



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.

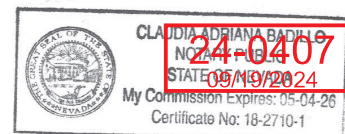
Property Owner Signature _____
 An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

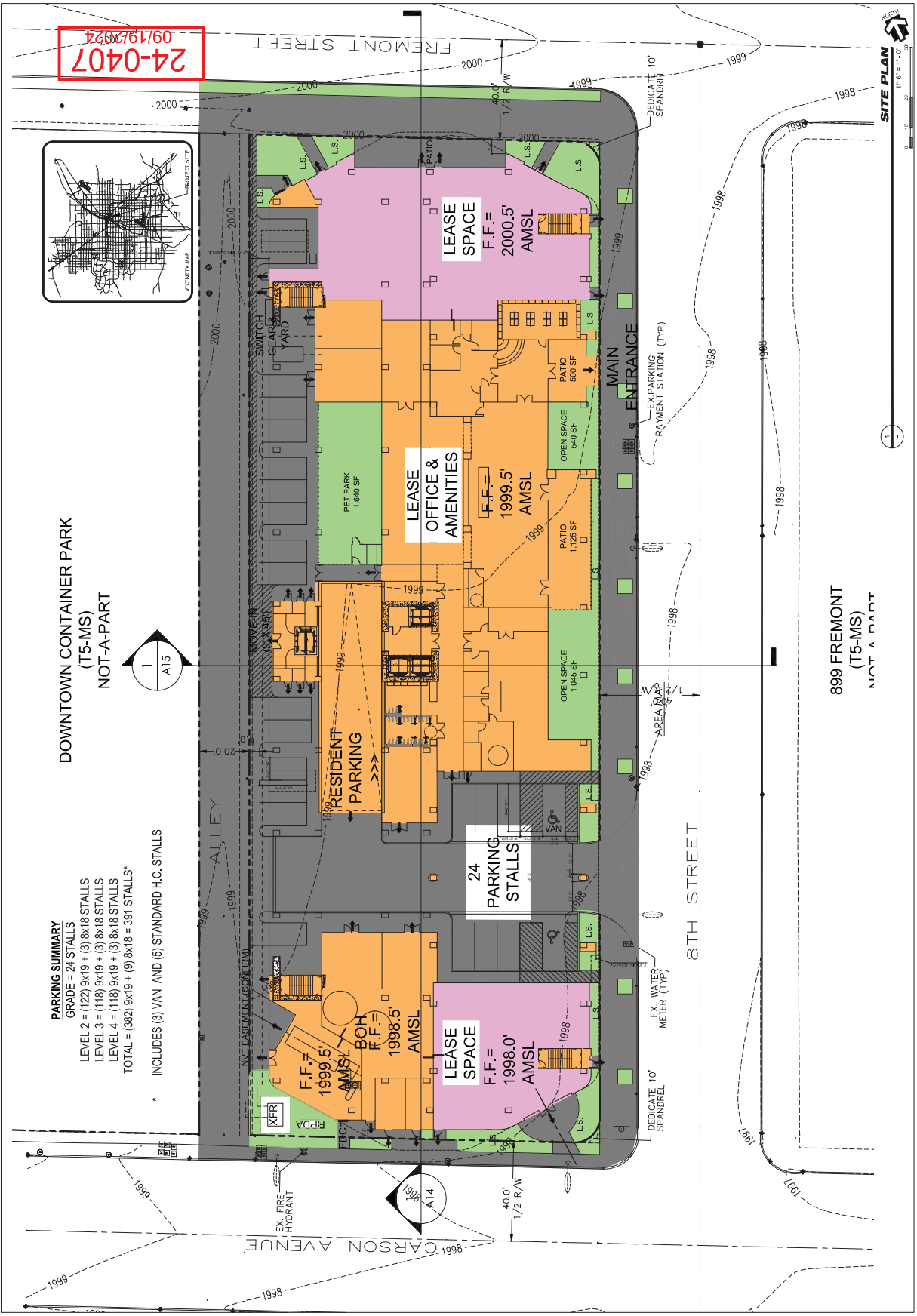
Print Name JUSTEN MARTINEZ

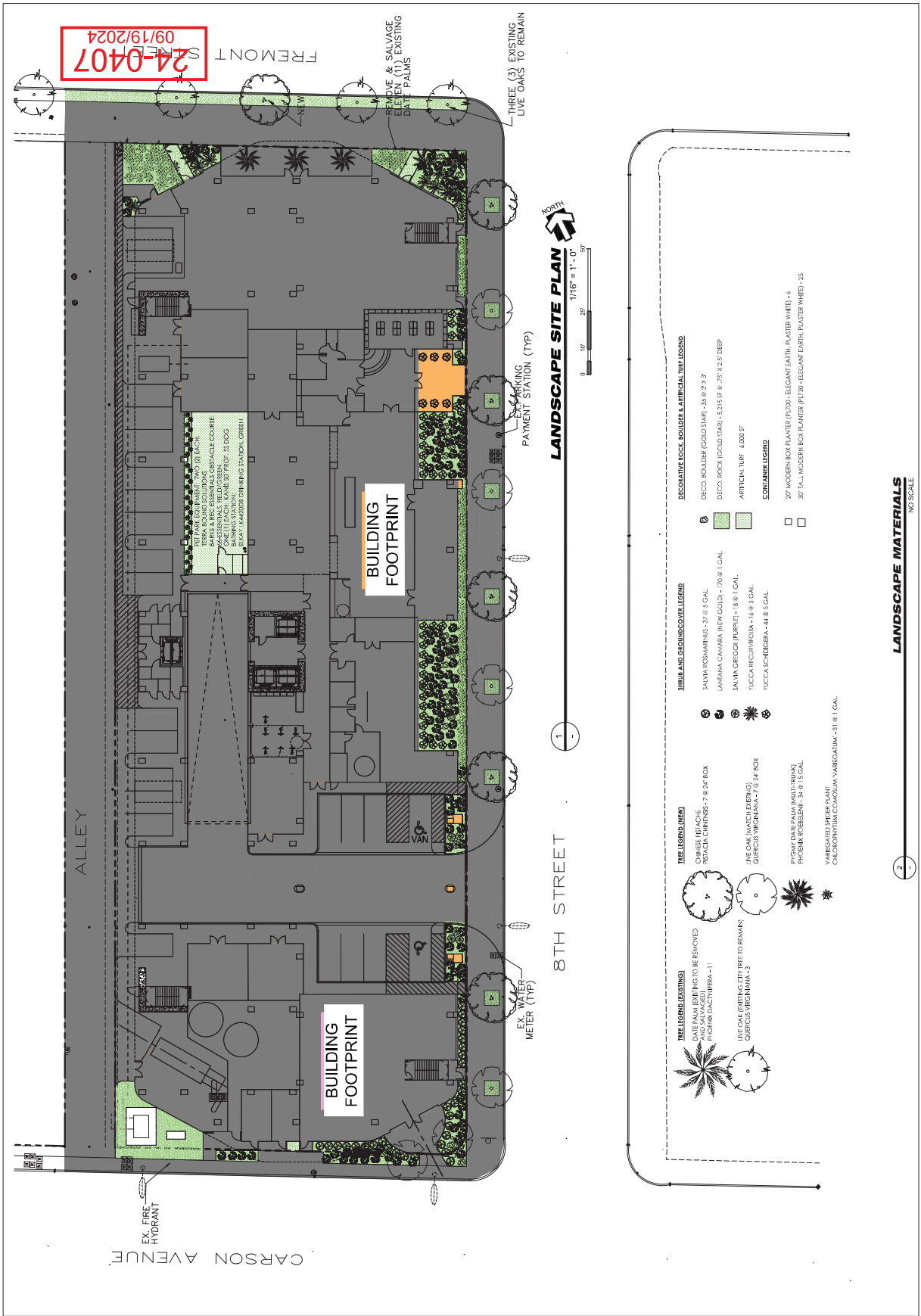
Subscribed and sworn before me

This 18th day of September, 20 24

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







Site Analysis:

Project Program

9/19/2024

Zoning (Existing + New): T5-M5 + T6-UC

Site Area: 1,390 AC

Proposed Footprint: 48,000 SF

Maximum Lot Coverage (%): 95%

Allowable Lot Coverage (SF): 57,521 SF

Proposed Lot Coverage (%): 83%

Allowable Density: N/A U/AC

Requested Density: 243 U/AC

T1 Commercial Space: 9,230 SF

Office: 0 SF

Hotel/Hospitality: 0 SF

Levels 5 thru 17

Levels 1 & 5 thru 17

Levels 5 thru 17

Levels 1, 5 & 17

