

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-33773** APN: 138-32-818-005

Name of Property Owner: Boca Park Market Place LV, LLC

Name of Applicant: Yeshiva Day School

Name of Representative: James Grindstaff

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

Yes

X No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

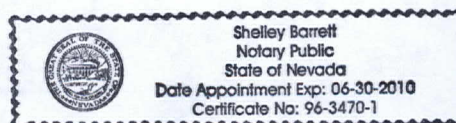
Signature of Property Owner:

Print Name: Martin Walrath

Subscribed and sworn before me

This 10th day of March, 20 09

Shelley Barnett
Notary Public in and for said County and State



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Site information

Zoning

PD- Planned Development District

Building Area

Existing 1,823,760 sf

School 3,360 sf

Total 1,827,120 sf

Parking (School)

Required 15

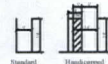
Provided 18

Parking (center)

Required 2605 + 15 = 2,620 Spaces

Provided 2,639 Spaces

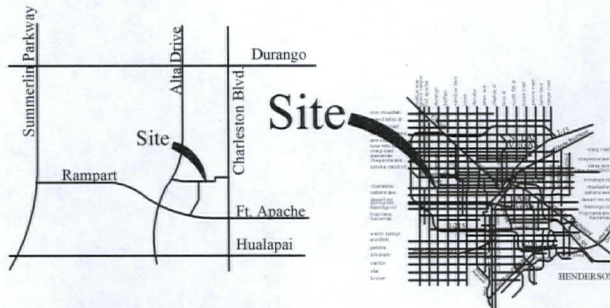
Surplus 19 Spaces



Typical Parking Spaces

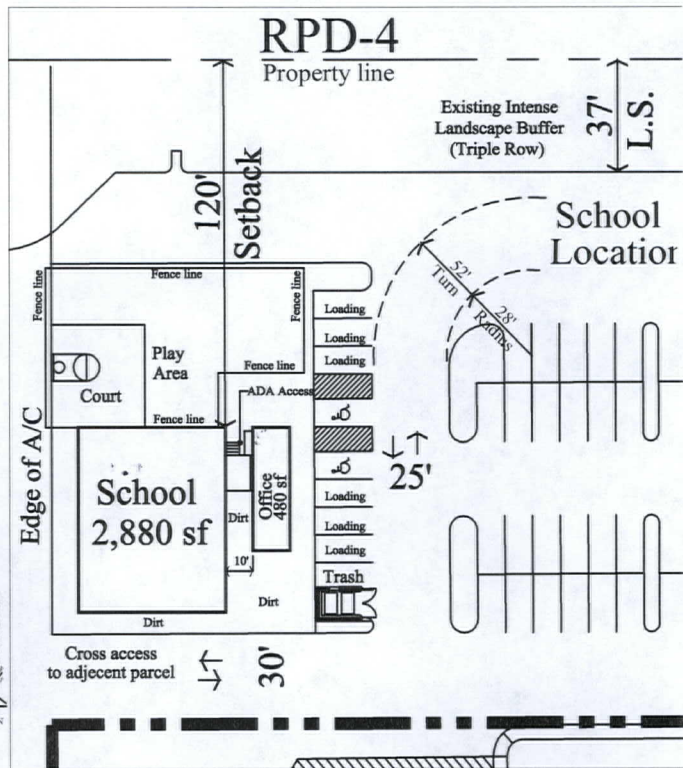


Typical Chainlink fence



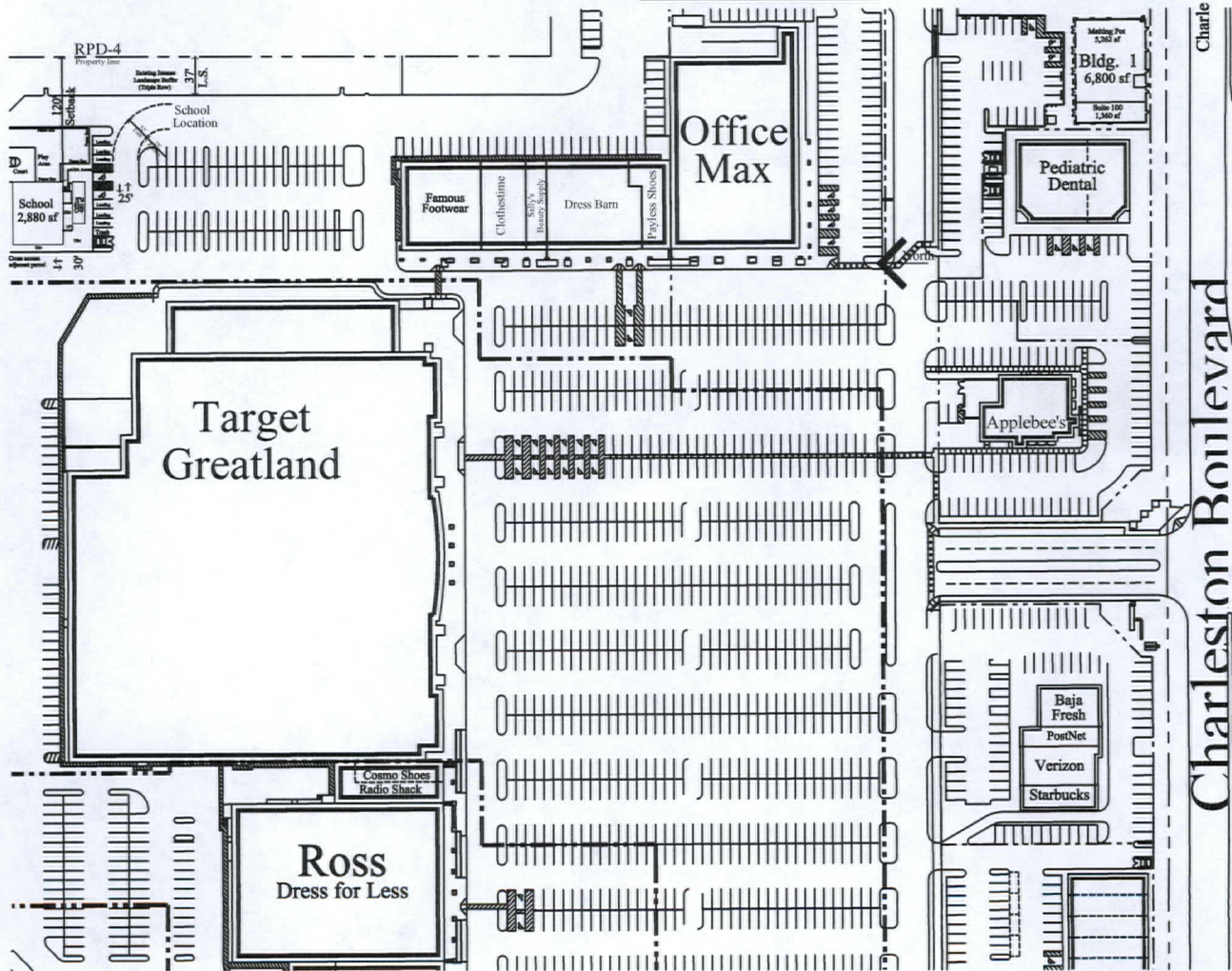
Location Map

Vicinity Map



Building Plan

Scale 1"=100'



Overall Site Plan

Scale 1"=100'

Yeshiva Day School

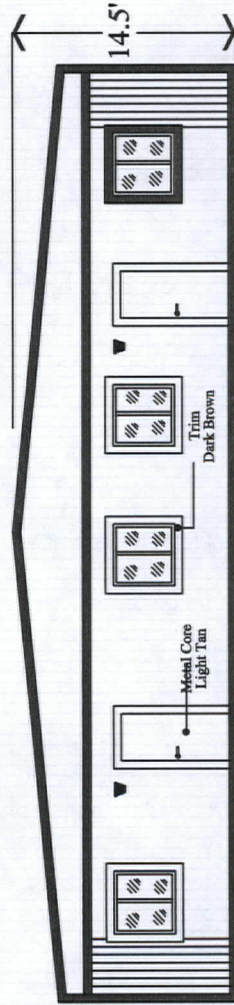
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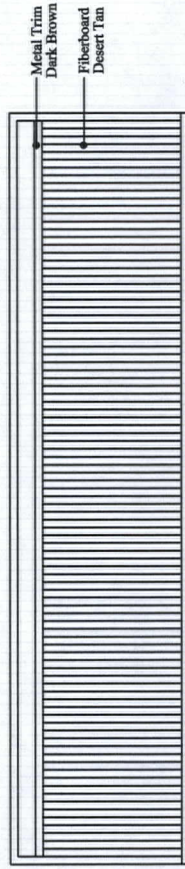
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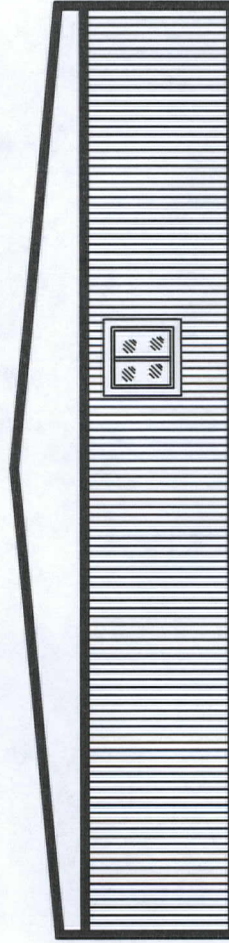
Date: November 1, 2008
Project Number: 100100



