

ALMIDA, Ludvina, Et. Al.

A(1) 63-43

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM ACT) 63-43 - Almeida
DATE 4/10/64
PLACE Wailuku, Maui Bd of Supervisors Chamber
TIME 200 pm

NAMES	YES	NO	ABSTAIN	ABSENT
WUNG, L.	✓			
INABA, G.	✓			
OTA, C.	✓			
WENKAM, R.	✓			
BURNS, C.E.S.	✓			
NISHIMURA, S.	✓			
Hadge MARK, S.				✓
FERRY, J.	✓			
Thompson, M.	✓			

COMMENTS: Motion to approve - Inaba - Approve petition
Sec - Nishimura

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Hearing and Meeting

Board of Supervisors' Chambers

Wailuku, Maui

2:00 P. M. - April 10, 1964

Commissioners

Present:

C.E.S. Burns
James P. Ferry
Charles S. Ota
Goro Inaba
Shiro Nishimura
Myron B. Thompson
Robert G. Wenkam
Leslie E. L. Wung

Absent:

Shelley Mark

Staff

Present:

Raymond S. Yamashita, Executive Officer
Roy Y. Takeyama, Legal Counsel
Richard E. Mar, Field Officer
Alberta L. Kai, Stenographer

Chairman Thompson called the hearing-meeting to order and said a short prayer. The procedures and agenda to be followed throughout the hearing-meeting were outlined, and the introduction of the commission and staff members were made. All persons who would be entering testimonies during the first phase of this hearing-meeting were sworn in by the Chairman.

PETITION OF WALTER S. S. ZANE (A(T)63-53) FOR AMENDMENT OF THE TEMPORARY DISTRICT BOUNDARY FROM AN AGRICULTURAL TO AN URBAN DISTRICT CLASSIFICATION FOR LANDS IN KIHAI, MAUI: Described as TMK 3-9-01: 35

The field officer, Richard Mar, presented the background of the petition and located the area on a map.

Mr. Walter Zane stated that there is a definite need for this type of land use. The Kihai Subdivision which is subdivided into 10,000 sq. ft. lots is presently abutting this land. The distance from Kahului and the airport is only 15 to 20 minutes. The necessary facilities are already in the area and the land is not suited for agriculture. Mr. Zane stated that there were many lands that could be used for agriculture but were vacant. He stated that their proposed one-acre estate subdivision would provide lots averaging \$3,000 to \$4,000 for the people of Maui.

Mr. Arthur Zane stated that the demand for better standards of living has pushed agriculture (pineapple and sugar) to such an extent that these pursuits have been forced to other counties to keep them in operation for the welfare of the State. Mr. Zane stated that their subdivision would meet the present demand for this type of land use and would encourage more small landownership.

The field officer continued with the staff analysis and recommendation. The Maui Planning and Traffic Commission voted unanimously to recommend disapproval of Mr. Zane's petition for a boundary change. The Commission's (Maui County) disapproval was based on the fact that there are ample urban zone in Kihei (2,000 acres with only 371 homes), and that the road to the lot is not paved. The staff, being satisfied (after a review of the Kihei urban land needs) that sufficient urban land areas have been provided without inclusion of the petitioner's land, recommended that the petition be denied for the following reasons:

1. The staff concurs with the recommendation of the Maui Planning and Traffic Commission that there is no need for additional urban lands at this time;
2. The petitioner has not submitted the necessary proof that the land is required for the use being petitioned for in accordance with the requirement of Act 205, Section 98H-4. The staff also can find no evidence that the parcel is required for urban use.
3. A liberal amount of land (2,900 acres) has been placed in the proposed urban district and further urban additions would promote scatteration and therefore violate one of the major tenets in the land use law.

Mr. Warren Shultz, a resident in the area, supported the proposal of the petitioner. He stated that he considered the subject area most valuable to individuals who wish to invest in this type of land use, and of no value or gain to the County.

In response to questions raised by Commissioner Nishimura, Mr. Zane replied that at the time he submitted his petition for a boundary change, he was advised that his petition would fall in the category of an urban zoning. Mr. Zane further stated that the area was a short distance from the town, airport, etc.; and the land was not suitable for prime agriculture. He reiterated that they would be providing lots at a reasonable cost for people to purchase.

