

JENNINGS, W. C.

A(T) 62-25

RECEIVED

MAR 21 1963

State of Hawaii
LAND USE COMMISSION

Land Use Commission
State of Hawaii
Honolulu, Hawaii

Sent to Comm. & County +
ack
P. O. Box 38
Spreckelsville, Maui
Hawaii
March 19, 1963

630

re. Petition of C-V Land Corporation
Second Division, TMK 2-1-11
Tax Parcels 12, 13, 15, 20, 21, 25, 30
Makena, Maui

Gentlemen:

We are in receipt of Staff Report A(T) 62-25 dated March 6, 1963 in which it is recommended that C-V Land Corporation's petition for change of Temporary District Boundary from an Agricultural district to an Urban district classification on the above tax parcels at Makena, Maui be denied.

Based on the following additional information not available to the Staff when its recommendation was made to the Commission, we respectfully request a review of our petition with the hope that the facts will justify favorable action by the Commission placing subject parcels in Urban instead of Conservation classification when the final District Boundaries for the Island of Maui are made.

1. C-V Land Corporation has entered into an option with the owners to lease for 75 years the subject tax parcels, which are contiguous and contain 9.71 acres consisting of Lots 43 through 59A.

2. Maui County Planning Commission has recommended to the Land Use Commission that subject tax parcels be changed from Conservation to Urban classification.

3. The extension of electric power from Makena Landing by Maui Electric Co. to serve subject tax parcels has been authorized in writing by C-V Land Corporation as per Maui Electric Co. letter dated February 26, 1963 and accepted February 28, 1963 by C-V Land Corporation, which is depositing \$3,419.80 for said power line extension.

4. On December 4, 1962 Mr. George K. Houghtailing, Community Planning, Inc., submitted a proposed development plan for subject tax parcels to C-V Land Corporation after meetings with Maui County Planning Director Ohata, County Chief Engineer Hamada and Water Board Chief Engineer Saito in which agreements were reached for improving the present 20 ft. road trail as the access road and constructing a temporary private water main from the Kihei boundary to subject properties along the access road.

The resort development plan envisions an informal tropical environment with an exclusive beach club - apartment building having dining and cocktail facilities and small boat landing on Lots 56 through 59A (Tax Parcels 12 and 30) totalling 56 units; construction of apartment units with emphasis on individual privacy and landscaping to back up the beach area - Lots 46 through 55 (Tax Parcels 13, 15, 20 and 21) totalling 84 units; and an eventual luxury apartment condominium of informal Island architecture on Lots 43 through 45 (Tax Parcel 25) totalling 56 units.

Initial construction plans call for remodelling the existing beach cottages on Lots 56 and 57 as a beach club with charcoal broiler and tropical bar and construction of 42 individually designed apartment units to be built on Lots 51 through 55.

Over \$2,500.00 has been spent to date researching and developing preliminary architectural plans for the development. No delay is anticipated in proceeding with off-site and on-site improvements as soon as detailed plans are completed.

Respectfully submitted,
C-V Land Corporation


A.W. Morriss, III, Secretary & General Manager

Ref. No. LUC 568

May 21, 1963

Mr. G. H. Tochi Enomoto
County Clerk
County of Maui
Wailuku, Maui, Hawaii

Dear Mr. Enomoto:

Enclosed are copies of petition for Temporary District Boundary
Change granted by the Land Use Commission to the following:

C-V Land Corporation - A(T) 62-25

HollyKona Associates - A(T) 62-26

Mr. Murray Youlin - A(T) 62-28

Very truly yours,

W. M. McLAHEY
ACTING EXECUTIVE OFFICER

Enclosures

Ref. No. LUC 567

May 21, 1963

Mr. Robert Ohata, Planning Director
Planning and Traffic Commission
County of Maui
Kahului, Maui, Hawaii

Dear Mr. Ohata:

Enclosed are copies of petition for Temporary District Boundary
Change granted by the Land Use Commission to the following:

C-V Land Corporation - A(T) 62-25

HollyKona Associates - A(T) 62-26

Mr. Murray Youlin - A(T) 62-28

Very truly yours,

W. M. MULLANEY
ACTING EXECUTIVE OFFICER

Enclosures

52% COTTON FIBER
LUBE-EM V2E
EVCTE-V

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

May 21, 1963

C-V Land Corporation

P. O. Box 656

Honolulu, Hawaii

Attention: Mr. W. C. Jennings, President

Dear Sir^s:

With reference to your petition A(T) 62-25 to reclassify that property
Second Division, TMK 2-1-11: 12, 13, 15,
described as 20, 21, 25, & 30, from a Temporary Agricultural District
to a Temporary Urban District, may I inform you of the following:

A public hearing was held on this matter by the Land Use Commission of
the State of Hawaii in the Cafetorium of Wailuku Elementary School,
Wailuku, Maui, Hawaii, at 7:30 p.m., March 6, 1963.

