

Appeal of Approval of Conditional Use Permit
P26CU00002

PADILLA – W. DIAMOND BELL RANCH ROAD
WIRELESS COMMUNICATIONS FACILITY



DIAMOND BELL RANCH

Community Character Matters.

Submitted by the Residents of Diamond Bell Ranch

24 July 2026

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR

DATE 7/27/26 *ddp*
CC: DSP, Thomas Drzazgowski,
Rob Donaldson

JUL 27 2026 08:25 PM CLK OF BD *ddp*

Navigating this Submission

This submission has been organized to facilitate review in either electronic or printed form.

Electronic Review

The document contains an extensive bookmark structure for one-click navigation throughout the submission.

Using Adobe Acrobat or other PDF readers that support bookmarks.

1. Open the Bookmarks Panel

Select the Bookmarks icon located on the right side of the Acrobat window.

2. Expand the Bookmarks

The bookmark panel displays the major sections of the document, including the Appeal, Appendices, Exhibits, and Resident Correspondence.

3. Navigate with One Click

Select any bookmark to immediately open that section of the document.

Bookmarks are provided for:

- Major document sections
- Appendices
- Exhibits

Individual resident letters

Printed Review

- Continuous page numbering
- The Table of Contents provides a printed reference to major sections and page numbers.
- The active section is identified by the highlighted tab along the right margin.
- Appendices are organized by topic to support efficient review.



<https://diamondbellranch.org>

APPEAL – CUP P26CU00002
WIRELESS COMMUNICATIONS FACILITY • DIAMOND BELL RANCH

Letter of Transmittal

Appeal of Conditional Use Permit P26CU00002 Type I Conditional Use – Wireless Communications Facility Padilla – W. Diamond Bell Ranch Road

Members of the Pima County Board of Supervisors:

Enclosed is the appeal package for Conditional Use Permit P26CU00002 regarding the proposed 150-foot communications tower within Diamond Bell Ranch.

The package has been organized to assist the Board in reviewing both the issues raised by the appeal and the supporting materials submitted by Diamond Bell Ranch residents.

The submission consists of four parts:

Appeal – Presents the factual background, applicable approval standards, issues presented, supporting argument, and requested relief.

Appendix A – Community Character and Visual Context – Documents the existing visual character of Diamond Bell Ranch through photographs, maps, and other exhibits to provide context for evaluating the compatibility of the proposed tower with the surrounding rural residential community.

Appendix B – Resident Statements – Contains written statements voluntarily submitted by Diamond Bell Ranch residents. The statements are presented without substantive editing and represent the individual views of their authors.

Appendix C – Neighborhood Survey – Documents the breadth of community participation by identifying residents who voluntarily expressed opposition to the proposed tower location.

The purpose of this submission is not to oppose wireless communications infrastructure generally, but to assist the Board in determining whether the record demonstrates compliance with the County's approval standards in selecting this particular location.

Thank you for your consideration of this appeal and the accompanying materials. We respectfully request that this submission be accepted as part of the record for Case P26CU00002.

Respectfully submitted on behalf of the Diamond Bell Ranch residents who have joined in this appeal.

Charles Murdock
Resident, Diamond Bell Ranch

Table of Contents

	Page	Margin Tab Key
❖ Appeal of Approval of Conditional Use Permit P26CU00002	5	APPEAL
Padilla – W. Diamond Bell Ranch Road		
Wireless Communications Facility		
Scope of Appeal	5	
I. The Administrative Record Does Not Appear to Contain the Alternative-Site and Co-Location Analysis Required by Pima County Code §18.07.030(H)(3)(f)	6	
II. County Staff Identified Unresolved Questions Regarding Alternative Heights and Configurations	7	
III. Community Character and Visual Impacts	8	
IV. Environmental Considerations	10	
V. The Board Should Make Additional Findings	10	
Conclusion	11	
Signature Page	13	
❖ Appendix A – Existing Community Character and Visual Context	15	VISUAL
A-1 Community Characteristics	16	
A-2 Representative Residential View	18	
A-3 Landscape Setting	20	
A-4 Wildlife Commonly Observed by Residents	23	
A-5 Rural Lifestyle	29	
A-6 Community Planning Context	30	LETTERS
❖ Appendix B – Resident Statements	31	
B-1 Summary of Resident Statements	31	
B-2 Community Letter Index	32	
B-3 Appellants & Residents Actively Engaged in the Appeal	32	
B-4 Long-Time Residents	32	
B-5 Residents in Close Proximity / Directly Affected	32	
B-6 Newer Residents	33	
B-7 Additional Resident Statements	33	
B-8 Resident Correspondence Index	34	VOICES
B-9 Resident Statements	35	
❖ Appendix C – Resident Response Summary	74	
Purpose – Summary - Method	74	
Responses	74	

APPEAL OF APPROVAL OF CONDITIONAL USE PERMIT P26CU00002
PADILLA – W. DIAMOND BELL RANCH ROAD
WIRELESS COMMUNICATIONS FACILITY

To: Pima County Board of Supervisors

Re: Appeal of Approval of Conditional Use Permit P26CU00002

Dear Chair and Members of the Board:

We respectfully submit this appeal of the approval of Conditional Use Permit P26CU00002 for the proposed wireless communications facility consisting of a 150-foot monopole tower and associated equipment at 15949 W. Diamond Bell Ranch Road within the Diamond Bell Ranch community.

We recognize the importance of reliable telecommunications infrastructure and do not oppose wireless communications facilities as a matter of principle. Rather, this appeal concerns whether the materials supporting the approval adequately demonstrate why this particular facility, at this height and in this location, satisfies the requirements of the Pima County Zoning Code.

The accompanying appendices provide factual support for the issues discussed throughout this appeal. Appendix A – Community Character and Visual Context documents the existing rural setting through representative photographs, maps, and visual exhibits. Appendix B – Resident Statements presents the observations of Diamond Bell Ranch residents in their own words. Appendix C – Neighborhood Survey illustrates the breadth of community participation regarding the proposed tower location. Together, these appendices complement the Administrative Record by providing factual context for the issues presented in this appeal.

SCOPE OF APPEAL

This appeal asks whether the Administrative Record demonstrates how and why the applicant selected—and the County approved—the proposed site, height, and configuration over the alternatives reportedly considered, and whether the analyses required by Pima County Code §18.07.030(H)(3)(f) can be identified in the Administrative Record.

We do not contend that wireless service is unnecessary, nor do we claim to possess the information necessary to determine the optimum location, height, or configuration of a communications facility. Those determinations require access to engineering tools, design objectives, network requirements, infrastructure constraints, and other information available to the applicant and its consultants.

Instead, we contend that the materials supporting the approval do not appear to include analyses specifically required by the Pima County Zoning Code. This appeal asks whether the Administrative Record demonstrates how and why the approved site was selected from among the alternatives reportedly considered.

I. THE ADMINISTRATIVE RECORD DOES NOT APPEAR TO CONTAIN THE ALTERNATIVE-SITE AND CO-LOCATION ANALYSIS REQUIRED BY PIMA COUNTY CODE §18.07.030(H)(3)(f)

The importance of alternative-site and co-location analysis is reinforced by the ordinance's stated purpose of minimizing the number of new communication towers through the maximum use of existing facilities. See Pima County Code §18.07.030(H)(1)(b).

Pima County Code §18.07.030(H)(3)(f) provides:

"The narrative shall list, and include a discussion of, the pros and cons of each prospective new tower site and co-location opportunity considered (along with maps showing the locations of each site) and shall state the reasons why each of the alternative sites and co-locations was not considered to be feasible."

This requirement is particularly important because the ordinance expressly seeks to minimize the number of new communication towers by maximizing the use of existing facilities. §18.07.030(H)(3)(f) implements that policy objective by requiring a documented comparison of alternative-site and co-location opportunities. Consistent with that policy objective, §18.07.030(H)(3)(f) does not merely require propagation maps demonstrating need. It separately requires identification and discussion of prospective tower sites and co-location opportunities considered, including the reasons the applicant determined them not to be feasible.

Demonstrating a coverage need and demonstrating why a particular site was selected are two different questions. The Application explains the communications need and describes the proposed solution. What we have not located is the analysis showing why the applicant selected this solution over the alternatives that were reportedly considered.

The Application thoroughly explains the existing coverage deficiencies and the communications need addressed by the proposed facility. It also states that the applicant evaluated alternative sites and co-location opportunities.

However, we have not located the following information in the Narrative Report required by §18.07.030(H)(3)(f):

- The alternative tower sites considered;
- The co-location opportunities considered;
- Maps identifying those alternatives;
- The advantages and disadvantages of each alternative; and
- The reasons the applicant determined each alternative was not feasible.

The issue is not whether alternatives may have been considered. The issue is whether the ordinance-required analysis identifying and evaluating those alternatives can be found in the Administrative Record and reviewed.

The Application further states that the majority of parcels within the search area are subject to zoning or CC&R limitations and that only a small number of parcels—described as "approximately a few dozen"—remain available for consideration. The Application then concludes that the subject property represents a "uniquely suitable and code-compliant location."

Such a conclusion implies that the applicant identified, compared, and eliminated alternative sites before selecting the proposed site. Yet we have not located, in the Narrative Report required by §18.07.030(H)(3)(f), a documented analysis showing how that process occurred.

The Application discusses CB-1-zoned parcels within the search area. However, the proposed site is located immediately adjacent to an established CR-1 residential community, while the surrounding area contains substantial amounts of undeveloped public land, including State, Federal, County, and Tribal land holdings. Given the scale of those surrounding lands and the proximity of the proposed site to Diamond Bell Ranch, it is reasonable to ask whether such locations were considered during the alternative-site evaluation and, if so, why they were determined not to be feasible.

We are not suggesting that any particular public-land site would necessarily be feasible. Rather, we note that the ordinance appears to require identification of the alternative sites considered and an explanation of why each was found not to be feasible. We have not located that analysis in the Administrative Record.

II. COUNTY STAFF IDENTIFIED UNRESOLVED QUESTIONS REGARDING ALTERNATIVE HEIGHTS AND CONFIGURATIONS

The staff recommendation notes that the Hearing Administrator should consider whether a shorter tower, or multiple shorter towers, could represent a viable alternative because the proposed 150-foot tower exceeds the height the County typically approves in rural-residential neighborhoods.

This observation is significant because it originated within the County's own review process and relates directly to the alternative-analysis requirements contained in Pima County Code §18.07.030(H)(3)(f).

County staff's recommendation raises an important question for the Board. After reviewing the Administrative Record, we have been unable to determine how the Hearing Administrator or the County ultimately resolved the staff's recommendation, what additional information the County considered, or why it ultimately determined the proposed 150-foot tower was the preferred solution.

We express no opinion regarding whether a shorter tower or multiple shorter towers would ultimately prove feasible. Our concern is more limited. The County's review raised legitimate questions regarding alternative tower heights and configurations. We have been unable to determine from the Administrative Record how those questions were ultimately resolved before the Conditional Use Permit was approved.

Absent that explanation, it is difficult to determine whether the approved height and configuration represent the most appropriate solution among the alternatives considered.

III. COMMUNITY CHARACTER AND VISUAL IMPACTS

Pima County Code §18.07.030(H)(1)(c), (e), and (g) identifies the purposes of the County's communications tower regulations to include preserving community character, preserving rural and residential neighborhood identity, minimizing adverse visual impacts, protecting aesthetically sensitive areas, and encouraging compatible siting and design. These objectives are particularly relevant where a proposed 150-foot structure is located immediately adjacent to one of the few established CR-1 residential communities in the area—a community characterized by open desert views, underground utilities, dark night skies, and the absence of street lighting, all of which contribute to the rural character residents chose when they purchased property in Diamond Bell Ranch.

Appendix A – *Community Character and Visual Context* documents these existing conditions through representative photographs, visual simulations, maps, and other exhibits. It is intended to provide the factual context needed to evaluate compatibility under the County's communications tower regulations.

The proposed facility consists of a 150-foot monopole with an overall height of approximately 154 feet including the lightning rod. Such a structure will be substantially taller than surrounding development and visible from a considerable portion of the surrounding area.

The representative residential views presented in Exhibit A-2 of Appendix A – Community Character and Visual Context illustrate that compatibility involves more than visibility. It also depends upon scale, setting, and the relationship of the proposed structure to the surrounding rural landscape.

The issue is not whether some visual impact will occur. Rather, the issue is whether the Administrative Record demonstrates that the site-selection and design process minimized those impacts to the extent contemplated by the ordinance.

The Decision Memorandum acknowledges the importance of visual-impact mitigation by requiring that the tower be painted an anodized aluminum color. Color selection may reduce visual contrast and can be an appropriate mitigation measure.

However, paint color is only one form of visual mitigation. Other mitigation measures could include alternative locations, reduced tower heights, alternative tower configurations, co-location opportunities, or other design approaches intended to lessen visual impacts on surrounding properties and viewsheds.

We have not located the analysis necessary to determine whether alternative sites, tower heights, and configurations were considered and evaluated as contemplated by the ordinance. As a result, it is difficult to determine whether visual and community-character impacts were minimized through the site-selection process or whether additional mitigation opportunities may exist.

In addition to visual and community-character impacts, residents have expressed concerns regarding potential effects on nearby property values. The ordinance itself identifies preservation of property values in rural and residential neighborhoods as one of the purposes of the communications tower regulations. See Pima County Code §18.07.030(H)(1)(c). We do not contend that property-value concerns alone determine the outcome of this Application, nor do we contend that the Administrative Record conclusively establishes such impacts.

However, the concerns expressed by affected residents provide an additional reason the ordinance-required evaluation of alternative locations, tower heights, and configurations is important. To the extent visual and community-character impacts can be reduced through alternative siting, reduced height, alternative configurations, or other mitigation measures, the Administrative Record should demonstrate how the applicant identified and evaluated those alternatives in the site-selection process and how the County considered them in its review process.

IV. ENVIRONMENTAL CONSIDERATIONS

The proposed facility is located in an area characterized by open space, wildlife habitat, and environmental resources that residents value and believe deserve careful consideration.

Appendix A also documents representative native wildlife and environmental features commonly observed throughout Diamond Bell Ranch. These exhibits are included to illustrate the existing environmental setting that forms part of the community's rural character rather than to suggest that development is precluded by environmental considerations alone.