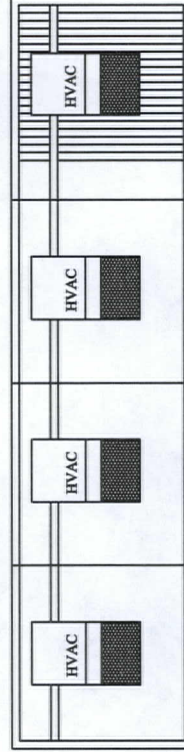
Classroom



Classroom



Classroom



Classroom

Yeshiva Day School

Boca Park Market Place

School elevations

Scale: 1/8"=1'

Floor Plan & Elevations

Date: March 10, 2009
Project Number: 100100

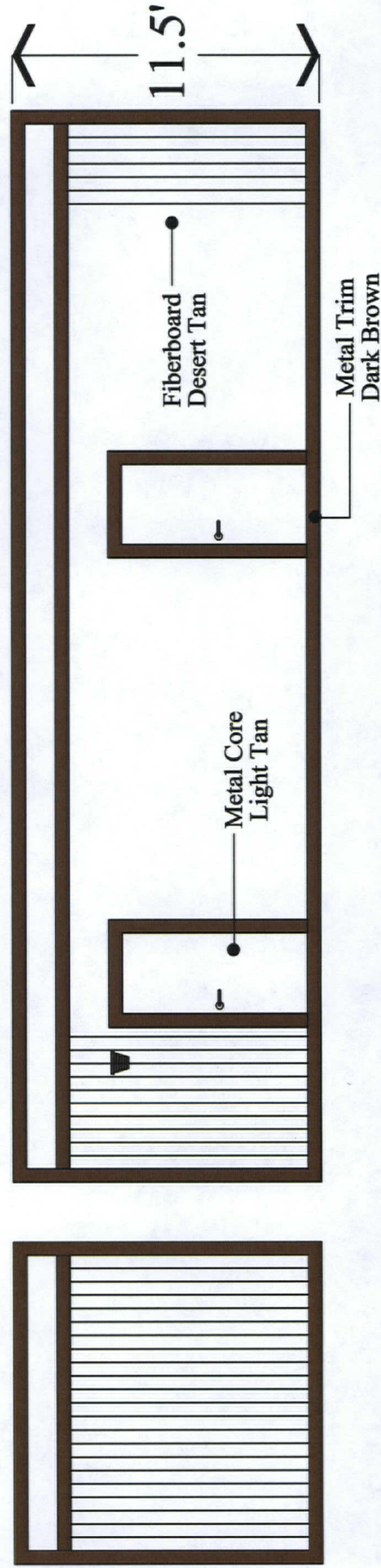
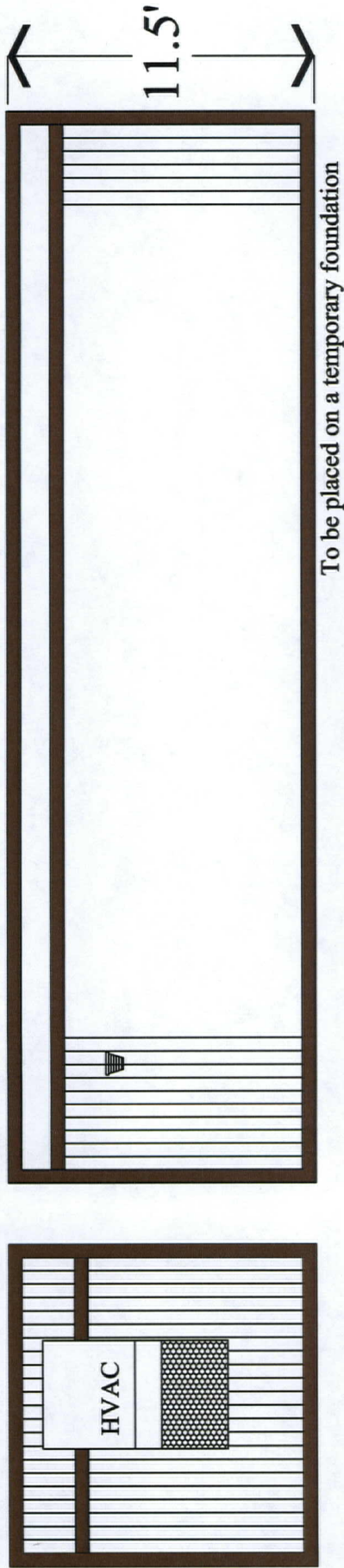
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Scale: 1/4"=1'

