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Medicaid Expansion Proposal Introduced in Both Chambers of Legislature

TOPEKA – Governor Laura Kelly's commonsense proposal to expand Medicaid to 150,000 additional Kansans, the Cutting Healthcare Costs for All Kansans Act, was introduced into both chambers of the Kansas legislature. Governor Kelly then called for hearings on the bill in both chambers by Kansas Day, January 29.

"It's easy to sum up the Cutting Healthcare Costs for All Kansans Act: health care coverage for 150,000 Kansans, cost savings for everyone else. We protect our rural hospitals, and Kansas

taxpayers pay nothing extra," said Governor Laura Kelly. "The legislature should listen to the over 70% of Kansans who support Medicaid Expansion and give this bill a hearing by Kansas Day."

The bill was introduced in the House Appropriations Committee by Representative Vic Miller and in the Senate Ways and Means Committee by Senator Pat Pettey.

"Medicaid expansion is not only popular, but it saves lives, creates jobs, and saves our rural hospitals. Hardworking Kansans shouldn't die because of legislative inaction," said House Minority Leader Vic Miller.
"I'm happy to introduce this bill – again – and encourage my colleagues across the aisle to finally join us. Expanding Medicaid is the definition of a win for Kansas."

"I introduced the Cutting Healthcare Costs for All Kansans Act into committee today because, by expanding Medicaid to 150,000 additional Kansans, we can support our hospitals, grow our nurses and doctors, and provide relief for Kansans shouldering the burden of rising healthcare costs," said

Senator Pat Pettey, Kansas Senate District 6. "My fellow legislators should hold a hearing on the bill by Kansas Day so we can get one step closer to expanding Medicaid once and for all."

Republican legislators joined in calling for a hearing on the Cutting Healthcare Costs for All Kansans Act by Kansas Day.

"I appreciate that this bill has been introduced and it makes sense to give legislators the opportunity to debate this bill," said Senator Brenda Dietrich, Kansas Senate District 20. "Medicaid Expansion has been a significant issue for our hospitals and workforce – we should debate its pros and cons in a hearing as soon as possible."

"When a bipartisan ap-

proach was taken on a Medicaid Expansion bill in 2020, we held a hearing. It's been 4 years and many of our newest legislators don't know where they stand because they've never heard an actual debate," said Representative Susan Concannon, Kansas House District 107. "I believe it's time to hear from all sides to make an informed decision for the people of Kansas."

"It's abundantly clear that my fellow legislators want to debate Medicaid Expansion," said Senator Carolyn McGinn, Kansas Senate District 31. "Instead of litigating the issue in an unrelated budget briefing, we should hold a hearing on the Cutting Healthcare Costs for All Kansans Act so all sides can present their point

of view."

"I support Medicaid Expansion and so do many of my constituents" said Representative David Younger, Kansas House District 124. "Kansans elect us to reflect their values, grow our economy, and support our businesses. One way to do that is by getting Medicaid expanded this session."

"We can no longer ignore the state of our hospitals and health care workforce in rural Kansas," said Senator John Doll, Kansas Senate District 39. "That's why I urge my colleagues to hold a hearing on Medicaid Expansion by Kansas Day, so the legislature can debate and move forward on a solution to get 150,000 more Kansans affordable health care."

The Wyandotte Echo

Notices, Billing and Subscription Information

Deadlines

For Guaranteed Publication: 10:00 a.m. Friday for publication in the next Thursday's issue.

For Late Notices, Corrections and/or Changes to currently running legals: 10:00 a.m. Monday for publication in that Thursday's issue.

The Echo will make every effort possible to accommodate late notices. To verify the date of first publication for a late notice, please call our scheduling line at (913) 724-3444. For all other matters call (913) 342-2444.

Billing Information

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To submit a legal notice for publication or to make corrections/changes in currently running legal notices:

Email: legals@wyecho.com

For fastest service, please email new notices to:

legals@wyecho.com

Insurance Department recovers over \$16 million for Kansas policyholders

Topeka, Kan. – Kansas Insurance Commissioner Vicki Schmidt, today, announced the Kansas Insurance Department recovered more than \$16 million for Kansans in 2023, the largest single-year recovery in Department history. This new record goes beyond the previous year's recovery total of \$7.6 million. The Department's Consumer Assistance Division has recovered over \$35 million for Kansans since Commissioner Schmidt first took office in 2019

"The insurance claims process can be complicated for many – if you are having an issue, I want to hear from you," said Schmidt. "I am proud of the work the Consumer Assistance Division has done to ensure that Kansans are getting the full

benefits from their policies."

Funds considered "recovered" are calculated when Department staff assists individuals in need of support during their insurance claims process. If a dispute arises between a policyholder and an insurance company, regardless of the type of insurance, the Kansas Insurance Department investigates the complaint. Department staff work with the consumer and the company to ensure the insurance policy is followed and benefits are paid accordingly.

A county-by-county breakdown of the recoveries can be found here:

https://bit.ly/3SIWCB9.

If you or someone you know is having trouble with an insurance claim, please contact the Kansas Insurance Department's Consumer Assistance Division toll-free at 1-800-432-2484, email KID.web-complaints@ks.gov or visit the Department online at insurance.kansas.gov for any claims-related questions or concerns.

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The Kansas Legislature established the Kansas Insurance Department in 1871, currently led by Commissioner Vicki Schmidt. The mission of the Department is to regulate companies that sell policies in Kansas to ensure solvency and compliance with state law, educate consumers about all things insurance and securities, and advocate for a strong and competitive market to give Kansans choices when shopping for products that meet their needs.

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SUBSCRIPTIONS ..\$16.04 Single ...

THE PATERNITY OF H.D.M.A.

IN THE DISTRICT COURT OF WYANDOTTE COUNTY, KANSAS CIVIL COURT DEPARTMENT In The Matter of The Paternity of H.D.M.A.

minor child, by and through his mother and next friend ELBA MIRANDA AGUILAR

Plaintiff. Case No. 23DM300415 Court No. 10 Chapters 60 & 38

RENE LISANDRO MARTINEZ MONTOYA

NOTICE OF NON- APPEAR-ANCE PATERNITY HEARING

PLEASE BE ADVISED that the above-captioned matter is set for a NON- APPEARANCE PATERNITY hearing with the District Court of Wyandotte County, Kansas City, Kansas, Division 10, on the 15th day of February 2024 at 9:00 a.m. By:/s/Lauren Conard Young

LAUREN CONARD YOUNG,

110 S. Cherry Street, Suite 103 Olathe, Kansas 66061 Phone: (913) 227-9336 Fax: (877) 753-5550 LCY@LCYLAWOFFICE.COM ATTORNEY FOR PLAINTIFF (First published 1-11-24) 3t-The Wyandotte Echo-1-25-24

BYERS V. **KS DEPT OF REVENUE**

In the District Court, Wyandotte County, Kansas Civil Department Regina Byers Plaintiff

Case# 2023CV501

and KS. Dept of Revenue

Bridget Dennis, Mary Dennis, Kaitlin Alegria and any other unknown owner(s).

Defendants

Notice of Suit

To any and all possible previous owners of a 2000 Honda CRV with VIN: JHLRD1863YC023442

and any other concerned persons:

You are notified that a petition has been filed in the District Court of Wyandotte County by Regina Byers Plaintiff praying that title to property stated in the Petition be awarded to the Plaintiff and you are hereby required to plead to the Petition on or before Feb 29,2024 in the District Court of Wyandotte County. If you fail to plead, judgement will be entered

upon the Petition. Regina Byers Petitioner P.O. Box 4375 Kansas City, Kansas 66104 913.713.1748 (First published 1-18-24) 3t-The Wyandotte Echo-2-1-24

LEGAL NOTICE

MADEROS V. TRIGUEROS

IN THE DISTRICT COURT OF WYANDOTTE COUNTY, KANSAS CIVIL DIVISION

Lia Samantha Maderos, a minor child,

By her next friend, Delmi Jessenia Maderos

And

Case No 24DM8 Delmi Jessenia Maderos

Division 10 Petitioners

Victor Leonel Trigueros

Respondent NOTICE OF SUIT

You are notified that a Petition for Declaration of Paternity and Custody was filed in the District Court of Wyandotte County, Kansas, by Petitioner against Respondent, asking that the person filing the petition be granted a sole legal and physical custody of the minor child and Respondent be declared the biological father of said child. You must file an answer to the Petition with the court and provide a copy to the Petitioner's Attorney, Jessica A. Gregory, at 2544 W 47th Avenue, Kansas City, Kansas 66103, phone (913) 956-7006, on or before 45 days after first publication of this Notice or Suit, or the court will enter judgment against you on that Petition.

/s/ Jessica A. Gregory Jessica A. Gregory #24111 Attorney for Petitioner 3111 Strong Avenue Kansas City, KS 66106 (913) 432-4484 phone (First published 1-11-24) 3t-The Wyandotte Echo-1-25-24

IN THE MATTER OF THE **THOW ESTATE**

IN THE DISTRICT COURT OF WYANDOTTE COUNTY, KANSAS
In the Matter of the Estate of KRISTY CHOUATHOW, Deceased. Estate No. WY-23-PR-300006

NOTICE TO ESTATE CRED-ITORS

THE STATE OF KANSAS TO ALL PERSONS CONCERNED:

You are notified that Kristy Choua Thow died on May 18. 2023. Suntan Khue Thow was appointed Administrator of the Estate of Kristy Choua Thow on December 5, 2023.

Al creditors are notified to exhibit their demands against the estate of the decedent within the latter of four months from the first publication of notice under K.S.A. 59-2236 and K.S.A. 58a-818, and the amendments thereto, or 30 days after receipt of actual notice. If a creditor fails to present such demands or claims to the Estate within such prescribed time peri-od, they shall be forever barred.

Suntan Khue Thow, Administrator

ATTORNEY FOR PETITIONER J. Aaron Cook, KS No. 18991

4016 S. Lynn Ct Dr. Independence, MO 64055 TELEPHONE NUMBER: 816-

373-7379 FAX NUMBER: 816-307-7328 E-MAIL ADDRESS: jacook@ okellislaw.com

(First published 1-11-24) 3t-The Wyandotte Echo-1-

IN THE MATTER OF THE **ADOPTION OF AUBRI MACI ROBERTS**

STATE OF INDIANA

COUNTY OF WAYNE IN THE WAYNE SUPERIOR COURT 2 2023 TERM CAUSE NUMBER: 89D02-

2312-AD-000030 DILLON PITCHER and MARAN-DA PITCHER.

Petitioners

LEGAL NOTICE NOTICE OF ADOPTION

ANTONIO FRASIER is notified that a petition for adoption of a child, named Aubri Maci Roberts, born to Madison Roberts, on May 8, 2014 was filed in the office of the Clerk of Wayne County, 301 E. Main Street, Richmond, Wayne

County, Indiana.

If Antonio Frasier seeks to contest the adoption of the child, Antonio Frasier must file a motion to contest the adoption in accordance with IC 31-19-10-1 in the above named court not later than thirty (30) days after the date of service of this notice.

If Antonio Frasier does not file a motion to contest the adoption within thirty (30) days after service of this notice the above named court will hear and determine the petition for adoption. The consent to adoption of Antonio Frasier will be irrevocable implied and Antonio Frasier will lose the right to contest either the adoption or the validity of Antonio Frasier's implied consent to the adoption.

No oral statement made to Antonio Frasier relieves him of his obligations under this notice

This notice complies with IC 31-19-4.5-3 but does not exhaustively set forth a person's legal obligations under the Indiana adoption statutes. A person being served with this notice should consult the Indiana Adoption Statues.

Debra Berry Clerk, Wayne Superior Court (First published 1-11-24) 3t-The Wyandotte Echo-1-25-24

IN THE MATTER OF THE **ADOPTION OF JULIANA MARIA ROBERTS**

STATE OF INDIANA

COUNTY OF WAYNE IN THE WAYNE SUPERIOR COURT 2 2023 TERM CAUSE NUMBER: 8 89D02 2312-AD-000031

DILLON PITCHER and MARAN-DA PITCHER.

Petitioners NOTICE OF ADOPTION

ANTONIO FRASIER is notified that a petition for adoption of a child, named Juliana Maria Roberts, born to Madison Roberts, on October 12, 2012 was filed in the office of the Clerk of Wayne County, 301 E. Main Street, Richmond,

Wayne County, Indiana.

If Antonio Frasier seeks to contest the adoption of the child, Antonio Frasier must file a motion to contest the adoption in accordance with IC 31-19-10-1 in the above named court not later than thirty (30) days after the date of

service of this notice.

If Antonio Frasier does not file a motion to contest the adoption within thirty (30) days after service of this notice the above named court will hear and determine the petition for adoption. The consent to adoption of Antonio Frasier will be irrevocable implied and Antonio Frasier will lose the right to contest either the adoption or the validity of Antonio Frasier's implied consent to the adoption.

No oral statement made to Antonio Frasier relieves him of his obligations under this notice.

This notice complies with IC 31-19-4.5-3 but does not exhaustively set forth a person's legal obligations under the Indiana adoption statutes. A person being served with this notice should consult the Indiana Adoption Statues.

Debra Berry Clerk, Wayne Superior Court (First published 1-11-24) 3t-The Wyandotte Echo-1-

LEGAL NOTICE

IN THE MATTER OF THE **FERRER NAME CHANGE**

IN THE 29th JUDICIAL DISTRICT DISTRICT COURT OF WYAN-DOTTE COUNTY, KANSAS IN THE MATTER OF THE PE TITION OF Adriane Ferrer

Present Name

Case No. 23CV744 To Change Her Name to: Adriane Kline New Name

PURSUANT TO K.S.A. CHAP TER 60 NOTICE OF HEARING

Division 6

PUBLICATION THE STATE OF KANSAS TO ALL WHO ARE OR MAY BE CON-CERNED:

You are hereby notified that Adriane Ferrer, filed a Petition in the above court on the 29th of December, 2023 requesting a judgment and order changing her name from Adriane Ferrer to Adriane Kline

The Petition will be heard in Wyandotte County District Court, 710 N 7th Street, Kansas City, Kansas on or after February 21st, 2024.

If you have any objection to the requested name change, you are required to file a responsive pleading by February 21st, 2024 in this court or appear at the hearing and object to the requested name change. If you fail to act, judgment and order will be entered upon the Petition as requested by Petitioner.

Adriane Ferrer 2220 S. 29th St. Kansas City, KS 66106 Filed by a Self-Representing Party (First published 1-18-24) 3t-The Wyandotte Echo-2-1-24

IN THE MATTER OF THE **ZAMORA NAME CHANGE**

IN THE 29th JUDICIAL DISTRICT DISTRICT COURT OF WYAN-DOTTE COUNTY, KANSAS IN THE MATTER OF THE PE-

Edgar Roberto Jeronimo Zamo-

Present Name

Case No. 24CV0005 To Change His Name to: Milan Tara New Name

Division 6 PURSUANT TO K.S.A. CHAP-

TER 60 NOTICE OF HEARING

PUBLICATION
THE STATE OF KANSAS TO ALL WHO ARE OR MAY BE CON-CERNED:

You are hereby notified that Edgar Roberto Jeronimo Zamora. filed a Petition in the above court on the 5th of January, 2024 requesting a judgment and order changing his name from Edgar Roberto Jeronimo Zamora to Milan Tara

The Petition will be heard in Wyandotte County District Court, 710 N 7th Street, Kansas City, Kansas on or after February 28th, 2024.

If you have any objection to the requested name change, you are required to file a responsive pleading by February 28th, 2024 in this court or appear at the hear-ing and object to the requested name change. If you fail to act, judgment and order will be entered upon the Petition as requested by

Edgar Roberto Jeronimo Zamo

1847 S. 32nd St. Kansas City, KS 66106 Filed by a Self-Representing Party (First published 1-18-24) 3t-The Wyandotte Echo-2-1-24

LEGAL NOTICE

HILLSIDE CROSSING MHC, LLC V. DALE

IN THE DISTRICT COURT OF WYANDOTTE COUNTY, KANSAS CIVIL COURT DEPARTMENT HILLSIDE CROSSING MHC, LLC Plaintiff

Case No. WY-2024-CV-000021

Chapter 60

ALLEN DALE,

WILMA STARR KANSAS DEPARTMENT OF REVENUE

DIVISION OF MOTOR VEHI-CLES.

AND THE UNKNOWN HEIRS. EXECUTORS, ADMINISTRATORS DEVISEES, TRUSTEES, CREDITORS AND ASSIGNS OF SUCH OF THE DEFENDANTS THAT MAY BE DECEASED;

THE UNKNOWN SPOUSES OF THE DEFENDANTS;

THE UNKNOWN OFFICERS SUCCESSORS, TRUSTEES, CRED-ITORS AND ASSIGNS OF SUCH THE DEFENDANTS AS MAY BE AN EXISTING DISSOLVED OR DORMANT CORPORATION; THE UNKNOWN EXECUTORS, ADMIN-ISTRATORS, DEVISEES, TRUST-EES, CREDITORS, SUCCESSORS AND ASSIGNS OF SUCH OF THE DEFENDANTS THAT ARE OR WERE IN PARTNERSHIP; THE UNKNOWN GUARDIANS, CONSERVATORS AND TRUSTEES OF SUCH OF THE DEFENDANTS THAT ARE MINORS OR IN THE MILITARY SERVICE OR UNDER ANY LEGAL DISABILITY AND ALLOTHER PERSONS CLAIM-ING ANY RIGHT TITLE, ESTATE, LIEN OR INTEREST IN THE REAL PROPERTY DESCRIBED IN THE PE-TITION ADVERSE TO PLAINTIFF'S TITLE THERETO,

Defendants. NOTICE OF SUIT THE STATE OF KANSAS TO:

ALLEN DALE, WILMA STARR, KAN-SAS DEPARTMENT OF REVENUE DIVISION OF MOTOR VEHICLES AND THE UNKNOWN HEIRS, EX-ECUTORS, ADMINISTRATORS, DEVISEES, TRUSTEES, CRED-ITORS AND ASSIGNS OF SUCH OF THE DEFENDANTS THAT MAY BE DECEASED; THE UNKNOWN SPOUSES OF THE DEFENDANTS; THE UNKNOWN OFFICERS, SUCCESSORS, TRUSTEES, CREDITORS AND ASSIGNS OF SUCH OF THE DEFENDANTS AS MAY BE AN EXISTING DISSOLVED OF DORMANT CORPORATION; THE UNKNOWN EXECUTORS, ADMIN-ISTRATORS, DEVISEES, TRUST-EES, CREDITORS, SUCCESSORS AND ASSIGNS OF SUCH OF THE DEFENDANTS THAT ARE OR WERE IN PARTNERSHIP; THE UNKNOWN GUARDIANS, CONSERVATORS AND TRUSTEES OF SUCH OF THE DEFENDANTS THAT ARE MINORS OR IN THE MILITARY SERVICE OR UNDER ANY LEGAL DISABILITY AND ALLOTHER PERSONS CLAIM-ING ANY RIGHT TITLE, ESTATE, LIEN, OR INTEREST IN THE REAL PROPERTY DESCRIBED IN THE PE-TITION ADVERSE TO PLAINTIFF'S TITLE THERETO:

You are hereby notified that a Petition has been filed in the District Court of Wyandotte County, Kansas by Plaintiff praying for a judgment of quiet title to a 1975 QUAL Mobile Home, VIN#: 16233 and further relief as the Court deems proper.

You are hereby required to plead to said Petition on or before February 28, 2024 in said Court, the Courthouse in Wyandotte County, Kansas. Should you fail therein judgment and decree will be entered in due course upon said petition. EVANS & MULLINIX, P.A.

Steve N. Gatzoulis, KS #22176 MO #58057

7225 Renner Road, Suite 200 Shawnee, KS 66217 (913) 962-8700; (913) 962-8702 (Fax) sgatzoulis@emlawkc.com

Attorneys for Plaintiff (First published 1-18-24) 3t-The Wyandotte Echo-2-1-24

LEGAL NOTICE

IN THE MATTER OF THE **ADOPTION OF JULIANA MARIA ROBERTS**

STATE OF INDIANA COUNTY OF WAYNE IN THE WAYNE SUPERIOR COURT 2 2023 TERM CAUSE NUMBER: 8 89D02-2312-AD-000031

DILLON PITCHER and MARAN-DA PITCHER,

Petitioners. NOTICE OF ADOPTION

ANTONIO FRASIER is notified that a petition for adoption of a child, named Juliana Maria Roberts, born to Madison Roberts, on October 12, 2012 was filed in the office of the Clerk of Wayne County. 301 E. Main Street, Richmond, Wayne County, Indiana.

If Antonio Frasier seeks to contest the adoption of the child, Antonio Frasier must file a motion to contest the adoption in accordance with IC 31-19-10-1 in the above named court not later than thirty (30) days after the date of service of this notice.

If Antonio Frasier does not file a motion to contest the adoption within thirty (30) days after service of this notice the above named court will hear and determine the petition for adoption. The consent to adoption of Antonio Frasier will be irrevocable implied and Antonio Frasier will lose the right to contest either the adoption or the validity of Antonio Frasier's implied consent to the adoption.

No oral statement made to Antonio Frasier relieves him of his obligations under this notice.

This notice complies with IC 31-19-4.5-3 but does not exhaustively set forth a person's legal obliga-tions under the Indiana adoption statutes. A person being served with this notice should consult the Indiana Adoption Statues.

Debra Berry Clerk, Wayne Superior Court (First published 1-11-24) 3t-The Wyandotte Echo-1-25-24

IN THE MATTER OF THE **APONTE NAME CHANGE**

IN THE 29th JUDICIAL DISTRICT DISTRICT COURT OF WYAN-DOTTE COUNTY, KANSAS IN THE MATTER OF THE PE-TITION OF

Joshua Aaron Aponte

Present Name
Case No. 23CV0717 To Change Her Name to:

Bianca Aponte Division 6 PURSUANT TO K.S.A. CHAP-TER 60

NOTICE OF HEARING PUBLICATION

THE STATE OF KANSAS TO ALL WHO ARE OR MAY BE CON-CERNED:

You are hereby notified that Joshua Aaron Aponte, filed a Petition in the above court on the 19th of December, 2023 requesting a judgment and order changing her name from Joshua Aaron Aponte

to Bianca Aponte

The Petition will be heard in Wyandotte County District Court, 710 N 7th Street, Kansas City, Kansas on or after February 28th, 2024.

If you have any objection to the requested name change, you are required to file a responsive pleading by February 28th, 2024 in this court or appear at the hearing and object to the requested name change. If you fail to act, judgment and order will be entered upon the Petition as requested by Petitioner.

