



**AGENDA SUMMARY PAGE**  
**City Council**  
**Meeting of: February 19, 2025**

Agenda Item No.:  
**53**

**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). The Planning Commission (6-0 vote) and Staff recommend APPROVAL on the entire Land Use Entitlement project.

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

City Council Meeting

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

City Council Meeting

**RECOMMENDATION:**

The Planning Commission (6-0 vote) and Staff recommend APPROVAL on the entire 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