Yeshiva Day School

Boca Park Market Place

Building Elevations

Date: March 10, 2009
Project Number: 100100

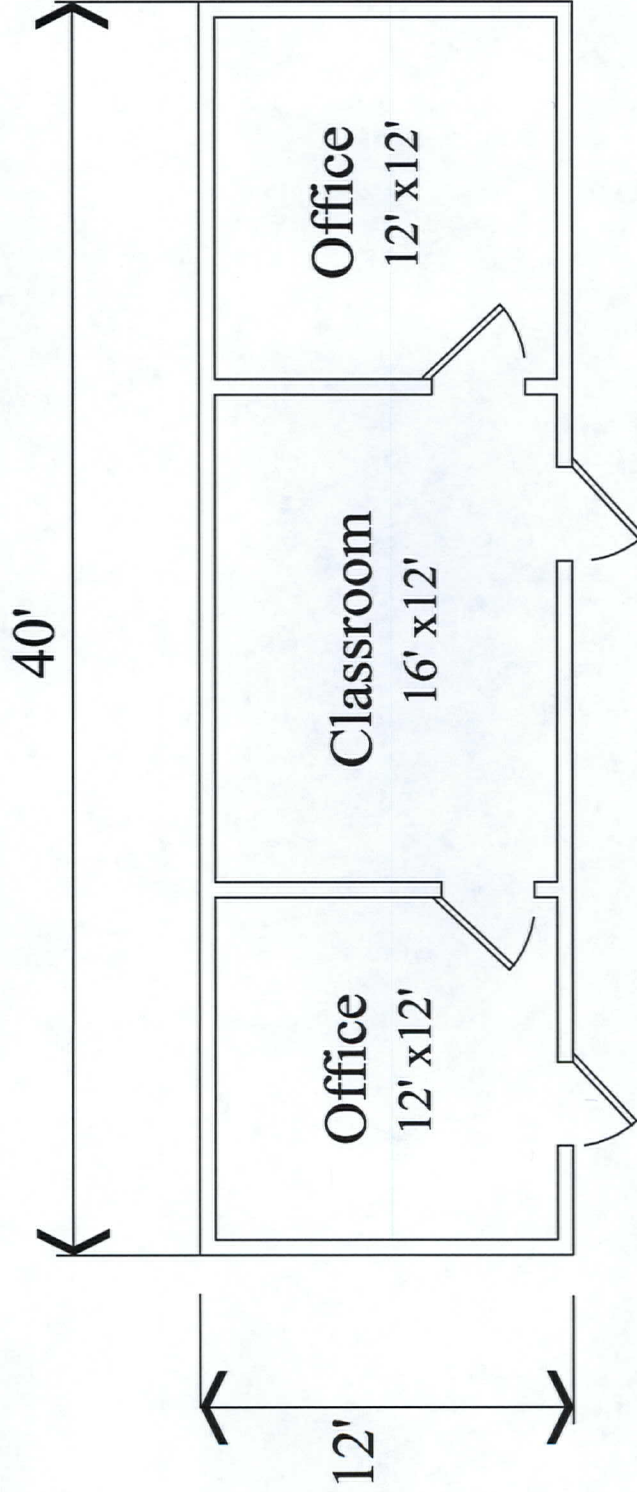
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Yeshiva Day School

