

County of Sandoval



1500 Idalia Road, Building D
Bernalillo, NM 87004
Phone: (505) 867-7628

Macro Wireless Facilities Permit Application Checklist

INSTRUCTIONS:

Applicants must submit the Application Cover Page and this Application Checklist, together with all information and materials provided in the Application Guidelines. County staff may deem the application incomplete if the applicant fails to include any required information or materials.

Applicants may submit applications by appointment only. For an appointment, contact the Planning Department.

Applicant:

Name: _Scott Quinn for Verizon Wireless and Sun State Towers
Company: _Pinnacle Consulting (Sun State Towers) & Verizon Wireless
Mailing Address: _1426 N Marvin St, #101
City, State, Zip: _Gilbert, AZ 85233
Phone: _602-909-8885 Fax: NA E-mail: _scott.quinn@pinnacleco.net

Site Location and Description:

Project Address: __221 165 HWY ST, Placitas, NM 87043
APN: __102-307-302-8180
Pole Coordinates (if applicable): __ 35.309466,-106.495432 Pole #: NA
Zoning District: _____ CD-WP
Present Use of Site Location: _Vacant with adjacent Strip Mall.
Project Description: _Communication Antennas concealed in a Rustic NM
Architecture w/ associated ground equipment coyote style wood fence.

APPLICATION CHECKLIST – REQUIRED MATERIALS

- X APPLICATION FORM AND FEE - Item 1 attached
- x PROJECT PLANS - Item 2 attached
- NA ADDITIONAL PROJECT PLANS FOR AN MWF IN THE PUBLIC RIGHT-OF-WAY
- x SITE PHOTOS AND PHOTO SIMULATIONS- Item 3 attached
- X REGULATORY AUTHORIZATIONS AND APPROVALS - Item 4 attached
- X PROPERTY OWNER'S AUTHORIZATION / TITLE REPORT - Item 5 attached RF
- x COMPLIANCE REPORT - Item 6 attached
- PROJECT EVALUATION - Item 7, 8, 9 attached
- PROJECT PURPOSE AND TECHNICAL OBJECTIVES - Item 7, 8, 9 attached
- ALTERNATIVES ANALYSIS - Item 7, 8, 9 attached
- ☒ ACOUSTIC ANALYSIS - Item 10 attached
- ☒ STRUCTURAL ANALYSIS - Item 11 attached
- ☒ LANDSCAPE PLANS - Item 12 attached
- ☒ MAILING INFORMATION - Item 13 attached

STAFF USE ONLY

Pre-Application Meeting No. 1 _____

Application Submittal Date _____

Pre-Application Meeting No. 2 _____

Completeness Review DUE _____



COUNTY OF SANDOVAL

MACRO WIRELESS FACILITIES APPLICATION GUIDELINES REQUIRED MATERIALS

Proposals to construct, install, modify and/or operate wireless communication facilities require additional information and materials in order to evaluate compliance with County of Sandoval Code subject to certain federal and state laws. These Application Guidelines specify those requirements that any applicant must submit for a complete permit application for a macro wireless facility ("**MWF**"), pursuant to the rules and regulations in the County of Sandoval Code as may be amended or superseded. It is the applicant's responsibility to be aware of and familiar with the requirements in the Sandoval County Code of Ordinances including without limitation to Article III (Wireless Telecommunications Facilities). You may view the Code of Ordinances online at:

https://library.municode.com/nm/sandoval_county/codes/code_of_ordinances

For the County to deem complete any permit application for a Macro Wireless Facility, the applicant must submit all the applicable application materials listed below with the following instructions in these Application Guidelines. **Applications that do not contain all applicable materials in these Application Guidelines and the County Code may be deemed incomplete.**

I. APPLICATION FORM AND FEE

Instructions: Complete the Macro Wireless Facilities Permit Application Cover Page available on the County's website at <https://www.sandovalcountynm.gov/departments/planning-zoning/> or in-person at the County's Planning and Zoning Department. The applicant must submit the appropriate permit application fee based on the County's Fee Schedule for current year (available on the County's website at <https://www.sandovalcountynm.gov/wp-content/uploads/2021/07/WirelessTelecommOrdinance.pdf>). The permit application fee will be based on a "time and material" calculation and will require the applicant to fund a deposit with the County for further assessed fees related to the application.

II. FOR PROJECTS FOR AN MWF NOT IN THE PUBLIC RIGHT OF WAY

Instructions: Provide two sets of complete 24 x 36-inch project plans with digital files in legible portable document format (PDF) that contain all the following:

1. Cover Sheet

A complete cover sheet must include at a minimum:

- a detailed project description that specifies the proposed installation and/or modifications;
- site information that includes the site address, assessor's parcel number, site latitude and longitude, zoning classification, pole number (if applicable), site map, and project team contact information.

2. Site Development Plan

Only a New Mexico Registered Civil Engineer or licensed land surveyor may prepare, sign, and seal the site development plan. A complete site development plan must include:

- a north arrow, date, scale and legend;
- plan-view drawings, which include:
 - the entire property or right-of-way block with the proposed project improvements;
 - detailed before-and-after views of the any and all poles, posts, pedestals, traffic signals, towers, streets, sidewalks, pedestrian ramps, driveways, curbs, gutters, drains, handholes, utility holes, fire hydrants, equipment cabinets, antennas, cables, trees and other landscape features;
 - detailed before-and-after views for each antenna sector;
 - detailed before-and-after views for any equipment pads, shelters, enclosures, rooms, vaults and/or platforms;
 - all existing and proposed equipment (including the point of origin and point of connection for all power and telco utilities) with all dimensions, labels and ownership identifications clearly called out;
 - boundaries for all areas leased/licensed in connection with the wireless site with all dimensions clearly shown and called out;
 - boundaries for all easements, encroachments and/or other rights-of-way for access and utilities in connection with the wireless site with all dimensions clearly shown and called out;
 - all existing and proposed primary and backup utilities, including without limitation all cables, connectors, risers, conduits, cable shrouds, trays, bridges and/or doghouses, transformers, disconnect switches, panels, meters, pedestals, cabinets, vaults, handholes, generators and/or generator sockets;
- detailed before-and-after elevation drawings from all four cardinal directions, which include:
 - all existing and proposed structures, improvements and/or fixtures with all dimensions clearly called out for the proposed project site;
 - detailed before-and-after depictions of the any and all poles, posts, pedestals, traffic signals, towers, streets, sidewalks, pedestrian ramps, driveways, curbs, gutters, drains, handholes, utility holes, fire hydrants, equipment cabinets, antennas, cables, trees and other landscape features;
 - all existing and proposed equipment with all dimensions, labels and ownership

identifications clearly called out;

- for projects in the public right-of-way, all existing and proposed fiber optic cables, conduits, risers, guy wires, anchors, primary and secondary power lines clearly called out;
- callouts and notes for any proposed new or extended concealment elements;
- depictions of the applicant's plan for electric and data backhaul utilities, which includes the locations for all conduits, cables, wires, handholes, junctions, transformers, meters, disconnect switches and points of connection;
- a demonstration that proposed project will be in full compliance with all applicable health and safety laws, regulations or other rules, which includes without limitation all building codes, electric codes, local street standards and specifications, and public utility regulations and orders.

3. Equipment Inventory

All equipment must be inventoried with the following information for each component in a separate cut sheet:

- manufacturer and model number;
- dimensions (height, width, length) and weight.

III. FOR PROJECTS FOR AN MWF IN THE PUBLIC RIGHT-OF-WAY

1. Site Survey

Only a New Mexico Registered Civil Engineer or licensed land surveyor may prepare, sign, and seal the site survey. A complete site survey must include:

- a north arrow, date, scale and legend;
- private and public property boundaries and right-of-way boundaries with all bearings, distances, monuments, iron rods, caps or other markers clearly shown and called out from the proposed project site;
- location of all traffic lane markings for the proposed project site;
- location of above and below-grade utilities and related structures and infrastructure from the proposed project site;
- location of all fire hydrants, roadside call boxes and other public safety infrastructure from the proposed project site;
- location of all streetlights, decorative poles, traffic signals and permanent signage, sidewalks, driveways, parkways, curbs, gutters and storm drains, benches, trash cans, mailboxes, kiosks and other street furniture from the proposed project site;

- location of all existing trees, planters and other landscaping features from the proposed project site, including any trees at least 4 inches in diameter at a point approximately 4.5 feet above ground;
- boundaries for all areas leased/licensed in connection with the wireless site with all dimensions clearly shown and called out;
- boundaries for all easements and/or dedications with all dimensions clearly shown and called out;
- all access points and/or access routes to the nearest public right-of-way;
- approximate topographical contour lines with elevations called out;
- all structures or improvements on the property;
- all structures or improvements within the public right-of-way within any block partially or entirely occupied by the project and any elements thereof;
- all structures or improvements on adjacent parcels from the property line;
- wet stamp and wet signature from preparer;
- general specifications and notes identifying the applicable public health and safety codes and standards.

2. Traffic Control Plans

Provide engineered traffic control plans that show the traffic control for the project. The plans must be drawn in accordance with the latest version of the New Mexico Manual on Uniform Traffic Control Devices by a registered New Mexico civil engineer or traffic engineer. The preparer's stamp and signature must be shown on the plans.

3. Fiber Network Plan

To the extent that the project requires running new fiber optic cables to the proposed node, the plans must include a street map view that shows all the proposed nodes in the deployment, clearly labeled with pole number and/or site ID, the hub or base station that serves the nodes in the deployment, all fiber optic cable routes that connect the nodes to the hub, and a legend that identifies any symbols, colors or other items on the map. The fiber plans should clearly identify all meet-me points and points of connection. Even if the fiber deployment is performed by a third-party vendor, the applicant for wireless nodes must disclose all known or reasonably foreseeable fiber network elements.

IV. SITE PHOTOS AND PHOTO SIMULATIONS

Instructions: Provide site photos and photo simulations that would allow the County to visualize the applicant's proposed project as constructed. The photo simulations must be in a high-resolution format and show the proposed facility from reasonable line-of-sight locations that would accurately and reliably reflect

the appearance of the proposed facility and/or modifications as-built. Label these photo simulations "**Attachment 1 – Photos and Photo Simulations**" and attach them to this application. Except as otherwise provided, photo simulations must contain all the following:

1. Current Site Photos

Current site photos must include:

- photos of the existing site from at least three different reasonable line-of-sight locations from public streets or other publicly available areas;
- a map detail showing each location where a photograph was taken, the proposed site and the direction to the site from each photo location.

2. Photo Simulations

Photo simulations must include:

- an accurate and reliable visual representation of the proposed MWF from the same reasonable line-of-sight locations used in the current site photos and must include without limitation all interconnecting cables, conduits, brackets, and electronic equipment such as antennas, radio units and powering equipment;
- at least one photo simulation depicting the proposed MWF from a vantage point approximately 50 feet from the proposed support structure or location;
- a map detail showing each location where a photograph was taken, the proposed site and the direction to the site from each photo location.

V. REGULATORY AUTHORIZATIONS AND APPROVALS

Instructions: Provide true and correct copies of all the following:

1. Local Regulatory Approvals

Provide copies of all permits and/or other regulatory approvals issued by the County (or other local public agency with jurisdiction over the proposed site) for installation, construction, modification, or maintenance of the proposed MWF. Such permits include, but are not limited to public right-of-way permits, encroachment permits, building permits, and electrical permits. Label this documentation "**Attachment 2a –Local Regulatory Approvals**" and attach it to this application.

2. FCC Licenses

If the applicant proposes to operate transmission equipment in FCC-licensed spectrum, provide proof of licenses for all planned operating bands in the applicable geographic market(s). Alternatively, the applicant may provide a URL address or written instructions on where to find each such license in publicly available FCC resources. Label this documentation "**Attachment 2b – FCC Licenses**" and attach it to this application.

3. FAA Forms

If the proposed wireless facility requires the applicant to file FAA form 7460 or other documentation under Federal Aviation Regulation Part 77.13 *et seq.*, or under other FCC rules, provide such documentation. If no such notice and approval is required, so state. Label this documentation "**Attachment 2c – FAA Forms**" and attach it to this application.

4. State Regulatory Authorization

For facilities proposed in the public rights-of-way, the applicant must submit evidence of the applicant's regulatory status New Mexico law to provide the services and construct the facility proposed in the application. Applicants may provide a URL address or written instructions on where to find the applicable regulatory status in publicly available resources. Label this documentation "**Attachment 2d – State Regulatory Authorization**" and attach it to this application.