We are not suggesting that environmental resources necessarily preclude development. However, environmental considerations provide an additional reason the alternative-site analysis required by §18.07.030(H)(3)(f) is important.

Without a documented evaluation of alternative sites and alternative configurations, it is difficult to determine whether the site-selection process minimized environmental impacts or whether other feasible alternatives may have resulted in fewer impacts.

Appendix B – *Resident Statements* provides the Board with a different form of evidence. Residents with differing backgrounds, lengths of residency, and proximity to the proposed site consistently describe the same defining characteristics of Diamond Bell Ranch. Although each statement reflects an individual perspective, collectively they reinforce the community character documented throughout Appendix A.

Appendix C – *Neighborhood Survey* demonstrates that these concerns extend throughout Diamond Bell Ranch and are not limited to the few properties nearest the proposed tower. The survey is included to illustrate the breadth of community participation rather than to substitute for the individual perspectives contained in Appendix B.

V. THE BOARD SHOULD MAKE ADDITIONAL FINDINGS

Given the issues discussed above, we respectfully request that the board make additional findings regarding whether the proposed facility satisfies the applicable provisions of Pima County Code §18.07.030, including the ordinance's stated purposes, compatibility standards, and Application requirements.

In particular, the board should determine:

- Whether the Narrative Report required by §18.07.030(H)(3)(f) contains the alternative-site analysis, co-location evaluation, mapping, comparative assessment, and feasibility determinations expressly required by that section;
- Whether the Application demonstrates compliance with the ordinance's objectives of minimizing the number of new communications towers through careful site selection, encouraging co-location where feasible, and protecting the character of surrounding neighborhoods;
- Whether the County adequately evaluated and resolved the questions raised during its review concerning alternative tower heights and configurations were adequately evaluated and resolved before approval of the proposed facility;
- Whether the proposed location is compatible with the surrounding rural-residential environment considering the purposes and approval standards established by the Pima County Code; and
- Whether the Administrative Record demonstrates that the site-selection and design process minimized impacts to Community Character and Visual Context to the extent contemplated by the ordinance.

The questions raised in this appeal do not require the Board to determine whether another site or another design would have been preferable. Rather, they ask whether the Administrative Record demonstrates that the analyses, findings, and evaluations required by the Pima County Code were completed, documented, and considered before approval of this particular location.

CONCLUSION

This appeal is not based upon generalized opposition to wireless service, nor upon allegations regarding radio-frequency emissions.

Rather, it is based on a simple question: where in the Administrative Record is the analysis showing why this particular 150-foot tower at this particular location was selected over the alternatives that were reportedly considered? The Board should be able to answer that question from the materials supporting the approval. We have not located the analysis necessary to do so.

This appeal does not ask the Board to decide where a tower should be located. It asks whether the Administrative Record adequately documents how and why this location was selected.

Appellants respectfully request that the Board determine whether the Administrative Record demonstrates compliance with the applicable requirements of Pima County Code §18.07.030, including the alternative-site analysis required by §18.07.030(H)(3)(f), before affirming approval of the proposed facility.

Respectfully submitted,

Signature Page Follows

Signature Page

Appeal of Conditional Use Permit P26CU00002

Type I Conditional Use – Wireless Communications Facility

Padilla – W. Diamond Bell Ranch Road

By signing below, each Appellant adopts and joins in the foregoing Appeal of Conditional Use Permit P26CU00002 dated 24 July 2026 and respectfully requests that the Pima County Board of Supervisors grant the relief requested therein.



Ryan Chastain



Lindsey Chastain



Jeffrey Hamma



Lois Hamma



Charles Murdock



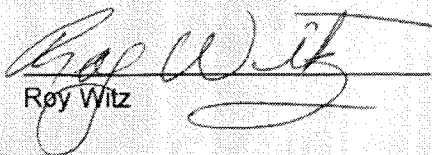
Paige Murdock



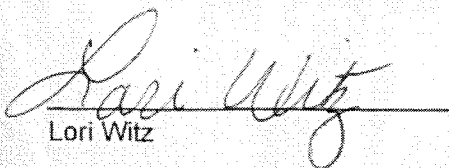
William Praust



Barbara Praust



Roy Witz



Lori Witz

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Existing Community Character and Visual Context

Appendix A

Diamond Bell Ranch is a rural residential community characterized by open Sonoran Desert landscapes, underground utilities, unobstructed mountain views, dark night skies, native vegetation, abundant wildlife, and low-density residential development. These characteristics collectively define the setting in which the proposed wireless communications facility would be located.

This appendix documents the existing community character and visual setting through representative photographs, maps, and supporting exhibits prepared from publicly available information and photographs provided by Diamond Bell Ranch residents. The exhibits are intended to provide the Board with factual context that may not be fully conveyed through technical reports or engineering drawings alone.

No single exhibit is intended to be determinative. Rather, the exhibits should be considered collectively to provide an understanding of the existing setting and to assist the Board in evaluating the **compatibility of the proposed facility with the established rural residential character of Diamond Bell Ranch.**



Main entrance to Diamond Bell Ranch, illustrating the identity and rural character of the community described throughout this appendix

Community Characteristics

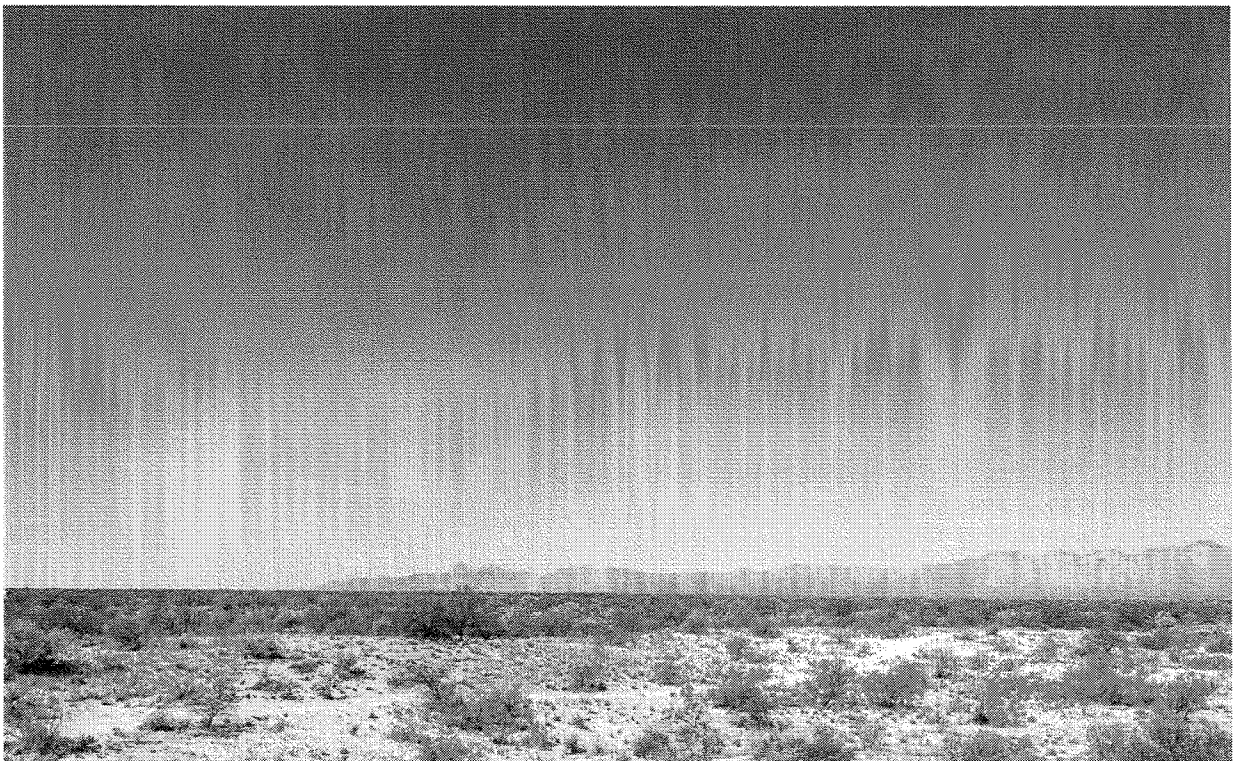
Exhibit A-1

Diamond Bell Ranch is a rural residential community characterized by open Sonoran Desert landscapes, underground utilities, unobstructed mountain views, dark night skies, native vegetation, abundant wildlife, and low-density residential development. These characteristics are consistently described by residents throughout this appeal and are illustrated by the photographs, maps, and exhibits contained within Appendix A.

No single photograph or map fully conveys the character of the community. Instead, these exhibits are intended to illustrate the setting, environment, and landscape that collectively define Diamond Bell Ranch.

This exhibit is provided to assist the Board in evaluating the compatibility of the proposed facility with the established rural residential character of Diamond Bell Ranch.

The following photographs illustrate representative features that residents consistently identify as defining the community character of Diamond Bell Ranch.



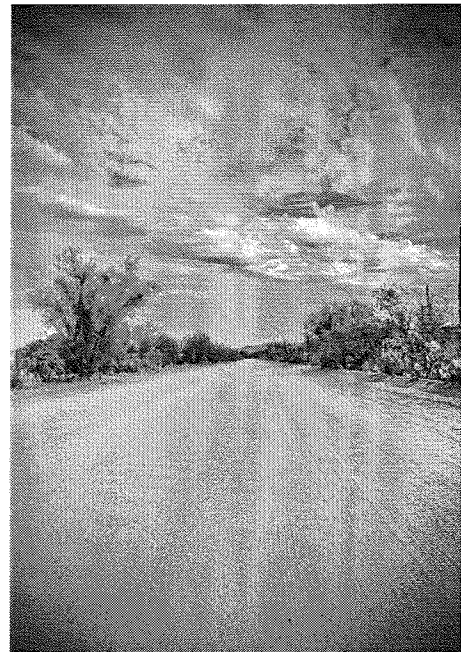
Panoramic view of Diamond Bell Ranch illustrating the community's low-profile rural character, expansive Sonoran Desert landscape, and uninterrupted mountain backdrop. Prominent vertical structures are notably absent from the surrounding landscape.

Community Characteristics (Continued)

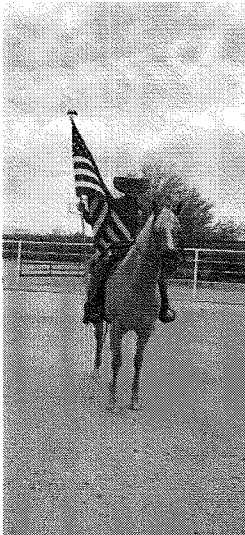
Exhibit A-1



Typical roadway within Diamond Bell Ranch illustrating low traffic volumes, natural vegetation, and the absence of urban infrastructure.



Typical neighborhood roadway showing the community's low-profile development and rural character.



Equestrian activities are a longstanding element of Diamond Bell Ranch's rural lifestyle.

Visual

Visual

Visual

Visual

Visual

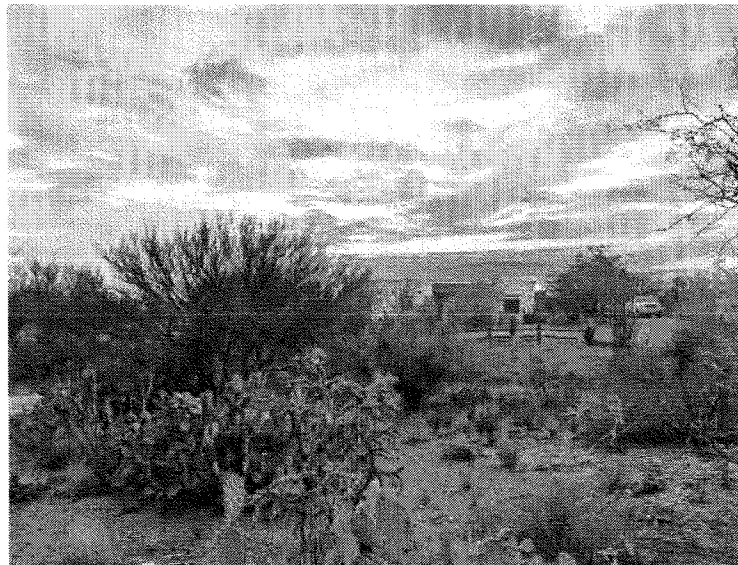
Representative Residential View

Exhibit A-2

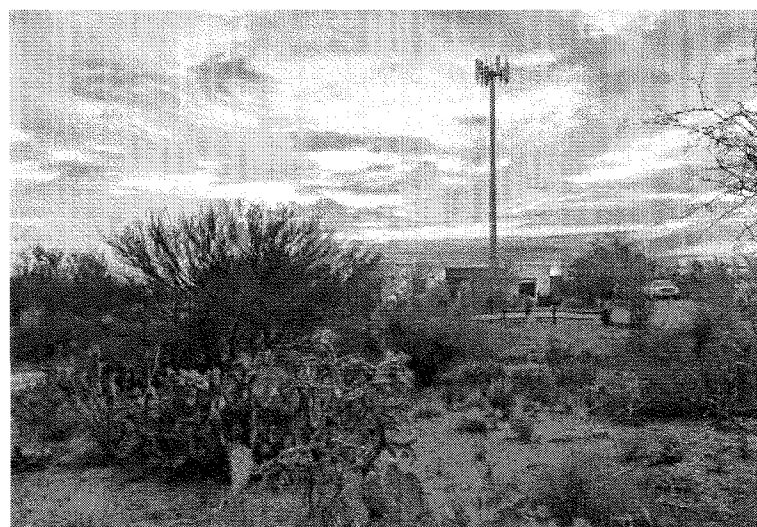
Representative Residential Views. The photographs in this exhibit were taken by Diamond Bell Ranch residents from representative locations throughout the community. Each photograph is presented twice: first as originally photographed, and then with a simulated 150-foot communications tower representing the proposed facility inserted into the scene at the approximate location and scale.

These simulations are intended as visual aids to assist the Board in understanding the potential relationship between the proposed communications tower and the existing rural landscape. They are not intended to be precise engineering renderings.

This exhibit is provided to assist the Board in evaluating the compatibility of the proposed facility with the established rural residential character of Diamond Bell Ranch.



