

JOHN WAIHEE
GOVERNOR OF HAWAII



WILLIAM W. PATY, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES

KEITH W. AHUE
MANABU TAGOMORI
RUSSELL N. FUKUMOTO

AQUACULTURE DEVELOPMENT
PROGRAM
AQUATIC RESOURCES
CONSERVATION AND
ENVIRONMENTAL AFFAIRS
CONSERVATION AND
RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
PROGRAM
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

RECEIVED
STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
'90 MAY -3 A8:07 P. O. BOX 621
HONOLULU, HAWAII 96809

REF: OCEA: SOR

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

FILE: OA-3/2/90-2368
DOC.: 5359E

MAY 2 1990

MEMORANDUM

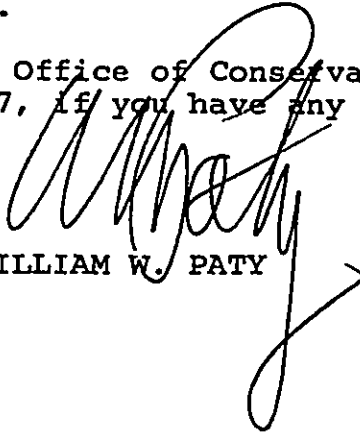
TO: The Honorable Marvin T. Miura, Director
Office of Environmental Quality Control

FROM: William W. Paty, Chairperson
Board of Land and Natural Resources

SUBJECT: DOCUMENT FOR PUBLICATION IN THE OEQC BULLETIN -
ENVIRONMENTAL ASSESSMENT FOR CONSERVATION DISTRICT USE
APPLICATION OA-3/2/90-2368 for an Addition to Single
Family Residence, Manoa, Oahu, TMK 2-9-33: 24

The above mentioned Chapter 343 Document was reviewed and a negative declaration was declared based upon the environmental assessment provided with the CDUA.

Please call me or Ed Henry of our Office of Conservation and Environmental Affairs, at 548-7837, if you have any questions.


WILLIAM W. PATY

1990-05-23-0A PEA

FILE COPY

Reeser Addition Renovation

D & S DRAFTING SERVICE, INC

Architectural Planning Consultants

1020 Keeaumoku St. Suite #302

Honolulu, HI 96814

Ph: (808)523-7474

LETTER OF TRANSMITTAL

**to: STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
P.O. BOX 621
HONOLULU, HI 96809**

Attached is a master application for M/M Greg Reeser for a proposed alteration/addition to an existing single family residence at 3101 Huelani Place, TMK 2-9-33:24. Every effort has been made to make the application as complete as possible. If there are any questions or problems please contact Russell Wasson @ 526-0756.

Your utmost attention is greatly appreciated in this matter as the existing house is in a greatly deteriorated condition and in need of immediate repairs.

I N D E X

| | |
|--------|--|
| 1. | MASTER APPLICATION FORM |
| ATTACH | |
| "A" | LETTER OF HOME INSPECTION |
| "B" | EXTERIOR ELEVATIONS (proposed) |
| "C" | 1st FLOOR PLAN (proposed) |
| "D" | 2nd FLOOR PLAN (proposed) |
| "E" | EXISTING FLOOR PLAN |
| "F" | PHOTOS (panoramic) |
| "G" | PHOTOS (detail) |
| "H" | DEED (master application only) |
| "I" | STATE BOUNDARY INTERPRETATION dtd 2/26/90 (master copy includes original certified map) |
| "J" | TMK MAP |
| "K" | ZONE MAP |
| "L" | SITE MAP (reduced) |

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

'90 MAY 11 AM 1:03

RECEIVED

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
P. O. BOX 621
HONOLULU, HAWAII 96809

DEPARTMENT MASTER APPLICATION FORM


FOR DLNR USE ONLY

Reviewed by _____
Date _____
Accepted by _____
Date _____
Docket/File No. _____
180-Day Exp. _____
EIS Required _____
PH Required _____
Board Approved _____
Disapproved _____
Well No. _____

(Print or Type)

I. LANDOWNER/WATER SOURCE OWNER
(If State land, to be filled
in by Government Agency in
control of property)


Name M/M Greg Reeser
Address 3101 Huelani Place
Honolulu, HI
96822
Telephone No. 955-6657

SIGNATURE 
Date 2/27/90

II. APPLICANT (Water Use, omit if applicant
is landowner)

Name M/M Greg Reeser
Address 3101 Huelani Place
Honolulu, HI
96822
Telephone No. 955-6657
Interest in Property OWNER

(fee simple)
(Indicate interest in property; submit
written evidence of this interest)

*SIGNATURE 
Date 2-27-90

*If for a Corporation, Partnership,
Agency or Organization, must be signed
by an authorized officer.

III. TYPE OF PERMIT(S) APPLYING FOR

- (X) A. State Lands
(X) B. Conservation District Use
() C. Withdraw Water From A Ground
Water Control Area
() D. Supply Water From A Ground
Water Control Area
() E. Well Drilling/Modification

IV. WELL OR LAND PARCEL LOCATION REQUESTED

District Conservation
Island Oahu
County Honolulu
Tax Map Key 2-9-33:24
Area of Parcel 19,166 sq/ft
(Indicate in acres or
sq. ft.)
Term (if lease) N/A

V. Environmental Requirements

Pursuant to Chapter 343, Hawaii Revised Statutes, and in accordance with Title 11; Chapter 200, Environmental Impact Statement Rules for applicant actions, an Environmental assessment of the proposed use must be attached. the Environmental assessment shall include, but not be limited to the following:

- (1) Identification of applicant or proposing agency;
- (2) Identification of approving agency, if applicable;
- (3) Identification of agencies consulted in making assessment;
- (4) General description of the action's technical, economic, social, and environmental characteristics;
- (5) Summary description of the affected environment, including suitable and adequate location and site maps;
- (6) Identification and summary of major impacts and alternatives considered, if any;
- (7) Proposed mitigation measures, if any;
- (8) Determination;
- (9) Findings and reasons supporting determination; and
- (10) Agencies to be consulted in the preparation of the EIS, if applicable.

VI. Summary of Proposed Use (what is proposed)

REMODEL EXISTING SINGLE FAMILY DWELLING BY ADDING SECOND STORY. NO ADDITIONAL ENCROCHMENT OF PERSERVATION LAND.

URGENCY EXISTS DUE TO GENERAL STATE OF DISREPAIR, TERMITE DAMAGE TO STRUCTURE, LACK OF ROOFING INTEGRITY.

PRESENT DWELLING TOO SMALL FOR FAMILY.

(See attached plans for details)

X

INFORMATION REQUIRED FOR ALL USES

I. Description of Parcel (SEE ATTACHED NARRATIVE)

- A. Existing structures/Use. (Attach description or map). (see plan)
- B. Existing utilities. (If available, indicate size and location on map. Include electricity, water, telephone, drainage, and sewerage). (see plan)
- C. Existing access. (Provide map showing roadways, trails, if any. Give street name. Indicate width, type of paving and ownership). (see plan)
- D. Vegetation. (Describe or provide map showing location and types of vegetation. Indicate if rare native plants are present). none present
- E. Topography; if ocean area, give depths. (Submit contour maps for ocean areas and areas where slopes are 40% or more. Contour maps will also be required for uses involving tall structures, gravity flow and other special cases). N/A (see plan)
- F. If shoreline area, describe shoreline. (Indicate if shoreline is sandy, muddy, rocky, etc. Indicate cliffs, reefs, or other features such as access to shoreline). N/A
- G. Existing covenants, easements, restrictions. (If State lands, indicate present encumbrances.)
- H. Historic sites affected. (If applicable, attach map and descriptions). N/A

II. Description: Describe the activity proposed, its purpose and all operations to be conducted. (Use additional sheets as necessary). (SEE ATTACHED)

III. Commencement Date: ASAP - Upon permit approval
Completion Date: 6 months

IV. TYPE OF USE REQUESTED (Mark where appropriate) (Please refer to Title 13, Chapter 2)

- 1. Permitted Use (exception occasional use);
DLNR Title 13, Chapter 2, Section _____; Subzone _____.
- 2. Accessory Use (accessory to a permitted use):
DLNR Title 13, Chapter 2, Section _____; Subzone _____.
- 3. Occasional Use: Subzone _____.
- 4. Temporary Variance: Subzone _____.
- 5. Conditional Use: Subzone L.

Area of Proposed Use 19,166 sq/ft
(Indicate in acres or sq. ft.)

Name & Distance of Nearest Town or Landmark
Project is located in Manoa - C & C Honolulu

Boundary Interpretation (If the area is within 40 feet of the boundary of the Conservation District, include map showing interpretation of the boundary by the State Land Use Commission).

Conservation District Subzone L
County General Plan Designation URBAN

V. FILING FEE

1. Enclose \$50.00. All fees shall be in the form of cash, certified or cashier's check, and payable to the State of Hawaii.
2. If use is commercial, as defined, submit additional public hearing fee of \$50.00.