VI. PROPERTY OWNER'S AUTHORIZATION / TITLE REPORT

Instructions: Provide evidence of the property owner's authorization to file this application. If the property owner is a corporation, the names, addresses and titles of all officers of the corporation must accompany this application. If the property owner is a general partner, the names and addresses of all general partners must accompany this application.

1. Property Owner's Authorization

If the applicant does not own the subject property or support structure, provide a written authorization executed by the property owner(s) that authorizes the applicant to file the application and perform the work to the extent described in the application. The property owner's signature must be an original and duly notarized. For an MWF on a joint utility pole, the applicant may submit the standard authorization form issued in the regular course of business to demonstrate that the applicant has the authority to perform the installation or modification. Label this authorization "**Attachment 3a – Property Owner's Authorization**" and attach it to this application.

2. Title Report

Provide a duly certified title report prepared within the thirty days prior to the application filing date that clearly describes the subject property and identifies the current owner(s) of the property. County staff will use the title report to verify the property owner's identity. Label this documentation "**Attachment 3b – Title Report**" and attach it to this application. This attachment is not required for a project proposed in the public right-of-way.

VII. RADIO FREQUENCY ("RF") COMPLIANCE REPORT

Instructions: Provide an RF exposure compliance report prepared, signed, and certified by an RF engineer that certifies that the proposed facility, as well as any collocated facilities, will comply with applicable federal RF exposure standards and exposure guidelines. Label this report "**Attachment 4 – RF Compliance Report**" and attach it to this application.

The RF compliance report must include:

- the actual frequency and power levels (in watts effective radiated power [ERP], not effective isotropic radiated power [EIRP]) for all existing and proposed antennas at the site;
- exhibits that show:
 - the location, centerline transmission height, and azimuth orientation (degrees relative to true north) of all transmitting antennas;
 - the boundaries of areas with RF exposures in excess of the uncontrolled/general population guidelines (as that term is defined by the FCC);
 - the boundaries of areas with RF exposures in excess of the controlled/occupational guidelines (as that term is defined by the FCC);
 - Indicate all structures (without limitation to building, poles, signs, light standards, etc.) subject to RF exposure in excess of the uncontrolled/general population guidelines (as that term is defined by the FCC)

Note: Each such boundary must be clearly marked and identified for every transmitting antenna at the project site.

VIII. PROJECT EVALUATION

Instructions: Provide a detailed written analysis that describes how the proposed MWF complies with all the requirements in the County Code, which includes without limitation the County Code location and design requirements and federal and state law, as applicable. Label this analysis "**Attachment 5 – Project Evaluation**" and attach it to this application.

IX. PROJECT PURPOSE AND TECHNICAL OBJECTIVES

Instructions: Provide the following information to demonstrate the intended technical service objectives and the nature of the existing service capabilities of the applicant's network in the area that would be served by the proposed facility or enhanced by the proposed modification. Label this analysis "**Attachment 6 – Project Purpose and Technical Objectives**" and attach it to the application.

1. **Dominant Project Purpose**

Identify and describe the dominant project purpose. Possible responses may analyze whether the proposed facility or modification will:

- add new personal wireless service coverage to an area in which the licensee does not currently provide any personal wireless service coverage;
- add new personal wireless service capacity to an area in which the licensee currently provides personal wireless service coverage.

If the project has a different dominant purpose from the options described above, provide such purpose in full detail.

In all cases, if a significant gap is asserted, describe in technical detail and with signal levels in units of -dBm the boundary of the asserted significant gap. Indicate whether the technical details of the asserted gap are the same as applied by the Applicant throughout the State of New Mexico, or such smaller area (with locational details).

2. Technical Objectives

Provide a detailed written statement that describes the technical objectives the applicant intends the proposed wireless facility to achieve and the factual reasons why the proposed location, centerline height and equipment configuration are necessary to achieve those objectives. In addition, the statement must include all the following required information and/or materials:

- a street-level map that shows the general geographic area of the service area(s) to be improved through the proposed wireless facility (the "**Service Area**");
- full-color signal propagation maps in scale with the street level map that show current and predicted service coverage in the area for all active frequencies in RSRP (or other relevant signal level or quality indicator) and with a legend that describes the objective signal levels in dBm that correspond to any colors used to depict signal levels on such propagation maps;
- a written narrative that describes the uses (commercial, residential, primary thoroughfare, highway, etc.) within the Service Area, and the manner in which those uses would be negatively affected if the Service Area were to remain unaddressed;
- a statement as to whether the applicant conducted any drive test(s) and, if so, all drive test results and data (in .XLS or .CSV or similar format) together with a report that describes how and when the applicant conducted such test(s).

X. ALTERNATIVES ANALYSIS

Instructions: Where required by the County Code (see: Code of Ordinances online at https://library.municode.com/nm/sandoval_county/codes/code_of_ordinances), provide a detailed written analysis that describes how the proposed MWF complies with all the requirements in the County Code of all the alternative locations and designs considered before the applicant submitted this application. Label this analysis "**Attachment 7 – Alternatives Analysis**" and attach it to the application.

The analysis must include all the following required information and/or materials:

- an aerial map that shows the general geographic area of the proposed location annotated to show:
 - all existing wireless facilities within the County;
 - the search ring used for this particular project;
 - all locations for each alternative considered for this particular project;
- for each alternative site considered, a detailed written description that includes, without limitation

all the following:

- the physical address or coordinates;
- zoning district or plan area designation;
- the property owner's name, contact information used in attempts to inquire about interest in a lease or other agreement to use the property for a wireless facility, when such attempts were made and the response, if any, received from the property owner;
- support structure type considered;
- general design concept and concealment elements/techniques considered;
- overall height and achievable antenna centerline height;
- the factual reasons why the applicant considered the potential alternative site location and/or design to be unacceptable, infeasible, unavailable or not in accordance with the standards in the Madera County Code and this application.

Note: This explanation must include a meaningful comparative analysis and such technical information and other factual justification as are necessary to document the reasons why each alternative is unacceptable, infeasible, unavailable, or not as consistent with the standards in the Madera County Code and this application. Conclusory statements that a particular alternative is unacceptable, infeasible, unavailable or not in accordance with the standards in the County Code and this application will be deemed incomplete;

Note: If a less preferred MWF location is proposed, the applicant must present fact-based, reliable evidence to support its selection of the less preferred MWF location.

- for each alternative site *within the search ring*, signal propagation maps in scale with the street level map that show current and predicted service coverage in the area for all active frequencies in RSSI, RSRP, and other relevant signal level or quality indicator with and without the alternative site and with a legend that describes the objective signal levels in dBm that correspond to any colors used to depict signal levels on such propagation maps. The signal propagation maps required must be directly comparable with the signal propagation maps submitted to show before-and-after service from the applicant's proposed site. If the applicant did not locate any alternatives within the search ring, the analysis must expressly state that no such alternatives were considered.

XI. ACOUSTIC ANALYSIS

Instructions: Provide a report prepared and certified by an engineer (or other qualified personnel acceptable to the County) that measures all noise-emitting equipment related to the wireless facility and would operate at the site. Such equipment includes without limitation all environmental control units, sump pumps, temporary backup power generators, and permanent backup power generators. The acoustic analysis must include an analysis of the manufacturers' specifications for all noise-emitting equipment and a depiction of the proposed equipment relative to all adjacent property lines.

In lieu of a certified report, the applicant may submit evidence from the equipment manufacturer that the ambient noise emitted from all the proposed equipment will not, both individually and cumulatively, exceed the applicable ambient noise limits. In addition, describe whether the equipment will be passively or actively cooled if any equipment will be enclosed in a shroud, cabinet, pedestal or other enclosure. If the equipment is actively cooled, the applicant must include the manufacturer's specifications for all active cooling mechanisms. Label this analysis "**Attachment 8 – Acoustic Analysis**" and attach it to the application.

XII. STRUCTURAL ANALYSIS

Instructions: Provide a report prepared and certified by an engineer (or other qualified personnel acceptable to the County) that evaluates whether the underlying pole, support structure or base station has the structural integrity to support all the proposed equipment and attachments. At a minimum, the analysis must be consistent with all applicable requirements in the most current versions of the CPUC General Order 95 (including, but not limited to, load and pole overturning calculations), the National Electric Safety Code, the California Building Code and any safety and construction standards required by all state and local regulations. Label this analysis "**Attachment 9 – Structural Analysis**" and attach it to this application.

XIII. Landscape PLANS

Instructions: Provide a detailed written landscape plan with landscape features when the MWF is proposed to be placed in a landscaped area. The landscape plan must include existing vegetation, and vegetation proposed to be removed or trimmed, and the landscape plan must identify proposed landscaping by species type, size and location. Label this analysis "**Attachment 10 – Landscape Plans**" and attach it to the application.

XIV. MAILING INFORMATION

Instructions: Provide a map of all properties within a 1500-foot radius of the subject property for an MWF permit, keyed to a list of names and addresses of the current property owner(s); two sets of adhesive mailing labels and one copy of the list of names and addresses for all properties and property owners within the required radius; certification that the names and addresses provided are those of the property owner(s) currently listed on the latest available Tax Assessor's records; and unaddressed business envelopes sufficient for two mailings, stamped with first class postage, of sufficient number to contact every property owner within the required radius, the subject property owner(s), and the applicants. Label this analysis "**Attachment 11 – Notice Information**" and attach it to the application.

XV. CERTIFICATION OF ACCURACY AND RELIABILITY

The undersigned certifies on behalf of itself, the applicant, the Carrier (if not the applicant) and the owner of the property (if the property owner is not the County of Sandoval) that the information provided in response to this application form is true and complete to the best of the undersigned's knowledge, and the information provided here should be relied upon by the County as being accurate and complete when the County evaluates this application.

Signature

Individual Name

Date Signed

Title

Company Name

Scott Quinn

From: Chris Curiel <chris.curiel@pinnacleco.net>
Sent: Thursday, July 24, 2025 7:58 AM
To: Scott Quinn
Subject: FW: NM01-148 Spike / ABQ Tierra Madre_ New Wireless Facility Site_ Zoning Fee & Escrow Account Status Confirmation_ 8-2-24

Christopher D. Curiel
Site Acquisition Manager
mobile: 480-479-6181
chris.curiel@pinnacleco.net



From: Daniel Beaman <dbeaman@sandovalcountynm.gov>
Sent: Tuesday, August 6, 2024 1:52 PM
To: Chris Curiel <chris.curiel@pinnacleco.net>
Cc: Robert Naumann <yhc-inc@outlook.com>; Doraida Arias <darias@sandovalcountynm.gov>; Amy Griffin <AGriffin@sandovalcountynm.gov>
Subject: RE: NM01-148 Spike / ABQ Tierra Madre_ New Wireless Facility Site_ Zoning Fee & Escrow Account Status Confirmation_ 8-2-24

Hi Chris,

Yes, I can confirm that the fees are still in place to move forward with this new candidate review.

Sincerely,



Daniel J. Beaman

Director of Planning and Zoning
Sandoval County | New Mexico | US
<https://www.sandovalcountynm.gov/>
dbeaman@sandovalcountynm.gov
Office: (505) 404-5828
Direct: (505) 867-7617

Hello Daniel.

I am trying to confirm paid fees & escrow balance for Bob Naumann to continue zoning review for a new candidate of a past wireless project.
Please let me know if you can confirm that the fees are still in place to move forward with this new candidate review.

Will forward any information needed and hope to get confirmation on the accounts soon to move forward.

Thank you!

Christopher D. Curiel
Site Acquisition Manager
mobile: 480-479-6181
chris.curiel@pinnacleco.net


From: Chris Curiel
Sent: Thursday, July 11, 2024 3:05 PM
To: Daniel Beaman <dbeaman@sandovalcountynm.gov>
Subject: NM01-148 Spike / ABQ Tierra Madre_ New Wireless Facility Site_ Zoning Fee & Escrow Account Status (Refund ever sent?)

Hello Daniel.

Can you please confirm that no money has been refunded for a proposed wireless facility project we started in Sandoval County?

- I am pending our accounting confirmation, but it is hard due to unknown amount of refund (if ever sent) and or timeframe.
- We originally sent check(s) for \$5000 County Review Fee and \$8500 Escrow Fee (3rd Party Reviewer).

Original Site (Sandoval County Fire Station):

County removed site from consideration due to inability to agree to lease terms.
CMS project: Sandoval Cty NM Verizon 463 NM-165 NEW

463 NM-165
Placitas, NM 87043
APN #: 1025073080120

We since have been reviewing another site with Robert Naumann. He asked us to confirm the account status prior to him reviewing.

Thank you.