Notice of the hearing appeared in the Honolulu Star-Bulletin, on Feb.
12, 1963; and in the Maui News, on February 13, 1963.

The Land Use Commission, at its meeting in the Boardroom of the Kauai County
Lihue, Kauai
Board of Supervisors/, beginning at 6:00 p.m., April 25, 1963,
amended Temporary District Boundary map M-9

as follows:

To include within the Land Use Commission's Temporary Urban District
all of that land in Makena, Maui, Hawaii: Described as Second
Division, TMK 2-1-11: Parcels 12, 13, 15, 20, 21, 25 and 30.

Very truly yours

~~XXXXXXXXXX~~
ACTING EXECUTIVE OFFICER

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

W. C. JENNINGS

Dear Sir:

With reference to your petition A(7) 62-25 to reclassify that property described as Second Division TAC 2-1-11: 12, 13, 15, 20, 21, 25 & 30 from a INTERIM A9 District to a INTERIM Urban District, may I inform you of the following:

A public hearing was held on this matter by the Land Use Commission of the State of Hawaii in the Cafeteria of the Wailuku Elementary School, Wailuku, Maui, at 7:30 p.m. March 6, 1963. Notice of the hearing appeared in the Honolulu Star Bulletin, on Feb 12 1963; and in the _____, on _____.

The Land Use Commission, at its meeting in Boardroom, Kawai Board of Supervisors, Lihue, Kauai, beginning at 6:00 p.m. April 25 1963, amended Temporary District Boundary map M-9

_____ as follows:

to include within the Land Use Commission's INTERIM urban district all of parcels 12, 13, 15, 20, 21, 25 and 30 of Second Division TAC - 2-1-11

Very truly yours

R. J. DARNELL
EXECUTIVE OFFICER

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM JENNINGS
DATE 4-25-63
PLACE Kawai P.S.
TIME 6:30 P.M.

NAMES	YES	NO	ABSTAIN	ABSENT
<u>KANEMOTO, E.</u>	✓			
<u>WILLIAMS, R.</u>	✓			
① <u>FRIEL, S.</u>	✓			
② <u>SUNN, F.</u>	✓			
<u>IGE, Y.</u>	✓			
<u>GREGG, W.</u>	✓			
<u>LOMBARDI, F.</u>				
<u>COOK, E. H.</u>	✓			
<u>BRYAN, E.</u>	✓			

COMMENTS:

Approve As submitted

Ref. No. LUC 548

April 23, 1963

C-V Land Corporation
P. O. Box 656
Honolulu, Hawaii

Attention: Mr. W. C. Jennings, President

Gentlemen:

The Land Use Commission of the State of Hawaii will hold a meeting on the Island of Kauai on April 25, 1963, at 6:00 p.m., in the Boardroom of the Kauai County Board of Supervisors, Lihue, Kauai.

As the 45-day waiting period after public hearing, prescribed by SECTION 2, Sec. 6, Act 187, will have expired, your petition for change of temporary district boundary has been placed on the Commission's agenda for consideration at this meeting; and final action may be taken at that time.

Very truly yours,

W. M. MULLAHEY
FIELD OFFICER

cc Carlsmith & Carlsmith

STATE OF HAWAII
LAND USE COMMISSION

Wailuku Elementary School Cafetorium
Wailuku, Maui, Hawaii

7:30 P.M.
March 6, 1963

STAFF REPORT

A(T) 62-25

Temporary District Classification: AGRICULTURAL

PETITION OF C.V. LAND CORPORATION, for change of Temporary District Boundary from an Agricultural district to an Urban district classification on land in Makena, Maui, described as Second Division, TMK 2-1-11: Parcels 12, 13, 15, 20, 21, 25 and 30.