Building Services All levels

Levels 2 thru 4

Support Space: 172,330

Total (Excl. Parking): 376,900 SF

Parking Structures: 147,000 SF

Total Built Structures: 523,900 SF

Comm/Resi Rev Space Ratio: 3.24 %

Residential Allowed: Unlimited Units

Residential Provided: 338 Units

(Over)/Under: N/A Units

Level	Residential Unit Type				FF Flow	F to 6 HL
	Studio	1-Br	2-Br	3-Br		
1	485	720	1,054	1,803	0	16
2					24 Parking/Comm.	16
3					125 Parking	10.8
4					121 Parking	10.8
5	6	16	5	5	37.6	20
6	6	16	5	5	37.6	9.75
7	6	16	5	5	67.85	9.75
8	6	16	5	5	27 Units	9.75
9	6	16	5	5	86.85	9.75
10	6	16	5	5	27 Units	9.75
11	6	16	5	5	106.33	9.75
12	6	16	5	5	216.1	9.75
13	6	16	5	5	27 Units	9.75
14	6	16	5	5	135.6	9.75
15	6	16	5	5	145.35	9.75
16	6	16	5	5	155.1	9.75
17	6	16	5	5	27 Units	11.75
Roof					164.85	10.75
T.O. Low Parking					176.6	4.65
T.O. High Parking					187.35	3
Total Units	72	194	70	2	338	