Christopher D. Curiel
Site Acquisition Manager
mobile: 480-479-6181
chris.curiel@pinnacleco.net


From: Chris Curiel <chris.curiel@pinnacleco.net>
Sent: Wednesday, July 10, 2024 6:56 PM
To: Robert Naumann <yhc-inc@outlook.com>
Subject: Re: NM01-148 Spike / ABQ Tierra Madre_ New Wireless Facility Site_ Parcel #102-307-302-8180_ Site Walk Request (7-10 @ 3pm).

We really did not get response on the process or went through any steps to recoup.

I will double check with accounting tomorrow.
Thanks again and will respond asap.

Chris Curiel

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From: Robert Naumann <yhc-inc@outlook.com>
Sent: Wednesday, July 10, 2024 7:47:39 PM
To: Chris Curiel <chris.curiel@pinnacleco.net>
Subject: Re: NM01-148 Spike / ABQ Tierra Madre_ New Wireless Facility Site_ Parcel #102-307-302-8180_ Site Walk Request (7-10 @ 3pm).

Chris,

I just realized that you sent in this request last October. (see email below)

If the money was refunded then we need to reestablish escrow and application fees.

Can you confirm this has been completed? If not I will need to stop all work until it has been restored.

Robert Naumann

From: Chris Curiel <chris.curiel@pinnacleco.net>
Sent: Wednesday, October 11, 2023 5:22 PM
To: Makita Hill <mhill@sandovalcountynm.gov>; Daniel Beaman <dbeaman@sandovalcountynm.gov>
Cc: Robert Naumann <yhc-inc@outlook.com>; Michelle Lamoureux <michelle.lamoureux@pinnacleco.net>
Subject: NM01-148 Blaze / ABQ Tierre Madre- Parcel #1025073080120- Wireless Site Cancellation- Review Refund Request- 10.11.2023

Wireless Review Cancellation Refund
APN#: 1025073080120
Owner: Sandoval County, NM

Hello Makita,

Unfortunately, we were not able to finalize a lease agreement.

Can we please start the refund process for the wireless review.

Fees Paid to Sandoval County:

Process application fee (\$5,000) + escrow deposit (\$8,500).

From: Chris Curiel <chris.curiel@pinnacleco.net>
Sent: Tuesday, July 9, 2024 1:47 PM

To: Robert Naumann <yhc-inc@outlook.com>

Subject: RE: NM01-148 Spike / ABQ Tierra Madre_ New Wireless Facility Site_ Parcel #102-307-302-8180_ Site Walk Request (7-10 @ 3pm).

Hello Robert.

Will see you tomorrow (10th) at 3pm on site.

Thanks again for meeting me.

Christopher D. Curiel

Site Acquisition Manager

mobile: 480-479-6181

chris.curiel@pinnacleco.net



From: Robert Naumann <yhc-inc@outlook.com>

Sent: Wednesday, July 3, 2024 2:04 PM

To: Chris Curiel <chris.curiel@pinnacleco.net>

Subject: Re: NM01-148 Spike / ABQ Tierra Madre_ New Wireless Facility Site_ Parcel #102-307-302-8180_ Site Walk Request (7-10 @ 3pm).

That works for me.

Robert

From: Chris Curiel <chris.curiel@pinnacleco.net>

Sent: Wednesday, July 3, 2024 11:46 AM

To: Robert Naumann <yhc-inc@outlook.com>

Subject: NM01-148 Spike / ABQ Tierra Madre_ New Wireless Facility Site_ Parcel #102-307-302-8180_ Site Walk Request (7-10 @ 3pm).

Ok, thank you Robert.

Can we please schedule it for Wednesday, 07-10-24, at 3:00pm?

Much appreciated!

Christopher D. Curiel

Site Acquisition Manager

mobile: 480-479-6181

chris.curiel@pinnacleco.net



From: Robert Naumann <yhc-inc@outlook.com>

Sent: Wednesday, July 3, 2024 10:10 AM

To: Chris Curiel <chris.curiel@pinnacleco.net>

Subject: Re: NM01-148 Spike / ABQ Tierra Madre_ New Wireless Facility Site_ Parcel #102-307-302-8180_ Site Walk Request (07-09 thru 07-11) ?

Tuesday - Thursday (July 9th thru 11th) works for me

After 2:30pm is OK as well.

Robert Naumann

From: Chris Curiel <chris.curiel@pinnacleco.net>

Sent: Tuesday, July 2, 2024 10:52 AM

To: Robert Naumann <yhc-inc@outlook.com>

Subject: NM01-148 Spike / ABQ Tierra Madre_ New Wireless Facility Site_ Parcel #102-307-302-8180_ Site Walk Request (07-09 thru 07-11) ?

Hello Robert.

Hope all is well and that you have a good 4th of July weekend.

We just got the owner to confirm location, design, and execute the lease.

Can we walk the site next week?

Does Tuesday - Thursday (July 9th thru 11th) work?

Preferred meeting time would be after 2:30pm to allow time for the drive (if possible).

I will get over the narrative and application packet as required.

Please review the site plans, photosims, and candidate package attached.

Thank you.

Christopher D. Curiel

Site Acquisition Manager

mobile: 480-479-6181

chris.curiel@pinnacleco.net



COORDINATES

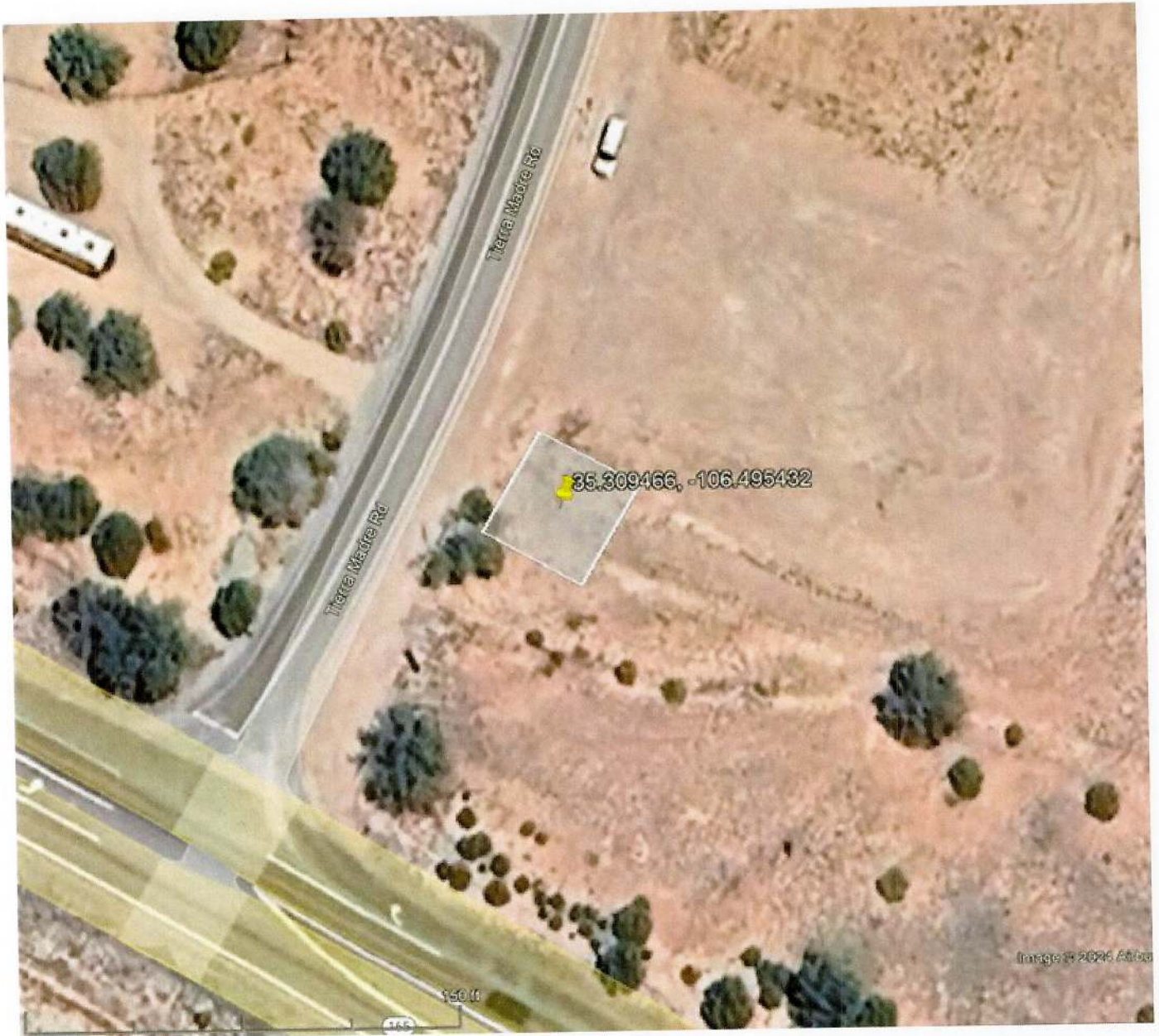
TOWER COORDINATES:

LATITUDE	35.309466°	35° 18' 34.077" N [NAD83]
LONGITUDE	-106.495432°	-106° 29' 43.557" W [NAD83]
GROUND ELEVATION		5503' [NAVD88]

FIBER MMP (MEET ME POINT) COORDINATES:

LATITUDE	35.309488°	35° 18' 34.157" N [NAD83]
LONGITUDE	-106.495540°	-106° 29' 43.945" W [NAD83]





LINE, TYP.

NEW 24"x36" TRAFFIC RATED
FIBER VAULT AT R.O.W.

EXISTING STORM
DRAIN INVERTS

EXISTING UNDERGROUND
STORM DRAIN LINE, TYP.

$\pm 46'-9"$
SETBACK

$\pm 40'-5"$
SETBACK

$\pm 104'-4"$
SETBACK

$\pm 78'-6"$
SETBACK

NORTH	$\pm 104'-4"$
SOUTH	$\pm 78'-6"$
WEST	$\pm 46'-9"$
EAST	$\pm 470'-11"$
NORTHWEST	$\pm 40'-5"$



From: Robert Naumann <yhc-inc@outlook.com>
Sent: Thursday, June 20, 2024 5:44:20 PM
To: Chris Curiel <chris.curiel@pinnacleco.net>
Subject: Re: NM01-148 Spike / ABQ Tierra Madre_ New Wireless Facility Site_ Parcel #102-307-302-8180_ Updates 5.3024

Chris,

It is the same as the last visit.

I will be the only one to attend for the County.

Just give me some dates and I will try to make it work.

Robert Naumann

From: Chris Curiel <chris.curiel@pinnacleco.net>
Sent: Tuesday, June 18, 2024 9:12 AM
To: Robert Naumann <yhc-inc@outlook.com>
Subject: RE: NM01-148 Spike / ABQ Tierra Madre_ New Wireless Facility Site_ Parcel #102-307-302-8180_ Updates 5.3024

Yes, definitely. Please advise on what is needed to schedule.

I can get over that asap.

Sorry, for delay on following up as I was out of the office due to a funeral and then being ill for some time.

Christopher D. Curiel

Site Acquisition Manager

mobile: 480-479-6181

chris.curiel@pinnacleco.net



From: Robert Naumann <yhc-inc@outlook.com>

Sent: Tuesday, June 18, 2024 7:52 AM

To: Chris Curiel <chris.curiel@pinnacleco.net>

Subject: Re: NM01-148 Spike / ABQ Tierra Madre_ New Wireless Facility Site_ Parcel #102-307-302-8180_ Updates 5.3024

Chris,

Are you still intending to have a site visit at the new location?

Robert Naumann

From: Robert Naumann <yhc-inc@outlook.com>

Sent: Friday, June 7, 2024 11:02 AM

To: Chris Curiel <chris.curiel@pinnacleco.net>; Makita Hill <mhill@sandovalcountynm.gov>

Subject: Re: NM01-148 Spike / ABQ Tierra Madre_ New Wireless Facility Site_ Parcel #102-307-302-8180_ Updates 5.3024

Chris,

Some of your questions are best answered after I have seen the site.

As for the balloon test a scissors lift is just fine.

Robert Naumann

From: Chris Curiel <chris.curiel@pinnacleco.net>
Sent: Friday, May 31, 2024 11:26 AM
To: Robert Naumann <yhc-inc@outlook.com>; Makita Hill <mhill@sandovalcountynm.gov>
Subject: NM01-148 Spike / ABQ Tierra Madre_ New Wireless Facility Site_ Parcel #102-307-302-8180_ Updates 5.3024

Hello Robert.

