



Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

701 N 7th Street, Suite 423
Kansas City, Kansas 66101
www.wycokck.org/planning

Phone: (913) 573-5750
Fax: (913) 573-5796
Email: planninginfo@wycokck.org

To: City Planning Commission
From: Planning and Urban Design Staff
Date: February 14, 2022
Re: **Special Use Permit Petition SP2021-083**

GENERAL INFORMATION

Applicant:

Aurelio & Maria Navarez

Status of Applicant:

Owner
El Parasio Night Club and Restaurant
6550 Kaw Drive
Kansas City, KS 66111

Requested Action:

Renewal of a Special Use Permit.

Date of Application:

November 29, 2021

Purpose:

To renew a Special Use Permit (expired 10/27/2021) to allow live entertainment at an existing drinking establishment and restaurant.

Property Location:

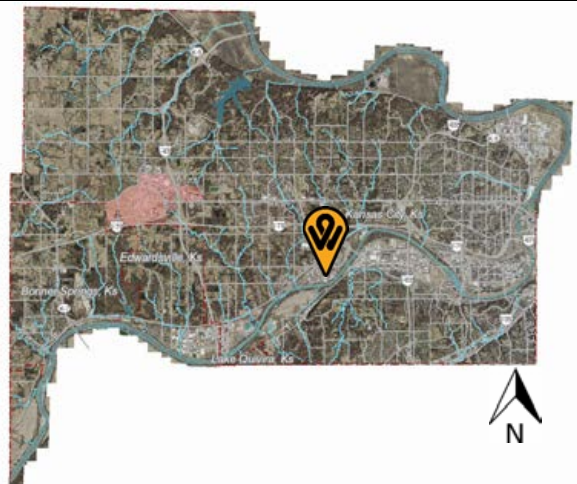
6550 Kaw Drive
Kansas City, KS 66111

Commission Districts:

Commissioner At-Large #1: Melissa Bynum
District #8 Commissioner: Andrew Davis

Existing Zoning:

M-2 General Industrial District



Adjacent Zoning:	<p>North: M-2 General Industrial District</p> <p>South: M-2 General Industrial and M-3 Heavy Industrial Districts</p> <p>East: M-2 General Industrial District</p> <p>West: M-2 General Industrial District</p>
Adjacent Uses:	<p>North: Industrial warehouse</p> <p>South: Industrial warehouse and railroad right-of-way</p> <p>East: Commercial strip</p> <p>West: Auto repair and sales</p>
Total Tract Size:	0.89 Acre
Master Plan Designation:	The City-Wide Master Plan designates this property as a Business Park. Business Park allows light industrial uses such as warehouse, distribution, office and limited retail and office (compatible with light industrial uses). Light industries are small-scale and non-polluting. Other uses may include business/research parks and medical facilities.
Major Street Plan:	The City-Wide Master Plan classifies Kaw Drive as a Class A thoroughfare.
Parking Requirement:	<p>The M-2 General Industrial District requires commercial uses within the district to use the C-3 District requirements. The C-3 Commercial District requires paved off-street parking at a ratio of not less than four spaces per 1,000 square feet of floor area in the building. Section 27-667 of the Code of Ordinances requires drinking establishments with live entertainment to have one (1) space for each 50 square feet of seating or assembly area plus one space for each remaining 200 square feet of total floor area.</p> <p>Overall, El Parasio is responsible for providing 40 parking spaces; There is plenty room on the lot for these spaces, however, no spaces are currently marked.</p>
Advertisement:	<u>The Wyandotte Echo</u> – December 16, 2021 Letters to Property Owner – December 14, 2021 and February 10, 2022
Public Hearing:	February 14, 2022
Public Support:	None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicants, Auerlio and Maria Navarez, are requesting a renewal of Special Use Permit (SP-2016-79) for a drinking establishment, restaurant, and live entertainment venue at 6550 Kaw Drive. This property was approved for Special Use Permit (SP-2009-36) to operate a drinking establishment, in 2009 and was renewed in 2012 and 2014 for two (2) years and then again in 2016 for five (5) years.

