

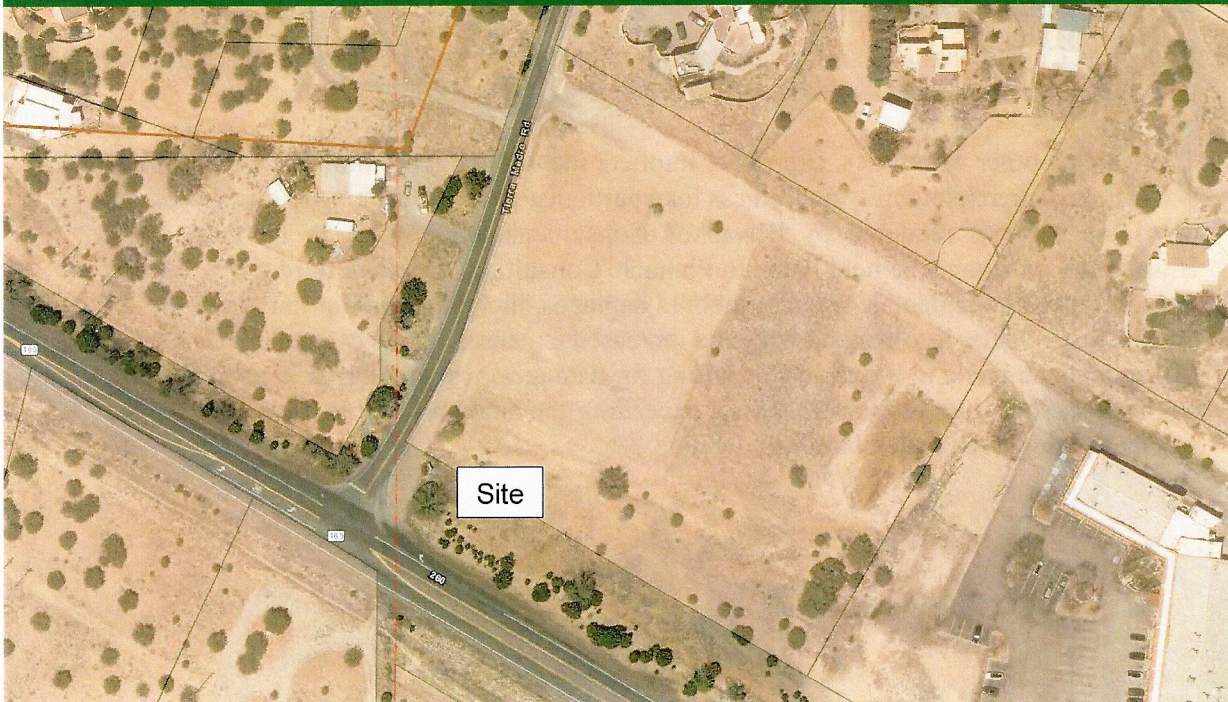
DEVELOPMENT NARRATIVE REPORT

PROJECT NAME: VERIZON ABQ_TIERRA MADRE (NM01-148 SPIKE)

APPLICANT: Sunstate Towers/ Pinnacle Consulting on behalf of Verizon Wireless

**REQUEST: New Wireless Communication Facility located at
221 165 HWY ST, Placitas, NM 87043 (Assessor Parcel #: 102-307-302-8180)**

Sandoval County Tax Parcel Viewer



09.30.2025

PINNACLE CONSULTING, INC

Scott Quinn | Site Acquisition Manager

Site Acquisitions | Engineering | Construction

1426 N Marvin St, #101, Gilbert, AZ 85233

Scott.quinn@pinnacleco.net | [602-909-8885](tel:602-909-8885)



Purpose of the Request

This WCF is needed to provide the latest service for Wireless Communication, E911 and data customers in the area for Verizon Wireless and future providers.

The Radio Frequency Coverage Maps clearly show a deficiency in coverage for the area. The new facility will provide a much-needed boost in quality, reliability and strength of signal both in and outdoors. The concealed structure will be built in the corner of the property to allow for the future development on the parcel and to minimize impact to surrounding properties with existing streets being used as natural distance buffers.

Verizon Wireless is proposing a 75' tower concealed/stealth design as rustic shroud that is well received in other communities, and consistent with the Sandoval County Ordinance NO. 03-10-016-11A. Subject proposal meets the intent of a stealth/concealed structure.

