

Citizen Participation Plan for Gurczak Luxury Development – 16865 E Parkview Ave - Special Use Permit

Date: 2-2-2026

Purpose: The purpose of this Citizen Participation Plan is to inform citizens, property owners, and nearby neighborhood associations of the special use permit application for a new mixed-use development. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Applicant:

Gurczak Luxury Development LLC
P.O. Box 20256
Fountain Hills, AZ 85268
(480) 272-1308
Email: John.Gurczak@gmail.com

Location: The property being considered for this SUP is located in Tract 208, near the corner of Saguaro Blvd & Parkview Ave.

Action Plan: In order to provide effective citizen participation in conjunction with this application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts of the development that members of the community may have.

1. A contact list will be developed for citizens and HOA's within 300' of the project location.
2. All persons listed on the contact list will receive a letter describing the project, project Schedule & Site plan. Citizens will be provided with contact information on where to send letters/emails with their questions/concerns. The letters/emails received will be submitted with the Citizen Participation Report to the Town.
3. Presentations will be made to groups of citizens or neighborhood associations upon request. Copies of the sign-in list and any comments will be submitted with the Citizen Participation Report.
4. An email will be sent to the case planner following each milestone, and at any other time there is significant input, to inform the staff of the progress of implementing the Plan.

Schedule:

Mail letters by February 13th, 2026