The C.V. Land Corporation is lessee of the subject properties, which include six non-contiguous (except for two pairs) half-acre lots with road and exceptionally-fine beach frontage, and one quarter-acre lot (lot 30), located between Wailea and Makena, beginning about a mile and a half beyond the present end of the Kihei Road pavement with Parcel 30, and ending 1/3 mile farther along at Parcel 25.

The staff is quite familiar with the area; but due to time limitations, a special inspection could not be made for this item. The Commission has seen the property on two previous trips, and is familiar with the poor condition of the road. A large area (Loyalty Enterprises) was recently rezoned to Temporary Urban, reaching to within approximately 800 feet of Parcel 30. The DeLima property, subject of a recent application (denied), lies another mile farther south than Parcel 25.

The area has been proposed by the Commission for final classification into Conservation, following the HB&A recommendation. The State General Plan considers the area suitable for resort development, which could be carried out

under Conservation districting; and the Planning Division of the Department of Land and Natural Resources could consider resort development of the area. The County of Maui has released no specific plans for the area, which is already subdivided into half-acre lots. Since water and road access to the area is awaiting improvement through the Loyalty Enterprises (Matson) area to the north, it is recommended that the petition be denied. However, in consideration of the subdivision patterns of all of TMK 2-1-11, TMK 2-1-12 and probably areas beyond to the south, resort development may be expected to occur in the not-too-distant future; and it will be advisable for zoning and subdivision controls to be prepared by the agency which will have jurisdiction over the area south of Wailea.

Ref. No. LUC 429

February 15, 1963

C-V Land Corporation
P. O. Box 656
Honolulu, Hawaii

Attention: Mr. W. C. Jennings, President

Gentlemen:

This is to inform you of the public hearing called by the Land Use Commission of the State of Hawaii on March 6, 1963, at 7:00 p.m., in the Wailuku Elementary School Cafetorium, Wailuku, Maui. Your petition for Change of Temporary District Boundary from Agriculture to Urban classification will be heard at that time.

Publication of Legal Notice appeared in the Honolulu Star-Bulletin on February 12, 1963 and in the Maui News on February 13, 1963.

Very truly yours,

R. J. DARNELL
EXECUTIVE OFFICER

HAWAII NEWSPAPER AGENCY, INC.
AGENT
HONOLULU STAR-BULLETIN, INC. AND
ADVERTISER PUBLISHING COMPANY, LTD.

P.O. BOX 3350

NEWS BUILDING, 605 KAPIOLANI BLVD.
HONOLULU 2, HAWAII

PHONES 57911/52977

LAND USE COMMISSION
195 S KING ST
HONOLULU 13 HAWAII

62327

ACCOUNT NO

ADVERTISING
INVOICE

RETURN ONE COPY WITH YOUR REMITTANCE

DATE	DAY	TR.	LINES	DESCRIPTION OR ORDER NO.	CLASSIFIED			SPACE	RATE OR REFERENCE NUMBER	AMOUNT	STATE TAX	AMOUNT DUE
					CLASS	LINES	TIMES					
21263	15		148					2900		9570		9570
21263	15			ST. TAX							335	335
												9905

NOTICE OF PUBLIC HEARINGS TO
CONSIDER

- (1) PROPOSED FINAL DISTRICT
REGULATIONS
- (2) PROPOSED FINAL DISTRICT
BOUNDARIES
- (3) APPLICATIONS FOR SPECIAL PERMIT
AND
- (4) PETITIONS FOR CHANGE OF
TEMPORARY DISTRICT BOUNDARY,
WITHIN THE COUNTY OF MAUI
BEFORE THE LAND USE COMMISSION
OF THE STATE OF HAWAII

NOTICE IS HEREBY GIVEN OF PUBLIC HEAR-
INGS TO BE HELD IN THE COUNTY OF MAUI,
by the State of Hawaii Land Use Commission to
consider (1) proposed Final District Regulations;
(2) proposed Final District Boundaries for the
County of Maui; (3) three applications for Spe-
cial Permit and; (4) three petitions for Change
of Temporary District Boundary, within the
County of Maui as provided for in SECTION 2,
Sections 4, 6, 7 & 8, Act 187, Session Laws of
Hawaii 1961.

WEDNESDAY, MARCH 6, 1963, Community
Center, KAUNAKAKAI, MOLOKAI, at 9:00 a.m.,
or as soon thereafter as those interested may
be heard.