Unit Ratio	23%	57%	21%	1%
Parking Ratio	1.25	1.25	1.75	2.00
Parking by Type	90.00	242.50	122.50	4.00
Automobile Parking:	See ratio above = 515.3 Stalls			
Retail Parking	1 per 275 SF = 52.7 Stalls			
Office Parking	1 per 200 SF = 60 Stalls			
Form-Based Code Non-Residential (2,000 SF)	50.2 Stalls			
Total Spaces Required (Unweighted)	113 Stalls			
Max. Parking Allowed (Per 19.09.1006.70%):	396 Stalls			
Min. Parking Allowed (Per 19.09.1006.35%):	195 Stalls			
Parking Provided:	391 Stalls			
Over by:	11 Stalls			

Open Spaces:	33,800
Open Space Req'd (10057/Unit):	32,510 SF
Open Space Provided*: 96%	(1,290) SF
Under by:	

Minimum Required:	2 Spaces
+ 1 per 20 Units:	16.9 Spaces
Total Bicycle Storage Req'd:	19 Spaces
Bicycle Storage Provided:	20 Spaces
Compliant by:	1 Stalls

515.33 Required per Code Matrix	
515.33 Required per Code Matrix	

*Per Note 1 of Figure 4, Open Space totaling 2,120 SF is provided along the setback and building line that does not meet the dimensional requirements of 19.09.080.

PROJECT DATA

NO SCALE

ARCHITECTURAL

AO-1

PROJECT NO: 24-0407

DATE: 09/19/2024

DESIGNER: WUCHERER DESIGN

CLIENT: STRADA DEVELOPMENT GROUP

LOCATION: 777 FARMHILL STREET, LAS VEGAS, NV 89101

PROJECT NAME: TRITON 7 FARMHILL

CONTRACT: 24-0407

SCALE: 1/8" = 1'-0"

DATE: 09/19/2024

DESIGNER: WUCHERER DESIGN

CLIENT: STRADA DEVELOPMENT GROUP

LOCATION: 777 FARMHILL STREET, LAS VEGAS, NV 89101

PROJECT NAME: TRITON 7 FARMHILL

CONTRACT: 24-0407

SCALE: 1/8" = 1'-0"

DATE: 09/19/2024

DESIGNER: WUCHERER DESIGN

CLIENT: STRADA DEVELOPMENT GROUP

LOCATION: 777 FARMHILL STREET, LAS VEGAS, NV 89101

PROJECT NAME: TRITON 7 FARMHILL

CONTRACT: 24-0407

SCALE: 1/8" = 1'-0"

DATE: 09/19/2024

DESIGNER: WUCHERER DESIGN

CLIENT: STRADA DEVELOPMENT GROUP

LOCATION: 777 FARMHILL STREET, LAS VEGAS, NV 89101

PROJECT NAME: TRITON 7 FARMHILL

CONTRACT: 24-0407

SCALE: 1/8" = 1'-0"

DATE: 09/19/2024

DESIGNER: WUCHERER DESIGN

CLIENT: STRADA DEVELOPMENT GROUP

LOCATION: 777 FARMHILL STREET, LAS VEGAS, NV 89101

PROJECT NAME: TRITON 7 FARMHILL

CONTRACT: 24-0407

SCALE: 1/8" = 1'-0"

DATE: 09/19/2024

DESIGNER: WUCHERER DESIGN

CLIENT: STRADA DEVELOPMENT GROUP

LOCATION: 777 FARMHILL STREET, LAS VEGAS, NV 89101

PROJECT NAME: TRITON 7 FARMHILL

CONTRACT: 24-0407

SCALE: 1/8" = 1'-0"

DATE: 09/19/2024

DESIGNER: WUCHERER DESIGN

CLIENT: STRADA DEVELOPMENT GROUP

LOCATION: 777 FARMHILL STREET, LAS VEGAS, NV 89101

PROJECT NAME: TRITON 7 FARMHILL

CONTRACT: 24-0407

SCALE: 1/8" = 1'-0"

DATE: 09/19/2024

DESIGNER: WUCHERER DESIGN

CLIENT: STRADA DEVELOPMENT GROUP

LOCATION: 777 FARMHILL STREET, LAS VEGAS, NV 89101

PROJECT NAME: TRITON 7 FARMHILL

CONTRACT: 24-0407

SCALE: 1/8" = 1'-0"

DATE: 09/19/2024

DESIGNER: WUCHERER DESIGN

CLIENT: STRADA DEVELOPMENT GROUP

LOCATION: 777 FARMHILL STREET, LAS VEGAS, NV 89101

PROJECT NAME: TRITON 7 FARMHILL

CONTRACT: 24-0407

SCALE: 1/8" = 1'-0"

DATE: 09/19/2024

DESIGNER: WUCHERER DESIGN

CLIENT: STRADA DEVELOPMENT GROUP

LOCATION: 777 FARMHILL STREET, LAS VEGAS, NV 89101

PROJECT NAME: TRITON 7 FARMHILL

CONTRACT: 24-0407

SCALE: 1/8" = 1'-0"

