

Robie Crockett

From: Mary Hudson <bmkhudson@gmail.com>
Sent: Saturday, July 25, 2026 3:40 PM
To: Robie Crockett
Subject: Special Use Permit

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Hello,

I live in Golden Valley and I am against the Evaluation of a Request for a Special Permit for Assessor's Parcel No. 306-10-003 to allow for a 195 ft. wireless tower and related facility by Atlas Tower 1, LLC on behalf of S & S Family Trust.

Thank you for listening to me.

Mary Hudson
2326 S Dewey Rd
Golden Valley, AZ 86413

Opposed to Atlas Tower 1, LLC

From Kim Kiefer <allinit4me@yahoo.com>

Date Sat 7/25/2026 11:10 AM

To Planners <Planners@mohave.gov>

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As a residential land owner in SW Golden Valley, I am vehemently opposed to the allowance of a 195' wireless communication TOWER on parcel 306-10-003!

Stop stealing our lands to line your pockets.

Kim Kiefer
Golden Valley AZ

Zoning change

From Sharon Noake <sanoake@gmail.com>

Date Sat 7/25/2026 11:25 AM

To Planners <Planners@mohave.gov>

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In regards to the rezone for the 195 foot tower near shinarump and teddy roosevelt in golden valley .
I am against this rezone .

Sharon noake
Kingman, Az 86401

Golden Valley rezoning

From Pappy K <pappyslife@gmail.com>

Date Sat 7/25/2026 11:56 AM

To Planners <Planners@mohave.gov>

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As a resident of GV for many years, I oppose the rezoning of the area, which I feel it only benefits the developers, it pushes out the low income families, seniors, and veterans.

It will create increased traffic, higher costs and taxes.

I am also opposed to traffic cameras under the guise of safety (such as Flock). There have been many cases of abuse of privacy, law enforcement misconduct, constitutional violations by use of these type of cameras. The BOS of Mohave County were voted in to listen and follow the constituents wishes.

NOT to bow down to special interests. In which case it certainly looks like corruption.

Thank you



Outlook

Oppose Atlas Tower

From Sheri Pacey <sheripacey@yahoo.com>

Date Sat 7/25/2026 12:10 PM

To Planners <Planners@mohave.gov>

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Please listen to We The People, we oppose the Atlas Tower, we do NOT need the tower. Yo
Too many towers now!

Thank you,
Sheri Paulsteiner
Golden Valley, AZ RESIDENT

[Yahoo Mail: Search, Organize, Conquer](#)

195 ft tower in golden valley

From Donna John <dkjohn61@icloud.com>

Date Sat 7/25/2026 12:49 PM

To Planners <Planners@mohave.gov>

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Dear planning and zoning

We are opposed to having a tower in GV.

Letter of opposition regarding agenda item 3 of the August 12th Planning and Zoning meeting.

From Patrick Devlin <pdevlin421@gmail.com>

Date Sat 7/25/2026 1:29 PM

To Planners <Planners@mohave.gov>

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You don't often get email from pdevlin421@gmail.com. [Learn why this is important](#)

To the Mohave County Planning and Zoning Commission,

Hello, my name is Patrick Devlin, and I am a Golden Valley resident. I am writing this letter to express my opposition to Agenda Item 3 of the upcoming August 12th Planning and Zoning meeting. The construction of a 195-foot communication tower will hurt the value of my property, which sits a couple miles east of the proposed rezone. Also, my family and I's quality of life will be negatively impacted because the tower will significantly harm our views of the Black Mountains. Finally, I am worried about possible health risks associated with increased radiation created from the cell tower. Please protect us Golden Valley residents and vote no on agenda item 3.

Sincerely,

Patrick Devlin

2282 South Verde Road

Golden Valley, AZ 86413

Agenda item 3 Aug 12 Planning and Zoning meeting

From Kathy Joye <omeathkathy@aol.com>

Date Sat 7/25/2026 2:49 PM

To Planners <Planners@mohave.gov>

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To the Mohave County Planning and Zoning Commission,

Hello, I am a Golden Valley resident and I am writing this letter to express my opposition to Agenda Item 3 of the upcoming August 12th Planning and Zoning meeting. The construction of a 195-foot communication tower in this area of Golden Valley is a terrible idea. This is a residential area and I have family that live very close to where this would be erected. I am very worried about possible health risks associated with increased radiation created from this tower. Also, I feel it will negatively impact the value of their property.

Please protect us Golden Valley residents and vote no on agenda item three.

Sincerely,

Kathy Joye

3620 N.Mormon Flat Road

Golden Valley, AZ 86413

[Sent from the all new AOL app for iOS](#)

RE: Parcel 306 10 003

From Robin Cook <rawbean23@gmail.com>

Date Sat 7/25/2026 3:21 PM

To Planners <Planners@mohave.gov>

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I am emailing to let you know I am opposed to a communication tower and related facility in Golden Valley. Thank you for your consideration.

Comm tower in Golden Valley

From T Conger <congerst@gmail.com>

Date Mon 7/27/2026 8:54 AM

To Planners <Planners@mohave.gov>

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I have lived in Golden Valley for over 20 years.

Please DO NOT let them place a tower in the middle of our beautiful ag, residential Valley obstructing our views.

This is residential not commercial. No new towers.

Something like that needs to be placed in the I-40 Industrial Corridor.

Please vote NO.

Thank You,

Terry Conger

2334 S. Colorado Rd.

Golden Valley, AZ 86413

congerst@gmail.com

928-530-3881 cell

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Thank You.

Vickie Bogan

From: Karen Babcock <gypsykaren618@gmail.com>
Sent: Tuesday, July 28, 2026 9:23 AM
To: Planners
Subject: No tower on Colorado and Shinarump property

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To whom it may concern,

I do not want a tower on the property across Colorado from our residence and horse farm at 2334 S. Colorado Rd. This is rural residential property we live on. We cherish our views of the beautiful Black Mountains and wide open desert spaces. Communication/satellite towers belong on commercial/industrial property. They're ugly, they potentially decrease property value, and who knows what kind of environmental pollution they generate.

Sincerely,

Karen Babcock

Development Services Dept.
PO Box 7000
Kingman AZ. 86402

7/26/2026

Mohave County Planning and Zoning,

I am a Golden Valley resident for over 20 years. I am writing this letter to express my opposition to agenda Item 3 of the upcoming August 12th Planning and Zoning meeting. I am against the construction of a 195-foot communication tower in this area of Golden Valley. This is a residential area and I live very close to where this would be erected. I do not want to look at another tower of any kind in our beautiful residential neighborhood. Put it down by the I-40 industrial corridor. That is what that area is for. I am also concerned about possible health risks associated with possible radiation created from this tower. Not to mention the noise it may have associated with it. Maintenance, humming, buzzing. It will also, no doubt affect property values. Nobody wants to live near or within sight of those towers. Please protect Golden Valley residents and vote NO on agenda item three.

Sincerely,

Arthur T. Conger
2334 S. Colorado Rd.
Golden Valley AZ. 86413
928-530-3881



2125 E Adams St
Phoenix, AZ 85034

Damon Gauthier
Engr III Cslt-Radio Frequency

August 5, 2026

Mohave County – Development Services

Mohave County Planning & Zoning Division
3250 E Kino Ave
Kingman, AZ 86409

Re: Letter of Support for Proposed Wireless Communications Facility by Atlas Tower 1, LLC

Dear Members of the Planning & Zoning Division:

Verizon Wireless respectfully submits this Radio Frequency ("RF") Letter of Support of the land use application submitted by Atlas Tower 1, LLC for the proposed Golden Oat telecommunications facility. The proposed facility is necessary to resolve an identified wireless coverage gap, enhance network reliability for nearby residents, expand coverage along key travel corridors, and provide essential capacity relief for surrounding network infrastructure in the Golden Valley area.

