



# DEPARTMENT OF PLANNING

## Application / Petition Form & Statement of Financial Interest

### Department Use

Case #
Meeting Date
Total Fee
Received By/Date

**Case Type** (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Rezoning, Waiver, Site Development Plan Review (24-0407)

**Project Address** (Location) 719 Fremont Street

**Project Name** Triple 7 Fremont **Proposed Use** Mixed Use/Multi-Family

**Assessor's Parcel #(s)** 13934612084 **Ward #** Three (3)

**General Plan:** Existing FBC Proposed N/C **Zoning:** Existing T5-MS Proposed T6-UC

**Additional Information** \_\_\_\_\_

**Property Owner** Dan & Stephany Martinez **Contact** Justen Martinez

**Address** 1729 Wandering Winds Way **City** Las Vegas **State** NV **Zip** 89128

**E-mail** martinecq@yahoo.com **Phone** 702-274-3808

**Applicant** WDG Limited (dba Wucherer Design) **Contact** Thomas Wucherer

**Address** 7345 Durango #B107-339 **City** Las Vegas **State** NV **Zip** 89113

**E-mail** tomw@wuchererdesign.com **Phone** 702-325-2922

**Representative** Justen Martinez **Contact** Justen Martinez

**Address** 1729 Wandering Winds Way **City** Las Vegas **State** NV **Zip** 89128

**E-mail** justen\_martinez@yahoo.com **Phone** 702-274-3808

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 ☒ 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)** \_\_\_\_\_