The chairman announced that this Commission will receive comments and protests within 15 days from this hearing and will take action on this petition 45 to 90 days from this hearing.

The public hearing was closed in the matter of Walter S. S. Zane.

PETITIONS PENDING ACTION

PETITION OF ANTHONY A. TAM (A(T)63-34) FOR AMENDMENT TO THE TEMPORARY DISTRICT BOUNDARY FROM AN AGRICULTURAL DISTRICT TO AN URBAN DISTRICT CLASSIFICATION FOR LAND IN KULA, MAUI: Described as TMK 2-3-2: 23

Richard Mar, field officer, presented the summary of the petition involved. The Maui General Plan and the Land Use Commission's proposed final district boundary maps designate the petitioner's land as rural. In examining the general area in which subject land is located, it appears reasonable that the rural classification should be designated for the general area. The staff's recommendation was for approval of the petitioner's request, as amended.

Commissioner Burns moved to accept the petitioner's request based on the staff's recommendation. Commissioner Wung seconded the motion.

The Executive Officer polled the commissioners as follows:

Approval: Commissioners Wung, Inaba, Ota, Wenkam, Burns, Nishimura, Ferry and Chairman Thompson.

Disapproval: None.

The motion for approval was carried.

PETITION OF LUDVINA ALMEIDA, ET. AL. (A(T)63-43) FOR AMENDMENT OF THE TEMPORARY DISTRICT BOUNDARY FROM AN AGRICULTURAL TO AN URBAN DISTRICT CLASSIFICATION FOR LANDS IN PUKALANI, MAUI: Described as TMK 2-3-30: 4, 41, 42 & 45; and 2-3-31: 16

Richard Mar, Field Officer, gave the summary of the petitioners' request. The area which includes the subject parcels has been a recognized subdivided area for many years. It is contiguous to an urban district and is urban in character. The staff recommended approval of the petition on the basis that the subject parcels are part of an area which is now urban.

Commissioner Inaba moved to accept the petition on the staff's recommendation; which was seconded by Commissioner Nishimura.

The Executive Officer polled the commissioners as follows:

Approval: Commissioners Wung, Inaba, Ota, Wenkam, Burns, Nishimura, Ferry and Chairman Thompson.

Disapproval: None.

The motion for approval was carried.

PETITION OF TOSHIO ANSAI (A(T)63-48) FOR AMENDMENT OF THE TEMPORARY DISTRICT BOUNDARY FROM AN AGRICULTURAL TO RURAL DISTRICT CLASSIFICATION OF 3,081 ACRES IN IAO VALLEY, MAUI: Described as TMK 3-5-03: 11

The field officer, Richard Mar, presented the summary of the petition involved. The Maui Planning and Traffic Commission granted approval to amend the subject property from an agricultural to a rural district classification. The Commission (Maui County) felt that the present residential developments in Iao Valley plus the intermingling of agricultural uses fulfilled the requirements of a rural district. The staff recommended denial of the petition because: (1) there is no apparent basis for a rural classification; and (2) no satisfactory proof has been submitted by the petitioner as required by Act 205.

Mr. Coite, Division of Forestry, Maui Branch, stated that certain areas in the valley should be taken out of the conservation district and designated as urban or agriculture.

Mr. John Duarte (having been sworn in), a long time resident in the area, was opposed to the petition. He stated that he did not wish to see his family (who have lived in the area a long time) driven out of the valley.

Inasmuch as the petition was for a rural classification Commissioner Ferry, who was in favor of an urban districting, moved to deny the petition and Commissioner Burns seconded the motion.

Commissioner Wenkam argued that the area should be retained in conservation and not be changed to rural or urban as the area was one of Maui's most beautiful scenic areas.

The Executive Officer polled the Commissioners as follows:

Approval: Commissioners Wung, Ota, Wenkam, Burns, Ferry and Chairman Thompson.

Disapproval: Commissioners Inaba and Nishimura.

The motion for denial was carried.