WEDNESDAY, MARCH 6, 1963, Wailuku Ele-
mentary School Cafetorium, WAILUKU, MAUI,
at 7:30 p.m., or as soon thereafter as those in-
terested may be heard.

THURSDAY, MARCH 7, 1963, Courtroom of
the Lahaina District Court, LAHAINA, MAUI, at
9:00 a.m., or as soon thereafter as those in-
terested may be heard.

Schedule of Items to be heard:

- (1) Proposed Final District Regulations—all three
hearings.
- (2) Proposed Final District Boundaries for the
County of Maui—all three hearings.
- (3) Application of Tsugio Tanigawa SP(T) 62-11
for Special Permit to subdivide a one acre
parcel into two residential lots on land de-
scribed as Second Division, TMK 5-7-3: 73 —
Kaunakakai Hearing only.
Application of Laurie Fish, et. al. SP(T) 62-17
for Special Permit to subdivide 15.3 acres
into residential lots on land in Kula, Maui
described as Second Division, TMK 2-2-6:
57—Wailuku Hearing only.
Application of Meleana Pahukoa, et. al.
SP(T) 62-41 for Special Permit to create one
house lot from a larger parcel of .8 acres on
land in Keanoae Homesteads, Maui described
as Second Division, TMK 1-1-3: 58—Wailuku
Hearing only.
- (4) Petition of Holly Kona Associates A(T) 62-26
for Change of Temporary District Boundary
from an Agricultural district to an Urban
district classification on land in Waiolua,
Molokai described as Second Division, TMK
5-7-3: 23—Molokai Hearing only.
Petition of C. V. Land Corporation A(T) 62-25
for Change of Temporary District Boundary
from an Agricultural district to an Urban
district classification on land in Makena,
Maui described as Second Division, TMK
2-1-11: 12, 13, 15, 20, 21, 25 & 30—Wailuku
Hearing only.
Petition of Murray Youlin A(T) 62-28 for
Change of Temporary District Boundary
from an Agricultural to an Urban district
classification on land in Haiku, Maui de-
scribed as Second Division, TMK 2-7-3: 14—
Wailuku Hearing only.

Maps showing the proposed Final District
Boundaries for the County of Maui; areas under
consideration for Special Permit and Temporary
District Boundary Change; copies of the pro-
posed Final District Regulations; and the In-
terim Regulations governing the applications
for Special Permit and petitions for Boundary
Change are on file in the offices of the Maui
County Planning and Traffic Commission and
the Land Use Commission, and are open to the
public for inspection during office hours.

All written protests or comments regarding
any of the above items to be heard may be
filed with the Land Use Commission, 426 Queen
Street, Honolulu, before the date of public hear-
ing, or submitted in person at the time of public
hearing, or up to fifteen (15) days following
the public hearing.

LAND USE COMMISSION
E. C. BRYAN, Chairman
R. J. DARNELL, Executive Officer
(S.-B.: Feb. 12, 1963)

CLASSIFIED
44 STAR-BULLETIN
AND UNIT
14 ADVERTISER

NATIONAL
65

MAKE CHECKS PAYABLE TO
HAWAII NEWSPAPER
AGENCY, INC., AGENT

NOTICE OF PUBLIC HEARINGS TO CONSIDER

- (1) PROPOSED FINAL DISTRICT REGULATIONS
- (2) PROPOSED FINAL DISTRICT BOUNDARIES
- (3) APPLICATIONS FOR SPECIAL PERMIT AND
- (4) PETITIONS FOR CHANGE OF TEMPORARY

DISTRICT BOUNDARY, WITHIN THE COUNTY

OF MAUI BEFORE THE LAND USE COMMISSION OF THE STATE OF HAWAII

NOTICE IS HEREBY GIVEN OF PUBLIC HEARINGS TO BE HELD IN THE COUNTY OF MAUI, by the State of Hawaii Land Use Commission to consider (1) proposed Final District Regulations; *for the County of Maui* (2) proposed Final District Boundaries; (3) three applications for Special Permit and; (4) three petitions for Change of Temporary District Boundary, within the County of Maui as provided for in SECTION 2, Sections 4, 6, 7 & 8, Act 187, Session Laws of Hawaii 1961.

WEDNESDAY, MARCH 6, 1963, Community Center, KAUNAKAKAI, MOLOKAI, at 9:00 a.m., or as soon thereafter as those interested may be heard.

