

March 25, 2026 Board Of Supervisors - Planning And Zoning

Documents:

[00.3-25-26 BOS AGENDA .PDF](#)

SU250033 Staff Report

Documents:

[01.SU250033 BOS SHORT REPORT FINAL.PDF](#)

**BOARD OF SUPERVISORS' HEARING
PLANNING AND ZONING AGENDA
March 25, 2026**

CONSENT AGENDA

Title: 201 S Crismon Park Models
Case #: SU250033
Supervisorial District: 2
Applicant and Owner: Ashley Marsh, Gammage & Burnham / 201 South Crismon, LLC
Request: Modification of Conditions to a Special Use Permit (SUP) for an RV park in the R1-8 zoning district to allow park models
Site Location: Generally located approx. ¼ mile north of the NEC of Crismon Rd. & Broadway Rd. in the east Mesa area
Commission Recommendation: On 3/5/26, the Commission voted 6-0 (motion by Vice Chair Hernandez, D5, seconded by Commissioner Rochwalik, D3) to adopt a motion recommending the Board of Supervisors **approve** SU250033 subject to conditions 'a' – 'i':

- a. Development of the site shall be in substantial conformance with the Plan of Development entitled "Desert Village South RV Park," consisting of four sheets, dated February 1, 1996, and stamped received May 22, 1996; and with the modified Site Plan entitled "201 S. Crismon Road SU250033 SUP Modification of Conditions – Site Plan," consisting of three sheets, dated January 15, 2026, and stamped received January 15, 2026; except as further modified by the following conditions.
- b. Development of the site shall be in substantial conformance with the Narrative Report entitled "Desert Village South RV Park," dated May 22, 1996; and with the modified Narrative Report entitled "201 S. Crismon Road Special Use Permit Modification of Conditions Application Narrative," consisting of 9 pages, dated February 24, 2026, and stamped received February 24, 2026; except as further modified by the following conditions.
- c. The following Planning Engineering Conditions shall apply:
 1. Engineering review of planning and/or zoning cases is for conceptual design only. All development and engineering design shall be in conformance with the Maricopa County Zoning Ordinance; Drainage Policies and Standards; Floodplain Regulations for Maricopa County; MCDOT Roadway Design Manual; and current engineering policies, standards and best practices at the time of application for construction.
 2. Detailed Grading and Drainage (Infrastructure) Plans will be required with the submission of building permit(s). Any existing retention must be preserved. The Grading and Drainage Plans must be prepared by a Civil Engineer licensed in the State of Arizona.
- d. "No parking" signs shall be installed on the interior streets according to MCDOT standards.

- e. The applicant or property owner(s) shall dedicate additional right-of-way via map of dedication or separate instrument to provide a total half width of 55 feet for Crismon Road within one (1) year of the approval of the modified conditions by the Board of Supervisors, or as required by MCDOT Planning (MCDOTPlanning@maricopa.gov).
- f. The following SUP development standards shall apply:
 - 1. Travel trailer or RV spaces shall be no closer than 10 feet to perimeter streets.
 - 2. Solid screening shall not be required along the north and east lot lines.
- g. The applicant shall obtain the necessary permit(s) from MCDOT for the encroachment of an existing sign in the right-of-way within one (1) year of the approval of the modified conditions by the Board of Supervisors, or as required by MCDOT Planning (MCDOTPlanning@maricopa.gov).
- h. Major changes to this Special Use with regard to use and intensity must be processed as a revised application with approval by the Board of Supervisors upon recommendation of the Commission. Minor changes to the Special Use may be administratively approved by the Planning Division of the Department of Planning and Development.
- i. Noncompliance with the conditions of approval will be treated as a violation in accordance with the Maricopa County Zoning Ordinance. Further, noncompliance of the conditions of approval may be grounds for the Commission to take action in accordance with the Maricopa County Zoning Ordinance.

Report to the Board of Supervisors

Prepared by the Maricopa County Planning and Development Department

Board Hearing Date:	March 25, 2026
Case #/Title:	SU250033 – 201 S. Crismon Park Models
Supervisor District:	2
Applicant/Owner:	Ashley Marsh, Gammage & Burnham / 201 South Crismon, LLC
Request:	Modification of Conditions to a Special Use Permit (SUP) for an RV park in the R1-8 zoning district to allow park models
Site Location:	Generally located approx. ¼ mile north of the NEC of Crismon Rd. & Broadway Rd. in the east Mesa area
Site Size:	Approx. 2.4 acres
County Island Status:	Yes (City of Mesa)

**Additional
Comments:**

The applicant is requesting a Modification of Conditions to a Special Use Permit (SUP) for an RV park in the R1-8 zoning district to allow park models to be placed in the park. The Board of Supervisors approved the original SUP, per case Z95-52, on July 17, 1996. The approved SUP included condition 'c,' which prohibited park models. The MCZO allows park models by right in RV parks where it is not prohibited by a condition of SUP approval. In addition to repealing condition 'c,' the applicant also requests to revise conditions 'a' and 'b', respectively regarding the site plan and narrative, which have been updated with regard to park model allowance.

Staff supports the applicant's request. Repealing the existing condition prohibiting park models from the site will not have a measurable impact on neighboring land uses nor onsite circulation. RV parks and mobile home parks, where park models are generally allowed by right, abound in the east Mesa area. A mobile home park and single-family residences exist to the immediate north and south, respectively. Allowing park models at the subject RV park will not affect the existing transition of land uses. In fact, with or without park models, the existing RV park would remain a significantly less intense land use than the "local employment center" envisioned in the most recent update to the Mesa General Plan.

In addition to the repeal of the original condition 'c' and the modification of conditions 'a' and 'b,' staff has proposed some additional modifications (and proposed repealing some conditions altogether) for housekeeping purposes to address typos and remove outdated references and fulfilled requirements. The final list of conditions, recommended for approval by the Commission, is provided below.

There are no outstanding concerns from reviewing agencies. To date, staff has not received any public comment, including from Mesa, regarding this case.

Commission

Recommendation:

On 3/5/26, the Commission voted 6-0 (motion by Vice Chair Hernandez, D5, seconded by Commissioner Rochwalik, D3) to adopt a motion recommending the Board of Supervisors **approve** SU250033 subject to conditions 'a' – 'i':

- a. Development of the site shall be in substantial conformance with the Plan of Development entitled "Desert Village South RV Park," consisting of four sheets, dated February 1, 1996, and stamped received May 22, 1996; and with the modified Site Plan entitled "201 S. Crismon Road SU250033 SUP Modification of Conditions – Site Plan," consisting of three sheets, dated January 15, 2026, and stamped received January 15, 2026; except as further modified by the following conditions.
- b. Development of the site shall be in substantial conformance with the Narrative Report entitled "Desert Village South RV Park," dated May 22, 1996; and with the modified Narrative Report entitled "201 S. Crismon Road Special Use Permit Modification of Conditions Application Narrative," consisting of 9 pages, dated February 24, 2026, and stamped received February 24, 2026; except as further modified by the following conditions.
- c. The following Planning Engineering Conditions shall apply:
 1. Engineering review of planning and/or zoning cases is for conceptual design only. All development and engineering design shall be in conformance with the Maricopa County Zoning Ordinance; Drainage Policies and Standards; Floodplain Regulations for Maricopa County; MCDOT Roadway Design Manual; and current engineering policies, standards and best practices at the time of application for construction.
 2. Detailed Grading and Drainage (Infrastructure) Plans will be required with the submission of building permit(s). Any existing retention must be preserved. The Grading and Drainage Plans must be prepared by a Civil Engineer licensed in the State of Arizona.
- d. "No parking" signs shall be installed on the interior streets according to MCDOT standards.
- e. The applicant or property owner(s) shall dedicate additional right-of-way via map of dedication or separate instrument to provide a total half width of 55 feet for Crismon Road

within one (1) year of the approval of the modified conditions by the Board of Supervisors, or as required by MCDOT Planning (MCDOTPlanning@maricopa.gov).