City Ordinance Requirements: 27-592 through 27-606

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. The applicant has had multiple police service calls since the last renewal of their Special Use Permit. These calls include calls for theft, battery, robbery, and damage.
2. 2021 - Case 2021-00058288 – Aggravated Robbery with bodily harm.
3. 2021 - Case 2021-00023695 – Theft of property or services; Value \$1,500 to \$25,000.
4. 2017 – Case 2017-00124021 – Aggravated Battery.
5. 2016 – Case 2016-00054839 – Criminal Damage.

Building, Zoning, or Code Enforcement Complaints:

1. There are no outstanding Notice of Violations on this property. The property has previously been cited by Code Enforcement twice in 2008 for Graffiti. These citations occurred before Mr. and Mrs. Navarez owned the property.

Outstanding or Related Permits and Cases:

1. The applicant has only received one (1) building permit since purchasing the property; The permit was for the installation for a hot water tank.
2. 2010 – 10390-00440 – The applicant received a permit to install a hot water tank.

FACTORS TO BE CONSIDERED

1. *The Character of the Neighborhood.*

The character of the neighborhood is comprised of industrial uses and commercial businesses. Kaw Drive is one of the major east/west commercial thoroughfares in the Muncie area. It is a mixed-use, urban neighborhood with commercial and industrial uses along Kaw Drive with residential uses to the north and the Kansas River to the south.

2. *The zoning and uses of properties nearby and the proposed use's expected compatibility with them.*

The zoning and uses of property are set out above. The continuation of the proposed use is relatively compatible with the surrounding uses considering the nature of the businesses directly adjacent to this establishment. Drinking establishments are permitted in the M-2 District with a Special Use Permit.

3. *The suitability of the property for the uses to which it has been restricted. Will removal of the restrictions detrimentally affect nearby property.*

The removal of the restrictions will not detrimentally affect nearby properties if the conditions are adhered to. A drinking establishment is a permitted use per the M-2 General Industrial District with a Special Use Permit, and the establishment is surrounded by many higher-intensity uses.

4. *The length of time the property has remained vacant as zoned.*

The property is not vacant, it has been an active restaurant and drinking establishment with live entertainment since 2009.

5. *The degree of conformance of the proposed use to the Master Plan.*

The City-Wide Master Plan does not address Special Use Permits. The City-Wide Master Plan designates this property as a Business Park. Business Park allows light industrial uses such as warehouse, distribution, office and limited retail and office (compatible with light industrial uses). Light industries are small-scale and non-polluting. Other uses may include business/research parks and medical facilities. The proposed use conforms to the Master Plan with a Special Use Permit.

6. *Whether the proposed use will result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.*

The proposed use should not result in an increase in traffic as this is an existing use. The vehicular traffic created by this existing use is not expected to result in the increase of traffic to the point where it would exceed the capacity of the Class A thoroughfare.

7. Whether the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.

The proposed use is not reasonably necessary for the convenience and welfare of the public as it is not a public good. The proposed use also has the possibility to affect the quality and marketability of adjoining and surrounding properties due to noise, vibration and illumination from live entertainment. This should not be a concern since the surrounding properties are industrial in nature.

8. Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.

Noise, vibration, and illumination are typical issues for this type of use. While this is not expected to be a concern, since the surrounding uses are industrial in nature, these issues should still be properly managed.

9. Whether the proposed use will pollute the air, land or water.

The proposed use would not pollute air, land, or water as it is located in an existing building, in a built-out industrial area.

10. Whether the use would damage or destroy an irreplaceable natural resource.

The proposed use should not result in the damage or destruction of an irreplaceable natural resource as it is located in an existing, built-out commercial, industrial and residential area.

11. The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.

The gain to the public health, safety and welfare would be minimal. A denial of this application would cause the business owner to have to find a new location for their business.

12. Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.