The proposed facility will enhance wireless coverage and increase network capacity in an area experiencing deficiencies or high traffic for Verizon and is collocatable for future providers such as AT&T and T-Mobiles to utilize the stealth structure. The equipment is designed to reduce the visual impact for surrounding areas and the subject property.

Project Description

Sun State Towers will own and operate this site for the purpose of expanding wireless coverage to the area identified as having high demand for Verizon Wireless Services both Voice and Data. The proposed WCF will consist of a stealth 75-foot tower structure in a 40' x 40' lease area.

This is a site that will be able to co-locate up to 3 carriers within the same defined screened lease area the is enclosed with a 8-foot-high Coyote Style Wooden Fence. The proposed location is out of the way so that property can be further developed to service the community with other types of business for the area. All antennas will be completely screened from view by the stealth structure.

Other options were considered before Sun State Towers finalized the stealth design where the subject proposal won out based on the character of area and the Sandoval County Ordinance requirements. Many other locations were reviewed but eliminated due to lack of property interest, ordinance limitations, and line of site connectivity to surrounding sites. The subsequent height is a result of radio frequency engineer design to optimize cellular and E911 services for the area.

The intent for a stealth structure is to be able to have 3 carriers is to make the antennas less noticeable and compatible with its surroundings consistent with community aesthetics and the wireless ordinance goal of reducing wireless infrastructure visual impacts.

Relationship to Surrounding Properties

The proposed facility will provide much needed enhanced wireless communication and E911 services for the subject and surrounding areas.

- The proposed site will be near the far Southwest corner of the very large parcel.
- The residential lots to South, West, and North are across surrounding streets and larger residential lots.
- The parcel to the East is an existing developed Strip Mall.
- There are no colocation opportunities that will service Verizon's needs in the area. Please refer to the RF Justification document provided for further details.

The facility shall have few, if any impacts, beyond providing service to the Verizon Wireless customers. There should be no discernible impacts to pedestrian or vehicular transit, and the facility will not emit odor, dust, gas, noise, vibration, smoke, heat or glare. Beyond a once-a-month operations inspection, the site should generate no activity or impact, and will not utilize connections to water, sewer or refuse utilities/services. Parking to be located at the facility and typically only used once a month for routine maintenance.

LOCATION AND ACCESSIBILITY

See drawings/survey and exhibits.

CIRCULATION SYSTEM

There will be no effect on traffic.

DEVELOPMENT SCHEDULE

Applicant intends to construct the improvement as soon as all permits have been received.

COMMUNITY FACILITIES AND SERVICES

Facility will support wireless and E911 communications in the community.

PUBLIC UTILITIES AND SERVICES

Power and telco access are the only utilities required by the facility where no water or gas use is required.

HOURS OF OPERATION

The proposed site will operate 24 hours a day, 7 days a week with no personnel onsite. The site will be connected to and monitored by a central switching center.

SITE DESIGN

Please refer to the supplemental site plan documentation outlining the design of the proposed facility.