- f. The following SUP development standards shall apply:
 - 1. Travel trailer or RV spaces shall be no closer than 10 feet to perimeter streets.
 - 2. Solid screening shall not be required along the north and east lot lines.
- g. The applicant shall obtain the necessary permit(s) from MCDOT for the encroachment of an existing sign in the right-of-way within one (1) year of the approval of the modified conditions by the Board of Supervisors, or as required by MCDOT Planning (MCDOTPlanning@maricopa.gov).
- h. Major changes to this Special Use with regard to use and intensity must be processed as a revised application with approval by the Board of Supervisors upon recommendation of the Commission. Minor changes to the Special Use may be administratively approved by the Planning Division of the Department of Planning and Development.
- i. Noncompliance with the conditions of approval will be treated as a violation in accordance with the Maricopa County Zoning Ordinance. Further, noncompliance of the conditions of approval may be grounds for the Commission to take action in accordance with the Maricopa County Zoning Ordinance.

Presented by: Nick Schlimm, Planner
Reviewed by: Darren Gérard, AICP, Planning Manager
Attachment: 3/5/26 P&Z Packet (26 pages)

Note: 3/5/26 Draft P&Z Minutes are not available as of the writing of this report but can be provided upon request later when available.

Report to the Planning and Zoning Commission

Prepared by the Maricopa County Planning and Development Department

Case:	SU250033 – 201 S. Crismon Park Models
Hearing Date:	March 5, 2026 (Continued from February 5, 2026 hearing)
Supervisor District:	2
Applicant:	Ashley Marsh, Gammage & Burnham
Owner:	201 South Crismon, LLC
Request:	Modification of Conditions to a Special Use Permit (SUP) for an RV park in the R1-8 zoning district to allow park models
Site Location:	Generally located approx. ¼ mile north of the NEC of Crismon Rd. & Broadway Rd. in the east Mesa area
Site Size:	Approx. 2.4 acres
Density:	N/A
County Island:	Yes (City of Mesa)
County Plan:	Vision 2030 Maricopa County Comprehensive Plan – Rural Development Area (0-1 d.u./ac)
Municipal Plan:	City of Mesa – Local Employment Center
Municipal Comments:	None received to date
Support/Opposition:	None known
Recommendation:	Approve with conditions

Project Summary:

1. The applicant, Ashley Marsh of Gammage & Burnham, is requesting a Modification of Conditions to a Special Use Permit (SUP) for an RV park in the R1-8 zoning district to allow park models to be placed in the park. This RV park was entitled when the Board of Supervisors approved case Z95-52 on July 17, 1996. The approved SUP included condition 'c,' which prohibited park models. The Maricopa County Zoning Ordinance (MCZO) allows park models by right in RV parks where it is not prohibited by a condition of SUP approval. This request to delete condition 'c' of Z95-52 is at the request of the new property owner who took possession of the property in 2024. He argues that park models will modernize and enhance the RV park, which was built in 1997. In addition to repealing condition 'c,' the applicant also requests to revise conditions 'a' and 'b', respectively regarding the site plan and narrative, which will be updated with regard to park model allowance.
2. The applicant attended a pre-application meeting on August 12, 2025, and subsequently submitted the SUP amendment on August 28, 2025. Staff held a technical advisory committee (TAC) meeting with the applicant on October 7, 2025 to discuss the case. Though the Planning Division had few comments, the Maricopa County Department of Transportation (MCDOT) called attention to condition 'f,' which required dedication of an additional 15' of right-of-way for Crismon Rd. within six months of SUP approval and prior to zoning clearance. Crismon Rd., which fronts the property, originally had 40' of right-of-way east of the centerline. The additional dedication required would have extended the right-of-way half-width to a total of 55' east of the centerline (historically the minimum road setback required from a section line unless otherwise waived by MCDOT). Despite the condition language, the property was developed without the required dedication having taken place. The half-width for Crismon Rd. remains 40' east of the centerline.
3. In their comments to the applicant, MCDOT is maintaining requirement that the property owner provide the ultimate 55' half-width right-of-way dedication. Condition 'e' will require the ultimate right-of-way dedication within one year or as required by MCDOT.
4. MCDOT also called attention to condition 'g', which required that the property owner improve Crismon Rd. to its ultimate half-width prior to the issuance of the certificate of occupancy. As with the dedication, the required half-street improvements never occurred. However, MCDOT has advised Planning staff that it no longer requires property owners to provide ultimate half-street improvements for projects subject to SUPs. As such, there are no street improvements proposed or required at this time. Furthermore, the site is developed, so there will not be infrastructure permitting that would trigger the requirement for a traffic impact study or statement (TIS). Therefore, staff's recommendation is to delete the condition for street improvements.
5. The SUP amendment will not alter the site layout. The site plan submitted with this application reflects existing site conditions and does not propose any changes to onsite circulation or approved development standards.
6. On that note, however, BOS-approved condition 'h' stipulated that the then-applicant or property owner obtain a variance to memorialize then-proposed setbacks and screening, which were out of compliance with the applicable MCZO standards. The condition further stipulated that if the Board of Adjustment did not approve a variance addressing these standards within 90 days, the applicant would be required to submit a modified site plan showing MCZO requirements met. The Board of Adjustment did approve a variance on November 13, 1996, per case BA96-85. Variance approval established a front yard setback from the ultimate street right-of-way (Crismon Road at a half-width of 55') of 10', where 20' is otherwise the minimum required. Variance approval also established that no solid screen wall is required along the north and east property boundaries.

7. Staff notes that the Planning Division would no longer condition approval of any zoning entitlement upon obtaining a variance and would instead incorporate any modified development standards directly into the recommended conditions. Furthermore, the original parcel upon which the required variances were approved no longer exists (more on this in the following paragraphs), meaning the approved variances have since become void. For these reasons, Planning staff is offering to modify condition 'h' to permanently establish the modified screening and setback standards for the SUP area rather than the underlying parcel (the configuration of which will once again change following dedication of right-of-way). Staff notes that the original purpose of the screening waiver was to allow access to both the RV park and the existing mobile home park to the north from Jones Avenue (more on this in the following paragraphs). Jones Avenue is the only access to Crismon Road for the RV park and was one of two access points to Crismon Road for the mobile home park. Since circa 2021, the mobile home park no longer uses Jones Avenue, and the common property boundary has been landscaped and screened with a chain-link fence.
8. Regarding the parcel boundaries, staff calls attention to the northernmost 60' of the current parcel, which corresponds with the historic right-of-way for Jones Ave., a quarter-section line alignment. Staff research reveals that, in 1996, there were discrepancies between the SUP area described in the published BOS minutes, the area described in the variance report to the BOA, and the then-boundaries of the underlying parcel. These discrepancies were all related to the former right-of-way and the extent to which it was part of the project area.
9. The BOS voted to abandon the right-of-way for Jones Ave. on June 19, 1996, one month before voting to approve the SUP. The published minutes for the July 17, 1996 hearing show that the SUP request was for an area measuring approximately 2.19 acres. This area includes the south half (30') of the former Jones Ave., but not the north half. The minutes for the October 16, 1996 hearing (at which the BOS voted to modify the language in condition 'g') reference the same area. However, the report to the BOA for BA96-85, dated November 13, 1996, references an area of approximately 2.4 acres. This area includes *all* of the former Jones Ave. Complicating this discrepancy was the fact that the parcel boundaries inclusive of the proposed RV park did not include *any* of the Jones Ave. right-of-way. Specifically, the boundaries of Parcel 220-50-001A (which existed from 1996 until 2018) extended only to the south line of Jones Ave. Staff further notes that, while variances are parcel-specific, the report for BA96-85 did not reference a parcel number – only the project area.
10. Further complicating the land area discrepancies were subsequent changes to the legal description in the deed to the subject parcel, which predated changes to the parcel itself. In 2003, a new deed was recorded for APN 220-50-001A. The 2003 deed was recorded with a legal description including all of Jones Ave. with the remainder of the property. However, the assessed area of the parcel did not change until 2018, when the parcel was reassessed to include only the south half of the former Jones Ave., although the deed's legal description continued to include both halves (at this point, the property became APN 220-50-001B). The north half of Jones Ave., staff notes, was assessed as part of APN 220-50-040 (the mobile home park to the north), though it was not included in the legal description in any of the deeds to that parcel going back to 1990. It wasn't until 2021 that a lot split/combination transferred the north half of Jones Ave. from the assessed area of the northerly parcel (which became APN 220-50-040A) to the assessed area of the southerly parcel (which became APN 220-50-001C). Neither of their legal descriptions changed with this split/combination – in fact, it brought the assessed area of both properties into consistency with their long-established legal descriptions.
11. Following is a table summarizing the ownership and assessment history of the former Jones Ave.