**Partner(s)** \_\_\_\_\_

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

**Property Owner Signature** \_\_\_\_\_

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

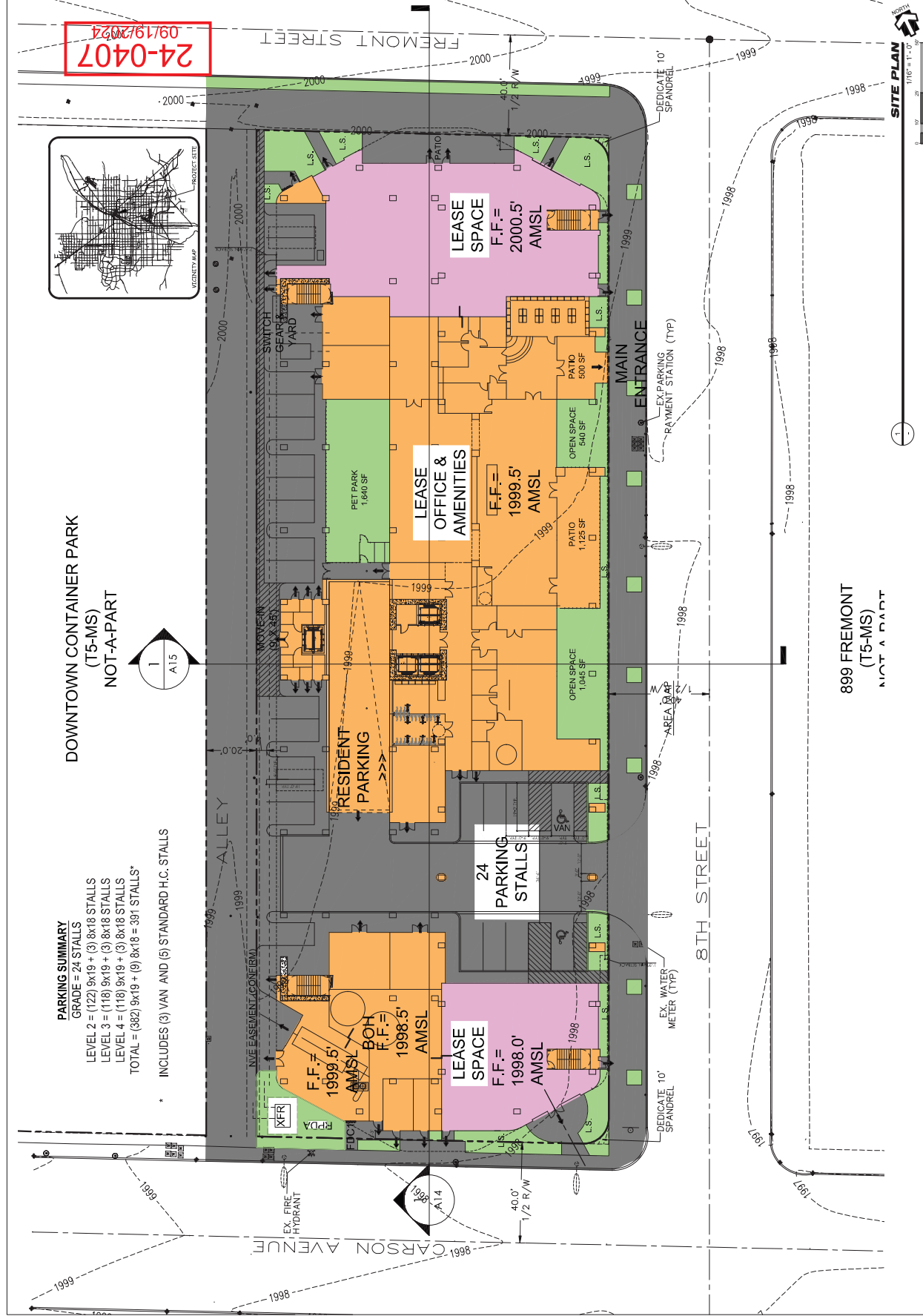
**Print Name** JUSTEN MARTINEZ

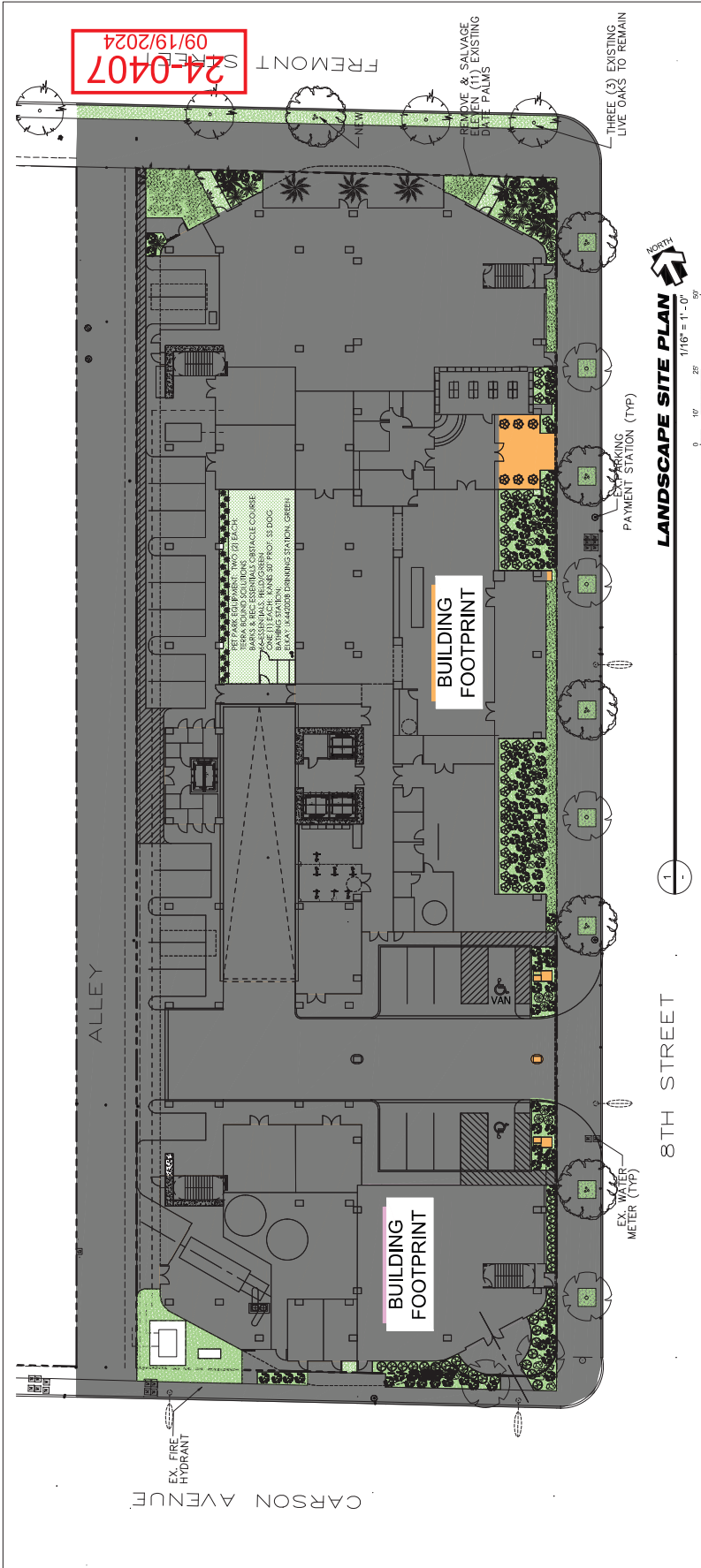
Subscribed and sworn before me

This 18<sup>th</sup> day of September, 20 24

Notary Public in and for said County and State State of Nevada, County of Clark







**THE LEGEND (EXISTING)**

- DATE PALM (EXISTING TO BE REMOVED)
- PICTURIS DACTYLIFERA - 11
- ONE ONE (EXISTING CITY TREE TO REMAIN)
- QUERCUS VIGINIANA - 2

**THE LEGEND (NEW)**

- CHINESE REDBARK
- REDBARK CHINESE - 7 @ 24 BOX
- LIVE OAK (MATCH EXISTING)
- QUERCUS VIGINIANA - 7 @ 24 BOX
- PICTURIS DACTYLIFERA (MATCH EXISTING)
- PHOENIX ROBBLE - 34 @ 15 GAL
- VARIEGATED SPIDER PLANT
- CHLOROPHYTUM COMOSUM VARIEGATUM - 31 @ 1 GAL

**SHRUB AND GROUNDCOVER LEGEND**

- SALVA ROSMARINUS - 37 @ 5 GAL
- LANTANA CAMARA (NEW GOLD) - 70 @ 1 GAL
- SALVA GREGGII (PURPLE) - 18 @ 1 GAL
- YUCCA REQUIVICA - 16 @ 5 GAL
- YUCCA SCHIDNORRA - 4 @ 5 GAL

**DECORATIVE ROCK BORDER & ARTIFICIAL TURF LEGEND**

- DECO. BORDER (GOLD SLAB) - 35 @ 8' X 8'
- DECO. ROCK (GOLD TART) - 5,215 @ 25' X 2.5' DEEP
- ARTIFICIAL TURF - 5,000 SF

**CONTAINER LEGEND**

- 20" MODERN BOX PLANTER (PL700 - ELEGANT EARTH, PLASTER WHITE) - 6
- 30" TALL MODERN BOX PLANTER (PL730 - ELEGANT EARTH, PLASTER WHITE) - 25