INFORMATION REQUIRED FOR CONDITIONAL USE ONLY

- I. **Plans:** (All plans should include north arrow and graphic scale).
 - A. **Area Plan:** Area plan should include but not be limited to relationship of proposed uses to existing and future uses in abutting parcels; identification of major existing facilities; names and addresses of adjacent property owners.
 - B. **Site Plan:** Site plan (maps) should include, but not be limited to, dimensions and shape of lot; metes and bounds, including easements and their use; existing features, including vegetation, water area, roads, and utilities.
 - C. **Construction Plan:** Construction plans should include, but not be limited to, existing and proposed changes in contours; all buildings and structures with indicated use and critical dimensions (including floor plans); open space and recreation areas; landscaping, including buffers; roadways, including widths; offstreet parking area; existing and proposed drainage; proposed utilities and other improvements; revegetation plans; drainage plans including erosion sedimentation controls; and grading, trenching, filling, dredging or soil disposal.
 - D. **Maintenance Plans:** For all uses involving power transmission, fuel lines, drainage systems, unmanned communication facilities and roadways not maintained by a public agency, plans for maintenance shall be included.
 - E. **Management Plans:** For any appropriate use of animal, plant, or mineral resources, management plans are required.
 - F. **Historic or Archaeological Site Plan:** Where there exists historic or archaeological sites on the State or Federal Register, a plan must be submitted including a survey of the site(s); significant features; protection, salvage, or restoration plans.
- II. **Subzone Objective:** Demonstrate that the intended use is consistent with the objective of the subject Conservation District Subzone (as stated in Title 13, Chapter 2).

PROJECT DESCRIPTION

Location

The Reeser Property is located at 3101 Huelani Place, TMK 2-9-33:24 in Manoa. The property is bordered on one side by the Residential District (R-7.5) and the Conservation (P1) district on the other side.

A further narrative description can be found in Attachment "H".

Description of Parcel

A) Existing Structures/Use:

The home is located at approximately the 500 foot elevation on a level plateau bounded by a sharp rise at the mauka side of the property. The project currently has an existing one-story single family dwelling of approximately 2,000 square feet floor area. A plan of this existing use is included as Attachment "E". The dwelling consists of three bedrooms, one kitchen, a living room, and a rumpus room. The construction is of a combination hollow tile and wood frame method. There has been considerable termite damage as evidenced by Attachment "A". Also existing is a concrete approach driveway and parking area.

There are no other uses currently on the property.

B) Existing Utilities:

The dwelling is currently serviced by the C&C Board of Water Supply and Wastewater branches. Electricity and telephone are also provided by the respective private commercial providers. The existing driveway and utility easement #39 is currently used for this purpose.

C) Existing Access:

Access is provided by a combination of easements comprising Huelani St. and its tributary Huelani Place. This access provides passage through TMK 2-9-33:7 for both vehicular traffic and utility placement. Non-exclusive useage agreements to these easements are evidenced in Attachment "H".

D) Vegetation:

The parcel is composed of a level parcel covered with grass. The only exception is at the mauka corner of the property where the ground rises sharply as the forest preserve begins (rear of house). No evidence of rare Flora and Fauna has been observed. The property gives all the appearance of a typical residential lot.

E) Topography:

The topography of the lot also lends itself to the residential side rather than the "L" zoning underlying this lot. The lot itself lies approximately in the 500 foot elevation. As evidenced by Attachment "L" over 75% of the lot does not vary more than 3 foot in relative elevation. The remaining property is the slope beginning at the rear of the house. There are no plans for work now or in the future for this area.

F) The parcel is not included in any SMA (C&C Special Management Area) or Shoreline District.

G) Existing covenants, easements, restrictions:

The property is unencumbered by any restrictions except for the joint use of easement 39 by the owner of tmk 2-9-33:7.

Description of the activity proposed, purpose and all proposed operations:

The activity proposed by this application is for the continued use of an existing Single-Family Dwelling located in the Conservation District. In addition it is requested that approval be granted for an approximately 2,000 sq/ft addition in the form of a second-story addition.

The proposed addition will consist of remodeling the existing lower floor and the addition of a vaulted ceiling in the living/dining area, 2 bedrooms, a hobby studio, study, and small exercise room.

In the future it is also projected that the family may wish to install a swimming pool approximately 15' x 30' as shown on Attachment "L".

The purpose of these alteration/additions is to accommodate the needs of a growing family. As with any family as time goes by the children in the family need their own bedrooms and an area for hobbies and individual activities is desirable. No rental or other commercial activities will be conducted.

ENVIRONMENTAL ASSESSMENT

I. APPLICANT: M/M GREG REESER AGENT: D&S DRAFTING SERVICE
3101 HUELANI PLACE 1020 KEEAUMOKU ST #302
HONOLULU, HI 96822 HONOLULU, HI 96814
(TMK 2-9-33:24) (808) 523-7474

II. GENERAL SITE DESCRIPTION:

Project is located on the upper slopes of Manoa Valley at the boundary between the Residential and Conservation Zones. The lot itself is a level grassy area bounded by the tree line of the ridge beginning immediately above the existing residence. The property is serviced by an existing driveway/approach with all city services (elec, sewer, water) in place underground along the driveway.

III. SCOPE OF PROPOSED WORK:

The Project will involve the remodeling of the existing first floor and the addition of the structural modifications necessary for support of an additional floor above. The floor above will be a 3-bedroom/2-bath addition basically of the same size as the floor below.

IV. SUMMARY OF AFFECTED ENVIRONMENT:

The proposed addition/alteration was originally necessitated by the deterioration of the existing building. While repairs to the home are in progress it would be both timely and cost effective to do the 2nd floor addition at the same time. This approach would also have the least negative impact on the neighborhood and surrounding environment. The location of the property is shown on Attachment "K".

The project will encompass no additional square footage increases but rather just an increase in the height of the building. There will be no removal of the adjacent plant life or trees during or after this project. In the event that a swimming pool is installed as indicated

on Attachment "L" it will be installed as shown so as to impact only the existing grassy yard and be centered away from all property lines.

There are no apparent alternatives to this construction that will afford a moderate increase in the living area for the owner at such a negligible affect to the surroundings.

V. DETERMINATION:

The apparent lack of conflict with the surrounding environment and conservation guidelines shows that this project will be of no adverse effect to the community in general and is in line with the states desire for the well being of it's Conservation lands. The use has been existing for well over 30 years in it's present form and as a dwelling for even longer. During this time there has been no documented conflict with the surrounding uses. This condition will in no way be altered by this submittal.

SUBZONE OBJECTIVE

I. APPLICANT: M/M GREG REESER
3101 HUELANI PLACE
HONOLULU, HI 96822
(TMK 2-9-33:24)

II. The Subzone Objective for zone "L" is "to limit uses where natural conditions suggest constraints on human activities". Examples of such areas are "land susceptible to floods and soil erosion...inundation by tsunami and flooding or to volcanic activity and landslides which incorporate a general slope of 40% or more".

The latter description would be the only likely condition applicable to this location. The actual condition at this parcel does not fit the slope definition, in fact the majority of the parcel is flat as evidenced by the plot plan and contours.

The stated purpose of this subzone is "the protection of the health and welfare of the public". The situation on this parcel in no way is a threat to the owner or the general public nor will the construction of the addition create a problem in this area. The project will in no way impede the intention of the "L" subzone and is consistent with its interpretation.

m e m o

April 2, 1990

To: State Department of Land and Natural Resources

From: Mr. Greg Reeser
3101 Huelani Place
Honolulu, HI 96822

Re: Appointment of agent for processing of CDUA for above address.

To whom it may concern:

I hereby request that D & S Drafting Service be recognized as my authorized agent for the aforementioned Conditional Use Application. Please sent all further correspondence and inquiries to them attention Mr. Russell Wasson. Your prompt attention in this matter would be greatly appreciated.

Thank You,



Mr. Greg Reeser

DOCUMENT FOR PUBLICATION IN THE OEQC BULLETIN

Date: 2 / 27 / 90

Prepared by: _____

The document is a (check all that apply)

| | | | |
|-----------------------|-----|------------------------|-----|
| Chapter 205A Document | () | Negative Declaration | () |
| Chapter 343 Document | () | EIS Preparation Notice | () |
| NEPA Document | () | Draft EIS | () |
| | | Final EIS | () |
| | | Acceptance Notice | () |

Is the document a supplemental EIS? Yes () No ()

Title of Proposed Action or Project: ADDITION/RENOVATION TO EXISTING SINGLE FAMILY DWELLING FOR M/M GREG REESER

Location: Island OAHU District HONOLULU

Type of Action (check one): Applicant () Agency ()

Name of Proposing Applicant or Agency: MR. GREG REESER
Name of Contact: MR. GREG REESER
Address: 3101 HUELANI PLACE
City: HONOLULU State: HI Zip Code: 96822
Phone: (808) 955-6657

Name of Preparer or Consultant: D & S DRAFTING SERVICE
Name of Contact: RUSSELL WASSON
Address: 1020 KEEAUMOKU STREET #302
City: HONOLULU State: HI Zip Code: 96814
Phone: (808) 523-7474/526-0756

Accepting Authority: _____

| Estimated Project Cost: | | Document Preparation Cost: | |
|-------------------------|-------------------|----------------------------|----------|
| Federal Funds | \$ <u>0</u> | Neg Dec/EA | \$ _____ |
| State Funds | \$ <u>0</u> | Draft EIS | \$ _____ |
| County Funds | \$ <u>0</u> | Sup Draft EIS | \$ _____ |
| Private Funds | \$ <u>100,000</u> | Sup Final EIS | \$ _____ |
| TOTAL | \$ <u>100,000</u> | TOTAL | \$ _____ |

EA Trigger (check all that apply)

- () Use of State or County Lands or Funds
- () Use of Conservation District Lands
- () Use of Shoreline Setback Area
- () Use of Historic Site or District
- () Use of Lands in the Waikiki Special District
- () Use Requiring an Amendment to a County General Plan

NOTE: For answers to any question on Page 10 or 11, please contact the Office of Environmental Quality Control at (808) 548-6915.