DATE: 09/19/2024

DESIGNER: WUCHERER DESIGN

CLIENT: STRADA DEVELOPMENT GROUP

LOCATION: 777 FARMHILL STREET, LAS VEGAS, NV 89101

PROJECT NAME: TRITON 7 FARMHILL

CONTRACT: 24-0407

SCALE: 1/8" = 1'-0"

DATE: 09/19/2024

DESIGNER: WUCHERER DESIGN

CLIENT: STRADA DEVELOPMENT GROUP

LOCATION: 777 FARMHILL STREET, LAS VEGAS, NV 89101

PROJECT NAME: TRITON 7 FARMHILL

CONTRACT: 24-0407

SCALE: 1/8" = 1'-0"

DATE: 09/19/2024

DESIGNER: WUCHERER DESIGN

CLIENT: STRADA DEVELOPMENT GROUP

LOCATION: 777 FARMHILL STREET, LAS VEGAS, NV 89101

PROJECT NAME: TRITON 7 FARMHILL

CONTRACT: 24-0407

SCALE: 1/8" = 1'-0"

DATE: 09/19/2024

DESIGNER: WUCHERER DESIGN

CLIENT: STRADA DEVELOPMENT GROUP

LOCATION: 777 FARMHILL STREET, LAS VEGAS, NV 89101

PROJECT NAME: TRITON 7 FARMHILL

CONTRACT: 24-0407

SCALE: 1/8" = 1'-0"

DATE: 09/19/2024

DESIGNER: WUCHERER DESIGN

CLIENT: STRADA DEVELOPMENT GROUP

LOCATION: 777 FARMHILL STREET, LAS VEGAS, NV 89101

PROJECT NAME: TRITON 7 FARMHILL

CONTRACT: 24-0407

SCALE: 1/8" = 1'-0"

DATE: 09/19/2024

DESIGNER: WUCHERER DESIGN

CLIENT: STRADA DEVELOPMENT GROUP

LOCATION: 777 FARMHILL STREET, LAS VEGAS, NV 89101

PROJECT NAME: TRITON 7 FARMHILL

CONTRACT: 24-0407

SCALE: 1/8" = 1'-0"

DATE: 09/19/2024

DESIGNER: WUCHERER DESIGN

CLIENT: STRADA DEVELOPMENT GROUP

LOCATION: 777 FARMHILL STREET, LAS VEGAS, NV 89101

PROJECT NAME: TRITON 7 FARMHILL

CONTRACT: 24-0407

SCALE: 1/8" = 1'-0"

DATE: 09/19/2024

DESIGNER: WUCHERER DESIGN

CLIENT: STRADA DEVELOPMENT GROUP

LOCATION: 777 FARMHILL STREET, LAS VEGAS, NV 89101

PROJECT NAME: TRITON 7 FARMHILL

CONTRACT: 24-0407

SCALE: 1/8" = 1'-0"

DATE: 09/19/2024

DESIGNER: WUCHERER DESIGN

CLIENT: STRADA DEVELOPMENT GROUP

LOCATION: 777 FARMHILL STREET, LAS VEGAS, NV 89101

PROJECT NAME: TRITON 7 FARMHILL

CONTRACT: 24-0407

SCALE: 1/8" = 1'-0"

DATE: 09/19/2024

DESIGNER: WUCHERER DESIGN

CLIENT: STRADA DEVELOPMENT GROUP

LOCATION: 777 FARMHILL STREET, LAS VEGAS, NV 89101

PROJECT NAME: TRITON 7 FARMHILL

CONTRACT: 24-0407

SCALE: 1/8" = 1'-0"

DATE: 09/19/2024

DESIGNER: WUCHERER DESIGN

CLIENT: STRADA DEVELOPMENT GROUP

LOCATION: 777 FARMHILL STREET, LAS VEGAS, NV 89101

PROJECT NAME: TRITON 7 FARMHILL

CONTRACT: 24-0407

SCALE: 1/8" = 1'-0"

DATE: 09/19/2024

DESIGNER: WUCHERER DESIGN

CLIENT: STRADA DEVELOPMENT GROUP

LOCATION: 777 FARMHILL STREET, LAS VEGAS, NV 89101

PROJECT NAME: TRITON 7 FARMHILL

CONTRACT: 24-0407

SCALE: 1/8" = 1'-0"

DATE: 09/19/2024

DESIGNER: WUCHERER DESIGN

CLIENT: STRADA DEVELOPMENT GROUP

LOCATION: 777 FARMHILL STREET, LAS VEGAS, NV 89101

PROJECT NAME: TRITON 7 FARMHILL

CONTRACT: 24-0407

SCALE: 1/8" = 1'-0"

DATE: 09/19/2024

DESIGNER: WUCHERER DESIGN

CLIENT: STRADA DEVELOPMENT GROUP

LOCATION: 777 FARMHILL STREET, LAS VEGAS, NV 89101

PROJECT NAME: TRITON 7 FARMHILL

CONTRACT: 24-0407

SCALE: 1/8" = 1'-0"