WEDNESDAY, MARCH 6, 1963, Wailuku Elementary School Cafetorium, WAILUKU, MAUI, at 7:30 p.m., or as soon thereafter as those interested may be heard.

THURSDAY, MARCH 7, 1963, Courtroom of the Lahaina District Court, LAHAINA, MAUI, at 9:00 a.m., or as soon thereafter as those interested may be heard.

Schedule of Items to be heard:

(1) Proposed Final District Regulations *for the County of Maui* --- all three hearings.

(2) Proposed Final District Boundaries -- all three hearings.

(3) Application of Tsugio Tanigawa SP(T) 62-11 for Special Permit to subdivide a one acre parcel into two residential lots on land described as Second Division, TMK 5-7-3: 73 --- Kaunakakai Hearing only.

Application of Laurie Fish, et. al. SP(T) 62-17 for Special Permit to subdivide 15.3 acres into residential lots on land in Kula, Maui described as Second Division, TMK 2-2-6: 57 --- Wailuku Hearing only.

Application of Meleana Pahukoa, et. al. SP(T) 62-41 for Special Permit to create one houselot from a larger parcel of .8 acres on land in Keanae Homesteads, Maui described as Second Division, TMK 1-1-3: 58 --- Wailuku Hearing only.

(4) Petition of HollyKona Associates A(T) 62-26 for Change of Temporary District Boundary from an Agricultural district to an Urban district classification on land in Waialua, Molokai described as Second Division, TMK 5-7-3: 23 --- Molokai Hearing only.

Petition of C. V. Land Corporation A(T) 62-25 for Change of Temporary District Boundary from an Agricultural district to an Urban district classification on land in Makena, Maui described as Second Division, TMK 2-1-11: 12, 13, 15, 20, 21, 25 & 30 -- Wailuku Hearing only.

Petition of Murray Youlin A(T) 62-28 for Change of Temporary District Boundary from an Agricultural to an Urban district classification on land in Haiku, Maui described as Second Division, TMK 2-7-3: 14 -- Wailuku Hearing only.

Proposed *for the County of Maui*
Maps showing the Final District Boundaries; areas under consideration for Special Permit and Temporary District Boundary Change; copies of the proposed Final District Regulations; and the Interim Regulations governing the applications for Special Permit and petitions for Boundary Change are on file in the offices of the Maui County Planning and Traffic Commission and the Land Use Commission, and are open to the public for inspection during office hours.

All written protests or comments regarding any of the above items to be heard may be filed with the Land Use Commission, 426 Queen Street, Honolulu, before the date of public hearing, or submitted in person at the time of public hearing, or up to fifteen (15) days following the public hearing.

LAND USE COMMISSION

E. C. BRYAN, Chairman
E. C. BRYAN

R. J. DARNELL, Executive Officer
R. J. DARNELL

(Legal ad - 2 cols. w/border to appear:)
(HONOLULU STAR-BULLETIN - February 11, 1963)
(THE MAUI NEWS - February 13, 1963)

Ref. No. LUC 364

January 17, 1963

The Honorable Members of the Board
of Supervisors
County of Maui
Wailuku, Maui, Hawaii

Attention: The Honorable Eddie Tam, Chairman
and Executive Officer

Gentlemen:

I have been asked by the Land Use Commission to solicit your comments and recommendations regarding matters pending before the Land Use Commission from the County of Maui.

Enclosed are the submittals pertaining to petitions for Temporary District Boundary Changes made by Murray Youlin, Robert Tobey, and W. C. Jennings; and applications for Special Permit from Meleana Pahukoa, et. al., and Tsugio Tanigawa.

The Commission has not set a date for public hearing as yet; however, the Commission would appreciate your recommendations in writing at your earliest convenience.

Very truly yours,

R. J. DARNELL
EXECUTIVE OFFICER

Enclosures

State Form B14

STATE OF HAWAII

LAND USE COMMISSION
426 Queen Street, Honolulu, Hawaii
Department, Bureau or Commission

OFFICIAL
RECEIPT

Nº

32

Dec. 14, 1962

RECEIVED from

W. C. Jennings

Fifty & no/100

DOLLARS

For public hearing by Land Use Commission for Change of
Temporary District Boundary for Property on Maui.