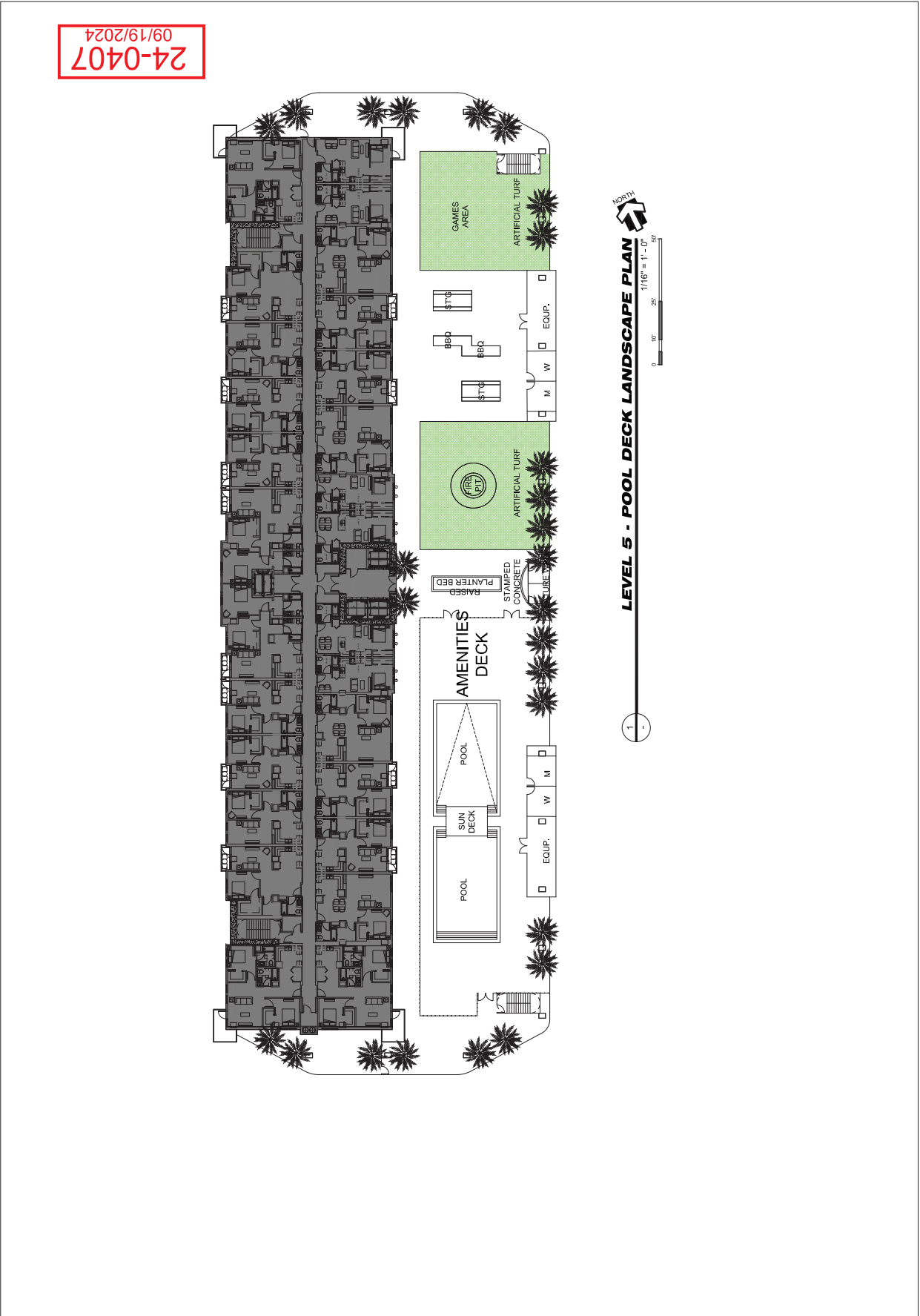
## LANDSCAPE MATERIALS

NO SCALE

2

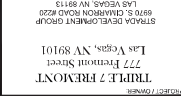
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LANDSCAPE PLAN  
LEVEL 5 - POOL DECK









PROJECT / SHEET	DATE
TRIPLE 7 HIRSHMONT 277 Fremont Street Las Vegas, NV 89101 STRADA DEVELOPMENT GROUP 8975 S CLAYTON RD #220 LAS VEGAS, NV 89113	

PROJECT DATA
PROJECT NO: DATE: DESIGNED BY: CHECKED BY:

Site Analysis: Project Program

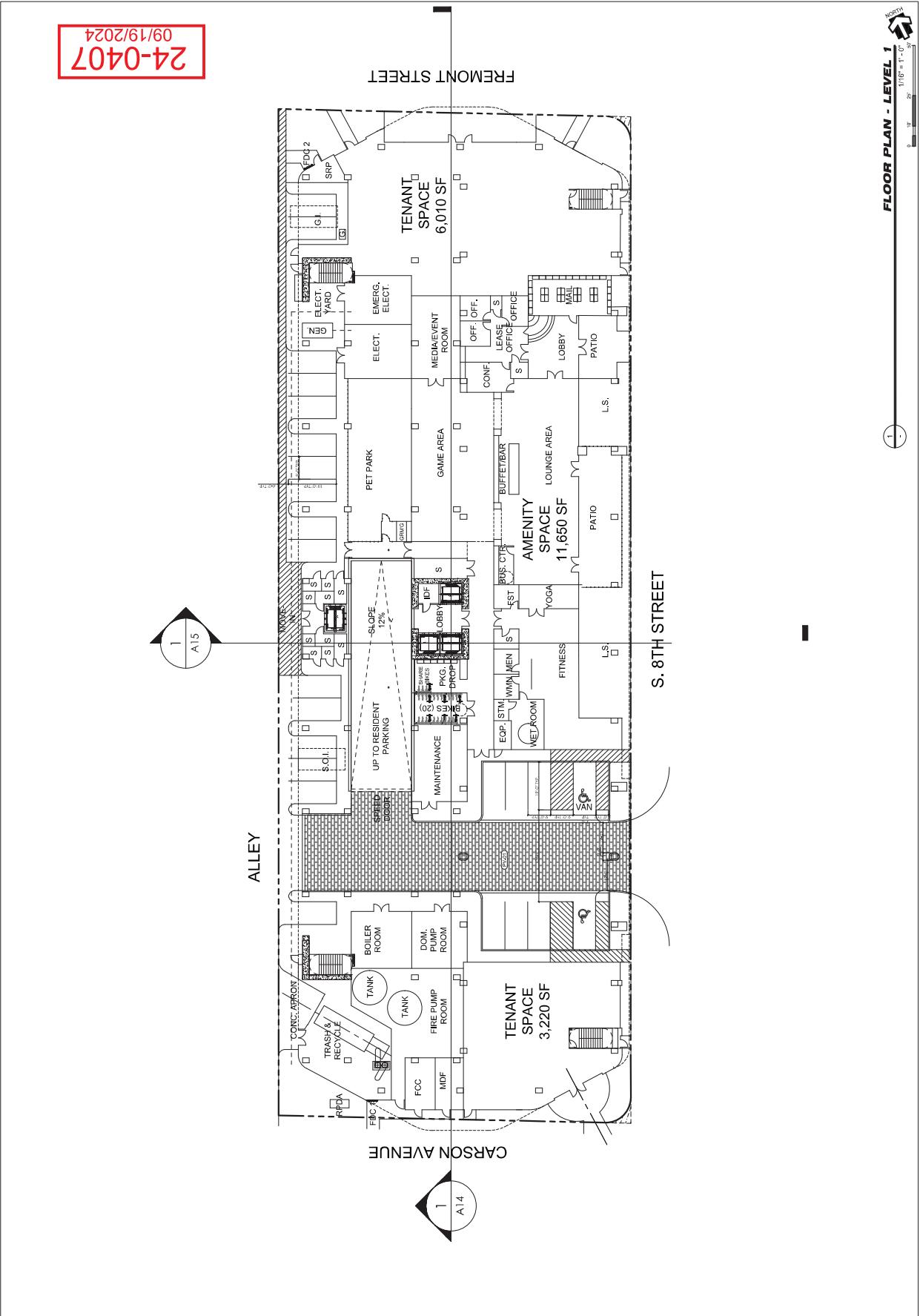
Zoning (Existing > New): TS-MS > TG-UC  
Site Area: 1,390 AC  
660,548 SF  
Proposed Footprint: 48,000 SF  
Maximum Lot Coverage (%): 90%  
Allowable Lot Coverage (SF): 57,521 SF  
Proposed Lot Coverage (%): 81%  
Allowable Density: N/A U/Ac  
Requested Density: 243 U/Ac

TI Commercial Space: 9,230 SF  
Retail, Level 1  
Office  
Hotel/Hospitality  
0 SF  
Front of House:  
Residential Rental Space: 252,248 SF  
Residential Non-Rent Space: 32,955 SF  
Residential Non-Rent Space: 25,417 SF  
Residential Amenity Space: 39,120 SF

