



Fresh General Services LLC.  
Lic#0082343 B-2  
Las Vegas, NV 89178  
Phone: (702) 826-2807  
Fax: (702) 597-0876  
Guillermo.sm@fgsnv.com

City Of Las Vegas - Zoning Department  
Parcel #: 14032310004  
Project Name: Lamb Zone Change 212  
Project Address: 212 N Lamb Blvd  
Las Vegas, NV 89110

### Justification Letter – Rezone – Parcel #14032310004

Dear Sir or Madam:

Fresh General Services LLC on behalf of our client, is submitting a comprehensive justification for the proposed R-1 to P-O rezoning of 212 N Lamb Blvd, Las Vegas, NV 89110. We believe that this rezoning is essential for several reasons:

- **Economic Growth & Development:** The current zoning restrictions limit the potential uses of the property and hinder economic development opportunities in the area. By Rezoning the property, it will become more attractive to investors and developers, leading to increased economic activity and job creation within the community.
- **Environmental Considerations:** The Proposed development will adhere to all relevant environmental regulations and incorporate sustainable design practices wherever possible. This includes measures to minimize environmental impact, conserve natural resources, and promote energy efficiency.
- **Alignment with Comprehensive Planning:** We believe the proposed rezoning aligns with the goals and objectives outlined in the city's comprehensive plan. It promotes smart growth principles and it enhances the overall sustainability of the neighborhood.
- **Community Benefits:** The proposed rezoning will bring several benefits to the surrounding community, including increased property value, improved aesthetics, and enhanced public spaces. It will also provide services that contribute to the overall quality of life in the surrounding area.

We are committed to working collaboratively with the relevant authorities and stakeholders to ensure that the proposed development aligns with the best interest of the community.

Thank you for considering our request. Should you inquire any additional information, please do not hesitate to contact us via phone or email.

Sincerely,

Fresh General Services LLC.

24-0186  
09/26/2024