitas for 2 years — long enough to know that I would rather have worse cellular signal than I have now than look at this tower for the duration of the time I live here. That is not a hypothetical. That is the trade the applicant is asking my neighborhood to make, and I am not convinced the Commission has been given an honest account of what the trade actually is.

The application's RF analysis is where the misrepresentation begins. It defines coverage as "where service does not exist, calls drop, or 'no service'" — and maps my area accordingly. But I have working Verizon service at my home and on the roads around it. The "gap" the tower is being built to fill does not match the place I actually live. Beyond that, the RF compliance report itself is internally labeled with a California site name and uses rooftop-analysis language — "RoofView" and "ROOF Area" — that has no apparent connection to a ground-mounted monopole in Placitas, New Mexico. I would want to see an analysis actually prepared for this location before the Commission acts on it.

The incompleteness goes further. The County's rules require a setback of at least 82.5 feet — tower height plus ten percent — from every abutting parcel boundary and right-of-way. The application describes the lease compound as tucked into the southwest corner of the parcel, with NM-165 on one side and homes on three. I have not found a site plan in the materials that demonstrates the proposed tower meets that distance from each of those lines. There is also no FAA evaluation on file showing whether any lighting would be required at this height and location; I cannot tell from what was filed what is planned. These are specific demonstrations the County's rules put on the applicant, and they are not in the record.

The conditions the Commission writes into any approval are the conditions that will travel with this tower. Federal rules require the County to approve a defined band of future modifications — added carriers, equipment swaps, smaller add-ons — without another public process. Larger changes still need County review, but the core of what is approved today is largely what the community lives with. That makes this hearing the moment to be certain the application is complete and verified. This one is not. The burden of demonstrating the proposal is right for this site belongs to the applicant, and it has not been met.

Please deny this application.

Erin Reynolds
38 Sage Hill Drive
Placitas NM
87043

This message is originated from an external organization

May 3, 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 moved to Placitas about six years ago from
Albuquerque specifically to escape noise and towers
and to have a quiet country life where I could see the
night sky. From my living room and kitchen window, I
look directly across at the rise where this tower would
stand. That view is part of why I chose to be here.

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. 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 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 in the materials filed.

I am equally concerned about the site selection. 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 rules establish. There is no documented analysis of why the multiple existing towers within a few miles of here could not accommodate what is needed. 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 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. That is not compatible with what this community has built in that space. Beyond that, peer-reviewed studies document that homes with visible exposure to cellular towers lose significant value. I worry about what this does to my home and my neighbors' homes—and to the place we all chose to live in.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Esther Verzi', is written over a horizontal line. The signature is enclosed in a large, hand-drawn oval.

Esther Verzi

140 Juniper Rd
Placitas, NM

May 9, 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,

My wife and I moved to Placitas five years ago from Albuquerque. We were explicit about our reasons: we wanted to escape the noise, the toxins, health concerns and health risks, the light pollution, the constant hum of congestion. We chose Placitas because we believed this community had made deliberate choices to keep those things out. Now I am watching an application that contradicts the very reasons we came here.

Every morning when I take my coffee onto the patio — from my kitchen, my master bedroom, my office, from outside where we entertain — I look southwest toward the rise where the proposed tower would stand. Right now I see open desert. A 75-foot industrial structure in that view is not incidental; it is a permanent transformation of what I see every day, and what drew my family here in the first place.

What troubles me more, though, is how this location was actually chosen. The applicant's own record is explicit: they first proposed the County Fire Station — that is County-owned property, which the County's rules rank as priority two, much preferred over residential areas. When that lease fell through over financial terms, they jumped directly to a vacant lot in a residential zone, which sits at the absolute bottom of the County's six-rung siting-priority ladder. The application contains no documented review of industrial or commercial areas in between, and no parcel-by-parcel analysis of why the 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 County's rules explicitly prohibit an applicant from bypassing higher-priority sites by saying "this is the only location 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.

Beyond the view from my home, I am deeply troubled by what sits directly adjacent to where this tower would stand. It is not vacant land. Homestead Plaza — the gateway to Placitas — is a working community gathering place. There is a market, an art gallery, a restaurant with people sitting outside on summer evenings listening to music, a speakeasy, a venue for community events. The restaurant's outdoor seating area sits directly underneath where this tower would be placed. An industrial structure looming above where our community actually gathers is fundamentally incompatible with what we have built in that space.

I am also concerned about the permanence of this decision. Once a tower like this is approved, federal rules require the County to approve a defined band of future modifications — additional carriers, equipment upgrades, modest add-ons — without the kind of public process we are going through now. Larger expansions still require County review, but the conditions attached at this approval are conditions that travel with the tower for decades. The rules the County wrote specifically for this parcel in 2010 — when it zoned this lot for a shopping center — include binding requirements about outdoor lighting. Light fixtures must be limited to sixteen feet, shielded downward, with no spill onto neighboring homes. The application does not disclose what lights, if any, will be installed 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.

Finally, peer-reviewed studies document significant property-value losses on homes with visible exposure to cellular towers. When my wife and I face the question of what this home is worth — and what we can pass on — a 75-foot tower visible from our property will matter. Our neighbors face the same. The aggregate impact across the homes that would see this structure is estimated at roughly \$24 million. That is a real cost to real people who chose to live here.

I am asking the Commission to deny this application.