[OEQC Form 89-01 (1/89)
Page 1 of 2]

- () Use Requiring the Reclassification of Conservation Lands
- () Construction or Modification of Helicopter Facilities
- () Other _____

Brief Description of the Proposed Action or Project which will be
 Published in the OEQC Bulletin (limit of 500 words or less): _____
 REMODEL EXISTING SINGLE FAMILY DWELLING BY ADDING SECOND
 STORY. NO ADDITIONAL ENCROCHMENT OF PRESERVATION LAND.

URGENCY EXISTS DUE TO GENERAL STATE OF DISREPAIR, TERMITE
 DAMAGE TO STRUCTURE, LACK OF ROOFING INTEGRITY.

PRESENT DWELLING TOO SMALL FOR FAMILY.

(See attached plans for details)

(Continue on another sheet if necessary)

Tax Map Key(s): _____

FOR OEQC USE ONLY

Date of Submission: _____ OEQC # _____
 Date of Publication: _____ Planner: _____
 Last Day for Consulted
 Party Request:
 Comment Period Ends:
 Acceptance Date:
 Publication Date of
 Acceptance:



FILE COPY

HOME INSPECTIONS, INC.

SUITE 210, 4747 KILAUEA AVENUE
HONOLULU, HAWAII 96816
PHONE: (808) 735-1500

Feb. 27, 1990

Mr. Gregory C. Reeser
3101 Huelani Place
Honolulu, Hi., 96822

Dear Mr. Reeser:

Thank you for the opportunity to inspect your home. Our report is included as well as our invoice.

Our summary is that the home is sitting in a beautiful location, but due to improper care by the original builders and owners, excessive water, termites have severely damaged the home. The cost to repair and bring the home up to today's standards will probably be the same as rebuilding with new material and equipment and bringing the home and property up to the requirements and standards of today.

I would not attempt to add electrical fixtures or outlets without a great deal of renewing of the wiring.

I trust this meets with your approval and please feel free to call if you have any questions concerning this.

Sincerely,

W. R. Sewell

ATTACH. "A"



HOME INSPECTIONS, INC.

SUITE 210, 4747 KILAUEA AVENUE
HONOLULU, HAWAII 96816
PHONE: (808) 735-1500

February 27, 1990

R E P O R T

on

3101 Huelani Place

Especially Prepared for Mr. Gregory C. Reeser

SITE CONDITIONS: The front and valley side of the property is in good condition with landscaping and drainage. The rear and side areas of this house have a severe drainage problem. The owner has attempted to correct some of these, but there is more to be done. Ideally, more of the mountain would be excavated and a larger swale developed to carry water away from the house. This water, over the years, has contributed to the rot and termite problems.

FOUNDATION: There is a masonry foundation on which a wood floor has been installed. There are some cracks and minor failures in the masonry "stem" perimeter walls probably due to some settlement and some due in part to excessive water under the floors. The floors are soft and spongy which, in my opinion, indicate a great deal of termite and/or rot damage. With no crawl space available, I would recommend that the entire wood floor be removed and a new floor installed. Without a crawl hole it is difficult to determine, but I would suspect that the existing foundation does not meet code requirements for air & ventilation.

WALLS: The hollow tile walls appear in normal and good condition. The interior drywalls appear in normal condition.

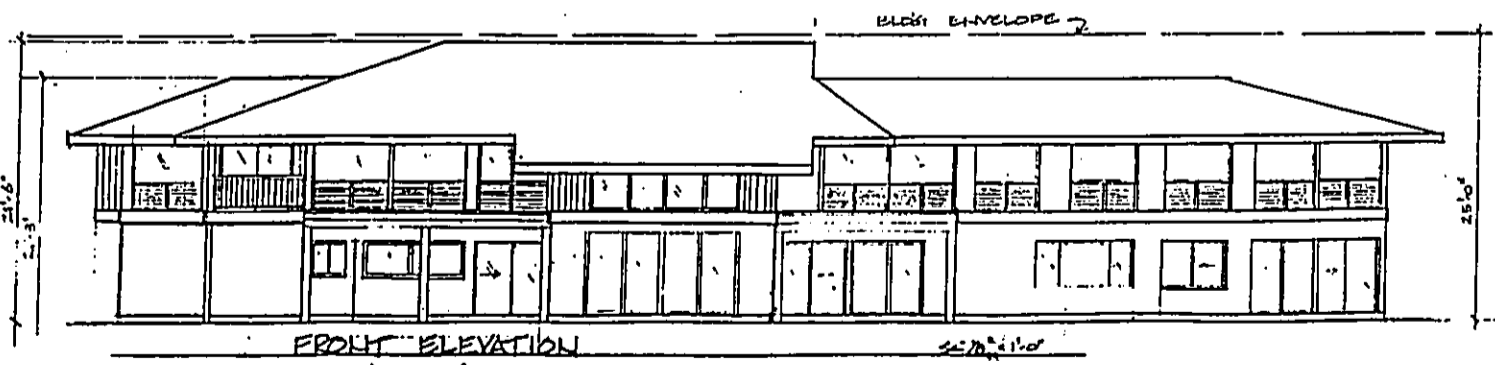
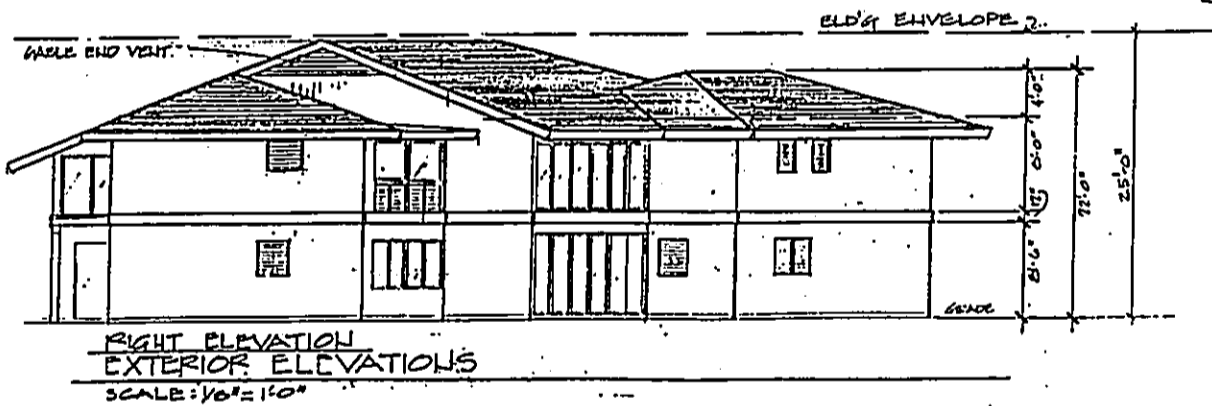
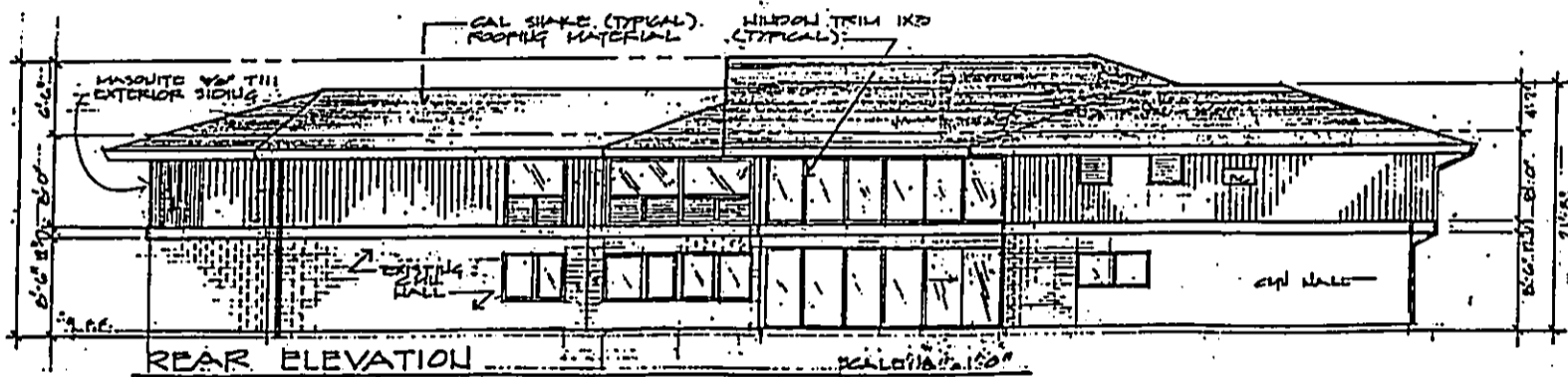
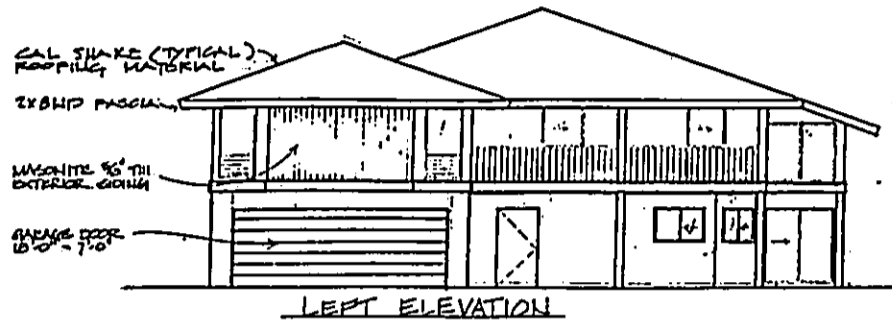
FIREPLACE: The flashing around the chimney of the fireplace has apparently failed and is allowing water to enter the residence. The fireplace is cracked in a couple of places indicating some settlement.

