

January 29, 2020

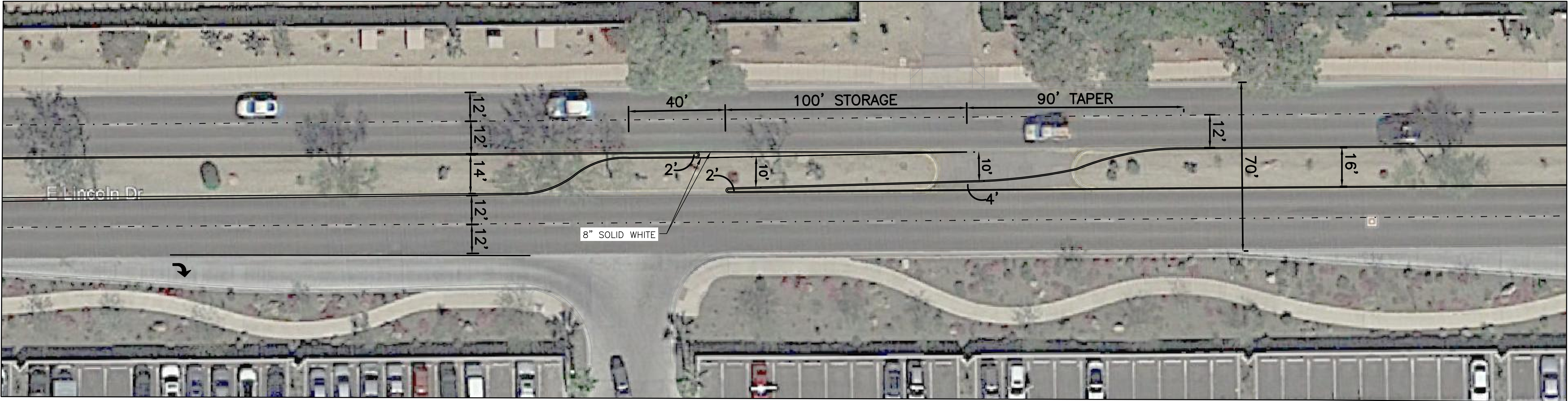
Mountain Shadows Resort

New left turn into main resort entry for westbound traffic on Lincoln Drive

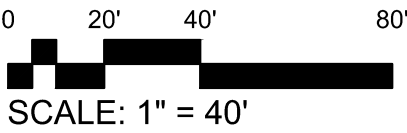
Pre Application Narrative:

Mountain Shadows Resort currently consists of a full service 183 room luxury hotel, golf course, and related facilities and amenities for the resort and neighboring community. The resort has now been open and operating for two seasons and has experienced consistent challenges with westbound resort traffic on Lincoln passing the main community entrance on Mountain Shadows Drive, only to find they pass the project without another opportunity to enter the resort. We believe this is primarily due to the fact that westbound guests do not see the resort until after passing the existing entry. There only option to get into the resort after passing Mountain Shadows Drive is to do a U-turn at the next signalized intersection at Desert Fairways Drive and Lincoln. This causes traffic and safety concerns as outlined in the Traffic Impact Study that is attached.