Joshua Aponte 1829 N. 76th Dr. #10 Kansas City, KS 66102 Filed by a Self-Representing Party (First published 1-18-24) 3t-The Wyandotte Echo-2-1-24

Wyandotte County District Court Civil Case Filings

Please note: The Kansas Judicial Branch has resumed publication of the Wyandotte County District Court Case Filings on January 4, 2024.

			County District Court Case I ming	,	
Case Number	File Date	Judicial Officer	Style	Last Event Type Description	Plaintiff Attorney
WY-2023-ST-300001	1/17/2024	No-Judge, Assigned	Kansas Department of Revenue vs. A1 Appliance Kansas City Llc	Statistical Closure of Other Disposition adde	,
WY-2023-ST-300002	1/17/2024	No-Judge, Assigned	Kansas Department of Revenue vs. Erick Ramos Gomez	Statistical Closure of Other Disposition adde	· ·
WY-2023-ST-300010	1/18/2024	No-Judge, Assigned	Kansas Department of Revenue vs. Oscar R Harris Jr	Statistical Closure of Other Disposition adde	· ·
WY-2023-ST-300011	1/18/2024	No-Judge, Assigned	Kansas Department of Revenue vs. Martika M Moore	Statistical Closure of Other Disposition adde	
WY-2023-ST-300011	1/18/2024	No-Judge, Assigned	Kansas Department of Revenue vs. Malik D James	Statistical Closure of Other Disposition adde	•
WY-2023-ST-300012 WY-2023-ST-300013	1/17/2024	No-Judge, Assigned	Kansas Department of Revenue vs. Walk D James Kansas Department of Revenue vs. Cortez Johnson	RET: Return of Service	at i iiiig
WY-2023-ST 300014	1/18/2024	No-Judge, Assigned	Kansas Department of Revenue vs. Meiby M Ardon Aldana	Statistical Closure of Other Disposition adde	ad at Filing
	1/18/2024	0 . 0		·	· ·
WY-2023-ST-300015		No-Judge, Assigned	Kansas Department of Revenue vs. Betty Corchado	Statistical Closure of Other Disposition adde	
WY-2023-ST-300018	1/18/2024	No-Judge, Assigned	Kansas Department of Revenue vs. Jeffrey S Oswald, et al	Statistical Closure of Other Disposition adde	•
WY-2023-ST-300029	1/18/2024	No-Judge, Assigned	Kansas Department of Revenue vs. Jeff E Murphy	Statistical Closure of Other Disposition adde	at Filing
WY-2023-ST-300031	1/17/2024	No-Judge, Assigned	Kansas Department of Revenue vs. Karen Calderon, et al	RET: Return of Service	
WY-2023-ST-300060	1/17/2024	No-Judge, Assigned	Kansas Department of Revenue vs. Yazmin A Sandoval, et al	RET: Return of Service	
WY-2023-ST-300079	1/17/2024	No-Judge, Assigned	Kansas Department of Revenue vs. Diego Mendoza, et al	RET: Return of Service	
WY-2023-ST-300094	1/17/2024	No-Judge, Assigned	Kansas Department of Revenue vs. Bernice L Penix	RET: Return of Service	
WY-2023-ST-300127	1/18/2024	No-Judge, Assigned	Kansas Department of Revenue vs. Finefolk	Statistical Closure of Other Disposition adde	ed at Filing
WY-2024-CV-000023	1/16/2024	Mahoney, William	FCR Home Improvement LLC vs. Ginger L Brown, et al	PLE: Petition	
WY-2024-CV-000024	1/17/2024	Klapper, Bill L	Rosalea Martin vs. First Chicago Insurance Company	INF: Information (Generic)	Dickeson, Blaine Edward
WY-2024-CV-000025	1/17/2024	Alvey, Constance	Ava L Jones vs. Aaron Lee Bennett	INF: Information (Generic)	Thompson, John H
WY-2024-CV-000026	1/17/2024	Klapper, Bill L	In the Matter of the Name Change of Brian Stewart McClenahan, Jr	MOT: Motion (Generic)	Patrzykont, David Scott
WY-2024-CV-000027	1/17/2024	Alvey, Constance	In the Matter of the Name Change of LaShaunna Shaquella Lavelle Robinson	AFF: Affidavit (Generic)	
WY-2024-CV-000028	1/17/2024	Mahoney, William	George A Powell vs. Timothy M Garvey	INF: Information (Generic)	Evans, Timothy J
WY-2024-CV-000029	1/17/2024	Klapper, Bill L	David J Mendoza vs. Rosemary Griffith, et al	Summons	Evans, Timothy J
WY-2024-CV-000030	1/17/2024	Klapper, Bill L	Amanda Cook vs. Golden Oaks Healthcare Inc, et al	PLE: Petition	Schnieders, Christopher Louis
WY-2024-CV-000031	1/18/2024	Mahoney, William	Sharon Elaine Westbrooks vs. Cornell Duley	PLE: Petition	Cook, Jason Aaron
WY-2024-CV-000032	1/19/2024	Dupree, Timothy L	In the Matter of the Name Change of Erika O'Shea	Original Case Filed - Stats Open	
WY-2024-MV-000007	1/17/2024	Mahoney, William	· ·	ORD: Order (Generic)	
WY-2024-ST-000016	1/16/2024	No-Judge, Assigned	Kansas Department of Revenue vs. Daniel Sernas	PLE: Tax Warrant	
WY-2024-ST-000017	1/16/2024	No-Judge, Assigned	Kansas Department of Revenue vs. Anthony D Gockel	PLE: Tax Warrant	
WY-2024-ST-000018	1/16/2024	No-Judge, Assigned	Kansas Department of Revenue vs. Plumber Time Llc	PLE: Tax Warrant	
WY-2024-ST-000019	1/16/2024	No-Judge, Assigned	Kansas Department of Revenue vs. ALaiya R Brantley	PLE: Tax Warrant	
WY-2024-ST-000020	1/16/2024	No-Judge, Assigned	Kansas Department of Revenue vs. Sandra V Rocha-Alvarado	PLE: Tax Warrant	
WY-2024-ST-000021	1/16/2024	No-Judge, Assigned	Kansas Department of Revenue vs. Ramos Upholstery Llc	PLE: Tax Warrant	
WY-2024-ST-000022	1/16/2024	No-Judge, Assigned	Kansas Department of Revenue vs. El Camaroncito Inc, et al	PLE: Tax Warrant	
WY-2024-ST-000023	1/16/2024	No-Judge, Assigned	Kansas Department of Revenue vs. A Orozco Llc	PLE: Tax Warrant	
WY-2024-ST-000024	1/16/2024	No-Judge, Assigned	Kansas Department of Revenue vs. Jackson A Poe	PLE: Tax Warrant	
WY-2024-ST-000025	1/16/2024	No-Judge, Assigned	Kansas Department of Revenue vs. Brendan K Farley, et al	PLE: Tax Warrant	
WY-2024-ST-000026	1/16/2024	No-Judge, Assigned	Kansas Department of Revenue vs. Island Mart, et al	PLE: Tax Warrant	
WY-2023-DM-300227	1/17/2024	Klapper, Bill L	Nansas Department of Nevenue vs. Island Mart, et al	Original Case Filed - Stats Open	
WY-2024-DM-000080	1/16/2024	Alvey, Constance	Rosa Carrera Gonzalez vs. Michael Vazquez Negron	PLE: Summons	Taylor, Patricia Jensen
	1/16/2024	**	, ,		•
WY-2024-DM-000081		Lynch, Kathleen M	Lidia Benavidez vs. Jose Emilio Osorio Quitanilla	INF: Parenting Plan	Taylor, Patricia Jensen
WY-2024-DM-000084	1/16/2024	Dupree, Timothy L	In the Matter of the Marriage of Gary Birdsong vs. Alisha M Birdsong	INF: Information (Generic)	Calana Ana Kan Fundh
WY-2024-DM-000094	1/18/2024	Dupree, Timothy L	In the Matter of the Marriage of Lila L Keedy vs. Franklin R Keedy	MOT: Motion (Generic)	Colgan, Ann Kay Ewalt
Case Number	File Date	Judicial Officer	Style	Last Event Type Description	Plaintiff Attorney
WY-2023-ST-300019	1/8/2024	No-Judge, Assigned	Kansas Department of Revenue vs. Luisa Garcia Hernandez	RET: Return of Service	
WY-2023-ST-300132	1/11/2024	No-Judge, Assigned	Kansas Department of Revenue vs. Chamber of Commerce of KC	RET: Return of Service	
WY-2024-CV-000012	1/8/2024	Alvey, Constance	James A Burton vs. UG WYCO KCK, et al	Summons	Davis, Reginald Keith
MM 2024 CM 000044	1/0/2024	Alvay Canatanas	Donk of Lohor va Kovin Tikoorna ot ol	INE: Information (Conorio)	Drook Kurt C

Case Number	File Date	Judicial Officer	Style	Last Event Type Description	Plaintiff Attorney
WY-2023-ST-300019	1/8/2024	No-Judge, Assigned	Kansas Department of Revenue vs. Luisa Garcia Hernandez	RET: Return of Service	Fiamun Automey
WY-2023-ST-300019 WY-2023-ST-300132	1/11/2024	0 . 0	·	RET: Return of Service	
		No-Judge, Assigned	Kansas Department of Revenue vs. Chamber of Commerce of KC		D : D : 1114 W
WY-2024-CV-000012	1/8/2024	Alvey, Constance	James A Burton vs. UG WYCO KCK, et al	Summons	Davis, Reginald Keith
WY-2024-CV-000014	1/8/2024	Alvey, Constance	Bank of Labor vs. Kevin T Kearns, et al	INF: Information (Generic)	Brack, Kurt S
WY-2024-CV-000015	1/8/2024	Klapper, Bill L	THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KCK vs. Larry Bair Excavating Inc, et al	PLE: Petition	
WY-2024-CV-000016	1/10/2024	Dupree, Timothy L	Alba Irene Ardon vs. The Young Men's Christian Association of Greater Kansas City	INF: Information (Generic)	
WY-2024-CV-000017	1/10/2024	Mahoney, William	Jordon Cole, et al vs. Matthew Schneider, et al	Original Case Filed - Stats Open	
WY-2024-CV-000018	1/10/2024	Alvey, Constance	S.M., et al vs. Stephen Stone	Original Case Filed - Stats Open	Wharton, Michael Wayne
WY-2024-CV-000019	1/10/2024	Mahoney, William	Fidelity Real Estate Company vs. Cynthia R Spencer	Original Case Filed - Stats Open	Krome, Kenneth Michael
WY-2024-CV-000020	1/11/2024	Dupree, Timothy L	In the Matter of the Name Change of Beenam Biswa	INF: Information (Generic)	
WY-2024-CV-000021	1/11/2024	Dupree, Timothy L	Hillside Crossing MHC LLC vs. Kansas Department of Revenue, et al	Original Case Filed - Stats Open	
WY-2023-DM-300265	1/12/2024	Klapper, Bill L	In the Matter of the Marriage of Todd Matthew Lavery vs. Sarah Elizabeth Lavery	Original Case Filed - Stats Open	Pryor, Aline E
WY-2024-DM-000047	1/8/2024	Klapper, Bill L	In the Matter of the Marriage of Hannah Marie Sutton vs. Michael Wayne Sutton	PLE: Answer	
WY-2024-DM-000048	1/8/2024	Alvey, Constance	In the Matter of the Marriage of Melissa M Alcala vs. Gustavo Alcala	ORD: Order (Generic)	
WY-2024-DM-000056	1/11/2024	Lynch, Kathleen M	Javier Higareda Ruiz vs. Stephanie Lopez Garza	MOT: Motion (Generic)	
WY-2024-DM-000057	1/11/2024	Alvey, Constance	In the Matter of the Marriage of Ronny Roberto Orellana vs. Rosa Callejas Rodriguez	AFF: Affidavit (Generic)	
WY-2024-DM-000059	1/11/2024	Lynch, Kathleen M	State of Kansas, et al vs. Olympia Jones	Original Case Filed - Stats Open	
WY-2024-DM-000064	1/11/2024	Dupree, Timothy L	In the Matter of the Marriage of Norma Mendoza vs. Mario Mendoza	INF: Information (Generic)	
WY-2024-DM-000065	1/11/2024	Blomberg, James P	Ester Cedillo Lainez vs. Robes Hernandez Lopez	INF: Information (Generic)	Gregory, Jessica Anne
WY-2024-DM-000067	1/11/2024	Lynch, Kathleen M	Antonio D Robinson vs. Ashley R Berry	MOT: Motion (Generic)	
WY-2024-DM-000068	1/11/2024	Klapper, Bill L	In the Matter of the Marriage of Fernando Aguilera Chavez vs. Sofia Barron Barron	INF: Information (Generic)	Trimble, Angela Dawn
WY-2024-DM-000070	1/12/2024	Klapper, Bill L	In the Matter of the Marriage of Herschel W Leapheart vs. Carolyn Leapheart	PLE: Summons	·

THE FOLLOWING PROCEDURE IS USED IN THE SCHEDULING OF MOTIONS AND CONTEMPTS

Hearing Officer (Post-Trial) Child Support Motions & Contempts

Agency Motions & Contempts - A-He - Monday - 9:00 AM Agency Motions & Contempts - Hf-Me - Monday - 1:30 PM Agency Motions & Contempts - Mf-Z - Thursday - 9:00 AM Private Attorney Motions & Contempts A-L - Tuesday - 9:00 AM Private Attorney Motions & Contempts M-Z - Tuesday - 1:30 PM

When the motion is filed by an agency, the motion date will be scheduled using the defendant's last name.

When the motion is filed by a private attorney, the motion date will be scheduled using the first letter of the attorney's last name.

Motions & Contempts set in assigned Divisions

Divisions 11 & 12 First Monday of the Month at 1:30 PM
Division 13 - Special Set only
Division 3 - Second Friday of the Month at 9:00 AM
Division 6 - Second Friday of the Month - DM Cases at 9:00 AM
CV Cases at 10:00 AM
Division 2 & 7 - Third Friday of the Month at 9:30 AM
Division 1 - Fourth Friday of the Month at 9:30 AM

Paternity Docket

Division 10 - First & Third Wednesday at 9:00 AM Motions & Contempts

Wyandotte County District Court Civil Settings List

Please note: The Kansas Judicial Branch has resumed publication of the Wyandotte County District Court Settings List on January 4, 2024.

DATE: 01/22/2024 TIME: 09:30 CASE NUMBER: WY-2023-CV-000288 CASE: Kimberly George vs. The Board of County Commissioners of

the County of, et al

DIVISON: Klapper, Bill L HEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: CV Other Tort

DATE: 01/22/2024 TIME: 10:00 CASE NUMBER: 2022-CV-000868 CASE: Shawnta Baker vs. Secretary of Revenue, Kansas Department of Rev-

enue

DIVISON: Alvey, Constance HEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: CV Other Civil Appeals

DATE: 01/22/2024 TIME: 13:30 CASE NUMBER: 2016-DM-003221 CASE: STATE OF KANSAS, et al., Petitioner vs. Raul Dieguez #1172601 HV

2A 112, Respondent

DIVISON: Blomberg, James PHEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: DM Paternity

DATE: 01/22/2024 TIME: 13:30 CASE NUMBER: 2017-DM-002610 CASE: STATE OF KANSAS, et al., Petitioner vs. Jeffery W Frye, Respondent

DIVISON: Blomberg, James PHEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: DM Paternity

DATE: 01/22/2024 TIME: 13:30 CASE NUMBER: 2020-DM-000938 CASE: STATE OF KANSAS, et al., Petitioner vs. Vincent G Esparza, Respon-

dent

DIVISON: Blomberg, James PHEARING TYPE: Motion (Pro Se) STATUS: Scheduled

CASE TYPE: DM Non Divorce - Visitation, Custody, Support

DATE: 01/22/2024 TIME: 13:30 CASE NUMBER: 2021-DM-001530 CASE: STATE OF KANSAS, et al., Petitioner vs. Michael E Fossett Jr, Re-

spondent

DIVISON: Blomberg, James PHEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: DM Non Divorce - Visitation, Custody, Support

DATE: 01/22/2024 TIME: 14:00 CASE NUMBER: 2023-CV-000179 CASE: Maria J. Llamas vs. Central States Conference Corp. of Seventh-Day

Δdv

DIVISON: Klapper, Bill L HEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: CV Premises Liability

DATE: 01/23/2024 TIME: 14:00 CASE NUMBER: 2022-CV-000316 CASE: Gerald P Godell, et al. vs. Gaurav Chaturvedi MD, et al.

DIVISON: Dupree, Timothy L HEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: CV Medical Malpractice

DATE: 01/24/2024 TIME: 09:00 CASE NUMBER: 2022-DM-001472 CASE: STATE OF KANSAS, et al., Petitioner vs. LC Cox, Respondent

DIVISON: Blomberg, James PHEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: DM Non Divorce - Visitation, Custody, Support

DATE: 01/24/2024 TIME: 09:00 CASE NUMBER: 2023-DM-000181 CASE: STATE OF KANSAS, et al., Petitioner vs. JARRETT L SCOTT II, Re-

spondent

DIVISON: Blomberg, James PHEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: DM Paternity

DATE: 01/24/2024 TIME: 09:00 CASE NUMBER: WY-2023-DM-000842 CASE: STATE OF KANSAS, EX REL., SECRETARY DCF, et al vs.

Derrick A Williams

DIVISON: Blomberg, James PHEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: DM Non Divorce - Visitation, Custody, Support

DATE: 01/24/2024 TIME: 09:00 CASE NUMBER: WY-2023-DM-001053 CASE: STATE OF KANSAS, et al vs. ZARAYVION CORRIOSO

DIVISON: Blomberg, James PHEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: DM Non Divorce - Visitation, Custody, Support

DATE: 01/24/2024 TIME: 09:00 CASE NUMBER: WY-2023-DM-001491 CASE: state of kansas, et al vs. Daron X Dyer

DIVISON: Blomberg, James PHEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: DM Non Divorce - Visitation, Custody, Support

DATE: 01/24/2024 TIME: 09:00 CASE NUMBER: WY-2023-DM-001648 CASE: STATE OF KANSAS, et al vs. William M Martin, II, et al

DIVISON: Blomberg, James PHEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: DM Non Divorce - Visitation, Custody, Support

DATE: 01/24/2024 TIME: 09:00 CASE NUMBER: WY-2023-DM-300024 CASE: State of Kansas, et al vs. Roberto Alejo-Diaz

DIVISON: Blomberg, James PHEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: DM Non Divorce - Visitation, Custody, Support

DATE: 01/24/2024 TIME: 09:00 CASE NUMBER: WY-2023-DM-300196 CASE: State of Kansas, et al vs. Reginald B Beatty

DIVISON: Blomberg, James PHEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: DM Non Divorce - Visitation, Custody, Support

DATE: 01/24/2024 TIME: 09:00 CASE NUMBER: WY-2023-DM-300242 CASE: State of Kansas, et al vs. Wayne A Young, Jr

DIVISON: Blomberg, James PHEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: DM Paternity

DATE: 01/24/2024 TIME: 09:00 CASE NUMBER: WY-2023-DM-300276 CASE: State of Kansas, et al vs. Juan C Chavez Rosales

DIVISON: Blomberg, James PHEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: DM Paternity

DATE: 01/24/2024 TIME: 09:00 CASE NUMBER: WY-2023-DM-300291 CASE: State of Kansas, et al vs. William I Davis

DIVISON: Blomberg, James PHEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: DM Paternity

DATE: 01/24/2024 TIME: 09:00 CASE NUMBER: WY-2023-DM-300346 CASE: State of Kansas, et al vs. Rebecca M Gilbert

DIVISON: Blomberg, James PHEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: DM Non Divorce - Visitation, Custody, Support

DATE: 01/25/2024 TIME: 09:00 CASE NUMBER: 2014-DM-000153 CASE: Alexis Marie Sosa, Petitioner vs. Joshua Sosa, Respondent

DIVISON: Cahill, Christina A HEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: DM Marriage Dissolution/Divorce

DATE: 01/25/2024 TIME: 09:00 CASE NUMBER: 2017-DM-002728 CASE: Jennifer L Williams, Petitioner vs. David Alexander Williams, Respon-

dent

DIVISON: Cahill, Christina A HEARING TYPE: Motion (Pro Se) STATUS: Scheduled

CASE TYPE: DM Marriage Dissolution/Divorce

DATE: 01/25/2024 TIME: 09:00 CASE NUMBER: 2019-DM-001104 CASE: Yumeka R Dilunga, Petitioner vs. Omar A Dilunga, Respondent

DIVISON: Cahill, Christina A HEARING TYPE: Motion (Pro Se) STATUS: Scheduled

CASE TYPE: DM Marriage Dissolution/Divorce

DATE: 01/25/2024 TIME: 09:00 CASE NUMBER: 2022-DM-000294 CASE: Eva M Simmons, Petitioner vs. Keenan Simmons, Respondent

DIVISON: Cahill, Christina A HEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: DM Marriage Dissolution/Divorce

DATE: 01/25/2024 TIME: 09:30 CASE NUMBER: WY-2023-DM-001382 CASE: Savannah Gilbert vs. Daniel Cabrera

DIVISON: Lynch, Kathleen M HEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: DM Paternity

DATE: 01/25/2024

TIME: 14:00 CASE NUMBER: WY-2023-DM-001658

CASE: In the Matter of the Marriage of Lerry Morgan vs. Stanley D

Morgan

DIVISON: Dupree, Timothy L HEARING TYPE: Motion

STATUS: Scheduled

CASE TYPE: DM Marriage Dissolution/Divorce

DATE: 01/26/2024 TIME: 11:00 CASE NUMBER: 2022-CV-000735 CASE: Ryan Heim, et al. vs. Unified Gov't of Wyandotte County/KCK

DIVISON: Klapper, Bill L HEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: CV Other Contract

DATE: 01/30/2024 TIME: 14:00 CASE NUMBER: WY-2023-DM-001541 CASE: In the Matter of the Marriage of Kathrine Gomez vs. Millwady

Adrian Pena Gomez

DIVISON: Klapper, Bill L HEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: DM Marriage Dissolution/Divorce

DATE: 02/01/2024 TIME: 09:00 CASE NUMBER: 2000-DM-001817 CASE: State of Kansas Ex Rel, etal., Petitioner vs. Pidy T Tiger, Respondent

DIVISON: Blomberg, James PHEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: DM Paternity

DATE: 02/01/2024 TIME: 09:00 CASE NUMBER: 2004-DM-002610 CASE: State of Kansas Ex Rel, etal., Petitioner vs. Anthony E Owens, Respon-

dent

DIVISON: Blomberg, James PHEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: DM Paternity