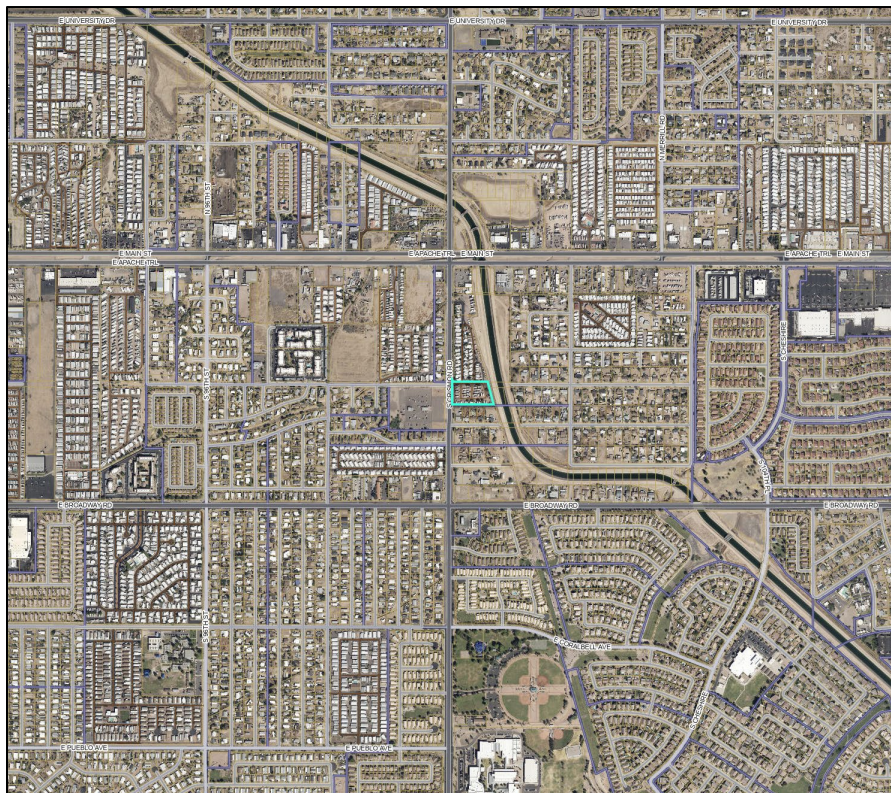
Mobile Home Park (not a part) (Tract C of Desert Village 2) Zoning: R-5	Legal description has never included Jones Ave. Before 2021 – Assessed area included north ½ of Jones. Since 2021 – Assessed area is consistent with deed.
North ½ of Jones Ave. Zoning: R1-8	NOT part of original SUP area for RV park. YES – included in BOA variance report for RV park. 2003 – added to legal description in deed to RV park. Before 2021 – assessed as part of MH park to north. Since 2021 – assessed as part of RV park (220-50-001C).
South ½ of Jones Ave. Zoning: R1-8	YES – part of SUP area for RV park. YES – included in BOA variance report for RV park 2003 – added to legal description in deed to RV park Before 2018 – no APN assigned Since 2018 – assessed as part of RV park (220-50-001B)
RV Park per Z95-52 (Lots 57 & 58 of Desert Village 2) Zoning: R1-8	Total assessed area of 220-50-001A (1996-2018) Pt. of assessed area of 220-50-001B (2018-2021) Pt. of assessed area of 220-50-001C (2021-present)

12. To eliminate any remaining discrepancies going forward, this request for modification of conditions includes a legal description inclusive of both halves of the former Jones Ave. Approval of SU250033 will bring the gross area of the SUP into consistency with both the underlying parcel (APN 220-50-001C) and the legal description in the current deed to the property. Going forward, the only change to the areas of the parcel and the SUP will be right-of-way dedication of the ultimate Crismon Rd. to MCDOT. For this reason, the net area of the SUP excludes this westernmost 15'. Legal descriptions corresponding with both the gross area and the net area of the SUP have been included with the attached site plan.

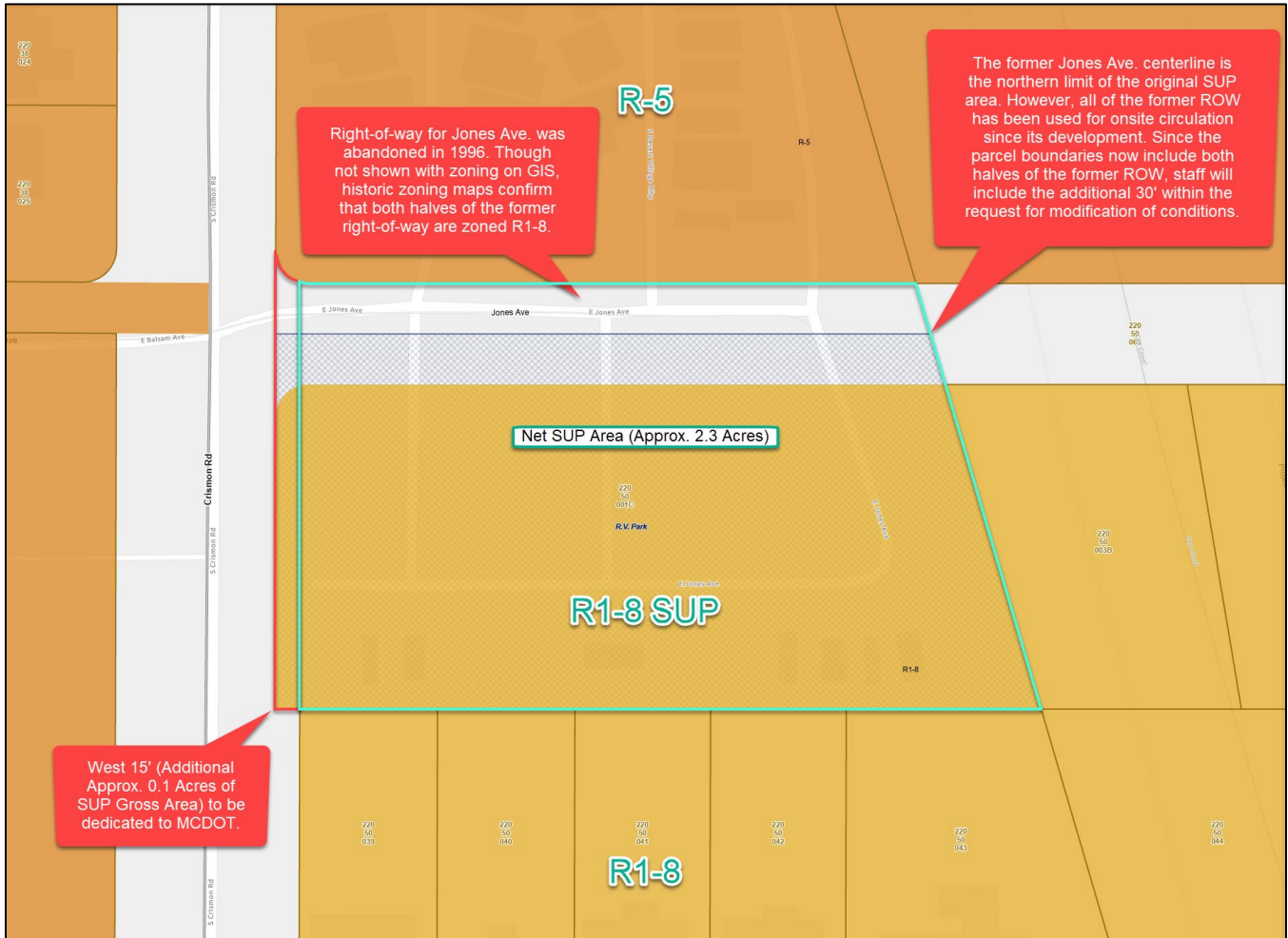
2025 Site Aerial (Net Area in Cyan; Additional Gross Area / Required ROW Dedication in Red)