Boca Park Market Place

Floor Plan

Date: March 10, 2009
Project Number: 100100

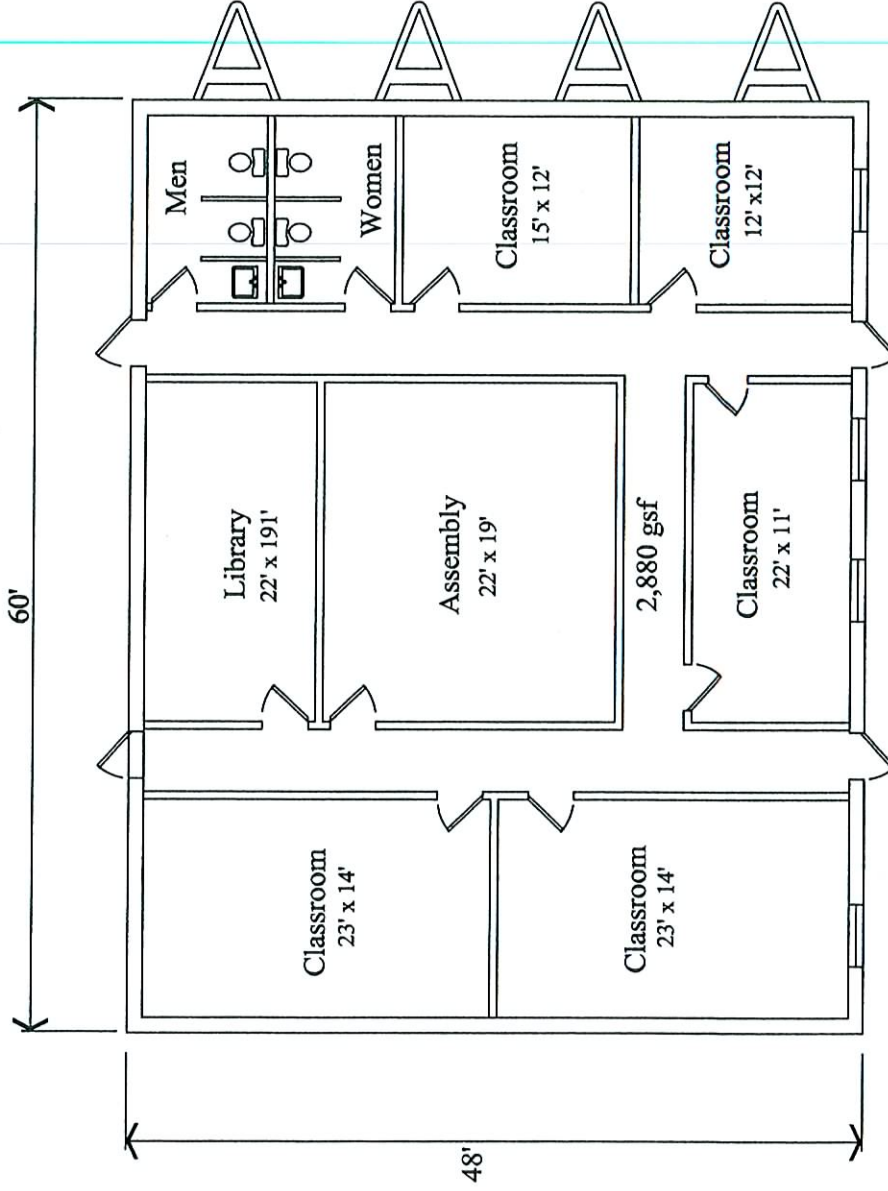
SDR-33773

04/23/09 PC

Scale: 1/4" = 1'

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MAR 10 2009



Scale: 1/8" = 1'

Date: March 10, 2009
Project Number: 100100

Floor Plan

SDR-33773
04/23/09 PC

Boca Park Market Place

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Yeshiva Day School

SDR 33773				
Yeshiva Day School				
North of Charleston Blvd., East of Rampart Blvd.				
Proposed 3.4-thousand square foot private primary school.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	PRIVATE SCHOOL, K-8 [1000SF]	3.4	85.00	289
AM Peak Hour			11.91	40
PM Peak Hour			6.80	23
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Rampart Blvd.				
Average Daily Traffic (ADT)	51,348			
PM Peak Hour	4,108			
(heaviest 60 minutes)				
Charleston Blvd.				
Average Daily Traffic (ADT)	48,099			
PM Peak Hour	3,848			
(heaviest 60 minutes)				
Alta Dr.				
Average Daily Traffic (ADT)	22,429			
PM Peak Hour	1,794			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
	Existing Street Capacity			
Rampart Blvd.	51800			
Charleston Blvd.	51800			
Alta Dr.	32775			
This project will add approximately 289 trips per day on Rampart Blvd., Charleston Blvd., and Alta Dr. This will increase expected volumes by about 1 percent on all of these streets. Currently Rampart is at about 99 percent of capacity, Charleston is at about 93 percent, and Alta is at about 68 percent of capacity.				
Based on Peak Hour use, this development will add roughly 40 additional cars into the area; which works out to a little less than 1 every minute.				
Note that this report assumes all traffic from this development uses all named streets.				