ROOF: There are many signs of the roof leaking and the owner states that the roof does leak. There are some separations between the ceiling panels which can be attributed to rot or termites or both. There is termite damage in rafters, ceiling joists and trusses. The roof needs to be replaced. Many of the rafters and other framing members need to be replaced or reinforced. From an economic point of view, I feel it would be better to remove most of the structure and rebuild with new materials, treated against termites and conforming to today's building codes.

WINDOWS/DOORS: Most of the door operate alright, but they are old and new ones would be safer for all concerned. Some of the windows leak and while caulking can correct some of it, replacements are in order for the worst cases.

PLUMBING/ELECTRICAL: Water pressure indicates there is some corrosion in the lines and replacement will be necessary in the future. Electrical, while adequate now, does not allow for improvements.

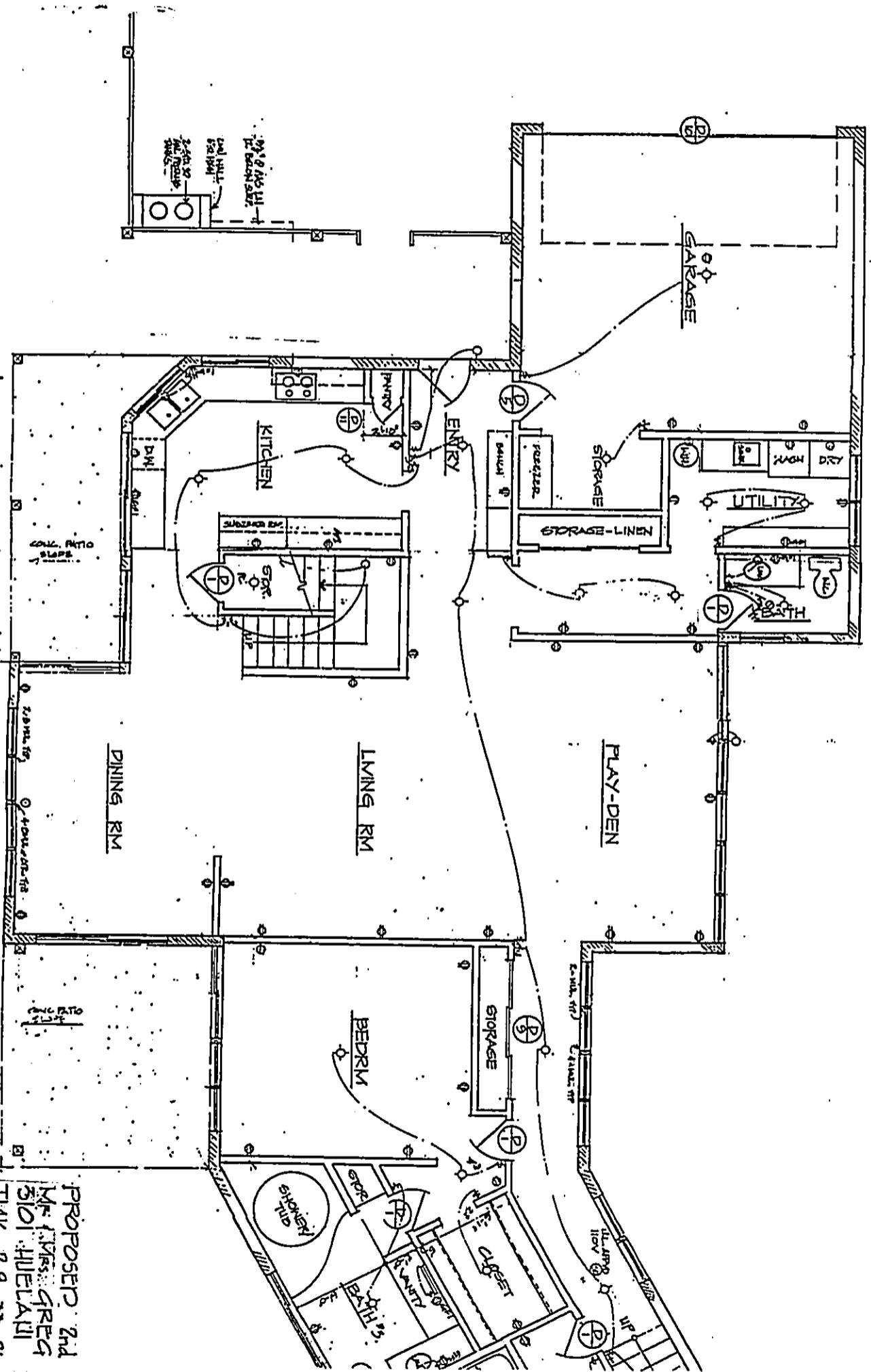
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PROPOSED 2nd FLOOR ADDITION AND ALT.
MR. & MRS. GREG REESER
3101 HUELANI PLACE MANOA, OAHU,
TIK 2-9-33-24...

ATTACH. "B"

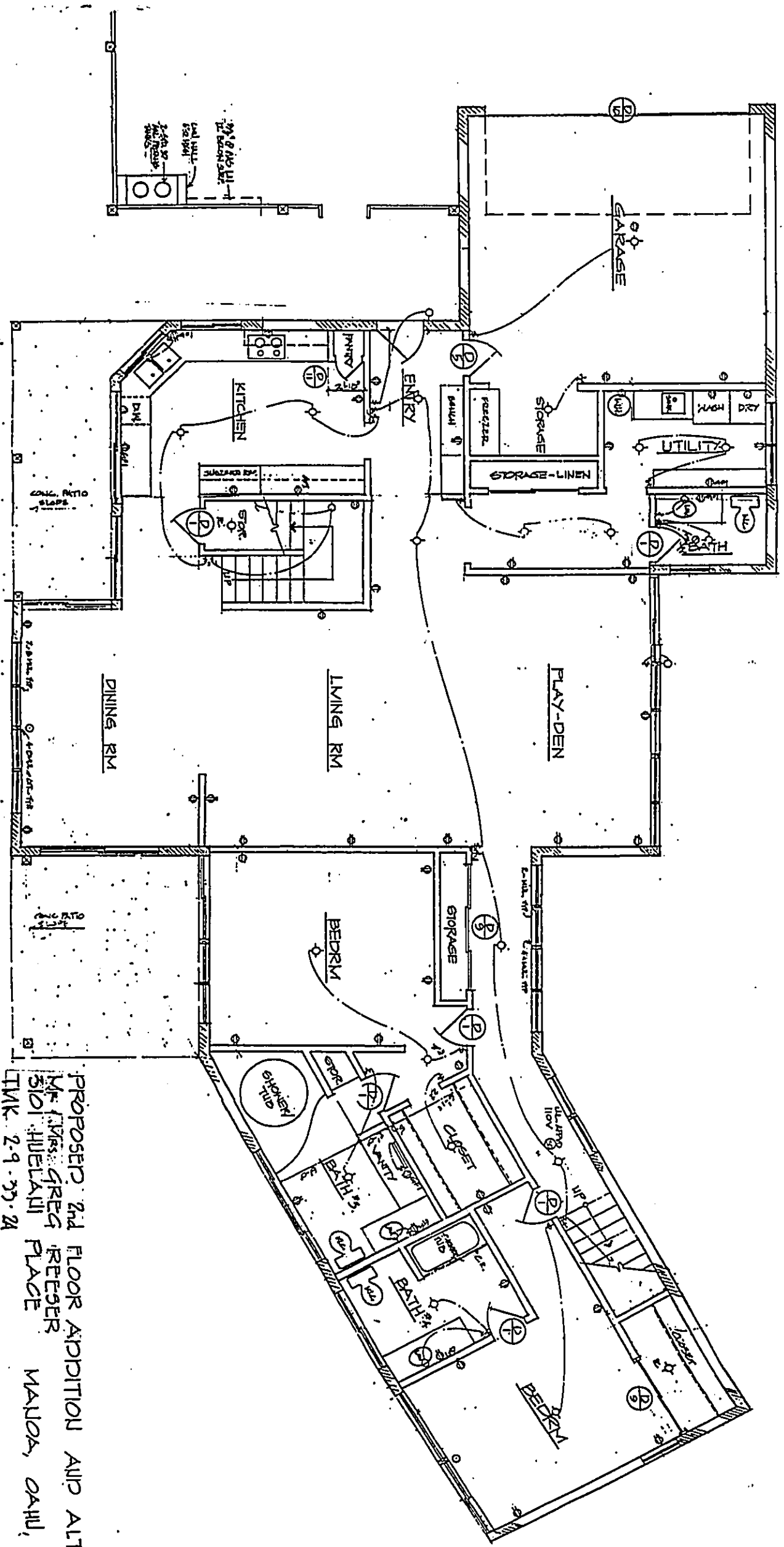
PROPOSED:
 1ST FLOOR PLAN ALTERATION
 SC: 1/8" = 1'-0"



PROPOSED 2nd
 MR. & MRS. GREG
 5101 HUELA III
 TMK 2-9-77-2A

CORRECTION

THE PRECEDING DOCUMENT(S) HAS
BEEN REPHOTOGRAPHED TO ASSURE
LEGIBILITY
SEE FRAME(S)
IMMEDIATELY FOLLOWING



PROPOSED:
 2ND FLOOR PLAN ALTERATION

SC: 1/8" = 1'-0"