\$ 50.00

Robert L. Lee

Public Accountant

Barth

Ref. No. LUC 295

December 10, 1962

Mr. Robert Ohata, Director
Planning and Traffic Commission
County of Maui
Kahului, Maui, Hawaii

Dear Mr. Ohata:

I am forwarding the petition for change of Temporary District Boundary made by Mr. W. C. Jennings for your comments and recommendation.

Please be advised that we are in receipt of the filing fee of \$50.00.

Very truly yours,

R. J. DARNELL
EXECUTIVE OFFICER

Enclosure

JOSEPH S. MEDEIROS, JR., CHAIRMAN
KAZUO KAGE, VICE-CHAIRMAN
WILLIAM HONG, MEMBER
YOSHIKAZU MATSUI, MEMBER
MASAO NAGASAKO, MEMBER
RICHARD H. TAYLOR, MEMBER
ROBERT UEOKA, MEMBER



KOICHI HAMADA, EX-OFFICIO
HIDEO HAYASHI, EX-OFFICIO
JEAN R. LANE, EX-OFFICIO
NORMAN SAITO, EX-OFFICIO
ROBERT O. OHATA, PLANNING DIRECTOR
MRS. EVA M. DUPONTE, SECRETARY

PLANNING AND TRAFFIC COMMISSION

COUNTY OF MAUI

P. O. BOX 1487

KAHULUI, MAUI, HAWAII

December 12, 1962

*Copy made for
Tuder*

RECEIVED
DEC 17 1962

State of Hawaii
LAND USE COMMISSION

Mr. Edward C. Bryan, Chairman
Land Use Commission
State of Hawaii
426 Queen Street
Honolulu, Hawaii

Dear Mr. Bryan:

The Maui Planning and Traffic Commission, at its meeting of December 11, 1962, voted unanimously to recommend approval of the following two petitions for amendment of temporary district boundaries:

1. From Robert Tobey of Sherman Oaks, California, requesting change of agricultural district to urban district of land in Waialua, Molokai, Tax Map Key 5-7-03, parcel 23. The Maui Planning and Traffic Commission feels that the change requested would be more in the public interest for the people of Molokai. The land to be withdrawn from the agricultural zone would not minimize availability of agricultural land. The adequacy of water source was mentioned, and although the need is adequate, transmission lines and distribution lines would be reviewed at a later date.
2. From W. C. Jennings, President, C-V Land Corporation, requesting change from agricultural district to urban district of land in Makena, Maui, Tax Map Key 2-1-11, parcels 12, 13, 15, 20, 21, 25 and 30. The Maui Planning and Traffic Commission feels that the land is unsuitable for agricultural purposes and that the requested use would be more in the public interest. This area has been designated as a resort area under the State General Plan.

The petition and accompanying letter from Mr. Jennings is

Mr. E. C. Bryan, Page Two

12/12/62

enclosed. Also enclosed is filing fee, petition, letter and maps from Mr. Tobey.

Very truly yours,

Robert O. Ohata

ROBERT O. OHATA
Planning Director

Enclosures:

- 1 - Letter, Petition, W. C. Jennings
- 2 - Filing Fee, petition, letter, maps, Robert Tobey

cc: Chairman and Members, Maui County Board of Supervisors
cc; Mr. Robert Tobey

WILLIAM F. QUINN
GOVERNOR



CHAIRMAN
EDWARD C. BRYAN

VICE CHAIRMAN
EDWARD KANEMOTO

SECRETARY
YUICHI IGE

STANLEY C. FRIEL
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ROGER T. WILLIAMS

E. H. COOK, EX-OFFICIO
LAND AND NATURAL RESOURCES

FRANK LOMBARDI, EX-OFFICIO
PLANNING AND RESEARCH

ROWLAND J. DARNELL
EXECUTIVE OFFICER

426 QUEEN STREET
HONOLULU 13, HAWAII

Ref. No. LUC 295

December 10, 1962

Mr. Robert Ohata, Director
Planning and Traffic Commission
County of Maui
Kahului, Maui, Hawaii

Dear Mr. Ohata:

I am forwarding the petition for change of Temporary District Boundary made by Mr. W. C. Jennings for your comments and recommendation.

Please be advised that we are in receipt of the filing fee of \$50.00.