Technical RF Need and Spectrum Performance

As demonstrated in the attached coverage exhibits, existing wireless service levels within the project area remain limited and inconsistent, particularly in locations situated away from existing facilities. To resolve these deficiencies, Verizon plans to deploy its low-band 700 MHz spectrum at the proposed site. The 700 MHz frequency band is uniquely suited for rural and semi-rural environments because it propagates over greater distances and provides superior signal penetration through structures compared to higher-frequency spectrum. Deploying this spectrum will establish a consistent baseline of reliable voice and mobile broadband service throughout the Golden Oat service area.

Evaluation of Existing Surrounding Infrastructure

Verizon continuously evaluates existing surrounding structures to maximize network efficiency and prevent unnecessary tower proliferation. To the north of the project area, Verizon operates a co-location site along the highway corridor on a vertical bridge pole installed last year. While this northern site successfully serves the immediate highway traffic, terrain and distance limitations prevent it from reaching the broader Golden Oat residential community to the south. The proposed Golden Oat facility will directly serve this unserved community while offloading network traffic from the northern site, preserving capacity and ensuring long-term service reliability across both sectors.

Corridor Coverage and Emergency Services

The proposed facility will also significantly improve wireless coverage along Shinarump Drive, a primary east-west thoroughfare located south of the existing power line corridor. Shinarump Drive serves as a key access road for local residents, commuters, and emergency service vehicles. Establishing seamless wireless service along this corridor directly enhances public safety by supporting Enhanced 911 (E911) emergency communications, ensuring motorists and residents can dependably contact emergency services when needed.

Siting Considerations and Visual Mitigation

Verizon worked in close coordination with Atlas Tower 1, LLC to select a location that balances strict coverage requirements with land use compatibility and visual aesthetics. The original search ring was centered approximately three-quarters of a mile north of the proposed location. However, to minimize visual impact on surrounding residential properties and respect the rural character of the area, the site was deliberately shifted south. This revised location places the proposed facility farther from the majority of nearby homes while positioning it closer to the existing verticality of the power line corridor. This siting approach successfully reduces visual contrast while optimizing coverage along Shinarump Drive.

Conclusion

The proposed Golden Oat facility (AZ1 Golden Oat) is needed to address a documented coverage gap, improve network capacity, enhance E911 emergency connectivity, and support the growing technological needs of Mohave County. Verizon Wireless fully supports Atlas Tower 1, LLC's application and respectfully requests that the Planning and Zoning Commission approve the proposed telecommunications facility.

Yours sincerely,



Damon Gauthier
Engr III Cslt-Radio Frequency

Robie Crockett

From: Cornelius Whitehead <cwhitehead@atlastowers.com>
Sent: Friday, July 31, 2026 1:54 PM
To: Robie Crockett
Subject: Re: SUP Information for 306-10-003

CAUTION: This email originated from outside of Mohave County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Robie,

Thank you for forwarding the staff report and public comments for the Golden Oat Special Use Permit request. We appreciate staff's review and the opportunity to provide a brief applicant response.

First, we would like to clarify to some of the opposition comments received that this application is not a rezoning request. Atlas Tower 1, LLC is not seeking to change the underlying zoning designation of the property. The property will remain A-R/36A.

We understand that several members of the public have expressed general opposition to the proposed tower, including concerns related to visual impact, property values, health, and whether the facility is appropriate in this area. The proposed facility has been sited on a large parcel, set back significantly from surrounding property lines, and designed as an unmanned telecommunications facility with limited vehicle trips after construction. The facility will not require water or sewer service, will not generate regular traffic, and will be accessed only periodically for maintenance.

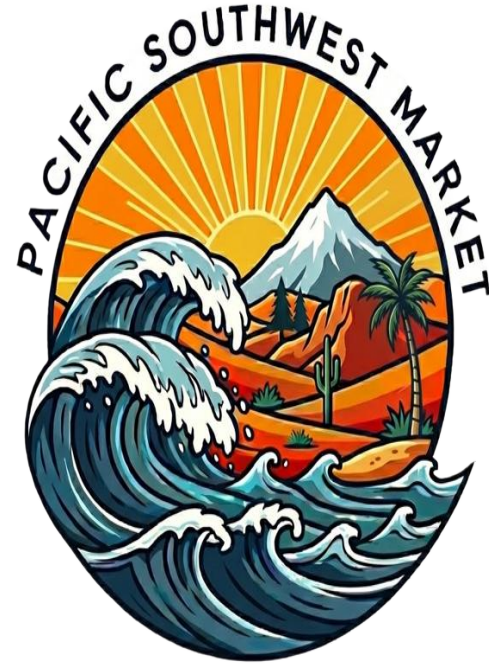
The purpose of the proposed Golden Oat facility is to address an identified wireless coverage gap in the surrounding area and to create a new co-location opportunity for multiple wireless carriers. The submitted tower inventory and coverage gap exhibit shows that the nearest identified wireless facility is approximately 5.0 miles away, with other surrounding facilities located approximately 7.7 to 12.0 miles from the proposed tower location. Due to the distance between existing facilities, the rural spacing, and surrounding terrain, the proposed site is needed to improve wireless coverage and network reliability in this portion of Golden Valley.

Atlas Tower is also in the process of having photo simulations prepared to better illustrate the anticipated visual appearance of the proposed facility from surrounding viewpoints. Once completed, we will provide those photo simulations to staff for inclusion in the project record.

We respectfully appreciate staff's recommendation of approval subject to the listed conditions and are prepared to comply with all applicable permitting requirements, including Mohave County Zoning Ordinance Section 37.R, prior to construction.

Please let me know if staff would like any additional information or supplemental materials before the hearing.