09.30.2025

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AERIAL PHOTO MAP



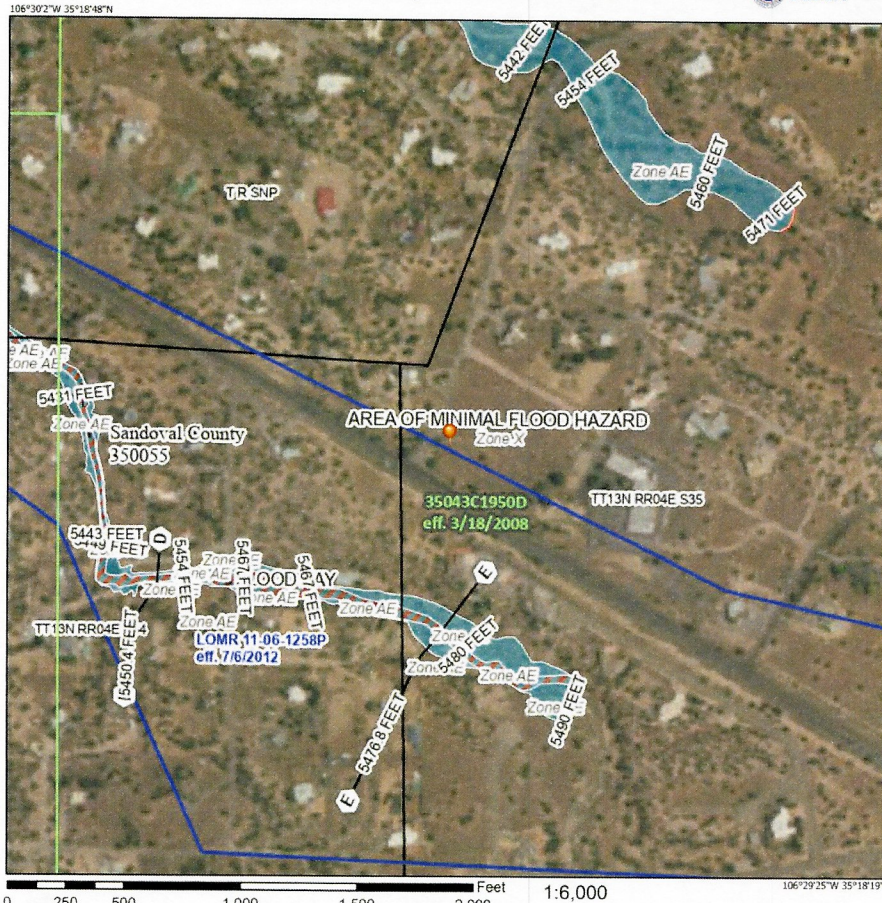
STREET MAP ATTACHMENT



FEMA FLOOD HAZARD MAP ATTACHMENT

Zone X: (No Screen) Area of Minimal Flood Hazard

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) Zone X, V, X99
 - With BFE or Depth Zone AE, AO, AH, VE, AR
 - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD**
 - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee. See Notes. Zone X
 - Area with Flood Risk due to Levee Zone D
- OTHER AREAS**
 - NO SCREEN Area of Minimal Flood Hazard Zone X
 - Effective LDMRs
 - Area of Undetermined Flood Hazard Zone D
- GENERAL STRUCTURES**
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall
- CROSS SECTIONS**
 - 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
 - 17.8 Coastal Transect
 - Coastal Transect
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature
- OTHER FEATURES**
 - Digital Data Available
 - No Digital Data Available
 - Unmapped
- MAP PANELS**
 - The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/19/2023 at 8:06 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

OWNERSHIP VERIFICATION ATTACHMENT



Account Search | View Created Report(s) | Help? | Logout Public | Sandoval County | Assessor Web Page | Forms | Treasurer Web Search
 Sandoval County Assessors Office

Location	Owner Information	Assessment History
Parcel Number 1-023-073-028-180 Tax Area 802HL_NR - 802HL_NR Situs Address 221 165 HWY ST Legal Summary Legal: S: 35 T: 13N R: 4E Subd: PLACITAS HOMESTEADS Lot: 5A-1A-W	Owner Name MCCALLISTER, ORVILLE C AND JUDITH A In Care Of Name HUSLIG, RACQUEL Owner Address 71 TUNNEL SPRINGS RD PLACITAS, NM 87043-8831 UNITED STATES OF AMERICA	Actual Value (2021) \$470,807 Primary Taxable \$156,936 Tax Area: 802HL_NR Mill Levy 26.622
		Type Actual Assessed Non-Residential Land \$470,807 \$156,936

Sale Date	Doc Description
12/06/2021	QUIT CLAIM DEED
07/16/2021	REAL ESTATE CONTRACT
	PLAT
	PLAT
	PLAT
	WARRANTY DEED
	PLAT
	MISCELLANEOUS
	PLAT
01/24/1968	SPECIAL WARRANTY DEED
	QUIT CLAIM DEED
	DEED
	WARRANTY DEED
10/05/1955	WARRANTY DEED
04/01/1939	PATENT

Account Information
 Sandoval County Assessors Office
Address:
 1500 Idalia Building D
 Bernalillo, NM 87104
Phone:
 505-867-7562
Office Hours:
 Monday-Friday 8am-5pm
[Account Summary](#)
[Account Info](#)
[Change Information](#)
[Assessment History](#)

This page can be printed using your internet browser or by CTL + P
Account: R186379 Ownership Information

Owner Name MCCALLISTER, ORVILLE C AND JUDITH A			
In Care Of Name HUSLIG, RACQUEL			
Address			
Owner Address Address1			
Address2 71 TUNNEL SPRINGS RD	State NM	Zip 870438031	Country UNITED STATES OF AMERICA
City PLACITAS			