Sincerely,

James Verzi
140 Juniper Rd
Placitas, NM

May 11, 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, and I have spent many of those evenings at Homestead Plaza — eating at the restaurant, stopping at the market on weekends, listening to music outside on summer nights. It is a genuine gathering place, one of the few in a community where people otherwise mostly stay on their own land. That is what makes the proposed tower location so hard to accept. The restaurant's outdoor seating sits directly underneath where the monopole would stand. A 75-foot industrial structure with cooling equipment running at its base does not sit quietly in the background of a summer dinner on a patio — it becomes the thing everyone is sitting under, permanently.

The thing I keep coming back to is that this does not have to be the answer. Placitas already has cellular coverage from multiple carriers delivered through small antennas on existing infrastructure — utility poles, building facades, structures that are already there. The carrier my neighbors praise most for reliable service in this area gets it that way, without any new tower. The County's rules ask the applicant to look not just at existing towers but at other suitable structures within the search area — exactly the kind of infrastructure that supports small-cell deployments — and to conclusively show none of them works. What is in the application is a slide deck listing a handful of other carriers' towers. There is nothing in the materials about existing poles, rooftops, or building facades that could host equipment. That is not a conclusive showing that the smaller-footprint alternative does not exist; it is an application that did not look.

Placitas residents built a plan for this community because they wanted it to stay what it is. Part of what it is is Homestead Plaza on a summer evening. I am asking the Commission to deny this application.

Sincerely,



Kathleen A Barrett

173 camino Barranca

Placitas, NM

From: [M. Claire Harwell](#)
To: [Planning and Zoning Main](#)
Subject: Opposition to CU-26-001
Date: Thursday, May 14, 2026 4:03:57 PM

Re: Application CU-26-001

Dear Members of the Sandoval County Planning and Zoning Commission,

I have lived in Placitas for 13 years, and the place I chose to live is Homestead Plaza's neighborhood — the gateway to Placitas, where neighbors stop for groceries, sip wine in an outdoor garden space, eat on the restaurant patio on summer evenings, and gather for car shows and outdoor concerts. The proposed tower would stand directly above that area. A 75-foot brown canister is not invisible to someone eating dinner underneath it, and would not be invisible to anyone driving into Placitas for the first time to seek a new home.

The site-selection record in this application does not hold up under the County's own standards. The applicant started at the County Fire Station — County-owned property, near the top of the County's preferred list of sites — and when the lease talks weren't favorable enough for the applicant, shifted to a lot in a residential-zoned area, which is the last category in the County's development priority order. There is nothing in the materials that sheds light on what happened between those two endpoints. That matters because the County's rules say explicitly that "this is the only site we could lease" is not a sufficient reason to skip higher-priority categories — and that is the precise pattern here. The application also looks only at other carriers' towers; it says nothing about the other suitable structures the rules ask applicants to inventory within four miles — utility poles, building facades, streetlights, rooftops. The carrier with the best service for Placitas' topography delivers it through small antennas, without a new tower. The application does not demonstrate that Verizon's solution is equivalent or better.

The application also leaves out several things the County's rules require to be on file. The parcel carries a specific set of development conditions from when the County zoned it for a shopping center, and the application treats the zoning as plain CD-WP without acknowledging those conditions. The proposed 8-foot coyote fence screens the ground equipment; it does not screen the 75-foot tower above it, which is what residents on three sides and anyone on NM-165 will see every day. There is no current site plan or setback diagram showing the placement actually meets the safety requirement of height-plus-ten-percent distance, as required by the rules, from each property line and right-of-way. The burden of demonstrating compliance with these requirements sits with the applicant. The filing does not meet the applicant's burden.

My neighbors and I chose to live in a community with big sky and mountain views, abundant wildlife, and limited development. The application lists one of the site's objectives as "offload surrounding sites in area" — a Verizon network purpose, not a benefit to the people who live here. The visual cost, the impact on our gathering place, and the lasting effect on property values make this a poor fit for Placitas. The benefit, to the extent there is one, flows primarily to Verizon's network to the west of Placitas. That is not a trade this community should be asked to accept, especially on an incomplete application. Please deny this proposal.

Sincerely,

Margaret Claire Harwell
PO Box 1341, Placitas NM 87043
Placitas, NM

This message is originated from an external organization

From: [mike elyea](#)
To: [Planning and Zoning Main](#)
Subject: Opposition to CU-26-001
Date: Thursday, May 14, 2026 4:00:54 PM

Re: Application CU-26-001 Dear Commissioners, A 75-foot industrial structure above the place where my neighbors gather is not a minor visual adjustment — it changes what that place feels like, permanently. I have lived in Placitas for 4 years. What drew me here is the quality I notice every time I come home: the open desert scale of the place, the low rooflines, the unobstructed views. From my living room, dining room, and deck, I look southeast. The proposed tower would sit in that sightline every day. The applicant calls the design "stealth" — but a rusty brown, 75-foot painted drum is not concealed, it is an eyesore. At that height, in this landscape, it is the dominant feature in the view. The site-selection record does not persuade me the applicant did what the County's rules ask. They tried the Fire Station first — County-owned property, near the top of the County's preferred list. When the lease didn't come together, they ended up at a vacant lot in a residential-zoned area, the last category on the County's list. I don't see what was reviewed between those two points. The rules say explicitly that "this was the only site we could lease" is not a sufficient reason to skip higher-priority categories — that is the precise pattern here. Beyond the priority question, the application surveys other carriers' towers but says nothing about the other infrastructure the rules ask applicants to look at within four miles: utility poles, streetlights, building facades. The carrier with the best service in Placitas delivers it through small antennas on exactly that kind of existing infrastructure. The application doesn't tell me why Verizon's answer has to be a 75-foot tower instead. The application also treats this parcel's zoning as plain CD-WP, without acknowledging the more specific rules the County adopted when it zoned this lot for a shopping center. The application does not frame the proposed measures as compliance with them. There is the burden of demonstrating compliance sits with the applicant, and on several points I cannot see that burden met. For these reasons, please deny this application. Sincerely, Michael Elyea 4 Bison Ct. Placitas, NM