DATE: 02/01/2024 TIME: 09:00 CASE NUMBER: 2009-DM-001474 CASE: State of Kansas Ex Rel, etal., Petitioner vs. Marque P Pacheco, Re-

spondent

DIVISON: Blomberg, James PHEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: DM Non Divorce - Visitation, Custody, Support

DATE: 02/01/2024 TIME: 09:00 CASE NUMBER: 2009-DM-001544 CASE: State of Kansas Ex Rel, etal., Petitioner vs. Gus Thompson II, Respon-

dent

DIVISON: Blomberg, James PHEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: DM Non Divorce - Visitation, Custody, Support

DATE: 02/01/2024 TIME: 09:00 CASE NUMBER: 2013-DM-000351 CASE: State of Kansas Ex Rel, etal., Petitioner vs. Antonio Taylor, Respondent

DIVISON: Blomberg, James PHEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: DM Paternity

DATE: 02/01/2024 TIME: 09:00 CASE NUMBER: 2013-DM-000951 CASE: State of Kansas Ex Rel, etal., Petitioner vs. Jorge E Ortiz, Respondent

DIVISON: Blomberg, James PHEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: DM Paternity

DATE: 02/01/2024 TIME: 09:00 CASE NUMBER: 2014-DM-001066 CASE: State of Kansas Ex Rel, etal., Petitioner vs. Harold E Pinks Jr, Respon-

dent

DIVISON: Blomberg, James PHEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: DM Paternity

DATE: 02/01/2024 TIME: 09:00 CASE NUMBER: 2017-DM-001796 CASE: Christina Torres, Petitioner vs. Marco Torres, Respondent

DIVISON: Blomberg, James PHEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: DM Marriage Dissolution/Divorce

DATE: 02/01/2024 TIME: 09:00 CASE NUMBER: 2020-DM-000642 CASE: STATE OF KANSAS, et al., Petitioner vs. Leroy Walters Jr, Respondent

DIVISON: Blomberg, James PHEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: DM Non Divorce - Visitation, Custody, Support

DATE: 02/01/2024 TIME: 09:00 CASE NUMBER: 2021-DM-000308 CASE: STATE OF KANSAS, et al., Petitioner vs. Christopher A Zimmerman,

Respondent

DIVISON: Blomberg, James PHEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: DM Non Divorce - Visitation, Custody, Support

DATE: 01/18/2024 TIME: 09:00 CASE NUMBER: 2022-DM-000986 CASE: State of Kansas ex rel, et al., Petitioner vs. Christian Woods, Respon-

dent

DIVISON: Blomberg, James PHEARING TYPE: Motion (Pro Se) STATUS: Scheduled

CASE TYPE: DM Non Divorce - Visitation, Custody, Support

DATE: 01/18/2024 TIME: 09:00 CASE NUMBER: 2022-DM-001919 CASE: BRYANNA G NAJERA, Petitioner vs. JOSE E ROBLEDO ZAPATA,

Respondent

DIVISON: Blomberg, James PHEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: DM Domestic Other

DATE: 01/18/2024 TIME: 09:00 CASE NUMBER: 2022-DM-002474 CASE: STATE OF KANSAS, et al., Petitioner vs. DARRYL A ZEWALK JR.,

Respondent

DIVISON: Blomberg, James PHEARING TYPE: Motion (Pro Se) STATUS: Scheduled

CASE TYPE: DM Non Divorce - Visitation, Custody, Support

DATE: 01/18/2024 TIME: 09:00 CASE NUMBER: 2014-DM-001764 CASE: Lawrence Kubicki, etal., Petitioner vs. Joanna Jarsulic, Respondent

DIVISON: Mahoney, William HEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: DM Paternity

DATE: 01/19/2024 TIME: 09:00 CASE NUMBER: 2014-DM-000553 CASE: Traci King, Petitioner vs. Dorzell King Jr, Respondent

DIVISON: Dupree, Timothy L HEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: DM Marriage Dissolution/Divorce

DATE: 01/19/2024 TIME: 09:00 CASE NUMBER: 2017-DM-002455 CASE: STATE OF KANSAS, et al., Petitioner vs. Tyler Q Jefferson, Respon-

dent

DIVISON: Dupree, Timothy L HEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: DM Paternity

DATE: 01/19/2024 TIME: 09:00 CASE NUMBER: 2019-DM-001177 CASE: Stephon M Whitaker, Petitioner vs. Myesha Whitaker, Respondent

DIVISON: Dupree, Timothy L HEARING TYPE: Motion (Pro Se) STATUS: Scheduled

CASE TYPE: DM Marriage Dissolution/Divorce

DATE: 01/19/2024 TIME: 09:00 CASE NUMBER: WY-2023-DM-300134 CASE: In the Matter of the Marriage of Sahara Valdez vs. Anibal Perez

Machado

DIVISON: Dupree, Timothy L HEARING TYPE: Motion (Pro Se) STATUS: Scheduled

CASE TYPE: DM Marriage Dissolution/Divorce

DATE: 01/19/2024 TIME: 09:00 CASE NUMBER: WY-2023-DM-300253 CASE: In the Matter of the Marriage of Shannon A Rocha vs. Dakota

Glen Rocha

DIVISON: Dupree, Timothy L HEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: DM Marriage Dissolution/Divorce

DATE: 01/19/2024 TIME: 14:00 CASE NUMBER: 2021-CV-000396 CASE: Chad McMillin vs. Chelsea Rodenberg MD, et al.

DIVISON: Klapper, Bill L HEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: CV Medical Malpractice

DATE: 01/22/2024 TIME: 13:30 CASE NUMBER: 2016-DM-003221 CASE: STATE OF KANSAS, et al., Petitioner vs. Raul Dieguez #1172601 HV

2A 112, Respondent

DIVISON: Blomberg, James PHEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: DM Paternity

DATE: 01/22/2024 TIME: 13:30 CASE NUMBER: 2020-DM-000938 CASE: STATE OF KANSAS, et al., Petitioner vs. Vincent G Esparza, Respon-

dent

DIVISON: Blomberg, James PHEARING TYPE: Motion (Pro Se) STATUS: Scheduled

CASE TYPE: DM Non Divorce - Visitation, Custody, Support

DATE: 01/22/2024 TIME: 13:30 CASE NUMBER: 2021-DM-001530 CASE: STATE OF KANSAS, et al., Petitioner vs. Michael E Fossett Jr, Re-

spondent

DIVISON: Blomberg, James PHEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: DM Non Divorce - Visitation, Custody, Support

DATE: 01/23/2024 TIME: 14:00 CASE NUMBER: 2022-CV-000316 CASE: Gerald P Godell, et al. vs. Gaurav Chaturvedi MD, et al.

DIVISON: Dupree, Timothy L HEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: CV Medical Malpractice

DATE: 01/24/2024 TIME: 09:00 CASE NUMBER: WY-2023-DM-300346 CASE: State of Kansas, et al vs. Rebecca M Gilbert

DIVISON: Blomberg, James PHEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: DM Non Divorce - Visitation, Custody, Support

DATE: 01/25/2024 TIME: 09:00 CASE NUMBER: 2014-DM-000153 CASE: Alexis Marie Sosa, Petitioner vs. Joshua Sosa, Respondent

DIVISON: Cahill, Christina A HEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: DM Marriage Dissolution/Divorce

DATE: 01/25/2024 TIME: 09:00 CASE NUMBER: 2017-DM-002728 CASE: Jennifer L Williams, Petitioner vs. David Alexander Williams, Respon-

dent

DIVISON: Cahill, Christina A HEARING TYPE: Motion (Pro Se) STATUS: Scheduled

CASE TYPE: DM Marriage Dissolution/Divorce

DATE: 01/25/2024 TIME: 09:00 CASE NUMBER: 2019-DM-001104 CASE: Yumeka R Dilunga, Petitioner vs. Omar A Dilunga, Respondent DIVISON: Cahill, Christina A HEARING TYPE: Motion (Pro Se) STATUS: Scheduled

CASE TYPE: DM Marriage Dissolution/Divorce

DATE: 01/25/2024 TIME: 09:00 CASE NUMBER: 2022-DM-000294 CASE: Eva M Simmons, Petitioner vs. Keenan Simmons, Respondent

DIVISON: Cahill, Christina A HEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: DM Marriage Dissolution/Divorce

DATE: 01/25/2024 TIME: 09:30 CASE NUMBER: WY-2023-DM-001382 CASE: Savannah Gilbert vs. Daniel Cabrera

DIVISON: Lynch, Kathleen M HEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: DM Paternity

DATE: 01/25/2024 TIME: 14:00 CASE NUMBER: WY-2023-DM-001658 CASE: In the Matter of the Marriage of Lerry Morgan vs. Stanley D

Morgan

DIVISON: Dupree, Timothy L HEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: DM Marriage Dissolution/Divorce

DATE: 09/15/2023 TIME: 09:30 CASE NUMBER: 2022-DM-000460 CASE: Clarissa Whitebird, Petitioner vs. Joseph Green Jr, Respondent

DIVISON: Lynch, Kathleen M HEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: DM Paternity

DATE: 09/15/2023 TIME: 11:00 CASE NUMBER: 2021-DM-000739 CASE: Frank Morel Turner, Petitioner vs. Fern L Turner, Respondent

DIVISON: Klapper, Bill L HEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: DM Marriage Dissolution/Divorce

DATE: 09/18/2023 TIME: 09:00 CASE NUMBER: 2022-DM-000074 CASE: Amber Gutierrez, Petitioner vs. Justin Gutierrez, Respondent

DIVISON: Cahill, Christina A HEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: DM Marriage Dissolution/Divorce

DATE: 09/18/2023 TIME: 09:00 CASE NUMBER: 2022-DM-000452 CASE: Lily Guillen, Petitioner vs. Yember Guillen, Respondent

DIVISON: Cahill, Christina A HEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: DM Marriage Dissolution/Divorce

DATE: 09/18/2023 TIME: 12:00 CASE NUMBER: 2019-DM-000436 CASE: STATE OF KANSAS, et al., Petitioner vs. Joshua D Timmerman, Re-

spondent

DIVISON: Lynch, Kathleen M HEARING TYPE: Motion (Pro Se) STATUS: Scheduled

CASE TYPE: DM Paternity

DATE: 09/18/2023 TIME: 13:30 CASE NUMBER: 2020-DM-000315 CASE: Jagat Monger, Petitioner vs. Saraswati Bhujel, Respondent

DIVISON: Dupree, Timothy L HEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: DM Marriage Dissolution/Divorce

DATE: 09/19/2023 TIME: 10:00 CASE NUMBER: WY-2023-CV-000394 CASE: GSMPS Mortgage loan trust 2006-RP2, Mortgage pass- vs.

Nancy E Lovell (Deceased), et al

DIVISON: Dupree, Timothy L HEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: CV Mortgage Foreclosure

DATE: 09/19/2023 TIME: 13:30 CASE NUMBER: 2016-DM-003287 CASE: Charles W Dennis, Petitioner vs. Sara K Taylor, Respondent

DIVISON: Lynch, Kathleen M HEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: DM Paternity

DATE: 09/19/2023 TIME: 15:00 CASE NUMBER: 2022-DM-001075 CASE: Nicole Gravatt, Petitioner vs. Michael Gravatt, Respondent

DIVISON: Dupree, Timothy L HEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: DM Marriage Dissolution/Divorce

DATE: 09/20/2023 TIME: 09:00 CASE NUMBER: 2023-DM-000502 CASE: Joannie Rojas, Petitioner vs. Osvaldo Avalos, Respondent

DIVISON: Lynch, Kathleen M HEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: DM Paternity

DATE: 09/20/2023 TIME: 09:00 CASE NUMBER: WY-2023-DM-000887 CASE: Cesar Butron vs. Victoria Gonzalez

DIVISON: Lynch, Kathleen M HEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: DM Paternity

DATE: 09/20/2023 TIME: 09:00 CASE NUMBER: WY-2023-DM-001472 CASE: Dale Willeford, Jr vs. Neressia Nickol Moore

DIVISON: Lynch, Kathleen M HEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: DM Paternity

DATE: 09/20/2023 TIME: 10:00 CASE NUMBER: 2009-DM-003354 CASE: Jihad Williams, Petitioner vs. Nastasia Williams, Respondent

DIVISON: Lynch, Kathleen M HEARING TYPE: Motion (Pro Se) STATUS: Scheduled

CASE TYPE: DM Marriage Dissolution/Divorce

DATE: 09/20/2023 TIME: 10:00 CASE NUMBER: 2010-DM-000391 CASE: State of Kansas Ex Rel, etal., Petitioner vs. Terence T Todd, Respon-

dent

DIVISON: Lynch, Kathleen M HEARING TYPE: Motion (Pro Se) STATUS: Scheduled

CASE TYPE: DM Non Divorce - Visitation, Custody, Support

DATE: 09/20/2023 TIME: 10:00 CASE NUMBER: 2014-DM-000991 CASE: Daniel O Hermida Jr, Petitioner vs. Leah T Hermida, Respondent

DIVISON: Lynch, Kathleen M HEARING TYPE: Motion (Pro Se) STATUS: Scheduled

CASE TYPE: DM Marriage Dissolution/Divorce

DATE: 09/20/2023 TIME: 10:00 CASE NUMBER: 2018-DM-000346 CASE: STATE OF KANSAS, et al., Petitioner vs. Timothy T Walker Jr, Re-

spondent

DIVISON: Lynch, Kathleen M HEARING TYPE: Motion (Pro Se) STATUS: Scheduled

CASE TYPE: DM Paternity

DATE: 09/20/2023 TIME: 10:00 CASE NUMBER: 2018-DM-001925 CASE: De'Anthony L Frazier, et al., Petitioner vs. Toria R Freeman, Respon-

dent

DIVISON: Lynch, Kathleen M HEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: DM Paternity

DATE: 09/20/2023 TIME: 10:00 CASE NUMBER: 2019-DM-000543 CASE: STATE OF KANSAS, et al., Petitioner vs. Matthew Lee Hullaby, Re-

spondent

DIVISON: Lynch, Kathleen M HEARING TYPE: Motion (Pro Se) STATUS: Scheduled

CASE TYPE: DM Paternity

DATE: 09/20/2023 TIME: 10:00 CASE NUMBER: 2020-DM-002200 CASE: STATE OF KANSAS, et al., Petitioner vs. Bakari S Whiting, Respon-

dent

DIVISON: Lynch, Kathleen M HEARING TYPE: Motion (Pro Se) STATUS: Scheduled

CASE TYPE: DM Non Divorce - Visitation, Custody, Support

DATE: 09/20/2023 TIME: 10:00 CASE NUMBER: 2021-DM-001523 CASE: STATE OF KANSAS, et al., Petitioner vs. Joe J Garrett, Respondent

DIVISON: Lynch, Kathleen M HEARING TYPE: Motion (Pro Se) STATUS: Scheduled

CASE TYPE: DM Paternity

DATE: 09/20/2023 TIME: 10:00 CASE NUMBER: 2022-DM-001708 CASE: State of Kansas Ex rel, et al., Petitioner vs. ANTONIO L DANGER-

FIELD, Respondent

DIVISON: Lynch, Kathleen M HEARING TYPE: Motion (Pro Se) STATUS: Scheduled

CASE TYPE: DM Non Divorce - Visitation, Custody, Support

DATE: 09/20/2023 TIME: 10:00 CASE NUMBER: WY-2023-DM-000717 CASE: Diana Fajardo De La O vs. Roberto A Amaya

DIVISON: Lynch, Kathleen M HEARING TYPE: Motion (Pro Se) STATUS: Scheduled

CASE TYPE: DM Paternity

DATE: 09/20/2023 TIME: 11:30 CASE NUMBER: 2021-DM-000200 CASE: Hedctor Antonio Rivas Cruz, Petitioner vs. Liliana Meryli Barrientos,

Respondent

DIVISON: Dupree, Timothy L HEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: DM Marriage Dissolution/Divorce

DATE: 09/20/2023 TIME: 11:30 CASE NUMBER: 2021-DM-000200 CASE: Hedctor Antonio Rivas Cruz, Petitioner vs. Liliana Meryli Barrientos,

Respondent

DIVISON: Dupree, Timothy L HEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: DM Marriage Dissolution/Divorce

DATE: 09/20/2023 TIME: 13:30 CASE NUMBER: 2021-DM-000366 CASE: Tito Alberto Mendoza Lemus, Petitioner vs. Morena Elizabeth Solorza-

no Gonzalez, Respondent

DIVISON: Dupree, Timothy L HEARING TYPE: Motion (Pro Se) STATUS: Scheduled

CASE TYPE: DM Marriage Dissolution/Divorce

DATE: 09/20/2023 TIME: 15:30 CASE NUMBER: WY-2023-CV-000312 CASE: William Schaal vs. Kansas Department Of Revenue, et al.

DIVISON: Dupree, Timothy L HEARING TYPE: Motion (Pro Se) STATUS: Scheduled

CASE TYPE: CV Other Civil (Non-Domestic)

DATE: 09/21/2023 TIME: 09:00 CASE NUMBER: 2008-DM-000584 CASE: Shannon G Quillin, Petitioner vs. Tiffany Quillin, Respondent

DIVISON: Cahill, Christina A HEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: DM Marriage Dissolution/Divorce

DATE: 09/21/2023 TIME: 10:00 CASE NUMBER: 2022-CV-000564 CASE: Kathy Joyce Crump, et al. vs. Highland Park Funeral Home and Cre-

matory Inc., et al.

DIVISON: Dupree, Timothy L HEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: CV Other Tort

DATE: 09/21/2023 TIME: 10:00 CASE NUMBER: 2023-DM-000036 CASE: Carolyn Mesaros, Petitioner vs. Donald Mesaros, Respondent

DIVISON: Klapper, Bill L HEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: DM Marriage Dissolution/Divorce

DATE: 09/22/2023 TIME: 09:00 CASE NUMBER: 2019-DM-001223 CASE: James Zager, Petitioner vs. Amanda Zager, Respondent

DIVISON: Dupree, Timothy L HEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: DM Marriage Dissolution/Divorce

DATE: 09/22/2023 TIME: 09:00 CASE NUMBER: 2021-CV-000352 CASE: Sylvester Carl Byrd Jr. vs. ALA Operations LLC, et al.

DIVISON: Dupree, Timothy L HEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: CV Medical Malpractice

DATE: 09/22/2023 TIME: 09:00 CASE NUMBER: 2022-CV-000504 CASE: Ola M Perry vs. Marcelis Sanderson, et al.

DIVISON: Dupree, Timothy L HEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: CV Other Real Property

DATE: 09/22/2023 TIME: 09:00 CASE NUMBER: 2022-DM-001244 CASE: Leticia Jimenez Garcia, Petitioner vs. Guadalupe Arely Aguilar Diaz,

Respondent

DIVISON: Dupree, Timothy L HEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: DM Domestic Other

DATE: 09/22/2023 TIME: 09:00 CASE NUMBER: 2022-DM-001388 CASE: Susan Yuran, Petitioner vs. Jeffrey Yuran, Respondent

DIVISON: Dupree, Timothy L HEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: DM Marriage Dissolution/Divorce

DATE: 09/22/2023 TIME: 09:00 CASE NUMBER: 2022-DM-002207 CASE: Jonathan Jenkins, Petitioner vs. Arika Jenkins, Respondent

DIVISON: Dupree, Timothy L HEARING TYPE: Motion (Pro Se) STATUS: Scheduled

CASE TYPE: DM Marriage Dissolution/Divorce

DATE: 09/22/2023 TIME: 09:00 CASE NUMBER: 2023-CV-000112 CASE: Farideh Richardson vs. University of Kansas Hospital

DIVISON: Dupree, Timothy L HEARING TYPE: Motion (Pro Se) STATUS: Scheduled

CASE TYPE: CV Medical Malpractice

DATE: 09/22/2023 TIME: 09:00 CASE NUMBER: 2023-CV-000112 CASE: Farideh Richardson vs. University of Kansas Hospital

DIVISON: Dupree, Timothy L HEARING TYPE: Motion (Pro Se) STATUS: Scheduled

CASE TYPE: CV Medical Malpractice

DATE: 09/22/2023 TIME: 09:00 CASE NUMBER: 2023-CV-000112 CASE: Farideh Richardson vs. University of Kansas Hospital

DIVISON: Dupree, Timothy L HEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: CV Medical Malpractice

DATE: 09/22/2023 TIME: 09:00 CASE NUMBER: 2023-DM-000216 CASE: Larry R. Hyatte, Petitioner vs. Carrie L. Hyatte, Respondent

DIVISON: Dupree, Timothy L HEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: DM Marriage Dissolution/Divorce

LEGAL NOTICE LEGAL NOTICE LEGAL NOTICE LEGAL NOTICE CASE: Pro Cir-TIME: 09:00 CASE NUMBER: WY-2023-CV-000476 DATE: 09/22/2023

cuit, Inc. vs. Cristian Urenda-Garcia

DIVISON: Dupree, Timothy L HEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: CV Other Contract

DATE: 09/22/2023 TIME: 09:00 CASE NUMBER: WY-2023-CV-000513 CASE: Deutsche

Bank National Trust Company vs. Ron Thebo, et al

DIVISON: Dupree, Timothy L HEARING TYPE: Motion (Pro Se) STATUS: Scheduled

CASE TYPE: CV Mortgage Foreclosure

DATE: 09/22/2023 TIME: 09:00 CASE NUMBER: WY-2023-CV-000595 CASE: Noel Clay

vs. Karen Ebmeier, et al

DIVISON: Dupree, Timothy L HEARING TYPE: Motion STATUS: Scheduled

CASE TYPE: CV Automobile Tort

DATE: 09/22/2023 TIME: 09:30 CASE NUMBER: 2021-CV-000026 CASE: The Unified Gov-

ernment of Wyandotte County Kansas vs. Steve D Acinger, et al.

DIVISON: Burns, Robert P HEARING TYPE: Motion (Pro Se) STATUS: Scheduled

CASE TYPE: CV Other Real Property

DATE: 09/22/2023

ernment of Wyandotte County Kansas vs. Jose L Adauto, et al.