Cornelius Whitehead



AZ1 Golden Oat

7-31-2026

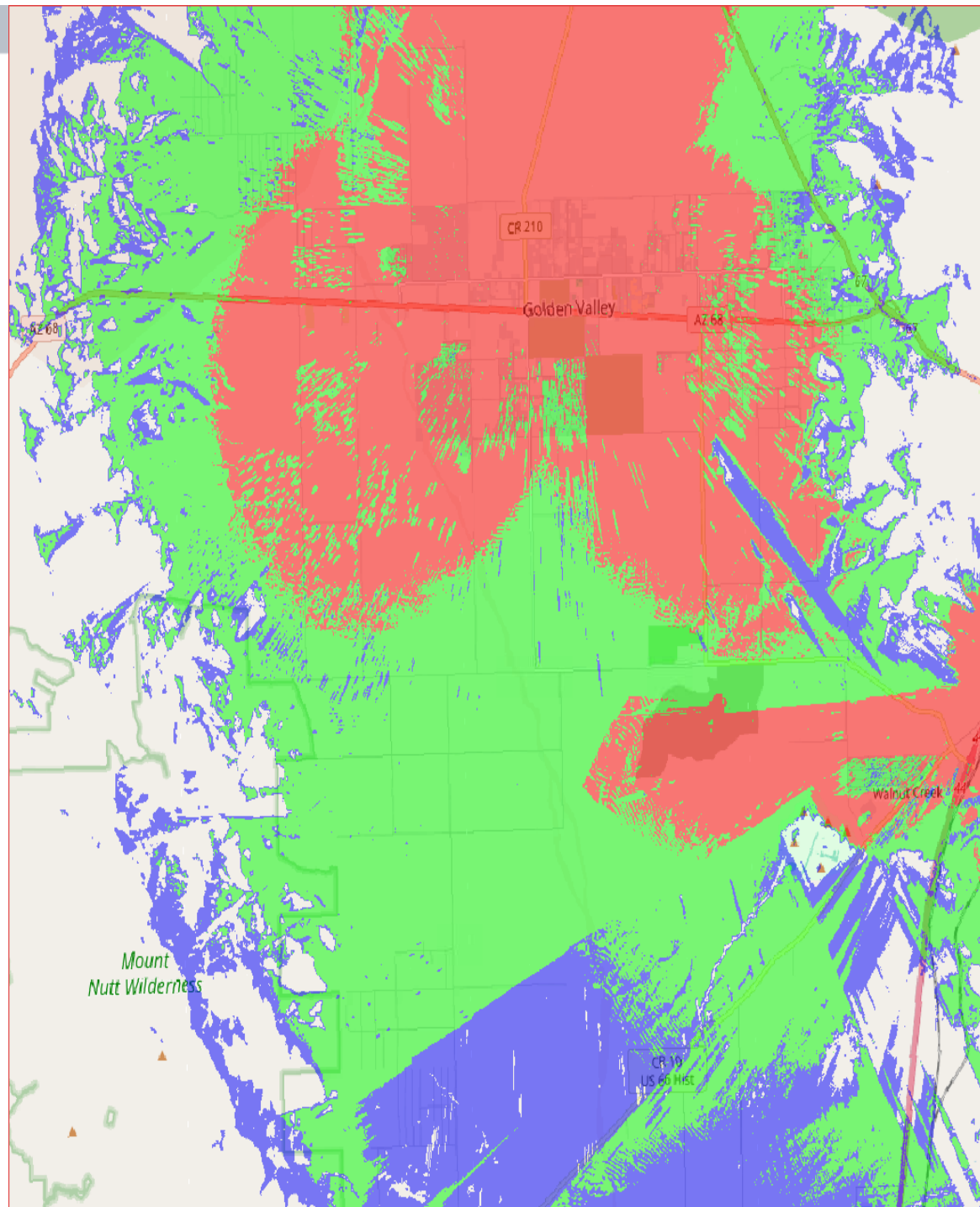
DG

Current 700 MHz coverage (RSRP): Red = In building, Green = In car, Blue = outdoors

Legend

4G/5G: Coverage by Signal Level (DL) 0

- Best Signal Level (dBm) ≥ -85
- Best Signal Level (dBm) ≥ -95
- Best Signal Level (dBm) ≥ -105

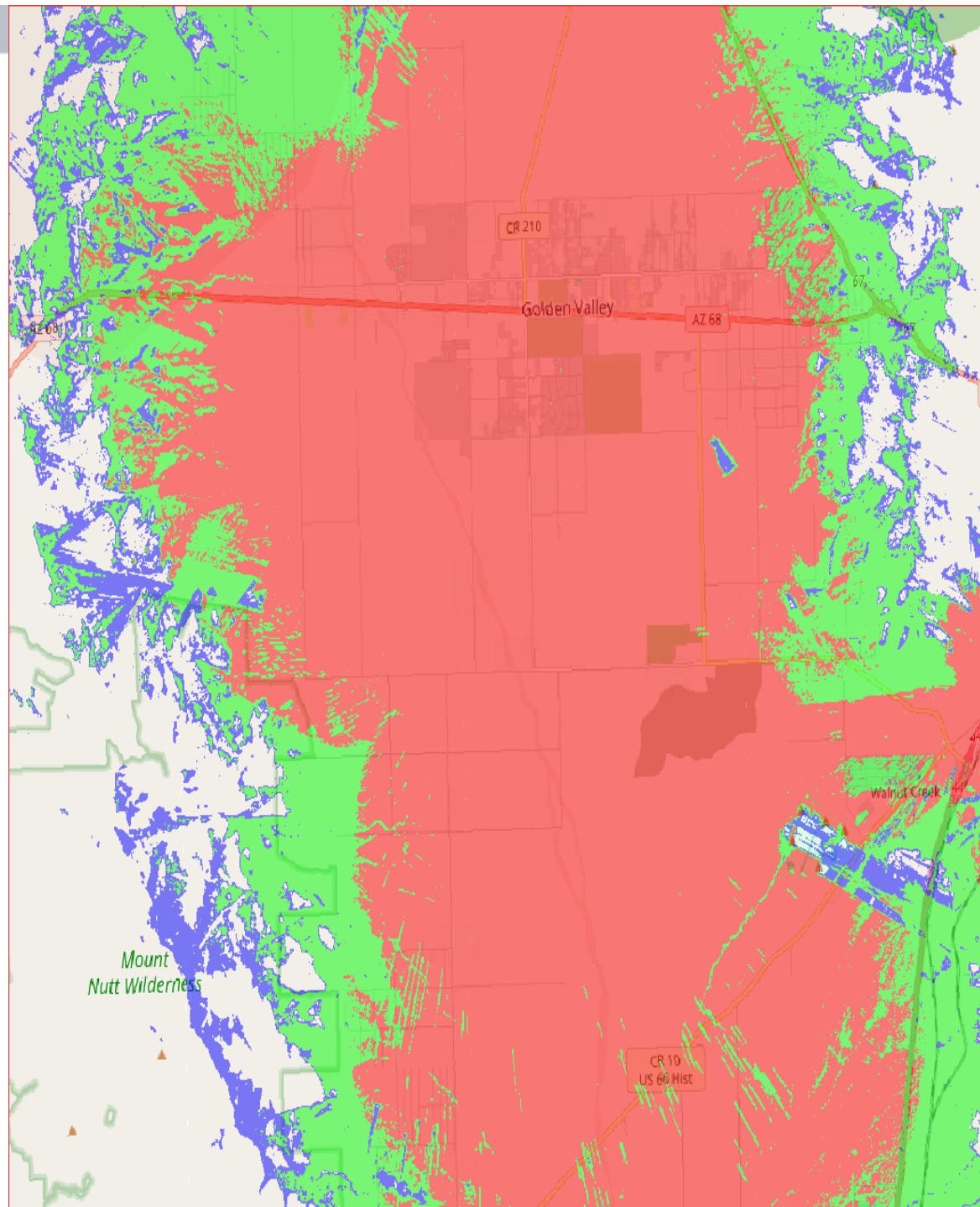


700 MHz coverage (RSRP) with AZ1 Golden Oat

Legend

4G/5G: Coverage by Signal Level (DL) 0

- Best Signal Level (dBm) ≥ -85
- Best Signal Level (dBm) ≥ -95
- Best Signal Level (dBm) ≥ -105





Golden Oat

Special Use Permit Presentation

Mohave County Planning and Zoning | 195-foot self-support wireless communications facility