This message is originated from an external organization

From: [mike elyea](#)
To: [Planning and Zoning Main](#)
Subject: Opposition to CU-26-001
Date: Friday, May 15, 2026 9:20:14 AM

Re: Application CU-26-001 Dear Commissioners, From my living room, my dining room, and the deck where we spend evenings, the view that drew us here is still intact: open desert, low rooftops, the foothills behind them. That is what we came for, and it is what a 75-foot industrial tower would permanently change, for us and for every neighbor in sight of it. I've read through the application materials, and what strikes me is how much the applicant hasn't addressed. The application treats this parcel as though it sits under ordinary CD-WP zoning — but the County adopted a more specific set of rules for this lot more than a decade ago when it zoned it for a shopping center. Those rules attach binding development conditions: mechanical-equipment screening from the highway and from abutting residential properties, ten percent landscaping with automatic watering, and others. The applicant proposes an 8-foot coyote fence around the ground equipment, which is fine for what it does. But the 75-foot tower above that fence isn't screened by anything. From NM-165 and from homes on three sides, the tower is what people will see — and the application doesn't frame any of the proposed measures as compliance with those parcel-specific conditions, or explain how they're met. Beyond that, the County adopted a specific zoning purpose for this lot: a shopping center. A 75-foot industrial tower with a fenced equipment compound is a long way from that purpose, and the application never addresses the mismatch. The rustic character of this place is why we moved here, and why our neighbors moved here. Once this tower is approved, federal rules require the County to allow a defined range of future modifications — additional carriers, equipment changes — without another public hearing. The conditions written into any approval today are largely the conditions this community lives with permanently. Given how many specific requirements haven't been demonstrated in what's been filed, this is not the record on which that commitment should be made. Please deny this application. Sincerely, Michael Elyea 4 Bison Ct. Placitas, NM

This message is originated from an external organization

From: nancye320@aol.com
To: [Doraida Arias](#)
Cc: P&Z@SandovalCountynm.gov
Subject: Fw: Proposed Construction of Cell Tower in Placitas
Date: Friday, May 15, 2026 1:03:17 PM

Good afternoon, Ms. Arias,

Just in case you didn't receive it, I'm forwarding an email I sent to Mr. Beaman on April 16, 2026, to voice our opposition to the proposed construction of the communication tower in Placitas (since I didn't see it on the recent postings to the P&Z website).

Thank you and all the best in assuming the interim director position,

Nancy Nolan

----- Forwarded Message -----

From: nancye320@aol.com <nancye320@aol.com>
To: dbeaman@sandovalcountynm.gov <dbeaman@sandovalcountynm.gov>
Sent: Thursday, April 16, 2026 at 02:11:18 PM MDT
Subject: Proposed Construction of Cell Tower in Placitas

Good afternoon, Mr. Beaman,

I am writing on behalf of my husband and myself, to voice our opposition to the proposed construction of the communication tower west of Homesteads Village in Placitas.

First, we want to say how much we have appreciated the work of the Sandoval County Planning & Zoning Department, over the 46 years we have lived in Placitas, to preserve the rural character of our community. In spite of all the new homes, subdivisions and businesses that have been built since we moved here in 1980, they have all managed to blend in with the natural beauty of the neighborhood that we love.

The proposed cell tower feels different. If, indeed, the proposed height is 75' -- comparable to a 6-8 story building -- it will be visible for miles around.

When I was walking my dog this morning, a distance of about 3 miles round trip from Placitas Homesteads into Tierra Madre and back, I realized that I would see the cell tower every step of the way. We feel particularly sorry for our neighbors who will have it in their immediate visual front or back yard.

As much as we value reliable cell service (we purchased an extender from Verizon that works pretty well), we treasure the beauty of our rural community even more.

Respectfully,
Nancy & Steve Nolan

Placitas Homesteads

This message is originated from an external organization

May 15, 2026

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

Re: Application CU-26-001

Dear Commissioners,

Every evening I step onto my bedroom deck and watch the desert settle into dusk — quail moving through the scrub, the sky going dark in layers, the coyotes starting up somewhere to the north. I have lived in Placitas for more than 25 years for exactly this. A 75-foot tower visible from that deck, visible from my back yard, visible every single day, is not a minor change to the place I chose.

The site-selection record in this application does not hold up. The County's rules set a clear preference order — existing towers and structures first, County-owned land second, with residential areas at the very bottom. The applicant tried the Fire Station, the lease talks broke down, and they ended up at a vacant lot in a residential area — the last choice on the County's list. The rules are explicit: "we couldn't get a lease at the preferred site" is not a sufficient reason to skip the rest of the list. But the application gives one sentence to alternatives and no written correspondence with owners of nearby existing towers — correspondence the rules require. Nor does it survey the other suitable structures the inventory rule covers: utility poles, streetlights, building facades, rooftops. The carrier with the best service in Placitas already delivers it through small antennas on existing infrastructure. Verizon could follow the same path. The application doesn't say why it can't.

