



SANDOVAL COUNTY PLANNING & ZONING

APPEAL OF ZONING APPLICATION

APPEAL OF: TEMPORARY USE PERMIT VARIANCE
 CONDITIONAL USE SPECIAL EVENT PERMIT
 ADMINSTRATIVE/INTERPRETATION ACTION

APPLICANT: Scott Quinn (Pinnacle Consulting/ Sun State Towers, Verizon Wireless) TELEPHONE: (602) 909-8885
 ADDRESS: 1426 N Marvin St, #101, Gilbert, AZ 85233
 AGENT: Scott Quinn (Pinnacle Consulting/ Sun State Towers, Verizon Wireless) TELEPHONE: (602) 909-8885
 ADDRESS: Scott Quinn (Pinnacle Consulting/ Sun State Towers, Verizon Wireless)
 E-mail Address: scott.quinn@pinnacleco.net

EXISTING LEGAL DESCRIPTION OF PROPERTY:

TOWNSHIP 13N RANGE 4E SECTION 35
 MRGCD Tract No. (If applicable) 5A-1A-W MRGCD Map No. (If applicable) _____
 Subdivision Placitas Homesteads - Parcel 1023073028180 Lot No. _____
 Block No. _____ Total Acres: 4.323 Number of Lots (existing) 1

REASON FOR THE APPEAL (Use additional sheets if necessary):

CU-26-001 Planning & Zoning Commission denied the conditional permit application 5/19/26 citing (8) Eight reasons for denial. The reasons for denial are not consistent with the Sandoval County Ordinance nor the Sandoval County Staff report that utilized all application materials as their bases for approval. In addition, the denial is not compliant with the Federal 1996 Telecommunications Act guidelines. Many of the Commissions findings are purely conjecture where it is warranted that the Sandoval County Board review and approve the proposed application.

Signed by: _____
 SIGNATURE: Scott Quinn DATE: 06/25/2026
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INSTRUCTIONS: Submit the completed application to the Planning and Zoning Division office located at 1500 Idalia Rd, Bldg D, Bernalillo, NM. Each application must get accompanied by plats, sketches, checklists, fees, and other information as requested by the County Planning and Zoning Division.

FOR OFFICE USE ONLY:			
Application Received By: _____	Date _____		
File Number: _____	Receipt Number: _____	Fee: _____	
Type and Date of Appealed Action: _____			

CU-26-001

Conditional Use Permit Planning & Zoning Commission Reasons for Denial and applicants' response.

Permit to construct a new 75 foot above ground monopole for the following reasons, each of which stands on its own: *Applicant response in Italic.*

1. Undisputed and uncured misrepresentations and deficiencies in the Applicants' application. *Sandoval County Planning staff presented many of the applicants documents and summary that supported the approval the application that were not taken into consideration by the Commission as a bases for their decision.*
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. *Documentation was provided that Ms. Huslig is under contract to purchase the property. In addition, McCallister (current owner) has provided a signed application.*
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. *Documentation was provided that Ms. Huslig is under contract to purchase the property. In addition, McCallister (current owner) has provided a signed application.*
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; *Professional Radio Frequency Engineering Reports were prepared and part of the Commissions packages for review and part of the planning staff approval package.*
5. Whether the proposed project site is a more acceptable location for the facility based on public testimony. *This is the best possible location based on Radio Frequency Engineering Requirements and Sandoval County requirements where commercial zoning is preferred where the subject area is the only commercial zoning area within miles of the site.*
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. *Not a true statement based on Radio Frequency engineering reports that were provided.*

7. The aesthetics of the proposed monopole, with its enlarged radome, are inconsistent with the surrounding area. The proposed stealth concealment design is by far the best option for the area that meets the intent of ordinance.
8. There should be more dialogue to see if the fire station location previously considered by Applicants will work. The fire station became nonresponsive after several attempts to solidify a deal. In addition, there was language that had difficult termination rights in favor of the landlord. The site also has existing fire department equipment and other visual clutter that a new structure would not be very well received by the surrounding property owners on a parcel that is considered residentially zoned.