This page can be printed using your internet browser or by CTL + P
Account: R186379 QUIT CLAIM DEED

Document Date 12/06/2021	Sale Date 12/06/2021
Reception Number 2021042204	Book 424
	Page 42204
Grantor	Grantee
HOMESTEAD VILLAGE INC	MCCALLISTER ORVILLE C
	MCCALLISTER JUDITH A
Remarks	
Account Number R186379	Parcel Number 1023073028180

ASSESSMENT & PROPERTY TAX INFO ATTACHMENT

This page can be printed using your internet browser or by CTL + P
 Account: R186379

Location	Owner Information	Assessment History						
Parcel Number 1-023-073-028-180 Tax Area 802HL_NR - 802HL_NR Situs Address 221 165 HWY ST Legal Summary Legal: S 35 T 13N R 4E Subd: PLACITAS HOMESTEADS Lot 5A-1A-W	Owner Name MCCALLISTER, ORVILLE C AND JUDITH A In Care Of Name HUSLIG, RACQUEL Owner Address 71 TUNNEL SPRINGS RD PLACITAS, NM 87043-8831 UNITED STATES OF AMERICA	Actual Value (2021) \$470,807 Primary Taxable \$156,936 Tax Area: 802HL_NR Mill Levy: 26.622 <table border="1"> <thead> <tr> <th>Type</th> <th>Actual</th> <th>Assessed</th> </tr> </thead> <tbody> <tr> <td>Non-Residential Land</td> <td>\$470,807</td> <td>\$156,936</td> </tr> </tbody> </table>	Type	Actual	Assessed	Non-Residential Land	\$470,807	\$156,936
Type	Actual	Assessed						
Non-Residential Land	\$470,807	\$156,936						

Sale Date	Transfers	Doc Description
12/06/2021 07/18/2021		QUIT CLAIM DEED REAL ESTATE CONTRACT PLAT PLAT WARRANTY DEED PLAT

Tax Year	Taxes	Images
*2023	\$4,177.96	Map GIS
2022	\$4,216.88	

* Estimated

Focusing On: 221 165 HWY ST PLACITAS 87043



[My Reports](#) | [Tax Account Search](#) | [Help](#) | [Logout public](#)

Print Forms
[Specialletter2019](#)
[Statement Of Taxes Due](#)

Account Links
[Account Summary](#)
[Account Value](#)
[Transfer Account](#)
[Gov. Website](#)

External Links
[Pay Taxes Online](#)

Payment Receipts
[Receipt from Dec 7, 2022](#)
[Receipt from Feb 22, 2022](#)
[Receipt from June 21, 2022](#)

Tax Account

Summary

Account Id: R186379
 Parcel Number: 1023073028180
 Owners: MCCALLISTER, ORVILLE C AND JUDITH A
 Address: 71 TUNNEL SPRINGS RD
 PLACITAS, NM 87043-8831
 UNITED STATES OF AMERICA
 Situs Address: 221 165 HWY ST
 Legal: Legal: S 35 T 13N R 4E Subd: PLACITAS HOMESTEADS Lot 5A-1A-W

Value

Area Id	Mill Levy
802HL_NR - 802HL_NR	26.6220000
NON-RESIDENTIAL LAND 0200	\$70.807
Taxes	\$4,177.96