Back of House:  
Support Space: 17,330  
Total (Excl. Parking): 375,900 SF  
Parking Structure: 127,000 SF  
Total Built Structure: 523,900 SF  
Comm/Resi Raw Space Ratio: 3.24 %

Residential Allowed: Unlimited Units  
Residential Provided: 338 Units  
[Over]/Under: N/A Units

Level	Studio	1-BR	2-BR	3-BR	Totals	FF Env.	T to F.H.
1	485	720	1,054	1,338		0	16
2					125 Parking/Comm.	16	10.8
3					121 Parking	26.8	10.8
4					121 Parking	37.6	20
5					27 Units	67.35	9.25
6					27 Units	67.35	9.25
7					27 Units	77.1	9.25
8					27 Units	86.85	9.25
9					27 Units	96.6	9.25
10					27 Units	106.35	9.25
11					27 Units	116.1	9.25
12					27 Units	125.85	9.25
13					27 Units	135.6	9.25
14					27 Units	145.35	9.25
15					27 Units	155.1	9.25
16					27 Units	164.85	11.75
17					27 Units	174.6	10.75
Roof					14 Units	187.35	4.65
T.O. Low Parapet						192	3
T.O. High Parapet						195	
Residential Unit Type							
Studio	485	720	1,054	1,338			
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**FLOOR PLAN - LEVEL 1**  
 1/8" = 1'-0"

S. 8TH STREET

CARSON AVENUE

FREMONT STREET

ALLEY

24-0407  
 09/19/2024

















1/16" = 1' - 0"

DATE: 09/19/2024  
BY: [Signature]  
CHECKED: [Signature]  
PROJECT NO: 24-0407

FLOOR PLAN  
LEVEL 17

SITE DESIGN REVIEW PACKAGE - 19 SEPTEMBER 2024

NO.	DESCRIPTION	DATE
1	REVISION	
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9	REVISION	
10	REVISION	

STRADA DEVELOPMENT GROUP  
6075 S. CHARLTON ROAD #200  
LAS VEGAS, NV 89113  
777 Fremont Street  
Las Vegas, NV 89101

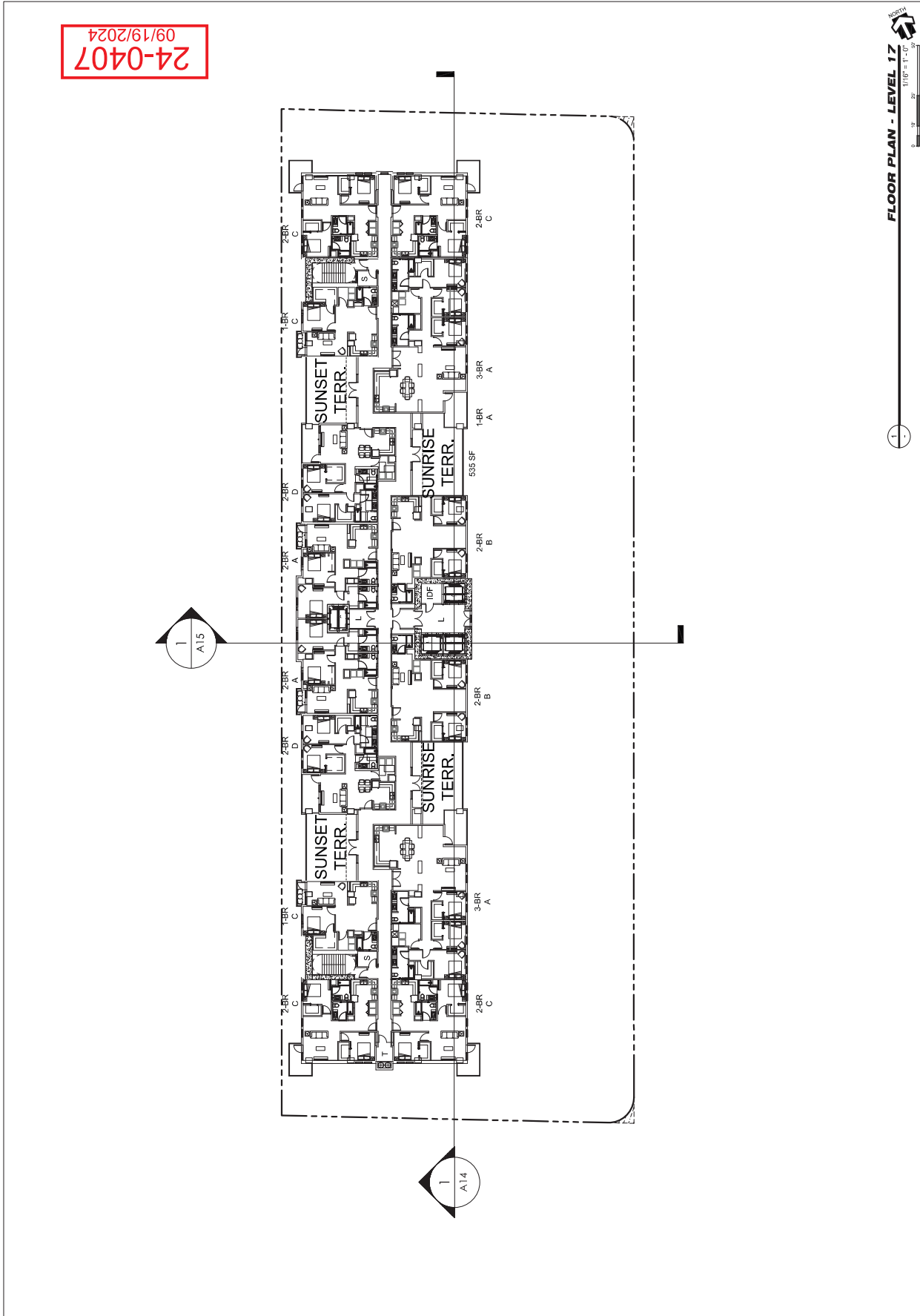
CONSULTANT

BDL

DATE: 09/19/2024  
BY: [Signature]  
CHECKED: [Signature]  
PROJECT NO: 24-0407

WUCHERER  
DESIGN  
1702-25-2922  
LAS VEGAS, NV 89113  
6075 S. CHARLTON RD #200,  
WUCHERER DESIGN  
WUCHERERDESIGN.COM