Existing view from 16130 W. Ridgemoor Avenue approximately 300 feet from the proposed tower location.



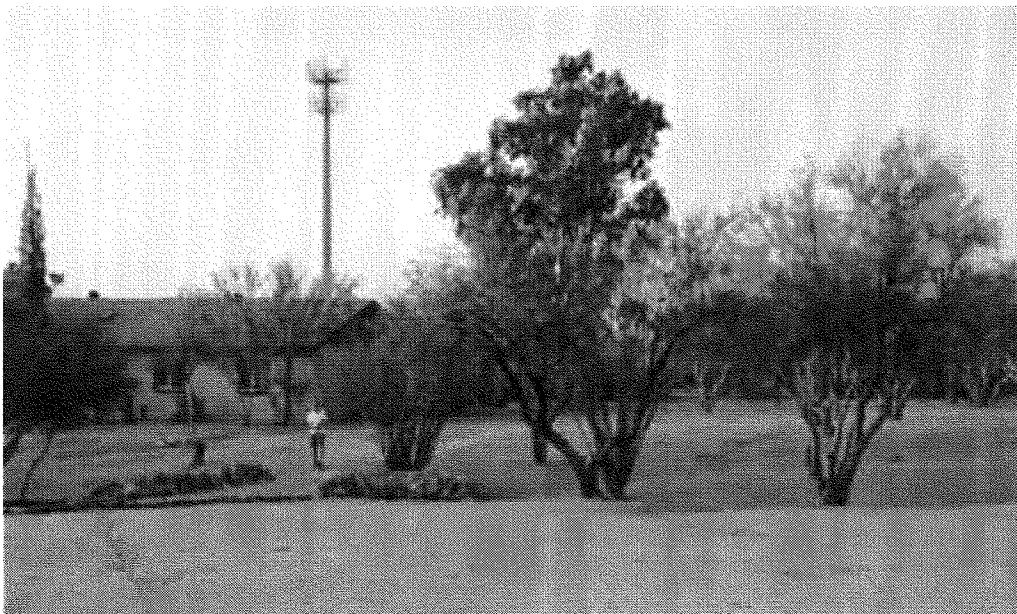
Same view with an illustrative depiction of a 150-foot monopole added to provide visual scale.

Representative Residential View

Exhibit A-2



Existing view from 16120 W. Ridgemoor Avenue approximately 300 feet from the proposed tower location.



Same view with an illustrative depiction of a 150-foot monopole added to provide visual scale.

Visual

Landscape Setting

Exhibit A-3

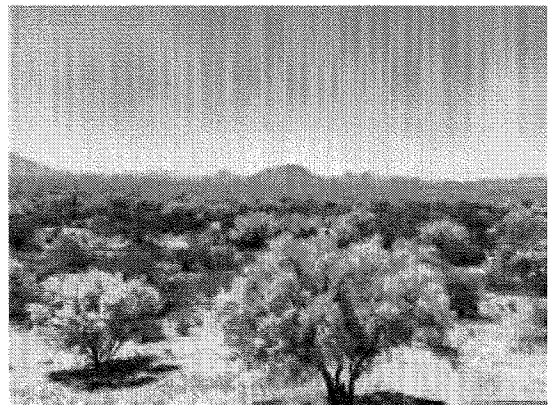
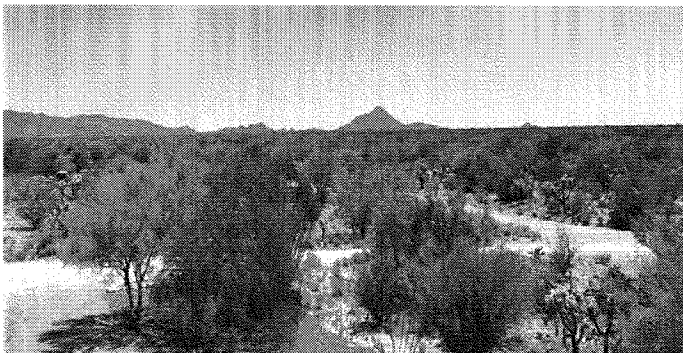
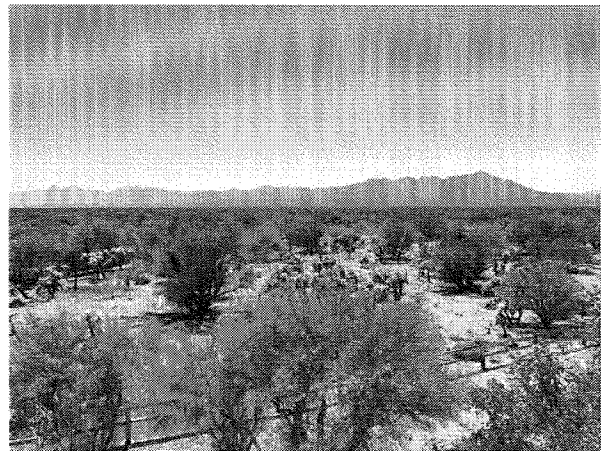
Landscape Setting. The photographs in this exhibit illustrate the broader landscape setting of Diamond Bell Ranch, including representative views of the Sonoran Desert, surrounding mountain ranges, native vegetation, open spaces, and the rural environment that defines the community.

Collectively, these images depict the visual setting in which the proposed communications tower would be located and provide context that may not be fully conveyed through maps, plans, or technical reports.

This exhibit is provided to assist the Board in evaluating the compatibility of the proposed facility with the established rural residential character of Diamond Bell Ranch.

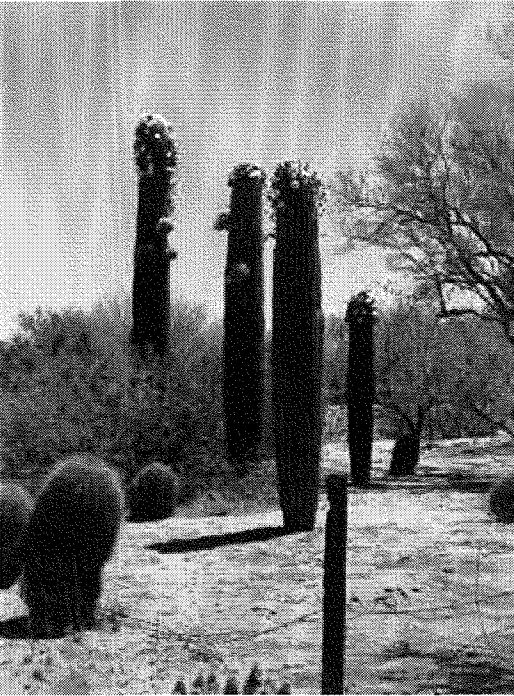
The following photographs illustrate the broader landscape setting surrounding Diamond Bell Ranch, including representative views of the Sonoran Desert, mountain ranges, native vegetation, and open space.

Representative scenes illustrating the native Sonoran Desert vegetation, seasonal color, mountain views, and open landscapes that define Diamond Bell Ranch. Together these images demonstrate the community's predominantly natural setting and low visual profile.



Landscape Setting (Continued)

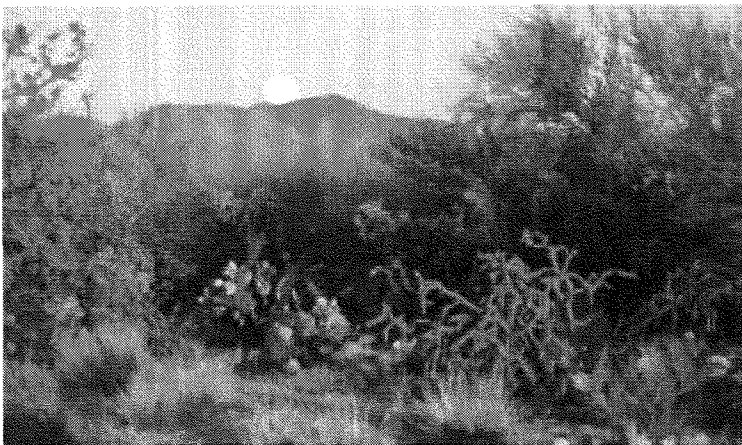
Exhibit A-3



Typical native vegetation adjacent to residential development.



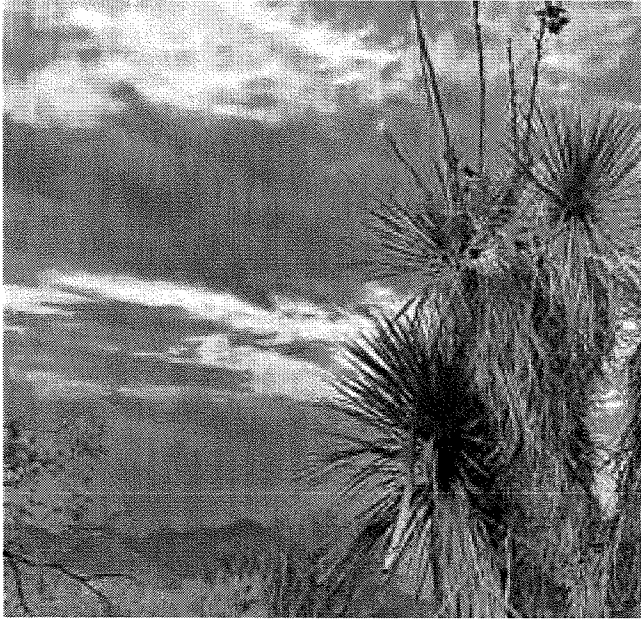
Sunset illustrating unobstructed desert views



Open Sonoran Desert landscape surrounding the community.

Landscape Setting (Continued)

Exhibit A-3



Typical native vegetation adjacent to residential development.



Open Sonoran Desert landscape surrounding the community.

Wildlife Commonly Observed by Residents (Mammals)

Exhibit A-4

Wildlife Commonly Observed by Residents. The photographs in this exhibit were provided by Diamond Bell Ranch residents and depict wildlife commonly observed within the community and surrounding Sonoran Desert environment. They are representative of the native wildlife residents regularly encounter as part of daily life in the area.

These photographs are included to illustrate one aspect of the natural setting that residents consistently identify as contributing to the community's rural character and quality of life.

This exhibit is provided to assist the Board in evaluating the compatibility of the proposed facility with the established rural residential character of Diamond Bell Ranch.

Residents commonly observe a wide variety of native wildlife throughout Diamond Bell Ranch. The following photographs are representative of wildlife regularly encountered within the community.



Residents frequently observe native mammals throughout Diamond Bell Ranch, reflecting the continuity of surrounding Sonoran Desert habitat and the community's low-intensity residential development.



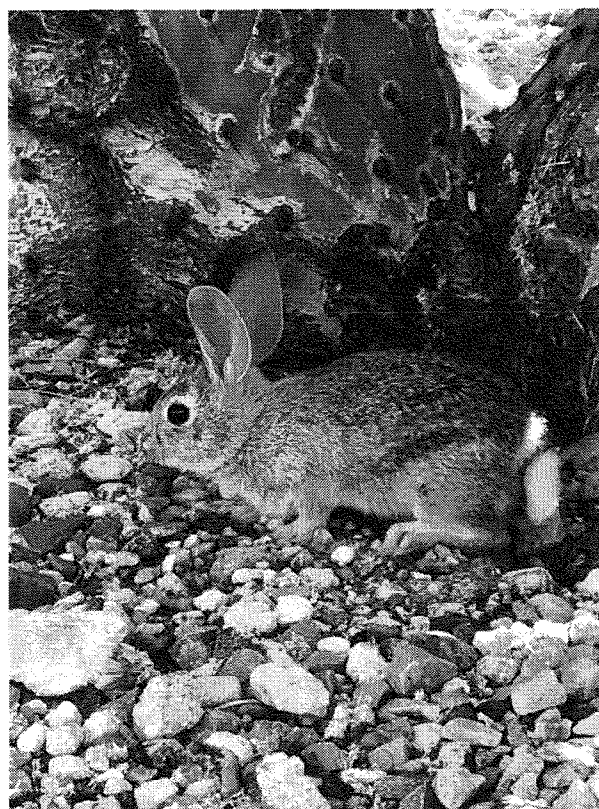
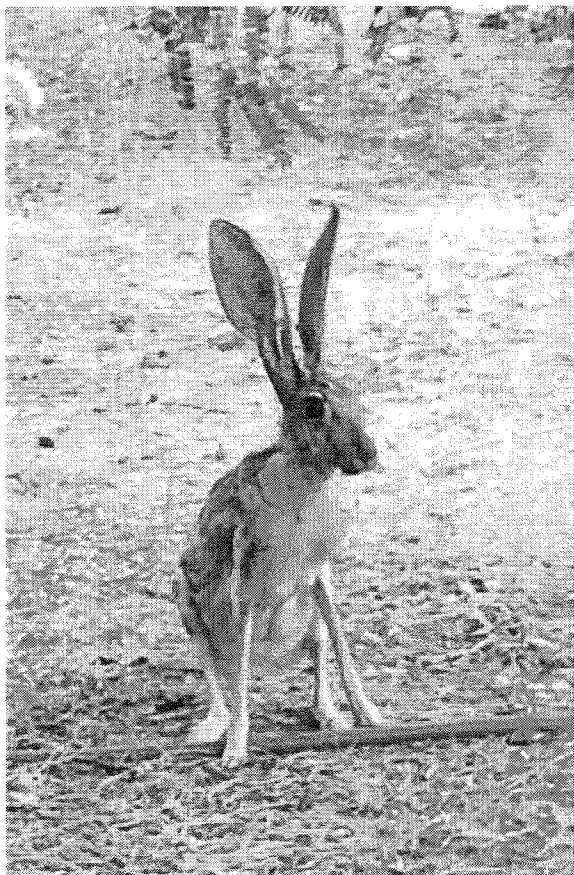
Wildlife Commonly Observed by Residents (Mammals Continued)

Exhibit A-4



Wildlife Commonly Observed by Residents (Small Mammals Continued)