DIVISON: Burns, Robert P HEARING TYPE: Motion (Pro Se)

CASE TYPE: CV Other Real Property

IN THE MATTER OF THE **BULLOCK ESTATE**

IN THE DISTRICT COURT OF WYANDOTTE COUNTY, KANSAS PURSUANT TO K.S.A. CHAP-**TER 59**

In the Matter of the Estate of STEVEN P. BULLOCK, Deceased Case No. WY-2024-PR-10
NOTICE OF HEARING AND

NOTICE TO CREDITORS
THE STATE OF KANSAS TO ALL

PERSONS CONCERNED: You are notified that on January 10, 2024, a Petition was filed in this Court by JEFFERY L. BULLOCK, Executor named in the LAST WILL AND TESTAMENT OF STEVEN P. BULLOCK, deceased, Dated September 12, 2023. requesting that the instrument attached thereto be admitted to probate and record as the LAST WILL AND TESTAMENT of the Decedent, and Letters Testamentary under the Kansas Simplified Estate Act be issued to Executor to serve without bond.

You are further advised under the provisions of the Kansas Simplified Estates Act the Court need not supervise administration of the Estate, and no notice of any action of the Executor or other proceedings in the administration will be given, except for notice of final settlement of Decedent's Estate.

You are further advised if written objections to simplified administration are filed with the Court, the Court may order that supervised administration ensue.

You are required to file your written defenses to the Petition on or before February 22, 2024, at 10:30 A.M. in the District court, in Kansas City, Wyandotte County, Kansas, at which time and place the cause will be heard via Zoom. Should you fail to file your written defenses, judgment and decree will be entered in due course upon

the Petition

All creditors are notified to exhibit their demands against the Estate within the latter of four months from the date of the first publication of this notice, as provided by law, or if the identity of the creditor is known or reasonable ascertainable, thirty (30) days after actual notice was given as provided by law, and if their demands are not thus exhibited, they shall be forever barred. /s/ Jeffery L. Bullock

JEFFERY L. BULLOCK, Pe-

RESPECTFULLY SUBMITTED: MEARS HAUSMANN, P.A. 104 N SIXTH STREET. SUITE ONE

P.O. BOX 157 ATCHISON, KANSAS 66002 TELEPHONE: (913) 367 – 0850 FAX: (913) 367 – 0712

EMAIL: matthew@mearshausmann.com

ATTORNEYS FOR PETITIONER

/s/ Matthew R. Rich MATTHEW R. RICH NO. 28260 (First published 1-25-24) 3t-The Wyandotte Echo-2-8-24

Important State Phone Numbers

Attorney General (888) 428-8436

Child Abuse Hotline (800) 922-5330

Consumer Protection (800) 432-2310

Crime Tip Hotline (800) 572-7463

TERMINATION OF PARENTAL RIGHTS **HARTLINE-ORTIZ**

IN THE DISTRICT COURT OF WYANDOTTE COUNTY, KANSAS JUVENILE DEPARTMENT

IN THE INTEREST OF:
Name ANNALISE HART-LINE-ORTIZ

DOB: XX/XX/2013 A Female Case No. 2022JC0093 NOTICE OF PUBLICATION TER-MINATION OF PARENTAL RIGHTS

TO: Brandee Hartline and to all other persons who are or may be concerned:

A MOTION has been filed in

the Juvenile Department of the Wyandotte County District Court requesting that the Court find: BRANDEE HARTLINE

the natural parent of the above named minor child, to be an unfit parent and enter an order permanently terminating the parental

rights of the above named parent. The above named minor child, Annalise Hartline-Ortiz was found to be a Child in Need of Care on

the 8th day of July, 2022.
You are required to appear before this court on the 23rd day of February, 2024, at 9:30 a.m. or prior to that time file your written defenses to the pleading with the Clerk of this Court.

Rae A. Nicholson, an attorney, has been appointed as Guardian ad Litem for the child. Each parent or other legal custodian of the child has the right to appear and be heard personally with or without an attorney. The court will appoint an attorney for a parent who is financially unable to hire

an attorney.

CLERK OF THE DISTRICT COURT

(First published 1-25-24) 2t-The Wyandotte Echo-2-1-24

IN THE MATTER OF THE **GUERRA CUSTODY**

CASE: The Unified Gov-

STATUS: Scheduled

IN THE DISTRICT COURT OF WYANDOTTE COUNTY, KANSAS CIVIL DEPARTMENT

In the Matter of the Custody of: EDUARDO JOSUE GUERRA GUERRA, and LUIS FERNANDO GUERRA GUERRA,

Minor children, by and through their next friend,

And natural mother,
JEIDI LILIBETH GUERRA MONROY,

Petitioners,

Case No. 2023-DM-300153 Division 10 JORGE ERNESTO GUERRA,

Respondent. **NOTICE OF SUIT**tate of Var

The State of Kansas to JORGE ERNESTO GUERRA:

You are notified that a Petition for Custody was filed in the District Court of Wyandotte County, Kansas, asking that the person filing the petition be granted custody and asking that the court make other orders in that matter. You must file an answer to the Petition for Custody with the court and provide a copy to the Petitioner's Attorney, Patricia J. Taylor on or before 41 days after the first publication of this Notice of Suit

or the court will enter a final

judgment on the Petition for Custody. Patricia J. Taylor LeBaron-Ramos Law Firm 1505 Minnesota Ave Kansas City, KS 66102 (First published 1-25-24) 3t-The Wyandotte Echo-2-8-24

Don't Miss An Issue

LEGAL NOTICE

LEGAL NOTICE

1FMPU16L01LA33733

1LNHM86S75Y609055

WAUKGAFB0AN050773

1FMCU93186KD48664 1GNEK13T75R176954

1G1JC1242Y7132478

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1D8HB58P27F537148

1B3LC46K98N594592

WDBNG70J71A148272

1FTRW08L11KE93195

5NMSH13E29H292407

2GNALCEK0G1135573

1G1JC524417348362 KNAFX4A8XF5273036

1G11C5SL6EF199522

1GCEK14V52Z112271

1GKLVMED5AJ120006

5NPET46C87H209358

4T1BG22K6XU870316

KNAE15LA7L6084286

1GNKVGED5BJ122937

3FAHP06Z17R124430 2B3CL5CTXBH516339 1FMCU03178KC24075 1MELM6531TK634450

WAU78LFF7H1041152

5NMSH73E19H322970

1GCCS14WX28122655

2LMDU88C49BJ05722

3N1AB7AP9HY235777

5NPET46C79H457653

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3GNEK13T22G117225

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1N4BL11D46N339899

1J4FJ28S6NL252117

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1G4HP52K3TH406091

2G1WT58K969106586

2T2HK31U48C087415

1D4GP25R73B234404

1HGCM56897A153641

5N1AZ2MS6KN145790

1HGCM56115A180431

JTEHH20V710064973

1N4AL11D35N490551

3GNAL3EK1DS597284

11169K15314

F10J0K20529

WDDGF8AB2DR251394

AUCTIONED TO THE HIGHEST BIDDER

Impounded vehicles & personal property will be auctioned to the highest bidder for cash on or after February 8, 2024, at 10:00 a.m., if not claimed with all charges paid in full. Sold as is at ALL CITY TOW 1015 S. Bethany, Kansas City, Ks. 66101.

2001 Ford Expedition Blue 2005 Lincoln LS White 2010 Audi A6 Black 2006 Ford Escape White 2005 Chevrolet Tahoe Gold 2000 Chevrolet Cavalier Red 2017 Hyundai ELANTRA Blue 2007 Dodge Durango Silver 2008 Dodge Avenger Silver 2001 Mercedes-Benz S-Class Blue 2001 Ford F-150 Tan 2009 Hyundai SANTA FE Black 2016 Chevrolet Equinox Gold 2001 Chevrolet Cavalier White 2015 Kia Forte Gray 2014 Chevrolet Malibu Black 2002 Chevrolet Silverado 1500 Red 2010 GMC Acadia Black 2007 Hyundai SONATA Black 2013 Mercedes-Benz C-Class Black 1999 Toyota Camry Bronze 2020 Kia Stinger Black 2011 Chevrolet Traverse Red 2007 Ford Fusion Champagne 2011 Dodge Charger Black 2008 Ford Escape White 1996 Mercury Mystique Gray 2017 Audi A3 Blue 2009 Hyundai SANTA FE White 2002 Chevrolet S-10 Black 2009 Lincoln MKX White 2017 Nissan Sentra Blue 2009 Hyundai SONATA Gray 2000 Mercury Mountaineer Blue 2014 Mitsubishi Lancer Silver 2013 Hyundai ELANTRA Black 2002 Chevrolet Avalanche Silver 1961 Chevrolet Brown 1960 Ford f150 Gray 2009 BMW 3 Series Blue 2020 Honda Accord Hybrid Silver 2006 Nissan Altima Silver 1992 Jeep Cherokee Red 1998 Ford Mustang Red 2002 Toyota Sienna Tan 1996 Buick LeSabre Red 2006 Chevrolet Impala Maroon 2008 Lexus RX 350 Silver 2003 Dodge Caravan Blue 2007 Honda Accord Blue 2019 Nissan Murano White

2005 Honda Accord Gold

2001 Toyota RAV4 Black

2005 Nissan Altima Gray 2013 Chevrolet Captiva Sport Tan

2013 Ford F-250 Super Duty Red

2006 Honda Odyssey Gray 1998 Dodge Ram Pickup 1500 Green

2006 Volkswagen Jetta Black

2005 Chrysler Pacifica Green 2004 Ford Crown Victoria White

2012 Mazda Mazda6 Silver

2004 Chevrolet Tahoe Maroon

2014 Chevrolet Impala Black

2006 Buick Rendezvous White

2003 Chevrolet S-10 Red

2013 GMC Terrain Red

2013 Ford Explorer Red

2015 Kia Optima Black 2019 Nissan Rogue Blue

2004 GMC Envoy Silver

2010 Toyota Corolla Tan 2014 Jeep Patriot White

2007 Acura TL Black

2004 Ford Focus Green

2010 Acura TL Black 2013 Dodge Journey White

2006 Chevrolet Trailblazer blue

2013 Ford Escape Silver (First published 1-25-24) 1t-The Wyandotte Echo-1-25-24

Black

2010 Nissan Altima Bla 2013 Nissan Altima Gray

2020 Honda CRV Blue

Trailer Black

2005 Honda Accord Black

2019 Dodge Journey Blue

2008 Chevrolet Equinox Gray

2005 Chevrolet Tahoe Blue

Hyundai Elantra

1FT7W2BT2DEB75326 3VWDF71K66M768724 5FNRL38226B042430 1B7HF13Y7WJ164650 2C4GF48405R366808 2FAFP74W64X131931 1YVHZ8DH4C5M32258 1GCCS19X438166119 1GNEK13V64J109941 2GKALSEK3D6302580 1FM5K8D88DGA73799 2G11X5SL4E9263375 3G5DA03L06S645423 5XXGM4A72FG486601 5N1AT2MT5KC705496 1GNEC13V65R126691 1GKDT13S842424990 2T1BU4EE5AC284340 1C4NJPFB3ED888229 1HGCM66835A005651 3C4PDCBB8KT835644 19UUA66267A019538 5GPJN08196S120080 2CNDL33F286002132 1FAFP34334W171295

19UUA9E54AA001351

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1N4AL2AP0AN506828

1N4AL3AP2DN535144

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The Wyandotte Echo

Wyandotte County's Official Legal Publication

ORDINANCE NO. 0-1-24 COZ2023-026

AN ORDINANCE rezoning property hereinafter described located at approximately 2443R South 88th Street, in Kansas City, Kansas, by changing the same from its present zoning of R-1 Single Family District to MP-3 Planned Heavy Industrial District.

NOW THEREFORE, BE IT

ORDAINED BY THE GOVERN-ING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, AS FOLLOWS:

Section 1. It is hereby found and determined that a petition was filed on September 29, 2023, by the owners of property to have the zoning of said property changed from its present zoning of R-1 Single Family District to MP-3 Planned Heavy Industrial District.

It is likewise found and determined that the Planning Commission published notice, mailed notices, held public hearing(s), prepared recommendations and followed the procedures provided by law.
Section 2. In compliance with

recommendations of the Planning Commission, it is hereby ordained that the zoning of the following described property:

Tract 9336, Section 31, Town ship 11, Range 24, acres 14.04, 526B, beginning at the Northeast Corner; West 358', South 1792.59', East 358', North 1792.59' to the point of beginning, located at approximately 2443R South 88th Street, Kansas City, Kansas,

be changed from its present zoning of R-1 Single Family District to MP-3 Planned Heavy Industrial District, as defined by the Zoning Ordinances of Kansas City, Kansas.

Section 3. Pursuant to the Code of City Ordinances, Section 27-470, the Governing Body approves the preliminary development plans, incorporated herein by reference, marked as the certified preliminary development plan, and maintained in the Planning and Urban Design Department as submitted to the Governing Body and received by the Unified Clerk

Section 4. The Planning and Urban Design Department of Kansas City, Kansas, is hereby ordered and directed to cause such designation to be made on the official District Map of said City in its custody and to show the property herein described to be now zoned for MP-3 Planned Heavy Industrial District. Said District Map, previously incorporated by reference by Section 27-408 of the Code of Ordinances of Kansas City, Kansas, is hereby reincorporated as part of the Zoning Ordinance as amended.

Section 5. This ordinance shall be in full force and effect from and after its passage, approval and publication in the Wyandotte

PASSED BY THE GOVERNING BODY OF THE UNIFIED GOVERN-MENT OF WYANDOTTE COUNTY/ KANSAS CITY, KANSAS THIS 11 DAY OF JANUARY, 2024.

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

BY:

Agreed of Hacited TYRONE GARNER

MAYOR/CHIEF EXECUTIVE OFFICER ATTEST

UNIFIED GOVERNMENT CLERK

APPROVED AS TO FORM: CHIEF COUNSEL (First published 1-25-24) 1t-The Wyandotte Echo-1-

ORDINANCE NO. 0-2-24

COZ2023-028 AN ORDINANCE rezoning property hereinafter described located at approximately 9700 State

LEGAL NOTICE

Avenue, in Kansas City, Kansas by changing the same from its present zoning of A-G Agriculture District to CP-2 Planned General Business District

NOW THEREFORE, BE IT ORDAINED BY THE GOVERN-ING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS,

Section 1. It is hereby found and determined that a petition was filed on September 29, 2023, by the owners of property to have the zoning of said property changed from its present zoning of A-G Agriculture Districts to CP-2 Planned General Business District.

It is likewise found and determined that the Planning Commission published notice, mailed notices, held public hearing(s), prepared recommendations and followed the procedures provided by law.

Section 2. In compliance with recommendations of the Planning Commission, it is hereby ordained

that the zoning of the following described property: Homefield Atlas 9 - A tract of land located in the Southeast Ouarter of Section 1, Township 11 South, Range 23 East and being a portion of Lot 3, Schlitterbahn Village, 2nd/ plat, a recorded subdivision in the City of Kansas City, Wyandotte County, Kansas according to the recorded plat thereof and being more par-ticularly described as follows: COMMENCING at the Southwest Corner of said Lot 3; thence North 87°42'57" East, along the South line of said Lot 3 and the North right-of-way line of State Avenue as it is currently located. distance of 477.94 feet to the POINT OF BEGINNING: thence North 87°42'57" East, continuing along the South line of said Lot 3 and the North right-of-way line, a distance of 277.61 feet to the intersection of the Westerly right-of-way line of North 98th Street as it currently exists, with the Southerly Lot line of said Lot 3 and a point hereon referred to point "A"; thence Northerly, along a curve to the left, along the Easterly Lot line of said Lot 3 and the Westerly right-of-way line of said North 98th / Street, having a Chord Bearing of North 28°22'26 East, a Chord Distance of 313.12 feet, a radius of 182.00 feet, a distance of 377.00 feet; thence Westerly, along a curve to the left along the Northerly Lot line of said Lot 3 and the Southerly right of-way line of said North 98th/ Street, having a Chord Bearing of North 66°01'32" West, a Chord Distance of 488.23 feet, a Radius of 425.00 feet, a length of 520.08 feet; thence South 02°21'08" East, a distance of 485.36 feet to the Southerly Lot line of said Lot 3 and the Northerly right-of-way line of said State Avenue and the point of beginning, containing 188,947.90 square feet or 4.34 acres more or less, AND: All that part currently located in the existing right-of-way

of North 98th / Street as shown on

Schlitterbahn Village, 2nd/plat, a

recorded subdivision in the City of

Kansas City, Wyandotte County

Kansas according to the recorded plat thereof and being more

particularly described as follows:

BEGINNING at aforementioned

Point "A": thence North 87°42'57'

East, along an easterly prolonga

tion of the Southerly Lot line of

Lot 3, of said Schlitterbahn Village

2nd/ plat, a distance of 186.73

feet; thence North 42°40'51'

West, a distance of 35.53 feet;

thence North 02°17'53" West, a

distance of 40.33 feet; thence

Northwesterly, along a curve to

the left, having a Chord Bearing

of North 16°37'59" West, a Chord

Distance of 210.45 feet, a radius

of 425.00 feet, a length of 212.67

feet to the Northerly Lot line of

said Lot 3 and the Southerly

right-of-way line of North 98th/

LEGAL NOTICE

Street as it currently exists; thence Southeasterly, along the Easterly line of said Lot 3 and the Westerly right-of-way line of said North 98th/ Street, along a curve to the right having a Chord Bearing of South 28°22'26" West, a Chord Distance of 313.12 feet, a Radius of 192.00 feet; a length of 377.00 feet to the point of beginning and containing 12,004.74 square feet or 0.28 acres more or less,

be changed from its present zoning of A-G Agriculture Districts to CP-2 Planned General Business District, as defined by the Zoning Ordinances of Kansas City, Kansas.

Section 3. Pursuant to the Code of City Ordinances, Section 27-466, the Governing Body approves the preliminary development plans, incorporated herein by reference, marked as the certified preliminary development plan, and maintained in the Planning and Urban Design Department as submitted to the Governing Body and received by the Unified Clerk

Section 4. The Planning and Urban Design Department of Kansas City, Kansas, is hereby ordered and directed to cause such designation to be made on the official District Map of said City in its custody and to show the property herein described to be now zoned for CP-2 Planned General Business District. Said District Map, previously incorporated by reference by Section 27-408 of the Code of Ordinances of Kansas City. Kansas, is hereby reincorporated as part of the Zoning Ordinance as amended.

Section 5. This ordinance shall be in full force and effect from and after its passage, approval and publication in the Wyandotte Echo.

PASSED BY THE GOVERNING BODY OF THE UNIFIED GOVERN-MENT OF WYANDOTTE COUNTY, KANSAS CITY, KANSAS THIS 11TI DAY OF JANUARY, 2024

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

Agree of Having TYRONE GARNER

MAYOR/CHIEF EXECUTIVE OFFICER ATTEST

UNIFIED GOVERNMENT **CLERK**

APPROVED AS TO FORM: CHIEF COUNSEL

(First published 1-25-24) 1t-The Wyandotte Echo-1-25-24

ORDINANCE NO. 0-3-24 SP2023-099

AN ORDINANCE authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

BE IT ORDAINED BY THE UNI-FIED GOVERNMENT COMMIS-SION OF WYANDOTTE/COUNTY/ KANSAS CITY, KANSAS:

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2023-099, commonly known as 9700 State Avenue, Kansas City, Kansas, legally described as:

All of Lot 3, Schlitterbahn Village, 2nd plat, a recorded subdivision in the City of Kansas City, Wyandotte County, Kansas according to the recorded plat thereof, EXCEPT the following Easterly portion, being more particularly described as follows: COMMENCING at the Southwest Corner of said Lot 3; thence North

LEGAL NOTICE

87°42'57" East, along the South line of said Lot 3 and the North right-of-way line of State Avenue as it is currently located, a distance of 477.94 feet to the POINT OF BEGINNING; thence North 87°42'57" East, continuing along the South line of said Lot 3 and the North right-of-way line, a distance of 277.61 feet to the intersection of the Westerly right-of-way line of North 98th / Street as it currently exists, with the Southerly Lot line of said Lot 3: thence Northerly. along a curve to the left, along the Easterly Lot line of said Lot 3 and the Westerly right-of-way line of said North 98th / Street, having a Chord Bearing of North 28°22'26" East, a Chord Distance of 313.12 feet, a radius of 182.00 feet, a distance of 377.00 feet; thence Westerly, along a curve to the left along the Northerly Lot line of said Lot 3 and the Southerly rightof-way line of said North 98th/ Street, having a Chord Bearing of North 66°01'32" West, a Chord Distance of 488.23 feet, a Radius of 425.00 feet, a length of 520.08 feet; thence South 02°21'08" East, a distance of 485.36 feet to the Southerly Lot line of said Lot 3 and the Northerly right-of-way line of said State Avenue and the point of beginning, containing 188,947.90 square feet or 4.34 acres more or less.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for grading, fill/removal of earthen fill.

Section 3. Conditions and Stipulations. The Special Use permit granted in Section 1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, condi tions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section 27-214:

- 1. The following requirements of the Commercial Development Guidelines Overlay District have not been met, and from which Applicant is requesting a deviation for approval:
- a. Per Section 27-575(e)(1), the majority of all surface parking and all drive through facilities should be located to the maximum extent possible behind the buildings or in the interior of the block;
- b. Sec. 27-575(f)(3) Buildings should be oriented primarily to the street:
- c. Sec. 27-576(c)(2) In order to break up the monotonous appearance of the long façade, a building wall no more than 45 feet in length should be divided into increments of no more than 45 feet through articulation of the façade. This can be achieved through combinations of at least three (3) of the following techniques:
- Division or breaks in materials:
- ii. Building offsets (projects, recesses, niches);
- iii. Window bays:
- iv. Separate entrances and entry treatments; or,
- v. Variation in roofline.
- d. Sec. 27-596(e)(2) Metal paneling may only account for 15% of the exterior building materials per façade. Incorporate various exterior building materials comply with Sec. 27-576(e)(2) (Deviation approved);
- 2. The median along State Avenue allowing full access to the southern entrance/exit will be moved as part of the Interstate 435 interchange improvement:
- 3. Per Business Licensing De partment: All occupying business

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es will need to file and maintain the occupation tax application with our office for their business activity:

- 4. Utility easements shall be provided along each side of the lot to form a continuous utility easement. All easements shall be at least ten feet wide. The required ten-foot width may be provided through five-foot easements on either side of lot or parcel lines when lines do not form, in whole or in part, the outside:
- 5. Utility easements shall connect with easements established in adjoining properties;
- 6. Per Sec. 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided;
- 7. Trim the 8 9-foot sidewalk adjacent to the grass median and ADA accessible space southwest of the building as it appears to serve minimal function for pedestrians in the parking lot:
- 8. Crosswalks shall be added to internal drive aisles, driveways, and intersections where sidewalks are connected along and across the perimeter of the building and throughout the parking lot where guests and employees walk to the building;
- Install sidewalk in the southern and eastern medians to facilitate pedestrians through the parking lot; 10. The City of Kansas City,
- Kansas reserves to itself the right to, at any time after the effective date of this ordinance, reenter or permit a public utility to reenter that portion of said tract of land hereby vacated for the purpose of repairing installing, constructing or reconstructing any public utilities, including, but not limited to sewers, conduits, electric light pole lines, etc. that are now or may hereafter be installed in the tract of land hereby vacated:
- 11. Sec. 27-466(g) requires that trees are required at not less than one (1) per 7,000 square feet of site area, Sec. 57-577(a)(5) states that landscaping shall exceed the tvpical code requirements by at least 75 percent.

