



**AGENDA SUMMARY PAGE**  
**Planning Commission**  
**Meeting of: December 10, 2024**

Agenda Item No.:  
**17**

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

**DISCUSSION**

**SUBJECT:**

ABEYANCE - RENOTIFICATION - 24-0254 - PUBLIC HEARING - APPLICANT: TRI POINTE HOMES - OWNER: B-NWI2, LLC, ET AL - For possible action of the following Land Use Entitlement project requests on 28.27 acres on the north side of Kyle Canyon Road, approximately 336 feet west of the Alpine Ridge Way alignment (APNs 126-01-201-011 and 012; 126-01-301-005, 006, 007, 014 and 015), Ward 6 (Brune). Staff recommends APPROVAL on 24-0254 [GPA1 and ZON1]. Staff recommends DENIAL on 24-0254 [VAR1, VAR2, VAC1, VAC2, TMP1, and TMP2].

**C.C.: 01/15/2025**

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

City Council Meeting

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

City Council Meeting

**RECOMMENDATION:**

Staff recommends APPROVAL on 24-0254 [GPA1 and ZON1]. Staff recommends DENIAL on 24-0254 [VAR1, VAR2, VAC1, VAC2, TMP1, and TMP2].

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Location and Aerial Maps for 24-0254-GPA1
3. Location and Aerial Maps for 24-0254-VAC1
4. Location and Aerial Maps for 24-0254-VAC2
5. Land Use Map for 24-0254-GPA1
6. Land Use Map for 24-0254-ZON1
7. Conditions and Staff Report
8. Supporting Documentation
9. Photo(s)
10. Justification Letter
11. Backup Documentation Submitted for the July 9, 2024 Planning Commission Meeting
12. Backup Documentation Submitted for the September 10, 2024 Planning Commission Meeting
13. Submitted after Final Agenda - Abeyance Request Letter by Kaempfer Crowell, Support Postcards for 24-0254-GPA1, 24-0254-ZON1, 24-0254-VAR1, 24-0254-VAR2, 24-0254-TMP1, and 24-0254-TMP2