



**LAS VEGAS
CITY COUNCIL**

SHELLEY BERKLEY
Mayor

BRIAN KNUDSEN
Mayor Pro Tem

OLIVIA DÍAZ

FRANCIS ALLEN-PALENSKE

NANCY E. BRUNE

SHONDRA
SUMMERS-ARMSTRONG

KARA KELLEY

MIKE JANSSEN
City Manager

DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD
EXECUTIVE DIRECTOR

CITY HALL

495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101
702.229.6011 | VOICE
711 | TTY



cityoflasvegas
lasvegasnevada.gov

February 11, 2026

Shundan Xiao
1540 South Tenaya Way
Las Vegas, Nevada 89117

**RE: 25-0304-VAR1
PLANNING COMMISSION MEETING OF FEBRUARY 10, 2026**

Dear Applicant:

The Planning Commission at a regular meeting held on *February 10, 2026* voted to **APPROVE** 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). NOTE: This item was remanded back to the Planning Commission for the redesign and reconsideration.

This approval is subject to the following conditions:

Planning

1. A Variance is hereby approved, to allow a one-foot rear yard setback where five feet is required for a proposed Residential Accessory Structure [gym].
2. A Variance is hereby approved, to allow a two-foot side yard setback where five feet is required for a proposed Residential Accessory Structure [gym].
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **February 10, 2026** 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 **February 23, 2026**. 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,

A handwritten signature in black ink, appearing to read "Nicole Eddowes", written in a cursive style.

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Yanchao Fan
10519 Regal Stallion Avenue
Las Vegas, Nevada 89135