One line in the applicant's own RF deck also caught my attention: one of the stated objectives for this site is "Offload surrounding sites in area." That is a benefit to Verizon's network, not to the people who live here. The visual cost lands in Placitas; part of the purpose goes somewhere else.

My family's home is worth less with a 75-foot tower in the sightline from our patio. That is not speculation — it is what buyers see and what they pay for. The plan our community spent years writing was meant to protect this place from exactly this kind of intrusion. And the application still doesn't include an FAA evaluation showing whether any lighting would be required at this height — so I don't know what I'd be looking at after dark.

Please deny this application.

Sincerely,

Lucinda V. Fairfield
4 Agua Sarca Road
Placitas, NM

May 15, 2026

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

Re: Application CU-26-001

Dear Commissioners,

I have lived in Placitas for over 25 years, and during that time I have watched neighbors on every road here — including mine — make the same quiet bargain: smaller house, longer drive, because this place is what it is. Open desert. Wildlife corridors. Unobstructed sky. A proposed 75-foot monopole visible from my home changes that bargain for every household within sight of it, which is most of this community.

The location chosen here troubles me. The applicant went to the County Fire Station first — County-owned land, near the top of the County's siting priority order — and when the lease didn't come together, ended up at a vacant lot in a residential-zoned area, the lowest priority on the County's list. The application offers one sentence about "many other locations" with no names and no reasons. Per the rules the County adopted, the fact that a preferred-site lease fell through is not adequate justification for landing at the bottom. The burden of showing higher-priority categories were genuinely exhausted is on the applicant. I don't see that case made here. There is also no evidence in the materials of actual written requests sent to the owners of nearby existing towers — the rules require copies of those exchanges, not just a slide deck of app screenshots showing where coverage is weak.

The application also describes the tower's corner placement as driven by

the property owner's preference for keeping the rest of the parcel available for retail development. That is an owner-convenience reason, not a coverage reason, and not the kind of hardship the County's rules contemplate when they ask why a lower-priority site was chosen.

Reading through the application, I notice it treats the zoning here as plain CD-WP and doesn't engage the more specific rules the County attached to this parcel when it designated it for a shopping center. Those rules carry binding development conditions — screening, landscaping, and others — and none of them are addressed by name. The application also doesn't include the FAA evaluation the rules require to determine whether any lighting would be required at this height.

Wildlife moves through the open land surrounding Placitas. The plan our community worked to put in place was meant to protect that, along with the character of a semi-rural neighborhood. Every homeowner in Sandoval County deserves unobstructed views of natural habitat. We should not be an exception.

Please deny this application.

Sincerely,

Gerald Van Slambrook
4 Agua Sarca Road
Placitas, NM

May 15, 2026

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

Re: Application CU-26-001

Dear Commissioners,

I have lived in Placitas for more than 25 years, and in that time the open desert character of this place — the unobstructed sightlines, the wildlife moving through undeveloped land, the dark nights — has been exactly what every homeowner here chose when they bought in. The proposed tower is visible from my home. What I keep coming back to is the simple question of whether every other homeowner in Sandoval County gets to keep those views, and why we shouldn't.

The site-selection record in this application is thin. The applicant tried the County Fire Station — County-owned land near the top of the County's preferred site order — and when the lease talks didn't come together, landed on a vacant lot in a residential-zoned area, the last priority on the County's list. There is one sentence in the narrative about "many other locations" being reviewed, with no names and no reasons. The County's own rules are explicit that the inability to reach lease terms at a preferred site is not sufficient justification for skipping to the bottom. The application also doesn't include the actual written requests and responses from owners of nearby existing towers showing why shared use was ruled out — just a slide deck of crowdsourced screenshots. That is not the conclusive demonstration the rules require, and the burden of making it is on the applicant.

The application also doesn't engage with the parcel-specific zoning the County established here in 2010, when it designated this lot for a shopping center and attached binding development conditions. The materials treat the zoning as plain CD-WP and don't address those conditions by name. The applicant proposes an 8-foot coyote fence around the ground equipment — which is fine for what it screens — but the 75-foot tower above it is visible from the highway and from homes on three sides and isn't screened by anything. That is an adequacy problem the application doesn't address. There is also no FAA evaluation on file showing whether the proposed height triggers any lighting requirement.

Once this tower is approved, federal rules allow a defined band of future modifications — added carriers, equipment swaps, modest changes — to proceed without the public process we have right now. The conditions attached at this hearing travel with the tower. What has been filed doesn't demonstrate compliance with the rules that bind this specific parcel, and the applicant has not carried the burden that demonstration requires.

I am asking the Commission to deny this application.

Sincerely,

Lucinda V Fairfield
4 Agua Sarca Road
Placitas, NM

May 15, 2026

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

Re: Application CU-26-001

Dear Commissioners,

I moved to Placitas more than 25 years ago for the wildlife, the dark skies, and the open desert landscape. From my bedroom deck and back patio, that landscape is still what I see every morning — single-story homes, desert scrub, the foothills behind them. A 75-foot monopole in that sightline would be the tallest structure for miles in any direction, and it would be visible from my home every day for as long as I live here. That is not a minor change. The application doesn't include a Zone of Visibility map or before-and-after photo simulations from the vantage points residents actually live at. Without those, there is no way for the Commission — or for me — to assess what this proposal actually does to the views the community relies on.