Thank you for the comments and understand it is just an initial review.

We will schedule another site walk and Pre-App as needed for this site (following zoning parameters you previously sent).

Your initial input helps a lot to avoid wasted time and location pitfalls.

This search ring has been really hard to find a feasible site due to limited options in the area.

Please review questions below and will relay comments to the team. Thank you both!

Are there any other stealth design options you guys suggest?

Do you think a Monoelm is a better option?

Whatever design option provided needs to have a controllable fall radius.

Can we use a Scissors Lift for the Balloon Testing of height?

Weather Balloons are hard to control. We recently did this on another site with good results.

Site Context:

Started reviewing sites with Judy and Orville almost a year ago, then were passed to Racquel Huslig, the new owner.

Finally got to an agreed place in location, design, and lease terms, which we wanted to ensure prior to the application process.

We have reviewed multiple sites on this lot and the adjacent retail parcels she is buying (rare commercial parcels in the area).

Tucking the facility in the SW corner near access will prevent the least visibility interference to neighbors.

Design / Location:

Location chosen by owner for least disruption to neighbors, future development, and visibility.

- Site has utilities, access, street frontage, commercial use, limited visibility interference, and low development impact.

Wireless Facility:

Dark Copper / Brown Concealed Cannister Design built with space for (2) carriers.

If needed, can extend cannister down to hide the 3rd carrier.

Engineered to a fall zone within property lines. Rusted design for rural western towns.

Wireless Compound:

Coyote Fence Compound similar to homes in area, will screen and secure all ground equipment.



MONOLEM EXAMPLE:

Stealth Design Wireless Facility - (Monoelm) Built Example



Monoelm: Wireless Stealth Design

- Conceals Wireless Antennas / Radios
- Preferred by Jurisdictions when Suitable
- Blends in with Community Context
- Variegated Leaves (for multiple seasons)
- Designed with Community Approval
- Compound to be Locked & Secured
- Made with Durable Building Materials
- Fuller Canopy (typically more branches)

Christopher D. Curiel

Site Acquisition Manager

mobile: 480-479-6181

chris.curiel@pinnacleco.net



From: Robert Naumann <yhc-inc@outlook.com>

Sent: Friday, May 31, 2024 8:58 AM

To: Chris Curiel <chris.curiel@pinnacleco.net>; Makita Hill <mhill@sandovalcountynm.gov>

Subject: Re: NM01-148 Spike / ABQ Tierra Madre_ New Wireless Facility Site_ Parcel #102-307-302-8180_ Zoning Review (PLEASE) 5.29.24

Chris,

This site is considerable more visible and I am not sure the stealth design proposed is a good concept.

Since this is a new location, (approx 2 miles west of the original location), it may be worth another site visit.

Also, keep in mind the requirements for balloon test etc... (Nothing has changed for zoning requirements.)

You asked: "**Can you please review to ensure this new location is feasible with zoning guidelines?**"

It is feasible but it may or may not be approved and / or satisfy all the zoning requirements. That is what the application process is all about.

Robert Naumann

From: Chris Curiel <chris.curiel@pinnacleco.net>

Sent: Wednesday, May 29, 2024 1:58 PM

To: Makita Hill <mhill@sandovalcountynm.gov>; Robert Naumann <yhc-inc@outlook.com>

Subject: NM01-148 Spike / ABQ Tierra Madre_ New Wireless Facility Site_ Parcel #102-307-302-8180_ Zoning Review (PLEASE) 5.29.24

Sun State Towers / Verizon Wireless

New 75' Tall Wireless Facility

Stealth Design with Concealed Equipment

Compound: (40' x 40' x 8' Tall)

Property Details

APN #: 102-307-302-8180

Owner: Racquel Huslig / Judy & Orville McCallister

Zone: CD-WP with SUP overlay

Use: Vacant / Retail Development-- Coming Soon

Hello Makita & Robert.

Hope all has been well since last we spoke. Things have been a little crazy in the wireless world.

As we know, the previous site for this project was unable to move forward due to lease agreement issues.

We are working on submitting a new wireless communication site for this project.

Can you please review to ensure this new location is feasible with zoning guidelines?

Parcel #: 102-307-302-8180

Coordinates: 35.309466, -106.495432

Proposed location and design are based on owner's preference for the least amount of site disruption.

We are close to finalizing our lease agreement with the owner, Racquel Huslig (she is in contract with Judy / Orville).

THANK YOU! We really appreciate all your help and guidance.

Wireless facility is located as close to the access road as possible with a reduced fall-zone.

The fall zone will be engineered & certified to ensure facility will fall inside the property lines for safety.

Location is tucked in SW corner to prevent least amount of visual interference to the mountains southward.

40' Setback – Meets Fall Zone setback within property lines.

Needs Setback Reduction Zoning Approval.

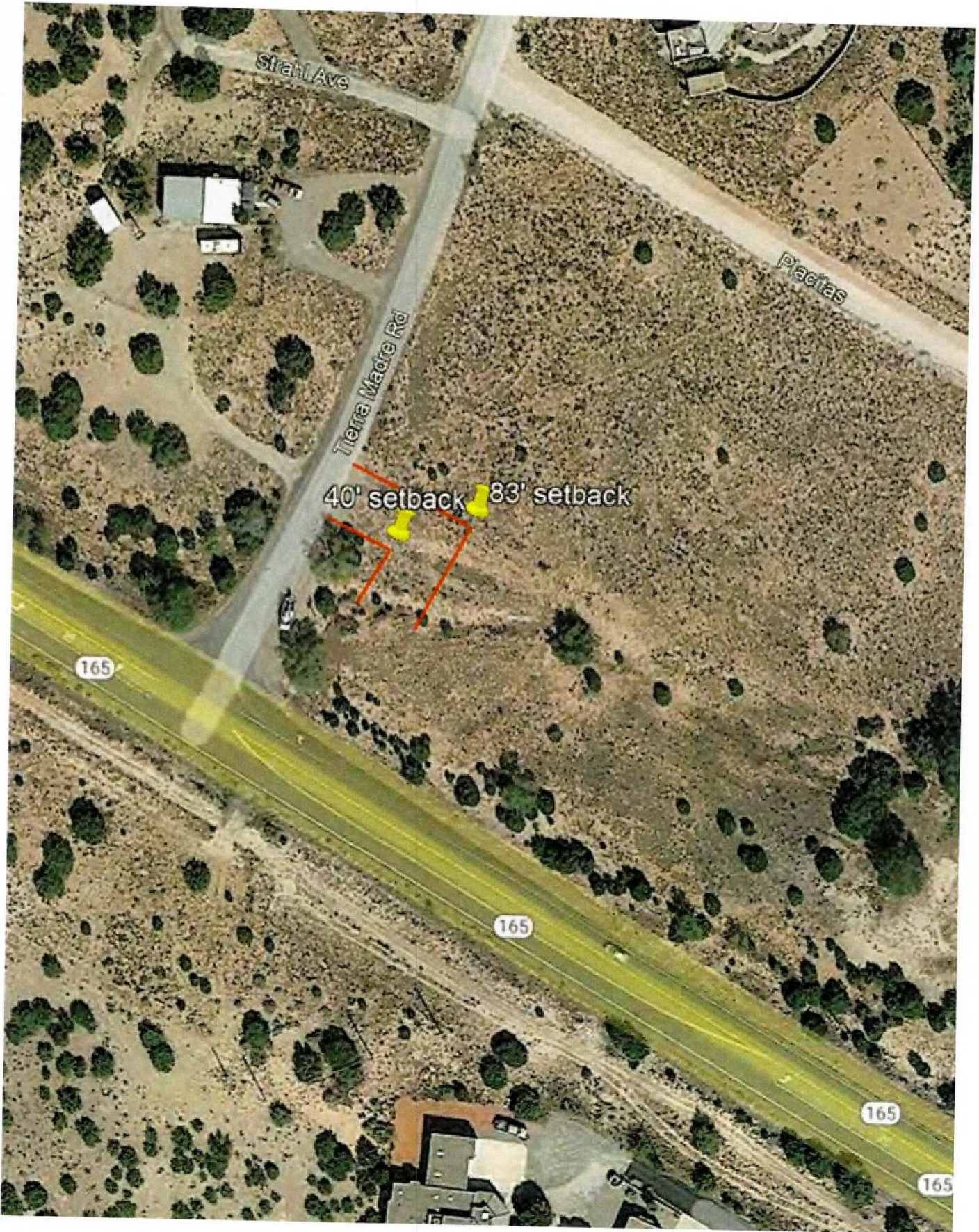
Owner prefers this site for future development and less view interruption to the south.

35.309466, -106.495432

83' Setback- 110% Fall Zone (Meets Setback by Code)

35.309483, -106.495253 | OWNER DID NOT APPROVE | Disrupts Views to the Mountains (southward) and affects Future Development.







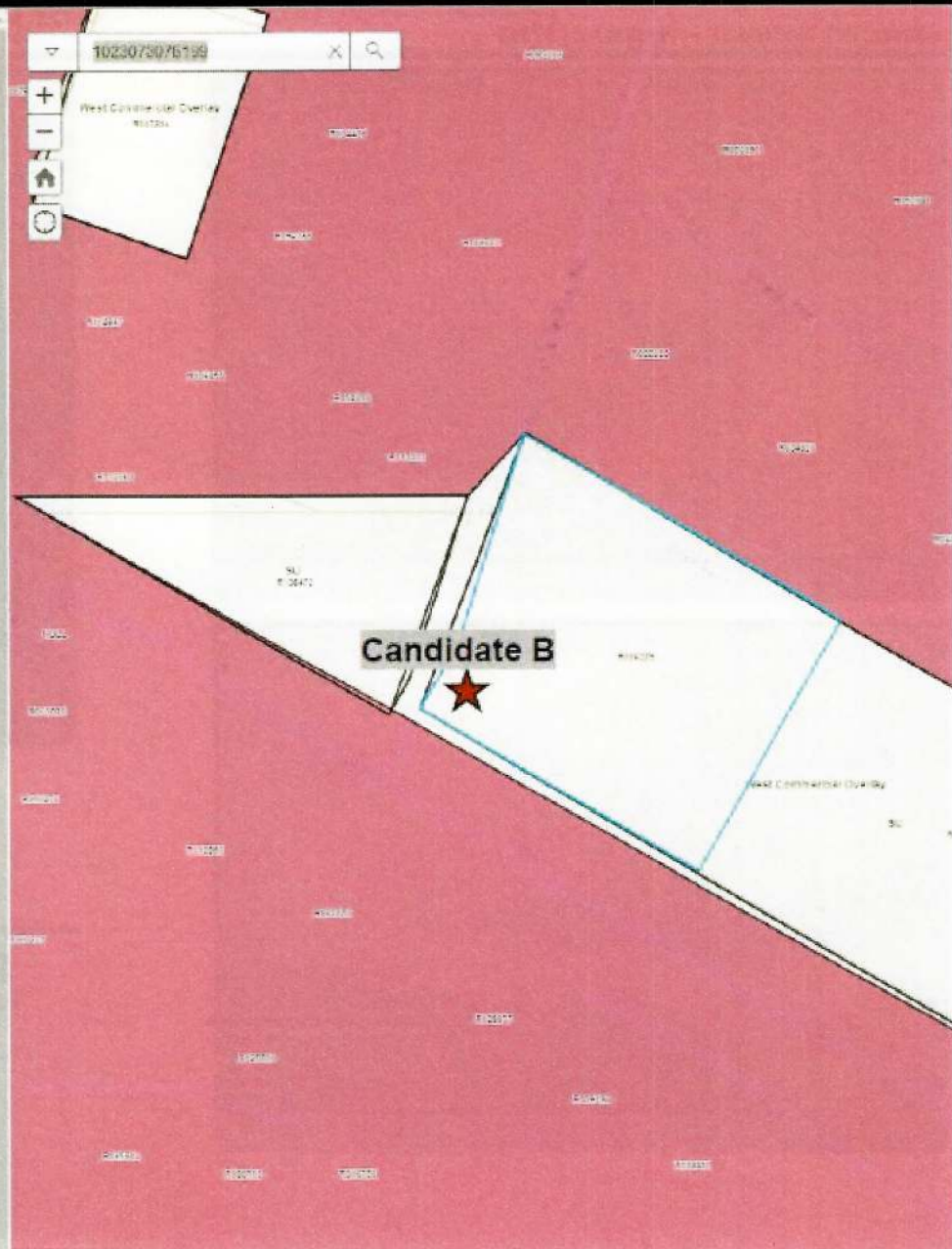
Sandoval County Tax Parcel Viewer



Zoning Lookup Tool Results

Parcel Information
 ZONING CD - WP
 FileNumber
 Ordinance
 Book
 Page
 ReceptionN
 CUP
 CUPFile
 CUPRemarks
 Other
 ZONING SU
 FileNumber
 Ordinance 10-11-18.786
 Book 413
 Page 28892
 ReceptionN 2010020092
 CUP
 CUPFile
 CUPRemarks
 Other
 ZONING West Commercial Overlay
 FileNumber
 Ordinance
 Book
 Page
 ReceptionN
 CUP
 CUPFile
 CUPRemarks
 Other
 se_parcel: R186379

