



**AGENDA SUMMARY PAGE**  
**Planning Commission**  
**Meeting of: April 8, 2025**

Agenda Item No.:  
**50**

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

**DISCUSSION**

**SUBJECT:**

25-0065 - PUBLIC HEARING - APPLICANT: TRI POINTE HOMES - OWNER: C-SWDE382, LLC, ET AL - For possible action on the following Land Use Entitlement project requests on 17.70 acres generally bounded by the Ruston Road, Larry McBryde Street, Sheep Mountain Parkway, and Trails End Avenue street alignments (APNs 126-01-201-001, 002 and 126-01-101-011, 012), Ward 6 (Brune). Staff recommends APPROVAL on 25-0065 [GPA1 AND ZON1]. Staff recommends DENIAL on 25-0065 [VAR1, VAC1, AND TMP1].

**C.C.: 05/21/2025**

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

**RECOMMENDATION:**

Staff recommends APPROVAL on 25-0065 [GPA1 AND ZON1]. Staff recommends DENIAL on 25-0065 [VAR1, VAC1, AND TMP1].

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Location and Aerial Maps for 25-0065-GPA1
3. Location and Aerial Maps for 25-0065-ZON1
4. Land Use Map for 25-0065-GPA1
5. Land Use Map for 25-0065-ZON1
6. Conditions and Staff Report
7. Supporting Documentation
8. Photo(s)
9. Justification Letter
10. Submitted after Final Agenda - Support Postcards for 25-0065-GPA1, 25-0065-ZON1, 25-0065-VAR1, and 25-0065-TMP1