SANDOVAL COUNTY
PLANNING & ZONING DEPARTMENT

CONDITIONAL USE PERMIT/VARIANCE APPLICATION

APPLICATION FOR: [X] CONDITIONAL USE PERMIT [] VARIANCE

APPLICANT: Sun State Tower, Pinnacle Consulting, Verizon Wireless, and Property Owner Racquel Huslig

ADDRESS: 1426 N Marvin St, #101, Gilbert, AZ 85233 Site Name: Verizon ABQ_TIERRA_MADRE, Sun State Tower NM01-148 Spike

PHONE: (602) 909-8885 E-MAIL: scott.quinn@pinnacleco.net

AGENT: Scott Quinn

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

PHONE: (602) 909-8885 E-MAIL: scott.quinn@pinnacleco.net

EXISTING LEGAL DESCRIPTION OF PROPERTY:

TOWNSHIP 13N RANGE 4E SECTION 35
MRGCD Tract No. (If applicable) 5A-1A-W MRGCD Map No. (If applicable)
Subdivision Tract 5A-1A-W, Placitas Homesteads Lot No. Block No.
Total Acres: Number of Lots (existing) (proposed)

Present Zoning and Use of Property:

CD-WP, vacant lot

PROPERTY ADDRESS: 221 165 Hwy St, Placitas, NM 87043 (Parcel 1023073028180)

DESCRIPTION OF CONDITIONAL USE OR VARIANCE (Use additional sheets if necessary):

New 75-foot high concealment pole with shroud used for Verizon wireless communication equipment. Associated ground equipment to be placed at the base of the pole all contained within a 8-foot high coyote steel wooden fence.

SIGNATURE: [Signature] DATE: 02/12/2026

INSTRUCTIONS: Submit the completed application to the Planning and Zoning Department office located at 1500 Idalia Rd, Bldg D, Bernalillo, NM 87004. Each application must be accompanied by plats, sketches, checklists, fees, and other information as requested by the Planning and Zoning Department.

FOR OFFICE USE ONLY:

Application Received By: Date
Subdivision Type: Receipt Number: Fee:
Within Extraterritorial Platting Jurisdiction of a Municipality: Yes No
Public Hearing Date: Public Notice Date:
Subdivision File Number: VERSION JUNE 2023



SANDOVAL COUNTY PLANNING AND ZONING DEPARTMENT

PROPERTY OWNER'S AGENT AUTHORIZATION FORM

This form is used to allow someone other than the registered owner of a certain parcel of property to act on behalf of subject property owner for a proposed application and/or permit request. LIMIT: ONE PROPERTY OWNER PER FORM

ADDRESS(ES) OR UPC #'S OF SUBJECT PROPERTY	
221 165 Hwy St, Placitas, NM 87043 (Parcel 1023073028180)	
ADDRESS(ES) OR UPC #'S OF SUBJECT PROPERTY (CONTINUED, IF NECESSARY)	
Please Print Racquel Huslig NAME (PROPERTY OWNER) 45 Camino De Las Piedras, Placitas, NM 87043 MAILING ADDRESS (PROPERTY OWNER) racquelhuslig@gmail.com EMAIL ADDRESS (PROPERTY OWNER) 505-238-6021 PHONE NUMBER (PROPERTY OWNER)	Please Print Scott Quinn NAME (Agent) 1426 N Marvin St, #101, Gilbert, AZ 85233 MAILING ADDRESS (Agent) scott.quinn@pinnacleco.net EMAIL ADDRESS (Agent) 602-909-8885 PHONE NUMBER (Agent)

I, Racquel Huslig, the legally registered PROPERTY OWNER for the site located at Tract 5A-1A-W, Placitas Homesteads (Township 13N, Range 4, Section 35 221 165 Hwy St, Placitas, NM 87403 (Parcel 1023073028180,

Which is situated within the unincorporated area of Sandoval County, hereby authorize the referenced individual and/or company to serve on my behalf as a duly authorized agent for the above-mentioned property. The aforementioned Agent may:

- Submit an Application / Apply for Permit
- Make Payments
- Make Changes to Submitted Documents/Plans
- Pick up Documents/Plans

PROPERTY OWNER:

Racquel Huslig
 Print Full Name

 Signature

Agent:

