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CITY COUNCIL**

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November 20, 2025

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

**RE: 25-0353-VAC1
CITY COUNCIL MEETING OF NOVEMBER 19, 2025**

Dear Applicant:

The City Council at a regular meeting held on *November 19, 2025* voted to **APPROVE** 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:

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 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.

The Notice of Final Action was filed with the Las Vegas City Clerk on November 20, 2025.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:bp

cc:

Juan Maldonado
Woodside Homes of Nevada, LLC
7895 West Sunset Road, Suite 110
Las Vegas, Nevada 89113

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