Account No R186379
 Lat 35° 18' 34.498"
 Long -106° 29' 40.955"
 Block
 Unit
 Sub PLACITAS HOMESTEADS
 Owner_List MCCALLISTER, ORVILLE C AND JUDITH A
 Lot
 Acreage 4.323 ac
 Tract 56-1A-W
 Parcel_ID 1023073028180
 TEXT_STRIN 1023073028180
 TRACT_20
 Situs 221 105 HWY ST
 Link to

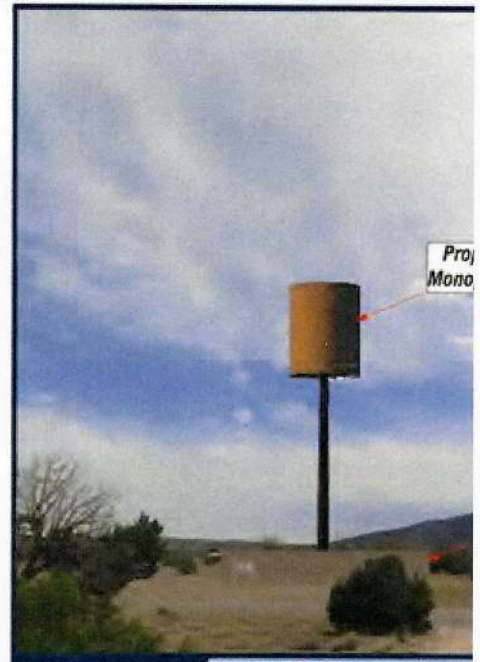


Site: NM01-148 Spike / ABQ Tierra Madre

Address: 221 165 Hwy St. ~ Placitas, NM 87043



Location Map



Proposed

Notes: 140' from proposed site,

These depictions are for
They are to be used in addition to the engineer



Existing

Applicant

Sun State Towers
1426 North Marvin Street, Suite 101
Gilbert, AZ 85233

CASE STUDY: BUILT CONCEALED EXAMPLE



CASE STUDY: BUILT CONCEALED EXAMPLE



Christopher D. Curiel

Site Acquisition Manager

mobile: 480-479-6181

chris.curiel@pinnacleco.net

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SUN STATE TOWERS

NM01-148 SPIKE / ABQ TIERRA MADRE

APN: 102-307-302-8180

221 165 HWY ST

PLACITAS, NM 87043

SANDOVAL COUNTY

SITE DIRECTIONS

DEPART ALBUQUERQUE INTERNATIONAL AIRPORT, 2000 SUNPORT BLVD SE, ALBUQUERQUE, NM 87104. TAKE THE RAMP ON THE RIGHT FOR 9.6 N. US 86 N. AT 0.87 MI. HEAD RIGHT ON THE RAMP FOR I-19/86 / STATE HIGHWAY 166 TOWARD PLACITAS. TURN LEFT ONTO TIERRA MADRE RD. ARRIVE AT LOCATION ON THE RIGHT.

PROJECT DESCRIPTION

- REMOVE (2) EXISTING TREES
- INSTALL PROPOSED 70'x20' SUN STATE MONOROLE W/ CONCEALMENT SPOULD
- INSTALL PROPOSED 8'x12' TALL CONCRETE STYLE WOODEN FENCE
- INSTALL PROPOSED 4'x9'x12'-0" CONCRETE PAD
- INSTALL (2) PROPOSED W/FRAMES
- INSTALL PROPOSED W/ CABINET
- INSTALL PROPOSED POWER CABINET
- INSTALL PROPOSED OPS ANTENNA
- INSTALL (12) PROPOSED PANEL ANTENNAS
- INSTALL (12) PROPOSED REMOTE RADIO HEADS
- INSTALL (1) PROPOSED CMP-12
- INSTALL PROPOSED ANTENNA MOUNT
- INSTALL PROPOSED ELECTRICAL SERVICE
- INSTALL PROPOSED TELCO SERVICE

CONTACT INFORMATION

SUN STATE TOWERS
1428 N. MARVIN STREET #101
GILBERT, AZ 85233
CONTACT: CHAD WARD
PHONE: (480) 594-9598 EXT. 214

PROPERTY OWNER:
MICHELLE STEIN, CHRISSIE C AND JUDITH A.
71 TUNNEL SPRINGS RD
PLACITAS, NM 87043
PHONE: (505) 238-6021

CARRIER:
VERIZON WIRELESS
5800 W. GERARD RD
CHANDLER, AZ 85224
CONTACT: JEFF DEWALT
PHONE: (480) 340-0454

TOWER OWNER:
SUN STATE TOWERS
1428 N. MARVIN STREET #101
GILBERT, AZ 85233
CONTACT: CHAD WARD
PHONE: (480) 594-9598 EXT. 214

SITE ACQUISITION:
PINNACLE CONSULTING, INC.
1428 N. MARVIN STREET #101
GILBERT, AZ 85233
CONTACT: MICHELLE JOHNSON
PHONE: (480) 264-8593 ext. 239

ENGINEERING FIRM:
PINNACLE CONSULTING, INC.
1428 N. MARVIN STREET #101
GILBERT, AZ 85233
ENGINEER: WILEY FORLEN, PE
PHONE: (520) 217-4235

PROJECT DATA

ZONING: CU-WP
PARCEL #: 102-307-302-8180
USE: UNMANNED COMMUNICATIONS
NEW LEASE AREA: 1632 SQ. FT.
JURISDICTION: SANDOVAL COUNTY

GOVERNING CODES: 2018 IBC, 2011 IFG, 2016 IBC, 2016 NEC

ALL BUILDING CODES LISTED ABOVE SHALL INCLUDE AMENDMENTS BY THE GOVERNING JURISDICTION

GENERAL NOTES

1. THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE HEALTH AND SAFETY STANDARDS FOR ELECTROMAGNETIC FIELD EMISSIONS AS ESTABLISHED BY THE FEDERAL COMMUNICATIONS COMMISSION OR ANY SUCCESSOR THEREOF, AND ANY OTHER FEDERAL OR STATE AGENCY.
2. THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE REGULATIONS OF THE FEDERAL COMMUNICATIONS COMMISSION REGARDING PHYSICAL AND ELECTROMAGNETIC INTERFERENCE.
3. LIGHTING OR SIGNS WILL BE PROVIDED ONLY AS REQUIRED BY FEDERAL OR STATE AGENCIES.
4. DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT WILL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
5. EXISTING PARKING IS NOT AFFECTED BY THIS PROJECT.
6. THIS PROJECT DOES NOT INCLUDE WATER OR SEWER.
7. THIS PROJECT INCLUDES C-BAND INSTALLATION.



SHEET INDEX

NO.	PROJECT INFORMATION
LS-1	OVERALL SITE PLAN
LS-2	SURVEY DETAIL
Z-1	OVERALL SITE PLAN
Z-2	EXISTING SITE PLAN
Z-3	PROPOSED SITE PLAN
Z-4	ENLARGED SITE PLAN AND ANTENNA PLAN
Z-5	ELEVATIONS
Z-6	ELEVATIONS

COORDINATES

TOWER COORDINATES:

LATITUDE: 35.230486° 35° 13' 54.07" N (NAD83)
LONGITUDE: -105.485432° -105° 29' 45.55" W (NAD83)
GROUND ELEVATION: 5603 (NAVD88)

FIELD MAP (MEET ME POINT) COORDINATES:

LATITUDE: 35.230486° 35° 13' 34.15" N (NAD83)
LONGITUDE: -105.485432° -105° 29' 45.54" W (NAD83)

APPROVALS

(RF): _____ DATE _____

(CONST.): _____ DATE _____

(RE): _____ DATE _____

(LAND. ORD.): _____ DATE _____

PREPARED FOR
SUN STATE TOWERS
1428 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480.594.9598 FAX: 480.484.9593

CARRIER
verizon
300 W. GILBERT ST., CHANDLER, AZ 85226
PHONE: 480.311.0800
FAX: 480.311.0800

ADD CONSULTING & SITE ACQUISITION
PINNACLE CONSULTING, INC.
Site Acquisition | Engineering | Construction
1428 N. MARVIN STREET #101
GILBERT, AZ 85233

PROJECT NO: NM01-148
DRAWN BY: WJS
CHECKED BY: WJS

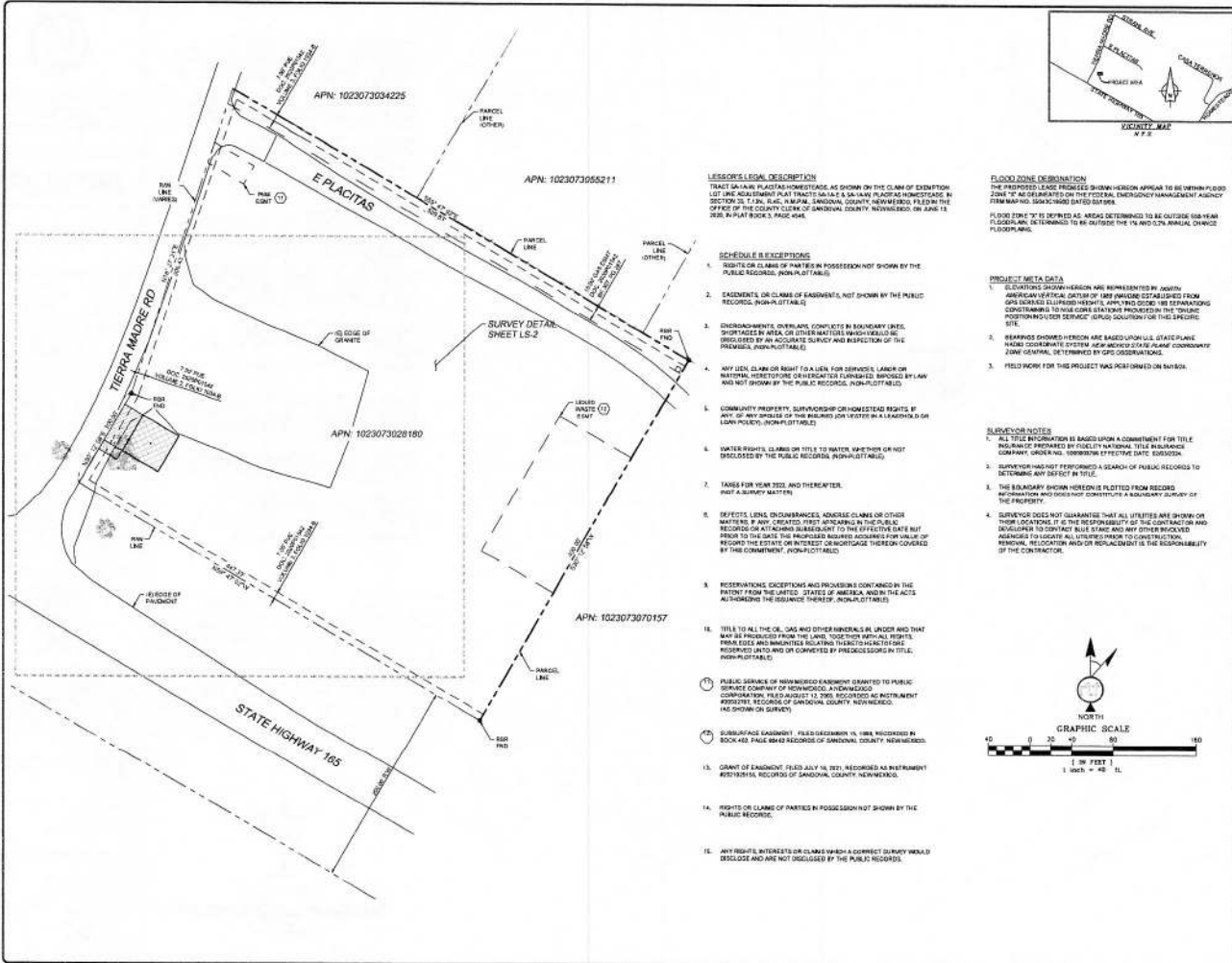
REV.	DATE	DESCRIPTION	BY
1	12/20/24	FINAL ZONING	WJS
2	01/15/25	FINAL ZONING	WJS
3	01/15/25	FINAL ZONING	WJS

FINAL FOR ZONING ONLY

NM01-148 SPIKE / ABQ TIERRA MADRE
221 165 HWY ST
PLACITAS, NM 87043
SANDOVAL COUNTY

SHEET TITLE
PROJECT INFORMATION

DRAWN BY
7-1



LESSOR'S LEGAL DESCRIPTION

TRACT OR PART OF PLACITAS HOMESTEAD, AS SHOWN ON THE CLAIM OF EXEMPTION LOT LINE ADJUSTMENT PLAT RECORDED AS A SAN JUAN PLACITAS HOMESTEAD IN BOOK 205, PAGE 146, B.M. SANDOVAL COUNTY, NEW MEXICO, FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON JUNE 18, 2008. PLAT BOOK PAGE 494.