DATE: 09/19/2024

DESIGNER: WUCHERER DESIGN

CLIENT: STRADA DEVELOPMENT GROUP

LOCATION: 777 FARMHILL STREET, LAS VEGAS, NV 89101

PROJECT NAME: TRITON 7 FARMHILL

CONTRACT: 24-0407

SCALE: 1/8" = 1'-0"

DATE: 09/19/2024

DESIGNER: WUCHERER DESIGN

CLIENT: STRADA DEVELOPMENT GROUP

LOCATION: 777 FARMHILL STREET, LAS VEGAS, NV 89101

PROJECT NAME: TRITON 7 FARMHILL

CONTRACT: 24-0407

SCALE: 1/8" = 1'-0"

DATE: 09/19/2024

DESIGNER: WUCHERER DESIGN

CLIENT: STRADA DEVELOPMENT GROUP

LOCATION: 777 FARMHILL STREET, LAS VEGAS, NV 89101

PROJECT NAME: TRITON 7 FARMHILL

CONTRACT: 24-0407

SCALE: 1/8" = 1'-0"

DATE: 09/19/2024

DESIGNER: WUCHERER DESIGN

CLIENT: STRADA DEVELOPMENT GROUP

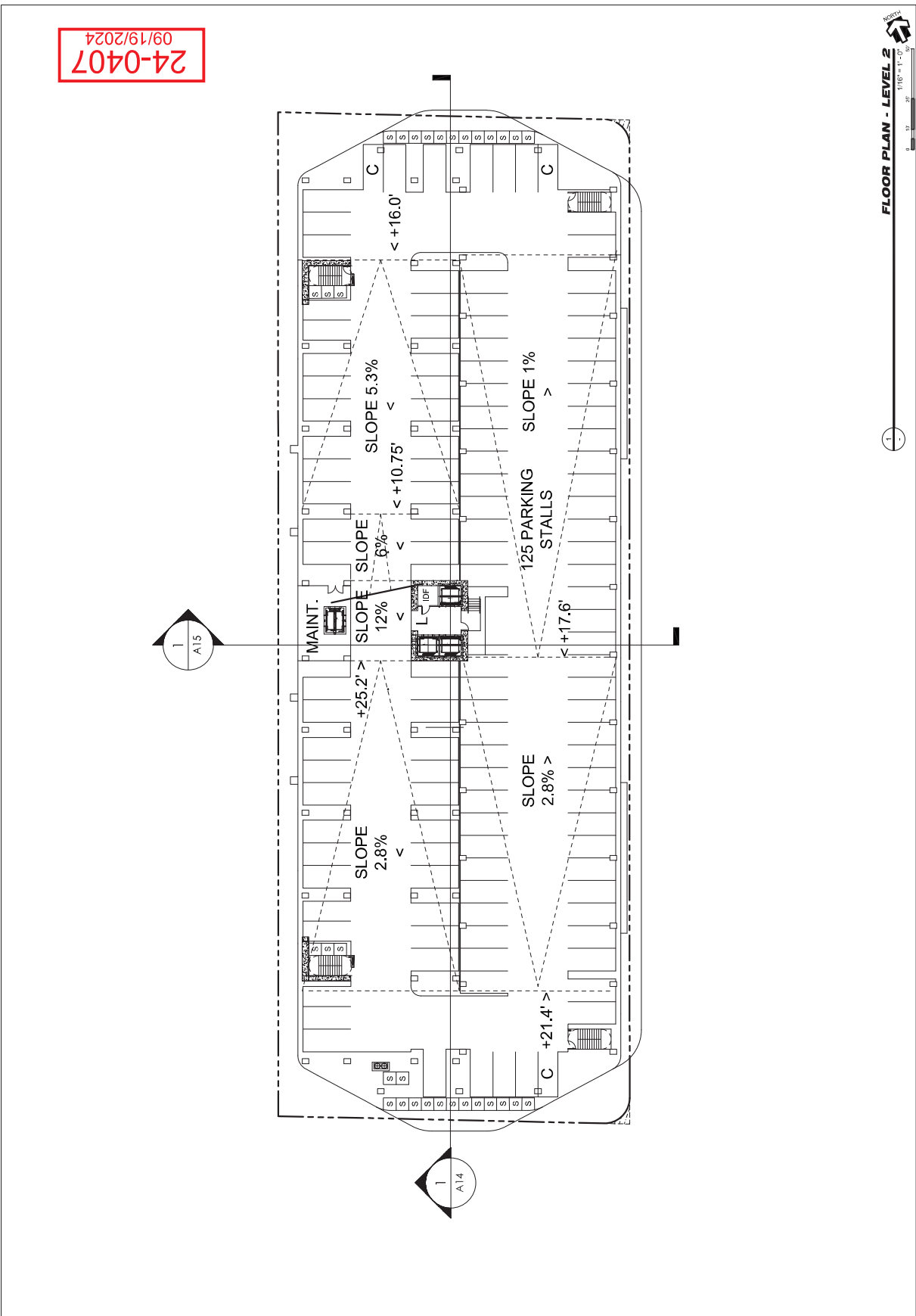
LOCATION: 777 FARMHILL STREET, LAS VEGAS, NV 89101