Exhibit A-4

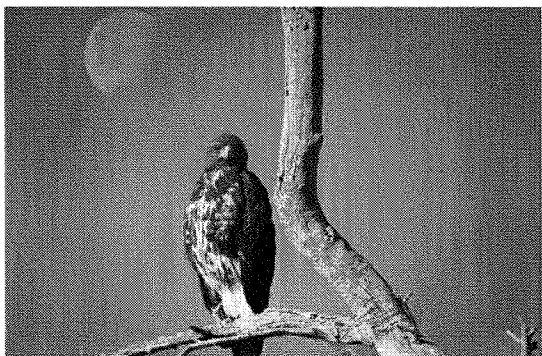
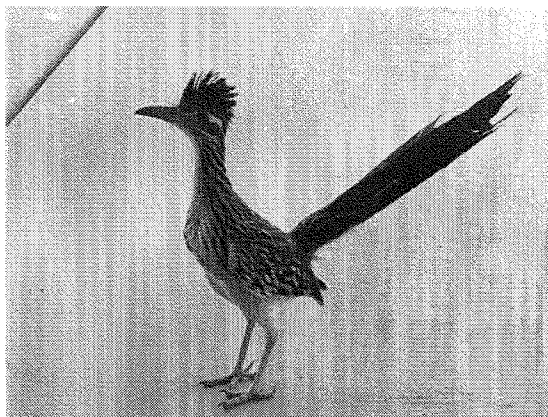


		Visual	

Wildlife Commonly Observed by Residents (Birds)

Exhibit A-4

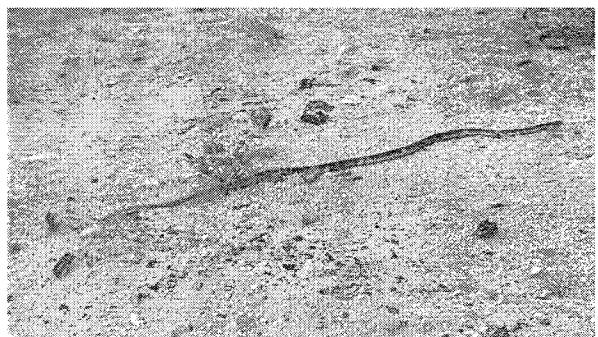
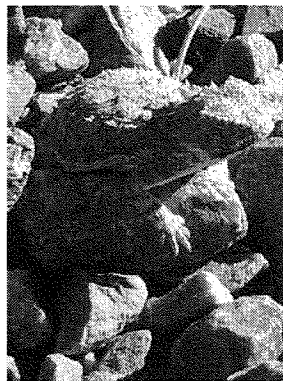
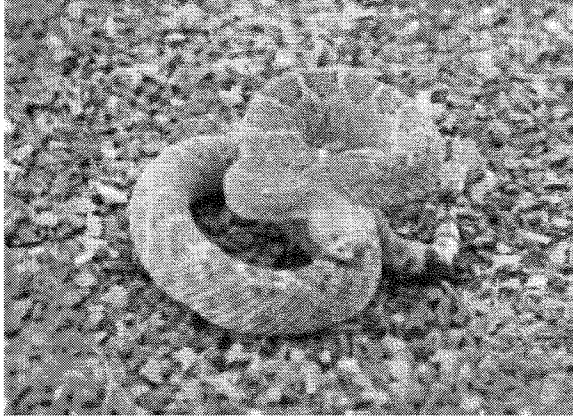
The community supports a diverse population of resident and migratory bird species commonly observed throughout the year.



Wildlife Commonly Observed by Residents (Reptiles)

Exhibit A-4

Reptiles are a common component of the Sonoran Desert ecosystem and are regularly encountered by residents.

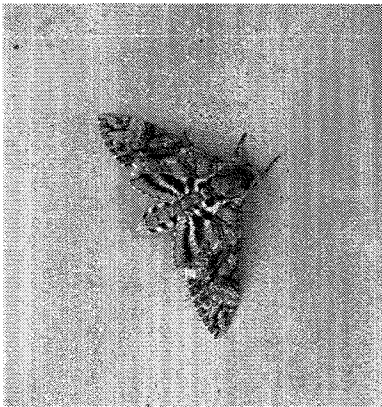
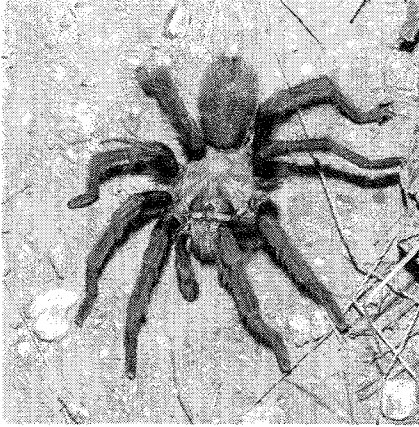


Visual
Wildlife
Exhibit A-4

Wildlife Commonly Observed by Residents (Small Desert Wildlife)

Exhibit A-4

Butterflies, moths, tarantulas, scorpions, and numerous other invertebrates contribute to the biodiversity that characterizes the Sonoran Desert surrounding Diamond Bell Ranch.



Visual

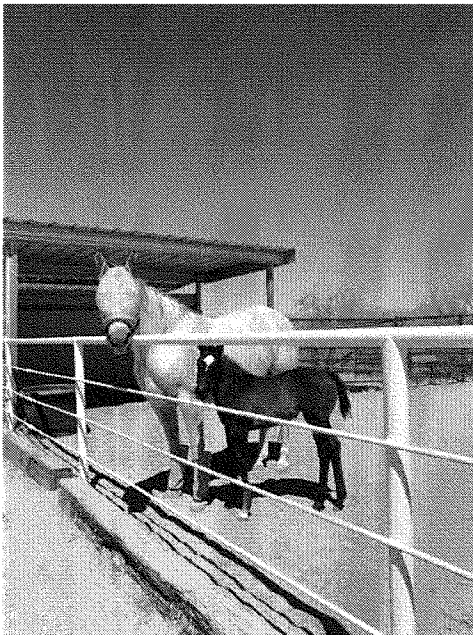
Rural Lifestyle

Exhibit A-5

Rural Lifestyle. The photographs in this exhibit illustrate the low-density residential development pattern that characterizes Diamond Bell Ranch. Homes are generally integrated into the surrounding Sonoran Desert landscape with substantial separation between residences, limited commercial development, and an absence of overhead utility infrastructure.

These images are intended to provide context for understanding the existing scale and character of the community in relation to the proposed communications tower.

This exhibit is provided to assist the Board in evaluating the compatibility of the proposed facility with the established rural residential character of Diamond Bell Ranch.



Diamond Bell Ranch is not simply a residential subdivision. It is a rural community where residents maintain horses, gardens, orchards, and other uses that reflect the area's low-density zoning and rural character.



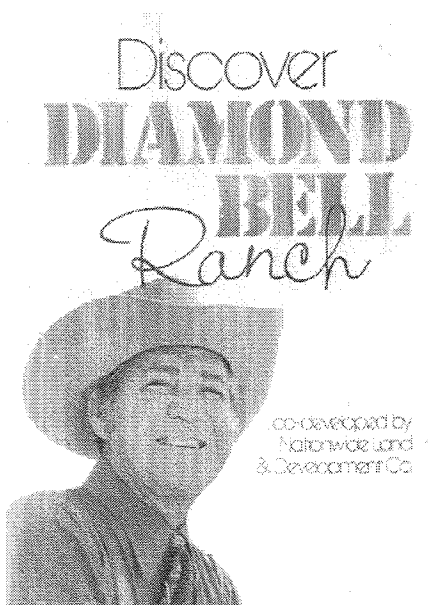
Community Planning Context

Exhibit A-6

Community Planning Context. This exhibit summarizes planning considerations reflected in the Pima County Comprehensive Plan, applicable County policies, and other planning documents that emphasize compatibility with surrounding land uses, preservation of community character, and thoughtful siting of new infrastructure.

The purpose of this exhibit is not to establish new planning policy, but to provide context for understanding how the proposed facility relates to the County's adopted planning framework and the compatibility considerations discussed throughout this appeal.

This exhibit is provided to assist the Board in evaluating the compatibility of the proposed facility with the established rural residential character of Diamond Bell Ranch.



Early promotional materials emphasized Diamond Bell Ranch's rural lifestyle, open desert setting, mountain views, and equestrian character.

Diamond Bell Ranch didn't just happen. It reflects decades of thoughtful planning. The County's planning policies continue those same principles. Our appeal asks whether the Administrative Record demonstrates that those principles guided the selection of this particular tower site.

Planning Principles reflected in the Pima County Code (...)(§18.07.030):

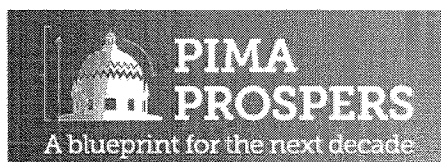
"...maintain and preserve the existing unique attributes of community character..."(§18.07.030(H)(1)(c))"

"...encourage the location of communication towers in business and industrial zones and in areas of compatible uses..."(§18.07.030(H)(1)(d))"

"...minimize the adverse impacts of communications towers... on visually sensitive areas including... mountain backdrops..."(§18.07.030(H)(1)(e))"

"...protect the aesthetic quality of neighborhoods... and ensure... communications towers... are compatible with surrounding land uses..."(§18.07.030(H)(1)(g))"

County planning policies seek to preserve community character, minimize visual impacts, and encourage compatibility between communications facilities and surrounding land uses.



Pima Prospers 2025

"...present and future coordinated and harmonious development in the county."

"...acknowledges the interrelated roles that economic development, the region's diverse natural, physical, and cultural resources, and our historical and existing built and social environments contribute to the lives of the residents of the county."

<https://www.pima.gov/3368/Pima-Prospers-2025>

Resident Statements

Appendix B

B-1 Summary of Resident Statements

The letters in this appendix present a consistent pattern of observations made independently by residents with different backgrounds, lengths of residency, and proximity to the proposed tower site. Collectively, they describe the characteristics of Diamond Bell Ranch that residents value, the reasons they believe the proposed location is incompatible with those characteristics, and their request that the County require a more complete evaluation of alternative locations.

The submissions include long-time residents who have lived in Diamond Bell Ranch for more than three decades, residents who moved to the community within the past few years because of its rural character, nearby property owners, military families, retirees, horse property owners, and residents from throughout the subdivision. Despite these differing perspectives, several themes recur throughout the letters.

Recurring Themes

- **Support for wireless service:** Residents generally acknowledge the importance of reliable telecommunications service but question whether this specific location has been shown to be the least impactful site.
- **Community character:** Many letters describe Diamond Bell Ranch as a rural residential community intentionally developed with underground utilities, dark skies, open views, and a low-intensity desert setting.
- **Alternative locations:** Numerous residents request that alternative locations be more thoroughly evaluated before placing a 150-foot monopole within the neighborhood.
- **Existing service:** Many residents report satisfactory existing cellular service and note expanding connectivity options, including Starlink and planned fiber service.
- **Planning consistency:** Residents express concern that the proposed tower is inconsistent with the planning principles that have guided preservation of Diamond Bell Ranch and the surrounding area.
- **Quality of life:** Across the letters, residents repeatedly identify unobstructed mountain views, native wildlife, open-range character, and the quiet rural environment as principal reasons they chose to live in Diamond Bell Ranch.

Purpose of This Appendix

The letters that follow are presented in full, without substantive editing. They are included to assist the Board in understanding not only the number of residents participating in this appeal, but also the consistency of the concerns expressed across a broad cross-section of the Diamond Bell Ranch community.

B-6 Newer Residents

- 23. Brett Baysinger
- 24. Jules Bizjak & Sarah Wolfram
- 25. Bryon Carrick
- 26. Joe Phebus

These reinforce that people continue to choose Diamond Bell Ranch because of its rural character.

B-7 Additional Resident Statements

The remaining letters, alphabetically.

- 27. Michael Marashalian
- 28. Jessica Stevens

Letters

B-8 Resident Correspondence Index

Page	Last Name (s)	First Name (s)
35	Baysinger	Brett
37	Bizjek & Wolfram	Jules & Sarah
38	Carrick	Byron
39	Chastain	Ryan & Lindsey
41	Flood	Michael
42	Gorsuch	Carol & Gary
43	Hamma	Jeffrey
44	Hamma	Lois
46	Haughey	Joe & Liz
47	Kimsey	Christine Morales
48	Kocurek	Christina
49	Korhonen	Anita
50	Lakeman	Sean & Lisa
54	Landa	George
56	Marashlian	Michael & Janis
57	Michelson	Dena
58	Miller	Joanne
59	Miller	Michael
60	Morgan	Bob
61	Murdock	Charles
63	Murdock	Paige
65	Phebus & Trujillo	Joe & Jamie
68	Praust	Bill
69	Stevens	Jessica
70	Watts	Jacob
71	Wilson	Caroline
72	Witz	Lori
73	Wltz	Roy

Brett Baysinger
15960 W Ridgemoor Ave
Tucson, AZ 85736
June 24, 2026

To the Supervisors,

I am writing to you today as a resident of Diamond Bell Ranch for the past 5 years, residing at 15960 W Ridgemoor Ave. I wish to formally express my opposition to the permit approval for the proposed Rocky Mountain Cell Tower at Diamond Bell Ranch.

My connection to Diamond Bell Ranch is deeply personal. I chose to make my home here because of the scenic views, abundant wildlife, and stunning sunsets. It is the unique aesthetic beauty and peaceful, natural character of this community that make it such a special place to live. Realtor ads for homes in our area consistently highlight these very features, which are a core part of what makes Diamond Bell Ranch desirable. I am concerned that the introduction of a large industrial tower would fundamentally and negatively alter the landscape we all value. This concern is particularly acute as the proposed site is only half a mile from my home by road, and I have a direct, unobstructed view of it from my backyard, which would permanently alter my enjoyment of my property.

Regarding the stated need for the tower, I can confirm that I currently receive adequate cell coverage at my home. This makes the proposed tower's placement in our community seem unnecessary, especially when considering the significant visual impact it would have.

While I am not opposed to improved cellular infrastructure in general, I firmly believe this specific location is inappropriate. The visual disruption it would cause is not in keeping with the established character of our neighborhood, and I believe it would be detrimental to the unique environment that we, as residents, have worked to preserve. Furthermore, I am gravely concerned about the direct impact this tower will have on my property value.