SCHEDULE B EXCEPTIONS

- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS, NON-PLOTTABLE.
- EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS, NON-PLOTTABLE.
- ENCROACHMENTS, OVERLANDS, CONVEYERS IN BOUNDARY LINES, SURVEYED BY AREA OR OTHER METHODS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND RESPECT OF THE PREMISES, NON-PLOTTABLE.
- ANY LIEN CLAIM OR RIGHT TO A LIEN FOR SERVICES, LABOR OR MATERIAL, HERETOFORE OR HEREAFTER FURNISHED, BROUGHT BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS, NON-PLOTTABLE.
- COMMUNITY PROPERTY, SURVIVORSHIP OR HOUSHELD RIGHTS, IF ANY, OF ANY PARTIES OF THIS SURVEY OR LOTTER A, LEGATED, OR LIAN POLICY, NON-PLOTTABLE.
- UNLAWFUL CLAIMS ON TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS, NON-PLOTTABLE.
- TAXES FOR YEAR 2022, AND THEREAFTER, FIRST A SURVEY MATTER.
- EFFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS IN ANY CREATED FIRST RECORDING IN THE PUBLIC RECORDS OR ANY ADVERSE ADJUSTMENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED SURVEY WAS COMPLETED OR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THE INSTRUMENT, NON-PLOTTABLE.
- RECORDATION, EXCEPTIONS AND PROVISIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, AND IN THE ACTS AUTHORIZING THE ISSUANCE THEREOF, NON-PLOTTABLE.
- TITLE TO ALL THE OIL, GAS AND OTHER MINERALS IN AND UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, EASES AND INTERESTS RELATIVE THERETO HERETOFORE RESERVED UNTO AND OR CONVEYED BY PREDECESSORS IN TITLE, NON-PLOTTABLE.
- PUBLIC SERVICE OF NEW MEXICO EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO, A NEW MEXICO CORPORATION, FILED AUGUST 12, 2003, RECORDED AS INSTRUMENT RECORDING RECORD OF SANDOVAL COUNTY, NEW MEXICO, AS SHOWN ON SURVEY.
- SUBSURFACE EASEMENT, FILED DECEMBER 16, 1984, RECORDED IN BOOK 465, PAGE 8845 RECORDS OF SANDOVAL COUNTY, NEW MEXICO.
- GRANT OF EASEMENT, FILED JULY 16, 1971, RECORDED AS INSTRUMENT RECORDING RECORD OF SANDOVAL COUNTY, NEW MEXICO.
- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
- ANY RIGHTS, INTERESTS OR CLAIMS WHICH A CORRECT SURVEY WOULD DISCLOSE AND ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

FLOOD ZONE DESIGNATION

THE PROPOSED LAND PROPOSED SHOWN HEREON APPEAR TO BE WITHIN FLOOD ZONE "X" AS DESIGNATED ON THE FEDERAL FLOOD HAZARD MANAGEMENT AGENCY FIRM MAP NO. 25043-100-0000 DATED 04/19/89.

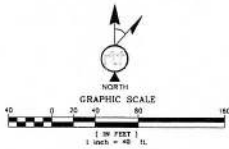
IT DOES NOT BE TO BE DETERMINED AS BEING DETERMINED TO BE OUTSIDE OR NEAR FLOODPLAIN, DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAIN.

PROJECT META DATA

- BOUNDARY SURVEY HEREON ARE REPRESENTED BY 2007/01 AMERICAN VERTICAL DATUM OF 1985 PROVIDED ESTABLISHED FROM THE NATIONAL ADJUSTED DATUM OF 1985, ANY TWO COORDINATE SYSTEMS TO BE USED FOR THIS PROJECT, ANY TWO COORDINATE SYSTEMS TO BE USED FOR THIS PROJECT, ANY TWO COORDINATE SYSTEMS TO BE USED FOR THIS PROJECT, ANY TWO COORDINATE SYSTEMS TO BE USED FOR THIS PROJECT.
- BOUNDARY SURVEY HEREON ARE BASED UPON U.S. STATE PLANE NORTH COORDINATE SYSTEM USE ADJUSTED STATE PLANE COORDINATE ZONE 10N, AS DETERMINED BY GPS COORDINATING.
- FIELDWORK FOR THIS PROJECT WAS PERFORMED ON 04/08/2024.

SURVEYOR NOTES

- ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY TITLE NATIONAL TITLE INSURANCE COMPANY, ORDER NO. 20240308, EFFECTIVE DATE 03/08/2024.
- SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
- THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
- SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS IF IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION, REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.





SUN STATE TOWERS
1425 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-444-8548 • FAX: 480-444-8850



PINNACLE CONSULTING, INC.
Construction Project Management • Civil Development

1425 N. MARVIN STREET # 101
GILBERT, AZ 85233

HELD BY:	PAC
DRAWN BY:	JAW
CHECKED BY:	RLF

REVISIONS		
NO.	DATE	DESCRIPTION
2	02/07/24	REVISION
1	02/15/24	FINAL
0	04/16/24	PRELIMINARY
ND	DATE	DESCRIPTION



RLF CONSULTING
CONSTRUCTION PROJECT MANAGEMENT • CIVIL DEVELOPMENT

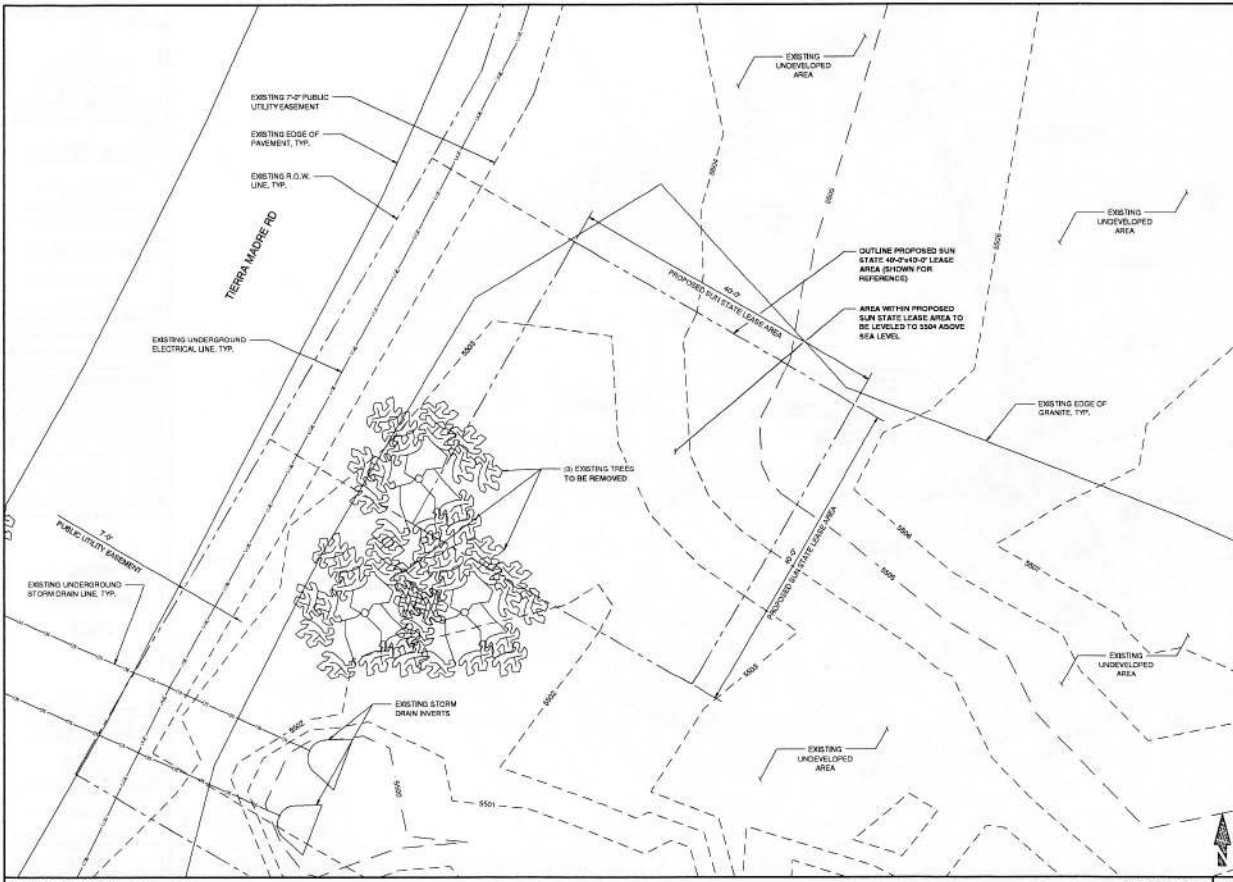


NEW MEXICO
REGISTERED PROFESSIONAL ENGINEER
NO. 12452
EXPIRES 12/31/25

HOUSE OF DOCUMENT
THE DESIGN AND CONSTRUCTION OF THIS PROJECT WAS PERFORMED BY RLF CONSULTING, LLC IN ACCORDANCE WITH THE PROFESSIONAL SERVICE CONTRACT AND AUTHORIZATION OF RLF CONSULTING, LLC.

PROJECT NO. 2400290
SITE NAME NM01-145 SPIKE
SITE ADDRESS 221 165 HWY ST PLACITAS, NM 87043

SHEET TITLE SURVEY BOUNDARY	REVISION
LS-1	



PREPARED FOR
SUN STATE TOWERS
 1428 NORTH HANSEN STREET #100
 SUITE 100, ALBUQUERQUE, NM 87102
 PHONE: 405-891-6600 FAX: 405-864-8653

CARRIER
verizon
VERIZON COMMUNICATIONS, INC. A DIVISION OF VERIZON

ARC CONSULTING FIRM & SITE DESCRIPTION
Pinnacle
Site Acquisition | Engineering | Construction

PROJECT NO: NM01-148
 DRAWN BY: NLS
 CHECKED BY: JPP

REV	DATE	DESCRIPTION	BY
4	05/20/21	FINAL CORRECTIONS	NLS
3	05/10/21	FINAL CORRECTIONS	CSA
1	05/10/21	FINAL CORRECTIONS	NLS

