



**AGENDA SUMMARY PAGE**  
**Planning Commission**  
**Meeting of: January 14, 2025**

Agenda Item No.:  
**35**

**DEPARTMENT: Community Development**  
**DIRECTOR: Seth Floyd**

**DISCUSSION**

**SUBJECT:**

24-0588 - PUBLIC HEARING - APPLICANT: TRI POINTE HOMES NEVADA, INC. - OWNER: B-NWI1, LLC ET AL- For possible action on the following Land Use Entitlement project requests on 9.34 acres adjacent to the west side of the Alpine Ridge Way alignment, approximately 310 feet south of Kyle Canyon Road (APNs 126-01-401-005 and 006), Ward 6 (Brune). Staff recommends APPROVAL on the Land Use Entitlement project.

**C.C.: 02/19/2025**

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

**RECOMMENDATION:**

Staff recommends APPROVAL on the Land Use Entitlement project.

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Location and Aerial Maps for 24-0588-GPA1
3. Location and Aerial Maps for 24-0588-VAC1
4. Land Use Map for 24-0588-GPA1
5. Land Use Map for 24-0588-ZON1
6. Conditions and Staff Report
7. Supporting Documentation
8. Photo(s)
9. Justification Letter
10. Submitted after Final Agenda - Revised Conditions and Staff Report, Tentative Map, and Justification Letter