PETITION OF E. B. STEPHENSON (A(T)63-31) FOR AMENDMENT TO THE TEMPORARY DISTRICT BOUNDARY FROM AN AGRICULTURAL DISTRICT TO A RURAL DISTRICT CLASSIFICATION FOR LANDS IN KULA, MAUI: Described as TMK 2-3-03: 1

The field officer, Richard Mar, summarized the petition involved. The staff recommended denial of the petition on the following bases:

- (1) the subject parcel does not meet the criteria of Act 205 or the standards for a rural district as proposed in the Land Use Commission regulations;

- (2) the subject parcel and adjoining lands are agricultural in character rather than rural;
- (3) the subject parcel is not prime agricultural land; however, consideration must be given whether or not the specific districting imposed will permit a use that serves the welfare of the public.

Mr. Meyer Ueoka, counsel representing the petitioner, stated that the property was bought with the intent of subdividing for residential purposes. The land is not suitable for agriculture and the best use would be for home use.

The Commission's concern centered in the area of insufficient access and incomplete subdivision plans.

Commissioner Ota moved to deny the request on the staff's recommendation; which was seconded by Commissioner Burns.

The Executive Officer polled the commissioners as follows:

Approval: Commissioners Wung, Inaba, Ota, Wenkam, Burns, Nishimura, Ferry and Chairman Thompson.

Disapproval: None.

The motion for denial was carried.

The Chairman called for a 5 minute recess at 3:00 p.m.

Ref. No. LUC 255

April 16, 1964

Mr. Walter T. Shimoda
49 High Street
Wailuku, Maui, Hawaii

Dear Mr. Shimoda:

By action taken on April 10, 1964, the Land Use Commission voted to approve the Ludvina Almeida petition for a boundary change from agriculture to urban for Maui TMS 2-3-30: 4, 41, 42 & 43 and 2-3-31: 16 containing a total area of 32,913 sq. ft. (.76 acre more or less) situated at Pukalani, Maui.

The Land Use Commission's approval of petitioner's land was based on the Commission's staff report which is enclosed for your information. Should you have any further questions, please feel free to contact this office.

Very truly yours,

RAYMOND S. YAMASHITA
Executive Officer

REM/an
Encl.

cc: Mr. Myron Thompson
Maui Planning & Traffic Commission
Department of Taxation

Ref. No. LUC 225

April 2, 1964

Eagle ft
Time-erase
Mr. Walter T. Shimoda
49 High Street
Wailuku, Maui, Hawaii

Dear Mr. Shimoda:

This letter is being forwarded to you to correct our letter, dated March 31, 1964, Ref. No. LUC 217.

The Land Use Commission of the State of Hawaii will meet on the Island of Maui on April 10, 1964 in the Board of Supervisors' Chambers, Wailuku, Maui at 1:00 p.m. instead of 10:00 a.m. Your petition on behalf of Ludvins Almeida, et al for a temporary district boundary change will be considered at that time.

Very truly yours,

RAYMOND S. YAMASHITA
Executive Officer

cc: M. Thompson
R. Takeyama
Ludvins Almeida, et al
Maui Planning & Traffic Commission

Ref. No. LUC 217

March 31, 1964

Mr. Walter T. Shimoda
49 High Street
Wailuku, Maui, Hawaii

Dear Mr. Shimoda:

The Land Use Commission of the State of Hawaii will hold a meeting on the Island of Maui on April 10, 1964 in the Board of Supervisors' Chambers, Wailuku, Maui at 10:00 a.m.

As the waiting period prescribed by SECTION 98H-4 of Act 205/63 will have expired, your petition on behalf of Ludvina Almeida, Et Al for change of temporary district boundary has been placed on the Commission's agenda for consideration at this meeting. Final action may be taken on your petition at this time.

Please be advised that this notice is simply to inform you as to the status of your petition before the Land Use Commission. It is not necessary for you to be at the meeting. Should it be convenient for you to attend, of course, you may do so at your own discretion.