The site-selection record in the application is also thin. The County's rules set out a clear preference order for where towers should go, with existing structures and County-owned land at the top. The applicant tried the County Fire Station — near the top of that list — and when the lease didn't come together, they ended up at a vacant lot in a residential-zoned area, the lowest priority the County's rules recognize. The rules explicitly say that "we couldn't get a lease at the preferred site" is not sufficient justification to move down the list. The application gives one sentence to alternatives: many locations were reviewed and eliminated. It does not name them, explain the rejection reasons, or include the written

correspondence with owners of nearby existing towers the rules require. Nor does it look at small cells on existing utility poles, streetlights, and building facades — the "other suitable structures" the County's inventory rule covers. The carrier with the best service in Placitas already delivers it through that technology, on infrastructure that already exists, without building anything new.

One line from the applicant's own RF deck stood out to me: one of the stated objectives for this site is "Offload surrounding sites in area." That is a benefit to Verizon's network, not to the people who live here. Whatever visual and property impact lands in Placitas, some of the purpose behind this tower is reducing load on towers somewhere else. That is not a trade the community asked for or should be asked to accept.

When I sell this home someday, a 75-foot tower visible from the back patio will matter to a buyer. The plan our community spent years writing was meant to prevent exactly this kind of incompatible intrusion. I am asking the Commission to deny this application.

Sincerely,

Gerald Van Slambrook
4 Agua Sarca Road
Placitas, NM

May 11, 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,

My husband and I moved to Placitas more than 20 years ago from the Denver area specifically to leave behind what overdevelopment does to a landscape. We watched the natural beauty we loved get swallowed by sprawl, and we chose the high desert and the Sandias as our retirement home because this place still looks like itself. Every time we drive in or out of Placitas past the proposed site, a 75-foot tower would be the first and last thing we see. That is not a minor inconvenience — it is the reason we came here, taken away piece by piece.

On summer evenings, people eat dinner on the patio at Homestead Plaza, listen to outdoor concerts, and run into neighbors at the market and gallery. That patio sits directly below where the proposed tower would stand. The County's job is to find that a proposed use preserves the character of the area — and I do not see how a 75-foot industrial structure positioned over the place where this community gathers passes that test. The applicant calls the design "stealth," but a 75-foot painted-brown canister is still 75 feet tall. It changes the shape of the tower, not its height or its presence.

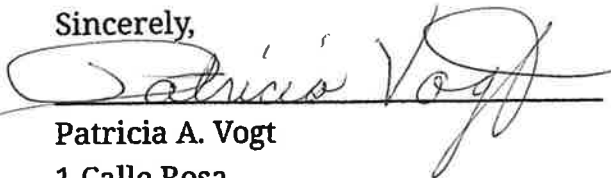
The site-selection record concerns me just as much. The applicant

tried the County Fire Station first — County-owned property, near the top of the County's preferred-site list. When the lease talks did not come together, they ended up at a vacant lot in a residential-zoned area, the lowest priority on the County's list, without any visible examination of what lay between those two options. The application also offers no explanation for why the lot placement was driven by the property owner's preference for future retail use rather than by any coverage need or technical requirement. That is the applicant's convenience, not a hardship that justifies skipping five higher-priority categories. The County's rules say "this is the only site we could lease" is not an acceptable reason — and that is exactly the pattern here.

There are also multiple existing towers within a few miles of the proposed site, and an entire category of infrastructure — utility poles, building facades, streetlights — that small cells already run on locally. The carrier with the strongest service in Placitas uses that path without building new towers. The application doesn't show why Verizon's answer has to be different.

Please deny this application.

Sincerely,

A handwritten signature in black ink, appearing to read "Patricia A. Vogt", written over a horizontal line.

Patricia A. Vogt
1 Calle Rosa
Placitas, NM

From: [PAUL GABALDON](#)
To: [Planning and Zoning Main](#)
Date: Friday, May 15, 2026 10:25:07 AM

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

Dear Members of the Commission:

Please place this letter in the record for this case.

We are residents of Placitas and submit this letter to raise an objection to the Commission's consideration of Application CU-26-001 ("Application"). Our objection concerns Sandoval County Ordinance No. 10-11-18.7B6: the special use ordinance recorded with the County Clerk on November 19, 2010 ("Ordinance") that includes "telecommunications tower" among the uses that may be authorized on the subject property. Without that ordinance, a telecommunications tower is not among the uses for which the subject property may be approved.

New Mexico law sets out specific requirements that must be satisfied before a county ordinance takes effect. NMSA § 3-21-14(D) provides, in relevant part:

The title and a general summary of the ordinance shall be published in a newspaper of general circulation in the county once each week for two consecutive weeks, the last date of publication being not less than fifteen nor more than thirty days prior to the effective date of the ordinance. No ordinance shall take effect until at least fifteen days after the last date of publication. It is a sufficient defense to any prosecution for violation of an ordinance to show that no publication was made.

Upon information and belief, the title and general summary of Ordinance No. 10-11-18.7B6 were never published in a newspaper of general circulation in Sandoval County in the manner required by NMSA § 3-21-14(D). An in-person request to the County Clerk for the proof of publication followed by an IPRA request for the same has produced no results.

Without the required publication, Ordinance No. 10-11-18.7B6 cannot take effect. Since a telecommunications tower is not among the uses for which the subject property may be approved, the Commission has no legal basis on which to grant Application CU-26-001.