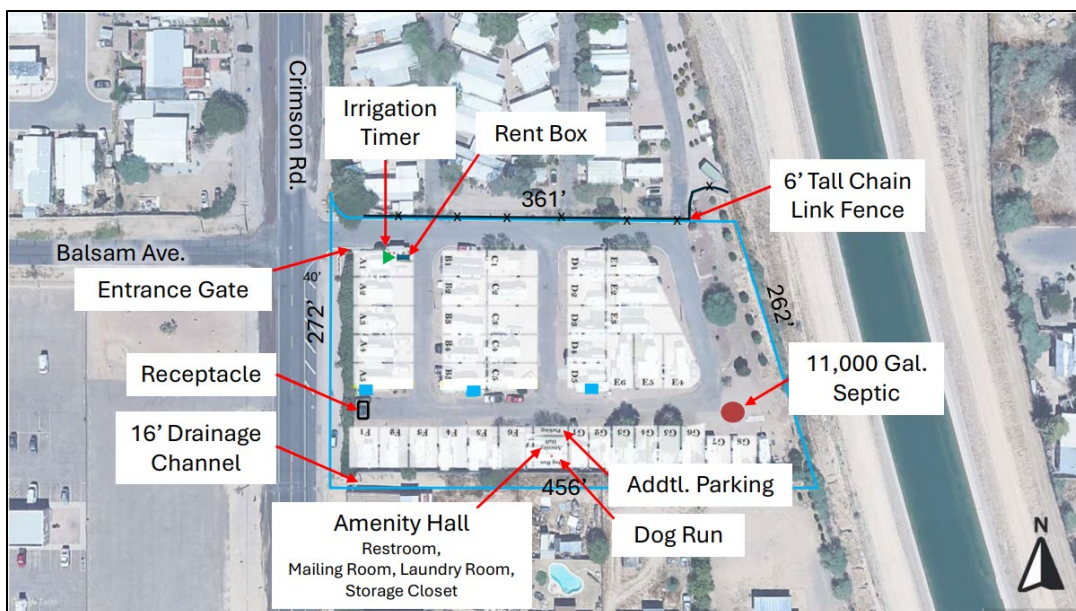
2025 Local Aerial (Gross Area in Cyan)



Zoning District Map



Site Plan Excerpt



Existing On-Site and Adjacent Zoning / Land Use:

- 13. On-site: R1-8 SUP / RV Park
- North: R-5 / Mobile Home Park
- South: R1-8 / Single-Family Residences
- East: R1-8 / CAP Canal, then Single-Family Residences
- West: Crismon Road, then R-5 / CenturyLink Facility

Utilities and Services:

- 14. Water: Well
- Wastewater: Septic
- School District: Mesa Unified School District
- Fire: Rural Metro Fire Department
- Police: Maricopa County Sheriff’s Office

Right-of-Way:

- 15. The following table includes the existing and proposed half-width for the adjacent right-of-way, as well as the future classifications for the corresponding roadway, based upon the Maricopa County Department of Transportation (MCDOT) Transportation System Plan 2040 and Road Information Tool.

Street Name	Half-width Existing R/W	Half-width Proposed R/W	Future Classification
Crismon Road	40'	55'	Principal Arterial

Adopted Plan:

- 16. **Mesa General Plan 2050** (adopted November 5, 2024): Mesa’s general plan assigns the property, as well as the adjacent properties to the north and south between Crismon Road and the CAP canal, a land use category of “Local Employment Center.” The general plan defines these as areas that support a variety of low-intensity business operations that are compatible with residential uses, including offices, medical facilities, research and development centers, and other small-scale employment-focused activities. This is a change from the previous Mesa General Plan 2040, which assigned the property a land use category of “Neighborhood.” Nevertheless, the City of Mesa did not comment on this application. The use of the property is not changing with this application and will remain consistent with the current surrounding land uses.

Public Participation Summary:

- 17. The applicant complied with the requirements of the citizen review process by posting the site and sending notification by first class mail to interested parties and adjacent property owners within 300’ of the site. Two signs were posted onsite in accordance with applicable regulations. To date, staff has not received any public comment, including from Mesa, regarding this case.

Outstanding Concerns from Reviewing Agencies:

- 18. N/A

Staff Analysis:

19. Staff supports the applicant's request for a modification of conditions to the existing SUP. Repealing the existing condition prohibiting park models from the site will not have a measurable impact on neighboring land uses nor onsite circulation. RV parks and mobile home parks, where park models are generally allowed by right (unless explicitly prohibited per stipulation on a case-by-case basis), abound in the east Mesa area. A traditional mobile home park exists immediately north of the subject property. Traditional single-family residences exist immediately to the south. Allowing park models at the subject RV park will not affect the existing transition of land uses. In fact, with or without park models, the existing RV park would remain a significantly less intense land use than the "local employment center" envisioned in the most recent update to the Mesa General Plan.
20. In addition to the modified conditions discussed in the Project Summary, staff proposes some additional modifications (and proposes repealing some conditions altogether) for housekeeping purposes that address typos and remove outdated references and fulfilled requirements. The full list of proposed modifications is provided as follows:
 - a) Development ~~of the site shall be~~ in accordance ~~substantial conformance~~ with the Plan of Development entitled "Desert Village South RV Park," consisting of four sheets, dated February 1, 1996, and stamped received May 22, 1996; **and with the modified Site Plan entitled "201 S. Crismon Road SU250033 SUP Modification of Conditions – Site Plan," consisting of three sheets, stamped received January 15, 2026; except as further modified by the following conditions.**
 - b) ~~Compliance with the provisions in~~ **Development of the site shall be in substantial conformance with** the Narrative Report entitled "Desert Village South RV Park," ~~and dated~~ May 22, 1996; **and with the modified Narrative Report entitled "201 S. Crismon Road Special Use Permit Modification of Conditions Application Narrative," consisting of 10 pages, dated December 11, 2025, and stamped received December 11, 2025; except as further modified by the following conditions.**
 - c) ~~Park models will not be allowed in this R.V. Park.~~ **The following Planning Engineering conditions shall apply:**
 1. **Engineering review of planning and/or zoning cases is for conceptual design only. All development and engineering design shall be in conformance with the Maricopa County Zoning Ordinance; Drainage Policies and Standards; Floodplain Regulations for Maricopa County; MCDOT Roadway Design Manual; and current engineering policies, standards and best practices at the time of application for construction.**
 2. **Detailed Grading and Drainage (Infrastructure) Plans will be required with the submission of building permit(s). Any existing retention must be preserved. The Grading and Drainage Plans must be prepared by a Civil Engineer licensed in the State of Arizona.**
 - d) "No parking" signs **shall** be installed on the interior streets according to MCDOT standards.