My concern is based on specific research and expert testimony. A 2024 study published in the International Journal of Housing Markets and Analysis, conducted by Cheruiyot et al., analyzed the impact of proximity to cell phone base stations on residential property prices and found a negative correlation.¹ This is supported by the findings of Pearce (2024), which state that "deployment of base stations should be kept as efficient as possible to minimize exposure of the public to RFR and should not be located less than 500m from the population."¹ The proposed tower is well within this 500-meter radius of my home. This is not a theoretical concern; local experts with decades of experience agree. A Tucson real estate broker with over 25 years of experience, Hartke, has explained that a cell tower in a residential area is "likely to devalue the properties near it."² The current median real estate

price in Diamond Bell Ranch is \$233,603³, and I am fearful that this investment will be significantly diminished by the tower's presence.

I trust that you will consider the proven negative impact on property values, as well as the impact this tower would have on our community's character and beauty, when making your final decision.

Thank you for your time and consideration.

Sincerely,

Brett Baysinger

Citations

- 1) Cell Towers Drop Property Values – Environmental Health Sciences

<https://ehsciences.org/cell-towers-drop-property-value/>

- 2) Desert Times News

https://www.tucsonlocalmedia.com/deserttimes/news/article_447d19f0-ef78-11ed-8164-3ba594b01e8c.html

- 3) Neighborhoodscout.com

<https://www.neighborhoodscout.com/az/tucson/diamond-bell-ranch>

To Whom it may concern,

I am writing you today in regard to the planned cell tower that will be located within the beautiful neighborhood of Diamond Bell Ranch. My address is:

14470 S Stagecoach Rd

Tucson, AZ 85736

While I do understand the objective to provide satisfactory customer service in an ever changing technological society, I would like to state that I am opposed to the planned construction and kindly ask that a new location be considered.

I moved to this area in January 2026 and while my time here has been short, I do feel a deep connection to the landscape and the natural beauty that surrounds the area of Diamond Bell Ranch. The natural landscape and incredible Mountain View's are what attracted myself and my partner to this particular area. It would be deeply saddening to have these views obstructed by a cellular tower that is unnecessary due to our cell service being exceptional to begin with.

Another reason we oppose the cell tower construction is due to our concern of a falling property value associated with the tower. Buyers tend to find these towers unsightly. There is nothing else in the area that is equal to the height of the proposed tower, therefore it will be hard to camouflage.

We bought in this area due to the scenic beauty and unobstructed views of the mountains. I kindly would like to ask that the tower be moved to a new location that is not within direct view of the public.

Thank you for your time.

Jules Bizjak & Sarah Wolfram

14470 S Stagecoach Rd

Tucson, AZ 85736

Being a newer resident of Diamond Bell my opinion may hold a different weight or value here. But it shouldn't.

I came here with the purpose and desire to be away from the so called hustle and bustle of a big city. One of the most appealing things about Diamond Bell Ranch, next to the wildlife, the native cacti and endless starry nights, was the absence of power lines, light posts and cel towers.

To be able to look to the sky and watch the hawks fly with only the clouds and blue sky behind them is a gift. It's something we as a community respect and and never take advantage of.

This respect should not just be granted to those who live here, but the desert itself.

My drive home from work every day would take me past this proposed monstrosity that is a symbol of the city life I just left for the day. A proverbial thorn in my side as I come to the place I call home.

I have no cel coverage issues out here as it is. My service is fine and I a happy with my other technological services that I currently use. There is no personal benefit for myself or, as I can see, for anyone else that lives in the Diamond Bell area.

Please give our community and the environment we live in the respect it deserves by not building this cel tower.

Byron Carrick

15892 W Killarney

July 1, 2026

To the Pima County Board of Supervisors,

My name is Lindsay Chastain, and I have been a resident of Diamond Bell Ranch for 10 years. My home is located approximately 300 feet from the approved Verizon cell tower site.

I am writing in support of the appeal because I hope you will take a moment to see this proposal through the eyes of the families who call this community home.

When my husband and I chose Diamond Bell Ranch, we weren't simply purchasing a house—we were choosing a way of life. We intentionally left behind the noise and pace of the city because we were searching for peace. We found it here among the open desert, breathtaking sunsets, abundant wildlife, and the quiet that makes this community so special.

When we moved here, we understood that we were the newcomers. This land belonged to the wildlife long before it belonged to us. We made a promise to ourselves that we would be good stewards—to respect the desert, preserve it, and share this space rather than reshape it. Every day we are reminded of that promise as quail wander through our yard, hawks soar overhead, coyotes call in the distance, and the changing seasons transform the landscape around us.

Our home has also become a safe haven for the animals we've adopted and cared for. Living here has deepened our appreciation for the life that surrounds us, and we have always tried to honor this beautiful place rather than ask it to become something different.

This property is also where I homeschool my son. The traditional educational environment has not always been the right fit for him, and here we have been able to create a place where he feels safe, supported, and free to learn. Our classroom extends far beyond the walls of our home. Some of his greatest lessons come from exploring the desert, observing wildlife, learning about the plants that have survived here for generations, and experiencing the peace that this environment provides.

That peace is not simply something we enjoy—it has become part of how our family lives, learns, and grows together.

I understand the importance of reliable cell service, and I am not opposed to telecommunications infrastructure. However, I do not believe that placing a 150-foot industrial tower approximately 300 feet from rural homes reflects the character that makes Diamond Bell Ranch such a unique and beautiful community. People choose to live here because of the open desert, unobstructed views, abundant wildlife, and rural lifestyle. Those qualities are not incidental—they are the very reason many of us invested our lives in this community. They are also qualities that cannot easily be restored once they are changed.

To Verizon, this property may represent a point on a coverage map.

To Pima County, it may represent an approved application.

But to my family, it is home.

It is where we have built our lives.

It is where our son has found a place to learn and thrive.

It is where rescued animals have found safety.

It is where we have tried every day to honor the beauty of the Sonoran Desert and the responsibility that comes with living in it.

I respectfully ask you to grant this appeal and reconsider the approval of this tower at its current location.

Thank you for taking the time to consider not only the technical aspects of this project, but also the families and community that will live with its impact every day. For our family, Diamond Bell Ranch is more than where we live. It is where we have learned to belong.

Thank you for your time and your thoughtful consideration.

Sincerely,

Ryan and Lindsay Chastain

16130 W. Ridgemoor Ave

Tucson, Arizona 85736

Residents of Diamond Bell Ranch for 10 years

We are opposing any further planning and development of a proposed communications tower in the area of Diamond Bell Ranch.

When the community itself was envisioned and planned, part of the reasoning for having utilities and infrastructure below ground level was to preserve the natural appearance of the environment and landscape. A tower reaching above the tallest desert trees and Saguaro cacti abuses that concept. As would construction vehicles with heavy loads of steel and concrete have similar impact on local roads already in deterioration after the latest repaving and subsequent crack repair.

As wireless technology improves and such towers are no longer needed as they are today, what becomes of these structures?

Let's keep the desert environment of Diamond Bell visually appealing and preserve this area of Pima County as the county has done with other parts of Altar Valley.

Sincerely,

Michael and Sandra Flood

16032 W. Ridgemoor Ave

Tucson, AZ 87736

June 23, 2026

Dear DBIG:

We, Gary David and Caron Ann Gorsuch, have been property owners and residents in Diamond Bell Ranch Estates for 45 years now! In 1981, we originally bought a home at 16062 W. Aubrey Avenue. We were in our prime working years at that time making the long commute to Metro Tucson for our jobs. By 2005, we were retirees, so we sold that home and opted to build a new home within Diamond Bell Ranch located at 16565 W Cinnabar Avenue.

Every initial home buyer in Diamond Bell Ranch Estates probably assesses the lifestyle trade-offs that will be required to live in this magnificent, American Southwestern community. We certainly did. Among those are long commutes to jobs increasing our gas costs, grocery stores, health services, and amenities such as theaters, movies, and restaurants. For parents, it may be getting their children involved in after school sports and activities. While the heat and dryness are part of our community's charm, our region is vulnerable to drought and extreme heat, which is more challenging in the summer during the Monsoon season; sometimes our washes run so deep and fast that we cannot always get out for standing appointments.

So why do some of us decide to purchase a home in Diamond Bell Ranch Estates anyway? Our desire to live here fosters a strong connection to the land and a sense of self-reliance. We value our privacy and independence as well as the open spaces to breathe freely. The pristine natural beauty of our region is breath-taking: our clear skies to view Kitt Peak or simply stargaze from our back patio; majestic sunrises and sunsets over the Baboquivari Mountains, and the many opportunities to explore the rich cultural heritage in our area by hiking, walking, biking, hunting and riding off-road into the desert and mountains are unparalleled.

For us, and many others, the main entrance to our subdivision is Diamond Bell Ranch Road and Larkdale Street, not Stagecoach Road. Although we both have 5G cell phones, we believe that placing a modern, high-tech Communications Cell Tower at this first entrance to our community off U. S. Highway 286 diminishes our sense of place and community that is shaped by wind, sun, and rain and represents the 'roots of our soul' so firmly planted here.

Sincerely,

Gary David Gorsuch

Carol Ann Gorsuch

16565 W Cinnabar Ave

Tucson, AZ 85736

520-822-5059

Gary David Gorsuch
Carol Ann Gorsuch

Dear Pima County Board of Supervisors,

I would like to take a moment to give you a little back story on how my wife and I came to settle in Diamond Bell Ranch. We moved to the beautiful state of Arizona in 2019. We looked at several pieces of land and a few houses. Nothing really screamed “buy me” until we visited our home in Diamond Bell Ranch. What was not to love, beautiful home sitting on three and a half acres, and all underground utilities. Mountain views from anywhere on the property.

From the day we came out for a viewing we fell in love with the place. The neighborhood is quiet and the neighbors are fantastic. They are invested in the community and truly care about each other. Probably more than half are retired like us. Don’t get me started on the horses. I never realized what beautiful creatures they were until we settled in and became friends with several horse owners.

We are on county-maintained dirt roads which is certainly not my ideal and we don’t have a Wal-Mart a mile down the road. What we do have is a quality of life that few people in this country ever get to experience. Vast dark skies that seem to go on forever, desert wildlife and flora, saguaros that grow majestically all around us.

We already have adequate cell service (mostly 5G but occasionally 4G LTE). Why on earth would anyone want to disrupt this life that we have grown to love so a cell company can woo a few more customers. These types of intrusions are never an even trade. You can’t replace the serenity and beauty of a pristine desert landscape with money. We understand that progress is necessary, but progress for the sake of progress is just waste. This cell tower is waste but fortunately, you have it within your power to correct this. Please do so.

Regards.

Jeffrey Hamma

Dear Members of the Board,

I would like to thank the Board for allowing us to speak today on something very dear to all of us.

I can't even begin to tell you how lucky we are to have found such a beautiful place to live out our final chapter in life. Diamond Bell Ranch is truly a gem that allows us to peacefully soak up the scenic mountain views, spectacular sunsets, and enjoy the amazing wildlife that often makes me feel I'm in another world all of my own.

I was so disappointed to hear that Pima County approved a conditional use permit allowing Rocky Mountain Tower to place a 154-foot tall tower right here in our beloved neighborhood. I just can't imagine for a minute that there weren't other locations to place it given the amount of open space in this area. I noticed that many of the Pima County requirements noted for alternate locations or community aesthetics were not even met in the application. There wasn't even consideration given for the fact that our neighborhood is located in a very high-priority biological conservation area.

So much planning by the Board has gone into the preservation of these locations. Pima County actually owns property right in Diamond Bell, and the Pima County Comprehensive Plan for this area is focused on preserving open spaces and protecting the area; there is no plan to develop it.

I hope that this Board has been able to review the whole

documentation package we supplied. I ask that you remember all of the hard work each of you has done to protect the future of rural neighborhoods like ours and understand that the addition of this tower would only benefit the company and not the residents who have not requested it.

Thank you for your time and for your dedication to our community.

Lois Hamma

16564 W Cinnabar Ave,

Diamond Bell Ranch Neighborhood



1 of 1

My Wife and I searched Pima County over 15 years ago for a home in the beautiful Sonoran Desert, fantastic v
dark sky's. We moved from Flagstaff after 32 years and this is our "forever" home.
As a Real Estate Broker (I retired 5 years ago) we chose Diamond Bell Ranch due to full underground utilities, i
views of the Altar Valley and Kitt Peak. Clean air and unobstructed views.
We receive great cell service (Verizon) currently and question the proposed cell tower right in our community. A
tower, (similar to the one put up next to the Fire Station at Ajo and Sanderio) is totally incompatible with our Res
Subdivision.
We are not against cell towers, but currently proposed in a bad location, and further up on Diamond Bell Ranch
near Sierrita Mountain Road would give better coverage in our opinion.
As a past Flagstaff City Council member, we respectfully request you deny the application.
Thank you. Any questions, comments, please call.
Joe and Liz Haughey 14221 S. Renegade Ave, Tucson, Az 520-444-7340

Reply

Forward



Letters

To the Rocky Mountain Cell Tower seekers:

June 23, 2026

I have lived in Diamond Bell Ranch for over 30 years. Having ridden horseback through this area for all those years has been delightful due to the magnificent views, sunsets, vegetation, and wildlife. Having a huge cell tower in this area would greatly reduce the beauty out here. A 150 foot cell tower would be an eyesore marring my enjoyment of my home's area.

We're are so fortunate to have underground utilities in this lovely neighborhood. I recently purchased a second home here because I love the calm, serene, country living that is possible here. Just imagine the breathtaking panoramic views with an ugly tower like a skyscraper being in the middle—no thanks.

Additionally, constructing a very tall tower here will have an impact on our property values.

It is known that a cell phone tower can significantly decrease the value of nearby properties. Research indicates that property values can drop by as much as 20% due to the presence of such towers. This decline is primarily attributed to buyer aversion, as many potential homeowners prefer to avoid living near these structures.

Among the factors contributing to the reduction in property values near cell towers are:

- The visual impact of a large tower can deter buyers, as many find them unsightly.
- There are ongoing debates about the health effects of radiation from cell towers, which can further discourage potential buyers.
- Homes located near cell cell towers often take longer to sell and may attract lower offers similar properties without such proximity.

As I now own two homes in this neighborhood the value of my properties is a great concern to me.

