

Citizen Complaint to Cochise County Planning and Zoning Department
Requesting Investigation Regarding Possible Wrongful Use of Property Zoned as RU4.

April 9, 2024

During the period since January 1, 2024 until the present (and at earlier times) there has been some sort of industrial/commercial operation conducted on the Cochise County parcels identified as 20826018, 20826014A, 20826023B, and 20826023D. These parcels lie south and west of Ocotillo Road near Mile Marker 5.

Although the parcels have long been zoned as RU4, the noted activity has involved apparent commercial traffic by heavy trucks, the loading and hauling of gravel, and operation of other heavy equipment in that process. The number of heavy trucks entering and hauling from those properties sometimes numbers at least 12 per hour for several hours during the day. Additional heavy equipment also operates during those same periods. The truck beds filled with gravel are not covered. Residents have identified at least two commercial destinations for that gravel

As property owners/residents in this residential area, our concerns are numerous:

the operation is disturbingly loud – due to exhaust brakes, engine acceleration, and general road noise;

the operation is dirty, raising heavy dust as well as litter from moving trucks;

the heavy truck traffic is too weighty for the condition of Ocotillo Road, leading to additional damage;

the heavy truck traffic on this two lane winding country road leads to safety hazards for other drivers.

These detrimental factors negatively affect our lives and the value of our properties. As taxpayers, we have to be concerned with the possibility, or even probability, that such commercial activity is not allowed according to Cochise County regulations. We ask, has there been proper monitoring and reporting with regard to regulation and taxation for our county?

Residents also have seen other commercial equipment – such as a large petroleum type double tanker vehicle – going onto the property, and the attached photo shows a large pile of some substance that is not consistent with the rock/gravel in the area. This could indicate some sort of commercial/industrial activity not suitable for the RU4 zoning. Such added factors intensify our concerns about possible activities causing pollution of the ground, wells and air.

We respectfully request that Cochise County investigate these matters, make certain that any and all non-conformance with zoning regulations is stopped immediately, and ask that the operators be held responsible for any past and current violations/irregularities.

Thank you for your attention to this matter.