



**SANDOVAL COUNTY
STATE OF NEW MEXICO**

In the Matter of the request CU-26-001 by Sun State Tower, Pinnacle Consulting, and Verizon Wireless (“Applicants”) for a Conditional Use permit for the construction of a new 75 foot high above ground monopole at the property located at 4 Tierra Madre Road, Placitas, New Mexico 87043, Parcel # 1023073028180, Township 13N, Range 4E, Section 35, Tract 5A-1A-W, Placitas Homesteads (“Property”).

No. CU-26-001

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER
DENYING REQUEST FOR CONDITIONAL USE PERMIT**

The SANDOVAL COUNTY PLANNING & ZONING COMMISSION hereby adopts and enters its Findings of Fact, Conclusions of Law, and Order on this matter brought on for public hearing on May 19, 2026, and **denies** the Applicants’ request for a Conditional Use Permit to construct and operate a new 75 foot above ground level monopole antenna support structure, antennas, related electronics, and related ground level improvements, as follows:

FINDINGS OF FACT: CU-26-001

1. **CU-26-001** is a request by Applicants for a Conditional Use permit for the construction and operation of a new 75 foot above ground monopole antenna support structure, antennas and electronics, and related ground level improvements related to the project.
2. Applicants submitted their application for a Conditional Use permit on February 12, 2026.
3. The Planning & Zoning Commission held a properly noticed public hearing on this matter on May 19, 2026. The Applicants, represented at the hearing by Pinnacle Consulting, provided direct and rebuttal testimony to the Planning & Zoning Commission.
4. During the public hearing, the Planning & Zoning Commission received a staff report from the County’s Planning & Zoning Department; a presentation by the Applicants; and voluminous public comment.

CONCLUSIONS OF LAW

In the Matter of the request CU-26-001 by Applicants, the Planning & Zoning Commission having considered the application; the staff report; the presentation by the Applicants; public testimony; and rebuttal testimony by the Applicants, **denies** the Applicants’ request for a Conditional Use

Permit to construct a new 75 foot above ground monopole for the following reasons, each of which stands on its own:

1. Undisputed and uncured misrepresentations and deficiencies in the Applicants' application.
2. Questions unanswered by the Applicants regarding the ownership of the underlying Property as to whether the person holding a mere real estate contract on the Property, rather than the actual current Property owners, has authority to encumber the Property with the Conditional Use Permit sought in CU-26-001.
3. Questions unanswered by the Application as to whether the Applicants received valid authorization to sign the application from the actual underlying Property owners to properly request the Conditional Use permit.
4. Whether there is an actual need for this proposed facility based on evidence tendered at the Public Hearing by multiple members of the public, including without limitation to presentation of Verizon's existing coverage maps for the area claimed by the Applicants to benefit from the project which shows the full availability of Verizon's services, which directly conflict the Application materials and the sworn testimony of the Applicants at the Public Hearing;
5. Whether the proposed project site is a more acceptable location for the facility based on public testimony.
6. That based on multiple signal measurements made and reported by the public regarding Verizon's service, Verizon's service coverage is currently fully available in the area proposed by the Applicants to be benefited by the proposed facility.
7. The aesthetics of the proposed monopole, with its enlarged radome, are inconsistent with the surrounding area.
8. There should be more dialogue to see if the fire station location previously considered by Applicants will work.

ORDER

The SANDOVAL COUNTY PLANNING & ZONING COMMISSION, having brought this matter on for public hearing on request by Sun State Tower, Pinnacle Consulting, and Verizon Wireless ("Applicants") for a Conditional Use permit for the construction of a new 75 foot high above ground monopole antenna support structure, antennas and related electronics, and related ground level improvements related to the monopole at the property located at 4 Tierra Madre Road, Placitas, New Mexico 87043, Parcel # 1023073028180, Township 13N, Range 4E, Section 35, Tract 5A-1A-W, Placitas Homesteads and having considered the Applicants' sworn presentation, the Planning & Zoning Department's staff report, and the entire record in this matter,

IT IS ORDERED that the Applicants' request for a Conditional Use permit be and hereby is **DENIED** by a vote of 6-0 (with Commissioner Sue Harrelson absent).

SANDOVAL COUNTY
PLANNING & ZONING COMMISSION

By:  6/4/26
Victor Rodriguez, Chairman

ATTEST:


Anne Brady-Romero, County Clerk



SUBMITTED BY:


John M. Butrick, Deputy County Attorney

NOTICE OF APPEAL RIGHTS

Pursuant to Section [80] 34. – Appeals. of the Sandoval County Wireless Telecommunications Facilities Siting Ordinance, Ordinance # 03-10-16-11A, anyone aggrieved by this decision may appeal such decision to the Sandoval County Board of County Commissioners. Any such appeal must be filed with Sandoval County on prescribed forms obtainable from the Sandoval County Planning & Zoning Department within fifteen (15) working days of the date of the Planning & Zoning Commission's decision when recorded in the Office of the Sandoval County Clerk.