My cell phone service, as well as, my internet reception are totally acceptable without a monster structure like you propose. Obviously, I use the services that a cell tower provides and I see the necessity for them; however, one could easily be built in another location where telephone and utility poles already exist along with their unsightly myriad of wires and the properties are run down.

Respectfully submitted,

Christine Morales Kimsey
16102 West Pinacate Ave, Tucson, AZ 85736
16194 West Lynnette Rd, Tucson, AZ 85736

June 21, 2026

Pima County Board of Supervisors
130 W. Congress Street
Tucson, AZ 85701

Subject: Opposition to Proposed 150-Foot Cell Tower in Diamond Bell Ranch

Dear Chair and Members of the Board of Supervisors,

I am writing to you as a resident of Diamond Bell Ranch for over 23 years to respectfully express my opposition to the proposed 150-foot cell tower at the currently proposed location within our community.

Diamond Bell Ranch is a unique rural neighborhood that attracts residents because of its scenic desert beauty, unobstructed mountain views, abundant wildlife, peaceful atmosphere, and spectacular sunsets. Many property listings and real estate advertisements describe our community as a place where residents can enjoy open space, natural desert landscapes, and a rural lifestyle that is increasingly difficult to find elsewhere in Pima County.

While I understand and support the need for reliable telecommunications infrastructure, I do not believe this location is appropriate for a tower of this size. My opposition is not to additional cell towers in general, but rather to placing a highly visible 150-foot structure in a location that could significantly alter the character and visual appeal of our community.

At present, many residents, including myself, receive adequate cell phone coverage through Verizon Wireless and other cell phone providers for daily communication needs. While service improvements may be beneficial in some areas, I encourage consideration of alternative locations that would achieve the same objective while minimizing impacts on nearby homes and preserving the rural character of Diamond Bell Ranch.

The visual impact of a 150-foot tower would be substantial. Residents who live within sight of the proposed structure may experience concerns regarding the attractiveness and marketability of their properties. Prospective homebuyers often choose Diamond Bell Ranch specifically because of its natural views and open desert setting. Preserving these qualities should remain an important consideration in land-use decisions affecting our community.

I respectfully request that the Board carefully evaluate alternative sites, less intrusive technologies, co-location opportunities, or locations farther from residential areas before approving this proposal. Infrastructure improvements should be balanced with the preservation of the unique qualities that make Diamond Bell Ranch a desirable place to live.

Thank you for your time, consideration, and service to Pima County. I appreciate your thoughtful review of the concerns raised by residents and respectfully ask that you deny the proposed tower at this location or require the applicant to identify a more suitable alternative.

Sincerely,

Christina D. Kocurek, Diamond Bell Ranch Resident
14025 S. Chino Pl., Tucson, AZ 85736



DBIG <dbrimprovementgroup@gmail.com>

Heartfelt Letters Needed for Tower Appeal

Anita Korhonen <anitakorhonen@yahoo.com>
Reply-To: Anita Korhonen <anitakorhonen@yahoo.com>
To: DBIG <dbrimprovementgroup@gmail.com>

Mon, Jun 22, 2026 at 8:05 PM

No tower in our precious Diamond Bell area !!!long time resident anita k. Ranger Major
[Quoted text hidden]

Letters

Rational for Appeal of Case # P26CU0002 (Proposed 150 Foot Cell Tower in the Diamond Bell Ranch Subdivision).

My name is Sean Lakeman I live at 16052 W. Ridgemoor Ave and as a resident of the Diamond Bell Ranch Subdivision, I am officially appealing the proposed approval of a 150 foot cell tower in the Diamond Bell Ranch Subdivision (Case # P26CU0002):

The permitting authority stated that putting a 150 foot cell tower “within the business hub of Diamond Bell Ranch is appropriate, a truth that will become more apparent as businesses establish within the hub.” This statement is very misleading and has no data to back it up, in fact history shows otherwise. The Diamond Bell Ranch subdivision was established in the mid-to-late 1970s. It was originally envisioned as a large planned community that would rival developments like Saddlebrooke or those near Green Valley, with promises of modern amenities and infrastructure. However, those promises of infrastructure and development never materialized, leaving the area mostly empty lots and an off-the-grid, rural desert character.

The original 1970s subdivision plans and zoning did not intend or account for a 150-foot cell tower. It has been approximately almost 50 years since the development of the Diamond Bell Ranch subdivision and no businesses have been established, so to state that “a truth that will become more apparent as businesses establish within the hub.” is false and misleading with no supporting data to back it up. Also, it is not really accurate to state that “it is unrealistic to think that somehow the rural environment they enjoy will remain unchanged over time as communications technologies evolve and their rural area grows.”, there are currently around 240 to 250 actual, site-built homes constructed within the Diamond Bell Ranch subdivision, according to neighborhood tracking and real estate data. While the sprawling rural was platted for well over 1,000 potential properties, the area remains highly sparsely populated with the majority of the subdivision existing as vacant desert land. So, in a 50 year span to only have 240 to 250 actual, site-built homes and no businesses established is a very low growth rate. Therefore, the justification that “Such an area clearly demands reliable wireless coverage for both ordinary and emergency purposes.” is clearly misleading with no data to back up this claim.

Let it be noted, that I currently have Verizon as my cell phone provider and have no coverage problems further supporting that the above statement is misleading and not accurate. So, if the applicant stated in its presentation and supporting material that the justification for this tower is to provide reliable wireless coverage for this area, it should be considered a false statement and the permit denied. I have talked to several residents who currently use Verizon and have had no problems. Furthermore, if the applicant provided data that shows significant call drops, coverage or capacity gaps then that data should be verified because based on current users (me being one of them) it doesn't exist.

Also, just because the applicant presented a good presentation is not justification to approve the permit and further more, the County owes it to the residents of Diamond Bell Ranch subdivision for a clear and honest reason for approving the permit, not some

unrealistic projections about future growth. It has been almost 50 years since the establishment of Diamond Bell Ranch subdivision and not one notable business has been established here and only 240 to 250 actual, site-built homes have been built. Now all of a sudden the County expects us to believe this area will explode with businesses and residents and stating that “Such and area clearly demands reliable wireless coverage” without any concrete data to back up this claim. Not a very good explanation for approving the permit. If the County states that residents can not rely on “Perceived” health effects, declining home values and expect to keep exceptional view, then the County should not be able to rely on what the future might bring to approve the permit, because it has no supporting evidence of such growth.

Also during the public hearing it was brought up about reduction in property value and the County stated it can not make its decision based on anecdotal testimony or opinions. A little research by the County would have shown that there have actually been several professional, empirical studies done that show the devaluation of property value. An that the research indicates that proximity to a cell tower causes home values to drop by **2% to 20%**, largely driven by the stigma of aesthetics and health concerns. The impact of a cell tower on subdivision home values is documented by several notable real-world findings:

- **Housing and Urban Development Classification:** The U.S. Department of Housing and Urban Development often views cell towers as nuisance, which can affect the ability to secure certain mortgages.
- **The Savannah Study (2019):** Published in *The Empirical Economics Letters*, this study analyzed home prices and found that homes close to cell towers sold for a discount of up to 7.6%. This disamenity (or stigma) effect generally disappeared for homes located more than 1,500 feet away.
- **University of South Alabama & Kentucky Studies:** Research analyzing tens of thousands of home sales found that properties within close proximity to cell towers decreased in value by roughly 2% to 3%, but that penalty spiked to nearly 10% if the tower was directly visible from the property.
- **National Association of REALTORS (NAR):** The National Association of REALTORS Cell Phone Towers report compiles appraiser and realtor feedback, citing lasting devaluation and loss of marketability, with visible towers potentially reducing property values by up to 20% due to aesthetics and buyer avoidance.

Key Variables Affecting the Devaluation:

- **Visibility:** Towers that are well-shielded by mature trees or integrated into the surrounding landscape experience far less of a price penalty.
- **Distance:** The negative impact is most pronounced for homes immediately adjacent to the tower (e.g., within 500 to 1,000 feet) and becomes completely negligible at greater distances.

- **Market Conditions:** Studies show that devaluation penalties are much steeper during declining or sluggish real estate markets compared to competitive, booming markets where buyer demand is high.

I understand that the permitting authority is required to regulate based on several factors one of which is “visual aesthetics” how the tower impacts the scenic character of the area. A 150 foot tower will indisputably affect the scenic and unobstructed mountain views characteristic of the Diamond Bell Ranch area. Diamond Bell Ranch is a rural, low-density desert subdivision and a structure of that height will permanently alter the landscape. A 150-foot tower (which is about the height of a 12 to 15-story building) will likely be visible from miles away, interfering with the natural desert and mountain vistas, therefore the permit should be denied.

I am not sure why they believe a tower needs to be placed within the Diamond Bell Ranch subdivision because as I stated above, I currently have Verizon as my cell phone provider and have no coverage problems so, I do not believe they are doing it to provide us coverage, especially for such a small community. The only logical explanation for placing a 150 foot cell tower within the Diamond Bell Ranch subdivision is to save the company money as it expands its network. They save money because the area already has established roads and utilities. I don’t believe the County should approve a permit solely because it will save the wireless companies money, which it appears to be doing because all that hogwash about future growth demanding it, is just that, hogwash and a 50 year history disputes that claim.

Questions I would like taken into consideration when evaluating the appeal of this project:

Is the county willing to consider perceived reduction in property value when it comes time to access our property values and adjust our taxes accordingly, based on the above studies?

Did the applicant demonstrate that the 50x50 foot compound boundary will have a setback distance of at least a minimum of 150 feet away from people’s property lines surrounding the proposed lot for the tower?

Did the applicant submittal package include an alternate location to place the tower (which they should have) and was the alternate location considered in the approval decision if it would reduce the impact on the Diamond Bell Ranch subdivision?

Did the applicant demonstrate that current utility poles in the area would not suffice or that a smaller tower (say 50 to 100 feet) would not suffice?

Is the County approving this permit based on a good presentation and it will save the company money or some unsupported concept about what the future will bring to this area?

When there are hundreds and hundreds of lots available why would the County approve this permit when it will place this tower in a location that it is the first thing people will see coming into the subdivision?

Does the County believe actually believe that when potential residences come in to the Diamond Bell Ranch subdivision and see this beautiful tower right out front they are going to want to build a home here?

Thank you for taking the time to consider this request for appeal of the proposed approval of a 150 foot cell tower in the Diamond Bell Ranch Subdivision (Case # P26CU0002).

Sincerely

Sean & Lisa Lakeman

Landa letter to be used for any reason

1 message

GEORGE LANDA <revlanda@yahoo.com>

Tue, Jun 23, 2026 at 8:25 AM

To: "dbrimprovementgroup@gmail.com" <dbrimprovementgroup@gmail.com>

Protesting the Proposed 150-Foot Verizon Monopole

Case/Project; Conditional Use Permit for 15949 W. Diamond Bell Ranch Road

Location: W. Diamond Bell Ranch Road (South of W. Larkdale St. and W. Fannin Road)

To:

Pima County Development Services / Hearing Administrator
Pima County Board of Supervisors, District 3
201 N. Stone Avenue
Tucson, AZ 85701

Subject: Formal Opposition to Proposed 150-Foot Wireless Communication Facility at 15949 W. Diamond Bell Ranch Road (District 3)

Dear Pima County Hearing Administrator and Board of Supervisors,

As a property owner and resident of the Diamond Bell Ranch community in Three Points, I am writing to express my formal opposition to the Type I Conditional Use Permit requested by Rocky Mountain Towers on behalf of Verizon Wireless. The proposal outlines a massive, 150-foot uncamouflaged industrial monopole structure to be placed in our immediate residential neighborhood.

While we recognize the utility of modern telecommunications infrastructure, this specific location and drastic design are entirely incompatible with our rural environment and violate local planning parameters. I urge the Hearing Administrator to deny this Conditional Use Permit based on the following zoning and community impact criteria:

1. Severe Adverse Visual Blight and Incompatible Scale

Diamond Bell Ranch is a quiet, low-density rural residential community characterized by open desert expanses, sweeping views of Keystone Peak, and dark night skies. Introducing a towering 150-foot industrial steel structure—with an additional 4-foot lightning rod—directly contradicts Section 18.07.030.H of the Pima County Zoning Code, which ensures commercial modifications blend harmoniously into local areas. An industrial column of this height will permanently destroy the neighborhood's rural skyline and property values.

2. Complete Failure to Utilize Stealth Design or Camouflage

According to the official project particulars, "given the height of the tower, no camouflage (such as a faux tree) is proposed, other than the painting of the pole". This is unacceptable. Pima County zoning and design frameworks heavily encourage cell providers to minimize community impact through modern "stealth" structures (such as monopoles or faux-desert landscape elements) or by co-locating on existing infrastructure. Verizon's refusal to camouflage this site shows a total disregard for our neighborhood aesthetics.

3. Negative Economic and Material Impact on Homeowners

A 150-foot uncamouflaged monopole placed in a residential neighborhood creates a severe aesthetic deterrent for future homebuyers, dropping nearby home values. Our subdivision's covenants run with the land to enforce reasonable neighborly boundaries and preserve our peaceful desert lifestyle; allowing an intrusive 15-story-high commercial tower fundamentally undermines the neighborhood integrity we have invested in.

4. Failure to Prove Local Coverage Gaps

Under federal parameters, carriers must establish a critical "significant gap" in coverage to justify overriding community opposition. Local Verizon users in this area already possess functional mobile connectivity. Verizon has failed to present exhaustive data demonstrating that this massive residential tower is the single, least intrusive solution to fulfill their network requirements. Alternative commercial sites further away from residential lots must be thoroughly vetted.

For these reasons, I request that Pima County protect the residents of District 3 and deny this Conditional Use Permit. At a minimum, the county must mandate that Verizon significantly reduce the tower's height and utilize mandatory stealth camouflage technology to preserve the historic landscape of Diamond Bell Ranch.

Thank you for your time and your service to our community.

Sincerely,

George Landa
15931 West Aubrey Ave, Tucson Arizona 85736
520-390-5163

revlanda@yahoo.com

Back in 2017, after a long search, my wife and I discovered our forever retirement home here in Diamond Bell Ranch. Many decades of living in densely populated cities and suburbs have made us yearn for a simpler, far more natural lifestyle. Our beautiful desert environment provides a blessed escape from audible and visual distractions such as traffic noise, congestion, looming structures, telephone poles, and more.