Proposed "Golden Oat" Tower Location

ATLAS TOWER

www.atlastowers.com

Project Proposal

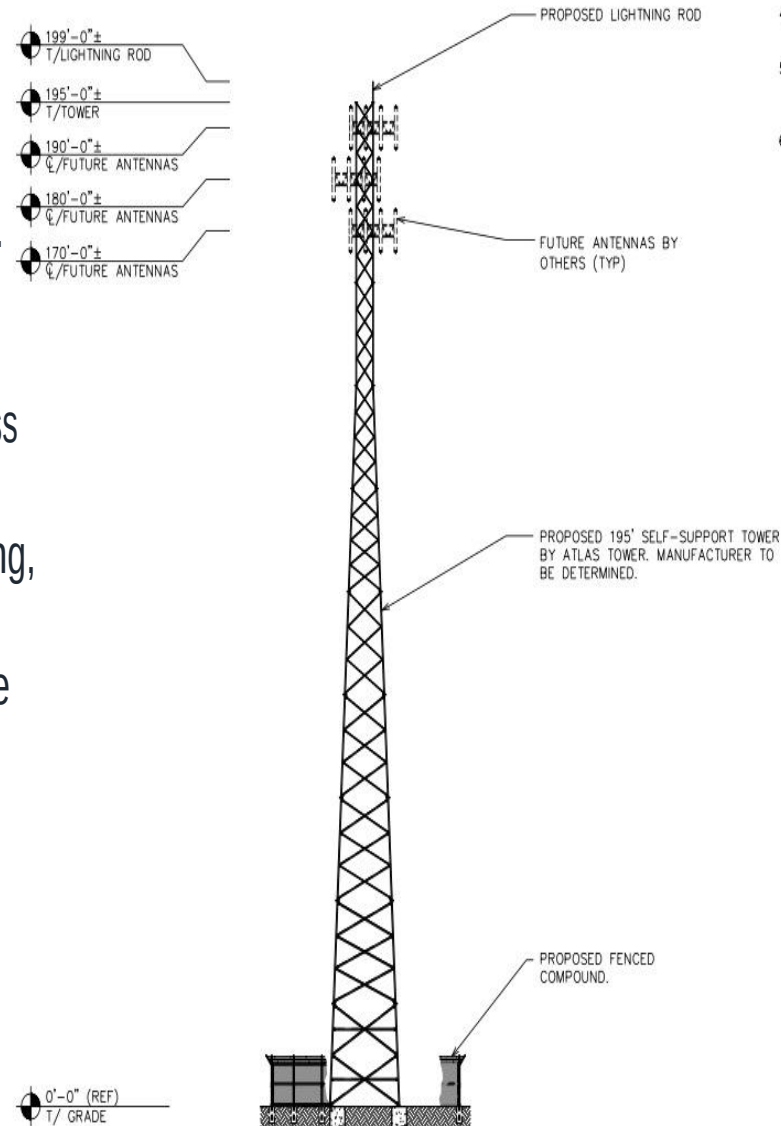
Site Name: Golden Oat



NOTES:

1. TOWER TO REMAIN GALVANIZED COLOR.
2. TOWER SHALL BE LIT ONLY IF REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION.
3. PROPOSED COAX ROUTED UP TOWER USING WAVEGUIDE LADDER.
4. TOWER TO INCLUDE SAFETY CABLE. DO NOT INCLUDE SAFETY CLIMB MECHANISM.
5. TOWER EQUIPMENT LOADING AND CENTERLINES ARE SHOWN FOR REFERENCE ONLY AND ARE SUBJECT TO CHANGE.
6. TOWER TO BE DESIGNED TO WITHSTAND HIGH WINDS IN ACCORDANCE WITH ANY/ALL APPLICABLE STANDARDS.

- Special Use Permit for one 195-foot self-support wireless communications tower (199 feet to lightning rod) with Verizon Wireless as the initial anchor carrier.
- Located on APN 306-10-003 near S. Teddy Roosevelt Road and W. Shinarump Drive in Golden Valley.
- 75-foot by 75-foot fenced lease area with gravel access drive, and electrical utility service.
- Unmanned facility: no water, no sewer, no daily staffing, and limited maintenance traffic.
- Designed for multiple carrier co-location to reduce the need for additional towers.

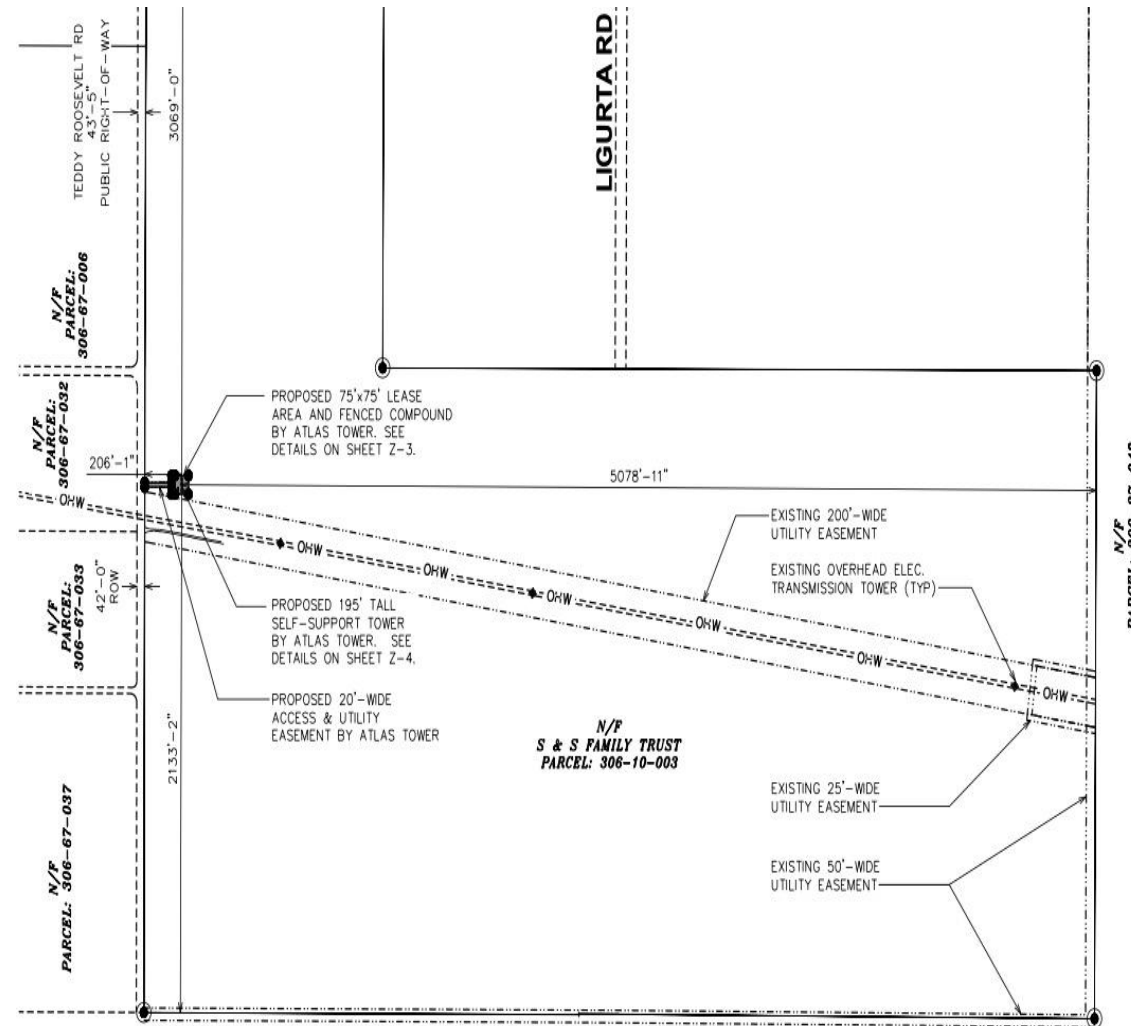


Site Context

Site Name: Golden Oat



- Proposed on an approximately 394-acre vacant rural parcel in the A-R/36A zone. Located north of Shinarump Drive and east of Teddy Roosevelt Road.
- Surrounding land uses are generally vacant land and scattered residential development.
- Site has legal access via paved and unpaved roads; Teddy Roosevelt Road is on the County road maintenance system.
- Tower location complies with all Mohave County siting requirements.