Very truly yours,

RAYMOND S. YAMASHITA
Executive Officer

cc: M. Thompson
R. Takeyama
Maui Planning & Traffic Commission
Miss Ludvina Almeida, Et Al

STATE OF HAWAII

LAND USE COMMISSION
426 Queen St., Honolulu, Hawaii

Department, Bureau or Commission

OFFICIAL
RECEIPT

Nº

59

Aug. 12, 1963
RECEIVED from Walter T. Shimoda for Ludvina Almeida et al.
Fifty & no/100 _____ DOLLARS

For public hearing by the Land Use Comm. for temporary Boundary
Change from A to U for lands in Ewa, Maui

\$ 50.00

CA#1548 JNB

Quentin L. Kai

Public Accountant

STATE OF HAWAII
LAND USE COMMISSION

Board of Supervisors' Chambers
Wailuku, Maui, Hawaii

1:00 P.M.
January 25, 1964

STAFF REPORT

Subject: ALMEIDA, LUDVINA, Petition A(T)63-43 for Amendment of Temporary District Boundary from Agricultural to an Urban district classification in Pukulani, Maui, described as TMK 2-3-30: 4, 41, 42 & 45; and 2-3-31: 16, Second Division.

Background

The subject parcels are contained within an existing subdivided area in Pukulani, Maui. For orientation, the subdivided area is located between Haleakala Highway, which runs through Pukalani, and the area now under petition by LANDCO. The subdivided area in which the subject parcels are located contain a total of 148 lots with the average lot sizes ranging between 18 to 20,000 square feet. The lots are used for residential purposes with some home gardening activities.

Several of the lots in the subdivision have apparently been resubdivided. The subject parcels are the result of such resubdivision. The petitioner states that "It was only recently discovered that, despite the issuance of building permits, the said subdivision was made illegally for want of county approval and we are now attempting to legalize the subdivision as it should have been in 1951."

There are 5 parcels included in this petition, including 4 residential lots ranging in area from 6,375 sq. ft. to 12,000 sq. ft. and one access lot. Two of the lots contain residential units and the other two are vacant. There are about 14 other occupied lots in the immediate vicinity of the subject parcels with other occupied lots scattered elsewhere in the general subdivided area. The general subdivided area contain all the required county subdivision improvements.

The subdivided area is indicated as an urban area of the County General Plan and has also been designated as an Urban District by the Land Use Commission in the proposed final district boundary maps. The area is virtually contiguous with the existing temporary urban district now in effect and similar in characteristics.

Analysis

The area which includes the subject parcels have been a recognized subdivision for many years. The improvements within the subdivided area, lot sizes and extent of sales and occupancy clearly indicate that the entire subdivided area is urban in character. Further, it is virtually contiguous to the temporary urban district and to which it is similar in character. The staff can only conclude unintentional omission as the reason for its exclusion from the temporary urban district now in effect.

Recommendation

On the basis that the subject parcels are part of an area which is now urban, discussed as/above, the staff recommends approval of this petition for boundary change. While the legalizing of a long existent subdivision, which was only recently discovered to be illegal, may be a good reason for requesting this boundary change, it has not been a basis for staff recommendation.

4" from 6" — water line will be released in July
4" outlet — depend on amount of
GP for 8" along 6" — may
Land 0 12" attached to 6"

Ref. No. LUC 4

January 2, 1964

Mr. Walter T. Shimoda
49 High Street
Wailuku, Maui, Hawaii

Dear Mr. Shimoda:

This is to inform you of the public hearing called by the Land Use Commission of the State of Hawaii on January 25, 1964, at 1:00 p.m., in the Chambers of the Board of Supervisors, County of Maui, Wailuku, Maui. Your petition on behalf of Ludvina Almeida, Et Al for Change of Temporary District Boundary from an Agricultural district to an Urban district classification will be heard at that time.

Publication of Legal Notice will appear in the Honolulu Star-Bulletin and the Maui News on January 4, 1964.

Sincerely,

R. YAMASHITA
Executive Officer

cc: Miss Ludvina Almeida, Et Al
Sprecklesville, Maui, Hawaii

NOTICE OF PUBLIC HEARING

TO CONSIDER 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 Land Use Commission of the State of Hawaii to consider petitions for
Change of Temporary District Boundary as provided for in Section 98H-4,
Revised Laws of Hawaii 1955, as amended.

1. At the Community Center, Kaunakakai, Molokai, on January 24, 1964 at
7:00 p.m., or as soon thereafter as interested persons may be heard in
considering:

<u>Docket Number and Petitioner</u>	<u>Tax Map Key</u>	<u>Change Requested</u>
A(T)63-39 Wendell F. Brooks, Sr.	5-2-16: 6 and 16	Change from an Agricultural to an Urban district classi- fication.
A(T)63-49 Park Engineering, Inc.	5-2-16: 47	Change from an Agricultural to an Urban district classi- fication.