PROJECT NAME: TRITON 7 FARMHILL

CONTRACT: 24-0407

SCALE: 1/8" = 1'-0"

<



PROJECT NO.	24-0407
DATE	09/19/2024
DESIGNER	WUCHNER DESIGN

FLOOR PLAN
ROOF LEVEL

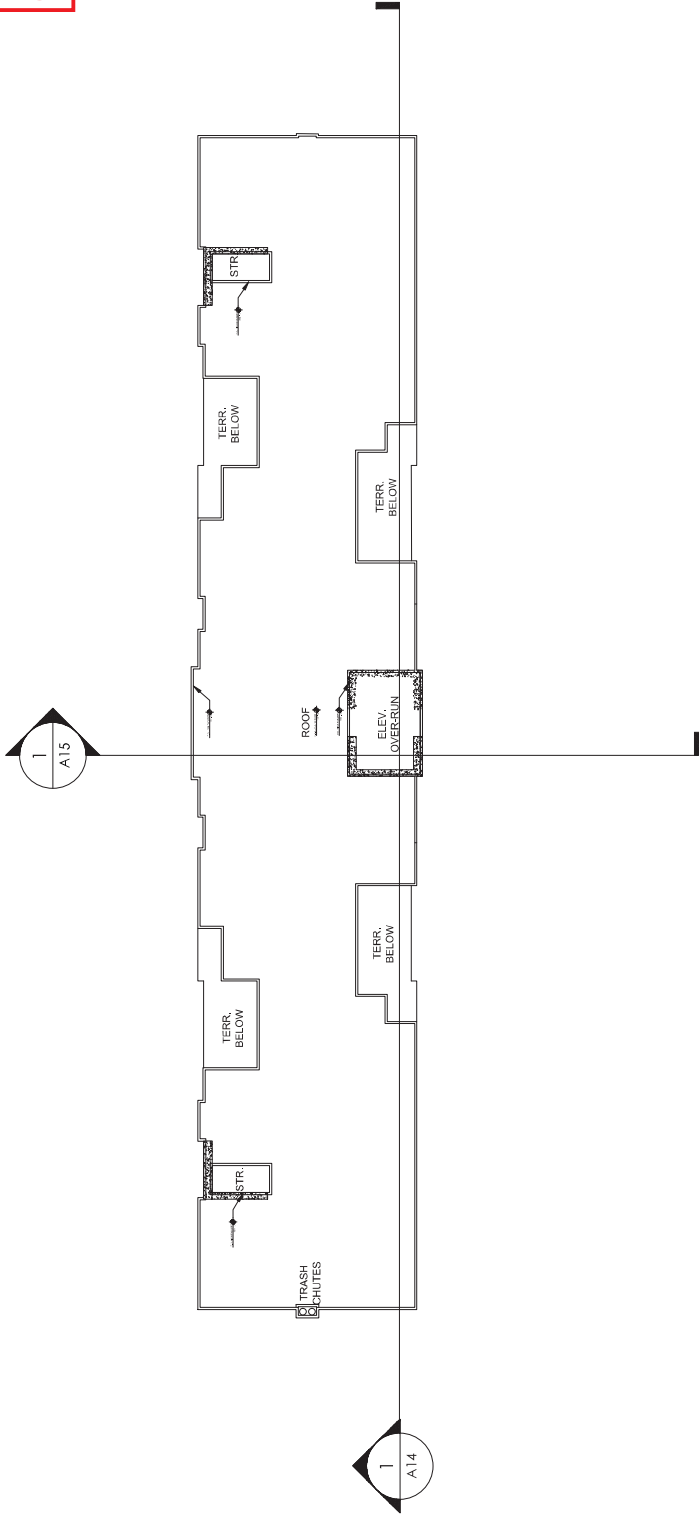
PROJECT OWNER	THURLEIGH HOMES
PROJECT ADDRESS	777 FORTUNE STREET LAS VEGAS, NV 89101
PROJECT PHONE	888.387.0000
DATE	

STUDIO DEVELOPMENT GROUP	8875 S. CAMERON ROAD #200 LAS VEGAS, NV 89113
PROJECT ADDRESS	777 FORTUNE STREET LAS VEGAS, NV 89101
PROJECT PHONE	888.387.0000
DATE	

CONSULTANT	
DATE	

PROJECT NO.	24-0407
DATE	09/19/2024
DESIGNER	WUCHNER DESIGN

24-0407
09/19/2024



NO.	DESCRIPTION	DATE
1	REVISION	
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	

PROJECT OWNER:
THREE 7 FREMONT
777 Fremont Street
Las Vegas, NV 89101
STADA DEVELOPMENT GROUP
8975 S. CAMERON ROAD #200
LAS VEGAS, NV 89115