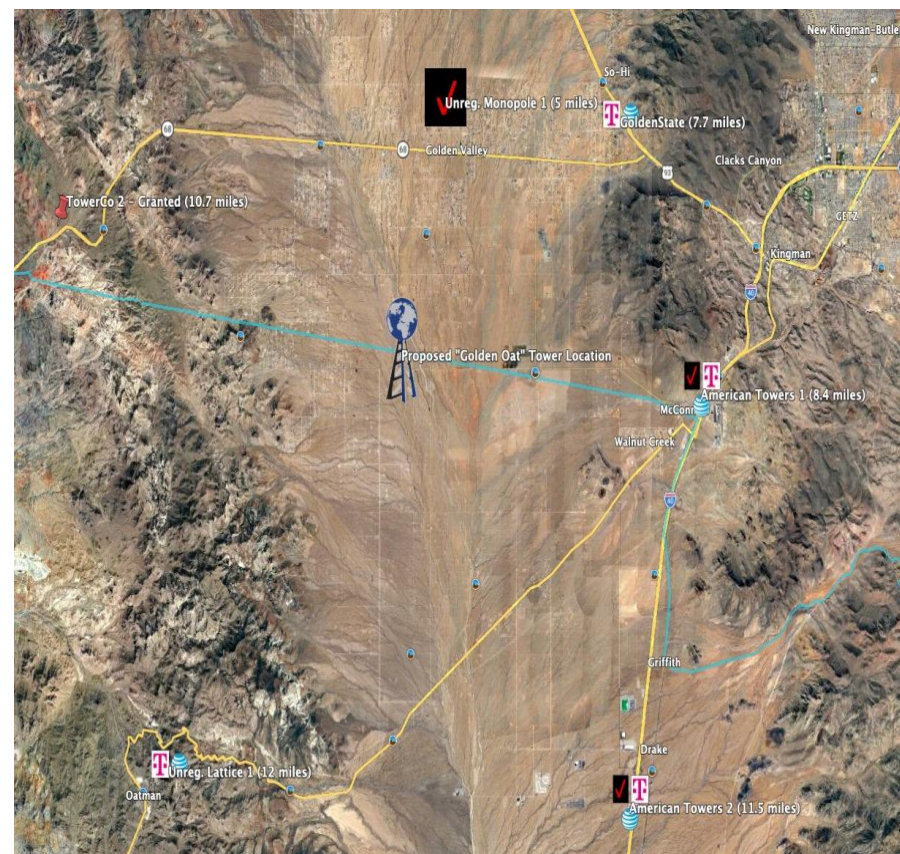


Why Here?

Site Name: Golden Oat

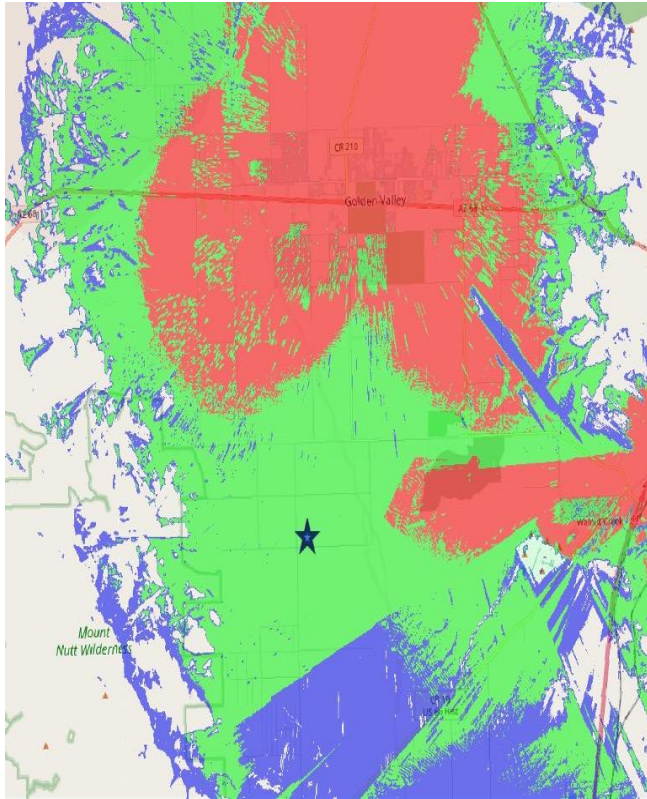


- The surrounding area has limited and inconsistent Verizon coverage, especially for residents and roadway users away from existing facilities.
- The proposed facility will greatly improve rural coverage, by providing a stronger and more reliable service network.
- Golden Oat also provides needed capacity offload for the existing Verizon facility to the north (approx 5 miles away from proposed site).
- The site improves coverage along the greater Shinarump Drive area, a key road in this part of Golden Valley.
- The original search area was roughly 3/4 mile north; the site was shifted south to increase separation from the majority of homes and align closer to existing power-line verticality.



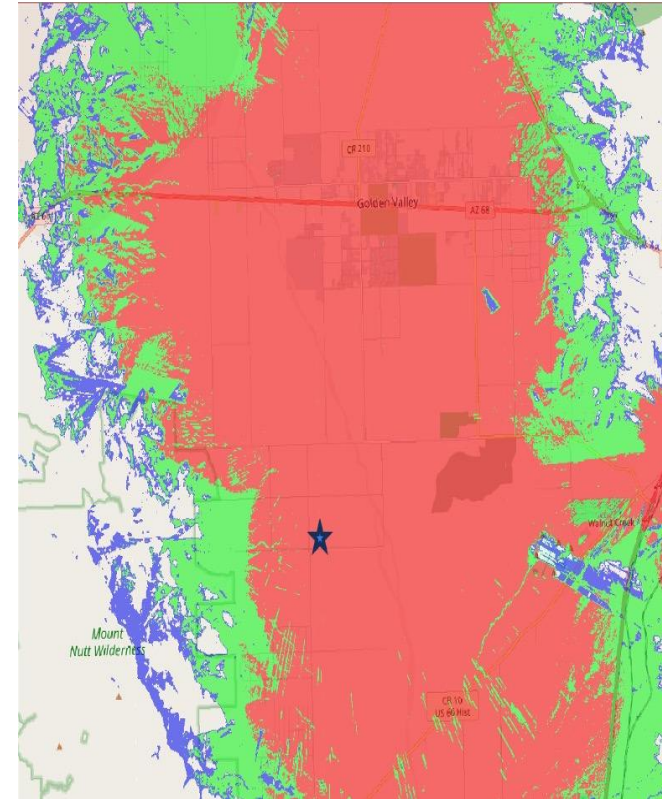
Coverage Need

Site Name: Golden Oat



Existing Verizon Coverage

- Coverage exhibit shows current coverage conditions.
- Red generally represents stronger in-building-level coverage; green is more typical in-vehicle coverage; blue is more limited outdoor-level coverage.
- The existing site north of the project is a highway-oriented co-location on a Vertical Bridge tower and does not fully solve the broader Golden Oat coverage/capacity need.