We appreciate the value and necessity of cell towers to modern society, but we hope another, far less impactful solution will be found. Installation of a cell tower in such close proximity to our Killarney Avenue property would provide us with little to no needed benefit while being ruinous to the otherwise dreamlike surroundings we've come to love so much.

Thanks so much for your consideration,

Michael & Janis Marashlian

Dear Supervisors,

My name is Dena Michelson, and I have lived at 15960 W. Ridgemoor Ave. Tucson, Az 85736 since January 2022. When we first went to see the house, I fell in love with the pristine natural beauty of the area as much as the house. It was as if houses had just sprouted up amid the ocotillos, saguaros, and mesquite trees. I saw no utility poles or anything else marring the surrounding landscape. I can see clear to Mount Lemmon from my one kitchen window and the observatory on Kitt Peak from my other kitchen window. I have javelina, deer, coyotes as well as more birds than I know the names of wandering across my property daily. The people in this area have carved out just enough room for their houses and then left everything else around them to grow wild and natural. It is a beautifully undisturbed little pocket of the Sonoran Desert just outside the hustle of the city, and yet I, personally, have great cell phone coverage out here already. I am not opposed to cell phone towers in general, it just seems a shame to not only erect a cell tower in an area that has good coverage, but to also build a structure that would detract from the natural beauty of the environment. It is for these reasons listed above that I respectfully ask you not to allow this cell tower to be erected in our small community that up until now has remained relatively untamed and untouched. I appreciate the time that each one of you has taken to read these letters.

Sincerely,

Dena Michelson

Heartfelt Letters Needed for Tower Appeal

JLee Miller <jlee4miller@gmail.com>

Wed, Jun 24, 2026 at 2:18 PM

To: DBIG <dbrimprovementgroup@gmail.com>

I'm writing in regard to the proposed Verizon Telecommunications Tower near the corner of Diamond Bell Ranch Rd. and Larkdale in the Diamond Bell Ranch subdivision. I want it known that as longtime residents of the area, my husband and I are against this project.

We built our house in 1995 and have enjoyed the rural beauty of this neighborhood continuously for 31 years. As a member of this community and taxpayer, I have the following objections.

1. Verizon rejected my old flip phone service rate and started to charge me a data rate. I did not want that kind of service, yet they said they were only interested in customers who used data. I replaced my Verizon service with another company and have enjoyed good cell service in our fairly remote location, so I don't see the need for this tower.
2. My husband & I received an offer from Galt Enterprises, LLC to put a communications tower on our property. Please find the attached letter. If we wanted to ruin our beautiful Sonoran Desert views, property values, and make conflict with our neighbors, we would be getting a monthly payment from Galt Enterprises.
3. If it's decided that there is a need for it, it seems that there is an abundance of open land where this could possibly be constructed that wouldn't intrude on a neighborhood like ours.

Thank you for listening to the opinions of this Pima County taxpayer. I hope this can be resolved in a different way. My husband has contacted you with his own thoughts on this proposal.

Best regards,

Joanne Miller
Michael Miller
14221 s Stagecoach Rd
Tucson AZ 85736
520-400-5834

[Quoted text hidden]

April 16, 2025

MICHAEL L & JOANNE L MILLER JT/RS
14221 S STAGECOACH RD
TUCSON AZ 85736

RE: Wireless Communications Tower in Arrivaca, Pima County
Address: 14221 S STAGECOACH Rd
Parcel #: 30165417F

Dear Mike and Joanne,

Galt Wireless searching for locations in Pima County that may be suitable for the installation of a wireless communications tower. I have reviewed your property in Arrivaca and I feel it could be an ideal location for this type of venture.

Wireless communications facilities not only enhance general and E911/First Responder coverage, but can also generate a valuable long term revenue stream or upfront payment to property owners that enter into a Tower Lease Agreement. If you have a few minutes, I would appreciate the opportunity to discuss this further with you.

I've noted the key terms of our lease interest below:

- 50' x 50' Fenced Compound, sited to best camouflage the tower.
- Rent: \$700.00 monthly.
- Term: 9 – 5 year terms for a 50 year lease.
- Permits and Costs: We to pay ALL costs associated with permitting and build of tower.
- Access and Utilities: We will bring in our own power per Utility Co. path and we will need 24/7 access for monthly maintenance trips, via separate access road where possible.

If you have any interest in exploring this opportunity, please email or call me at:
craig@galtwireless.com / 602-818-3918

I look forward to speaking with you.

Regards,

Fw: Proposed Verizon tower in Diamond Bell Ranch

MICHAEL MILLER <MillerTile@msn.com>
To: DBIG <dbrimprovementgroup@gmail.com>

Wed, Jun 24, 2026 at 2:04 PM

My previously written letter of opposition

Michael Miller

From: MICHAEL MILLER <MillerTile@msn.com>
Sent: Tuesday, 05 May 2026 04:46:48
To: dsdplanning@pima.gov <dsdplanning@pima.gov>
Subject: Proposed Verizon tower in Diamond Bell Ranch

I'm writing in regard to the proposed Verizon cell phone tower near the corner of Diamond Bell and Larkdale in the Diamond Bell Ranch subdivision. I want it known that as longtime residents of the area, my wife and I are against this project.

We built our house in 1995 and have enjoyed the peace and quiet of this neighborhood continuously for all these years. I'm not against progress but I think that a 150 ft tower at this location would be an eyesore in an otherwise beautiful and serene environment.

First of all, we've enjoyed good cell service in our fairly remote location so I don't see the need for this tower. Secondly, if it's decided that there is a need for it, it seems that there is an abundance of open land where this could possibly be constructed that wouldn't intrude on a neighborhood like ours.

Thank you for listening to the opinions of this Pima County taxpayer. I hope this can be resolved a different way. My wife might be contacting you with her own thoughts on this proposal.

Best regards,

Michael Miller
Joanne Miller
14221 s Stagecoach Rd
Tucson AZ 85736
520-465-5962

TOWER

1 message

bobairexec@netzero.net <bobairexec@netzero.net>
To: dbrimprovementgroup@gmail.com

Mon, Jun 22, 2026 at 12:43 PM

Hello DBIG & Our Friends ,,, With reference to the upcoming planned Communication Tower
We are writing this letter as a form of **DISAPPROVAL OF SAID TOWER** ,,

Here are our feelings

A-- We chose to move out here 21 years ago after a 2 year search for a quiet , scenic ranch
style lifestyle.

B- We moved here for what it was and is and plan to keep it what it is.

C. We appreciate the views , the desert platform JUST the way it is NOW.

D. We participate in the local attempts to Maintain Diamond Bell Ranch as it is.

E- Yes we have Cell phones & from 2 separate providers who both already provide 5K plus.

F- We are not opposed to New technology , we just do not want it our Ranch Entrance

Thank You for letting us bend your ear and we Wish we can STOP the Towers approval

Signed Respectfully , The Morgan Family , on W. Cinnabar

June 17, 2026

To: Pima County Board of Supervisors

Re: Appeal of Conditional Use Permit P26CU00002

Dear Chair and Members of the Board,

My name is Charles Murdock. My wife and I have been residents of Diamond Bell Ranch since 2009. Over the years, we have continued to invest in the community because we value its rural character, open spaces, wildlife, and unique desert setting.

I am writing in support of the appeal of Conditional Use Permit P26CU00002.

I want to be clear that I am not opposed to wireless communications infrastructure. Reliable communications service is important, and I recognize that telecommunications facilities are a necessary part of modern life.

What concerns me is not the idea of a tower. It is whether this particular 150-foot tower, at this particular location, has been shown to be the best available solution.

During my professional career, I spent many years reviewing complex proposals and the analyses used to support them. One lesson I learned is that important decisions are best understood when the reasoning behind them is visible and can be independently evaluated.

As I reviewed the materials associated with this proposal, I found myself returning to a simple question:

"If this is truly the best location for a 150-foot tower, where is the analysis showing how that conclusion was reached?"

The application explains the communications need and describes the proposed solution. What I struggled to find was the explanation for why this solution was selected over the alternatives that were reportedly considered.

Perhaps that explanation exists somewhere in the record. If so, I believe it should be clearly available to the Board and to the residents who will live with the consequences of this decision.

As a resident, I am concerned about the visual impact of a 150-foot structure adjacent to Diamond Bell Ranch and the effect it may have on the rural character

that attracted my family to this community. Once constructed, a structure of this scale will become a permanent feature of the landscape.

I am not asking the Board to determine where a tower should be located, nor am I asking the Board to second-guess technical experts.

I am simply asking the Board to ensure that the basis for selecting this site and this design has been fully documented, thoroughly evaluated, and made available for public review before the approval becomes final.

For these reasons, I support the appeal and respectfully request that the Board carefully review the issues raised before allowing the approval to stand.

Respectfully,



Charles Murdock
Diamond Bell Ranch Resident

June 16, 2026

To: Pima County Board of Supervisors

Re: Appeal of Conditional Use Permit P26CU00002

My name is Paige Murdock, and I am a resident of Diamond Bell Ranch.

My husband and I purchased our home in Diamond Bell Ranch in 2009 and have continued to invest in the community over the years because we value its rural character, open spaces, wildlife, and unique desert setting.

I am writing in support of the appeal of Conditional Use Permit P26CU00002 for the proposed 150-foot wireless communications tower.

For me, this issue is not about opposing technology or wireless service. It is about whether a structure of this size and prominence is the right solution for this location and whether all reasonable alternatives have been thoroughly considered before placing it adjacent to our community.

One of the things that attracted us to Diamond Bell Ranch was the sense of openness and connection to the surrounding landscape. The views, wildlife, dark skies, and rural character are qualities that make this community special and distinguish it from many other places in Southern Arizona.

The proposed tower would be significantly taller than surrounding development and would become a prominent visual feature in an area that is currently characterized by open space and unobstructed views. Once built, that change cannot easily be undone.

Like many of my neighbors, I am concerned about the effect such a structure could have on the character of our community and on the desirability of living in Diamond Bell Ranch. I am also concerned about the impact on the natural setting that so many residents value and worked hard to find.

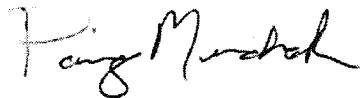
I believe residents deserve confidence that alternative locations, alternative tower heights, and other options were carefully evaluated before approval

was granted. Based on what I have learned about this proposal, I believe additional review is warranted.

I respectfully ask the Board to carefully consider the issues raised in the appeal and ensure that the approval is supported by a complete and well-documented record before allowing it to stand.

Thank you for your time and consideration.

Respectfully,



Paige Murdock
Diamond Bell Ranch Resident

Joseph Phebus and Jaime Trujillo
15195 W. Ajo Hwy. #99.
Tucson, AZ 85735

June 20, 2026

Pima County Board of Supervisors
130 W. Congress Street, 11th Floor
Tucson, AZ 85701

RE: Opposition to Proposed 150-Foot Rocky Mountain Cell Tower – W Diamond Bell Ranch Road / W Larksdale Street

Dear Members of the Board of Supervisors:

Our names are Joseph Phebus and Jaime Trujillo, and we are writing in opposition to the recently approved permit for a 150-foot Rocky Mountain cell tower to be built at the intersection of W Diamond Bell Ranch Road and W Larksdale Street. We recently purchased a two-acre lot at 15305 W Diamond Bell Ranch Road in Diamond Bell Ranch with the intent to build our permanent home, and we are asking the Board to pause this approval until the need for a tower of this size and the alternatives to it have been more thoroughly examined.

What drew us to Diamond Bell Ranch were the gorgeous mountain views and sunsets, the pristine Sonoran Desert landscape, the native plants and abundant wildlife, and the surrounding natural beauty. This community was carefully developed to preserve that environment: unlike many surrounding communities, utility lines and other infrastructure were buried, and the area was zoned CR-1 specifically to preserve its character and ensure that homes blend into the desert landscape rather than dominate it. We have spent much of our working lives saving for a home in an environment like this one, and we are devastated by a plan that would place a tower of this scale and visibility into the middle of it — affecting not only us, but neighbors who have lived here for many years and chose this community for the very same reasons.

Diamond Bell Ranch is a small community of just over 800 residents and roughly 400 homes, and growth here has been slow to modest over the past 25 years. Given that, we question the

need for a tower this large in a community this size, particularly when the area to the south has even lower population density. We have spent considerable time in Diamond Bell Ranch and have never experienced coverage problems on our own property or at the homes of several friends throughout the community. That raises a simple question: after all these years with no apparent gap in service, why is this needed now?

Several cellular carriers already serve the area, Starlink is readily available, the Amazon Leo satellite system is expected within the next few years, and Trico, our local utility, has announced it will be bringing cable network internet service to the area in the coming year. Given all of this, there does not appear to be a large enough population of homes lacking alternatives to justify a tower of this size. Has any study been done on the market demand for this tower, and on the revenue it is projected to generate relative to its cost and impact? We would also ask the Board to consider, and to ask Verizon directly, whether there are other reasons driving the need for a tower of this height — for example, federal border security operations, or anticipated infrastructure to support future data centers in the area.

We want to be clear that we are not opposed to cell towers in general, including in less visually impactful locations, or to smaller towers in the 40- to 50-foot range that can be camouflaged as trees or mounted as equipment on existing rooftops. Our concern is specifically with the size, siting, and visual impact of this particular proposal.

In reviewing the Hearing Administrator’s report, we found no mention of alternative siting, height, or design options that were considered, nor any discussion of the demand data driving this decision. We are not technical experts, but we believe less impactful alternatives almost certainly exist to meet whatever demand is driving this request. If they do not, our community deserves a clear explanation of what alternatives were considered and why this proposal was determined to be the best and least environmentally intrusive solution available.

We respectfully ask the Board of Supervisors to put the brakes on this proposal until further study can be conducted — specifically, until more information is gathered on the actual demand driving this request, and on what alternatives exist that would serve the interests of both the cellular providers and the residents and taxpayers of Diamond Bell Ranch.

Thank you for your time and consideration of our concerns.