The proposed use should not result in the overcrowding of land if it is properly managed and operates within the required conditions. The parking of cars on site may become an issue if not managed properly. The proposed use should not cause undue concentrations of population so long as the building's capacity limits are met, along with any additional conditions.

PREVIOUS ACTIONS

Approval of a Special Use Permit (#SP-2009-36) in 2009 for two (2) years.
Approval of a Special Use Permit (#SP-2012-39) in 2012 for two (2) years.
Approval of a Special Use Permit (#SP-2014-68) in 2014 for two (2) years.
Approval of a Special Use Permit (#SP-2016-79) in 2016 for five (5) years.

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on December 27, 2021 at 6550 Kaw Drive.

Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant (see the "Attachments" section of this report).

KEY ISSUES

Noise
Vibration
Illumination
Safety
Parking Lot Conditions
Signage

STAFF COMMENTS AND SUGGESTIONS

Planning & Urban Design Comments:

1. Provide updated site photos for the following;
 - a. Condition of the Building Exterior;
 - b. Condition and location of trash enclosure; and,
 - c. Screening Elements from adjacent properties.

Staff Response: Please see attached photos provided by staff, dated December 13, 2021 for the most accurate representation of the site.

2. Provide an updated site plan that shows the following:
 - a. Two trees to meet the minimum landscaping requirements;
 - b. Required screening elements for the parking lot, such as fencing, trees, shrubs, or other screening elements;
 - c. Location of Trash enclosure; and,
 - d. Location of any additional on-site landscaping or waste receptacles.

Applicant Response: Please see attached site plan.

Staff Response: The attached site plan omits the trash enclosure; The current trash can is located to the east of the structure, on the adjacent parcel, also owned by the applicant.

3. Have there been any police calls, issues with neighbors, or other disturbances in the past five (5) years since approval of the Special Use Permit (SP-2016-79) for live entertainment.

Applicant Response: Other than the noted disturbances, there have been no additional police calls or issues since the last renewal.

4. Safety and Security

- a. Please provide a security plan documenting how this establishment will ensure safety and security of the patrons, adjacent property owners, and the overall public.

Applicant Response: The applicant states that they employ two (2) guards on evenings where they have live-entertainment or large turn-out. The applicant stated however that they do not currently use an ID scanner. The applicant will be required to use an ID scanner pending approval of this Special Use Permit.

Staff Response #1: Please see attached security plan.

Staff Response #2: Major Raymond Nunez of the Kansas City, Kansas Police Department reviewed the security plan for El Parasio. Major Nunez recommended that if the club serves over 30 patrons, that the club should have additional security staff inside the building, and if the club serves over 80 patrons, that the club would be required to have additional interior security staff, as well as one off-duty police office on the exterior of the club.

In addition to that, Major Nunez recommends two (2) additional security cameras on the front of the building to monitor patrons that are coming and going, and one camera at the exit of the parking lot to capture license plates.

5. Are there any plans to repave the parking lot and apply stripes for parking spaces? If so, this parking shall include parking spaces that follow the proper Americans with Disabilities Act (ADA) requirements.

Applicant Response: The applicant does not intend to fully repave the parking lot, citing financial hardships due to the downturn in business due to the COVID-19 pandemic. The applicant states that they do patchwork where and when it is needed. A site Visit on December 13, 2021 confirms this. Additionally, the applicant has stated the intention to apply stripes to the parking lot that meet Code of Ordinances Section 27-669 (a)-(c).

6. Does the applicant intend to recycle?

Applicant Response: The applicant does not intend to recycle or place recycling bins on the property.

7. Did the applicant receive the proper sign permits for the Department of Planning + Urban Design?

Applicant Response: The applicant has not received a permit for the wall signs currently posted on the building. The applicant has stated they are willing to obtain the proper sign permit from Planning + Urban Design, or remove the signs altogether.