FINAL FOR ZONING ONLY

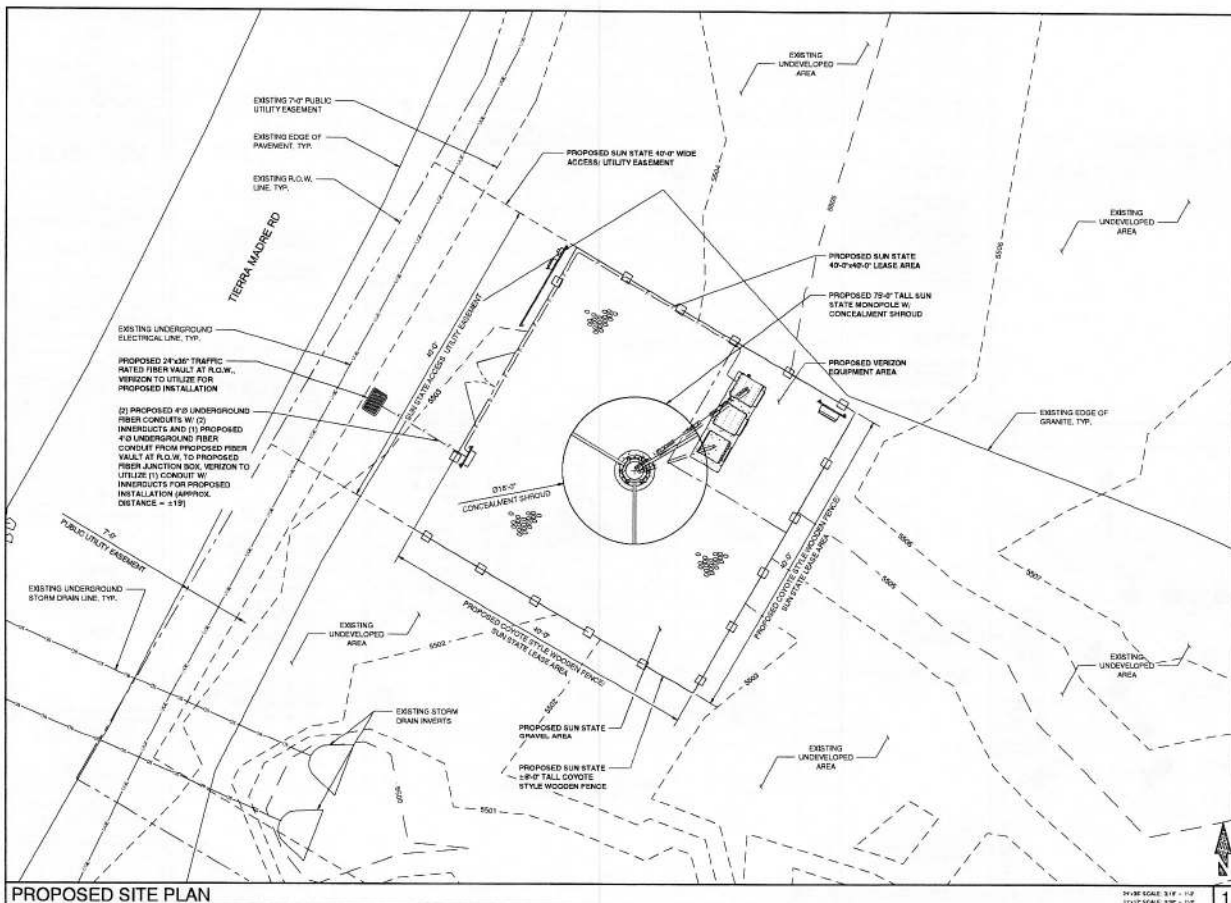
NM01-148 SPIKE /
 ABQ TERRA MADRE
 251 148 HWY ST
 PUEBLO, NM 87104
 SANSALON COUNTY

SHEET TITLE
EXISTING SITE PLAN

SHEET NUMBER
Z-2

EXISTING SITE PLAN

FORM SCALE: 3/16" = 1'-0"
 PRINT SCALE: 3/16" = 1'-0"



PREPARED FOR
SUN STATE
 F O W E R S
 1430 NORTH SAN ANTONIO STREET #101
 EL DORADO, AZ 85521
 PHONE: 480-564-0200 FAX: 480-564-8953

CARRIER
verizon
 2015 W. GILCHRIST, CHANDLER, AZ 85224
 PHONE: 480-770-6200
 FAX: 480-770-6200

ARE CONSULTING FIRM & SITE ACQUISITION
Pinnacle
 Site Acquisition | Engineering | Construction
 1000 W. GILCHRIST STREET # 101
 CHANDLER, AZ 85224

PROJECT NO: 148-148
 DRAWN BY: NLS
 CHECKED BY: JF

REV	DATE	DESCRIPTION	BY
1	08/08/18	FINAL DSWRHS	NLS
2	08/15/18	FINAL DSWRHS	ORA
3	08/17/18	FINAL DSWRHS	NLS

FINAL FOR ZONING ONLY

NM01-148 SPIKE /
 ABQ TIERRA MADRE
 201 148 HWY 59
 PUEBLO, NM 87004
 SANDOVAL COUNTY

SHEET TITLE
PROPOSED SITE PLAN

SHEET NUMBER
Z-3

1

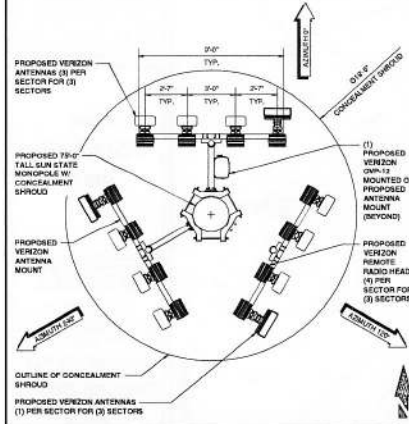
PROPOSED SITE PLAN

BY: NLS SCALE: 3/16" = 1'-0"
 1/16" = 1'-0"

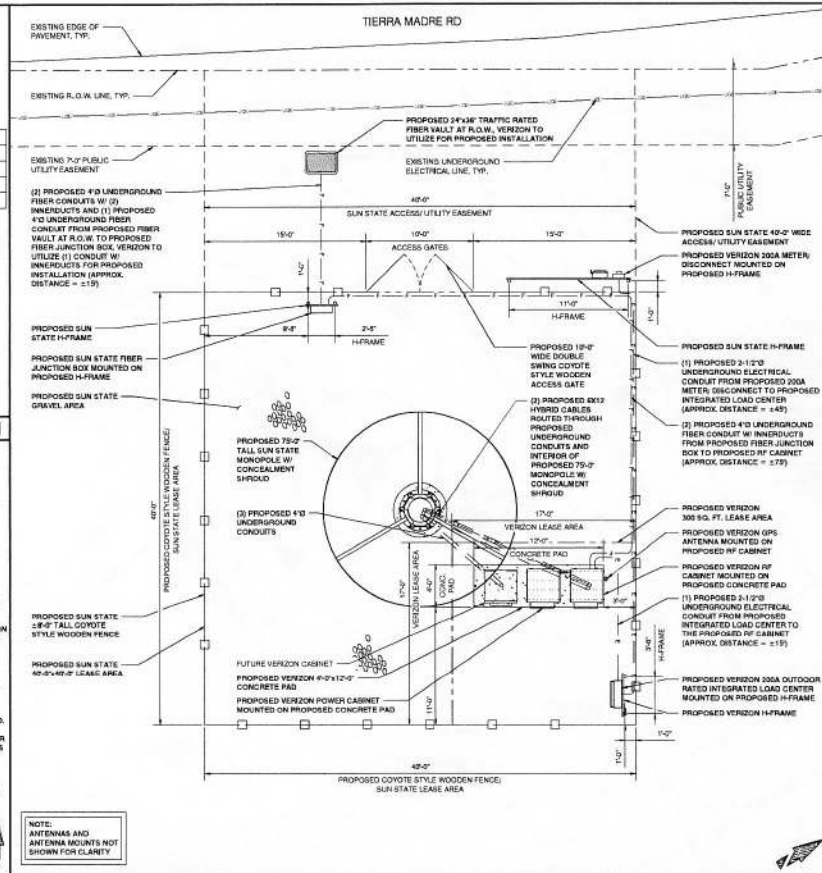
NEW HYBRID CABLE SCHEDULE					
SECTOR	AZIMUTH	LENGTH	QTY	SIZE	TYPE
ALPHA	0°	250'	2	1 1/4" O.D.	5K12 HYBRID CABLE
BETA	120°				
GAMMA	240°				



CABLING DETAIL 1



ANTENNA PLAN 2



ENLARGED SITE PLAN 3

PREPARED FOR
SUN STATE
 1201 W. I.R.S.
 1400 NORTH HAVEN STREET #101
 GILBERT, ARIZONA
 PHONE: 480.825.5000 FAX: 480.825.9800

CARRIER
verizon
 3000 A. GILBERTVILLE, GILBERT, AZ 85133
 TEL: 480.311.0000
 FAX: 480.311.0000

ARC CORP. TRIP PERM & SITE ACQUISITION
Pinnacle
 Site Acquisition | Engineering | Construction
 1000 SOUTH MARLBOROUGH BLVD. #100
 GILBERT, ARIZONA

PROJECT NO.	10001-148
DRAWN BY	M.S.
CHECKED BY	J.P.

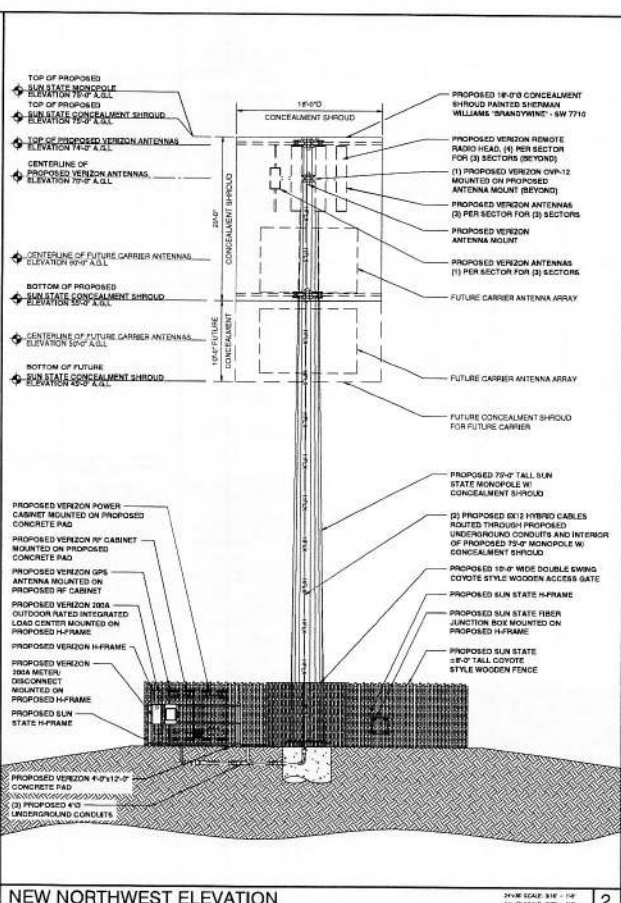
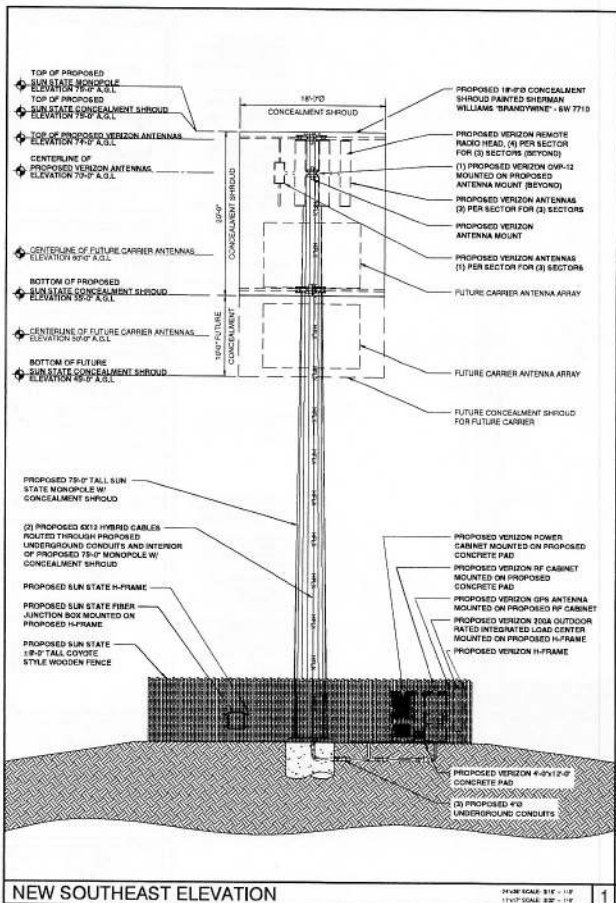
REV	DATE	DESCRIPTION	BY
1	10/11/13	FINAL DRAWING	M.S.