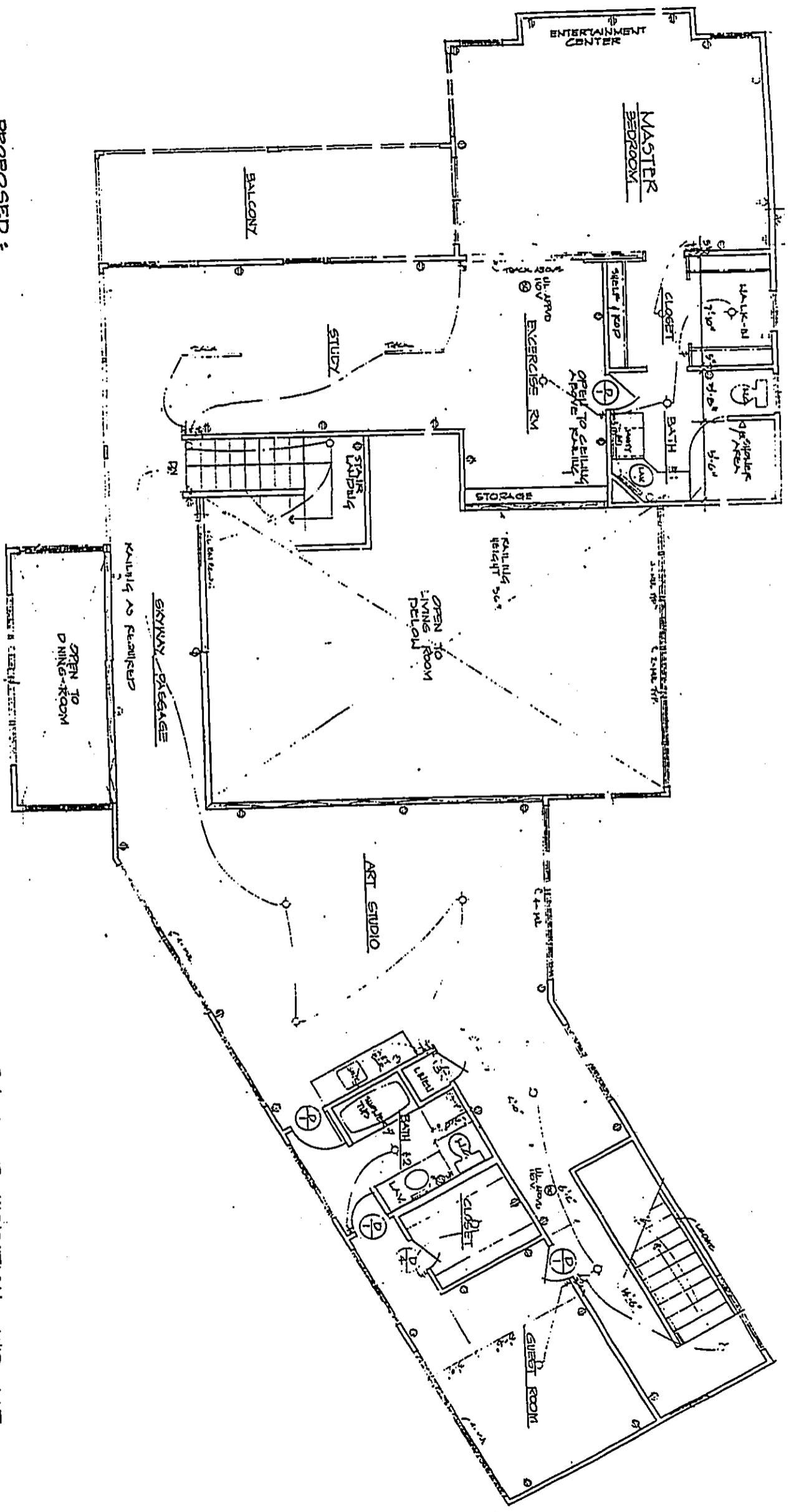
PROPOSED 2ND FLOOR ADDITION AND ALT.
 MR. TIMOTHY GREG REEGER
 5101 HUELANI PLACE MAHONA, OAHU,
 HAWAII 96751
 TIK 2-9-33-24

ATTACH "C"

DOCUMENT CAPTURED AS RECEIVED

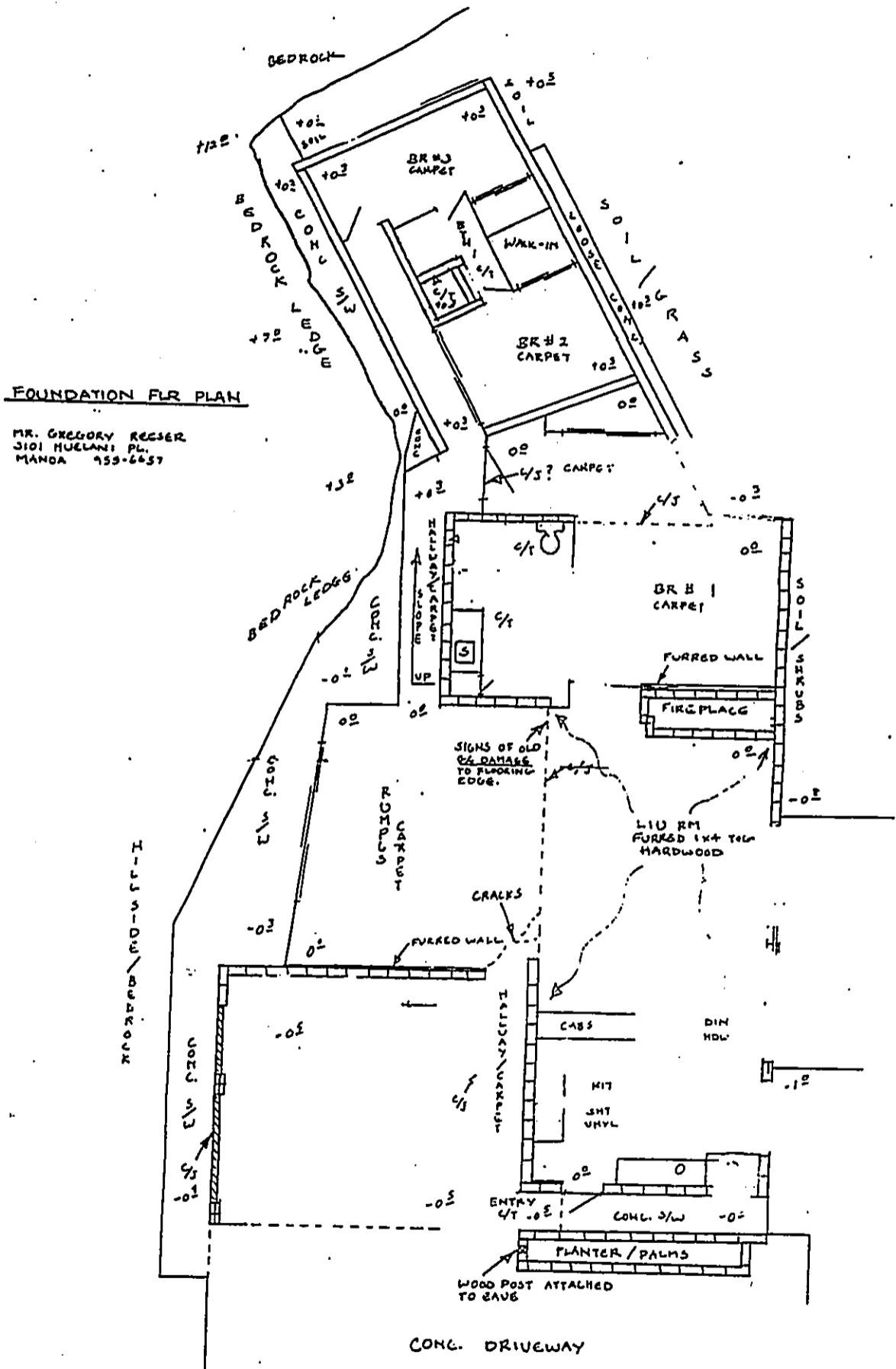
DOCUMENT CAPTURED AS RECEIVED

PROPOSED:
SECOND FLOOR PLAN WITH ADDITION
SCALE: 1/8" = 1'-0"



PROPOSED 2ND FLOOR ADDITION AND ALT.
MR. & MRS. GREG REESER
5101 HIJELANI PLACE MAUI, OAHU,
TKM 2-9-33-24

ATTACH. "D"



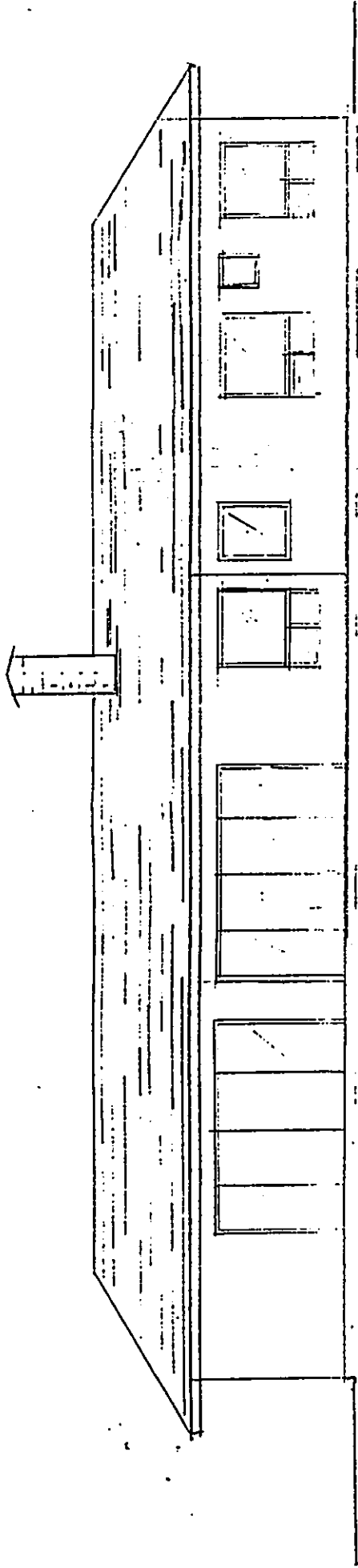
FOUNDATION FLOOR PLAN
 MR. GREGORY REESER
 3101 HUELANI PL.
 MANOA 959-6657