We therefore respectfully request that, before the Commission takes any further action on Application CU-26-001, the County place in the record competent evidence demonstrating that the publication requirements of NMSA § 3-21-14(D) were fully satisfied with respect to Ordinance No. 10-11-18.7B6—specifically, proof of two consecutive weekly publications of the Ordinance's title and general summary in a newspaper of general circulation in Sandoval County, with the last date of publication falling not less than fifteen nor more than thirty days before the ordinance's stated effective date.

If such evidence cannot be produced, we respectfully request that the Commission deny Application CU-26-001, or in the alternative decline to act on it, on the ground that the Ordinance has not been shown to be in effect.

We further object that the published summary of the Ordinance, if any, failed to include notice that a telecommunications tower was among the allowed uses on the

subject property.

Finally, the Ordinance states that the subject property was “zoned SU (special use) for a shopping center.” The list of uses the Ordinance allows on the property must be read in the context of that designation and of the list as a whole.

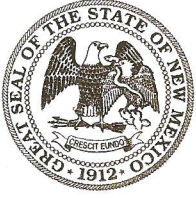
"Telecommunications tower," when read alongside the other uses contemplated for a shopping-center site, cannot fairly be interpreted to mean a 75-foot freestanding monopole bearing no functional or aesthetic relationship to the shopping center the property was zoned to accommodate. The internally coherent reading of the Ordinance—the one that gives effect to the SU designation and to every term in the list of allowed uses—would limit "telecommunications tower" to facilities consistent with a shopping-center use, such as rooftop-mounted antennas or comparably modest installations integrated into the shopping center's structures. The Applicant's proposal is not within the fair import of the Ordinance's terms. Therefore, the Commission should deny the Application.

Numerous other written objections to the Application have been made to the Commission. We incorporate all such objections into this letter.

Respectfully,

Paul and Roberta Gabaldon

This message is originated from an external organization



New Mexico State Senate

State Capitol Santa Fe

SENATOR CINDY NAVA

D-Bernalillo & Sandoval-9

282 S. Camino Del Pueblo, Suite 2B
Bernalillo, NM 87004

District Office: (505) 946-5559
Capitol Office: (505) 986-4361
E-mail: cindy.nava@nmlegis.gov

May 13, 2026

Dear Members of the Sandoval County Planning and Zoning Commission,

As the State Senator representing Placitas (District 9), I submit this letter regarding Conditional Use Permit application CU-26-001, scheduled for hearing on May 19, 2026.

My office has received significant constituent input opposing the proposed 75-foot commercial wireless monopole. These concerns center on clear inconsistencies with the Placitas Area Plan and material deficiencies in the application record.

Compliance with the Placitas Area Plan is a required finding under the Sandoval County Wireless Telecommunications Ordinance, not a discretionary factor. Based on the current record, the proposed facility is not consistent with the Plan's governing land-use framework.

The Placitas Area Plan prioritizes preservation of semi-rural character, scenic integrity, and cultural landscape. This proposal—a 75-foot monopole with associated electrical, fiber, and multi-carrier infrastructure—conflicts with those directives in several respects:

- It is incompatible with the Plan's mandate to preserve Placitas' semi-rural character and community identity.
- It presents a significant adverse visual impact, becoming a dominant structure visible from multiple documented viewpoints and degrading protected viewsheds.
- It is inconsistent with the Plan's emphasis on limiting visually intrusive commercial infrastructure in rural areas.

COMMITTEES:

MEMBER:

- Education
- Health & Public Affairs

INTERIM COMMITTEES:

MEMBER:

- Courts, Corrections & Justice Committee

ADVISORY MEMBER:

- Legislative Education Study Committee
- Mortgage Finance Authority Act Oversight Committee
- Federal Funding Stabilization Subcommittee

- It raises concerns under the Plan's dark-sky preservation policies given its height and potential lighting.

In addition, the application record reflects unresolved technical and procedural issues:

- The proposed concealment measures are limited and have been deemed insufficient in prior review.
- The northwest setback achieves only 57% of required fall-zone standards, raising safety and compliance concerns.
- The alternatives analysis is incomplete, relying on lease constraints rather than full evaluation of feasible alternatives consistent with local requirements.
- The submission lacks full cumulative noise analysis for all proposed carriers.
- Approval would trigger Section 6409(a) of the Spectrum Act, significantly limiting future County oversight of modifications, including potential height increases.

Importantly, through engagement with subject matter experts, my office has become aware that viable, less intrusive alternatives already exist. Current deployment patterns in Placitas rely on distributed small-cell technologies mounted on existing utility poles and infrastructure. Expansion of these approaches can improve coverage while maintaining consistency with the Placitas Area Plan and avoiding the land-use conflicts associated with large-scale monopole siting.

Given this record, I respectfully urge the Commission to carefully evaluate whether the application meets the required findings under County ordinance and the Placitas Area Plan based on a complete, accurate, and substantiated evidentiary record.

Thank you for your consideration and for your service to Sandoval County.

Respectfully,

Cindy Nava

Cindy Nava
NM State Senator
Senate District 9

From: [Sabina Vitello](#)
To: [Planning and Zoning Main](#)
Subject: Opposition to CU-26-001
Date: Wednesday, May 13, 2026 3:32:57 PM

Re: Application CU-26-001

Dear Commissioners,

I have lived in Placitas for more than 10 years, and my address is on Tierra Madre Road — the same road that leads directly to the proposed tower site. Whatever goes up at that corner is what I will drive past every day coming home.

The application describes the design as "stealth" and "concealed." A 75-foot brown canister is a different shape than a lattice tower, but it is not hidden — it would stand higher than anything else for miles in open desert terrain, visible from homes in every direction. I have not seen anything in the application that shows what this will actually look like from the surrounding neighborhood. Providing this information is required for such an application.