2. In the Chambers of the Board of Supervisors, County of Maui in Wailuku,
Maui on January 25, 1964 at 1:00 P.M., or as soon thereafter as interested
persons may be heard in considering:

<u>Docket Number and Petitioner</u>	<u>Tax Map Key</u>	<u>Change Requested</u>
A(T)63-43 Ludvina Almeida, Et Al.	2-3-30: 4, 41, 42 & 45; and 2-3-31: 16	Change from an Agricultural to an Urban district classi- fication
A(T)63-48 Toshio Ansai	3-5-03: 11	Change from an Agricultural to an Urban district classi- fication.

Maps showing the area under consideration for change of Temporary District
Boundary and copies of the Rules and Regulations governing the petitions above
are on file in the offices of the Maui Planning and Traffic Commission and
the Land Use Commission and are open to the public during office hours.

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

LAND USE COMMISSION

M. B. THOMPSON, Chairman

R. YAMASHITA, Executive Officer

(Legal ad - 2 cols. w/border to appear:)
(January 4, 1964 - THE HONOLULU STAR-BULLETIN)
(January 4, 1964 - THE MAUI NEWS)

Lawyer petitioners

State of Hawaii
LAND USE COMMISSION
426 Queen Street
Honolulu 13, Hawaii

October 22, 1963

MEMORANDUM TO ALL PETITIONERS CONCERNED

The Land Use Commission at its meeting on October 18, 1963 has asked me to assure you of its awareness of your petition before the Commission.

As of October 11, 1963 the Commission was fully constituted, and it is now in the process of scheduling hearings for petitions not heard by the previous Commission and of scheduling new hearings for petitions heard prior to May 3, 1963 on which the previous Commission took no action. Upon completion of these schedules, notification concerning when your petition will be heard will be forwarded to you.

Mr. Raymond Yamashita is the Commission's new executive officer, and he will begin his duties on November 1, 1963.

Sincerely,

Myron B. Thompson
MYRON B. THOMPSON
Chairman, Pro Tempore

Ref. No. LUC 671

October 10, 1963

Mr. Walter T. Shimoda
49 High Street
Wailuku, Maui, Hawaii

Dear Mr. Shimoda:

This is to acknowledge receipt of your petition in behalf of Mrs. Ludvina Almeida, et al. for the amendment of temporary district boundaries established by the Land Use Commission.

The term of the last Commission expired on May 3, 1963, and a new Commission has not yet been appointed. When this has been done, we will advise you concerning the hearing of your petition.

Sincerely,

CLARENCE L. HODGE
Acting Director
Department of Planning and
Economic Development

cc: Mrs. Ludvina Almeida, Et Al.
Roy Takeyama, Attorney General's Office

25D-2-2001
10-10-63

September 9, 1963

Ref. No. LUC 644

Mr. Robert Ohata, Director
Planning and Traffic Commission
P. O. Box 1487
Kahului, Maui, Hawaii

Dear Mr. Ohata:

This will acknowledge receipt of your letters of September 4, 1963, concerning your Commission's recommendations in the following petitions for change of temporary district boundary:

LANDCO	- approval
W. F. Brooks, Sr.	- approval
N. T. Shimoda	- approval

Thank you for your prompt attention in these matters.

Very truly yours,

William Mullahey
Acting Executive Officer

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

September 4, 1963

RECEIVED

SEP 6 1963

State of Hawaii
LAND USE COMMISSION

Land Use Commission
State of Hawaii
426 Queen Street
Honolulu 13, Hawaii

Gentlemen:

The Maui Planning and Traffic Commission, at its meeting of September 3, 1963, voted unanimously to recommend approval of Petition for Amendment of Temporary District Boundary from Agricultural to Urban of 5 parcels in Pukalani, to legalize subdivision in existence for more than 10 years. The request was made through Attorney Walter T. Shimoda.

The Commission based its decision on the fact that recognition must be given to the fact that these lots, illegal in terms of the County's Subdivision Ordinance, have been recorded in the Bureau of Conveyances. In addition, this area is recommended as Urban in both the proposed State Land Use Map and the County's General Plan of Pukalani.