EXISTING FLOOR PLAN

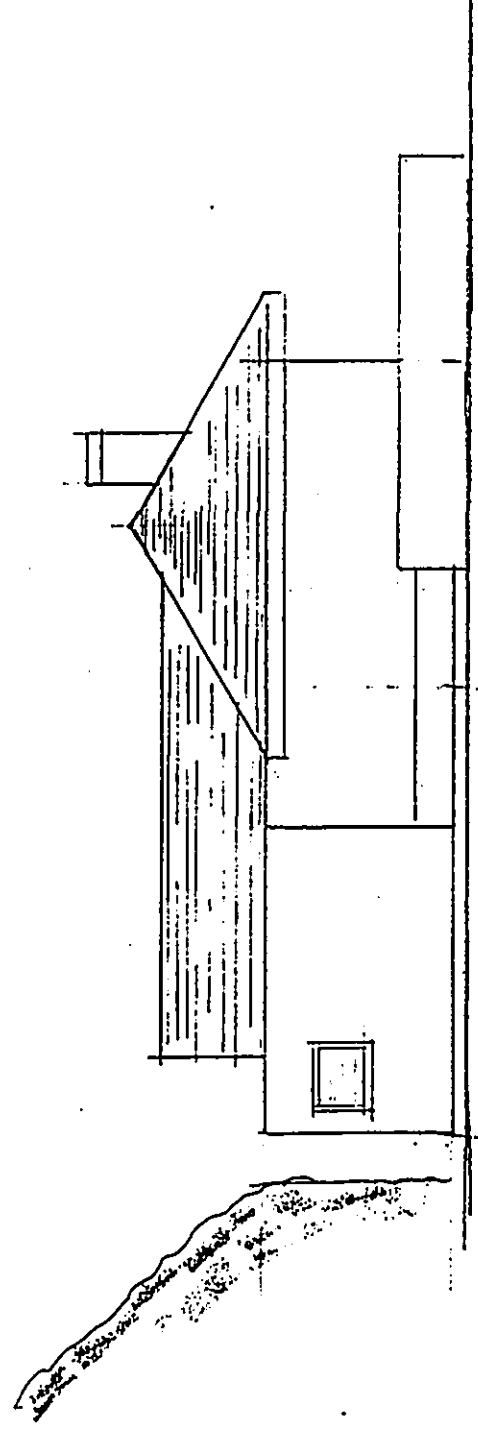
MR. & MRS. GREG REESER
 3101 HUELANI PLACE
 TIKI 7-9-77:21

MANOA, OAHU,

ATTACH. "E"

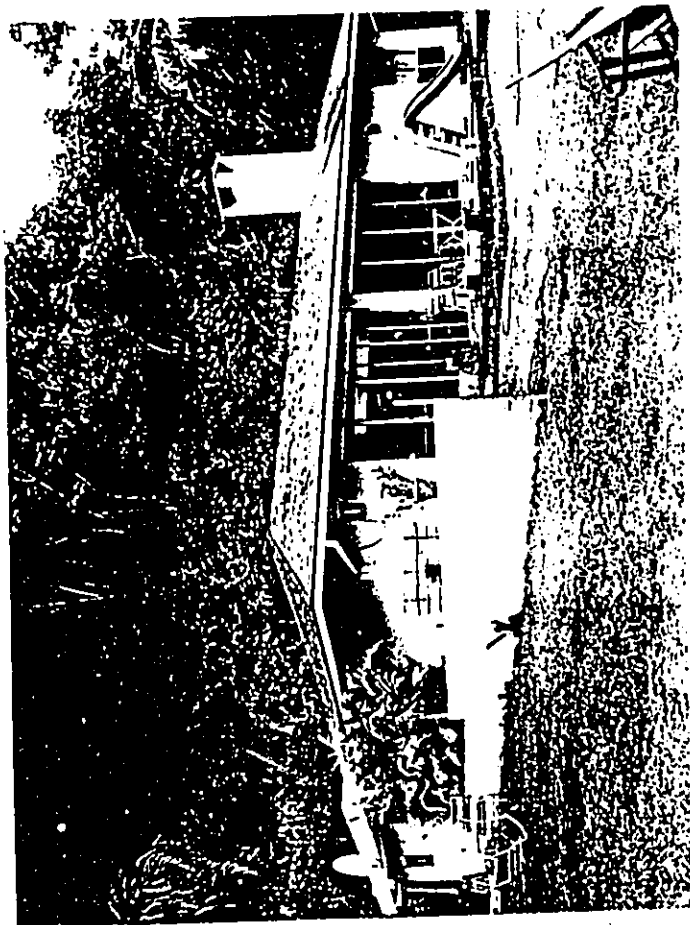


EXIST. FRONT ELEV.



EXIST. LEFT ELEV.

"E-2"



M/M G. KESEK
3101 HUELANI PL.
TMK 2-9-33=24

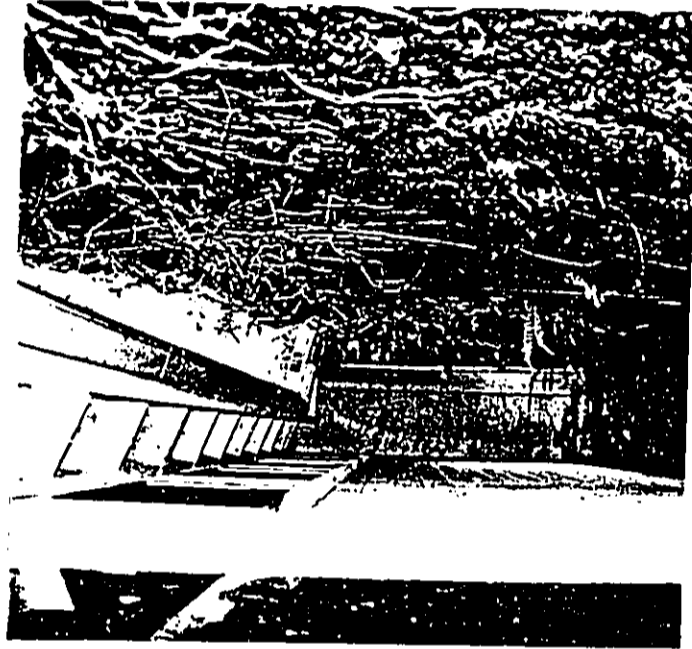
ATTACH. "F" .



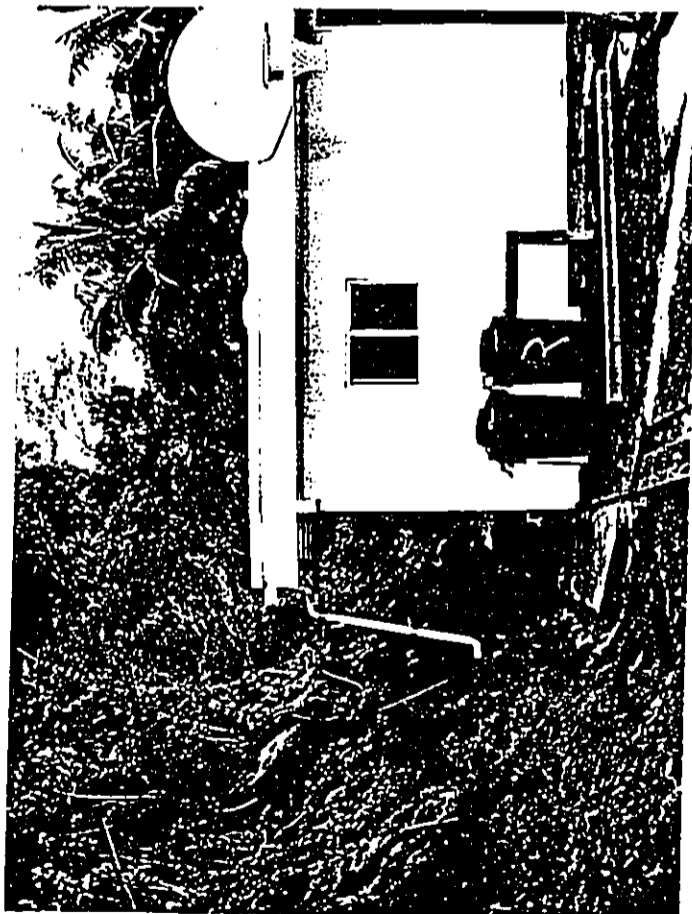
RIGHT FRONT CORNER



LEFT FRONT CORNER



RT. REAR



LEFT REAR CORNER

M/M G. REESEK
3101 HUELANI PL.
TMK: 2-9-33:24

ATTACH. G



STATE OF HAWAII
DEPARTMENT OF BUSINESS
AND ECONOMIC DEVELOPMENT

LAND USE COMMISSION

Room 104, Old Federal Building, 335 Merchant Street
Honolulu, Hawaii 96813 Telephone: 548-4611

JOHN WAIHEE
Governor

RENTON L.K. NIP
Chairman

FREDERICK P. WHITTEMORE
Vice Chairman

COMMISSION MEMBERS:

Lawrence F. Chun
Sharon R. Himeno
Allen K. Hoe
Allen Y. Kajioka
Eusebio Lapenta, Jr.
James M. Shinno
Elton Wada

ESTHER UEDA
Executive Officer

February 26, 1990

Mr. David Miraflor
D & S Drafting Service
1020 Keeaumoku Street
Suite 302
Honolulu, Hawaii 96814

Dear Mr. Miraflor:

Subject: Boundary Interpretation No. 90-07, TMK No.:
2-9-33: 24, Manoa, Oahu

Pursuant to your February 7, 1990 letter, the subject property, containing approximately 0.44 acres is designated entirely within the State Land Use Conservation District.