- e) ~~Prior to the issuance of any Occupancy Permit, the Department of Planning and Infrastructure Development will inspect the site to verify compliance with 1) all approved plans, 2) acceptance by all appropriate County Departments and 3) all stipulations and/or conditions attached to this Development. No Occupancy Permit shall be issued until the Department of Planning and Development has verified this compliance.~~
- f) ~~Additional dedication~~ **The applicant or property owner(s) shall dedicate additional right-of-way via map of dedication or separate instrument** to provide a total half width of 55 feet for Crismon Road within ~~six (6) months~~ **one (1) year** of the approval of this application by the Board of Supervisors and prior to the issuance of Zoning Clearance. **the modified conditions by the Board of Supervisors, or as required by MCDOT Planning (MCDOTPlanning@maricopa.gov).**
- g) ~~Improvement of Crismon Road (perimeter road) to its ultimate half-width section prior to issuance of a Certificate of Occupancy.~~
- h) ~~Variances for Ordinance setback and screening requirements shall be submitted to and granted by the Board of Adjustment prior to issuance of Zoning Clearance. If variances are not granted within 90 days of Board of Supervisors approval, the applicant shall submit four copies of a revised site plan and narrative which meet all Ordinance requirements.~~ **The following SUP development standards shall apply:**
1. **Travel trailer or RV spaces shall be no closer than 10 feet to perimeter streets.**
 2. **Solid screening shall not be required along the north and east lot lines.**
- i) ~~The applicant shall obtain the necessary Encroachment Permits~~ **permit(s)** from the County Highway Department **MCDOT** for landscaping **the encroachment of an existing sign** in the right-of-way prior to the issuance of a Zoning Clearance. **within one (1) year of the approval of the modified conditions by the Board of Supervisors, or as required by MCDOT Planning (MCDOTPlanning@maricopa.gov).**
- j) ~~Approval of final grading, drainage and paving plans in conjunction with a final drainage report by the Flood Control District prior to the issuance of a Zoning Clearance.~~
- k) ~~Prior to the issuance of any Occupancy Permit, as-built paving and grading plans must be submitted to the Flood Control District along with certification from a registered professional engineer that site improvements were constructed in accordance with the approved plans.~~
- l) ~~The applicant shall submit a written report outlining the status of this development at the end of two (2) years following approval of this request by the Board of Supervisors. The status report shall be reviewed by staff to determine the developments compliance with the approved case. Should staff determine that the case is not in compliance, the Commission shall review the report and may request additional information or take other action as deemed appropriate at that time.~~
- m) Major changes to this Special Use with regard to use and intensity must be processed as a revised application with approval by the Board of Supervisors upon recommendation of the Commission. Minor changes to the Special Use may be administratively approved by the Planning Division of the Department of Planning and Development.

- ~~n) Submittal to and approval by the Planning Division of the Department of Planning and Development of a landscape plan prior to the issuance of Zoning Clearance. This plan shall indicate proposed plant materials, hardscape, walls, berms and method of maintenance according to "Guidelines for Information Required in the Submittal of Landscape Plans."~~
- ~~e) All fire hydrants, as recommended by the Rural Metro Fire Department shall be installed and operational prior to the Approval of an Final Inspection.~~
- p) Noncompliance with the conditions of approval will be treated as a violation in accordance with ~~Article XXIX (Violation and Penalty)~~ **the Maricopa County Zoning Ordinance**. Further, noncompliance of the conditions of approval may be grounds for the Commission to take action in accordance with ~~Article XXVIII, Section 2806 (Conditional Zoning)~~ **the Maricopa County Zoning Ordinance**.
- ~~e) Signs shall be added on-site at Jones and Crismon stating that R.V.s must use Apache Trail.~~

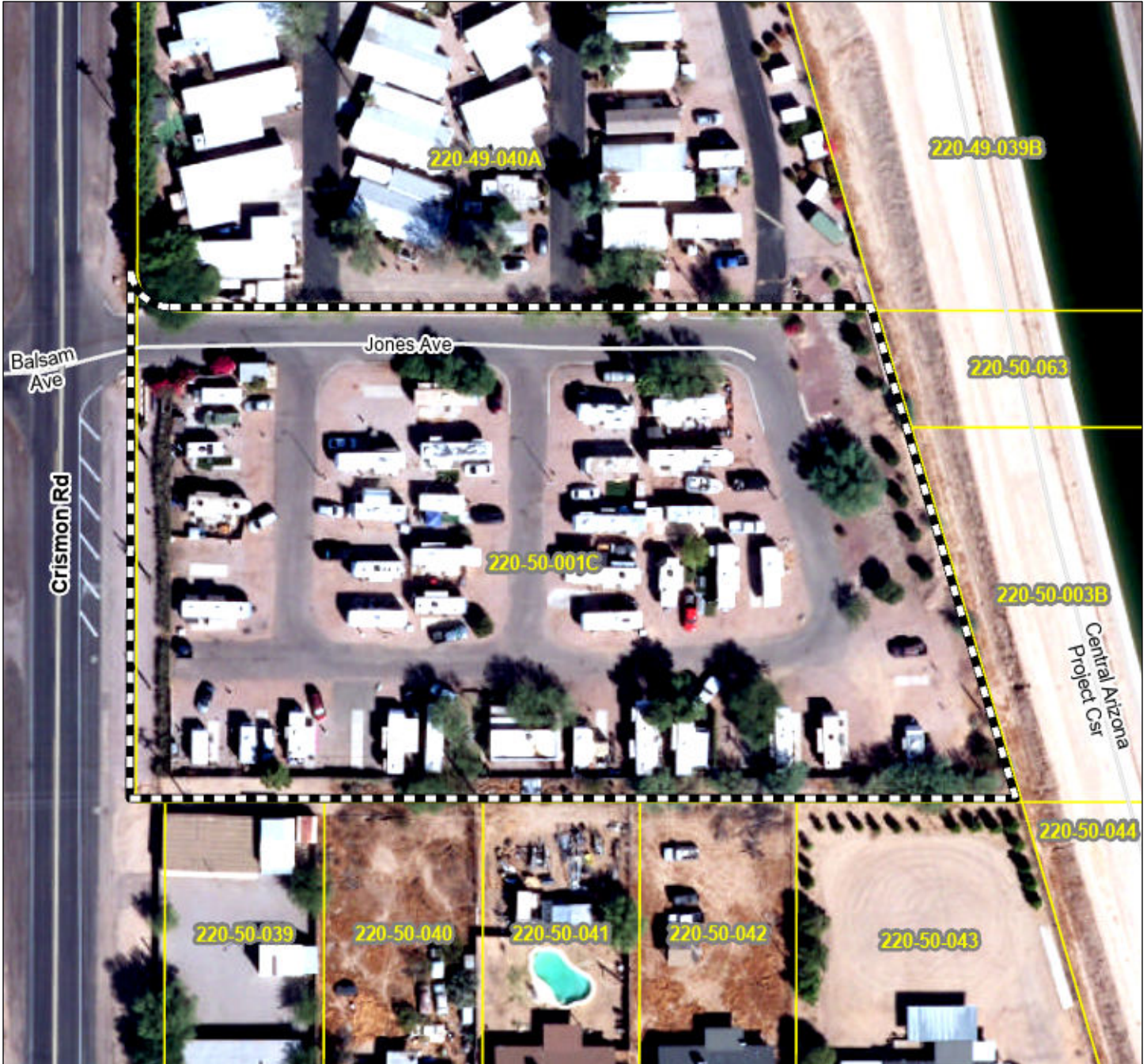
Recommendation:

- 21. Staff recommends the Commission adopt a motion recommending that the Board of Supervisors **approve SU250033** subject to the following conditions 'a' – 'i':
 - a. Development of the site shall be in substantial conformance with the Plan of Development entitled "Desert Village South RV Park," consisting of four sheets, dated February 1, 1996, and stamped received May 22, 1996; and with the modified Site Plan entitled "201 S. Crismon Road SU250033 SUP Modification of Conditions – Site Plan," consisting of three sheets, dated January 15, 2026, and stamped received January 15, 2026; except as further modified by the following conditions.
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 - 1. Travel trailer or RV spaces shall be no closer than 10 feet to perimeter streets.
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- g. The applicant shall obtain the necessary permit(s) from MCDOT for the encroachment of an existing sign in the right-of-way within one (1) year of the approval of the modified conditions by the Board of Supervisors, or as required by MCDOT Planning (MCDOTPlanning@maricopa.gov).
- h. Major changes to this Special Use with regard to use and intensity must be processed as a revised application with approval by the Board of Supervisors upon recommendation of the Commission. Minor changes to the Special Use may be administratively approved by the Planning Division of the Department of Planning and Development.
- i. Noncompliance with the conditions of approval will be treated as a violation in accordance with the Maricopa County Zoning Ordinance. Further, noncompliance of the conditions of approval may be grounds for the Commission to take action in accordance with the Maricopa County Zoning Ordinance.