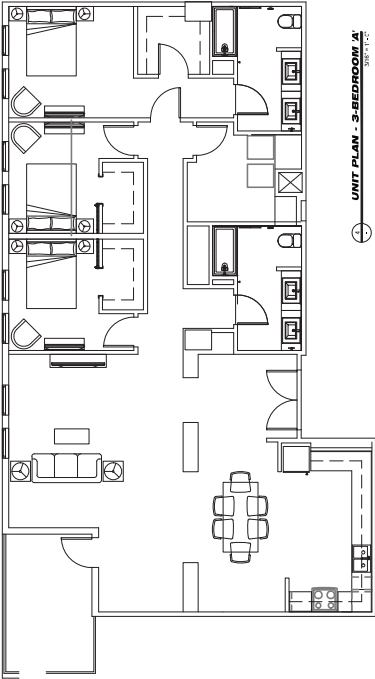
CONSULTANT:
WUCHERER DESIGN

SCALE:
AS SHOWN

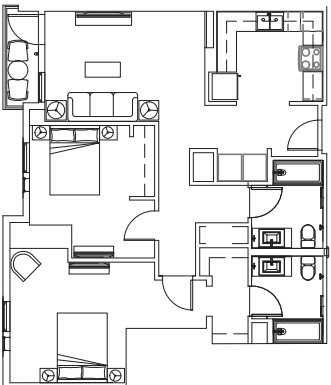
DATE:
09/19/2024

WUCHERER DESIGN
6075 S. CAMERON RD. #220,
LAS VEGAS, NV 89113
T: 702-325-2922
E: INFO@WUCHERERDESIGN.COM
W: WUCHERERDESIGN.COM

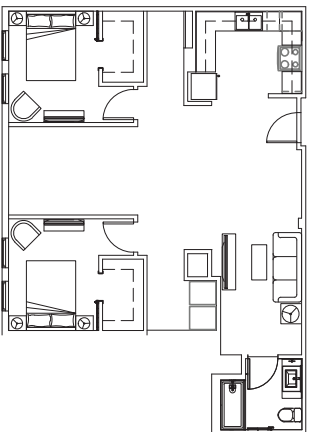
UNIT PLAN - 3-BEDROOM A
20'0" x 17'0"



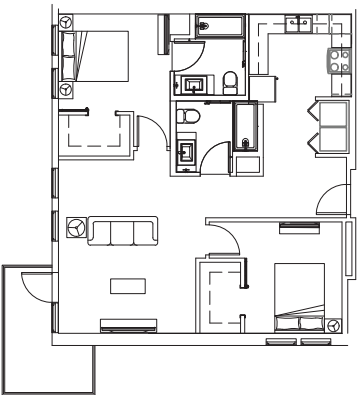
UNIT PLAN - 2-BEDROOM A
20'0" x 17'0"



UNIT PLAN - 2-BEDROOM B
20'0" x 17'0"