We are returning all maps except for one copy for our files. If you have any questions, please call me or my staff.

Sincerely,

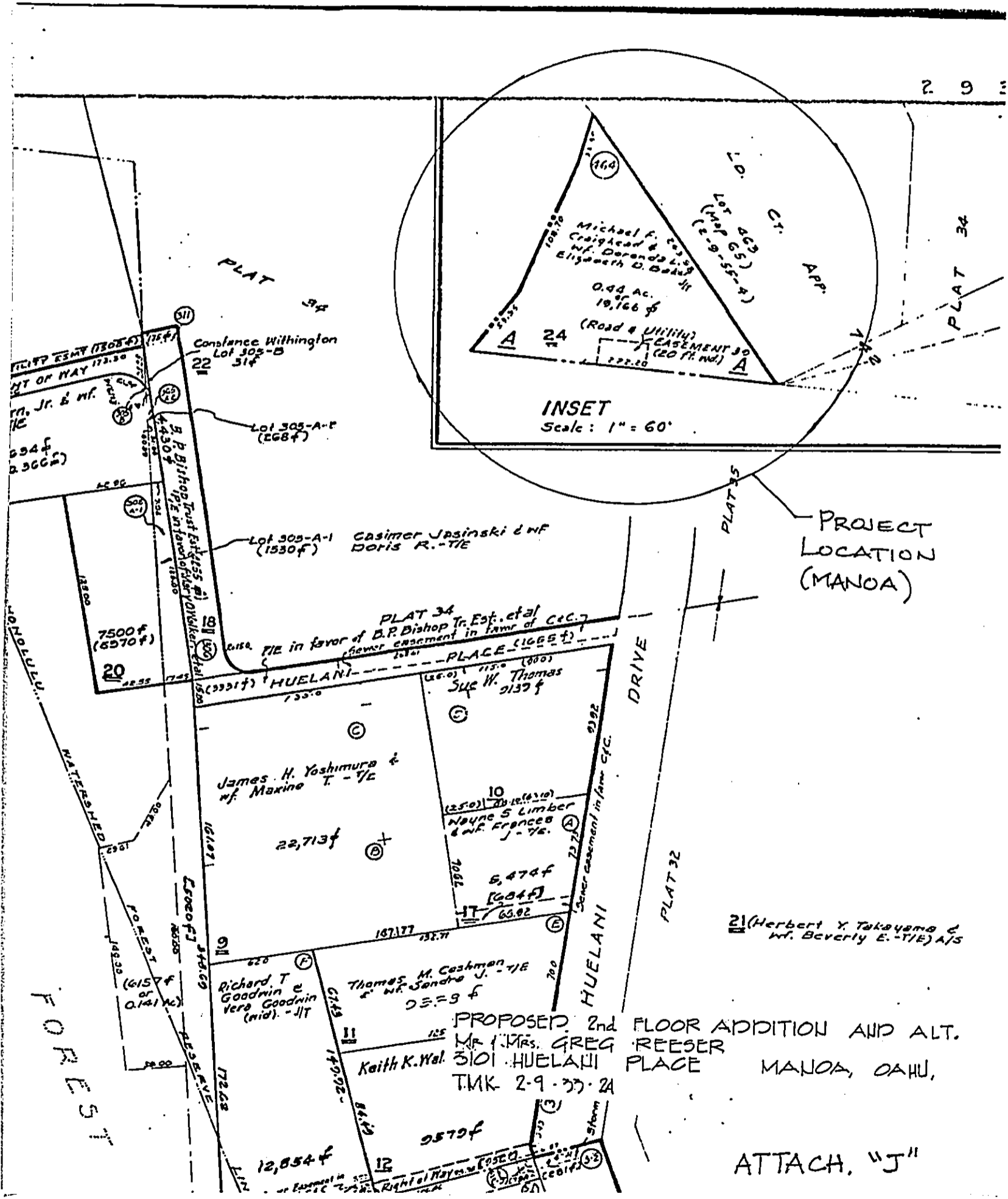
ESTHER UEDA
Executive Officer

EU:to
Encl.

cc: DLNR
DLU
Tax Maps Branch

ATTACH "I"

DOCUMENT CAPTURED AS RECEIVED



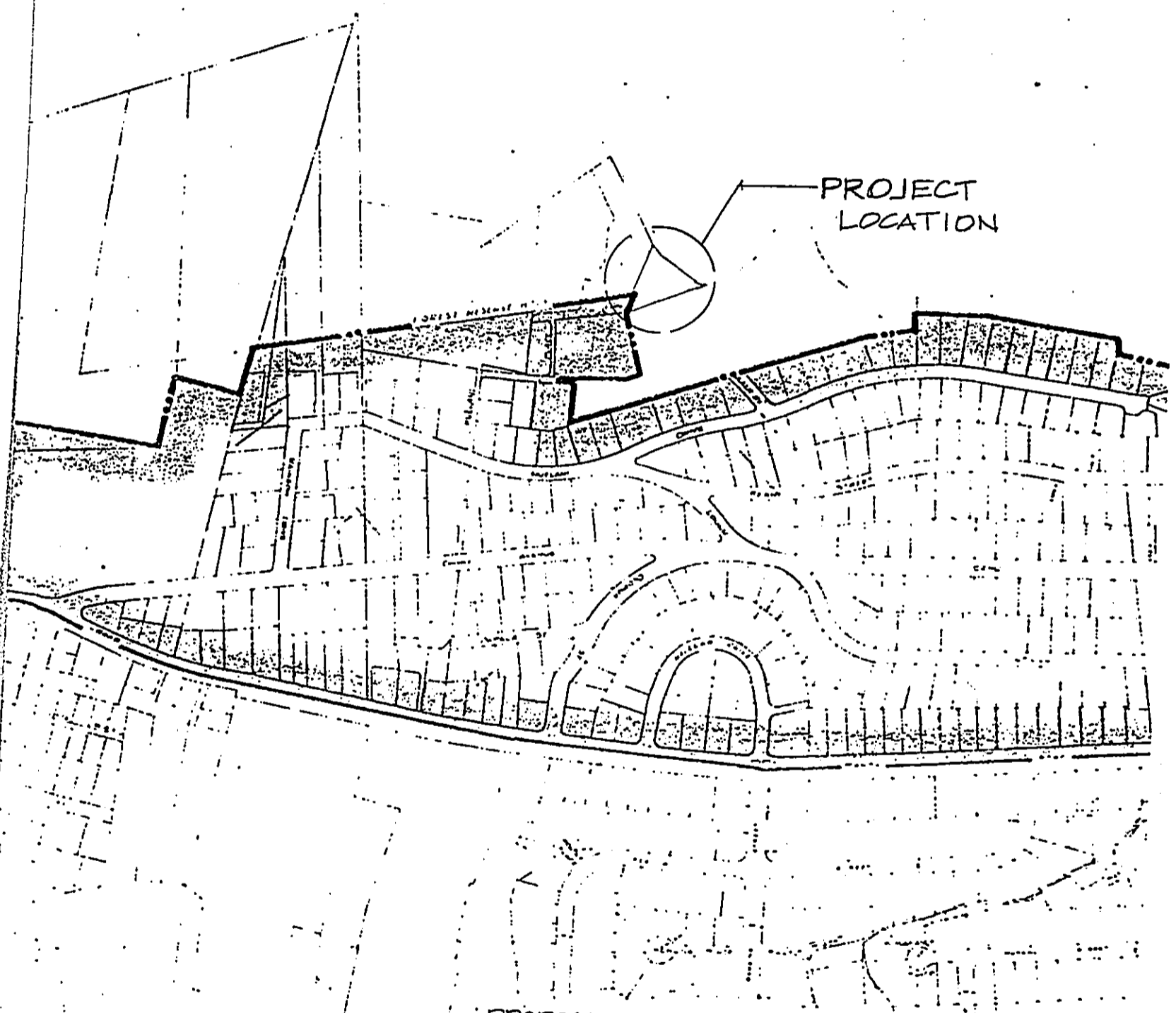
PROJECT LOCATION (MANOA)

PROPOSED 2nd FLOOR ADDITION AND ALT. MR. & MRS. GREG REESER 3101 HUELANI PLACE MANOA, OAHU, T.M.K. 2-9-33-2A

21 (Herbert Y. Takayama & Wf. Beverly E. -T/E) A/S

ATTACH. "J"

