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**CITY HALL**  
495 S. MAIN ST.  
LAS VEGAS, NV 89101  
702.229.6011 | VOICE  
711 | TTY



cityoflasvegas | lasvegasnevada.gov

**October 15, 2025**

Efrain Balizan  
Northland, LLC  
6385 South Rainbow Boulevard Suite 300  
Las Vegas, Nevada 89118

**RE: 25-0353-VAC1  
PLANNING COMMISSION MEETING OF OCTOBER 14, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on **October 14, 2025** voted to recommend **APPROVAL** of the following Land Use Entitlement project request for a Petition to Vacate a portion of an existing Bureau of Land Management (BLM) right-of-way grant for sewer, drainage, and roadway generally located on the southwest corner of Brent Lane and Erik Lloyd Street (APNs 125-07-510-001 and 125-07-610-001), T-D (Traditional Development) Zone [L (Residential Low) and GC (General Commercial) Skye Canyon Special Land Use Designation], Ward 6 (Brune).

This approval is subject to the following conditions:

**Planning**

1. The limits of this Petition of Vacation shall be the Bureau of Land Management (BLM) Grant for Sewer, Drainage, and Roadway located on the southwest corner of Brent Lane and Erik Lloyd Street, on Assessor Parcel Numbers 125-07-510-001 and 125-07-610-001. Any area required for future roadway will be excluded from the limits of the Order of Relinquishment of Interest.
2. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Relinquishment for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.
3. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
4. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, the conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for

the performance thereof in accordance with Title 19. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

5. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Director of Community Development, then approval will terminate and a new petition must be submitted.

This item will be considered by the City Council on November 19, 2025. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:jr

cc:

Juan Maldonado  
Woodside Homes of Nevada, LLC  
7895 West Sunset Road, Suite 110

Cc:

Amy Graybill  
RCI Engineering  
500 South Rancho Drive, Suite 17  
Las Vegas, Nevada 89106