The subject property is 4.62 acres, requiring 50 trees to be provided on the site plan. This does not include the street trees along the perimeter road/drive and parking lot islands;

- 12. Sec. 27-577(b)(3)(a) states that one tree with a minimum caliper of two inches (ornamental) evergreen trees must be at least six feet tall when planted) provided for every 30 feet of street easement
- or frontage; 13. Sec. 27-577(b)(3)(b) states that street trees should be planted no closer than 55 feet and no more than 65 feet apart with groupings or ornamental trees and shrubs placed between them:
- 14. Sec. 27-577(d)(1) states that at least 75 percent of the length of building foundations facing public streets, the exterior of the development, or common spaces must be planted with ornamental plant material such as ornamental trees, flowering shrubs, perennials, and groundcovers;
- 15. Sec. 27-575(e)(4) states that parking must be screened from adjacent streets by walls, shrubs, trees, or other design elements;
- 16. Sec. 27-700(b)(9) Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged to deflect light away from any adjoining residentially zoned property or from public streets. Direct or sky-reflected glare, from floodlights or commercial operations, shall not be directed into any adjoining property. The source of lights shall be hooded or controlled. Bare incandescent light bulbs shall not be permitted in view of adjacent property or public right-of-way. Any light or combination of lights that cast

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on adjacent residentially zoned property shall not exceed one-foot candle as measured from said property line. All lighting on the property, both on the buildings and in parking lots shall have 90-degree cutoff fixtures;

- 17. All parking lot islands shall be curbed and landscaped. Painted, hatched islands are not permitted. For the parking lots that are used by passenger cars that have a paved area wider than a double-loaded aisle and more than 20,000 square feet in area, provide one (1) shade tree for each 20 parking spaces on the interior of the parking lot. Interior tree plantings are in addition to other landscaping requirements; 18. All deciduous and shade
- trees shall be at least two (2) inch caliper when planted. Evergreens shall be at least six (6) feet in height when planted. Shrubs shall be at least five (5) gallons when planted. Throughout the development, there may be a variety of native grasses and plants (wildflowers);
- 19. All landscaping shall be
- 20. All new rooftop mechanical equipment (i.e., RTUs, HVAC, vent stacks, etc.) shall be screened from public view by the parapet of the building. Architectural screens such as opaque, textured, or perforated panels do not meet the standards of the Commercial Design Guidelines:
- 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 at (913) 573-5750 or signpermits@ wycokck.org to begin this process;
- 22. Hours of operation for grading shall be Monday through Friday, 8:00 AM – 5:00 PM;
- 23. Adhere to the erosion control plan and SWPPP to mitigate dust and reduce mud/dirt on the public right-of-way;
- 24. Following the conclusion of the site grading, the site shall be brough the finished grade and seeded until groundcover is established:
- 25. Future development will require its own entitlement, which may include, but is not limited to Variances, Change of Zone, Preliminary and Final Development
- Plan, Preliminary and Final Plat; 26. Obtain a hauling permit from the Public Works Depart-
- 27. All existing and future drivevays must feature curb cuts that are constructed to UG standards;
- 28. A Right-of-Way Permit is required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly;
 29. Improvements that include
- land disturbance activity on greater than one (1) acre of surface area of land or include the construction or alteration of a structure 1,000 square feet or larger shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/ Development application The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by

the Building Inspection Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620;

30. A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) Permit. Any improvements to, construction or alteration of: sanitary systems, stormwater systems, public or private streets, sidewalks, or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is required to contact the County Engineer at (913) 573-5400 or by info@wycokck.org prior to construction to arrange this meeting;

31. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676: 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;

32. 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;

33. The Special Use Permit shall be valid for one (1) year 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 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;

34. Subject to approval, a \$250.00 ordinance publication fee for the Change of Zone and Special Use Permit 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.

35. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to

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satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

Section 4. Take Effect. This ordinance shall take effect as of the date of its publication as provided by law.

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KAN-SAS CITY, KANSAS, THIS 11TH DAY OF JANUARY, 2024.

Agree of Spacing

TYRONE GARNER MAYOR/CEO

Attest:
Unified Government Clerk
APPROVED AS TO FORM:
CHIEF COUNSEL
(First published 1, 25, 24)

(First published 1-25-24) 1t-The Wyandotte Echo-1-25-24

ORDINANCE NO. O-4-24 SP2023-025

AN ORDINANCE authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

BE IT ORDAINED BY THE UNI-FIED GOVERNMENT COMMIS-SION OF WYANDOTTE/COUNTY/ KANSAS CITY, KANSAS:

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2023-025, commonly known as 744 Kansas Avenue, Kansas City, Kansas, legally described as:

B30, L20 TO L24; ALSO, ARMOURDALE 2ND ADDITION, AN ADDITION OF LAND IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS, B30 W 13.6 FEET OF L1, LOCATED AT APPROXIMATELY 744 KANSAS AVENUE, KANSAS CITY, KANSAS.

CITY, KANSAS.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for continuation of an auto body above.

body shop. Section 3. Conditions and Stipulations. The Special Use permit granted in Section 1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, condi-tions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section 27-214:

- 1. Repair any damaged or missing building materials on the four building walls and the stone perimeter fence. Complete the northern section of fence to attach to the building northwest corner;
- 2. Do not exceed the limit of 12 vehicles on the property;
- 3. All vehicles must be parked or stored in designated parking stalls:
- 4. No outside storage of wrecked or inoperable vehicles at any time;
- 5. Provide a trash enclosure that provides the required screening as described and with materials that match the main building, or store the trash dumpster inside of the building at all times, except when being serviced:

when being serviced;
6. Approval allows no more than
12 vehicles at this site. Since this
parking lot is not screened to allow

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inoperable or wrecked vehicles, wrecked or inoperable vehicles may not be parked outside and must be stored inside the building:

- 7. No on-street parking of vehicles for this business. All vehicles on-site for repairs or maintenance must be stored on the property and be properly screened from view;
- 8. No auto repair or servicing is allowed outside or in public view;
- 9. No storage or warehousing of salvage or wrecked automobile parts on the property. Storage of salvage parts requires M-3 Zoning and a separate Special Use Permit:
- 10. Vehicles shall not be parked on the right of way of Kansas Avenue in front of the property. Vehicles shall not park on Kansas Avenue or Coy Street at any time;
- 11. This Special Use Permit applies only to 744 Kansas Avenue. There cannot be any shared work, inventory, storage, or property access with another business or another property under this Special Use Permit;
- 12. No storage or warehousing of salvage or wrecked automobile parts on the property. Storage of salvage parts requires M-3 Zoning and a separate Special Use Permit;
- 13. Replace any dead trees and maintain in perpetuity for tree cover;
- 14. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordi nances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676: 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission.

Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit:

15. Any automotive-related business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that the business operations are at all times compliant with all applicable local ordinances and State Statutes and Regulations [27-463 through 27-470; 27-592 through 27-616] [KSA 65-3424, KAR 28 29-29 through 28-29-331. Proof of proper disposal of waste tires with a Kansas State permit- holding waste tire collector or waste tire processor is required to be maintained at the management office and provided to any enforcement staff upon request;
16. The Special Use Permit is

16. 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;

and administrative citations;
17. If approved, 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

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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;

18. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (check 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,

19. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

Section 4. Take Effect. This ordinance shall take effect as of the date of its publication as provided by law.

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS 11TH DAY OF JANUARY, 2024.

AYOF JANUARY, 2024.

AYOR & Yawing

TYRONE GARNER

MAYOR/CEO

Attest: Unified Government Clerk APPROVED AS TO FORM: CHIEF COUNSEL

(First published 1-25-24) 1t-The Wyandotte Echo-1-25-24

ORDINANCE NO. O-5-24 SP2023-038

AN ORDINANCE authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

BE IT ORDAINED BY THE UNI-FIED GOVERNMENT COMMIS-SION OF WYANDOTTE/COUNTY/ KANSAS CITY, KANSAS:

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2023-038, commonly known as 2559 West 46th Avenue, Kansas City, Kansas, legally described as:

City, Kansas, legally described as: BELINDER PLACE, S34, T11, R25, ACRES 0.12, B2 L46, located at approximately 2559 West 46th Avenue, Kansas City, Kansas.

Avenue, Kansas City, Kansas.
Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for a Non-Owner-Occupied Short-Term Rental.

Section 3. Conditions and Stipulations. The Special Use permit granted in Section 1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which

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any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section 27-214.

- The following items from the home inspection shall be repaired prior to renewal of the Special Use Permit.
- Install GFCI breakers at all 3-pronged outlets;
- Open junction boxes shall be repaired/replaced;
- The tree in the rear-yard shall be trimmed so that branches do not interfere with the electrical line:

• Install a grounding conductor in the main electrical panel;

- The applicant shall repair or replace the sidewalk;
- 3. The applicant shall repair or replace the driveway;
- 4. The applicant shall plant a tree in the median between the sidewalk and curb along West 46th Avenue;
- 5. Maximum number of guests shall be six (6);
- 6. All parking must be off-street, maximum number of vehicles is two (2). No STR renters or guests may park on-street;
- 7. The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;
- 8. Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;
- 9. Applicant is to maintain liability insurance:
- The property must remain in proper maintenance and free of hazards, pests, or infestations;
- 11. The granting of this Special Use Permit does not transfer with a change of ownership of the
- property;
 12. Must provide a manual/
 welcome packet that lists all rules,
 including "No Parties, etc." This
 manual must inform guests that
 the Unified Government enforces
 this policy and must include the
 contact information for Host Compliance: 913-246-5133 (phone
 number), and www.hostcompli-
- ance.com/tips (website);
 13. 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 at (913) 573-5750 or signpermits@ wycokck.org to begin this process;
- 14. If approved, occupying businesses must file and maintain a current business occupation tax application with this office;
- 15. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
- 16. All existing and future driveways must feature curb cuts that are constructed to UG standards;
- 17. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
- 18. The Special Use Permit is not valid for the approved use

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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:

19. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;

20. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;

21. The Special Use Permit shall be valid for one (1) year 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 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;

22. 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, 23. Substantive action towards

the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

Section 4. Take Effect. This ordinance shall take effect as of the date of its publication as provided by law.

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS 11TH DAY OF JANUARY, 2024.

TYRONE GARNER
MAYOR/CEO
Attest:
Unified Government Clerk
APPROVED AS TO FORM:
CHIEF COUNSEL
(First published 1-25-24)

(First published 1-25-24) 1t-The Wyandotte Echo-1-25-24

ORDINANCE NO. O-6-24 SP2023-064

AN ORDINANCE authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

BE IT ORDAINED BY THE UNI-FIED GOVERNMENT COMMIS-SION OF WYANDOTTE/COUNTY/ KANSAS CITY, KANSAS:

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2023-064, commonly known as 5235 State Avenue, Kansas City, Kansas, legally described as:

ALDEN FARMS, S12, T11, R24, ACRES 2.120000, W 75FT L14, LESS HIWAY L15, located at approximately 5235 State Avenue, Kansas City, Kansas.

Section 2. That the real prop-

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for a drinking establishment with live entertainment.

Section 3. Conditions and Stipulations. The Special Use permit granted in Section 1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section 27-214:

- 1. Hours of operation shall be Sunday through Thursday from 4:00 PM 12:00 AM and Friday through Saturday from 12:00 PM 1:00 AM;
- 2. The live entertainment shall cease operation by 1:00 a.m.;
- 3. Off-duty KCK police officer, Gerado Velasquez, Jr. will be the security personnel for the drinking establishment:
- establishment;
 4. Alcohol can only be provided
 by licensed vendors;
 5. Doors and windows must
- 5. Doors and windows must stay closed during any entertainment performance;
- 6. 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;
- 7. Patrons are not allowed to loiter in their vehicles. If so, they will be asked to leave;
- 8. An I.D. scanner will be used at all times;
- 9. At closing time, all security personnel will begin from a designated area to move patrons towards the exit and then to their

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vehicles

- 10. No amplified speakers or entertainment is allowed in outdoor spaces; and,
- 11. Any illumination that results from an entertainment event shall not be seen or otherwise impact adjacent residential uses:
- 12. The dumpster on the east side of the building shall be fully enclosed with an opaque screen (wood privacy fence) and door to screen the dumpster from public view.
- 13. Resurface the parking lot to remove the potholes and restripe the parking spaces;
- 14. Stripe one (1) additional parking space in the parking lot to total 96 parking spaces to share between the drinking establishment and liquor store;
- 15. Sidewalks shall remain clean and clear of trash and debris;
- a. Create a direct pedestrian access from the sidewalk along State Avenue to the front door of the building. A hatched crosswalk shall be painted in the parking lot linking these two ends together; 16. Per Section 27-723(a), no
- 16. 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 at (913) 573-5750 or signpermits@ wycokck.org to begin this process:
- 17. If approved, the applicant must file and maintain a current business occupation tax application with the Business Licensing Division located at 4953 State Avenue, Kansas City, KS 66102 (913) 573-8780 or businesslicense@wycokck.org
- cense@wycokck.org;

 18. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;

cess accordingly;
19. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;

20. 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;

21. The Special Use Permit shall be valid for two (2) years from the publication of the associated

LEGAL NOTICE

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 to begin the renewal process. Any application for renewal that 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;

22. 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;

23. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit; and,

24. 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 at (913) 573-5750 or signpermits@ wycokck.org to begin this process.

Section 4. Take Effect. This ordinance shall take effect as of the date of its publication as provided by law.

provided by law.

PASSED BY THE COMMISSION
OF THE UNIFIED GOVERNMENT
OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS 11TH
DAY OF JANUARY, 2024.

Aquese of Spacing TYRONE GARNER MAYOR/CEO Attest:

Unified Government Clerk APPROVED AS TO FORM: CHIEF COUNSEL

(First published 1-25-24) 1t-The Wyandotte Echo-1-25-24

ORDINANCE NO. 0-7-24 SP2023-074

AN ORDINANCE authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

County/Kansas City, Kansas.
BE IT ORDAINED BY THE
UNIFIED GOVERNMENT COMMISSION OF

WYANDOTTE/COUNTY/KAN-SAS CITY, KANSAS:

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2023-074, commonly known as 2501 North Tremont Street, Kansas City, Kansas, legally described as:

Parcel 111820, Tract 202090409.001023, Section 33, Township 10 South, Range 25 East, Silver Place + 1119, S33,

LEGAL NOTICE

T10, R25, Acres 0.14, Block 4, Lots 8 and 9, located at approximately 2501 North Tremont Street, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for a Non-Owner-Occupied Short-Term Rental.

Section 3. Conditions and Stipulations. The Special Use permit granted in Section 1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section

- 1. The applicant shall repair/replace the sidewalk in the front of the property;
- 2. All additional Property Maintenance Citations shall be addressed and remediated;
- 3. If the applicant chooses to also rent as a long-term rental, the applicant shall obtain a rental license in addition to the business license;
- 4. Maximum number of guests shall be six (6);
- 5. All parking must be off-street, maximum number of vehicles is two (2). No STR renters or guests may park on-street;
- 6. The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;
- sas State Lodging Tax;
 7. Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;
- 8. Applicant is to maintain liability insurance;
- 9. The property must remain in proper maintenance and free of hazards, pests, or infestations;
- 10. The granting of this Special Use Permit does not transfer with a change of ownership of the property;
- 11. Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website):
- 12. 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 at (913) 573-5750 or signpermits@ wycokck.org to begin this process;
- 13. If approved, occupying businesses must file and maintain a current business occupation tax application with this office;
- 14. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly:

LEGAL NOTICE

15. All existing and future driveways must feature curb cuts that are constructed to UG standards;

16. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable:

other requirements as applicable;
17. 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;

18. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;

19. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located; 20. The Special Use Permit

shall be valid for one (1) year 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 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;

21. 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,

22. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled

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within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

Section 4. Take Effect. This ordinance shall take effect as of the date of its publication as provided by law.

PASSED BYTHE COMMISSION

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KAN-SAS CITY, KANSAS, THIS 11TH DAY OF JANUARY, 2024.

Agree of Sacing

TYRONE GARNER
MAYOR/CEO
Attest:
Unified Government Clerk
APPROVED AS TO FORM:
CHIEF COUNSEL

(First published 1-25-24) 1t-The Wyandotte Echo-1-25-24

ORDINANCE NO. O-8-24 SP2023-075

AN ORDINANCE authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

County/Kansas City, Kansas. BE IT ORDAINED BY THE UNI-FIED GOVERNMENT COMMIS-SION OF WYANDOTTE/COUNTY/ KANSAS CITY, KANSAS:

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2023-075, commonly known as 8127 Troup Avenue, #106, Kansas City, Kansas, legally described as:

All of Lot 2, REPLAT OF ARROWHEAD SQUARE, a subdivision of land in Kansas City, Wyandotte County, Kansas, located at approximately 8127 Troup Avenue, #106, Kansas City Kansas

City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Home Occupation Special Use Permit for a wig-making business.

Section 3. Conditions and Stipulations. The Special Use permit granted in Section 1 and 2 hereinabove, in addition to full compliance with any general pro-visions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section 27-214:

- 1. No signs related to the business shall be posted at the property, either at the subject dwelling unit, another dwelling unit or building, or within the common space of the subject
- property;
 2. No customers may come to the subject property;
 3. If approved, the applicant
- 3. If approved, the applicant must file and maintain a current business occupation tax application with this office;
 4. The Special Use Permit is
- 4. 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;

5. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and at all times be compliant with all applicable local ordinances (Section 27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492). No such business shall use the public right of way for any business operation. Any parking shared with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;

Approval of this case by the Board of Commissioners. and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision, as well as all rules and regulations of the apartment complex and any terms of lease. within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located, or other violate the rules and regulations of the property owner or the lease agreement between the property owner and the applicant-tenant;

7. The Special Use Permit shall be valid for two (2) 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 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;

8. 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.

9. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

Section 4. Take Effect. This ordinance shall take effect as of the date of its publication as provided by law.

LEGAL NOTICE

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS 11TH DAY OF JANUARY, 2024.

Africae of Acusics TYRONE GARNER MAYOR/CEO

Unified Government Clerk APPROVED AS TO FORM: CHIEF COUNSEL (First published 1-25-24)

(First published 1-25-24) 1t-The Wyandotte Echo-1-25-24

ORDINANCE NO. 0-9-24 SP2023-077

AN ORDINANCE authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

BE IT ORDAINED BY THE UNIFIED GOVERNMENT COMMISSION OF

WYANDOTTE/COUNTY/KAN-SAS CITY, KANSAS:

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2023-077, commonly known as 508 Ohio, Kansas City, Kansas, legally described as:

ORCHARD PLACE, A SUBDIVI-SION OF LAND IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS, S10, T11, R25, ACRES 0.08, B1 W 27FT OF E 93FT L7 TO L11, located at approximately 508 Ohio Avenue, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for a Non-Owner-Occupied Short-Term Rental.

Short-Term Rental.
Section 3. Conditions and Stipulations. The Special Use permit granted in Section 1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section

1. The parking in front of the

property shall be restriped;
2. All repair items shall be completed prior to operation. Any additional repair items not mentioned in the report shall be repaired and completed prior to renewal of SP2023-077:

3. Maximum number of guests shall be six (6);

4. All parking must be off-street, maximum number of vehicles is one (1);

5. The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;

6. Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;

7. Applicant is to maintain liability insurance;

8. The property must remain in proper maintenance and free of hazards, pests, or infestations;

9. The granting of this Special

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Use Permit does not transfer with a change of ownership of the property;

10. Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website);

11. 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 at (913) 573-5750 or signpermits@ wycokck.org to begin this process;

12. If approved, occupying businesses must file and maintain a current business occupation tax application with this office;

13. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokek.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;

14. All existing and future driveways must feature curb cuts that are constructed to UG standards:

15. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;

16. 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;

17. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492l. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;

18. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special

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Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;

19. The Special Use Permit shall be valid for one (1) year 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 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;

20. 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.

21. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

Section 4. Take Effect. This ordinance shall take effect as of the date of its publication as provided by law.

PASSED BY THE COMMISSION

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KAN-SAS CITY, KANSAS, THIS 11TH DAY OF JANUARY, 2024.

TYRONE GARNER
MAYOR/CEO
Attest:
Unified Government Clerk
APPROVED AS TO FORM:
CHIEF COUNSEL
(First published 1-25-24)
1t-The Wyandotte Echo-1-25-24

ORDINANCE NO. O-10-24 SP2023-081

AN ORDINANCE authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas

County/Kansas City, Kansas.
BE IT ORDAINED BY THE UNI-FIED GOVERNMENT COMMIS-SION OF WYANDOTTE/COUNTY/ KANSAS CITY, KANSAS:

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2023-081, commonly known as 1918 Federal Avenue, Kansas City, Kansas, legally described as:

Lot 10 and the East 1/2 of Lot 11, FERN HEIGHTS, a subdivision, in the City of Kansas City Wyandotte County, Kansas, located at approximately 1918 Federal Avenue, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall

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hereafter be granted a Special Use Permit for a Non-Owner-Occupied Short-Term Rental.

Section 3. Conditions and

Stipulations. The Special Use permit granted in Section 1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section

1. Maximum number of guests shall be six (6);

2. All parking must be off-street, maximum number of vehicles is two (2). No STR renters or guests may park the on-street;

3. The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;

4. Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;

5. Applicant is to maintain liability insurance;

6. The property must remain in proper maintenance and free of hazards, pests, or infestations;

7. The granting of this Special Use Permit does not transfer with a change of ownership of the property;

8. Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website);

ance.com/tips (website);

9. 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 at (913) 573-5750 or signpermits@wycokck.org to begin this process;

10. If approved, occupying businesses must file and maintain a current business occupation tax application with this office;

11. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;

12. All existing and future driveways must feature curb cuts that are constructed to UG standards;

13. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;

14. 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

LEGAL NOTICE

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:

15. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local nances [27-463 through 27-470: 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;

16. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;

17. The Special Use Permit shall be valid for one (1) year 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 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;

18. 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,

19. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

Section 4. Take Effect. This ordinance shall take effect as of the date of its publication as provided by law.