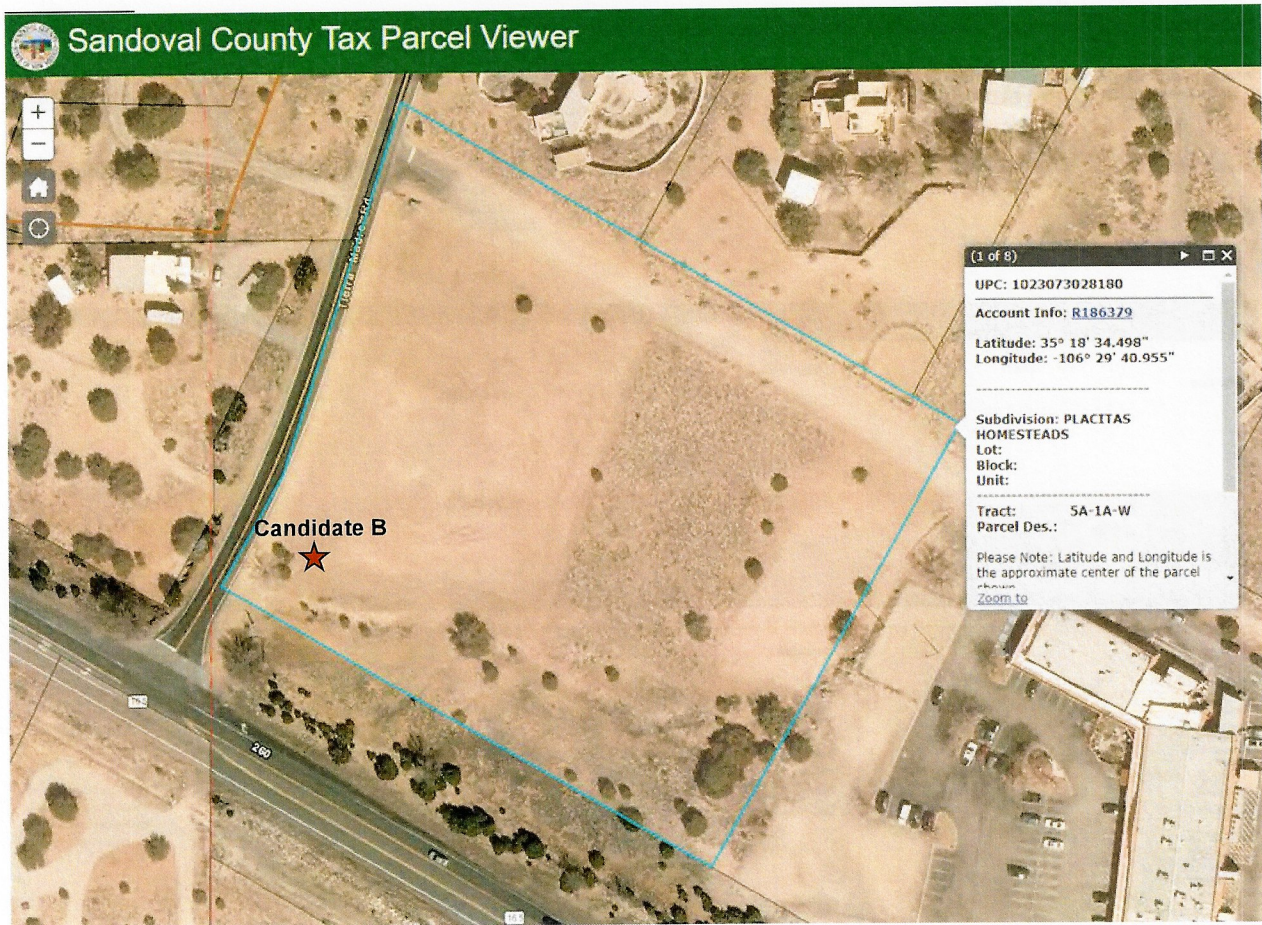
Inquiry

As Of: 11/19/2023
 Payment Type: First Full

Taxes Due: \$6,256.40
 Interest Due: \$147.59
 Penalty Due: \$105.42
 Total Due: \$6,509.41