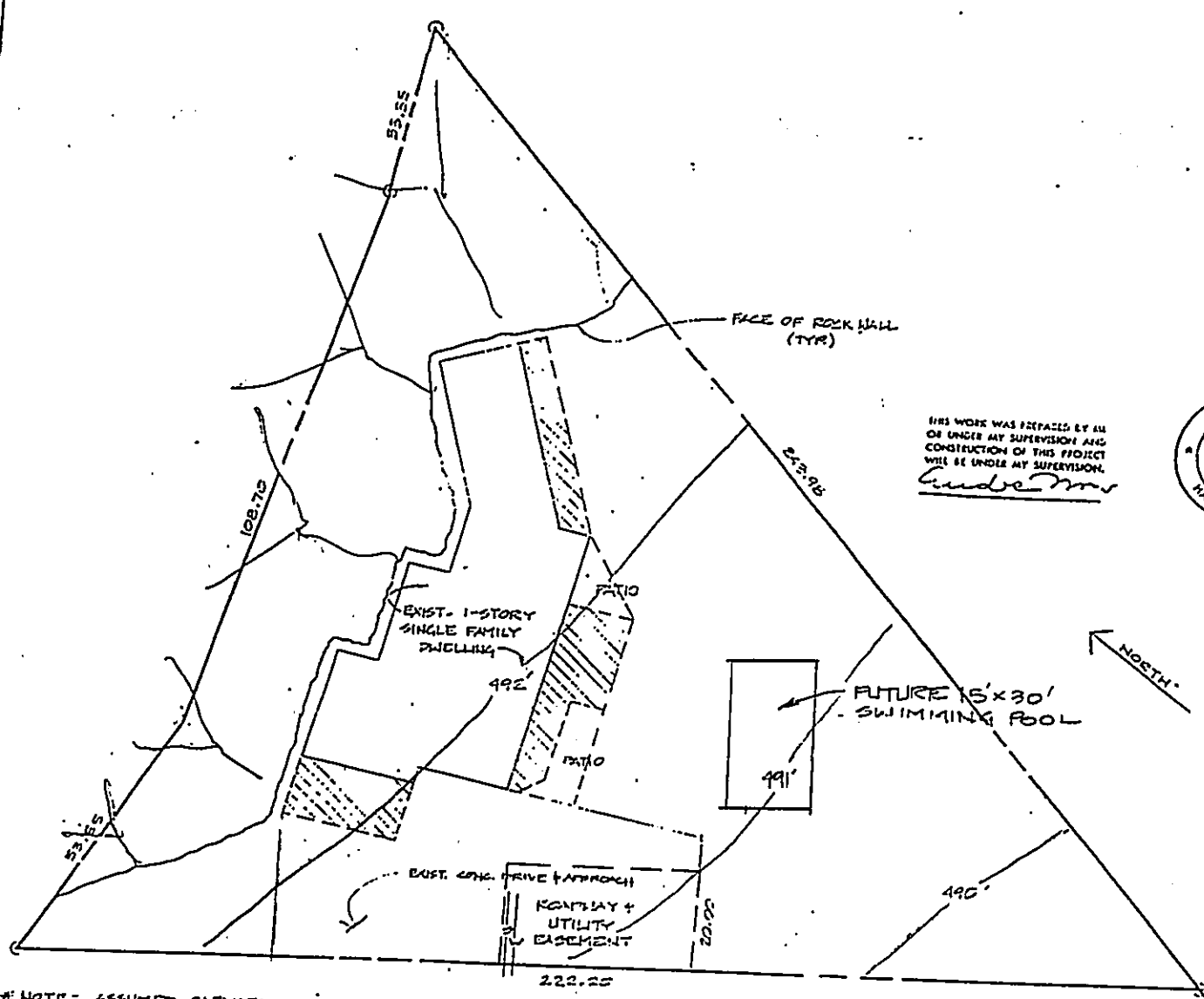
DOCUMENT CAPTURED AS RECEIVED



PROPOSED 2nd FLOOR ADDITION AND ALT.
MR. & MRS. GREG REESER
3101 HUELANI PLACE MAHUA, OAHU,
TMK 2-9-33-2A

ATTACH. "K"

DOCUMENT CAPTURED AS RECEIVED



THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY SUPERVISION.

Andre John



NOTE: ASSUMED ELEVATIONS

PROPOSED ADDITION

PROPOSED 2nd FLOOR ADDITION & ALTERATIONS
 MR & MRS. GREG REESER
 3101 HUELANI PLACE, MALOA OAHU, HI
 TMK 2-9-33:24



D & S DRAFTING SERVICE
 ARCHITECTURAL PLANNING CONSULTANT
 1020 KEEAUMOHU ST., #202
 HONOLULU, HI - P.O. 525-7414

ATTACH "L"

DOCUMENT CAPTURED AS RECEIVED

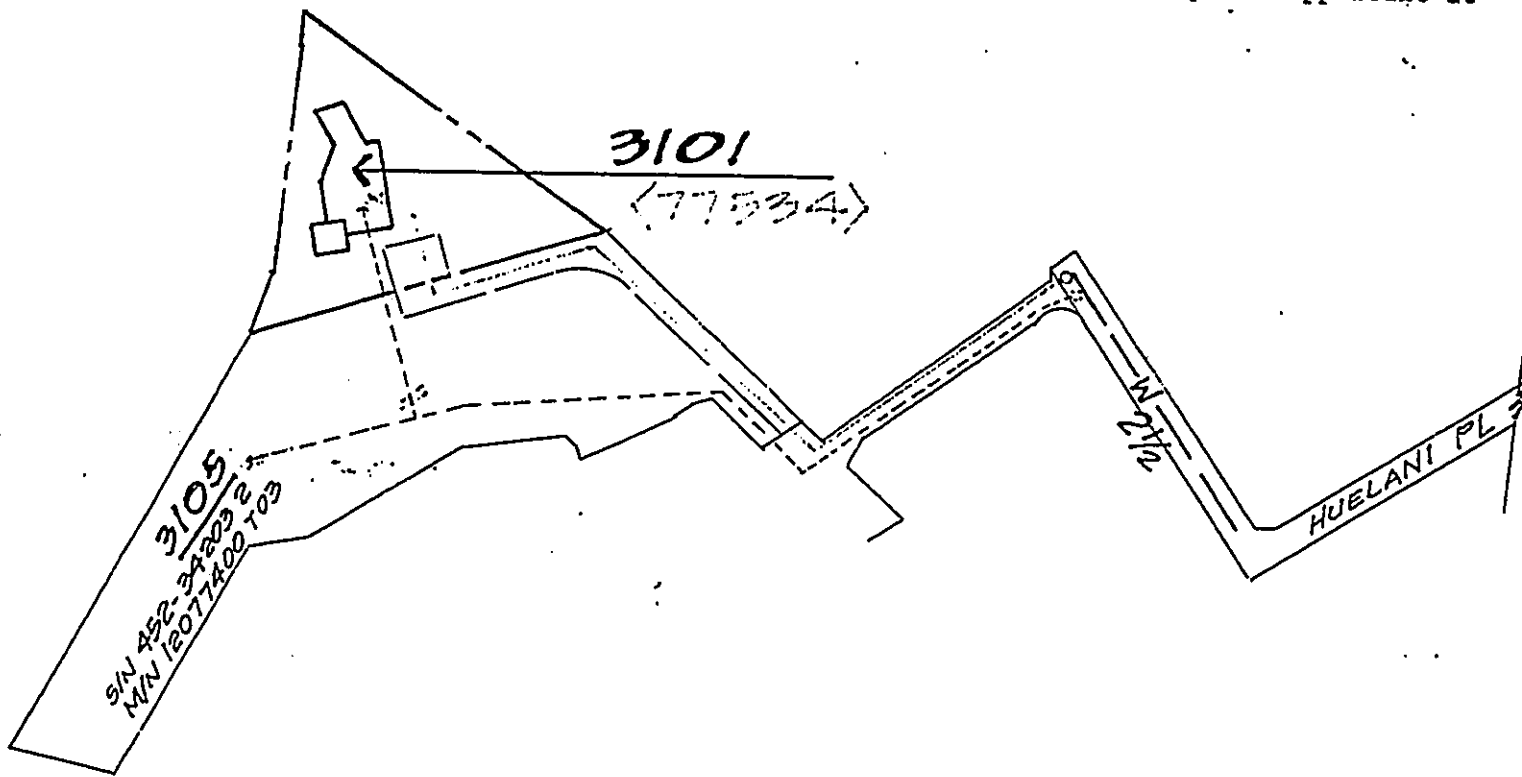
BOARD OF WATER SUPPLY

Segregation of Service

Proper Connection

Instructions for Applicant:

1. See sketch below for location of new meter(s) and what it will be serving. If there are any changes, applicant must inform the Board of Water Supply (BWS).
2. The address(es) must be posted on the wall on all the houses, buildings or units involved. Correct address(es) will be assigned by House Numbering Section at City Municipal Building.
3. The Applicant shall have 3 weeks after meter installation to hookup his property pipes to the new water meter.
4. THE APPLICANT MUST NOTIFY THE CUSTOMER SERVICE SECTION'S SUPERVISOR (PH. 527-6185) UPON COMPLETION OF THE CONNECTION TO THE NEW METER. Then the BWS Investigator will conduct a "field check" to see that everything was done correctly. If the proper home is not connected to the proper meter, as shown on the sketch, incorrect water bills will be sent.
5. Any incorrect connection(s) after the meter(s) shall be corrected by the Applicant at his cost.



TMR 2-9-33:24 Address 3101 HUELANI PL Contract No. (77534)

I, the undersigned, will be responsible for the connection(s) and understand that if any incorrect connection(s) is made, BWS may terminate the service(s) in accordance with our rules and regulations.

Gregory C. Reeser
 Applicant's Signature
 GREGORY C. REESER
D. Kobetz
 Service Engineer.

9556657
Phone No.

3-19-90
Date

3-19-90
Date