



October 21, 2024

City of Las Vegas  
Department of Community Development  
Planning Division  
495 S. Main Street  
Las Vegas, NV 89101

**Re: Tavern at East Tropical, Zenith Project No. 241012  
Vacation Justification Letter**

Dear Sir or Madam:

Zenith Engineering has been retained by Nevpro Investments LLC. to file a vacation application to vacate an existing dedication associated with property located on the south side of Tropical Parkway, east of the I-15 (Assessor's Parcel Number 123-28-201-012).

This project is for a future tavern and resides in City of North Las Vegas jurisdiction. However, upon title research we have discovered an existing dedication on the parcel to City of Las Vegas from October 28, 1946 for military purposes to be used by the United States as an access road and military purposes connecting the Las Vegas Army Airport with the Las Vegas Mountain Gunnery Range.

This dedication is no longer needed as this area is not being used for military purposes or a military airport. We would like to respectfully request to vacate this dedication so the property owner can fully develop the parcel.

Please feel free to contact me with any questions or comments at (702) 835-3496. Thank you.

Sincerely,

**ZENITH ENGINEERING**

A handwritten signature in black ink, appearing to read 'Julie Izzolo'.

Julie Izzolo, PE  
Principal

24-0582  
11/04/2024