Presented by: Nick Schlimm, Planner
Reviewed by: Rachel Applegate, Planning Supervisor

Attachments: Case Map (1 page)
Site Plan (3 pages)
Narrative Report (9 pages)
DPR comments (1 page)
MCDOT Planning comments (1 page)



Application Name: 201 S. Crismon Park Model		
Legal Description 1N 7E 23		
Applicant Brian Vaccaro	Applicant Phone/Email 6022564417	SU250033
Case Address 201 S CRISMON RD MESA, AZ 85208	Parcel Primary: 220-50-001C	
Generated January 20, 2026 2:40 PM	Gross Acres: 2 approx.	Map scale 1:1,127

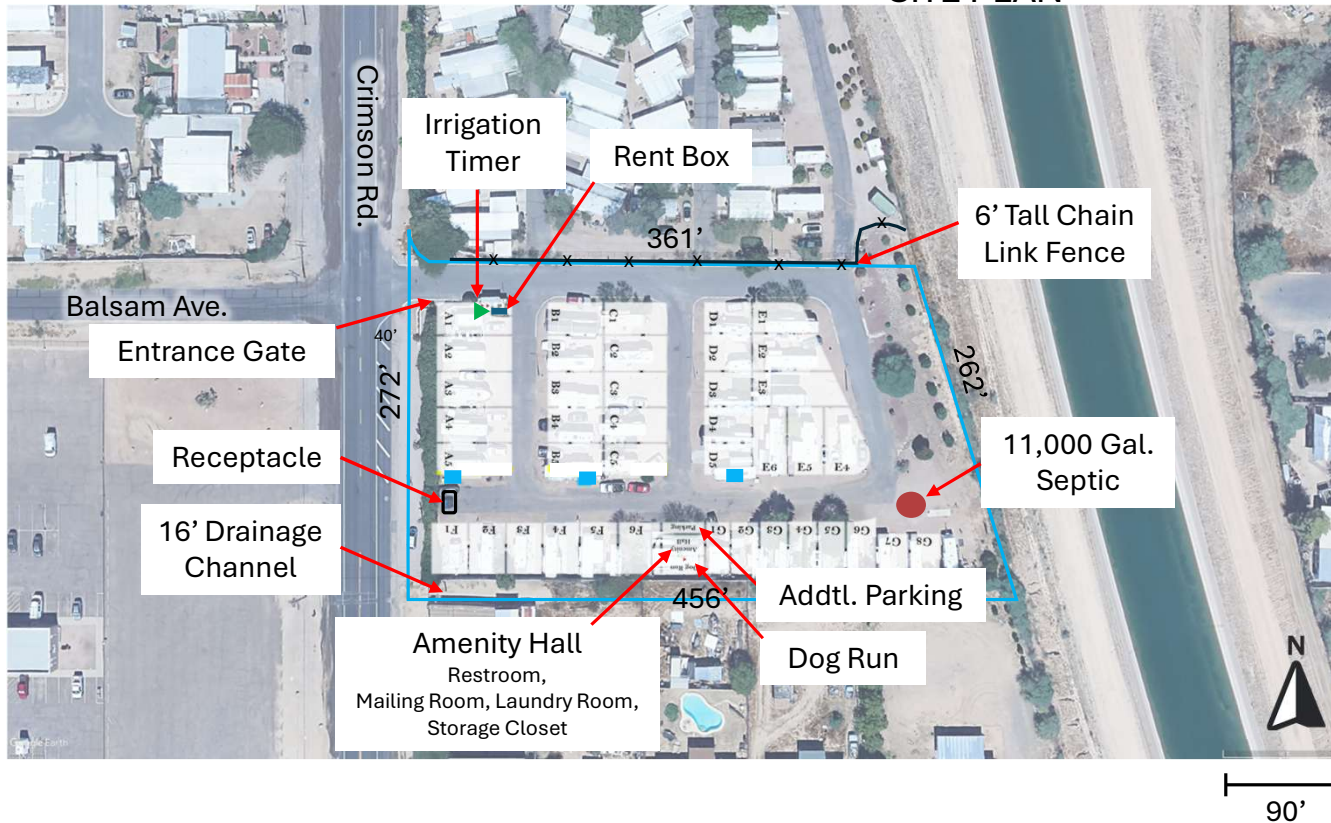
Supervisor District No.2

Modify Conditions of Approval to allow Park Models to existing RV Park



201 S. Crismon Road
 SU250033
 SUP Modification of Conditions

SITE PLAN



Address: 201 S. Crismon Rd.
APN: 220-50-001C
Size: 2.42 gross acres
 2.33 net acres
Zoning: R1-8 SUP for RV Park
 (Z 95-52)

- SUP Development Standards**
1. Front Yard Setback- 10'
 2. No solid screen wall required along east and north property lines

LEGAL DESCRIPTION
GROSS AREA

PARCEL 1

LOTS 57 AND 58, OF DESERT VILLAGE NO. 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA RECORDED IN BOOK 77 OF MAPS, PAGE 25.

PARCEL 2

THAT PART OF JONES AVENUE RIGHT-OF-WAY SHOWN ON THE PLAT OF DESERT VILLAGE NO.2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA RECORDED IN BOOK 77 OF MAPS, PAGE 25, AND AS ABANDONED BY COUNTY OF MARICOPA ROAD ABANDONMENT (ROAD FILE 4910), RECORDED JULY 1, 1996 IN DOCUMENT NO. 1996-466099, DESCRIBED AS FOLLOWS:

JONES AVENUE FROM THE EASTERLY RIGHT-OF-WAY LINE OF CRISMON ROAD, EASTERLY TO THE CENTRAL ARIZONA PROJECT CANAL.

LEGAL DESCRIPTION
NET AREA

PARCEL 1

LOTS 57 AND 58, OF DESERT VILLAGE NO. 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA RECORDED IN BOOK 77 OF MAPS, PAGE 25.

PARCEL 2

THAT PART OF JONES AVENUE RIGHT-OF-WAY SHOWN ON THE PLAT OF DESERT VILLAGE NO.2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA RECORDED IN BOOK 77 OF MAPS, PAGE 25, AND AS ABANDONED BY COUNTY OF MARICOPA ROAD ABANDONMENT (ROAD FILE 4910), RECORDED JULY 1, 1996 IN DOCUMENT NO. 1996-466099, DESCRIBED AS FOLLOWS:

JONES AVENUE FROM THE EASTERLY RIGHT-OF-WAY LINE OF CRISMON ROAD, EASTERLY TO THE CENTRAL ARIZONA PROJECT CANAL;

EXCEPT FOR THE WEST 15 FEET OF PARCEL 1 AND PARCEL 2.

**201 S. Crismon Road
Special Use Permit
Modification of Conditions Application Narrative**



Maricopa County Planning Case No. SU250033
SEC of Crismon Rd. & Balsam Ave. in the east Mesa area

3RD Submittal: February 24, 2026

Prepared by:
Gammage & Burnham, P.L.C.
Ashley Z. Marsh / Brian C. Vaccaro

602.256.0566 | amarsh@gblaw.com / bvaccaro@gblaw.com

I. INTRODUCTION

201 S. Crismon LLC is the owner of the approximate 2.33 net acres of property generally located at the southeast corner of the Balsam Avenue and Crismon Road in unincorporated Maricopa County, within the City of Mesa planning boundaries (“Property”). The Property is currently comprised of one (1) parcel zoned R1-8 with a Special Use Permit (“SUP”) for a RV park.

II. PURPOSE OF REQUEST

On July 17, 1996, the Board of Supervisors approved Z 95-52, a Special Use Permit (“SUP”), to allow for an RV park in R1-8 on the Property.

The site was developed in 1997 and has been in operation for 28 years. The Property has new ownership, and the current owner would like to make an improvement to the Property, by allowing park models, which will modernize and enhance the dated RV park. The current owner is an experienced RV park operator, having successfully owned and managed two other RV parks in the East Valley since 2018. This background ensures that the proposed addition of park models will be carried out with a strong understanding of RV park operations.