The application also treats this parcel as straightforward CD-WP zoning without ever acknowledging the more specific rules the County adopted when it zoned this lot for a shopping center. Those rules attach binding development conditions — mechanical-equipment screening from the highway and from abutting residential properties, landscaping requirements, etc. The proposed 8-foot coyote fence will screen ground equipment. It does not screen a 75-foot tower.

The application does not include the FAA evaluation as County's rules require, showing whether any lighting is needed at this height and location. I cannot tell from the materials what, if anything, would be installed on the tower.

T-Mobile users in Placitas get much better service through small antennas on existing infrastructure, not new towers. The application does not explain why this path is not being considered. The County's own rules ask applicants to consider "other suitable structures" within four miles.

When I purchased my home in Placitas, I made a decision based on what this place looks and feels like. There are too many gaps in this application and therefore, this application is not ready for approval.

Please deny CU-26-001.

Sincerely,

Sabina Vitello
53 Tierra Madre Rd
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,

I have lived in Placitas for more than 25 years, and I chose this place deliberately — for the open desert I can see from my home, for the quiet, and for the night sky. I am interested in astronomy, and one of the things I value most about living here is being able to step outside at night and actually see the stars. The proposed 75-foot tower at 221 NM-165 would change that, and it would do so in ways that directly conflict with the rules the County itself has written for this parcel.

When the County zoned this lot for a shopping center in 2010, it attached specific binding conditions to this exact location. One of those conditions requires outdoor light fixtures to be limited to sixteen feet, shielded so light projects downward, with no spill onto neighboring homes. The application does not tell me what lights — if any — will actually be on a 75-foot tower at night. Aircraft warning lights, by their nature, are visible from above and the sides; they cannot meet the shielding standard the County already requires on this parcel. The applicant has the burden to show how the tower complies with that requirement. I do not see that demonstration in the materials filed.

I oppose placement here also
What troubles me more is how this site was chosen in the first place. 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 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 six rungs, 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 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." 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.

The parcel directly adjacent to where this tower would stand is not vacant land. It is Homestead Plaza — 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 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.

I am also concerned about what a 75-foot tower visible from homes throughout this area would do to property values. Peer-reviewed studies document that homes with visible exposure to cellular towers experience significant property-value losses. That matters when it comes time to sell, or when my neighbors sell theirs.

Please deny this application.

Sincerely,



Sam Baker

21 Puesta del Sol

Placitas, NM

87043

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 30 years. I came here for the open desert I see from my back deck, and I have stayed because of what this place is. When I look east from that deck, I see the rise where the proposed tower would stand. A 75-foot structure on that horizon changes what I look at every day, for the rest of my life.

But the visual impact is only part of what concerns me. The location itself reveals something troubling about how this application was built. The applicant tried the County Fire Station first — that is County-owned property, which the County's rules rank as second-highest priority for a tower. When the 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 priority ladder. The application contains no documented review of industrial or commercial sites in between, and no real analysis of why the 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 County's rules explicitly prohibit using "this is the only site we could lease" as justification for skipping higher-priority locations. That language exists because of exactly 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 sits directly next to where this tower would stand is not vacant land — it is Homestead Plaza, a working community gathering place. People eat dinner on the restaurant patio there. In summer, residents sit outside and listen to concerts. A 75-foot industrial tower placed directly above that space is not compatible with what we have built in that corner. The County's rules ask whether a proposed use preserves the character and integrity of a neighborhood. An industrial structure overshadowing a community gathering place answers that question plainly.

I am also deeply concerned about what this tower would cost us. Peer-reviewed studies document that homes with visible exposure to cellular towers experience significant property-value losses. Across the roughly 555 homes that would see this tower, the aggregate estimated impact is around \$24 million. We chose to

live here deliberately. When it comes time to sell, or when my neighbors sell theirs, that matters.

Beyond all this, the application appears incomplete. The County zoned this exact parcel for a shopping center in 2010 and attached specific binding conditions — outdoor light fixtures 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 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.

Please deny this application.

Sincerely,

A handwritten signature in blue ink that reads "Sara Mills". The signature is written in a cursive style and is positioned above a solid black horizontal line.

SaraMills

06 Trace Ct

Placitas, NM

From: [Sridhar](#)
To: [Planning and Zoning Main](#)
Subject: Opposition to CU-26-001
Date: Wednesday, May 13, 2026 5:15:05 PM

Re: Application CU-26-001

Dear Members of the Sandoval County Planning and Zoning Commission,

Every day I drive along NM-165 past the proposed site, and what I see is a landscape where homes and buildings sit low against the desert and the Sandia foothills behind them. That is what Placitas looks like from the road. A 75-foot structure at that corner would be the tallest thing by a wide margin, and everyone driving in would see it first. I have lived here six years because of exactly that quality — the scale of things, the way the built environment doesn't overwhelm the land it sits on.

The thing I keep coming back to is how this site was chosen. The applicant first approached the County Fire Station — County-owned property, well up the County's list of preferred locations. When the parties could not come to terms on a lease, the applicant settled on a vacant lot in a residential area, which sits at the very bottom of that list. The application gives no account of what was considered between those two points. The County's own rules say that "this was the only site we could lease" is not a sufficient reason to skip higher-priority categories — and that appears to be exactly the path taken here. Beyond the priority question, my neighbor's T-Mobile coverage in Placitas is noticeably better than Verizon's, and it comes from small antennas on existing infrastructure rather than new towers. The County's rules require the applicant to look at existing towers and other suitable structures — utility poles, building facades, streetlights, rooftops — and demonstrate conclusively why none of them can be used. I don't see that review in what was filed. And the residents who actually need better coverage are largely further east, where the elevation climbs several hundred feet before the pavement ends; a tower at this corner won't meaningfully reach them. There are real alternatives here that the application does not address.