TAX MAP ATTACHMENT

Sandoval County Assessor Website



PHOTOS OF SITE

Looking North at Site Area



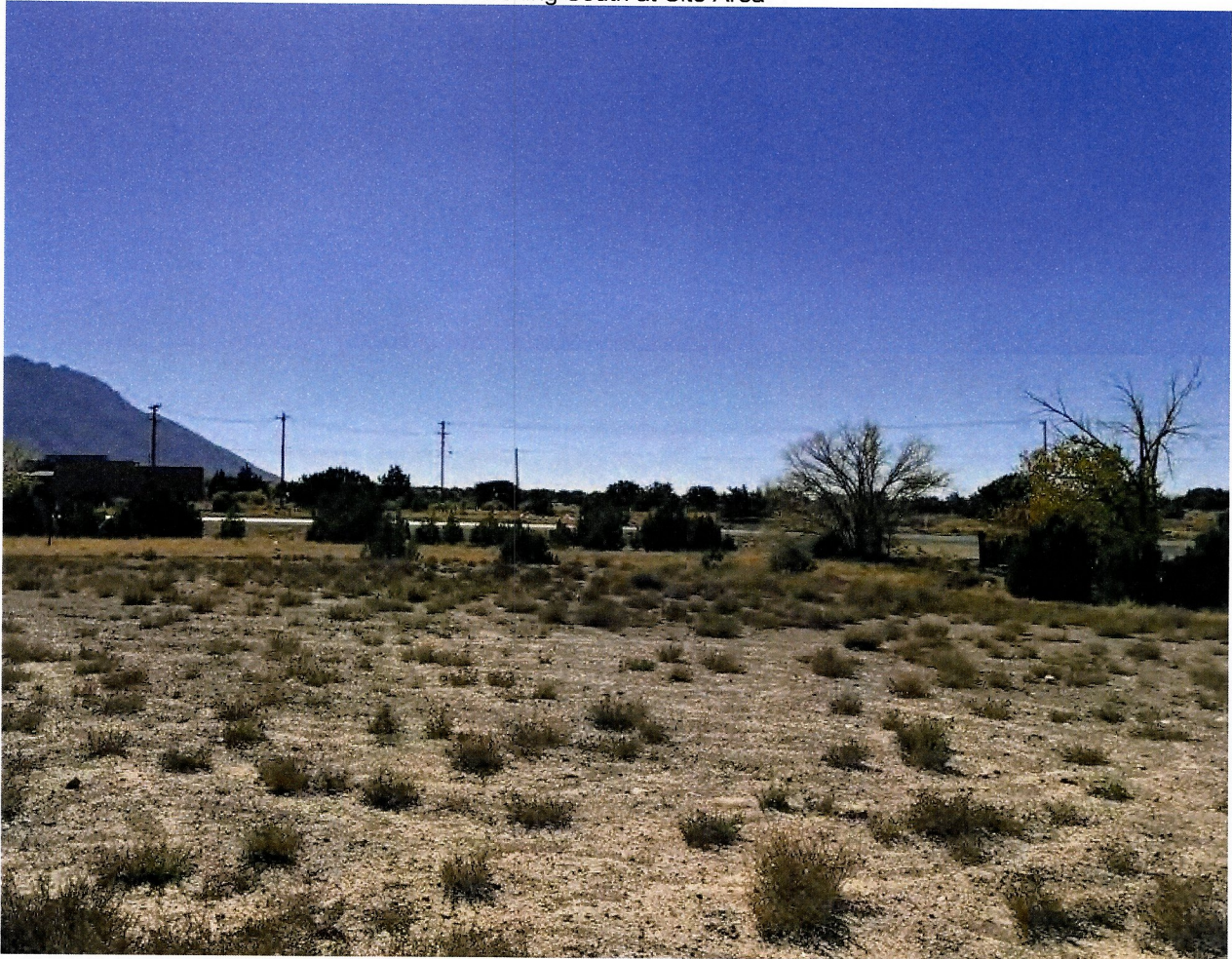
PHOTOS OF SITE

Looking East at Site Area



PHOTOS OF SITE

Looking South at Site Area



PHOTOS OF SITE

Looking West at Proposed Site



PHOTOS OF POWER & TELCO

Power Transformer & Telco NW Corner of Parcel



ZONING DISTRICT MAP ATTACHMEN

Zoning Lookup by Address

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 2010028892
CUP
CUPFile
CUPRemarks
Other
ZONING West Commercial Overlay
FileNumber
Ordinance
Book
Page
ReceptionN
CUP
CUPFile
CUPRemarks
Other
st_parcels: R186379

Account_No R186379
Lat 35° 18' 34.488"
Long -106° 29' 40.955"
Block
Unit
Sub PLACITAS HOMESTEADS
Owner_List MCCALLISTER, ORVILLE C AND JUDITH A
Lot
Acreage 4.323 ac
Tract SA-1A-W
Parcel_ID 1023073028180
TEXT_STRUM 1023073028180
TRACT_20
Situss 221 165 HWY ST
Link to [Comprehensive Zoning Ordinance \(Amended June 2020\)](#)
Link to [Planning & Zoning Ordinance Page](#)

1023073076189
West Commercial Overlay
Candidate B

ZONING HEARING CALENDAR

**SANDOVAL COUNTY
PLANNING & ZONING COMMISSION
2023 MEETING DATES**

TUESDAY, JANUARY 24, 2023
TUESDAY, FEBRUARY 21, 2023*
TUESDAY, MARCH 21, 2023*
TUESDAY, APRIL 25, 2023
TUESDAY, MAY 23, 2023
TUESDAY, JUNE 20, 2023*
TUESDAY, JULY 25, 2023
TUESDAY, AUGUST 22, 2023
TUESDAY, SEPTEMBER 26, 2023
TUESDAY, OCTOBER 24, 2023
TUESDAY, NOVEMBER 14, 2023*
TUESDAY, DECEMBER 12, 2023*

NOTE: All meetings will be held at **4:30 p.m.** in the Third Floor Commission Chambers at the Sandoval County Administration Building, 1500 Idalia Road, Building D, Bernalillo, New Mexico, 87004. Meetings are scheduled for the Fourth Tuesday of each month except for the months indicated with an asterisk (***) above. Other special meetings may be called at anytime providing the effective Open Meeting Act requirements are met.