FINAL FOR ZONING ONLY

NM01-148 SPIKE /
 ABO TIERRA MADRE
 (2) 185 HAY ES
 FLAGSTAFF, HI EXCD
 WINDSON, COUNTY

SHEET TITLE
 ENLARGED SITE PLAN
 AND ANTENNA PLAN

SHEET NUMBER
Z-4



PREPARED FOR

SUN STATE TOWERS

1480 NORTH MAIN STREET #31
 GILBERT, AZ 85003
 PHONE: 480-506-5000 FAX: 480-506-9800

CARRIER

verizon

500 N. CENTRAL AVENUE, CHANDLER, AZ 85224
 PHONE: 480-774-8200
 FAX: 480-774-8200

ARE CONSULTING FIRM & SITE ACQUISITION

Pinnacle

Site Acquisition | Engineering | Construction

4800 N. CENTRAL AVENUE, SUITE 1100
 CHANDLER, AZ 85226

PROJECT NO: 14801-148

DRAWN BY: NLS

CHECKED BY: JF

REV	DATE	DESCRIPTION	BY
A	04/20/14	FINAL 200810	NLS
B	05/05/14	FINAL 200810	JF
1	08/11/14	FINAL 200810	NLS

FINAL FOR ZONING ONLY

NM01-148 SPIKE / ABC TIERRA MADRE

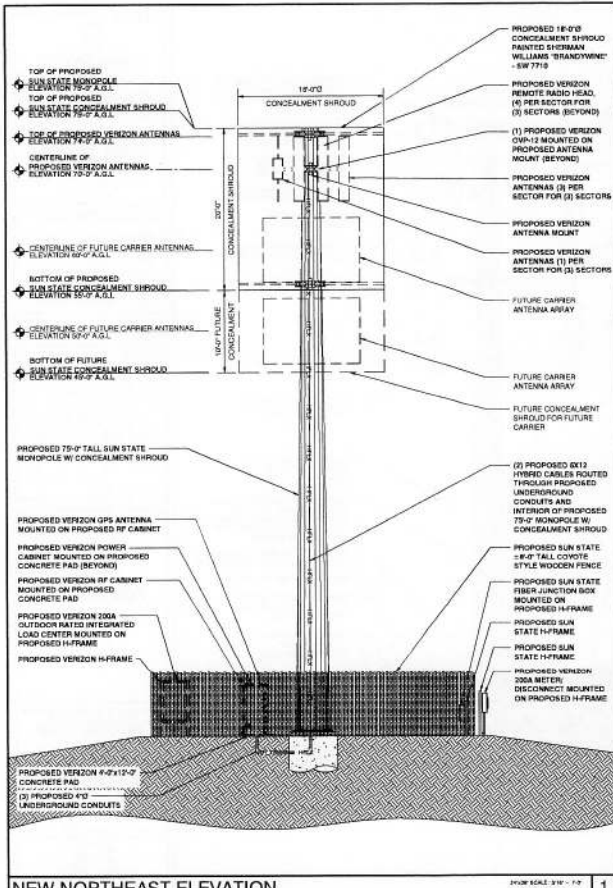
201 148 HWY 47
 PAD 40 148 HWY 47
 SAHONVAL COUNTY

SHEET TITLE

ELEVATIONS

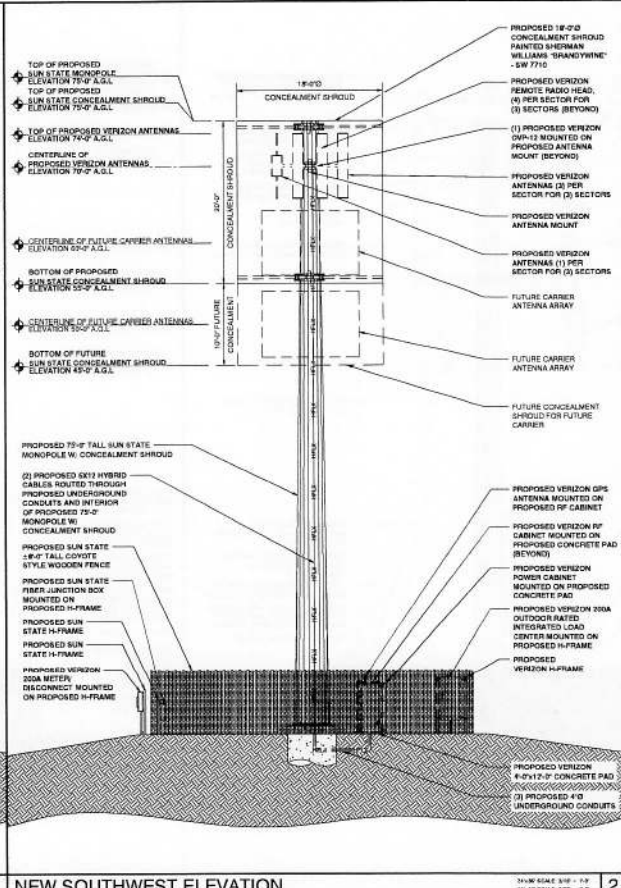
SHEET NUMBER

Z-5



NEW NORTHEAST ELEVATION

3/10/17 SCALE: 3/16" = 1'-0"
 1/11/17 SCALE: 3/16" = 1'-0"



NEW SOUTHWEST ELEVATION

3/10/17 SCALE: 3/16" = 1'-0"
 1/11/17 SCALE: 3/16" = 1'-0"

PREPARED FOR
SUN STATE TOWERS
 1428 NORTH OAKWIND STREET #100
 GIBSONVILLE, NC 27039
 PHONE: 866-644-6868 FAX: 866-644-8852

CARRIER
verizon
 3525 W. ZENOBIA BL., SUITE 100, RICHMOND, VA 23290
 PHONE: 804-774-2000 FAX: 804-774-2000

AEC CONSULTING FIRM & SITE ACQUISITION
Pinnacle
 Site Acquisition | Engineering | Construction
 1400 N. WILSON STREET # 111
 SUITE 100, RICHMOND, VA 23225

PROJECT NO: 18881-148
 DRAWN BY: M.A.L.
 CHECKED BY: M.F.

REV	DATE	DESCRIPTION	BY
A	3/10/17	FINAL 2D/3D/0	M.A.L.
B	6/16/17	FINAL 2D/3D/0	M.A.L.
1	3/10/17	FINAL 2D/3D/0	M.A.L.

FINAL FOR ZONING ONLY

NM01-148 SPIKE / ABC TERRA MADRE
 351 148 PAV ST
 PLACER, NC 27643
 GARDNER COUNTY

SHEET TITLE
 ELEVATIONS

SHEET NUMBER
Z-6

Site: NM01-148 Spike / ABQ Tierra Madre

Address: 221 165 Hwy St. ~ Placitas, NM 87043



05/08/2024

View 1



Location Map



Proposed

Notes: 215' from proposed site, looking North.

These depictions are for demonstrative purposes only. They are to be used in addition to the engineering drawings for an accurate representation of the site.



Existing

Applicant

Sun State Towers
1426 North Marvin Street, Suite 101
Gilbert, AZ 85233

Contact

PINNACLE
CONSULTING, INC
1426 North Marvin Street, Suite 101
Gilbert, AZ 85233

Site: NM01-148 Spike / ABQ Tierra Madre

Address: 221 165 Hwy St. ~ Placitas, NM 87043



05/08/2024

View 2



Location Map



Proposed

Notes: 140' from proposed site, looking East.

These depictions are for demonstrative purposes only. They are to be used in addition to the engineering drawings for an accurate representation of the site



Existing

Applicant

Sun State Towers
1426 North Marvin Street, Suite 101
Gilbert, AZ 85233

Contact

PINNACLE
CONSULTING, INC
1426 North Marvin Street, Suite 101
Gilbert, AZ 85233

Site: NM01-148 Spike / ABQ Tierra Madre

Address: 221 165 Hwy St. ~ Placitas, NM 87043

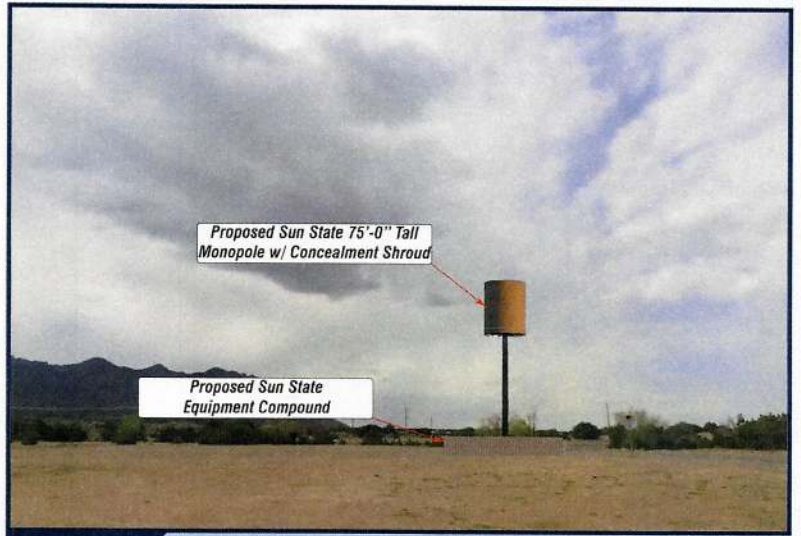


05/08/2024

View 3



Location Map



Proposed

Notes: 240' from proposed site, looking Southwest.

These depictions are for demonstrative purposes only. They are to be used in addition to the engineering drawings for an accurate representation of the site.



Existing

Applicant

Sun State Towers
1426 North Marvin Street, Suite 101
Gilbert, AZ 85233

Contact

PINNACLE
CONSULTING, INC
1426 North Marvin Street, Suite 101
Gilbert, AZ 85233

Site: NM01-148 Spike / ABQ Tierra Madre

Address: 221 165 Hwy St. – Placitas, NM 87043

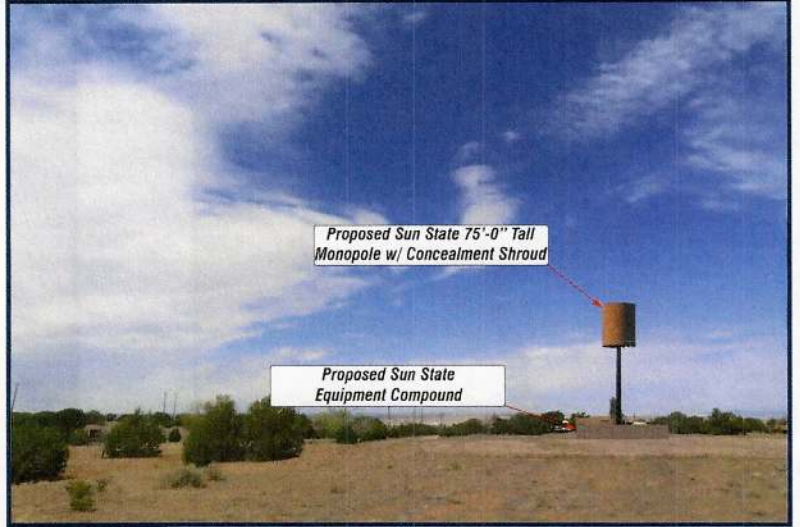


05/08/2024

View 4



Location Map



Proposed

Notes: 300' from proposed site, looking West.

These depictions are for demonstrative purposes only. They are to be used in addition to the engineering drawings for an accurate representation of the site.



Existing

Applicant

Sun State Towers
1426 North Marvin Street, Suite 101
Gilbert, AZ 85233

Contact

PINNACLE
CONSULTING, INC
1426 North Marvin Street, Suite 101
Gilbert, AZ 85233



Pinnacle Consulting, Inc
1426 N Marvin St., Suite 101
Gilbert, AZ 85233

Project: VERIZON ABQ_TIERRA MADRE (Sun State Tower NM01-148 SPIKE)

Parcel: 102-307-302-8180

**Address: 221 165 HWY ST, Placitas, NM 87043 Facility
75' Tall Wireless Facility Concealed with 40' x 40' Compound**

Sun State Towers confirms it will adhere to all required local and federal regulations as outlined by the FAA / FCC to build and operate the proposed wireless facility to ensure compliance and safety.



SUN STATE TOWERS

Health and Safety

January 2024

Wireless technology has been in widespread use since the 1940's. The technology is constantly reviewed by organizations world-wide. The technology typically operates at a fraction of the power guidelines set by the Federal Communications Commission for safe operation.

FCC

Measurements made near typical cellular and PCS (personal communication service) cell sites have shown that ground-level power densities are well below the exposure limits recommended by RF/microwave safety standards used by the FCC. (FCC Consumer Facts)

FCC guidelines are based on federal health and safety agencies including the Environmental Protection Agency (EPA), the Food and Drug Administration (FDA), the National Institute for Occupational Safety and Health (NIOSH) and the Occupational Safety and Health Administration (OSHA) and non-governmental organizations such as the Institute of Electrical and Electronics Engineers (IEEE) and the National Council on Radiation Protection and Measurements (NCRP).

WHO

Recent surveys indicate that RF exposures from base stations and wireless devices in publicly accessible areas (including schools and hospitals) are normally thousands of times below international standards." Considering the very low exposure levels and research results collected to date, there is no convincing scientific evidence that the weak RF signals from base stations and wireless networks cause adverse health effects. (World Health Organization Fact Sheet)