Planning Engineering Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
 - 1) None
- B) Items that are conditions of approval:
 - 1) None
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
 - 1) None

STAFF RECOMMENDATION

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommend **APPROVAL** of Petition **SP2021-083** subject to all comments and suggestions outlined in this staff report.

- 1) **The applicant shall build an enclosure around their trash receptacles on the east side of their property;**
- 2) **The applicant shall either patch their parking lot or repave the parking lot for the parcel in which their reestablishment resides on;**
- 3) **The applicant shall install parking space striping for the required forty (40) parking spaces in the manner outlined by the Code of Ordinances Section 27-669;**
- 4) **Per recommendation by Major Raymond Nunez of the Kansas City Kansas Police Department, the applicant shall install two (2) security cameras on the front of the building and one (1) security camera at the exit of the premises;**
- 5) **Per recommendation by Major Raymond Nunez of the Kansas City Kansas Police Department, anytime the club hosts 30 or more patrons, additional interior security shall be provided, and any time the club hosts more than 80 patrons, the club shall provide both additional interior security and an off-duty police officer to monitor the exterior;**
- 6) **Per Code of Ordinances Section 27-577(g), if the applicant wishes to complete this work in phases, “the first phase of construction should**

include perimeter landscaping, entry drives, and detention ponds. Future phases must indicate interim landscaping”;

- 7) Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design to begin this process;
- 8) The applicant shall remove the two (2) signs on the south elevation that show the menu and that read “now open for lunch” and the sign that is mounted to the right of the main entrance on the south elevation, as those signs do not have the proper sign permits, nor do they conform to the sign ordinance Sec 27-720 – Sec 27-739;
- 9) All exterior lighting on the building must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street;
- 10) The applicant, contractors, subcontractors, and related third parties shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets and Retaining Walls, as applicable;
- 11) All entertainment must cease by at least 1:30AM;
- 12) Doors and windows must stay closed during any entertainment performance;
- 13) Any illumination that results from an entertainment event shall not be seen or otherwise impact adjacent uses;
- 14) Must comply with Unified Government Security Ordinance (Chapter 4, Article II Division 1, Sec 4-104,f), including:
 - a. Must have at least one (1) security personnel stationed at the door at all times that is able to monitor any required parking area. Additional security guards may be required depending on the building capacity;
 - b. Patrons are not allowed to loiter in their vehicles. If so determined, they will be asked to leave;
 - c. An I.D. scanner will be used at all times;
 - d. At closing time, all security personnel will begin from a designated area to move patrons towards the exit and then to their vehicles.
- 15) The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The

property may also be subject to enforcement actions and administrative citations;

16) Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,

17) The Special Use Permit shall be valid for five (5) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit in order to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved.

ATTACHMENTS

Aerial Map
Zoning Map
Land Use Map
Site Plan
Security Plan
Security Plan Recommendations by Major Raymond Nunez of KCKPD
Applicant Response Letter – Dated December 20, 2021
Neighborhood Meeting Minutes, Sign-In, and Affidavit
Photographs of the Property, taken by Staff – Dated December 13, 2021

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Commission
Public Hearing	February 14, 2022	March 3, 2022
Special Use		

STAFF CONTACT: James Molloy
jmolloy@wycokck.org

MOTIONS

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **SP2021-083** to the Unified Government Board of Commissioners as meeting all the requirements of the City code and being in the interest of the public health, safety

and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1. _____;
2. _____; And
3. _____.

OR

I move the Kansas City, City Planning Commission **RECOMMEND DENIAL** of Petition **SP2021-083**, to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ATTACHMENTS