The primary focus of this request is the **removal of Stipulation c**, which currently prohibits park models within the RV park. In the Maricopa County Zoning Ordinance, park models are permitted by right in RV parks and are recognized as compatible, movable dwelling units for long-term renters. If not for this outdated stipulation from 1996, park models would already be allowed on-site.

In addition, the request includes the **modification of Stipulations a and b**, which require development to conform to a 1996 Plan of Development and Narrative Report. Because the applicant is updating the use to allow park models, these stipulations must be modified to reference the new materials submitted as part of this request. Additional modifications/repeals are further detailed in the Narrative.

This targeted set of changes will allow the park to modernize its operations and improve its housing offerings while remaining consistent with County zoning standards and best practices. No other changes to operations are proposed.

III. DESCRIPTION OF PROPOSAL

Since receiving Special Use Permit approval in 1996 and subsequent development in 1997, the RV park at 201 S. Crismon Road has operated successfully for nearly three decades. Over that time, the park has served a mix of seasonal and long-term renters, providing safe and affordable housing options in this portion of the County.

The owner is now requesting to modify Stipulation c of the Special Use Permit case, Z 95-52, which currently prohibits the use of park models within the RV park. This request is not due to any change in County policy or concern about potential impacts from park models, but rather to remove a site-specific restriction that is now outdated after nearly three decades of successful operation.

Under today's Maricopa County Zoning Ordinance, park models are permitted by right within RV parks, recognizing their compatibility and growing role in modern RV communities. If not for the 1996 stipulation specific to the Property, the applicant would already be allowed to place park models on the Property without the need for a new request.

The primary focus of this application is the **removal of Stipulation c**, which prohibits park models. Park models are recognized as a permitted use within RV parks under the current Maricopa County Zoning Ordinance. They remain movable, are not permanently affixed to the ground, and are regulated as RVs at the federal, state, and County levels.

Importantly, since the park's establishment in 1997, there have been no known code enforcement issues or complaints related to its operation. Allowing park models at this time is not anticipated to generate any adverse impacts on surrounding properties or the County at large. Instead, this modification will enable the park to continue offering well-managed, desirable housing options while adapting to the preferences of today's renters.



The **modification of Stipulations a and b** allows the site to move forward without being tethered to outdated plans. Updating the entitlements will better reflect the site's long-standing operation and allow more flexible but appropriate updates that are consistent within the County. A full list of modifications and repeals addressing completed conditions are included in Section IV of the Narrative and have been worked on by Maricopa County Planning and Development and the applicant.

Again, no operational changes are proposed to the "Property."

IV. STIPULATIONS

Proposed Modifications (As Modified Per This Request)

Below are the **proposed modifications**:

- a) Development **of the site shall be** in accordance ~~substantial conformance~~ with the Plan of Development entitled “Desert Village South RV Park,” consisting of four sheets, dated February 1, 1996, and stamped received May 22, 1996; **and with the modified Site Plan entitled “201 S. Crismon Road SU250033 SUP Modification of Conditions – Site Plan,” consisting of three sheets, stamped received January 15, 2026; except as further modified by the following conditions.**
- b) ~~Compliance with the provisions in~~ **Development of the site shall be in substantial conformance with** the Narrative Report entitled “Desert Village South RV Park,” ~~and dated May 22, 1996;~~ **and with the modified Narrative Report entitled “201 S. Crismon Road Special Use Permit Modification of Conditions Application Narrative,” consisting of 10 pages, dated December 11, 2025, and stamped received December 11, 2025; except as further modified by the following conditions.**
- c) ~~Park models will not be allowed in this R.V. Park.~~ **The following Planning Engineering conditions shall apply:**
 1. **Engineering review of planning and/or zoning cases is for conceptual design only. All development and engineering design shall be in conformance with the Maricopa County Zoning Ordinance; Drainage Policies and Standards; Floodplain Regulations for Maricopa County; MCDOT Roadway Design Manual; and current engineering policies, standards and best practices at the time of application for construction.**
 2. **Detailed Grading and Drainage (Infrastructure) Plans will be required with the submission of building permit(s). Any existing retention must be preserved. The Grading and Drainage Plans must be prepared by a Civil Engineer licensed in the State of Arizona.**
- d) **“No parking” signs shall** be installed on the interior streets according to MCDOT standards.
- e) ~~Prior to the issuance of any Occupancy Permit, the Department of Planning and Infrastructure Development will inspect the site to verify compliance with~~

~~1) all approved plans, 2) acceptance by all appropriate County Departments and 3) all stipulations and/or conditions attached to this Development. No Occupancy Permit shall be issued until the Department of Planning and Development has verified this compliance.~~

- f) ~~Additional dedication~~ **The applicant or property owner(s) shall dedicate additional right-of-way via map of dedication or separate instrument** to provide a total half width of 55 feet for Crismon Road within ~~six (6) months~~ **one (1) year** of the approval of this application by the Board of Supervisors and prior to the issuance of Zoning Clearance. **the modified conditions by the Board of Supervisors, or as required by MCDOT Planning (MCDOTPlanning@maricopa.gov).**
- g) ~~Improvement of Crismon Road (perimeter road) to its ultimate half-width section prior to issuance of a Certificate of Occupancy.~~
- h) ~~Variances for Ordinance setback and screening requirements shall be submitted to and granted by the Board of Adjustment prior to issuance of Zoning Clearance. If variances are not granted within 90 days of Board of Supervisors approval, the applicant shall submit four copies of a revised site plan and narrative which meet all Ordinance requirements.~~ **The following SUP development standards shall apply:**
1. **Travel trailer or RV spaces shall be no closer than 10 feet to perimeter streets.**
 2. **Solid screening shall not be required along the north and east lot lines.**
- i) ~~The applicant shall obtain the necessary Encroachment Permits~~ **permit(s)** from the County Highway Department **MCDOT** for landscaping ~~the encroachment of an existing sign~~ in the right-of-way prior to the issuance of a Zoning Clearance. **within one (1) year of the approval of the modified conditions by the Board of Supervisors, or as required by MCDOT Planning (MCDOTPlanning@maricopa.gov).**
- j) ~~Approval of final grading, drainage and paving plans in conjunction with a final drainage report by the Flood Control District prior to the issuance of a Zoning Clearance.~~
- k) ~~Prior to the issuance of any Occupancy Permit, as-built paving and grading plans must be submitted to the Flood Control District along with certification from a registered professional engineer that site improvements were constructed in accordance with the approved plans.~~
- l) ~~The applicant shall submit a written report outlining the status of this development at the end of two (2) years following approval of this request by the Board of Supervisors. The status report shall be reviewed by staff to determine the developments compliance with the approved case. Should~~

~~staff determine that the case is not in compliance, the Commission shall review the report and may request additional information or take other action as deemed appropriate at that time.~~

- m) Major changes to this Special Use with regard to use and intensity must be processed as a revised application with approval by the Board of Supervisors upon recommendation of the Commission. Minor changes to the Special Use may be administratively approved by the Planning Division of the Department of Planning and Development.
- ~~n) Submittal to and approval by the Planning Division of the Department of Planning and Development of a landscape plan prior to the issuance of Zoning Clearance. This plan shall indicate proposed plant materials, hardscape, walls, berms and method of maintenance according to "Guidelines for Information Required in the Submittal of Landscape Plans."~~
- ~~o) All fire hydrants, as recommended by the Rural Metro Fire Department shall be installed and operational prior to the Approval of an Final Inspection.~~
- p) Noncompliance with the conditions of approval will be treated as a violation in accordance with ~~Article XXIX (Violation and Penalty)~~ **the Maricopa County Zoning Ordinance**. Further, noncompliance of the conditions of approval may be grounds for the Commission to take action in accordance with Article XXVIII, Section 2806 (Conditional Zoning) **the Maricopa County Zoning Ordinance**.
- ~~q) Signs shall be added on-site at Jones and Crismon stating that R.V.s must use Apache Trail.~~

Final Language

The applicant and Maricopa County Planning and Development have worked to modify and repeal outdated and fulfilled conditions. Below are the **final conditions**:

- a) Development of the site shall be in substantial conformance with the Plan of Development entitled "Desert Village South RV Park," consisting of four sheets, dated February 1, 1996, and stamped received May 22, 1996; and with the modified Site Plan entitled "201 S. Crismon Road SU250033 SUP Modification of Conditions – Site Plan," consisting of three sheets, stamped received January 15, 2026; except as further modified by the following conditions.
- b) Development of the site shall be in substantial conformance with the Narrative Report entitled "Desert Village South RV Park," dated May 22, 1996; and with the modified Narrative Report entitled "201 S. Crismon Road Special Use Permit Modification of Conditions Application Narrative," consisting of __ pages, dated February __, 2026, and stamped received February __, 2026; except as further modified by the following conditions.