ZONING ORDINANCE EXCERPTS

Section 7. Conditional Use Permit Application and Other Requirements.

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10/17/2003 11:52:15 AM

A) All Applicants for a Conditional Use Permit for Wireless Telecommunications Facilities or any modification of such facility shall comply with the requirements set forth in this section. The County Commission is the officially designated agency or body of the County to whom applications for a Conditional Use Permit for Wireless Telecommunications Facilities must be made, and that is authorized to review, analyze, evaluate and make decisions with respect to granting or not granting, recertifying or not recertifying, or revoking Conditional Use permits for Wireless Telecommunications Facilities. The County may at its discretion delegate or designate other official agencies of the County or others to accept, review, analyze, evaluate and make recommendations to the County Commission with respect to the granting or not granting, recertifying or not

Section 9. Location of Wireless Telecommunications Facilities.

A) Applicants for Wireless Telecommunications Facilities shall locate, site and erect said Wireless Telecommunications Facilities in accordance with the following priorities in each of the Telecommunications Districts, one (1) being the highest priority and six (6) being the lowest priority.

- 1) On existing Towers or other structures without increasing the height of the tower or structure;
- 2) On County-owned properties;
- 3) On properties in areas zoned for Heavy Industrial use
- 4) On properties in areas zoned for Commercial use
- 5) On properties in areas zoned for Agricultural use
- 6) On properties in areas zoned for Residential use

SANDOVAL COUNTY
200338472
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15 of 33
10/17/2003 11:52:15 AM

W) There shall be a pre-application meeting. The purpose of the pre-application meeting will be to address issues, which will help to expedite the review and permitting process. A pre-application meeting shall also include a site visit if there has not been a prior site visit for the requested site. Costs of the County's consultants to prepare for and attend the pre-application meeting will be borne by the applicant.

SECTION 10. SU - SPECIAL USE DISTRICT.

A. Intent. This zone district accommodates developments that require special consideration because of their magnitude, unusual nature, infrequent operations, questionable impact on surrounding property, or other similar reason. The boundaries of this district shall be determined on a case-by-case basis following amendment procedures provided in Section 19 of this Ordinance. Special conditions may be imposed by the County Board following recommendation by the Zoning Commission. The County Board may not grant a Zone Map Amendment for establishment of a Special Use District unless satisfactory provisions have been made:

BUILDING CODE EXCERPTS

Hello,

I hope you are well. I have visited with our Telecommunications Consultant, Robert Naumann, on your application for a new tower. There are a number of things that have to happen before we can go to the Planning and Zoning Commission which I neglected to report to you sooner. The items and timelines involved will require that your request be moved to the October 25 Planning and Zoning Commission hearing, tentatively.

The items are:

- Full technical review: the conditional use permit application for the tower requires a full technical review and site visit with our consultant as stipulated in our Telecommunications ordinance. Part of this review is to establish a justification for the new tower if there are other towers in the area.
- Fees for this review are: \$5,000.00 County Application Fee, \$8,500.00 Escrow fee for consultant review. Checks must be made payable to Sandoval County.

Please reach out to Robert Naumann, we have discussed your case and the sooner we can start the better.

Thanks,

Makita

Makita Hill
Interim Director
Sandoval County Planning and Zoning Department
1500 Idalia Rd, Bldg. D
Bernalillo, NM 87004
(505) 867-7656 Office
(505) 252-1891 Cell
mhill@sandovalcountynm.gov



BUILDING PERMITS

Building permits for construction in unincorporated areas of Sandoval County are issued through the New Mexico Regulation & Licensing Department's Construction Industries Division (CID). Prior to the submittal of a building permit application to CID, a Zoning Compliance and Floodplain Determination Checklist must be submitted to Sandoval County P&Z to ensure all County regulations and requirements are fulfilled.