AERIAL IMAGERY



ZONING MAP

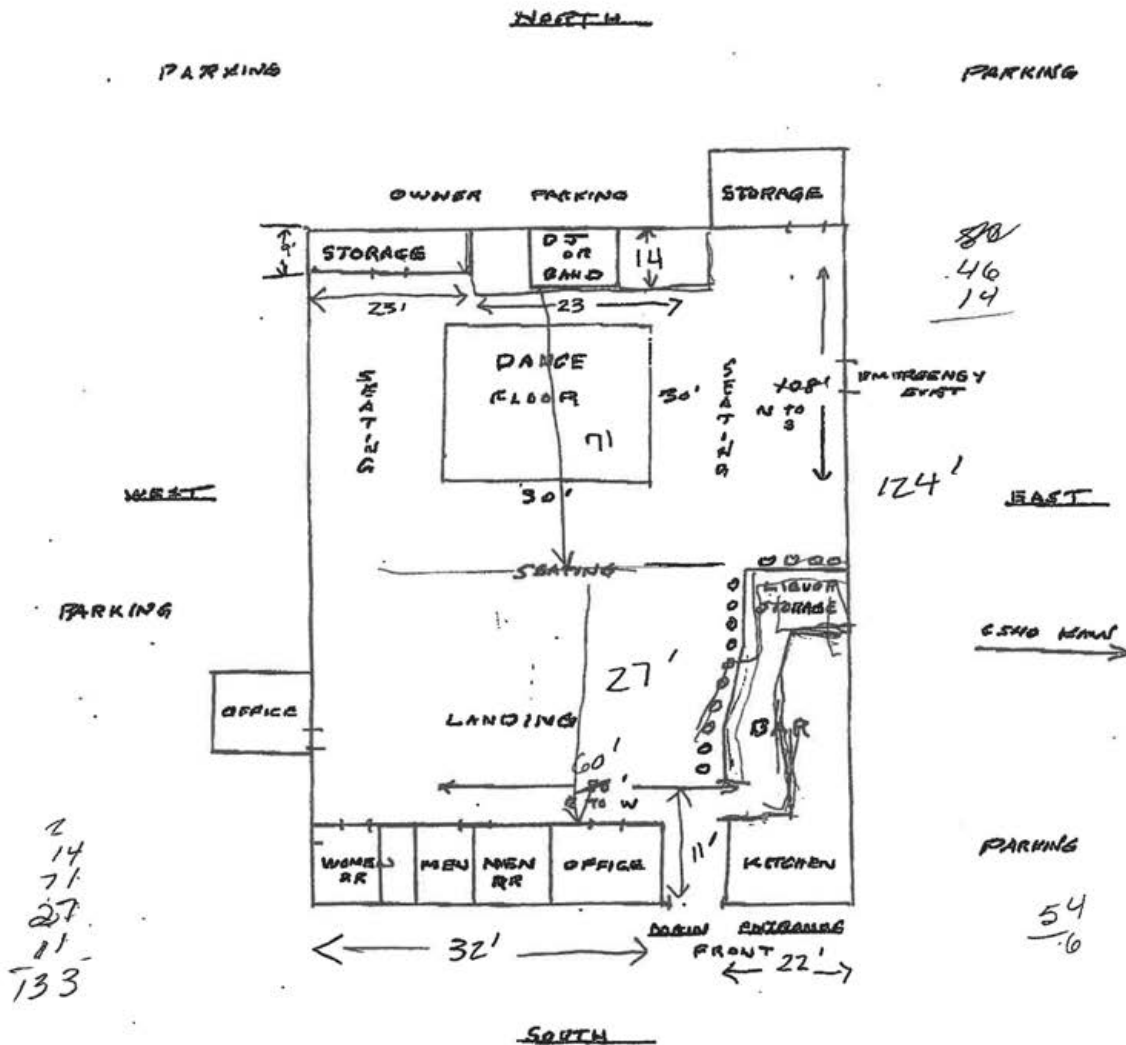


LAND USE MAP



SITE PLAN

8/2/10