Very truly yours,

R. J. DARNELL
EXECUTIVE OFFICER

Enclosure

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

This space for County or DLNR use

Date Petition and Fee received
by County or DLNR 12-11-62

Date forwarded to LUC
with recommendation _____

Date Petition, Fee and
County/DLNR recommen-
dation received by LUC _____

PETITION FOR AMENDMENT OF TEMPORARY DISTRICT BOUNDARY

(I) (We) hereby request an amendment of Land Use Commission Temporary District Boundary respecting the County of Maui, Island of Maui, map number and/or name _____ to change the district designation of the following described property from its present classification in a(n) agricultural district into a(n) urban district.

Description of property:

Tax Map Key: 2-1-11 Parcels 12, 13, 15, 20, 21, 25 & 30

Petitioner's interest in subject property:

C-V Land Corporation
~~xxxxxx~~ - lessee

Petitioner's reason(s) for requesting boundary change:

see attached sheet

- (1) The petitioner will attach evidence in support of the following statement:

The subject property is needed for a use other than that for which the district in which it is located is classified.

- (2) The petitioner will attach evidence in support of either of the following statements (cross out one):

(a) The land is not usable or adaptable for use according to its present district classification.

~~(b) Conditions and trends of development have so changed since adoption of the present classification, that the present classification is unreasonable.~~

Signature(s) W. C. Jennings

President

C-V Land Corporation

Address:

P. O. Box 656

Telephone:

520-695

52-683

[illegible]

Petitioner's reasons for requesting boundary change:

The property leased by C-V Land Corporation comprising 9.7 acres, is beach frontage property. One of the finest beaches in the State is located in this area. The property comprises several parcels with areas ranging from 0.24 acre to 0.79 acre, as shown on tax map 2-1-11.

The subdivision indicates that the area was proposed for residential or apartment development. It is definitely not agriculture land as presently classified. The lessee, C-V Land Corporation requests the change to urban classification so that they may proceed with the development of the property for resort apartment. The developers are prepared to extend their own water system from the existing Kihei boundary and improve the existing dirt road adequately to service the development. A conference has been held with the County Chief Engineer and the Engineer of the County Board of Water Supply.

The development of this outstanding beach frontage property for resort apartment will be in the interest of bolstering the economy of Maui. It would provide another tourist destination and vacation area with excellent swimming and beach recreation.

COPY

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

This space for County or DLNR use

Date Petition and Fee received
by County or DLNR _____

Date forwarded to LUC
with recommendation _____

Date Petition, Fee and
County/DLNR recommen-
dation received by LUC _____

PETITION FOR AMENDMENT OF TEMPORARY DISTRICT BOUNDARY

(I) (We) hereby request an amendment of Land Use Commission Temporary District Boundary respecting the County of Maui, Island of Maui, map number and/or name M-9 to change the district designation of the following described property from its present classification in a(n) agricultural district into a(n) urban district.

Description of property:

Tax Map Key: 2-1-11 Parcels 12, 13, 15, 20, 21, 25 & 30

Petitioner's interest in subject property:

C-V Land Corporation - lessee

Petitioner's reason(s) for requesting boundary change:

See attached sheet

- (1) The petitioner will attach evidence in support of the following statement:

The subject property is needed for a use other than that for which the district in which it is located is classified.

- (2) The petitioner will attach evidence in support of either of the following statements (cross out one):

- (a) The land is not usable or adaptable for use according to its present district classification.

~~(b) Conditions and trends of development have so changed since adoption of the present classification, that the present classification is unreasonable.~~

Signature(s) /s/ W. C. Jennings

President

C-V Land Corporation

P. O. Box 656

Address:

520-695

Telephone:

Carlsmith - Carlsmith
512-671

Petitioner's reasons for requesting boundary change:

The property leased by C-V Land Corporation comprising 9.7 acres, is beach frontage property. One of the finest beaches in the State is located in this area. The property comprises several parcels with areas ranging from 0.24 acre to 0.79 acre, as shown on tax map 2-1-11.

The subdivision indicates that the area was proposed for residential or apartment development. It is definitely not agriculture land as presently classified. The lessee, C-V Land Corporation requests the change to urban classification so that they may proceed with the development of the property for resort apartment. The developers are prepared to extend their own water system from the existing Kihei boundary and improve the existing dirt road adequately to service the development. A conference has been held with the County Chief Engineer and the Engineer of the County Board of Water Supply.

The development of this outstanding beach frontage property for resort apartment will be in the interest of bolstering the economy of Maui. It would provide another tourist destination and vacation area with excellent swimming and beach recreation.