Verizon Coverage w/ Golden Oat

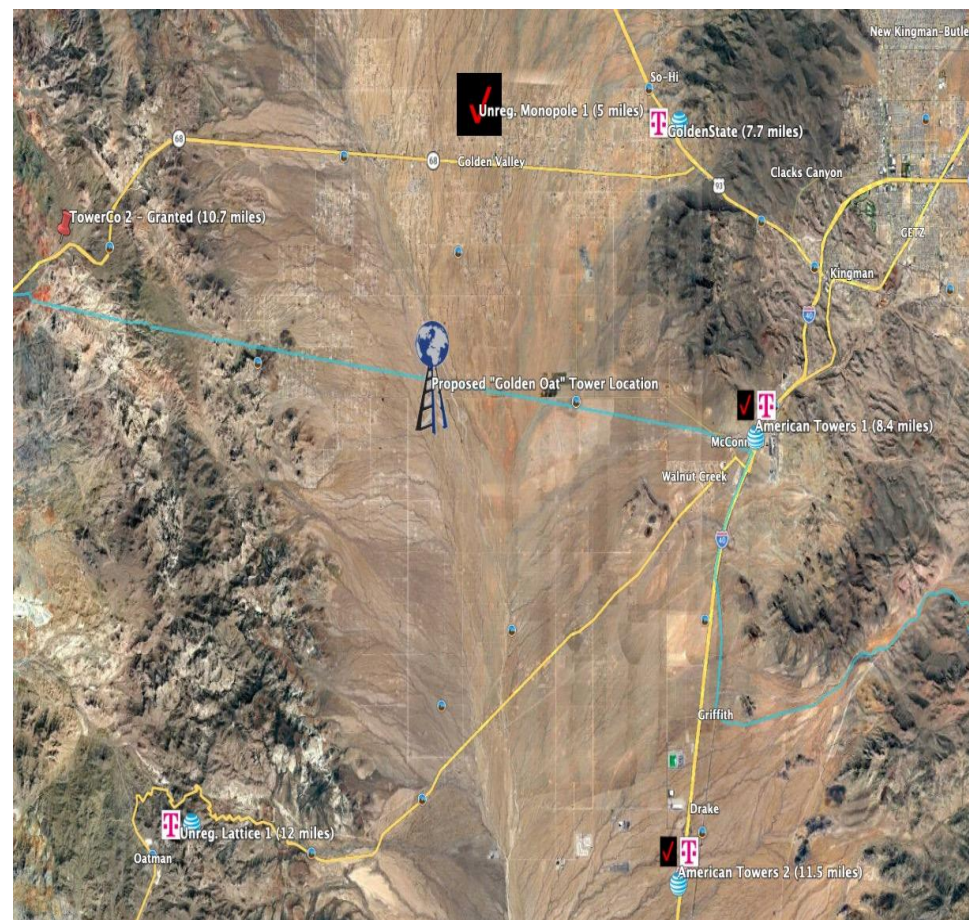
- Golden Oat substantially improves coverage across the residential and rural service area.
- Improved service supports residents, travelers, emergency calling, and daily connectivity.
- The tower creates a new co-location platform for future carriers and reduces pressure for multiple separate towers.
- The location balances RF performance with land use compatibility and visual considerations.

Existing Towers and Coverage Gap

Site Name: Golden Oat



- Mohave County requires a tower/coverage-gap map for at least a 2-mile area.
- Nearest identified wireless facility is approximately 5.0 miles away.
- Other surrounding facilities are roughly 7.7, 8.4, 10.7, 11.5, and 12.0 miles away.
- Existing tower spacing supports the need for an additional facility in this service gap.



Section 37.R Compliance

Site Name: Golden Oat



Setbacks

Tower exceeds the applicable 1:1 A-R setback requirement; west setback is approximately 206 feet for a 195-foot tower.

Co-location

Self-support structure designed for multiple carrier antenna arrays.

No guy wires

Single non-guyed tower reduces ground disturbance and visual clutter.

No lighting

FAA Determination states marking and lighting are not necessary for aviation safety.

No daily impacts

Unmanned facility with limited maintenance traffic and no water/sewer demand.

Compliance

FAA/FCC/building-code compliance will be maintained through final permitting and operation.

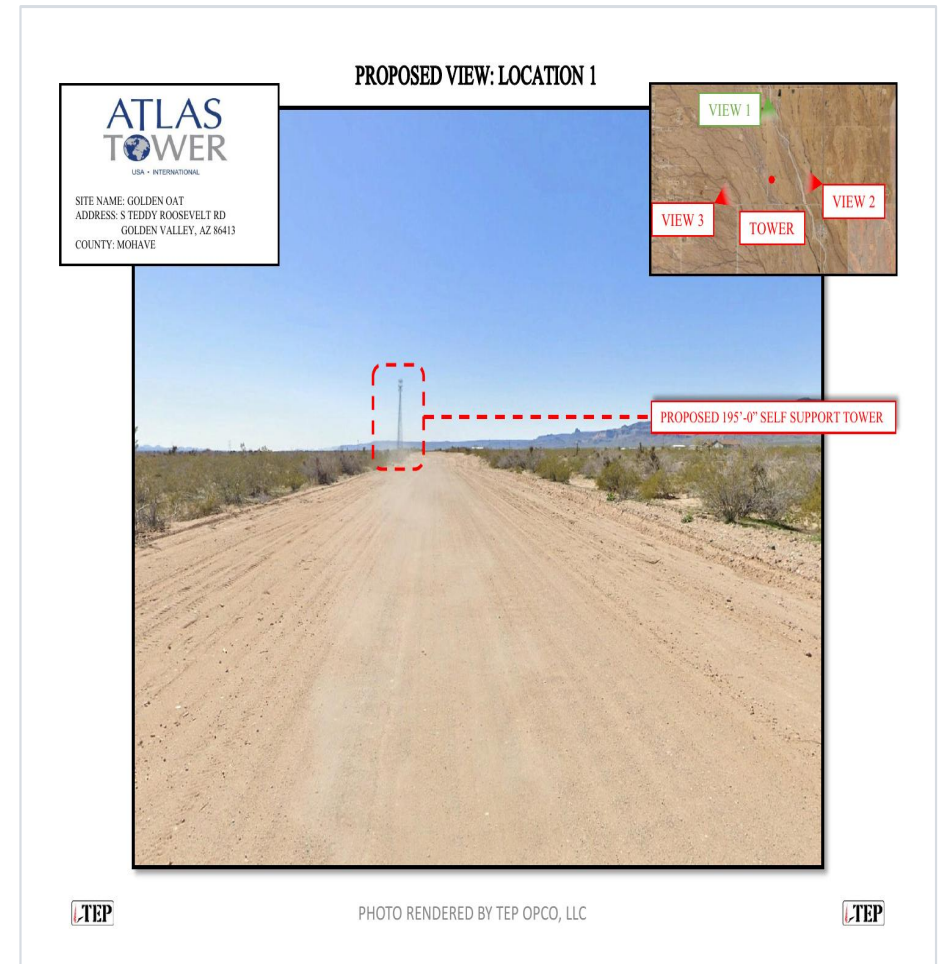
Photo Simulation - Location 1

Site Name: Golden Oat



Existing View

Proposed View



Existing and proposed views from Location 1 shown side-by-side for direct visual comparison.