CLUB EL PARAISO, INC 6550 KAW DRIVE
KANSAS CITY KANSAS 66111

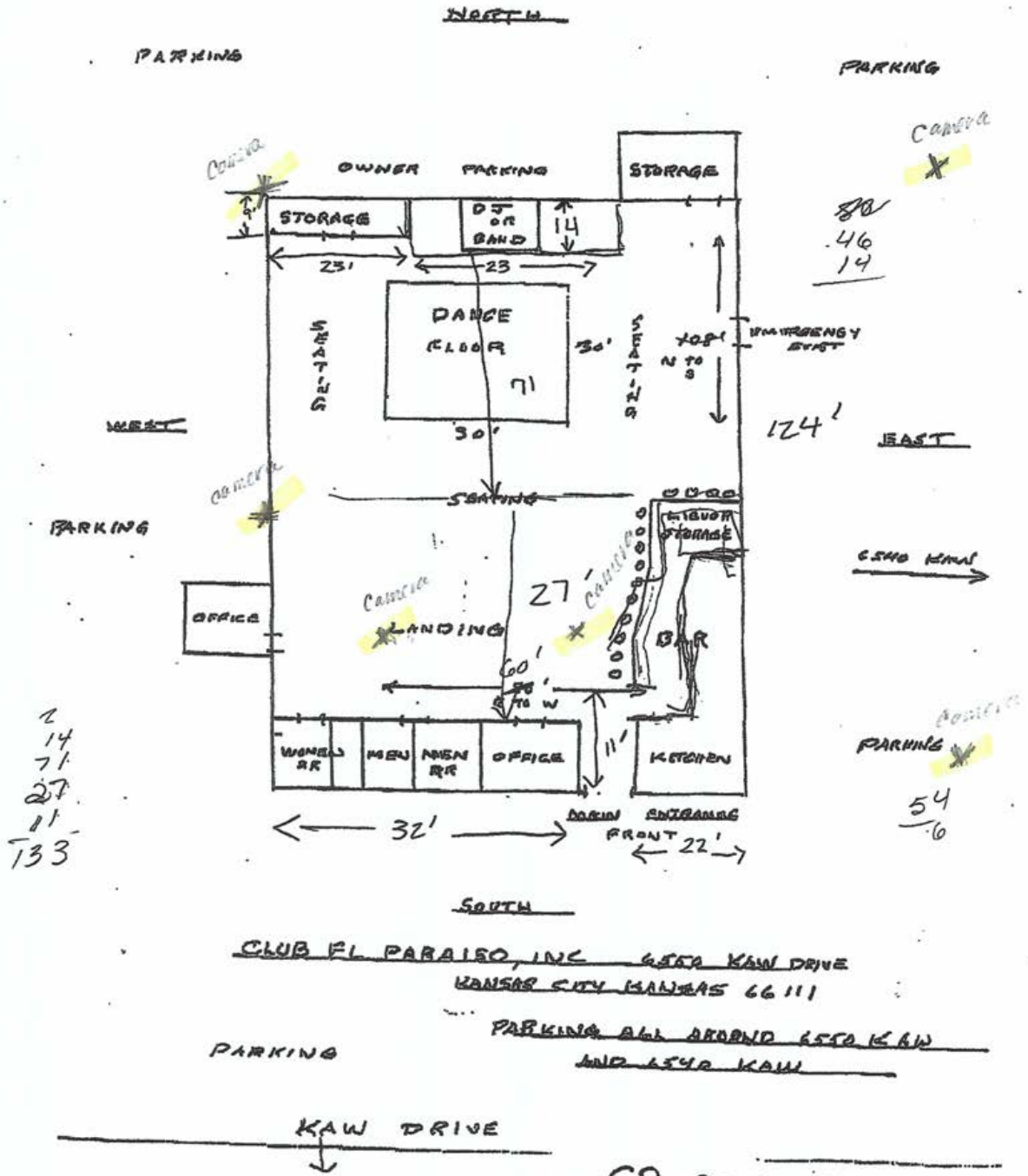
PARKING ALL AROUND 6550 KAW
AND 6540 KAW