Scott Quinn
 Print Full Name
Scott Quinn to be signed in counterpart
 Signature

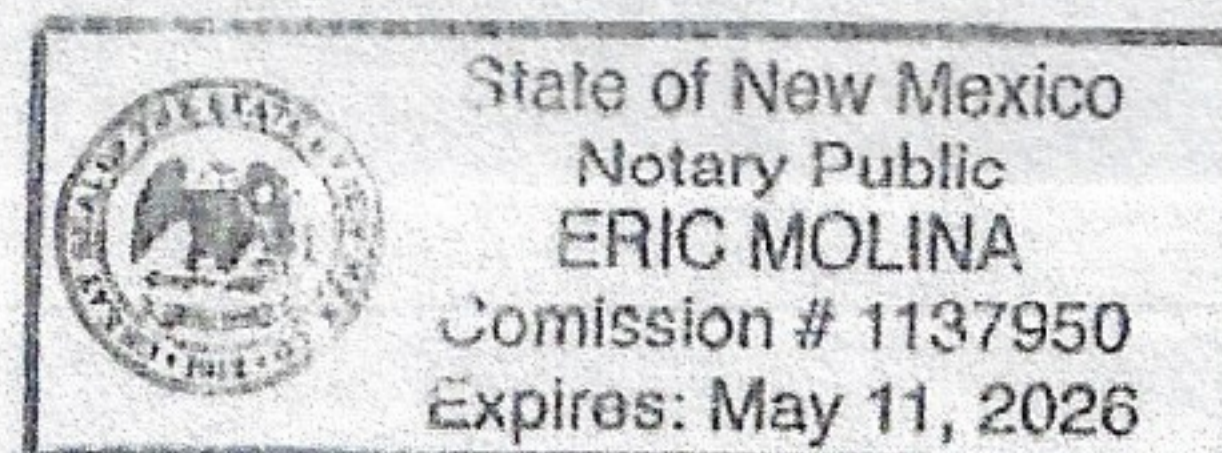
Daniel J. Beaman
 Director of Planning and Zoning
 Phone: 505-867-7617
 Email: dbeaman@sandovalcountynm.gov

State of New Mexico
 Sandoval County Bernalillo

Subscribed and Sworn to before me on this 13
 Day of February, 2026

Notary Public

 My commission expires May 11, 2026





SANDOVAL COUNTY PLANNING AND ZONING DEPARTMENT

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221 165 Hwy St, Placitas, NM 87043 (Parcel 1023073028180)	
ADDRESS(ES) OR UPC #'S OF SUBJECT PROPERTY (CONTINUED, IF NECESSARY)	
Please Print Racquel Huslig <hr/> NAME (PROPERTY OWNER) <hr/> 45 Camino De Las Piedras, Placitas, NM 87043 <hr/> MAILING ADDRESS (PROPERTY OWNER) <hr/> racquelhuslig@gmail.com <hr/> EMAIL ADDRESS (PROPERTY OWNER) <hr/> 505-238-6021 <hr/> PHONE NUMBER (PROPERTY OWNER)	Please Print Scott Quinn <hr/> NAME (Agent) <hr/> 1426 N Marvin St, #101, Gilbert, AZ 85233 <hr/> MAILING ADDRESS (Agent) <hr/> scott.quinn@pinnacleco.net <hr/> EMAIL ADDRESS (Agent) <hr/> 602-909-8885 <hr/> PHONE NUMBER (Agent)

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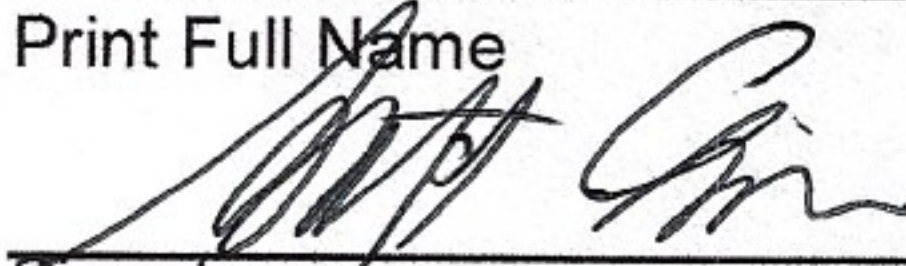
Which is situated within the unincorporated area of Sandoval County, hereby authorize the referenced individual and/or company to serve on my behalf as a duly authorized agent for the above-mentioned property. The aforementioned Agent may:

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- Make Payments
- Make Changes to Submitted Documents/Plans
- Pick up Documents/Plans

PROPERTY OWNER:

Racquel Huslig
 Print Full Name
Racquel Huslig to be signed in counterpart
 Signature

Agent:

Scott Quinn
 Print Full Name

 Signature

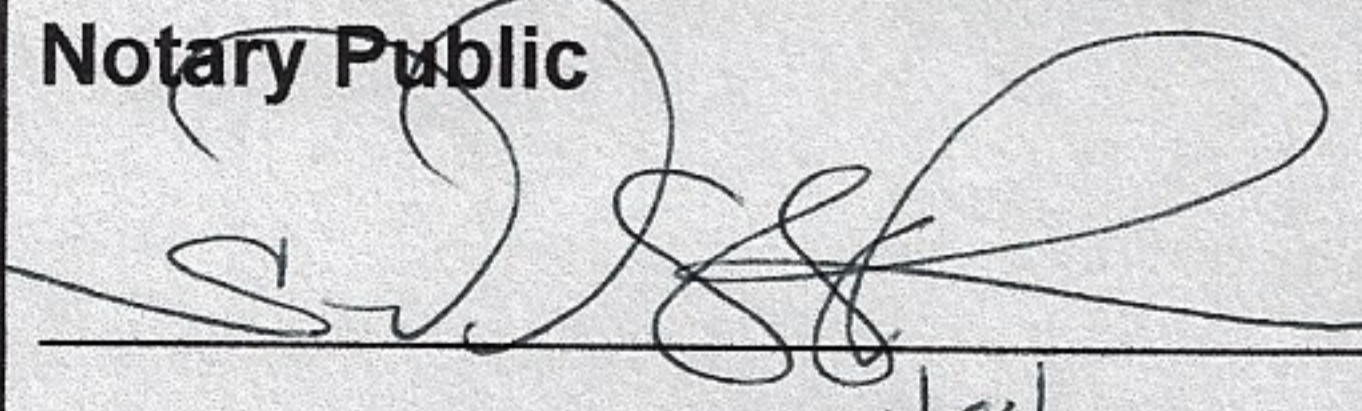

Daniel J. Beaman

Director of Planning and Zoning
 Phone: 505-867-7617
 Email: dbeaman@sandovalcountynm.gov

State of New Mexico Sandoval County (Owner)
 State of Arizona Maricopa County (Agent)

Subscribed and Sworn to before me on this Day of 13
Feb, 2020

Notary Public


 My commission expires 1/8/2028


Selena Iniguez Roman
 Notary Public
 Maricopa County, Arizona
 My Comm. Expires 01-08-28
 Commission No. 663242



SANDOVAL COUNTY PLANNING AND ZONING DEPARTMENT

PROPERTY OWNER'S AGENT AUTHORIZATION FORM

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Parcel 1023073028180 to the west of 221 165 Hwy St, Placitas, NM 87043 (Tract 5A-1A-W, Twn 13N, Rng 4E, Sect. 35)

ADDRESS OF SUBJECT PROPERTY (IF EXISTS) OR UPC #'S OF SUBJECT PROPERTY

ADDRESS OR UPC #'S OF SUBJECT PROPERTY (CONTINUED, IF NECESSARY)

Please Print

Judith and Orville McCallister

Please Print

Scott Quinn (Pinnacle Consulting/Sun State Tower, Verizon)

NAME (PROPERTY OWNER)

NAME (Agent)

1426 N Marvin St, #101, Gilbert AZ 855233

MAILING ADDRESS (PROPERTY OWNER)

MAILING ADDRESS (Agent)

scott.quinn@pinnacleco.net

EMAIL ADDRESS (PROPERTY OWNER)

EMAIL ADDRESS (Agent)

602-909-8885

PHONE NUMBER (PROPERTY OWNER)

PHONE NUMBER (Agent)

I, Judith McCallister, the legally registered PROPERTY OWNER for the site located at Parcel 1023073028180 to the west of 221 165 Hwy St, Placitas, NM 87043 (Tract 5A-1A-W, Twn 13N, Rng 4E, Sect. 35)

Which is situated within the unincorporated area of Sandoval County, hereby authorize the referenced individual and/or company to serve on my behalf as a duly authorized agent for the above-mentioned property. The aforementioned Agent may:

Submit an Application / Apply for Permit

Make Payments

Make Changes to Submitted Documents/Plans

Pick up Documents/Plans

PROPERTY OWNER:

Judith A. McCallister

Print Full Name

Judith A. McCallister
Signature

Agent:

Scott Quinn

Print Full Name

Scott Quinn (Provided in a separate doc)
Signature

State of New Mexico
Sandoval County

Subscribed and Sworn to before me on this 9th
Day of June 2020

Notary Public

Jane Flores
My commission expires 02-03-2027

JANEE FLORES
NOTARY PUBLIC
STATE OF NEW MEXICO
COMMISSION # 1139624
COMMISSION EXPIRES: 02-03-2027

Planning and Zoning Department

1500 Idalia Road, Building D, Bernalillo, NM 87004
Front Desk Phone: 505-867-7628
Email: P&ZMain@sandovalcountynm.gov