- c) The following Planning Engineering Conditions shall apply:
- d) Engineering review of planning and/or zoning cases is for conceptual design only. All development and engineering design shall be in conformance with the Maricopa County Zoning Ordinance; Drainage Policies and Standards; Floodplain Regulations for Maricopa County; MCDOT Roadway Design Manual; and current engineering policies, standards and best practices at the time of application for construction.
- e) Detailed Grading and Drainage (Infrastructure) Plans will be required with the submission of building permit(s). Any existing retention must be preserved. The Grading and Drainage Plans must be prepared by a Civil Engineer licensed in the State of Arizona.
- f) “No parking” signs shall be installed on the interior streets according to MCDOT standards.
- g) The applicant or property owner(s) shall dedicate additional right-of-way via map of dedication or separate instrument to provide a total half width of 55 feet for Crismon Road within one (1) year of the approval of the modified conditions by the Board of Supervisors, or as required by MCDOT Planning (MCDOTPlanning@maricopa.gov).
- h) The following SUP development standards shall apply:
 - i) Travel trailer or RV spaces shall be no closer than 10 feet to perimeter streets.
 - j) Solid screening shall not be required along the north and east lot lines.
 - k) The applicant shall obtain the necessary permit(s) from MCDOT for the encroachment of an existing sign in the right-of-way within one (1) year of the approval of the modified conditions by the Board of Supervisors, or as required by MCDOT Planning (MCDOTPlanning@maricopa.gov).
 - l) Major changes to this Special Use with regard to use and intensity must be processed as a revised application with approval by the Board of Supervisors upon recommendation of the Commission. Minor changes to the Special Use may be administratively approved by the Planning Division of the Department of Planning and Development.
 - m) Noncompliance with the conditions of approval will be treated as a violation in accordance with the Maricopa County Zoning Ordinance. Further, noncompliance of the conditions of approval may be grounds for the Commission to take action in accordance with the Maricopa County Zoning Ordinance.

V. RELATIONSHIP TO SURROUNDING PROPERTIES

The site has been adjacent to the uses listed for decades with no issues and we anticipate the same once park models are allowed onsite.

North- Maricopa County, R-5, RV Park

South- Maricopa County, R1-8, Single-Family Residential

East- Maricopa County CAP Canal

West- Maricopa County, R-5, CenturyLink

VI. LOCATION AND ACCESSIBILITY

The “Property” is accessible off Crismon Road which is an arterial. It has one ingress/egress on the northern portion of the site. Crismon Road can be accessed off Main Street to the north, Broadway Road to the South and Balsam Avenue to the west. Jones Avenue once ran east on the street but was abandoned and is now a private road for the “Property.”

VII. CIRCULATION SYSTEM

As mentioned above, the site has one ingress and egress from Crismon Road. Circulation within the “Property” consists of a loop system that allows multiple vehicles maneuver onsite at the same time. It is common to back up your camper, RV, trailer, 5th wheeler, etc. to the assigned space.

VIII. DEVELOPMENT SCHEDULE

No phasing of development is required for the RV park as the “Property” is already fully constructed.

IX. COMMUNITY FACILITIES AND SERVICES

Skyline Park- 0.6 miles

Skyline High School- 0.8 miles

104th Place Park- 1.0 miles

Stevenson Elementary School- 1.3 miles

Patterson Elementary School- 1.3 miles

Fire Station- 1.4 miles

Church- 1.7 miles

Oasis Community Park- 1.8 miles

Church- 1.8 miles

HonorHealth Mountain Vista Medical Center- 1.9 miles

Church- 2.2 miles

X. PUBLIC UTILITIES AND SERVICES

Refuse- Waste Connections of Arizona

Sewer- Septic

Water- City of Mesa

Police- Maricopa County Sheriff's Office

Cable/Internet- CenturyLink

Fire- Rural Metro Fire Department

XI. CONCLUSION

Note: - Stipulations a and b have been updated to reflect the new Plan of Development and Narrative Report submitted with this request.

- The prohibited "Park Models" language has been removed.

- Additional modifications and repealing of language provide a clean set of conditions moving forward.

This application respectfully requests the modification of conditions of SUP Z-95-52 to allow park models on site. These changes are intended to align the Property's entitlements with current operational needs and while maintaining consistency with County requirements. For these reasons, we respectfully request approval of this application and look forward to continuing to operate and enhance this long-standing community asset in a manner that complies with modern expectations.

Zachary Kobza, P.E.
Planning & Development
301 W. Jefferson St., Suite 170
Phoenix, Arizona 85003
Phone: (602) 723-5248
Fax: (602) 506-8762
www.maricopa.gov/planning
Email address:
Zachary.Kobza@maricopa.gov

Date: January 5, 2026

Memo To: Darren Gerard, AICP, Planning Manager, Department of Planning & Development

Attn: Nicholas Schlimm, Planner, Planning & Development Services

cc: Bob Fedorka, PE, Engineering Manager, Planning & Development

From: Zachary Kobza, PE, Senior Plans Examiner Engineer, Planning & Development

Subject: SU250033 – Modify Conditions of Approval to allow Park Models to existing RV Park

APN(s): 220-50-001C

Engineering Review has reviewed the first plan and report routed for review on 12/12/2025, for the subject application and has no objections:

The following stipulations will apply:

1. Engineering review of planning and/or zoning cases is for conceptual design only. All development and engineering design shall be in conformance with Section 1205 of the Maricopa County Zoning Ordinance; Drainage Policies and Standards; Floodplain Regulations for Maricopa County; MCDOT Roadway Design Manual; and current engineering policies, standards and best practices at the time of application for construction.
2. Detailed Grading and Drainage (Infrastructure) Plans will be required with the submission of building permit(s). Any existing retention must be preserved. The Grading and Drainage Plans must be prepared by a Civil Engineer licensed in the State of Arizona.

Please contact me with any questions.



MCDOT Planning TAC Comments

Date: 10/7/2025

TAC Assigned Number: SU250033

APN: 220-50-001C

Description of Request: SUP Modifications of Conditions to allow park models at an existing RV park

Project Name: 201 S. Crismon Park Model

Reviewer Contact Information

For any questions related to the comments herein please contact MCDOTPlanning@maricopa.gov or 602-506-7223.

1st Submittal Comments

- Crismon Road is classified as an urban minor arterial requiring fee dedication of a 55-foot half street from the section line per the Maricopa County Zoning Ordinance Section 1104.
 - Applicant is required to provide, at applicant's expense, an American Land Title Association("ALTA") Owner's Policy of Title Insurance showing title vested in Maricopa County, a political subdivision of the State of Arizona.
 - It is the developer's responsibility to determine if the existing right of way is fee simple, if it is not then the developer will need to provide the right of way in said form.
- Any additional dedication and offsite improvement requirements will be determined by MCDOT Traffic based on a submitted TIA/TIS.
 - TIA/TIS to be submitted to MCDOT via Permit Center at <https://maricopacountyaz-energovweb.tylerhost.net/apps/selfservice#/home>.
 - If a TIA/TIS has been previously submitted, approval is valid for one year. If review for construction is not underway within this time period, MCDOT may request an updated traffic report to assess any changes in condition.
- The above comments do not include identification of utilities or underground facilities within or adjacent to the required right-of-way that may have prior rights and/or require relocation.