I also want to note that whatever the County decides at this hearing is largely what the community lives with. Federal rules require approval of certain future modifications — adding carriers, swapping equipment — without the public process happening now. So the conditions written into any approval are the conditions that travel with this tower for a very long time. That makes it more important, not less, to get the siting question right before anything is approved.

I am asking the Commission to deny this application.

Sincerely,

Sridhar Balasubramanian
20 Sandia Ln
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,

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

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

Tom Wells
22 Camino Los Altos
Placitas, NM

From: [Vicki G](#)
To: [Planning and Zoning Main](#)
Subject: Opposition to CU-26-001
Date: Thursday, May 14, 2026 9:11:53 AM

Re: Application CU-26-001

Dear Commissioners,

Two years ago, my husband and I drove into Placitas for the first time and pulled over. The open desert, the foothills, the way the landscape just breathed — we knew immediately this was where we needed to be. Manmade structures blend in so well with the natural surroundings. We moved here in 2024, and we have not had a single day of regret. A 75-foot tower at the corner of Tierra Madre and NM-165 would be the first thing we see coming home each day. That matters.

The site-selection record in this application does not hold up. The applicant began at the County Fire Station — County-owned property, near the top of the County's preferred siting order — and when the lease talks fell apart, ended up at a vacant lot in a residential-zoned area, the last category on the County's list. The application gives no account of what was considered between those two points. The County's own rules say that "this was the only site we could lease" is not a sufficient reason to skip higher-priority categories — and that is the precise pattern here. What concerns me equally is that the application looks at other carriers' towers and nothing else. The County's rules ask for a survey of existing towers AND other suitable structures within four miles — utility poles, building facades, streetlights, rooftops — and a conclusive showing that none of them can work. T-Mobile users in Placitas already get noticeably better service through small antennas on existing infrastructure. The application does not explain why Verizon's answer here has to be a 75-foot tower in a residential area rather than the same approach.

I also noticed that one of the stated objectives in the application's RF analysis is to "offload surrounding sites in area." That is a Verizon network purpose — relieving traffic on the company's other towers — not a benefit to the people living in Placitas. The visual cost of this proposal falls entirely on our community: on every resident driving home past Homestead Plaza, on the families eating dinner on the restaurant patio that would sit directly underneath this structure, on the people who come out for evening concerts in a place that currently feels nothing like an industrial site. We did not move here for that trade.

On property values: research on homes with visible exposure to cellular towers documents real losses in resale value. We chose this place and bought into it. What a 75-foot tower does to what buyers see — and what they're willing to pay — is a concrete concern, not a vague one.

The rules place the burden on the applicant to demonstrate this proposal meets every applicable standard. From what I can find in the materials, that demonstration has not been made. Please deny this application.

Sincerely,

Vicki Greenwood
325 Purple Aster Road

Placitas, NM

This message is originated from an external organization

From: [wayne mikosz](#)
To: [Planning and Zoning Main](#)
Subject: Opposition to CU-26-001
Date: Wednesday, May 13, 2026 4:32:29 PM

Re: Application CU-26-001

Dear Members of the Sandoval County Planning and Zoning Commission,

Every morning and every evening, I sit on my patio — and have done so for over 30 years. I watch the sun come up and the cloud formations, the birds and the stars that come out. The proposed tower site sits in my sightline, and I want the Commission to understand what is actually at stake in this approval.

The application treats this parcel as plain CD-WP zoning, but the County adopted a more specific set of rules for this lot when it established a Special Use District here in 2010 — specifically for a shopping center. Those parcel-level rules attach binding development conditions. What the application does not do is tie its proposed measures back to those conditions as compliance. The 8-foot coyote fence addresses ground equipment. It does not screen a 75-foot tower from NM-165 or from the residential properties on three sides of the parcel. There is also no FAA evaluation in the materials showing whether any lighting is required at this height and location. I cannot tell from what was filed what, if anything, would be installed on the tower.

What I find harder to set aside is the permanence of this decision. Federal rules require the County to approve certain future modifications to an approved tower — collocation, equipment swaps, smaller add-ons — without the kind of public process we are going through now. Larger changes still require County review. But the conditions attached at this hearing are the conditions that travel with the tower. If the screening, lighting, and landscaping conditions are not written carefully and verified now, there is no second chance to get them right. And from my portal, facing the proposed site, I will live with whatever the Commission decides here for the rest of the time I live in this house.

Property values are a real concern too. I made a deliberate choice more than three decades ago to live in a place that looks and sounds the way Placitas does. From my patio, the proposed tower would be visible every morning I sit down with my coffee and every night I look up at the stars. Peer-reviewed research documents meaningful value losses on homes with visible tower exposure. That is not abstract — this tower would be visible from my property and from hundreds of homes around me.

The burden of demonstrating this proposal is right for this site rests on the applicant. The application as filed does not close that burden. Please deny CU-26-001.

Sincerely,

Wayne Mikosz
11 Aroyo Conchas
Placitas, NM

This message is originated from an external organization