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KAN-

SAS CITY, KANSAS, THIS 11TH DAY OF JANUARY, 2024.

Agree of Jacines TYRONE GARNER MAYOR/CEO Attest: Unified Government Clerk APPROVED AS TO FORM: CHIEF COUNSEL

(First published 1-25-24) 1t-The Wyandotte Echo-1-

ORDINANCE NO. 0-11-24 SP2023-080

AN ORDINANCE authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte

County/Kansas City, Kansas. BE IT ORDAINED BY THE UNIFIED GOVERNMENT COM-MISSION OF

WYANDOTTE/COUNTY/KAN-SAS CITY, KANSAS:

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2023-080, commonly known as Kansas City, Kansas, legally described as:

The South 1 Foot of Lot 21 and all of Lot 22, Block 1, MORRIS AND EARLY'S ADDITION TO WYANDOTTE CITY, an addition in Kansas City, Wyandotte County, Kansas, located at approximately 419 North 6th Street

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for continuation of a Non-Owner-Occupied Short-Term Rental.

Section 3. Conditions and Stipulations. The Special Use permit granted in Section 1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section

- 1. The applicant shall complete their Change of Occupancy/ Building Permitting. The Business License will not be issued until the Change of Occupancy is complete;
- 2. The applicant shall not operate until these requirements have been met;
- 3. Maximum number of guests shall be six (6) per unit;
- 4. All parking must be off-street, maximum number of vehicles is two (2) per unit, four (4) maximum. No STR renters or guests may park on-street;
- 5. The applicant must keep a current annual Business License/ Occupation Tax Receipt and Kansas State Lodging Tax;
- 6. Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;
- 7. Applicant is to maintain liability insurance;
 8. The property must remain
- in proper maintenance and free of hazards, pests, or infestations;
- 9. The granting of this Special Use Permit does not transfer

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with a change of ownership of the property;

- 10. Must provide a manual/ welcome packet that lists all rules including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website);
- 11. 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 at (913) 573-5750 or signpermits@ wycokck.org to begin this process:
- 12. If approved, occupying businesses must file and maintain a current business occupation tax application with this office;
- 13. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing struc ture, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@ wycokck.org to confirm if they need a building permit, and if so must take it upon themselves to initiate the building permit process accordingly:
- 14. All existing and future drive ways must feature curb cuts that are constructed to UG standards;
- 15. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, other requirements as applicable;
- 16. 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:
- 17. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470] 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;
- 18. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable

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and enforceable CC&R of the plat or subdivision within which the subject property is located;

- 19. The Special Use Permit shall be valid for one (1) year 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 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 operations must cease until such time as a new Special Use Permit is approved;
- 20. 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;
- 21. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.
 Section 4. Take Effect. This

ordinance shall take effect as of the date of its publication as

provided by law.
PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KAN-SAS CITY, KANSAS, THIS 11TH DAY OF JANUARY, 2024.

Achore of Spacing TYRONE GARNER

MAYOR/CEO

Attest: Unified Government Clerk APPROVED AS TO FORM:

CHIEF COUNSEL (First published 1-25-24) 1t-The Wyandotte Echo-1-25-24

ORDINANCE NO. 0-12-24 SP2023-083

AN ORDINANCE authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte

County/Kansas City, Kansas. BE IT ORDAINED BY THE UNIFIED GOVERNMENT COM-MISSION OF

WYANDOTTE/COUNTY/KAN-SAS CITY, KANSAS:

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2023-083, commonly known as 412-414 North 5th Street, Kansas City, Kansas, legally described as

Lot 1, Block 1, MORRIS AND EARLY'S ADDITION, an addition now in and a part of Kansas City, Wyandotte County, Kansas. and

Lot 2, Block 1, MORRIS AND EARLY'S ADDITION, an addition now in and a part of Kansas City, Wyandotte County, Kansas.
Located at 412-414 North 5th

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Street, Kansas City, Kansas Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for a drinking estab lishment.

Section 3. Conditions and Stipulations. The Special Use permit granted in Section 1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section 27-214:

- 1. Hours of operation are Mon day through Thursday - 11:00 AM to 12:00 AM, Friday and Saturday - 11:00 AM to 2:00 AM, and Sunday - 11:00 AM to 8:00 PM;
- 2. Outdoor lighting, if any must be installed so as not to cast light onto neighboring properties Lighting may not exceed one (1) footcandle at the property line;
- 3. Sidewalks shall remain clean and clear of trash and debris:
- 4. Alcohol can only be provided by licensed vendors;
- Live entertainment any music that is performed in-person by an individual group, or played through speakers via jukebox, karaoke, etc. is required to have a Special Use Permit.
- 6. Restripe the parking lot in the rear of the property for the apartment units;
- 7. North of the building, plant small shrubs (Arbor Vitae) along the fence line, inside the outdoor patio; 8. Per Section 27-723(a), no
- sign (including the structure or sign surface) shall be erected. installed, altered, relocated, built, 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 at (913) 573-5750 or signpermits@ wycokck.org to begin this process;
- 9. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-4921. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons. administrative citation, or revocation of the Special Use Permit;
- 10. 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;
- 11. Subject to approval, the Special Use Permit shall be valid for five (5) years from the publication of the associated Ordinance.

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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 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; 12. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable 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,
- 13. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

Section 4. Take Effect. This ordinance shall take effect as of the date of its publication as provided by law.

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KAN-SAS CITY, KANSAS, THIS 11TH DAY OF JANUARY, 2024.

Agree of Jacines

TYRONE GARNER MAYOR/CEO Attest:

Unified Government Clerk APPROVED AS TO FORM: CHIEF COUNSEL

(First published 1-25-24) 1t-The Wyandotte Echo-1-

ORDINANCE NO. 0-13-24 SP2023-084

AN ORDINANCE authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

BE IT ORDAINED BY THE UNI-FIED GOVERNMENT COMMIS-SION OF WYANDOTTE/COUNTY/ KANSAS CITY, KANSAS:

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2023-084, commonly known as 1200 Osage Avenue, Kansas City, Kansas, legally described as:

ARMOURDALE B121-128 & 0723 & 0724, S21, T11, R21, ACRES 0.18, B121 L47 TO L49, located at approximately 1200 Osage Avenue, Kansas City, Kansas.

Section 2. That the real prop erty hereinabove described shall hereafter be granted a Special Use Permit for a drinking establishment.

Section 3. Conditions and Stipulations. The Special Use permit granted in Section 1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances

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and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section

- 1. The parking area should be paved with asphalt or concrete and curbs and/or concrete wheel stops be provided around the perimeter with a six (6) foot paving setback along the west. There should also be ADA compliance and 16 spaces must be available;
- 2. A six (6) wood screening fence shall be maintained along the west line of the property:
- 3. If a trash dumpster is proposed, it must be completely enclosed by an architectural screen;
- 4. Remove the shipping container from the parking lot located on the north side of the building;
- 5. Due to the proximity of res idences to the west, north and east, the business shall close by 1:00 AM:
- 6. Outdoor lighting, if any, must be installed so as not to cast light onto neighboring properties Lighting may not exceed one (1) footcandle at the property line;
- 7. Resurface (new sealant) and restriped the parking lot;
- 8. Sidewalks shall remain clean and clear of trash and debris;
- 9. Alcohol can only be provided by licensed vendors;
- 10. Live entertainment any music that is performed in-person by an individual group, or played through speakers via jukebox, karaoke, etc. is required to have a Special Use Permit; 11. Any business in Wyandotte
- County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-4921. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons. administrative citation, or revocation of the Special Use Permit;
- 12. 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;
- Subject to approval, the Special Use Permit shall be valid for two (2) 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 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;

14. 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,

15. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

Section 4. Take Effect. This ordinance shall take effect as of the date of its publication as provided by law.

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS 11TH DAY OF JANUARY, 2024.

TYRONE GARNER
MAYOR/CEO
Attest:
Unified Government Clerk
APPROVED AS TO FORM:
CHIEF COUNSEL
(First published 1-25-24)
1t-The Wyandotte Echo-1-

ORDINANCE NO. O-14-24 SP2023-085

AN ORDINANCE authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

BE IT ORDAINED BY THE UNIFIED GOVERNMENT COM-MISSION OF

MISSION OF
WYANDOTTE/COUNTY/KAN-

SAS CITY, KANSAS:
Section 1. Special Use Permit
Granted. Pursuant to the regulations set forth in Chapter 27,
Sec. 27-214 of the 2008 Code of
Ordinances and Resolutions of the
Unified Government of Wyandotte
County/Kansas City, Kansas,
permission is hereby granted to
use in the manner set forth in
Section 2 hereof, the following
described real property as set forth
in SP2023-085, commonly known
as 1108 Shawnee Road, Kansas

City, Kansas, legally described as: 9056, S28, T11, R25, ACRES 0.72, BEG 620FT E & 248.7FT N OF SW COR NE1/4; N104.35FT, W297.98FT, S104.35FT, E297.41FT TO POB, CONTG 0.71AC M/L, located at approximately 1108 Shawnee Road,

Kansas City, Kansas.
Section 2. That the real property hereinabove described shall hereafter be granted a Home Occupation Special Use Permit for an instrument repair business.

Section 3. Conditions and Stipulations. The Special Use permit granted in Section 1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, condi tions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to

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those factors specified in Section 27-214:

- 1. No signs that advertise for or give directions to the business shall be posted on the subject property:
- 2. No employees other than family members may work at the subject property;
- 3. There shall not be any equipment that creates excessive amounts of dust, noise, or light, or otherwise interfere with radio or television reception;
- 4. No trucks with a gross vehicle weight rating over 10,000 pounds or other heavy equipment shall be parked on the subject property;
- 5. Approximately 10 customers are anticipated to come to the subject property per month to drop off and/or pick up products;
- 6. 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 at (913) 573-5750 or signpermits@ wvcokck.org to begin this process:
- 7. 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:
- 8. If approved, the applicant must file and maintain a current business occupation tax application with this office:
- 9. All existing and future driveways must feature curb cuts that are constructed to UG standards;
- 10. A Right-of-Way Permit is required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly:
- 11. 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:
- 12. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and at all times be compliant with all applicable local ordinances (Section 27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676: 35-468 through 35-492). No such business shall use the public right of way for any business operation. Any parking shared with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;
- 13. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special

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Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;

14. The Special Use Permit shall be valid for two (2) 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 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;

15. 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.

16. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

Section 4. Take Effect. This ordinance shall take effect as of the date of its publication as provided by law.

PASSED BYTHE COMMISSION

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KAN-SAS CITY, KANSAS, THIS 11TH DAY OF JANUARY, 2024.

TYRONE GARNER
MAYOR/CEO
Attest:
Unified Government Clerk
APPROVED AS TO FORM:
CHIEF COUNSEL
(First published 1-25-24)
1t-The Wyandotte Echo-1

ORDINANCE NO. O-15-24 SP2023-086

AN ORDINANCE authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County / Kansas City Kansas

County/Kansas City, Kansas.
BE IT ORDAINED BY THE UNI-FIED GOVERNMENT COMMIS-SION OF WYANDOTTE/COUNTY/

KANSAS CITY, KANSAS:
Section 1. Special Use Permit
Granted. Pursuant to the regulations set forth in Chapter 27,
Sec. 27-214 of the 2008 Code of
Ordinances and Resolutions of the
Unified Government of Wyandotte
County/Kansas City, Kansas, permission is hereby granted to use in
the manner set forth in Section 2
hereof, the following described real
property as set forth in SP2023086, commonly known as 4211
South Thompson Street, Kansas
City, Kansas, legally described as:

Lots 5 and 6, Block 2, Lombard Park Addition, an addition of land in Kansas City, Wyandotte Kansas, located at approximately 4211 South Thompson, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use

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Permit for a Non-Owner-Occupied Short-Term Rental.

Section 3. Conditions and Stipulations. The Special Use permit granted in Section 1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, condi tions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section 27-214:

- 1. The paved front-yard sidewalk should have the grass removed from it and maintained otherwise to prevent any tripping hazards:
- 2. Maximum number of guests shall be six (6);
- 3. All parking must be off-street, maximum number of vehicles is three (3). No STR renters or guests may park on-street;
- 4. The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;
- 5. Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;
- 6. Applicant is to maintain liability insurance:
- 7. The property must remain in proper maintenance and free of hazards, pests, or infestations;
- 8. The granting of this Special Use Permit does not transfer with a change of ownership of the property;
- 9. Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/time/gyebsite):
- ance.com/tips (website);
 10. 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 at (913) 573-5750 or signpermits@wycokck.org to begin this process;
- 11. If approved, occupying businesses must file and maintain a current business occupation tax application with this office;
- 12. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@ wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
- 13. All existing and future driveways must feature curb cuts that are constructed to UG standards:
- 14. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
- 15. The Special Use Permit is not valid for the approved use to be in operation until all the

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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. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly execut-ed legal document that has been filed with the Unified Government and ratified by the City Planning Commission, Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit:
- 17. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located; 18. The Special Use Permit
- shall be valid for one (1) year 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 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; 19. Subject to approval,
- 19. 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,
- 20. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

Section 4. Take Effect. This ordinance shall take effect as of the date of its publication as provided by law.

PASSED BY THE COMMISSION
OF THE UNIFIED GOVERNMENT

LEGAL NOTICE

OF WYANDOTTE COUNTY/KAN-SAS CITY, KANSAS, THIS 11TH DAY OF JANUARY, 2024.

Agrose of Javiej

TYRONE GARNER
MAYOR/CEO
Attest:
Unified Government Clerk

APPROVED AS TO FORM: CHIEF COUNSEL (First published 1-25-24)

(First published 1-25-24) 1t-The Wyandotte Echo-1-25-24

ORDINANCE NO. O-16-24 SP2023-092

AN ORDINANCE authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

BE IT ORDAINED BY THE UNI-FIED GOVERNMENT COMMIS-SION OF WYANDOTTE/COUNTY/ KANSAS CITY, KANSAS:

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2023-092, commonly known as 1701 South 45th Street, Kansas City, Kansas, legally described as:

LEGAL DESCRIPTION: I-635 INDUSTRIAL PARK, S30, T11, R25, ACRES 0.87, PT L11 AS FOL: BEG NW COR; E 129.04FT, S297.09FT, W 128.13FT, N 297FT TO POB CONTG 0.88AC M/L, located at approximately 1701 South 45th Street, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for a used truck dealership business.

Section 3. Conditions and Stipulations. The Special Use permit granted in Section 1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section 27-214:

- 1. Hours of operation shall be Monday through Friday from 8:00 AM to 5:00 PM;
- Fencing must comply with all UG ordinances as specified in Chapter 8 of the Unified Government Code of Ordinances;
- 3. No parking or idling shall be allowed along the driveway stretch from South 45th Street onto the property;
 - 4. Patch the parking lot;
- 5. Stripe the parking lot for customers, employees and trucks that are on display for sale;
 6. If the curb is damaged from
- 6. If the curb is damaged from trucks rolling onto it, the curb and abutting fence shall be repaired in a timely manner;
 7. Install an opaque gate door
- on the trash enclosure;

 8. Replace dead trees along
- 8. Replace dead trees along South 45th Street. Trim overgrown and newer volunteer trees. Replant to meet the landscaping code; 9. Landscaping shall be irrigat-
- ed, or a watering plan shall be provided specifically specifying how the vegetation will be maintained to establish and sustain growth;
- 10. All lighting whether mounted on the building or installed in the parking lot shall have 90-degree cutoff fixtures;

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LEGAL NOTICE

- 11. 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 at (913) 573-5750 or signpermits@ wycokck.org to begin this process;
- 12. The Department of Planning + Urban Design shall not give approval for any temporary certificate of occupancy (TCO) or final certificate of occupancy (CO) before the completion of all required work. For any project that requires a certificate of occupancy, prior to requesting for any certificate, the applicant, permit holder, and/ or property owner shall complete all items required by: Approved Plans, Codes, Ordinances, Zoning District Regulations, Planned District Requirements, Master Plan Requirements, all Design Guideline Requirements, Overlay District Requirements, and Requirements approved by the City Planning Commission and/or the UG Board of Commissioners. It is the collective responsibility of the applicant, permit holder, and property owner to ensure that any and all permits, land entitlements, deviations, or variances are obtained in advance of beginning of any work. Planning Department standards require that all required work be complete prior to requesting a TCO. The only item that is allowed to be incomplete is landscaping, which shall be complete before requesting a CO. A Bonded CO may be allowed in case of adverse weather conditions; however, all requirements must be completed for all items not secured by the bond;
- 13. If approved, the applicant must file and maintain a current business occupation tax application with the Business Licensing Division located at 4953 State Avenue, Kansas City, KS 66102, (913) 573-8780 or businesslicense@wycokck.org;
- 14. If approved, the Applicant may need additional licenses or permits for safe and proper operation. The approval of this application does not mitigate the need for additional licenses as this application is for Zoning approval only;
- 15. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@ wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;

 16. A Right-of-Way Permit is
- 16. A Right-of-Way Permit is required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly;
- 17. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
- 18. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616: 27-667

LEGAL NOTICE

through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking on another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit:

- 19. Any automotive-related business in Wyandotte County that is required to obtain any Special Use Permit, shall be responsible to ensure that the business operations are at all compliant with all applicable local ordinances and State Statutes and Regulations [27-463 through 27-470: 27-592 through 27-616] [KSA 65-3424, KAR 28 29-29 through 28-29-331. Proof of proper disposal of waste tires with a Kansas State permit-holding waste tire collector or waste tire processor is required to be maintained at the management office and provided to any enforcement staff upon request;
- 20. Any business or land use in Wyandotte County that is required to provide off-street parking shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-466 through 27-470: 27-592 through 27-616: 27-667 through 27-676]. Inoperable vehicles shall be stored inside an enclosed building. Inoperable vehicles may not be stored outside unless they are completely screened from view in accordance with all applicable ordinances. Outside storage shall not include wrecked or salvage vehicles. Any vehicle parked or stored outside must be on an improved surface, located on the same land parcel as the business use, and be parked within a regulation dimension parking stall. Any outside storage may not reduce the availability of all required parking spaces as re-
- required by ordinance;

 21. 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;
- 22. Subject to approval, the Special Use Permit shall be valid for two (2) 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 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;
- 23. 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

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into effect until the ordinance is published in the newspaper; and,

24. All conditions of approval herein must be constructed, executed, implemented, or otherwise completed within six (6) months of approval unless otherwise determined by the Director of Planning or their designee.

Section 4. Take Effect. This ordinance shall take effect as of the date of its publication as provided by law.

provided by law.

PASSED BY THE COMMISSION
OF THE UNIFIED GOVERNMENT
OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS 11TH
DAY OF JANUARY, 2024.

Agree of Spacing TYRONE GARNER

MAYOR/CEO

Attest: Unified Government Clerk APPROVED AS TO FORM: CHIEF COUNSEL

(First published 1-25-24) 1t-The Wyandotte Echo-1-25-24

ORDINANCE NO. 0-17-24 SP2023-093

AN ORDINANCE authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas. BE IT ORDAINED BY THE

BE IT ORDAINED BY THE UNIFIED GOVERNMENT COM-MISSION OF

WYANDOTTE/COUNTY/KAN-SAS CITY, KANSAS:

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2023-093, commonly known as 625 Northrup Avenue, Kansas City, Kansas, legally described as:

Orrs Addition + 1194, Section 10, Township 11, Range 25, acres 0.1, Block 4, East? of Lot 137, all of Lot 138, located at approximately 625 Northrup Avenue, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for a Non-Owner-Occupied Short-Term Rental

Short-Term Rental.
Section 3. Conditions and
Stipulations. The Special Use
permit granted in Section 1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section 27-214

- 1. Pull the weeds and other grass from the brick sidewalk;
- 2. Maximum number of guests shall be three (3);
- 3. All parking must be off-street, maximum number of vehicles is one (1). No STR renters or guests may park on-street;
- 4. The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;
- 5. Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;

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- 6. Applicant is to maintain liability insurance;
- The property must remain in proper maintenance and free of hazards, pests, or infestations;
- 8. The granting of this Special Use Permit does not transfer with a change of ownership of the property;
- 9. Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website);
- 10. 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 at (913) 573-5750 or signpermits@ wycokck.org to begin this process;
- 11. If approved, occupying businesses must file and maintain a current business occupation tax application with this office;
- 12. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@ wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
- 13. All existing and future driveways must feature curb cuts that are constructed to UG standards:
- 14. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
- 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. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492l. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons. administrative citation, or revocation of the Special Use Permit;
- 17. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property

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is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;

18. The Special Use Permit

shall be valid for one (1) year 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 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;

19. 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,

20. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

Section 4. Take Effect. This ordinance shall take effect as of the date of its publication as provided by law.

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS 11TH DAY OF JANUARY, 2024.

Agrosse of Javie

TYRONE GARNER MAYOR/CEO Attest:

Attest:
Unified Government Clerk
APPROVED AS TO FORM:
CHIEF COUNSEL
(First published 1-25-24)
1t-The Wyandotte Echo-1-

ORDINANCE NO. O-18-24 SP2023-095

AN ORDINANCE authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

BE IT ORDAINED BY THE UNI-FIED GOVERNMENT COMMIS-SION OF WYANDOTTE/COUNTY/ KANSAS CITY, KANSAS:

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2023-095, commonly known as 535 Central Avenue Kansas City, Kansas, legally described as:

Section 10, Township 11, Range 25, S10, T11, R25, acres 0.14, 134D, beginning 252.5' East and 58' North of the Southwest Corner

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ofBlock 19, Lot 1, Riverview, South 110', East 50', more or less to 6th Street, Northerly 110', more or less, West 58' to the point of beginning, containing 0.15 acres, more or less, located at approximately 535 Central Avenue, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for a Non-Owner-Occupied Short-Term Rental.