Respectfully,

Joseph Phebus

Jaime Trujillo

15305 W Diamond Bell Ranch Road, Tucson, AZ 85736

cc: Supervisor Jennifer Allen, District 3

Pima County Board of Supervisors, 130 W. Congress Street, 11th Floor, Tucson, AZ 85701

To Whom It May Concern:

July 8, 2026m

writing this letter in regards to the proposed communication tower, to be located at 16949 W. Diamond Bell Road. This letter will serve to record my opposition to the erection of this proposed tower.

In 1998, I was looking for a community a good distance from the chaos of the city. On the advice of a co-worker, I visited the Diamond Bell Ranch area. It seemed to be what I was looking for: quiet, with the tallest structure being the sahuaro cactus that permeated the area. It seemed like the perfect place to build a home, which I did.

The views in this area are spectacular, with unobstructed views of Kitt Peak and Sahuarita Peak. This is the same description that my neighbors have for living in this area. Because of this, the idea of having a 150' communication tower in our area is a very distasteful prospect.

The residents I have spoken to cannot understand why such a tower is needed in this area, as cell service has not been an issue in Diamond Bell Ranch. Our other concern is the speed and stealth with which this project proceeded. Most residents knew nothing of these plans till very recently.

These are discouraging developments for our community. I hope you will take our concerns to heart in your deliberations.

William A. Praust

14240 S. Renegade Ave

Tucson, AZ 85736

Hi there. I have one from myself and one from my partner. If you need these in separate emails, let me know.

Diamond Bell, an exquisite and rare gem, a diamond in the rough.

One of the last untarnished landscapes of the west, what Tucson once was. A close knit community where open range cattle roam the terrain and unobstructed views remain.

Diamond bell has a unique, elusive, and untouched appeal.

We are fortunate to have strict codes that guarantee and protect our unhindered views 360 degrees.

We have no unsightly power lines, light poles or traffic signals. We are accustomed to our dirt roads and quiet lifestyles.

Although our area appears rural, we still are able to receive excellent cell phone coverage and access to internet and television.

Diamond bell was one of the unique properties that I chose to purchase because of the laws governing to protect the local land ecosystems and were in regulation to safeguard any future development and growth that would hinder and decimate protected species that are native to this region.

If this tower passes it will set a precedent for future developments to gain access and clearance. This small close knit community does not require another obtrusive eye sore.

We enjoy our views, sunrises to sunsets. Bird watching and star gazing.

It's why we choose to live here. This is our home. We like it just the way it is.

Jessica Stevens

15892 W Killarney

Dear Members of the Board,

My name is Jacob Watts, and I have been a resident of Diamond Bell Ranch since August 2017. My address is 16100 W Ridgemoor Ave. I am one of the properties closest to the proposed cellular tower site, which would be located within approximately 200 feet of my backyard. I strongly oppose the construction of this tower in such close proximity to my home.

Diamond Bell Ranch has made a clear commitment to preserving the beauty and character of our community by burying all electric lines. A large cellular tower would stand in direct opposition to that philosophy and would negatively impact the visual environment we have worked hard to maintain.

Additionally, I do not believe this tower is necessary. I have used AT&T as my cellular provider for many years and have experienced consistently reliable service for calls, texting, and data usage. Furthermore, Starlink is already available in our area, and Trico Electric is in the late planning stages of bringing fiber internet to Diamond Bell Ranch. Our community is already well-served by existing and emerging connectivity options.

Unfortunately, I am currently deployed out of the country and unable to attend the meeting in person. Please know that I would be there to voice my opposition if I could. Thank you for your time and consideration. I respectfully urge the Board of Supervisors to deny this proposal.

Sincerely,
Jacob Watts

June 26, 2026

To whom it may concern,

I would like to express my opposition to the new cell phone tower proposed for the developed section of Diamond Bell Ranch neighborhood. I've lived here for over 30 years and one of the primary advantages of this neighborhood is the lack of commercial developments in or near the where people live and have located their houses. Our Verizon cell reception is fine as it is and I don't see any need to improve on our cellular service. Maybe if this cell tower must be installed somewhere, I recommend to do it in the "downtown" part of Three Points, near highways 286 and 86, not in our remote neighborhoods.

The residents of the Diamond Bell neighborhood have not been consulted on this project. I wonder whose idea it was to begin with. I think there is overwhelming opposition to it. Thank you for considering my viewpoint.

Caroline C. Wilson
16242 W. Pinacate Ave
Tucson, AZ 85736
520-822-2065

Appeal of approval of conditional use permit P26CU0002

1 message

Lori Witz <loriwitz7@gmail.com>
 To: DBIG <dbrimprovementgroup@gmail.com>

Mon, Jun 22, 2026 at 11:24 AM

I moved to Diamond to Diamond Bell Ranch 11 years ago from Minnesota looking for horse property with desert and mountain views. When I found this property I fell in love with the 360 degree views and the uniqueness of this neighborhood having underground utilities with no overhead obstruction. Many of the properties we looked at elsewhere before finding this Diamond had high lines or other obstructions that in my opinion ruined the beauty of the mountains and desert views that I was looking for. I can see Kitt Peak observatory from my kitchen window. The rancher whom we purchased it from called it the million dollar view.

Our ranch is on one of the highest elevations in our neighborhood and although we are located more than 300 feet of proposed cell tower, it will most definitely be within our view and because of that I am strictly opposed of having a cell tower here. Moreover, I have Visible cell phone service with unlimited data which I use on a hotspot with no internet for my horse business and have never had any issues. I want the cell tower approval dismissed. I bought my property for unobstructed views and pay high taxes for it to remain that way. Please try and understand how very important this is to me.

Respectfully submitted,
 Lori Witz
 R & L Sonoran Ranch, LLC
 Sent from my iPhone



DBIG <dbrimprovementgroup@gmail.com>

Appeal of approval of conditional use permit P26CU0002

1 message

Roy Witz <roydwitz76@gmail.com>

Mon, Jun 22, 2026 at 12:15 PM

To: DBIG <dbrimprovementgroup@gmail.com>

I don't think a cell phone tower belongs in a neighborhood. It should be out of town where it would not be a visual obstruction to our beautiful views. With all of the restrictions on lighting out here, has Kitt Peak Observatory been notified of this?

Sincerely,

Roy Witz

11 year resident in Diamond Bell Ranch
14333 S . Stagecoach rd. Tucson AZ 85736

Sent from my iPhone

Letters

Resident Response Summary

APPENDIX C

Purpose

Residents of Diamond Bell Ranch were invited to voluntarily express support or opposition regarding the proposed communications tower location. The following responses were received during the response period.

Response Summary

- 52 households responded: 51 - OPPOSED; 1 – IN SUPPORT
- 81 individual residents: 80 – OPPOSED; 1 – IN SUPPORT
- 16 streets represented

Method

Residents responded voluntarily by email and provided their name and street address.

Those OPPOSED to the proposed communications tower.

Anita	Korhonen	15802 W Aubrey Ave	Tucson	AZ	85736
Anita	Thornburg	16563 W Larkdale St	Tucson	AZ	85736
Ann	Bruechner	15940 W Pinacate Ave	Tucson	AZ	85736
Anne	Everett	16145 W Ravinia Ave	Tucson	AZ	85736
Anne	Warner	15871 W Aubrey Ave	Tucson	AZ	85736
Barb	Praust	14240 S Renegade Ave	Tucson	AZ	85736
Bill	Praust	14240 S Renegade Ave	Tucson	AZ	85736
Bob	Morgan	16535 W Cinnabar Ave	Tucson	AZ	85736
Brett	Baysinger	15960 W Ridgemoor Ave	Tucson	AZ	85736
Brian	Everett	16145 W Ravinia Ave	Tucson	AZ	85736
Byron	Stevens (Carrick)	15892 W Killarney Ave	Tucson	AZ	85736
Caitlyn	Dunn	16100 W Ridgemoor Ave	Tucson	AZ	85736
Carol	Gorsuch	16565 W Cinnabar Ave	Tucson	AZ	85736
Caroline	Wilson	16242 W Pinacate Ave	Tucson	AZ	85736
Christina	Fine	16301 W Killarney Ave	Tucson	AZ	85736
Christina	Koenig	16433 W Larkdale St	Tucson	AZ	85736
Christine	Morales	16102 W Pinacate Ave	Tucson	AZ	85736
Charles	Murdock	14796 S Bay Mare Dr	Tucson	AZ	85736
Cliff	Bellinghausen	13895 S Toler Pl	Tucson	AZ	85736
Dawn	Kittell	15942 W Ravinia Ave	Tucson	AZ	85736
Deborah	Thorburn - Loudon	15835 W Killarney Ave	Tucson	AZ	85736
Dena	Michelson	15960 W Ridgemoor Ave	Tucson	AZ	85736
Denise	Schultz	16131 W Lynnette Rd	Tucson	AZ	85736

Ed	Kimsey	16194 W Lynnette Rd	Tucson	AZ	85736
Edwin	Stromenger	16120 W Ridgemoor Ave	Tucson	AZ	85736
Eric	Leavens	14031 S Canelo Ave	Tucson	AZ	85736
Eric	Valtenbergs	16062 W Aubrey Ave	Tucson	AZ	85736
Fiona	Thorburn - Loudon	15835 W Killarney Ave	Tucson	AZ	85736
Gary	Gorsuch	16565 W Cinnabar Ave	Tucson	AZ	85736
George	Landa	15931 W Aubrey Ave	Tucson	AZ	85736
Georgette	Stromenger	16120 W Ridgemoor Ave	Tucson	AZ	85736
Gregory	Taylor	14543 S Bay Mare Dr	Tucson	AZ	85736
Holly	Friske	16131 W Ridgemoor Ave	Tucson	AZ	85736
Ildiko	Palyka	16002 W Killarney Ave	Tucson	AZ	85736
Jackie	LaCome	15865 W Killarney Ave	Tucson	AZ	85736
Jackie	Groch	16582 W Larkdale St	Tucson	AZ	85736
Jacob	Watts	16100 W Ridgemoor Ave	Tucson	AZ	85736
Jaime	Trujillo	15305 W Diamond Bell Ranch Rd	Tucson	AZ	85736
Janis	Marashlian	16101 W Killarney Ave	Tucson	AZ	85736
Jason	Medlock	16141 W Ridgemoor Ave	Tucson	AZ	85736
Jeffrey	Fine	16301 W Killarney Ave	Tucson	AZ	85736
Jeffrey	Hamma	16564 W Cinnabar Ave	Tucson	AZ	85736
Jerry	Groch	16582 W Larkdale St	Tucson	AZ	85736
Jessica	Stevens	15892 W Killarney Ave	Tucson	AZ	85736
Jim	Leavens	14031 S Canelo Ave	Tucson	AZ	85736
Joanne	Miller	14221 S Stagecoach Rd	Tucson	AZ	85736
Jodi	Morgan	16535 W Cinnabar Ave	Tucson	AZ	85736
Joe	Phebus	15305 W Diamond Bell Ranch Rd	Tucson	AZ	85736
Joe	Haughey	14221 S Renegade Ave	Tucson	AZ	85736
John	Wagner	15700 W Diamond Bell Ranch Rd	Tucson	AZ	85736
Karen	Enarson	16062 W Aubrey Ave	Tucson	AZ	85736
Kelly	Medlock	16141 W Ridgemoor Ave	Tucson	AZ	85736
Kristi	Mattson	16201 W Larkdale St	Tucson	AZ	85736
Linda	Ludington	14111 S Hull Ave	Tucson	AZ	85736
Lindsay	Chastain	16130 W Ridgemoor Ave	Tucson	AZ	85736
Lisa	Lakeman	16052 W Ridgemoor Ave	Tucson	AZ	85736
Lisa	Wagner	15700 W Diamond Bell Ranch Rd	Tucson	AZ	85736
Liz	Haughey	14221 S Renegade Ave	Tucson	AZ	85736
Lois	Hamma	16564 W Cinnabar Ave	Tucson	AZ	85736
Lori	Witz	14333 S Stagecoach Rd	Tucson	AZ	85736
Mark	Misch	14150 Goldwater Rd	Tucson	AZ	85736
Mark	Seward	16221 W Larkdale St	Tucson	AZ	85736
Mel	Paxton	16504 W Cinnabar Ave	Tucson	AZ	85736
Michael	Flood	16032 W Ridgemoor Ave	Tucson	AZ	85736
Michael	Marashlian	16101 W Killarney Ave	Tucson	AZ	85736
Michael	Miller	14221 S Stagecoach Rd	Tucson	AZ	85736
Michael	Newberry	15730 W Diamond Bell Ranch Rd	Tucson	AZ	85736
Nina	Hodgson	16241 W Killarney Ave	Tucson	AZ	85736
Paige	Murdock	14796 S. Bay Mare Dr	Tucson	AZ	85736
Richard	Kittell	15942 W Ravinia Ave	Tucson	AZ	85736
Roy	Witz	14333 S Stagecoach Rd	Tucson	AZ	85736
Ryan	Chastain	16130 W Ridgemoor Ave	Tucson	AZ	85736

Sandy	Paxton	16504 W Cinnabar Ave	Tucson	AZ	85736
Sean	Lakeman	16052 W Ridgemoor Ave	Tucson	AZ	85736
Shawn	Schultz	16131 W Lynnette Rd	Tucson	AZ	85736
Steve	Knode	15842 W Aubrey Ave	Tucson	AZ	85736
Thomas	Seery	15945 W Ridgemoor Ave	Tucson	AZ	85736
Timothy	Panley	16131 W Ridgemoor Ave	Tucson	AZ	85736
Valerie	Pablo	15640 W Diamond Bell Ranch Rd	Tucson	AZ	85736
Wayne	Ludington	14111 S Hull Ave	Tucson	AZ	85736

Those IN SUPPORT of the proposed communications tower.

Luke Scot	Johnson	16058 W Killarney Ave	Tucson	AZ	85736
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Email Invitation

Survey For Residents of Diamond Bell Ranch Neighborhood

If you want to prevent a cell tower in a neighborhood that already receives good cell coverage and adds nothing to the homeowners it will affect, we need to know we have your support. There are other options for this tower at higher elevations and away from our homes; let's make them choose a different spot.

Please reply to this email survey with your name and street address if you oppose. We will add each opposing name on the survey to the appeal documentation packet to be presented to the Pima County Board of Supervisors.