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cityoflasvegas  
lasvegasnevada.gov

**November 19, 2025**

Efraim Balizan  
Northland, LLC  
11411 Southern Highlands #300  
Las Vegas, Nevada 89141

**RE: 25-0426-VAC1  
PLANNING COMMISSION MEETING OF NOVEMBER 18, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on **November 18, 2025** voted to **APPROVE** the following Land Use Entitlement project request for a Petition to Vacate a portion of a public drainage easement and a portion of a public sewer easement generally located at the northwest corner of Sunstone Parkway and N Skye Canyon Park Dr (APN 125-06-114-130), Ward 6 (Brune).

This approval is subject to the following conditions:

**Planning**

1. The limits of this Petition of Vacation shall be the unused Sewer and Drainage Easements generally located at the northwest corner of Sunstone Parkway and Sun Park Drive, on Assessor Parcel Number 125-06-114-130.
2. 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.
3. All development shall be in conformance with code requirements and design standards of all City Departments.
4. The Order of Vacation 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.

5. If the Order of Vacation 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 action by the Planning Commission on **November 18, 2025** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Community Development at 702.229.6301 after **December 1, 2025**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:jr

cc:  
Rob Izer  
SH ACQ 2020, LLC  
8800 North Gainey Center Drive, Suite 350  
Scottsdale, Arizona 85258

Cc:  
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