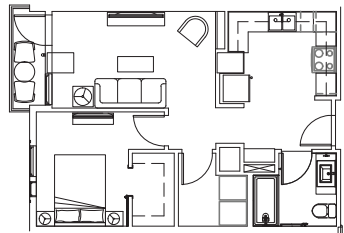
24-0407  
09/19/2024



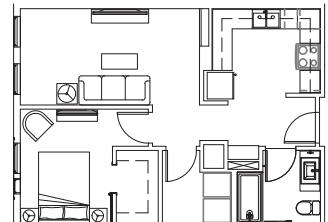


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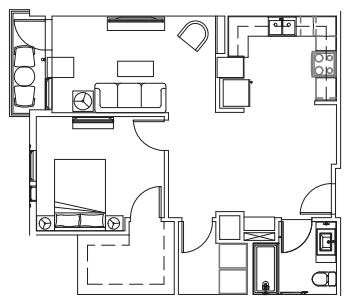
**UNIT PLAN - 1-BEDROOM 'A'**  
376" x 11'0"



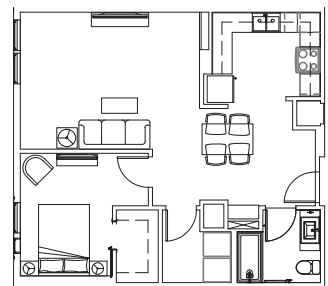
**UNIT PLAN - 1-BEDROOM 'B'**  
318' x 1'-0"



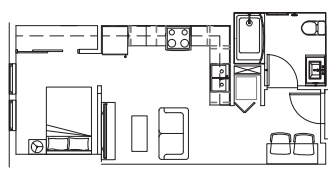
**UNIT PLAN - 1-BEDROOM 'C'**  
3748' x 1'-0"



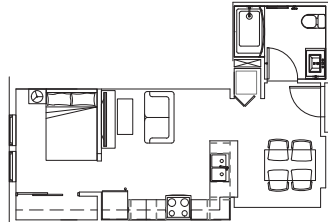
**UNIT PLAN - 1-BEDROOM 'D'**



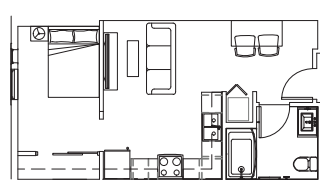
UNIT PLAN - STUDIO 'A'



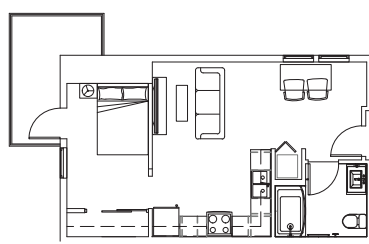
UNIT PLAN - STUDIO 'B'



UNIT PLAN - STUDIO 'C'

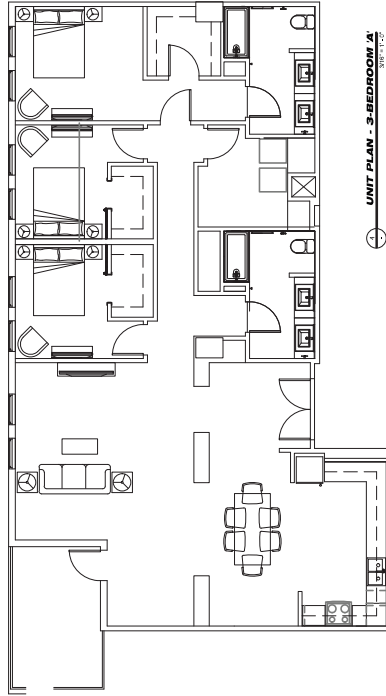


UNIT PLAN - STUDIO 'C1'

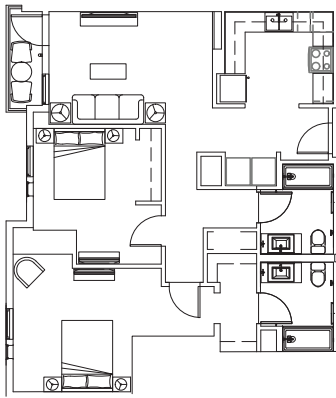


24-0407 09/19/2024

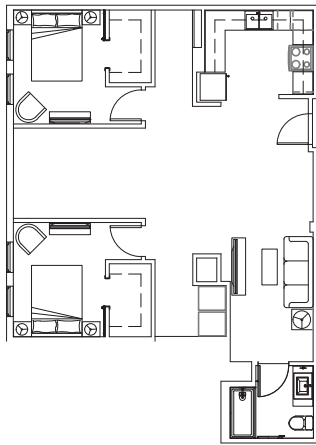
24-0407  
09/19/2024



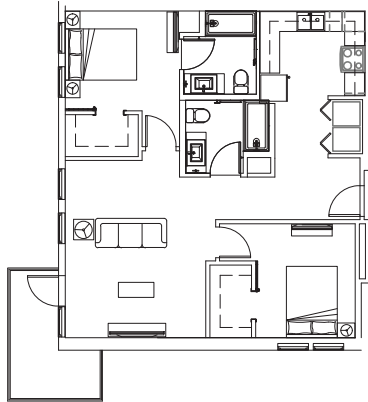
UNIT PLAN - 3-BEDROOM A



UNIT PLAN - 2-BEDROOM A



UNIT PLAN - 2-BEDROOM B



UNIT PLAN - 2-BEDROOM C

UNIT PLANS  
3-BEDRM A, B, C

NO.	DESCRIPTION	DATE
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10	REVISION	

THREE 7 FREMONT  
777 FREMONT STREET  
LAS VEGAS, NV 89101  
STANLEY DEVELOPMENT GROUP  
6970 S. CAMARON ROAD #220  
LAS VEGAS, NV 89113

CONSULTANT

CDL

WUCHERER DESIGN

WUCHERER DESIGN  
6970 S. CAMARON ROAD #220,  
LAS VEGAS, NV 89113  
T: 702-395-9922  
F: 702-395-9922  
WWW.WUCHERERDESIGN.COM