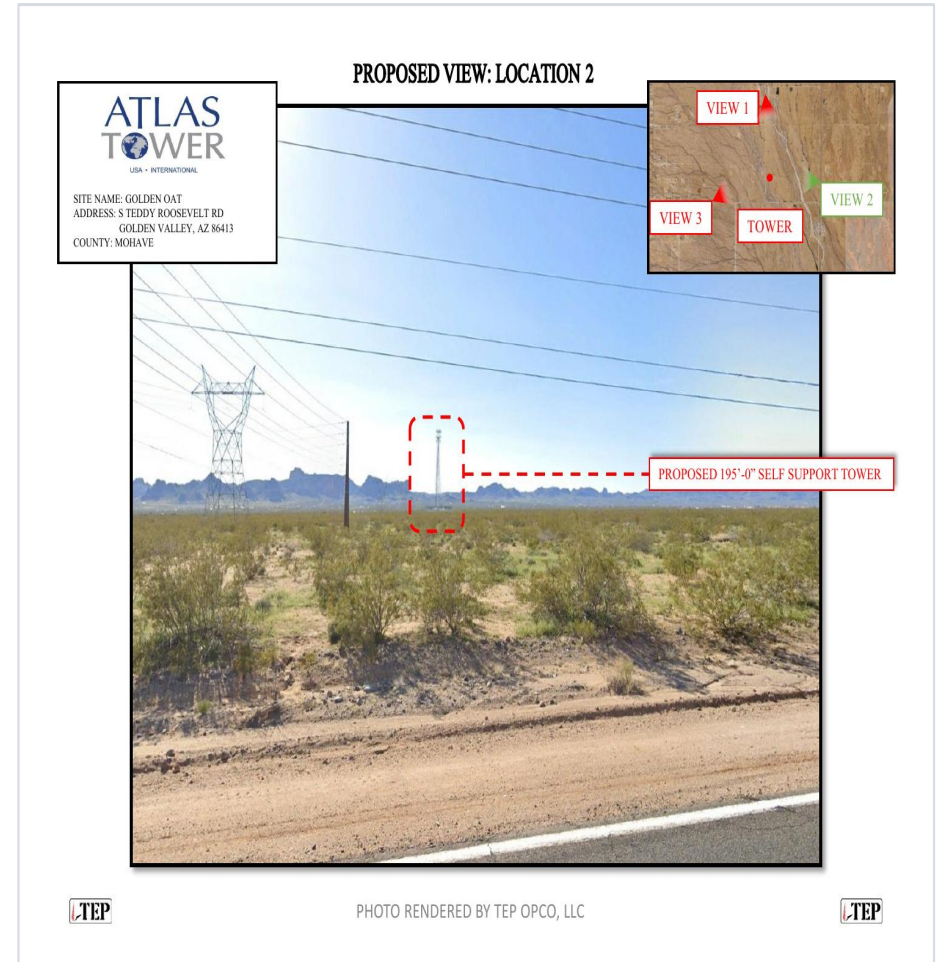
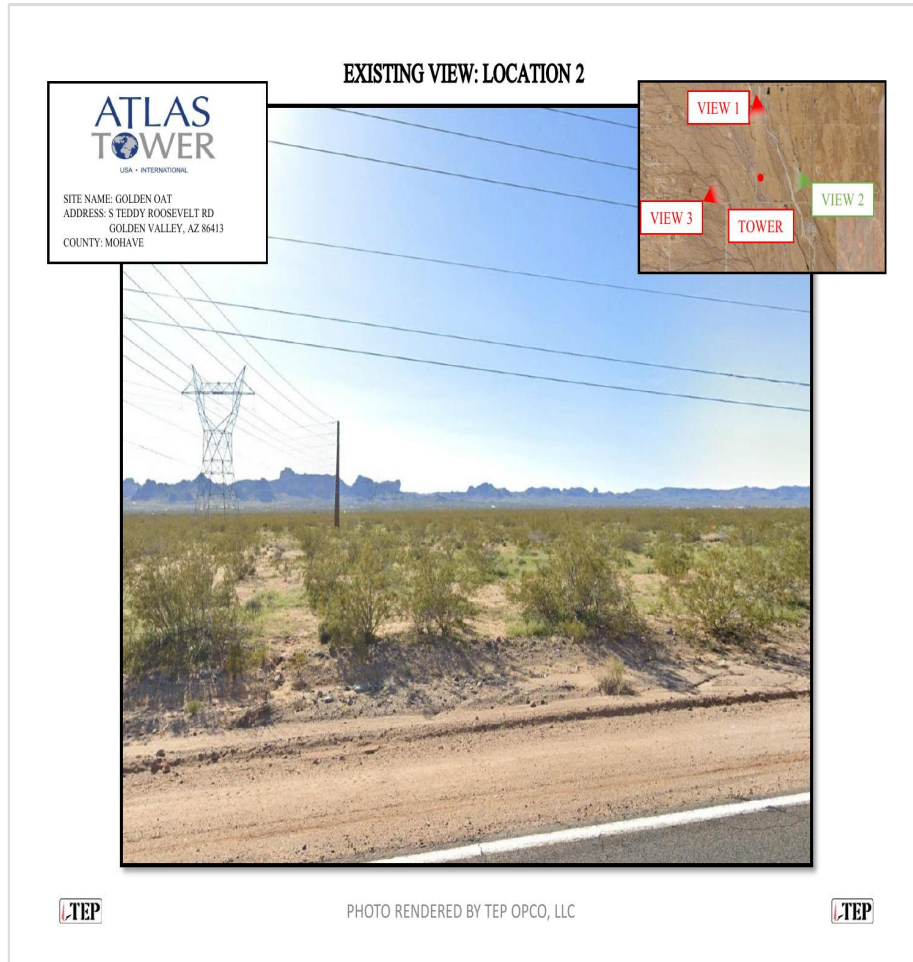
Photo Simulation - Location 2

Site Name: Golden Oat



Existing View

Proposed View



Existing and proposed views from Location 2 shown side-by-side for direct visual comparison near the power-line corridor.