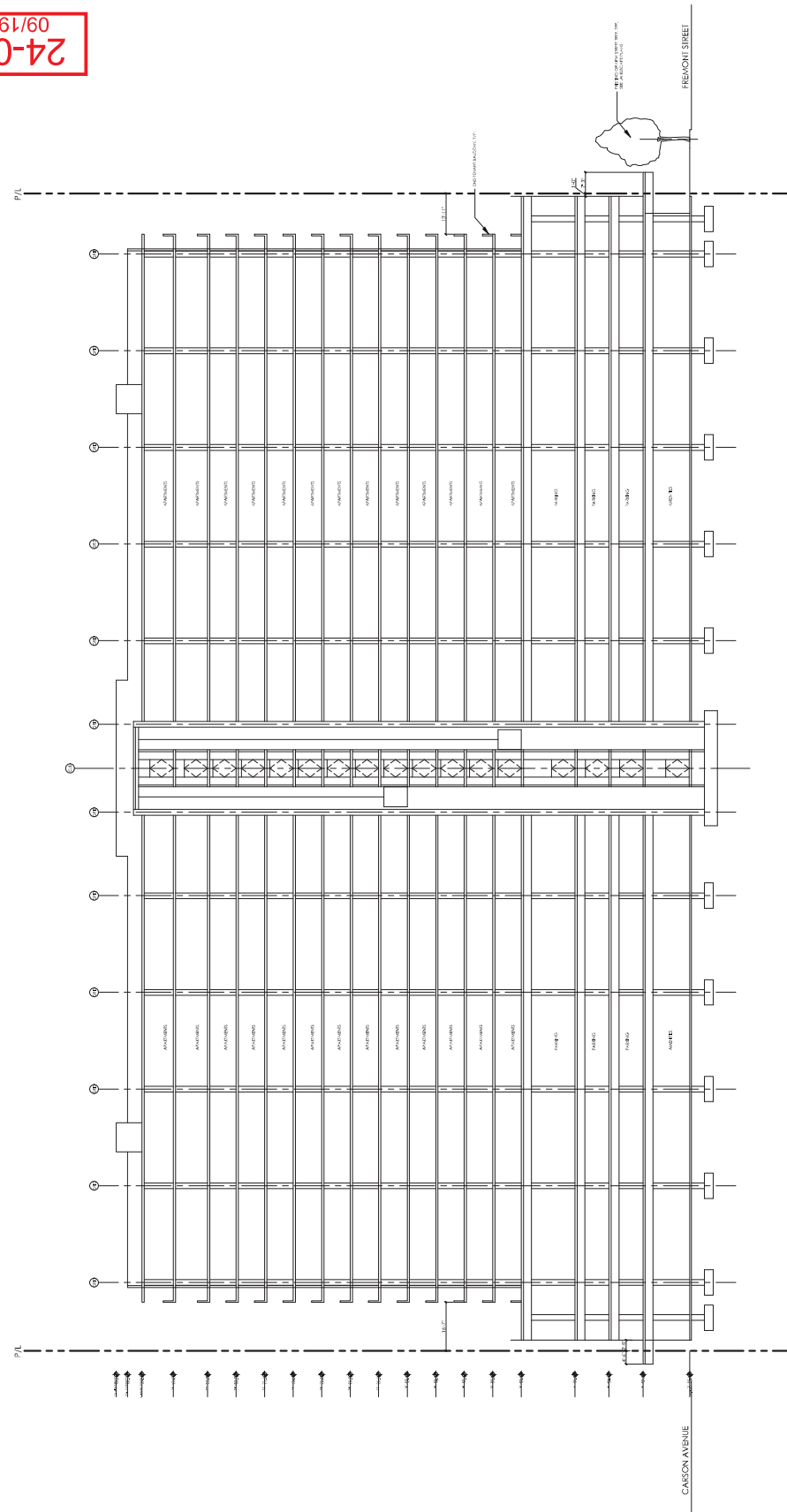


UNIT PLAN - 2-BEDROOM C
20'0" x 17'0"



24-0407
09/19/2024

WEST ELEVATION

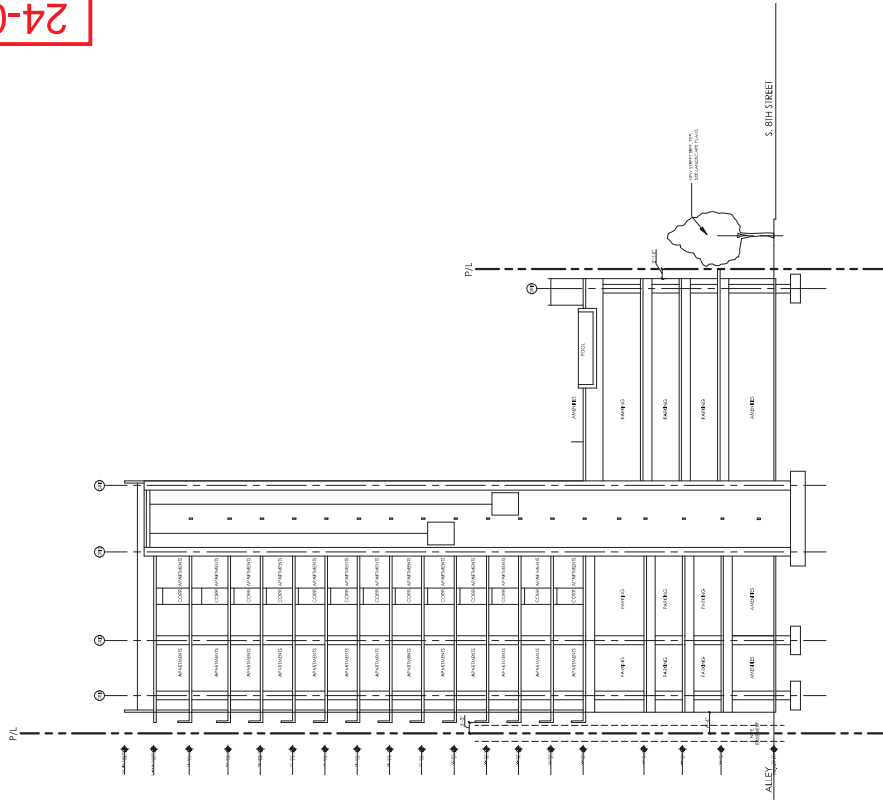


24-0407
09/19/2024

(

LEY

The figure consists of four vertically stacked line graphs, each representing a different age group: 0-14, 15-64, 65-74, and 75+. The x-axis for all graphs represents years from 1950 to 2050. The y-axis represents the percentage of the total population. The 0-14 age group shows a steady decline from approximately 28% in 1950 to 15% in 2050. The 15-64 age group shows a decline from about 55% to 45%. The 65-74 age group shows an increase from about 15% to 25%. The 75+ age group shows a significant increase from about 2% to 15%.



[illegible]

TRIPLE 7 FREMONT
777 Fremont Street
Las Vegas, NV 89101
STRADA DEVELOPMENT GROUP
6970 S. CHARRON ROAD #220
LAS VEGAS, NV 89113

--	--	--

[illegible]

WEST ELEVATION

