

Development Services Department, Planning Division

July 30, 2022

201 N Stone Ave, 1st Floor

Tucson, Arizona 85701

To: Hearing Administrator

This letter is my comments for Case # P22CU00006 on the Conditional Use Permit (CUP)-Type II on property owned by TK Family, LLC. who also own the adjacent Barn Yard restaurant? My property is the SR 3-acre parcel north of the TK property. The CUP property was originally part of our 10-acre parcel purchased by the family in the early 50's.

We have been neighbors with the TK family since they opened their restaurant and purchased the current CUP property in question. They have been excellent neighbors and have gone a long way to solve the issues and concerns of all neighbors. This was not easy as there are some neighbors of the type that would "complain were they hanged with a new rope".

The restaurant has been very popular from the beginning and its large main parking area is full most of the time. In the beginning the overflow vehicles were parking on both sides of the two lane Tanque Verde road and customers were walking at night to the restaurant and back to their vehicle on the traffic side of the roadway. It was very obvious that it was only a matter of time before there would be serious injuries or fatalities. The TK family recognized the danger and purchased the current CUP property, had it cleared off for overflow parking and built a very expensive fence on 2 sides to satisfy one neighbor. I think the County even added significant expense to this effort by requiring surface improvements to satisfy a single neighbor.

We were concerned, in the beginning, that some of the hundreds of customers at the restaurant would wander and explore our adjoining properties and attempt to park on our property. To my knowledge this has never occurred due to signing installed by TK. Additionally, we had many coyotes in our area with groups of 5-17 at a time which were hard on pets. They had used the thick brush and cactus areas of the CUP for dens that was subsequently cleared by TK. That problem has definitely ended.

The narrow road between the restaurant and the CUP overflow parking lot is our best legal access to our property that use this most of the time. When the County installed the traffic light they blocked 15' of our 30' access road on the eastside and also built a traffic island that precludes our safe use and trailer access.

It is beyond me how any sane person cannot see the substantial expense, the significant limitation of income options and Herculean effort that the TK Family has made to improve the safety of our community, for their customers and to satisfy their neighbor's concerns. I have no reason to believe that the TK Family would not continue this pattern of sensitivity for any new development that they may plan for the CUP area.

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