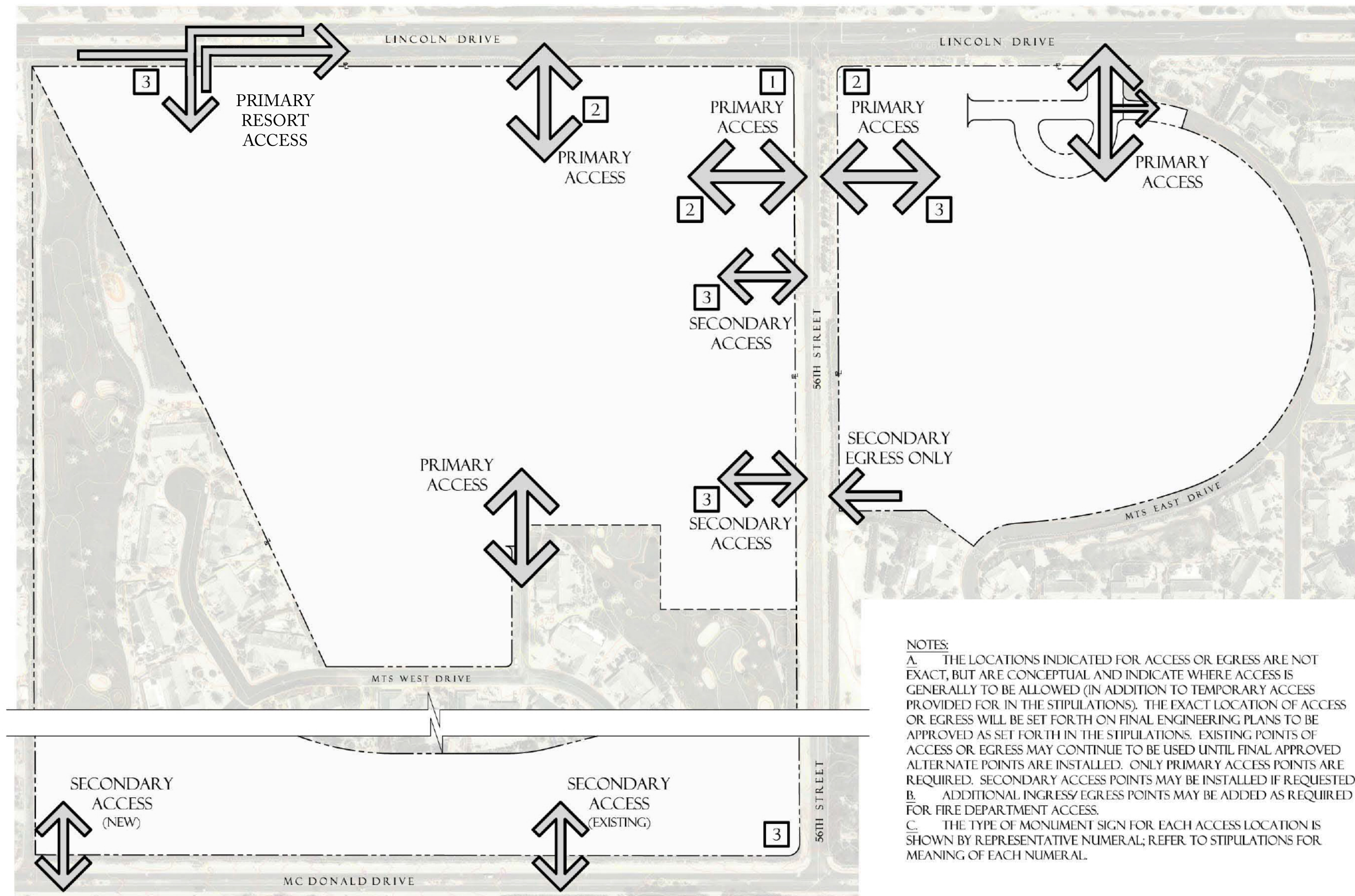
MS Resort Owner LLC respectfully requests consideration to add a new left turn lane entry into the resort for all westbound traffic as noted in attachment A. The main resort entrance currently only receives eastbound traffic on Lincoln Boulevard. There are no changes planned with the existing internal circulation, although this new turn lane would funnel more resort traffic directly to the resort main entrance as noted in attachment B without having to circulate through our existing parking lot, effectively easing traffic and congestion on site. Guests entering the resort from the east currently circulate through the parking lot to reach the front entry.



MOUNTAIN SHADOW 



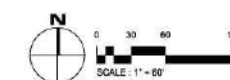
SHEET TITLE			Plan Sheet Title	SHT. FIG-1
PROJECT TITLE			MOUNTAIN SHADOW LEFT TURN	
DESIGNED: XXXXX	DRAWN: XXXXX	CHECKED: XXXXX		



MOUNTAIN SHADOWS

PROPOSED TRAFFIC FLOW PLAN - UPDATED 01/15/2020

ALL WRITTEN DIMENSIONS TAKE PRECEDENCE
OVER SCALED DIMENSIONS.



Date: FEBRUARY 22, 2013	Project #	Sheet #
Revised:		3
Drawn For:	SPECIAL USE PERMIT	