

Development Services Department, Planning Division

201 N Stone Ave. 1<sup>st</sup> floor

Tucson, Arizona 85701

To Whom it may concern

This letter is in response to a request for comments on case P21VA00017 TK Family LLC for a temporary use permit for a parking lot the made.

My name is Thomas Waddell and our family originally owned, since 1953, the whole 10 acres north of the parking lot property. My father, Dr. E.P. Waddell sold the southern 4 acres and my family owns the northern 6 acres.

The parking lot property was a rat's nest eyesore of cactus for many years that produced coyote dens and encouraged their presence which was a constant battle to keep pets alive. This year we had 15 coyotes in 2 bunches using the area.

Before the Barnyard started to construct the restaurant, they called all the neighbors in and tried to workout all their concerns. They satisfactorily met all our requests. When the restaurant opened, they had no way to judge its popularity which was beyond expectations. There was not enough room for all the vehicles so they parked along the edge of Tanque Verde Road without getting all the way off the road which made them walk on the pavement to get to the restaurant night. It was obviously an extremely dangerous situation.

The TK Family LLC moved quickly to solve this dangerous situation and purchased the current parking lot parcels and cleaned off all the cactus creating a pretty park like area. Also there have been no coyotes in our area since. In the process of removing cactus the soil is loosened and creates dust for a while.

The two properties adjacent and north of the parking lot complained about dust but more importantly they also lost the privacy the cactus thicket had given them. If that privacy is important enough, they should build their own privacy fence.

I do not believe in neighbors complaining about what others do on their property. When the County installed the stop light, they blocked off 15' of our legal access to our property on the eastside and we did not complain. When our neighbor to the south built a solid privacy fence across a dedicated waterway and flooded our property we did not complain.

The Barnyard has enhanced the neighborhood with the parklike area they created for overflow parking. In my opinion that have been very easy to work with and satisfactorily met our concerns. I do not think they were given enough time to resolve the issues of the parking lot but they probably spent their money as judiciously as possible to save lives.

Sincerely,

Thomas E Waddell

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