KAW DRIVE

SP-2010-36

SECURITY PLAN

8/2/10



CLUB EL PARAIISO, INC 6502 KAW DRIVE
KANSAS CITY KANSAS 66111

PARKING ALL AROUND 6502 KAW
AND 6542 KAW

SP-2010-36

Janet Parker
James Molloy
Urban Planning and Land Use Department
Unified Government
701 North 7th Street Room 423
Kansas City, Ks 66101
RE: Aurelio & Maria Nevarez/Club El Paraiso, Inc.
Petition # SP2021-083 for Special Use Permit
Location: 6550 Kaw Drive Kansas City, Ks 66111

January 31, 2022

Dear Janet and Staff:

1. Overall, attendance continues to be significantly below the applicant's expectations. The average attendance varies depending on the day of the week and type of entertainment as shown in the following chart. Mr. Nevarez advised that sometimes they will close early because they have no patrons.

DAY	ENTERTAINMENT	AVG ATTENDANCE
MONDAY	NONE	10 OR LESS
TUESDAY	NONE	10 OR LESS
WEDNESDAY	NONE	10 OR LESS
THURSDAY	NONE	10 OR LESS
FRIDAY	DJ / BAND-SOMETIMES	25
SATURDAY	DJ/ BAND-SOMETIMES	80
SUNDAY	DJ/ KARAOKE	25

2. Aurelio & Maria Nevarez advises that there have been no changes to the security. They continue to have two private duty security officers -one inside and one outside. When they have entertainment that will potentially bring in over 80 customers, they hire off-duty KCKPD through their contact Jesus Casas. For the large attendance events they will have two off-duty officers in addition to their two private duty security.
3. Applicant currently possess all current State and City licensing and will comply with security codes, alcohol ordinances, and all City and State statutes.
4. The requested floor plans are enclosed. They have 6 cameras on site (4 outside and 2 inside) and each has been noted on the floor plans.

SECURITY PLAN RECOMMENDATIONS BY MAJOR RAYMOND NUNEZ OF KCKPD

Good afternoon.

I reviewed the plan and layout of the facility. It appears that they have enough security officers to cover the amount of people they claim to have at one time. I recommend anything over 30 patrons would require additional security staff inside and anything over 80 would require interior security staff plus off-duty police officers to manage the exterior. In the event a situation happens inside the building, off-duty officers can enter to assist interior security staff.

Security cameras:

All the cameras they currently have are in good positions. However, I recommend two ADDITIONAL cameras on the front of the building to monitor patrons coming and going. Plus, one camera at the parking lot exit to capture vehicle license plates. The license plate could potentially be useful if a shooting or robbery occurs.

If you have questions let me know.

Raymond Nuñez

Assistant Chief
Kansas City KS Police Dept.
D: (913)573-6014
C: (913) 229-0871

DRAFT REPORT RESPONSE – DATED DECEMBER 20, 2021

Draft Response, In-Person 12/20/21

1. Answers and Accounts

2. a Trees

A ↳ will be okay with Planting in front

B ↳ will use the existing brush & trees on the SW corner of property, as well as new trees

C ↳ Cactos next to post office & other business, they sit on a concrete platform to the eas

D ↳ No plans to plant anything else besides required trees for landscaping

3. No calls

4. Saturday or Live Entertain

↳ 2 Guards when more than 100 people

↳ Security at door

↳ no ID scanner right now

↳

5. Pavement is usually patched as it needs to be

↳ cost is very high to repave considering downturn in business related to the pandemic

Applicant intends to make parking

↳ Applicant will designate space to meet ADA requirements

6. No plans to recycle currently

7. Applicant is willing and able to follow sign Permit Requests

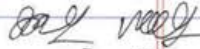
Standard Conditions

5. Applicant would like to remain with existing hours, ending at 1:30 am

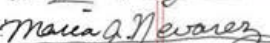
SC: Applicant has noted & understood the standard conditions

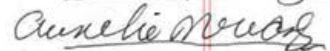
Meeting Date: 12/20/21

Planner Name: James Malloy

Planner Signature: 

Applicant Name(s): Maria A. Nevaréz
Aurelio Nevaréz

Applicant Signatures: 



NEIGHBORHOOD MEETING LETTER – DATED DECEMBER 14, 2021

Neighborhood Meeting Request

December 14, 2021

Club El Parasio Inc.
6550 Kaw Drive
Kansas City, Ks 66111

SUBJECT: Neighborhood Meeting

I/we have filed an application with the Department of Urban Planning and Land Use # SP2021-083.