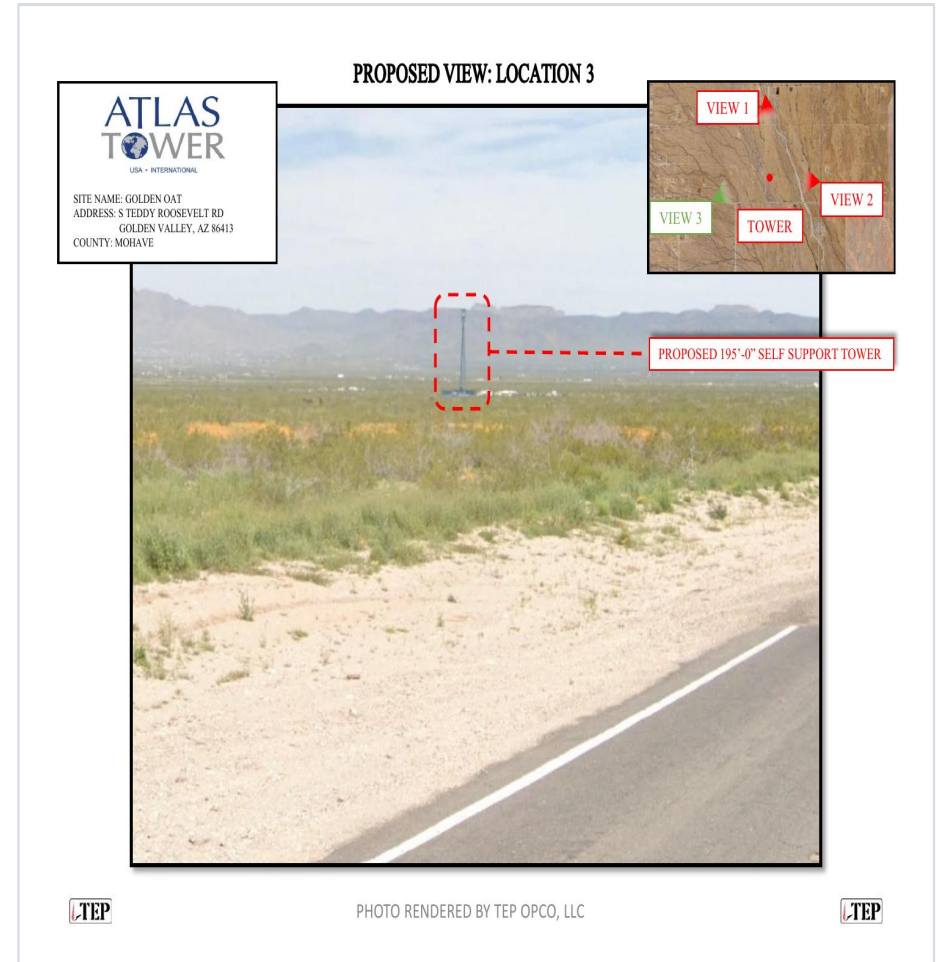
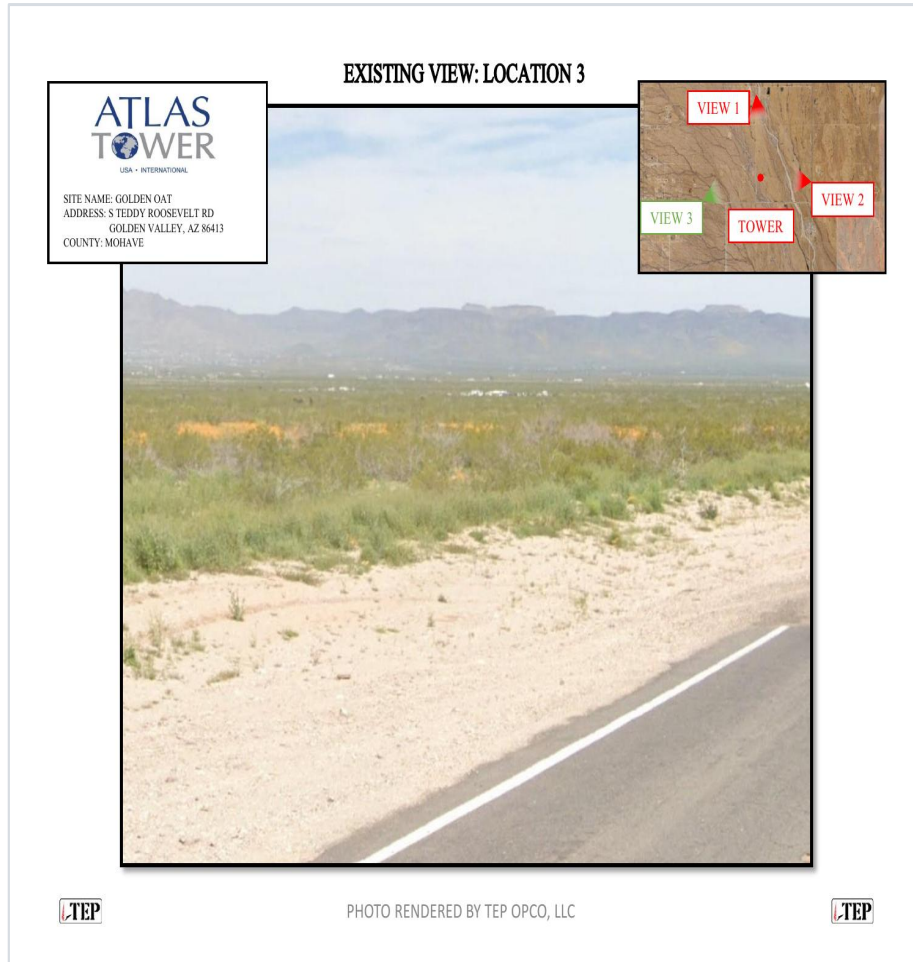
Photo Simulation - Location 3

Site Name: Golden Oat



Existing View

Proposed View



Existing and proposed views from Location 3 shown side-by-side looking across the Golden Valley area.

Operations, Safety & Lighting

Site Name: Golden Oat



Operational profile

- Unmanned wireless facility - no daily staffing or customer visits.
- Typical maintenance by one pickup truck and limited-duration site visits.
- No water or sewer service required.
- Normal operation is essentially silent; any future emergency backup generator would operate only during outages/testing and remain subject to County requirements.
- FCC compliance will be maintained by all wireless providers.

FAA determination



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study 1
2026-AWP-11579-C

Issued Date: 06/09/2026

ATLAS TOWER 1, LLC
MIKE POWERS
2500 30th St
Suite 304
Boulder, CO 80301

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C. Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Antenna Tower GOLDEN OAT_STOKES
County, State: Mohave, Arizona

Collected Point(s):

Label	Latitude	Longitude	SE	DET AGL	A
pt-1	35-9-44.12N	114-15-11.02W	2569 Ft	199 Ft	2

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

FAA Determination of No Hazard: marking and lighting are not necessary for aviation safety.

Special Use Permit – Staff Recommendations / Proposed Conditions

Site Name: Golden Oat



Applicant has reviewed and accepts staff's recommended conditions.

Atlas Tower 1, LLC confirms it has received the Staff Report for the Golden Oat Special Use Permit and agrees to comply with the recommended conditions of approval, as well as all applicable County requirements prior to construction.

STAFF RECOMMENDATION:

Staff finds the proposed Special Use Permit proper for consideration subject to the following:

1. This Special Use Permit is for one (1) 195' wireless communication tower and facility in an A-R/36A (Agricultural Residential/Thirty-Six Acre minimum lot size) zone.
2. The appropriate permits will be obtained prior to construction.
3. Adherence to all requirements of Mohave County Zoning Ordinance Section 37.R – Wireless Communications Towers and Facilities.
4. If the use has not started within one (1) year of approval or has been discontinued for six (6) months, then approval shall terminate at that date.
5. This Special Use Permit is subject to revocation upon 60 days notification by the Board of Supervisors if, in the opinion of the Commission and the Board, the continued uses of the property would be contrary to the public health, safety, and welfare.



Atlas Tower respectfully requests approval of the Golden Oat Special Use Permit.

- Project proposal complies with all Mohave County zoning code requirements.
- Closes an identified wireless coverage and capacity gap in Golden Valley.
- Improves service for nearby residents, Shinarump Drive, and public safety connectivity.
- Creates a co-location platform for multiple carriers and helps reduce future tower proliferation.
- Located on a large vacant rural parcel with significant setbacks and no FAA lighting requirement.
- Staff finds the Special Use Permit proper for consideration subject to conditions; Atlas Tower will comply with those conditions and all Section 37.R requirements.