NO.	DESCRIPTION	DATE
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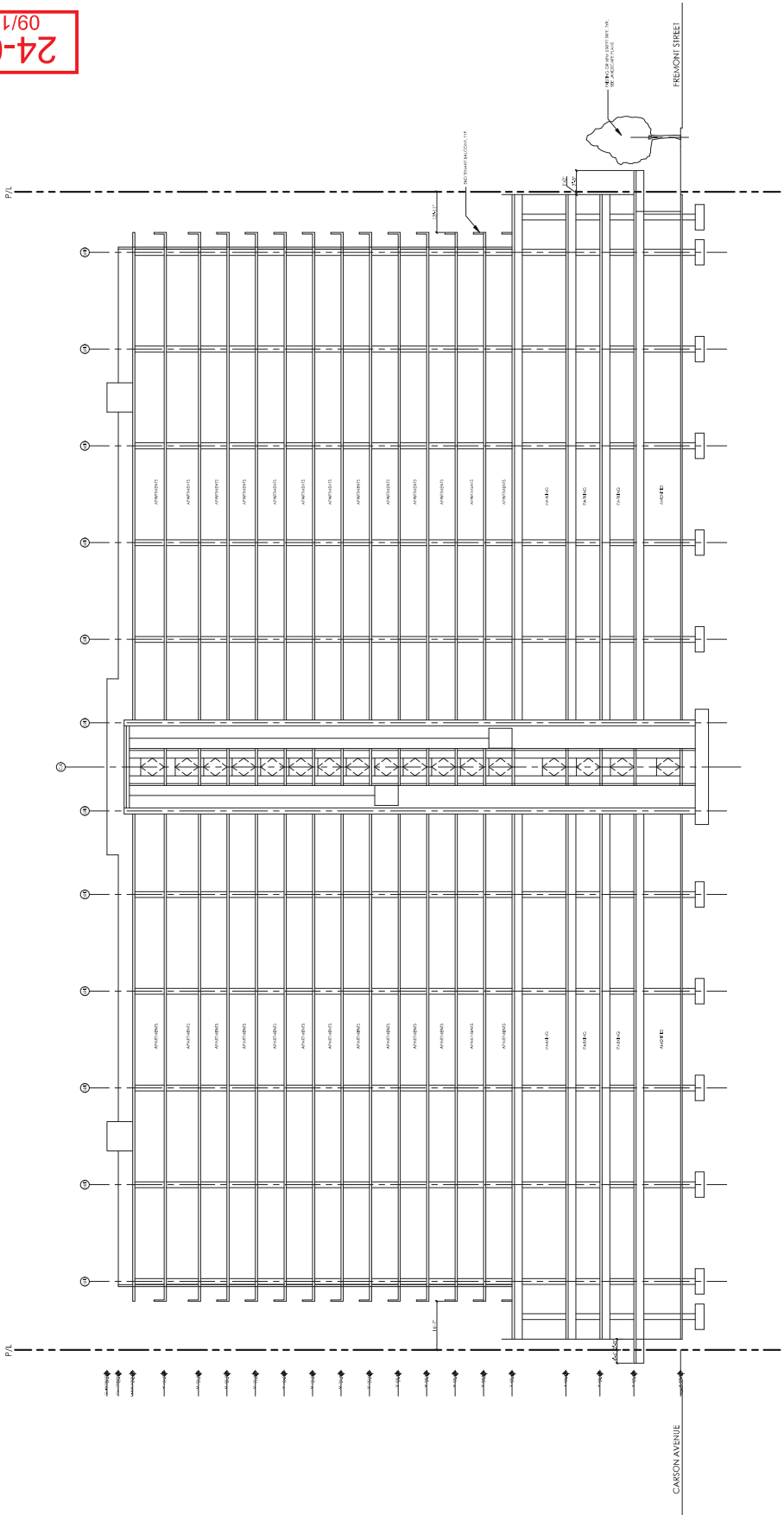
PROJECT OWNER  
STRADA DEVELOPMENT GROUP  
6970 S. CARLSON ROAD #220  
LAS VEGAS, NV 89113  
777 FREMONT STREET  
LAS VEGAS, NV 89101

CONSULTANT  
WUCHERER DESIGN

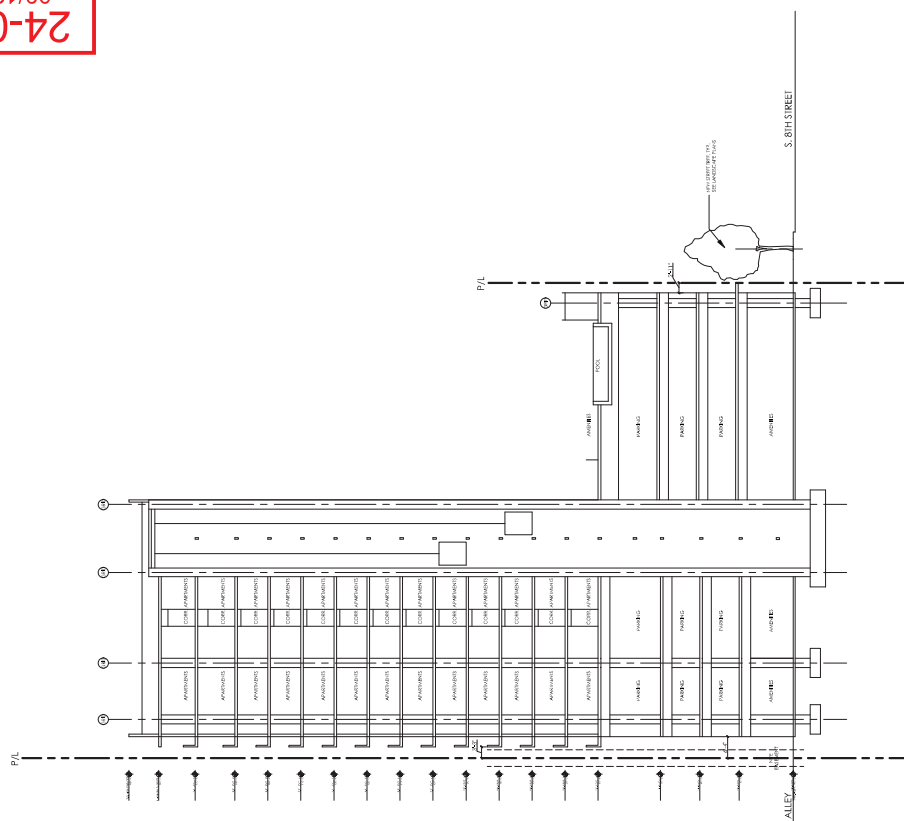
CDLL

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6970 S. CARLSON ROAD #220,  
LAS VEGAS, NV 89113  
770-395-9922  
WWW.WUCHERERDESIGN.COM

**WEST ELEVATION**  
1  
1/16" = 1' - 0"



24-0407  
09/19/2024



24-0407 09/19/2024

EAST ELEVATION

1

0' 10' 20' 30'

1/16" = 1'-0"