The purpose of this Special Use Permit is for Live Entertainment at the following address:

6550 Kaw Drive Kansas City, Kansas 66111.

I/We are having a neighborhood meeting on December 27, 2021 at 6pm at the following address:

6550 Kaw Drive Kansas City, Kansas 66111.

The purpose of this meeting is to explain the proposal and to answer any questions/concerns you may have.

I/We look forward to seeing you at the neighborhood meeting. If you are unable to attend, please contact me at the address/phone number listed below.

This will be a socially distanced meeting and masks are required.

Maria & Aurelio Navarez

(773) 817-1107

NEIGHBORHOOD MEETING AFFIDAVIT – DATED DECEMBER 27, 2021

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Wagonwatta)

Comes now ^{Marina A Nevez}Arrelia Nevez, of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition #SP2021-083
2. That I conducted a neighborhood meeting on 12-27-21.
3. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Urban Planning and Land Use Department.

Further affiant saith not.

Marina A. Nevez
Arrelia Nevez
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this _____ day of _____, 200_.

My commission expires _____ of _____, 200_.

Notary Public

NEIGHBORHOOD MEETING MINUTES – DATED DECEMBER 27, 2021

Minutes for Neighborhood Meeting

Application Number: SP2021-083

December 27, 2021

6550 Kaw Drive

Kansas City, Ks 66111

Meeting called to order at: 6:00 pm

Names of people in attendance:

Number of people in attendance: 0

Introductions:

Presentation by applicant/and or team (explain what information was given to those in attendance and a summary of what the speaker said).

Questions and answers (include the following):

- Who asked question or gave comment
- What was the question or comment
- Who Answered the question/comment
- What was the answer given

Meeting Adjourned at: 7:00 pm

Minutes taken by: Maria A. Martinez

NEIGHBORHOOD MEETING SIGN-IN – DATED DECEMBER 27, 2021

SP2021-083

Neighborhood Meeting Request

Attendance List

December 27, 2021 6pm

BARB KILL/ TURNER COMMUNITY CONNECTION _____
5548 PAWNEE DRIVE
KANSAS CITY, KS 66106

COMMISSIONER ANDREW DAVIS _____
701 NORTH 7TH STREET, 9TH FLOOR
KANSAS CITY, KS 66101

COMMISSIONER MELISSA BYNUM _____
701 NORTH 7TH STREET, 9TH FLOOR
KANSAS CITY, KS 66101

AURELIO & MARIA NEVAREZ *Aurelio Nevarez Maria A. Nevarez*
6550 KAW DRIVE
KANSAS CITY, KS 66111

PROPERTY OWNER _____
6634 KAW DRIVE
KANSAS CITY, KS 66111

DUNN REALTY INC _____
1001 LOCUST ST
KANSAS CITY, MO 64106

KAW DRIVE PROPERTY LLC _____
10027 KNOW DR.
OVERLAND PARK, KS 66212

AURELIO & MARIA NEVAREZ *Aurelio Nevarez Maria A. Nevarez*
7748 SWARTZ RD.
KANSAS CITY, KS 66111

NEXTRAN PROPERTIES, LLC _____
1986 W. BEAVER ST
JACKSONVILLE, FL 32209

REX J. BURNS AND SHIRLEY J BURNS TRUSTS _____
6634 KAW DR.
KANSAS CITY, KS 66111

PHOTOGRAPHS OF THE PROPERTY, PROVIDED BY STAFF – DATED DECEMBER 14, 2021



PHOTOGRAPHS OF THE PROPERTY, PROVIDED BY STAFF – DATED DECEMBER 14, 2021. CONT.

