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cityoflasvegas
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November 20, 2025

Shundan Xiao
1540 South Tenaya Way
Las Vegas, Nevada 89117

**RE: 25-0304-VAR1
CITY COUNCIL MEETING OF NOVEMBER 19, 2025**

Dear Applicant:

The City Council at a regular meeting held on *November 19, 2025* voted to **REMAND BACK TO PLANNING COMMISSION** the following Land Use Entitlement project request FOR A PROPOSED RESIDENTIAL ACCESSORY STRUCTURE [GYM] THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SETBACKS on 0.48 acres at 1540 South Tenaya Way (APN 163-03-601-005), R-E (Residence Estates) Zone, Ward 1 (Knudsen).

This item is scheduled to be heard again at **February 10, 2026** Planning Commission meeting which will be held at 6:00 PM in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:bp

cc:

Yanchao Fan
10519 Regal Stallion Avenue
Las Vegas, Nevada 89135