PROJECT NO.	DATE
DATE	DATE
DATE	DATE
DATE	DATE

EAST ELEVATION

NO.	DESCRIPTION	DATE

PROJECT OWNER  
STRADA DEVELOPMENT GROUP  
6870 S. CAMERON RD. #220  
LAS VEGAS, NV 89113

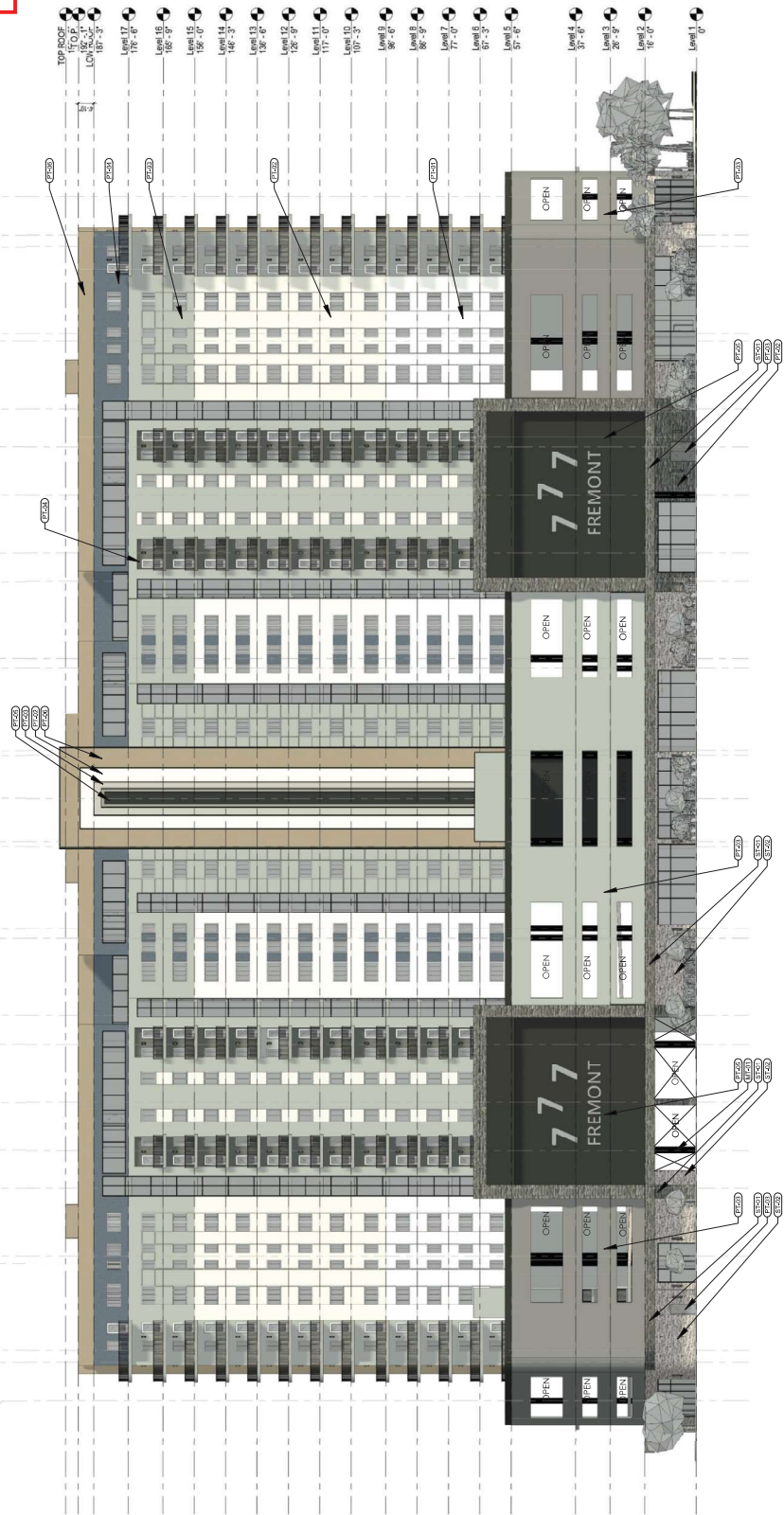
ARCHITECT  
WUCHERER DESIGN  
6870 S. CAMERON RD. #220  
LAS VEGAS, NV 89113

CONSULTANT

DATE

DATE

WUCHERER DESIGN  
6870 S. CAMERON RD. #220  
LAS VEGAS, NV 89113  
772-395-9922  
WWW.WUCHERERDESIGN.COM



24-0407  
09/19/2024

**SOUTH ELEVATION**

PROJECT NO.	104-003
DATE	19 SEPTEMBER 2024
DESIGNED FOR:	alt design review

2

**NORTH ELEVATION**

**SOUTH ELEVATION**  
**NORTH ELEVATION**

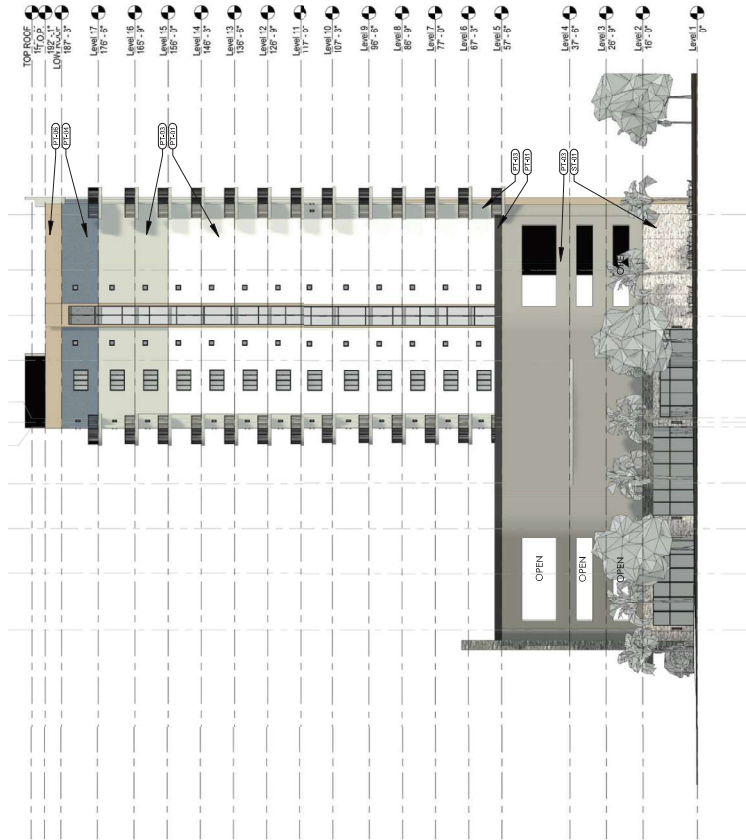
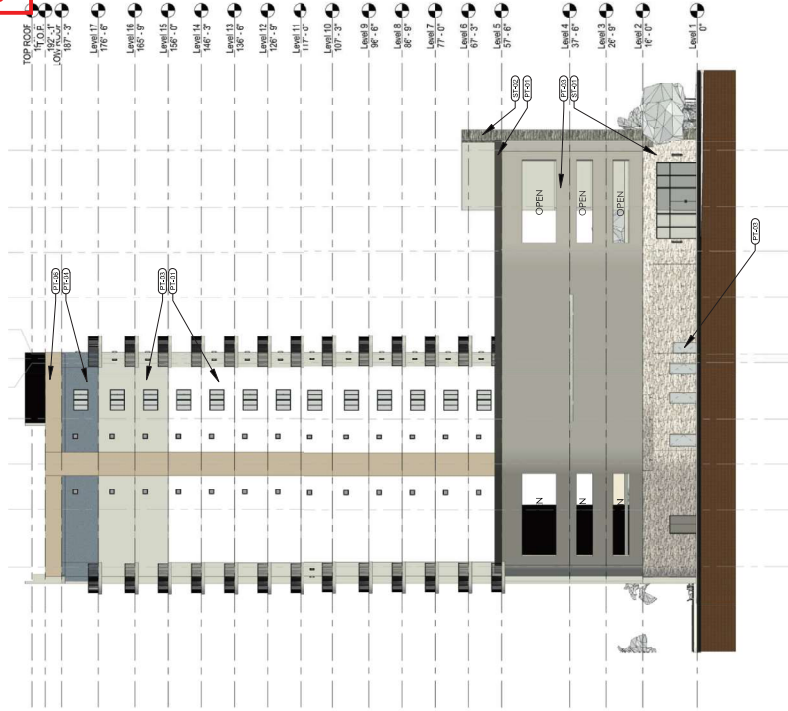
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TRIPLE 7 FREMONT  
777 Fremont Street  
Las Vegas, NV 89101