Section 3. Conditions and Stipulations. The Special Use permit granted in Section 1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section

- 1. The following items from the home inspection report shall be repaired prior to renewal of this Special Use Permit. Proof of repair shall be provided upon renewal of this Special Use Permit.
- The garbage disposal shall be repaired or replaced;
- The loose toilet shall be tightened and reattached to its base;
- Replace all smoke detectors that are non-functional;
- Make all identified electrical repairs, including:
 Reverse polarity identified in
- the west wall of the east bedroom in an outlet;
 The outlet in the southeast
- corner of the laundry room is ungrounded;
 The outlet under the windows
- in the east bedroom is loose;

 2. Maximum number of guests
- shall be six (6);
 3. All parking must be off-street.
- maximum number of vehicles is two (2). No STR renters or guests may park on-street;
- 4. The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;
- 5. Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented:
- of the area that is rented;

 6. Applicant is to maintain liability insurance;
- 7. The property must remain in proper maintenance and free of hazards, pests, or infestations;
- 8. The granting of this Special Use Permit does not transfer with a change of ownership of the property;
- 9. Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website);
- 10. 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 at (913) 573-5750 or signpermits@wycokck.org to begin this process;
- 11. If approved, occupying businesses must file and maintain a current business occupation tax application with this office;
- 12. A building permit is re-

quired for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@ wycokek.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;

13. All existing and future driveways must feature curb cuts that are constructed to UG standards:

14. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;

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. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-4921. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons. administrative citation, or revocation of the Special Use Permit:

17. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;

subject property is located; 18. The Special Use Permit shall be valid for one (1) year 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 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; 19. 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

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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,

20. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

Section 4. Take Effect. This ordinance shall take effect as of the date of its publication as provided by law.

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS 11TH DAY OF JANUARY, 2024.

Agree of Jacober TYRONE GARNER

MAYOR/CEO

Unified Government Clerk APPROVED AS TO FORM: CHIEF COUNSEL

(First published 1-25-24) 1t-The Wyandotte Echo-1-25-24

ORDINANCE NO. O-19-24 SP2023-097

AN ORDINANCE authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

BE IT ORDAINED BY THE UNI-FIED GOVERNMENT COMMIS-SION OF WYANDOTTE/COUNTY/ KANSAS CITY, KANSAS:

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2023-097, commonly known as 4110 South Minnie Street, Kansas City, Kansas, legally described as:

All of the North half of the East half of Lot 2 in Block 10, BRIGHAM AND LLOYD'S OR-CHARD HIGHLANDS in a part of Kansas City, Wyandotte County, Kansas, located at approximately 4110 South Minnie Street, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for a Non-Owner-Occupied Short-Term Rental

Section 3. Conditions and Stipulations. The Special Use permit granted in Section 1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section 27-214.

1. The applicant has six (6) months to pull a building permit for a residential remodel. The applicant shall contact Building Inspections at BuildingInspection@ wycokck.org or (913) 573-8620 to begin this process;

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- 2. Maximum number of guests shall be six (6);
- 3. All parking must be off-street, maximum number of vehicles is two (2). No STR renters or guests may park on-street:
- may park on-street;
 4. The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax:
- sas State Lodging Tax;
 5. Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;
- 6. Applicant is to maintain liability insurance;
- 7. The property must remain in proper maintenance and free of hazards, pests, or infestations:
- 8. The granting of this Special Use Permit does not transfer with a change of ownership of the property;
- 9. Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website);

 10. Per Section 27-723(a), no

10. 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 at (913) 573-5750 or signpermits@wvcokck.org to begin this process:

wycokck.org to begin this process; 11. If approved, occupying businesses must file and maintain a current business occupation tax application with this office;

12. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly.

cess accordingly;
13. All existing and future driveways must feature curb cuts that are constructed to UG standards;

are constructed to UG standards; 14. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or

other requirements as applicable;
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. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-476; 27-592 through 27-616; 27-667; 35-468 through 35-492]. No such business shall use the public right of way for any

LEGAL NOTICE

business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;

17. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all cove nants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;

18. The Special Use Permit shall be valid for six (6) months 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 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;

19. 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,

20. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

Section 4. Take Effect. This ordinance shall take effect as of the date of its publication as

provided by law.

PASSED BYTHE COMMISSION
OF THE UNIFIED GOVERNMENT
OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS 11TH
DAY OF JANUARY, 2024.

TYRONE GARNER
MAYOR/CEO
Attest:
Unified Government Clerk
APPROVED AS TO FORM:
CHIEF COUNSEL
(First published 1-25-24)
1t-The Wyandotte Echo-125-24

RESOLUTION NO. R-66-23

ARESOLUTION RECOGNIZING
THE GROWING PROBLEM OF
ANTISEMITISM IN THE UNITED
STATES AND CALLING FOR THE
ADOPTION OF THE INTERNATIONAL HOLOCAUST REMEMBRANCE ALLIANCE WORKING
DEFINITION OF ANTISEMITISM
AS AN IMPORTANT TOOL TO

LEGAL NOTICE

ADDRESS THE PROBLEM

WHEREAS, antisemitism, including harassment based on actual or perceived Jewish origin, ancestry, ethnicity, identity, affiliation or faith, remains a persistent and disturbing problem in American society: and

WHEREAS, the Jewish community continues to be targeted in the United States and is consistently the most likely of all religious groups to be victimized by incidents of hate; and

WHEREAS, incidents motivated by antisemitism are increasing at an alarming rate; and

WHEREAS, the deadliest attack to date against the American Jewish community took place on October 27, 2018, at the Tree of Life Synagogue in Pittsburgh, Pennsylvania, where this senseless act of violence took the lives of 11 members of the Tree of Life, New Light and Dor Hadash congregations; and

WHEREAS, the Kansas Jewish community has experienced firsthand the deadly result of antisemitism when, on April 13, 2014, three people lost their lives due to antisemitic attacks at the Jewish Community Center of Greater Kansas City and the Village Shalom, both located in Overland Park, Kansas; and

WHEREAS, State officials and institutions have a responsibility to protect citizens from acts of hate and bigotry, including antisemitism, and must adopt the tools to do so; and

WHEREAS, valid monitoring, informed analysis, investigation and effective policy making benefit from accurate and uniform definitions; and

WHEREAS, in May 2016, the International Holocaust Remembrance Alliance (IHRA), by a consensus vote of its member states, adopted a Working Definition of Antisemitism; and

WHEREAS, the IHRA's Working Definition of Antisemitism includes eleven examples of contemporary antisemitism that capture some of the many ways antisemitism manifests itself, whether in public life, media, schools, the workplace, or the religious sphere; and WHEREAS. the IHRA's Work-

misches, the interas working Definition of Antisemitism has become the internationally recognized and authoritative definition used by governments, international organizations, and educational institutions; and

WHEREAS, the IHRA's Working Definition of Antisemitism is utilized by numerous government and law enforcement agencies, including the United States Department of State and the United States Department of Education, in monitoring, training and education, and has been adopted through legislative or executive action in an increasing number of U.S. states; and

NOW, THEREFORE, BE IT RESOLVED AND ORDAINED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

Section 1. The Unified Government of Wyandotte County/
Kansas City, Kansas, adopts the non-legally binding International Holocaust Remembrance Alliance Working Definition of Antisemitism, including the 11 contemporary examples; and Section 2. The Governing Body

Section 2. The Governing Body of the Unified Government of Wyandotte County/Kansas City, Kansas, will ensure that the Working Definition of Antisemitism is utilized as an educational resource and primary reference guiding supplemental curricula and training programs, making related materials available to guide the various local agencies regularly contending with and responsible for addressing antisemitism and other forms of discrimination.

LEGAL NOTICE

which include all Unified Government departments; and

Section 3. Nothing in this resolution shall be construed to diminish or infringe upon any right protected under the First Amendment to the Constitution of the United States or the Constitution of the State of Kansas; and

ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

THIS 16th DAY OF NOVEMBER, 2023.

Agree of Spaines

Tyrone Garner, Mayor/CEO

Unified Government Clerk Approved as to Form:

Chief Counsel (First published 1-25-24)

1t-The Wyandotte Echo-1-25-24

ORDINANCE NO.O-20-24 RESOLUTION NO. R-1-24

AN ORDINANCE AND RESOLUTION PROVIDING FOR THE SALARY OF THE REGISTER OF DEEDS BY AMENDING SECTION 2-142 OF THE UNIFIED GOVERNMENT CODE OF ORDINANCES

WHEREAS, on October 1, 1997 pursuant to an Act of the Kansas Legislature, hereinafter referred to as the "Act", the voters of Kansas City, Kansas and Wyandotte County, by a majority vote, approved and adopted the consolidation of the Board of County Commissioners of Wyandotte County and the City Council of Kansas City, Kansas into one (1) governing body known as the Unified Government of Wyandotte County/Kansas City, Kansas, hereinafter referred to as the "Unified Government"; and

WHEREAS, pursuant to this Act, the Board of Commissioners of the Unified Government serve and have all powers under the statutes of the State of Kansas to operate concurrently as the governing body of a county in the State of Kansas and as a city of the first class under the laws of the State of Kansas; and

WHEREAS, by approving the consolidation of the City and County governments, the elected offices of the Sheriff and the Register of Deeds and the position of the Election Commissioner appointed by the Kansas Secretary of State are authorized by and pursuant to the statutes of the State of Kansas, were preserved and continued as provided under the same statutes and resolutions of the Unified Government; and

WHEREAS, pursuant to State statute, the salary for each of the elected and appointed officers and their deputies are set by resolution of the Board of Commissioners of the county in which the position exits; and

WHEREAS, the Unified Government of Wyandotte County/ Kansas City, Kansas Board of Commissioners is committed to maintaining a strong and diverse workforce with equitable and competitive pay across all its departments.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

That Section 2-142 of the Code of the Unified Government of Wyandotte County/Kansas City, Kansas, be and is hereby amended to read as follows:

Sec. 2-142. Salaries of the sheriff, register of deeds, elections commissioner and their deputy

(a) Elected officials and election

- (1) The sheriff shall be paid pursuant to and consistent with the, the compensation plan heretofore established for elected and appointed officials and designated as a newly established range 10, an annual salary equal to the amount of \$190,550.10 or an amount equal to the Kansas City, Kansas Chief of Police, whichever is higher paid in periodic amounts the same as all other governmental employees are paid. The sheriff shall be eligible to receive an annual cost of living increase based upon the average of the Consumer Price Index and the average annual increase provided under collective bargaining agreements to the bargaining units taken, as a whole and then averaged to which the unified government is a signatory party, for the year prior to January 1 of each calendar year subsequent to the year 2000.
- (2) The register of deeds shall be paid pursuant to and consistent with the compensation plan heretofore established for elected and appointed officials and receive an annual salary equal to the amount of \$96,803.20 salary provided for the mayor/CEO, paid in periodic amounts the same as all other governmental employees are paid. The register of deed shall be eligible to receive an annual cost of living increase based upon the average of the Consumer Price Index and the average annual increase provided under collective bargaining agreements to the bargaining units taken, as a whole and then averaged to which the unified government is a signatory party, for the year prior to January 1 of each calendar vear subsequent to the year 2000.
- (3) The election commissioner shall be paid pursuant to and consistent with the compensation plan heretofore established for elected and appointed officials and designated as a range 4, an annual salary equal to the amount of \$108,326.40 paid in periodic amounts the same as all other governmental employees are paid. The election commissioner shall be eligible to receive an annual cost of living increase based upon the average of the Consumer Price Index and the average annual increase provided under collective bargaining agreements to the bar-gaining units taken, as a whole and then averaged to which the unified government is a signatory party, for the year prior to January 1 of each calendar year subsequent to the year 2000.

(b) Appointed deputy officials.

- (1) The register of deeds deputy shall be paid pursuant to and consistent with the compensation plan heretofore established for elected and appointed officials, within range 3, an annual salary equal to the amount of \$79,081.60\$93,601.66, paid in biweekly amounts in the same manner as all other unified government employees are paid.
- (2) The undersheriff shall be paid pursuant to and consistent with the compensation plan heretofore established for elected and appointed officials, within range 6, an annual salary equal to the amount of \$130.522.70. paid in biweekly amounts in the same manner as all other unified government employees are paid.
- (3) The election commissioner's deputy shall be paid pursuant to and consistent with the compensation plan heretofore established for elected and appointed offi-cials, within range 3, an annual

LEGAL NOTICE

salary equal to the amount of \$89,440.00, paid in biweekly amounts in the same manner as all other unified government employees are paid.

(4) Annual increases to the salary shall be based upon per-formance measures established pursuant to the plan with their evaluation performed by the supervising elected or appointed official- and/or any general cost of living adjustment provided for non-bargaining unit Unified Government employees.

(5) The undersheriff, register of deeds deputy and election commissioner deputy shall be treated in the same manner as the unified government employees under the plan.

(Code 1988, § 2-602; Res. No R-83-00, §§ 1, 2, 8-3-2000; Res. No. R-115-02, § 1, 12-19-2002; Ord. No. O-156-22, § 1, 10-27-

PASSED AND ADOPTED BY THE UNIFIED BOARD OF COMMISSIONERS OF

WYANDOTTE COUNTY/ KANSAS CITY, KANSAS, AND APPROVED AND SIGEND BY THE MAYOR/CEO ON THIS 11th DAY OF JANUARY, 2024

Tyrone Garner, Mayor/CEO ATTEST:

Unified Government Clerk Approved as to Form:

Angela Lawson, Acting Chief Counsel

(First published 1-25-24) 1t-The Wyandotte Echo-1-

ORDINANCE NO. 0-21-24 RESOLUTION NO. R-2-24

AN ORDINANCE AND RESOLU-TION REGARDING THE SALARY OF THE DISTRICT ATTORNEY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY, KANSAS CITY, KANSAS

WHEREAS, on October 1, 1997 pursuant to an Act of the Kansas Legislature, hereinafter referred to as the "Act", the voters of Kansas City, Kansas and Wyandotte County, by a majority vote, approved and adopted the consolidation of the Board of County Commissioners of Wyandotte County and the City Council of Kansas City, Kansas into one (1) governing body known as the Unified Government of Wyandotte County/Kansas City, Kansas, hereinafter referred to as the "Unified Government"; and

WHEREAS, pursuant to this Act, the Board of Commissioners of the Unified Government serve and have all powers under the statutes of the State of Kansas to operate concurrently as the governing body of a county in the State of Kansas and as a city of the first class under the laws of the State of Kansas; and

WHEREAS, statutes of the State of Kansas establish the position of District Attorney of the 29th Judicial District and set a minimum salary to be paid by the county comprising the judicial district in which the district attorney is elected; and

WHEREAS, the Unified Government of Wyandotte County/ Kansas City, Kansas Board of Commissioners is committed to maintaining a strong and diverse workforce with equitable and competitive pay across all its departments

NOW, THEREFORE, BE IT RE-SOLVED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KAN-

SAS CITY, KANSAS:
That the District Attorney's compensation and designation be set at the same amount as the compensation set for the Sheriff of Wyandotte County and updated

LEGAL NOTICE

as needed to remain at the same amount as the Sheriff, but in no event shall the District Attorney receive less than the amount set by Kansas statute.

PASSED AND ADOPTED BY THE UNIFIED BOARD OF COM-MISSIONERS OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, AND APPROVED AND SIGEND BY THE MAYOR/CEO ON THIS 11th DAY OF JANUARY, 2024.

Agree of Spaines

Tyrone Garner, Mayor/CEO ATTEST: Unified Government Clerk

Approved as to Form: Angela J Lawson, Acting Chief Counsel

(First published 1-25-24) 1t-The Wyandotte Echo-1-

PUBLIC NOTICE

Impounded vehicles & personal property will be auctioned to the highest bidder for cash on February 6, 2024, at 10:00 a.m. if not claimed with all charges paid in full. Sold as is. Alandon, 6224 Kansas Ave., Kansas City,

KS 66111 Year Make 2002 Ford 1999 GMC 1FTNS24L62HA17423 2GTEK19T1X1526753 2C3JK53G35H681878 2005 Chry

LEGAL NOTICE

1ZVFT82H455148288 2005 Ford 2003 Chev 1GNEK13Z63J254236 2017 SubaruJF2SJAWC6HH451302 2003 Dodge 1992 Acura 2004 Niss 2010 Ford 1D7HU18DX3S282425 JH4DA9467NS034593 1N6MD26Y84C403854 1FMCU9EG4AKB54028 1C3CDFBA5DD318578 2013 Dodge 2005 Kia KNDJC733555430675 2003 Pont 1G2NV12E93C232139 IG2NV12E93C232139 1G1PC5SB9E7457009 1G6DZ67A590112978 1FALP13P2VW283762 1FTRX14W48FB81815 4T1BF32K64U576340 2014 Che 2004 Cnev 2009 Cadi 1997 Ford 2008 Ford 2004 Toy 2011 Hyun 5NPEB4AC1BH014009 1D8HN54P78B181673 2008 Dodge 2005 Ford 1FMZU73E15ZA60539 2005 Ford 2005 Chev 2014 Kia 2004 Chev 1996 Chev 1FMZU73E15ZA60539 1GNET16S156150948 KNDJN2A26E7008703 1G1ZT64804F180562 1GCEK19R3TE185505 2023 GMC 3GKALYEG4PL217696 1997 Ford 1FTDX1869VKB15560 2011 Ford 1FMCU0EG2BKB03222 2011 Ford 2009 Ford 2014 BMW 2002 Toy 2003 Mitsu 1FMCU0EG2BKB03222 1FAHP35N99W248669 WBA3B1C51EK132813 4T1BF28B92U259067 JA4LZ31G53U0333552 1997 Linc 1LNLM81W3VY605394 2020 Kia KNDP6CAC2L7679790 2003 Chev 1GNDS13S332315079 2003 Chev 2002 Merc 2007 Pont 2009 Dodge 1MEFM55SX2A647457 1G2ZG58N374113688 1D8HN11E19B502801 2005 Chev 1GNDV03L15D237354 1996 Chev 1GNDT13WXT2264597 2003 Chev 2G1WW12E739346301 2003 Chev 201.....
1991 Toy JT3VN39W3M8033330
2003 Honda 1HGCM566X3A107566
2005 Niss 1N4AL11D55C220040
2014 Chev 3GNAL3EK6ES600732
2023 Niss 3N1CPSDV9PL545366

LEGAL NOTICE

1ZVFT84N855211640 2005 Ford 2000 Ford 1FAFP33P3YW250539 2005 Toy 1986 Pont 4T1BE32K65U534285 2G2GK37H9G2240862 2G2GK37H9G224U862 1G2JB12F047281451 2T1BU4EE6AC521952 JTLKE50E481059629 1G1ZD5EU4CF118258 2004 Pont 2010 Toy 2008 Scion 2012 Chev 2008 Volks 3VWRF31YX8M413206 2008 Ford 3FAHP07168R192801 2005 Trailer 13YFS09155C095613 2004 KawasakiJKAZX4M114A000015 2016 Honda JH2ME1032GK301961 2004 Yamaha JYACB07C84A003540 2021 Dodge 2C3CDZFJ2MH502830 2016 Chry 2C3CABG86H229847 2013 Chev 2GNALDEK4D6307320 2004 Linc (First published 1-25-24) 1t-The Wyandotte Echo-1-

APPLICATION FOR

EXECUTIVE CLEMENCY Michael G. LeMaster KDOC# 90510 was sentenced on July 16th, 2007 in Wyandotte County, Kansas for Agg. Indecent Liberties with a child, has applied for executive clemency. Persons wishing to comment should send information in writing to the Kansas Prisoner Review Board, Jayhawk Walk, 714 Sw. Jackson, Suite 300, Topeka, KS 66603 within Fifteen days after the date of publication.

(First published 1-25-24) 1t-The Wyandotte Echo-1-

25-24

QUARTERLY STATEMENT OF

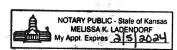
THE KAW VALLEY DRAINAGE DISTRICT OF WYANDOTTE COUNTY, KANSAS

A statement of the financial condition of the various funds of the Kaw Valley Drainage District of Wyandotte County, Kansas, by the District Treasurer, being a full complete, and comprehensive statement of the finances of said District during the preceding quarter, being the months of October, November and December,

showing the amount of revenue received from all sources, the amount of money expended, the amount of cash on hand, published in accordance with the provisions of Chapter 12, Section 1608 of the Revised Statutes of Kansas, 1989.

GENERAL FUND	
Bal. October 1, 2023	-\$ 203,399.45
Receipts:	
Tax Dist	5,649.03
Interest	105.39
Deposits	542.00
Disbursements	181,203.84
Bal. December 31, 2023	-\$ 28,492.03
EMPLOYEE BENEFIT	0.41.071.00
Bal. October 1, 2023	\$ 41,3/1.33
Receipts:	
Tax Dist	1893.92
Deposits	0
Disbursements	36,672.56
Bal. December 31, 2023	\$ 6,592.69
EMERGENCY FUND	
Bal. October 1, 2023	\$ 5,435,553.91
Receipts:	
Tax Dist	6,449.02
Deposits	40,007.85
T-Bill Interest	0
Disbursements	653,757.18
Bal. December 31, 2023	
Bul. December 51, 2025	+ ·,,
Total cash in all funds	\$ 4,863,338.32
State of Kansas)	

WE, DAVID R. MORALES, PRESIDENT, JAMES L. JENKINS, VICE-PRESIDENT AND TREASURER AND DOUGLAS E. TODD, SECRETARY of the Board of Directors of the Kaw Valley Drainage District of Wyandotte County, Kansas do solemnly swear that the statement Is true and correct.



) SS

County of Wyandotte)

Subscribed to in my presence and sworn to before me on the 17th day of January, 2024.

NULLIAN K Sademan A

MELISSA K. LADENDORF, Notary Public My Appt. Expires 02/05/2024

(First published 1-25-24) 1t-The Wyandotte Echo-1-25-24 LEGAL NOTICE

SOURCE INVESTMENTS. LLC V. LEGACY WYANDOTTE, LLC

IN THE DISTRICT COURT OF WYANDOTTE COUNTY, KANSAS CIVIL COURT DEPARTMENT SOURCE INVESTMENTS, LLC Plaintiff

LEGACY WYANDOTTE, LLC; VENTURE WEST II, LC; DANIEL H. LOWE: and THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY, KAN-SAS/KANSAS CITY, KANSAS

Defendants. Case No. WY-2023-CV-300005 Division 7 Pursuant to K.S.A. Chapter 60

Title to Real Estate Involved NOTICE OF SUIT

The State of Kansas, to the above-named defendants, you are notified that a Petition has been filed in the District Court of Wyandotte County, Kansas, praying to foreclose a real estate mortgage on the following described real estate: Lot 4, WYANDOTTE PLAZA, a

subdivision in the City of Kansas City, Wyandotte County, Kansas, commonly known as 7736 State Avenue, Kansas City, Kansas 66112, Wyandotte County, Kansas (the "Property")

and for enforcement of an Assignment of Leases, Rents and Other Agreements. All those defendants who have not otherwise been served are required to plead to the Petition on or before the 6th day of March, 2024, in the District Court of Wyandotte County, Kansas. If you fail to plead, the petition will be taken as true, and judgment and decree will be entered in due course upon the Petition as requested therein (including foreclosure of the Property and enforcement of an Assignment of Leases, Rents and Other Agreements).
DUGGAN SHADWICK DOERR

& KURLBAUM LLC

By: /s/ David L. Ballew David L. Ballew, #25056 9101 W. 110th Street, Ste. 200 Overland Park, Kansas 66210 dballew@dsdklaw.com Tele: (913) 498-3536 Fax: (913) 498-3538 Attorneys for Source Invest-ments, LLC

(First published 1-25-24) 3t-The Wyandotte Echo-2-8-24

IN THE MATTER OF THE **WALDRUP MARRIAGE**

IN THE DISTRICT COURT OF WYANDOTTE COUNTY, KANSAS In the Matter of the Marriage of: Nancy P Waldrup, Petitioner,

Case No. WY- 23DM300223 DIV 3

Milton Waldrup, Respondent NOTICE OF SUIT

The State of Kansas to Milton Waldrup:

You are notified that a Petition for Divorce was filed in the District Court of Wyandotte County, Kansas, asking that the person filing the divorce be granted a divorce and asking that the court make other orders in that divorce matter. You are further notified that, unless you file an answer or other pleadings or otherwise appear and defend against this action within forty-one (41) days after the date of first publication, judgment by default will be entered against you. The names of all parties in this action are stated in the caption above and the name and address of the Petitioner: Nancy P. Waldrup, 6028 Cleveland Ave Kansas City, KS 66104.