847

A. MURRAY, JR., UNIVERSITY OF TEXAS AT AUSTIN

**WUCHERER**  
DESIGN  
6970 S CIMAARON RD #220,  
LAS VEGAS, NV 89113  
T: 702-325-2922  
E: INFO@WUCHERERDESIGN.COM  
W: WWW.WUCHERERDESIGN.COM





ARCHITECTURAL

PROJECT NO.	24-0407
DATE	09/19/2024
DESIGNED BY	WUCHERER DESIGN
CHECKED BY	WUCHERER DESIGN
DATE	09/19/2024

WEST ELEVATION

NO.	DESCRIPTION	DATE
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PROJECT OWNER

NAME	STRADA DEVELOPMENT GROUP
ADDRESS	6970 S. CAMARON RD. #220
CITY	Las Vegas, NV 89113
STATE	NV
COUNTRY	USA

CONSULTANT

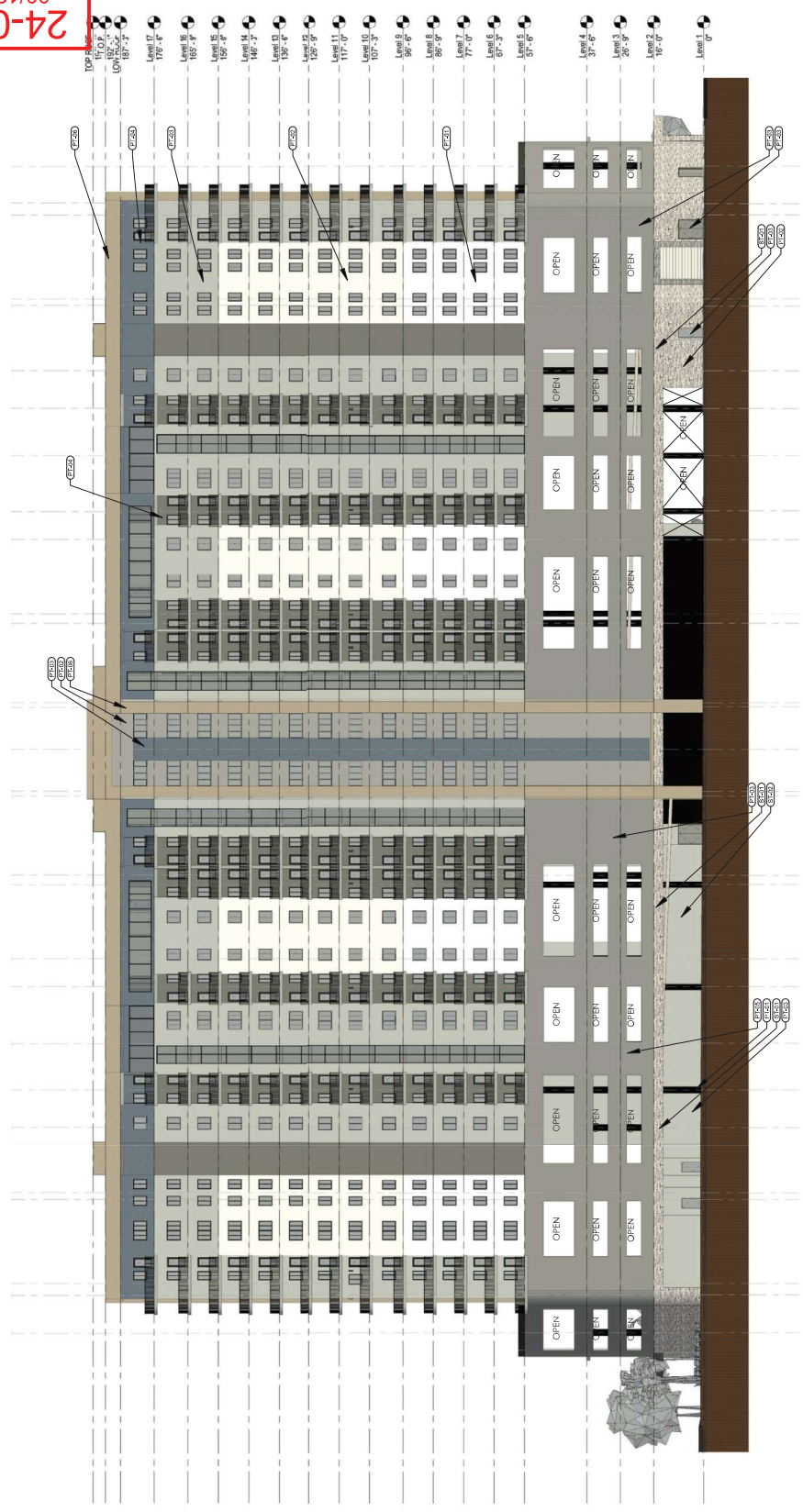
NAME	WUCHERER DESIGN
ADDRESS	6970 S. CAMARON RD. #220
CITY	Las Vegas, NV 89113
STATE	NV
COUNTRY	USA

CDL

NAME	
ADDRESS	
CITY	
STATE	
COUNTRY	

WUCHERER DESIGN

NAME	WUCHERER DESIGN
ADDRESS	6970 S. CAMARON RD. #220
CITY	Las Vegas, NV 89113
STATE	NV
COUNTRY	USA



24-0407  
 09/19/2024