(First published 1-25-24) 3t-The Wyandotte Echo-2-8-24

LEGAL NOTICE

LEGAL NOTICE

Unclaimed Vehicle Auction

OPEN TO THE PUBLIC * INTERNET BIDS ONLY Pursuant to K.S.A. 8-1102, K.S.A 8-1103 and K.S.A. 58-211 the following vehicles will be sold at public auction on January 25, 2024 at 07:30 pm unless claimed by the owner and all tow and storage charges are paid in full. This auction is open to the public at www.TowLot.com.

Pre-bidding begins at noon January 18, 2024 and continues until the live internet sale begins at 7:30 p.m. January 25, 2024. Vehicles can be inspected at **Sunflower Tow Service, LLC 452** S. 26th Street Kansas City, KS starting January 18, 2024 thru January 25, 2024 from 9 am to 5 pm weekdays.

Terms of Auction: ALL SALES ARE FINAL NO REFUNDS! ONLY REGISTERED USERS OF www.TowLot.com MAY BID ON VE-

HICLES. This sale is by internet bid only!
All sales are "AS IS" AND "WHERE IS" there are NO GUARANTEES OR WARRANTIES. Paperwork to obtain title is \$100.00
per vehicle. There is NO GUARANTEE the paperwork we provide
will obtain a title for you in your state. Please check with your
state for title requirements, in Kansas or any other state. You must agree to all sale disclosures and be registered user of www.

TowLot.com to qualify as a bidder for this sale.

TowL	ot.com to qualify as a bidder		
_	VEHICLE	VIN	KS
1	2006 Pontiac G6	1G2ZF55BX64146926	KS
3	2007 Chrysler PT Cruiser	3A4FY48B57T523134	KS
5	2010 Nissan Altima	1N4AL2AP0AN422332	KS
6	2011 Dodge Charger	2B3CL3CG5BH575936	KS
8	2007 Buick Lucerne	1G4HD57217U115166	KS
14	2008 Cadillac Escalade	1GYFK63898R235751	KS
17	2003 Volkswagen Jetta	3VWSK69M03M158025	KS
19	2013 Kia Forte	KNAFU4A25D5738081	KS
20	2006 Buick LaCrosse	2G4WC552261293675	KS
21	2013 Chrysler 300	2C3CCAGG8DH739541	KS
23	2007 Chevrolet Tahoe	1GNFC13C07R403714	KS
24	2014 Chevrolet Traverse	1GNKRFEDXEJ338575	KS
26	2007 Kia Rio	KNADE123476226529	KS
28	2005 Dodge Neon	1B3ES56C05D156362	KS
29	2006 Volkswagen Passat	WVWAK73C86P168210	KS
30	2003 Mazda Protege	JM1BJ225230217645	KS
31	2012 Chevrolet Impala	2G1WG5E34C1328867	KS
36	2006 Kia Amanti	KNALD124665100426	KS
37	2013 Ford Focus	1FADP3F21DL289536	KS
38	2008 Mercury Mountaineer	4M2EU38878UJ13996	KS
39	2008 Ford Escape	1FMCU02Z18KA92289	KS
41	2006 Chevrolet Cobalt	1G1AK55F067846887	KS
42	1997 Toyota Camry	4T1BF22K4VU917861	KS
43	1997 Dodge Dakota	1B7FL26X0VS185700	KS
47	2002 Hyundai ELANTRA	KMHDN45D12U389017	KS
49	2014 Jeep Patriot	1C4NJPBA5ED602197	KS
50	2015 Cadillac XTS	2G61N5S37F9271617	KS
53	2012 Chevrolet Cruze	1G1PJ5SCXC7298836	KS
54	1994 Honda Civic del Sol	JHMEG217XRS002539	KS
57	2010 Dodge Charger	2B3CA3CV6AH312471	KS
58	2012 Hyundai ELANTRA Tourin		
61	2011 Ford Fusion	3FAHP0HA2BR288267	KS
62	2005 Jeep Liberty	1J4GL58K85W501127	KS
63	2008 Ford Edge	2FMDK38C68BA35823	KS
64	2008 Mercury Mountaineer	4M2EU47E08UJ08913	KS
65	2018 Dodge Journey	3C4PDCAB8JT446499	KS
70	2016 Toyota Corolla	5YFBURHEXGP401539	KS
71	2011 Kia Forte	KNAFU4A20B5403341	KS
73	2007 Lexus ES 350	JTHBJ46G872103391	KS
75	2014 Ford Fusion	3FA6P0HD3ER128906	KS
77	1994 Toyota Camry	JT2GK12E0R0008841	KS
78	2005 Chevrolet Impala	2G1WF52EX59331169	KS
81	2009 Buick Lucerne	1G4HD57M99U103092	KS
82	2015 Ford Edge	2FMTK4J96FBB12218	KS
84	2005 Chevrolet Equinox Black	2CNDL13F956202148	KS
87	2001 Lincoln Navigator	5LMEU27R31LJ15856	KS
90	2010 Nissan Altima Red	1N4AL2AP4AN427095	KS
92	2006 Ford Taurus Silver	1FAFP53U76A111994	KS
93	1991 Ford F-150 Black	1FTEF15N9MLA08469	KS
95	1985 Chevrolet S-10 Brown	1GCCS14B8F2189583	KS
96	2014 Chevrolet Cruze	1G1PC5SB3E7241494	KS
97	2013 Chevrolet Malibu Black	1G11D5SR2DF241863	KS
	2009 Toyota Camry Hybrid Black		KS
	2001 Honda Accord	1HGCG32491A001817	KS
	2011 Kia Soul	KNDJT2A26B7709176	KS
	2017 Kla Soul 2017 Infiniti Q50 White	JN1EV7AR8HM836160	KS
		1FMHK7D93CGB01717	
	2012 Ford Explorer Blue 2010 BMW 750		KS KS
		WBAKC8C50ACY68969	
	2015 Subaru Forester	JF2SJADC3FG516368	KS
	2022 Freightliner WALK IN	4UZAC2GA7NCNH2394	KS
	1996 Honda Civic	1HGEJ8149TL002241	KS KS
	2008 Ford E-Series Wagon	1FMNE11W58DB47060	
	2010 Mercedes Benz C- Class	WDDGF8BB5AF401848	KS
	2007 Honda Ridgeline est published 1-18-24)	2HJYK16527H507196	KS
	The Wyandotte Echo-1-25-24		
4t-	ine wyandone Beno-1-20-24		

Unclaimed Vehicle Auction *OPEN TO THE PUBLIC * INTERNET BIDS ONLY*

Pursuant to K.S.A. 8-1102, K.S.A 8-1103 and K.S.A. 58-211 the following vehicles will be sold at public auction on January 25, 2024 at 10:00 am unless claimed by the owner and all tow and storage charges are paid in full. This auction is open to the public at www.TowLot.com.

Pre-bidding begins at noon January 18, 2024 and continues until the live internet sale begins at 10:00 a.m. January 25, 2024.

Vehicles can be inspected at **Sunflower Tow Service**, **LLC 452 S. 26th Street Kansas City, KS** starting January 18, 2024 thru January 25, 2025 from 9 am to 5 pm weekdays. ALL VEHICLES IN THIS SALE ARE BEING SOLD WITH PAPERWORK TO OBTAIN SALVAGE TITLES

ONLY, WITH KS TR-13.

Terms of Auction: ALL SALES ARE FINAL NO REFUNDS! ONLY REGISTERED USERS OF www.TowLot.com MAY BID ON VEHICLES. This sale is by internet bid only!

All sales are "AS IS" AND "WHERE IS" there are NO GUARANTEES OR WARRANTIES. Paperwork to obtain title is \$100.00 per vehicle. There is NO GUARANTEE the paperwork we provide will obtain a title for you

LEGAL NOTICE

in your state. Please check with your state for title requirements, in Kansas or any other state. You must agree to all sale disclosures and be

	is of ally office state. Tou must a		
registe	ered user of <u>www.TowLot.com</u> t		
	VEHICLE	VIN	KS
2	2023 CAN-AM DS250	RFGUB251XPS031504	NR
4	2010 Kia Rio	KNADH4A38A6651821	NR
7	2000 Chevrolet Silverado 2500	1GCGK24U9YE192602	NR
9	2007 Toyota Camry	4T1BE46K37U094206	NR
10	2014 Fiat 500L	ZFBCFACH2EZ008335	NR
11	2014 Nissan Rogue	5N1AT2MT6EC782253	NR
12	2007 Honda Pilot	2HKYF18697H533493	NR
13	2012 Dodge Avenger	1C3CDZAB5CN270066	NR
15	1999 Ford Ranger	1FTZR15V3XPB22022	NR
16	2017 Mercedes-Benz CLA	WDDSJ4GB8HN404995	NR
18	2011 Chevrolet Aveo	KL1TD5DE9BB196541	NR
22	2000 Toyota Tacoma	4TAVL52N2YZ596797	NR
25	2017 Dodge Grand Caravan	2C4RDGBG8HR650176	NR
27	2012 Buick LaCrosse	1G4GC5ER8CF228920	NR
32	2006 Suzuki Grand Vitara	JS3TD947464101008	NR
33	2014 Kia Forte	KNAFX4A65E5235632	NR
34	2012 Dodge Avenger	1C3CDZAB5CN178018	NR
35	2008 Chevrolet Impala	2G1WC583589225103	NR
40	2004 Ford F-250 Super Duty	1FTNW21P64EC72119	NR
44	2008 Chrysler Town and Count		NR
45		2G1WH52K649352616	
	2004 Chevrolet Impala		NR
46	2016 Infiniti QX80	JN8AZ2NC2G9401875	NR
48	2014 Ford Escape	1FMCU0G97EUD37251	NR
51	2012 Jeep Liberty	1C4PJMFK3CW106326	NR
52	2006 Kia Sportage	KNDJE723267158183	NR
55	2015 Mazda Mazda6	JM1GJ1V60F1172787	NR
56	1995 Chevrolet Camaro	2G1FP22P3S2124866	NR
59	2018 Ford Fiesta	3FADP4EJ2JM101230	NR
60	2000 Mercury Grand Marquis	2MEFM75W9YX716556	NR
66	2013 Ford Explorer	1FM5K7B8XDGB68362	NR
67	2020 Chevrolet Trax	3GNCJ7CE5LL277820	NR
68	2002 Chevrolet Silverado 1500	2GCEC19T921196673	NR
69	2011 Dodge Caliber	1B3CB5HA5BD228574	NR
72	2020 Nissan Rogue	JN8AT2MV3LW142782	NR
74	1999 Lincoln Town Car	1LNHM82W8XY639323	NR
76	2000 Chevrolet Silverado 1500	2GCEC19V9Y1197297	NR
79	2012 Kia Soul	KNDJT2A60C7434084	NR
80	2012 Jeep Liberty	1C4PJMAK0CW116853	NR
83	2009 Jeep Patriot Green	1J8FF48B29D152382	NR
85	2002 Dodge Ram Pickup 2500 l		
88	2010 GMC Terrain	2CTALBEW5A6277681	NR
91	JOHN BOAT & TRAILER 8'	NO VIN OR SERIAL NUMBE	
94	2023 Mercedes-Benz GLE	4JGFD6BB1PA938220	NR
98	2013 Kia Optima	5XXGM4A78DG194741	NR
	2001 Oldsmobile Silhouette Gol		NR
	2005 Dodge Grand Caravan	1D4GP24R45B272550	NR
		3PCAJ5M17LF112639	
	2020 Infiniti QX50 Black	3D4GG57V79T142390	NR
	2009 Dodge Journey Gray		NR
	1984 Chevrolet Motorhome Cha		
	2010 Dodge Ram 3500	3C7WDTCLICG205786	NR
	2019 FREIGHTLINER CASCADI		NR
118	2011 Jaguar XJ	SAJWA1GE4BMV02330	NR

TAX SALE NO. 353 **UNIFIED GOVERNMENT OF WYANDOTTE** COUNTY/KANSAS CITY, KANSAS V. ADAIR

(First published 1-18-24)

2t-The Wyandotte Echo-1-25-24

IN THE DISTRICT COURT OF WYANDOTTE COUNTY KANSAS UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

PLAINTIFF Case No. WY-2023-CV-000247 (Tax Sale No. 353)

TITLE TO REAL ESTATE INVOLVED ADAIR, DAISY, ET AL.

DEFENDANTS

NOTICE

The State of Kansas to: KEN-NETH PENN, VICKIE BROWNING, BRANDON EASTWOOD, EDRUS LLC, CARRIE BELL, GEORGE BELL, HEIRS AND DEVISEES OF GEORGE BELL & CARRIE BELL, JI RESTORATION LLC, WILBUR R. SMYTHE, BENJAMIN PULIDO CLEMENTE, ALISON ARELLANO. BRETT ARON ARELLANO A/K/A BRETT AARON ARELLANO JAN-ET SUE REYNOLDS, MARICELA ZAMORA HERRERA, RICHARD S MENOSKY, DENNIS L. FUN-DERBURKE, JAMES W. FUN-DERBURKE, ESTATE OF JAMES W FUNDERBURKE HEIRS AND DEVISEES OF JAMES W. FUN-DERBURKE, PONEY BOLTON EDWARDS A/K/A PONEY B. EDWARDS A/K/A PONEY EDWARDS, TONYA MARIE DAVIS A / K / A TONYA MARIE EDWARDS and all other persons who are or may be concerned and the unknown heirs, executors, administrators, devisees, trustees,

creditors, and assigns of such Defendants as may be deceased; the unknown spouses of the Defendants; the unknown executors, administrators, devisees, trustees, creditors, successors and assigns of such spouses of Defendant:

You are hereby notified that a Motion to Confirm Transfer was filed by Plaintiff in the above captioned action to request the Court to approve the transfer of the following properties to the Wyandotte County Land Bank by way of Plaintiff, to wit:

a. Cause of Action No. 47, Parcel No. 057636, Taxes due: \$357.94 Lots 1 and 2, Block 4, WIN-NERVA RESURVEY CORRECTED PLAT, an addition in Kansas City, Wyandotte County, Kansas. (Ap prox. Add. 219 North 27th Street)

No. 067504, Taxes due: \$975.08 Lots 13, 14, 15 & 16, Block 1, ROCK ISLAND PLACE NO. 2, an addition in and now a part of Kansas City, Wyandotte County, Kansas. (Approx. Add. 1260 Gilmore Avenue)

b. Cause of Action No. 69, Parcel

c. Cause of Action No. 146, Parcel No. 095008, Taxes due: \$311.51

All of Lot 2, in Block 2, in BRIGHTON HILL, an addition now in and a part of Kansas City, Wy andotte County, Kansas (Approx. Add. 641 Parallel Avenue)
d. Cause of Action No. 207,

Parcel No. 115918, Taxes due: \$627.27

The West 1/2 of Lot 4, Block 2, BARNES ADDITION TO WESTERN HIGHLANDS, B1-7, a subdivision of land in Kansas City, Wyandotte County, Kansas (Approx. Add. 1517 Haskell Avenue)

e. Cause of Action No. 298, Parcel No. 157808, Taxes due:

LEGAL NOTICE

\$316.23

The East 35 feet of Lot 11, Block 28, WESTERN HIGHLANDS, a subdivision of land in Kansas City, Wyandotte County, Kansas. (Approx. Add. 1332 Lafayette Avenue)

f. Cause of Action No. 386, Parcel No. 109242, Taxes due: \$5,203,57

Lot 21 and the West 6 feet of Lot 20. Block 3. HAFNER'S GROVE. an addition in Kansas City, Wyandotte County, Kansas. (Approx. Add. 529 Stewart Avenue

g. Cause of Action No. 392, Parcel No. 12983, Taxes due: \$13,361,96

The West 7 feet of Lot 4 and the East 12.5 feet of Lot 5, Block 9, RIVERVIEW ADDITION, in Kansas City, Wyandotte County, Kansas, (Approx. Add. 710 Lyon Avenue

h. Cause of Action No. 405, Parcel No. 916622, Taxe due: \$1,177.11

Beginning at a point 561 feet West of the Northeast corner of Section 1, Township 11, Range 24, thence South 21 rods: thence West 75 feet; thence North 21 rods; thence East 75 feet to the point of beginning (Approx. Add. 4719

Parallel Parkway)
i. Cause of Action No. 437,
Parcel No. 114619, Taxes due:

All of Lots 11 and 12, except the North 50 feet thereof, in Block 7, BOULEVARD HEIGHTS, an addition in Kansas City, Wyandotte County, Kansas (Approx. Add. 1222 Quindaro Boulevard)

j. Cause of Action No. 438, Parcel No. 114620, Taxes due: \$595.28

The West 23 feet of Lot 15 and all of Lot 16, Block 7, BOULE-VARD HEIGHTS, a subdivision of land in Kansas City, Wyandotte County, Kansas (Approx. Add. 1232 Ouindaro Boulevard)

k. Cause of Action No. 476, Parcel No. 109837, Taxes due: \$334.93

Lot 5, in Block 8, in FOWLER PARK, an addition in Kansas City, Wyandotte County, Kansas, (Approx. Add. 1966 North 4th Street)

pursuant to K.S.A. §§ 79-2803a and 79-2803b, for the amounts listed above, which amounts have been credited upon the judgment heretofore rendered in this case for said Causes of Action. A hearing on said Motion shall take place on February 7, 2024, at 9:30 a.m. in Division 1 of the Wvandotte County District Court, 3rd Floor, 710 North 7th Street, Kansas City, KS 66101.

/s/ Wendy M. Green Wendy M. Green, #19505 Deputy Chief Counsel Unified Government of Wy-

County/Kansas City, Kansas Legal Department 701 North 7th Street Kansas City, Kansas 66101 PH: (913) 573-5060 FX: (913) 573-5243 EM: wmgreen@wycokck.org (First published 1-18-24) 3t-The Wyandotte Echo-2-1-24

IN THE MATTER OF THE **CHAPA ESTATE**

IN THE DISTRICT COURT OF WYANDOTTE COUNTY, KANSAS PROBATE DIVISION

In re Estate of: PABLO BAEZA CHAPA a/k/a PABLO BAIZA CHAPA

Case No. 2023-PR-300088 Chapter 59 Division 10

NOTICE OF HEARING TO DETERMINE DESCENT

Notice is hereby given that a hearing on the Petition for Determination of Descent filed on behalf of the Petitioner, Pablo Baeza, Jr., will be held in Division 10 of the District Court of Wyandotte County, Kansas, 710 N. 7th Street, Kansas City, Kansas 66101, on February 13, 2024 at 10:00 a.m.

LEGAL NOTICE

Notice is further given that said petition affects the following real property with the street address 632 Riverview Avenue, Kansas City, Kansas 66101: Lot 9, Block 2, RIVERVIEW,

an addition in Kansas City, Wyandotte County, Kansas. RESPECTFULLY SUBMITTED:

/s/ C. Spence Stover C. Spence Stover #21888 3300 N.E. Ralph Powell Road Lee's Summit, Missouri 64064 (816) 272-0261 Fax: (816) 272-0263 spence@spencestoverlaw.com Attorney for Petitioner (First published 1-18-24) 3t-The Wyandotte Echo-2-1-24

The The Wyandotte Ēcho

TERMINATION OF PARENTAL RIGHTS **BLAKEY, CUNNINGHAM,** CUNNINGHAM, **CUNNINGHAM CUNNINGHAM**

IN THE DISTRICT COURT OF WYANDOTTE COUNTY, KANSAS JUVENILE DEPARTMENT IN THE INTEREST OF:

Name OCTAVIOUS A. BLAKEY DOB: XX/XX/2012 A Male Case No. 2020JC0079 Name: ANTHONY CUNNING-

HAM JR. DOB: XX /XX /2014 A Male Case No. 2020 JC0080 Name: CENTAURIA R. CUN-

NINGHAM DOB: XX /XX /2015 A Female Case No. 2020JC0081 Name: AMIRIA R. CUNNING-

HAM

DOB: XX /XX /2016 A Female Case No. 2020JC0082 Name: AVIANNA R. CUNNING-

DOB: XX /XX /2018 A Female

Case No. 2020JC0083 NUNC PRO TUNC NOTICE OF PUBLICATION TERMINATION OF PARENTAL RIGHTS

TO: Centauria R. Dyson, Anthony Cunningham and John Doe and to all other persons who are or may be concerned:

A MOTION has been filed in the Juvenile Department of the Wyandotte County District Court requesting that the Court find: CENTAURIA R. DYSON, AN-

THONY CUNNINGHAM AND JOHN DOE

the natural parents of the above named minor children, to be an unfit parent and enter an order permanently terminating the parental rights of the above named parent.

The above named minor chil-

dren, Octavious A. Blakey, Amiria R. Cunningham, Centauria R. Cunningham, Anthony Cunningham Jr., Avianna R. Cunningham were found to be a Child in Need of Care on the 11th day of July, 2019.

You are required to appear before this court on the 15th day of February, 2024 at 1:00 PM or prior to that time file your written defenses to the pleading with the Clerk of this Court.

Christopher Cuevas, an attorney, has been appointed as Guardian ad Litem for the child. Each parent or other legal custodian of the child has the right to appear and be heard personally with or without an attorney. The court will appoint an attorney for a parent who is financially unable

to hire an attorney.

CLERK OF THE DISTRICT COURT

(First published 1-18-24) 2t-The Wyandotte Echo-1-25-24