Very truly yours,

A handwritten signature in blue ink, which appears to read "Robert O. Ohata".

ROBERT O. OHATA
Planning Director

cc: Mr. Walter T. Shimoda

Ref. No. LUC 632

August 12, 1963

Planning & Traffic Commission
County of Maui
Kahului, Maui, Hawaii

Attention: Mr. Robert Ohata, Planning Director

Gentlemen:

Enclosed is a copy of a petition from Walter T. Shimoda in behalf of Miss Ludvina Almeida, et al. for Change of Temporary District Boundary which I am forwarding for your comments and recommendations pursuant to Act 187/61, as amended.

Very truly yours,

W. M. MULLAHEY
ACTING EXECUTIVE OFFICER

Enclosure

AUG 12 1963

WALTER T. SHIMODA
ATTORNEY AT LAW
49 HIGH STREET
WAILUKU, MAUI, HAWAII

August 9, 1963

RECEIVED

AUG 12 1963

State of Hawaii
LAND USE COMMISSION

State of Hawaii
Land Use Commission
426 Queen Street
Honolulu, Hawaii

Gentlemen:

Enclosed herewith, please find the following:

- (1) Original and two copies of the Petition of Mrs. Ludvina Almeida, et al., for Amendment of Temporary District Boundary.
- (2) Subdivision map attached to original of Petition.
- (3) My check for \$50 to cover the filing fee.

The petition, as you can see, is to amend the temporary district boundary from an agricultural district to urban district.

Referring to the subdivision map, the properties in question are Lots 138-A, 138-B, 138-C, 138-D and 12-B. These lots constitute an actual subdivision which has been in existence since 1951. Homes have been constructed on Lots 138-A and 138-C by virtue of building permits issued by the County of Maui in 1951.

It was only recently discovered that, despite the issuance of building permits, the said subdivision was made illegally for want of county approval and we are now attempting to legalize the subdivision as it should have been in 1951. We have gained preliminary approval of the county, but the subdivision being in an agricultural zone requires amendment of the temporary district boundary of the State.

We would be appreciative if you will in every way possible expedite this matter and give us your favorable consideration.

Yours very truly,

Walter T. Shimoda

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

RECEIVED

This space for County or DLNR use

AUG 12 1963

Date Petition and Fee received
by ~~County or DLNR~~

State of Hawaii
LAND USE COMMISSION

Date forwarded to LUC
with recommendation

8/12/63

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

9/6/63

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 N-7 Paia 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 2-3-30: 42, 45, 41 and 4, Pukalani Lots
Tax Map Key 2-3-31: 16, Pukalani Lots

Petitioner's interest in subject property:

Owners

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

To legalize subdivision in existence for more than 10 years. Subdivision is legally defective because of failure to procure county approval. Homes have been constructed on 2 lots.

- (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)

Ludrma Almeida

Albert Almeida

James Almeida, Betty Lorraine Almeida

Address:

Sparksville, Maui

Telephone:

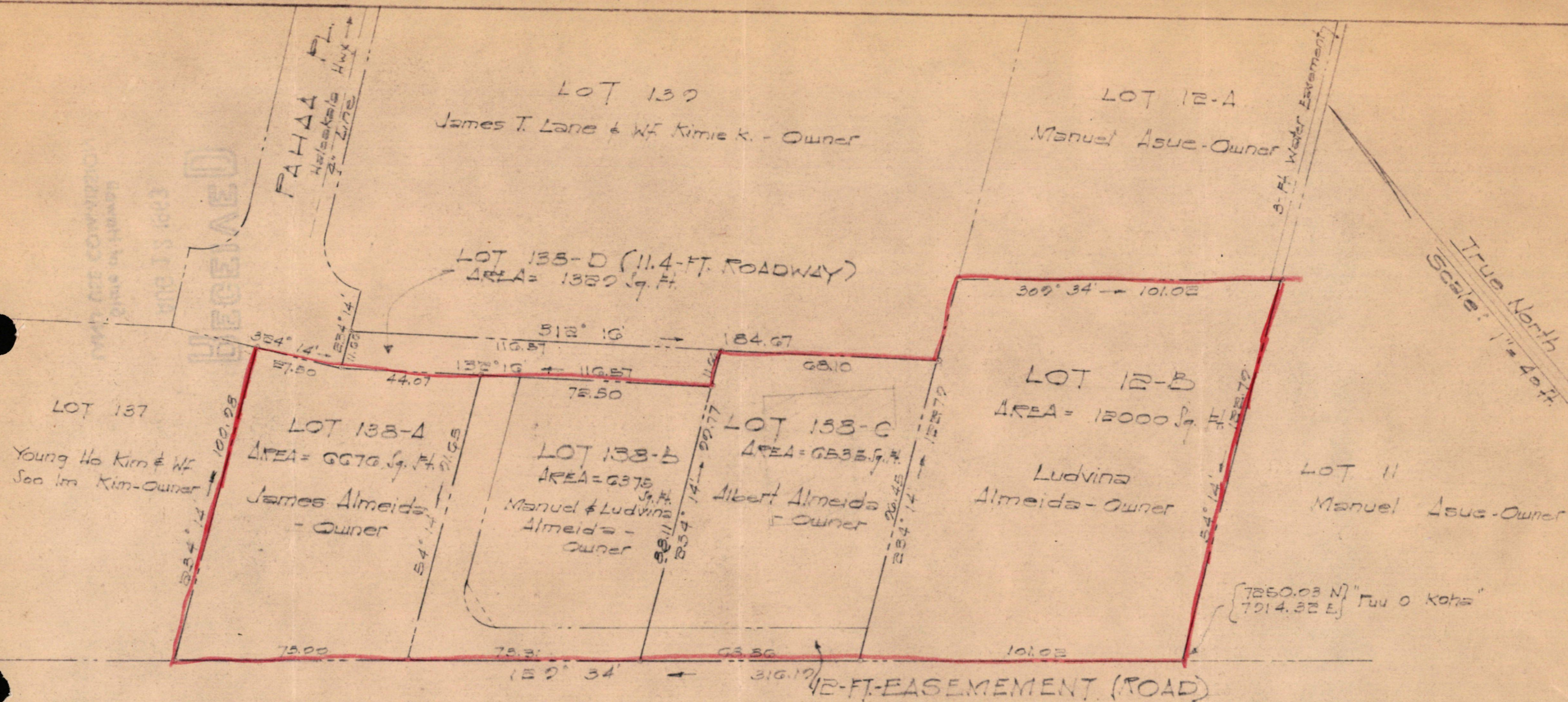
728240 or 424684 42545

Attorney:

Walter J. Shimoda
49 High St.
Hailuhen, Maui

Ph.: 324785

RECEIVED
JUL 13 1963



SUBDIVISION OF LOTS 138 & 12 OF "PUKALANI LOTS"
PORTION OF GRANT 1202 TO KAWAHALAMA
KEAHUA, KULA, MAUI, HAWAII.

SCALE: 1" = 40'

DATE: 5-8-63

Tax Key: B-3-30-48 45, 41, 4
B-3-31-16

RECEIVED

AUG 12 1963

State of Hawaii
LAND USE COMMISSION

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

RECEIVED

This space for County or DLNR use AUG 12 1963

Date Petition and Fee received
by County or DLNR State of Hawaii
LAND USE COMMISSION

Date forwarded to County
with recommendation LUC 8/12/63

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 N-7 Paia 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 2-3-30: 42, 45, 41 and 4, Pukalani Lots
Tax Map Key 2-3-31: 16, Pukalani Lots

Petitioner's interest in subject property:

Owners

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

To legalize subdivision in existence for more than 10 years. Subdivision is legally defective because of failure to procure county approval. Homes have been constructed on 2 lots.

- (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) Ludrino Almeida

Albert Almeida

James Almeida Betty Lorraine Almeida

Address: Seasideville, Maui

Telephone: 728240 or 424684 4/57545

Attorney: Harry J. Shimoda
49 High St.
Haiuku, Maui

Ph: 324785

Dwg. No: 40
Source: Taxation Maps Bureau
By: J.H.H. & W.K. Feb. 21, 1951

POR. PUKALANI LOTS, KEAHUA, KULA, MAUI.

SUBJECT TO CHANGE

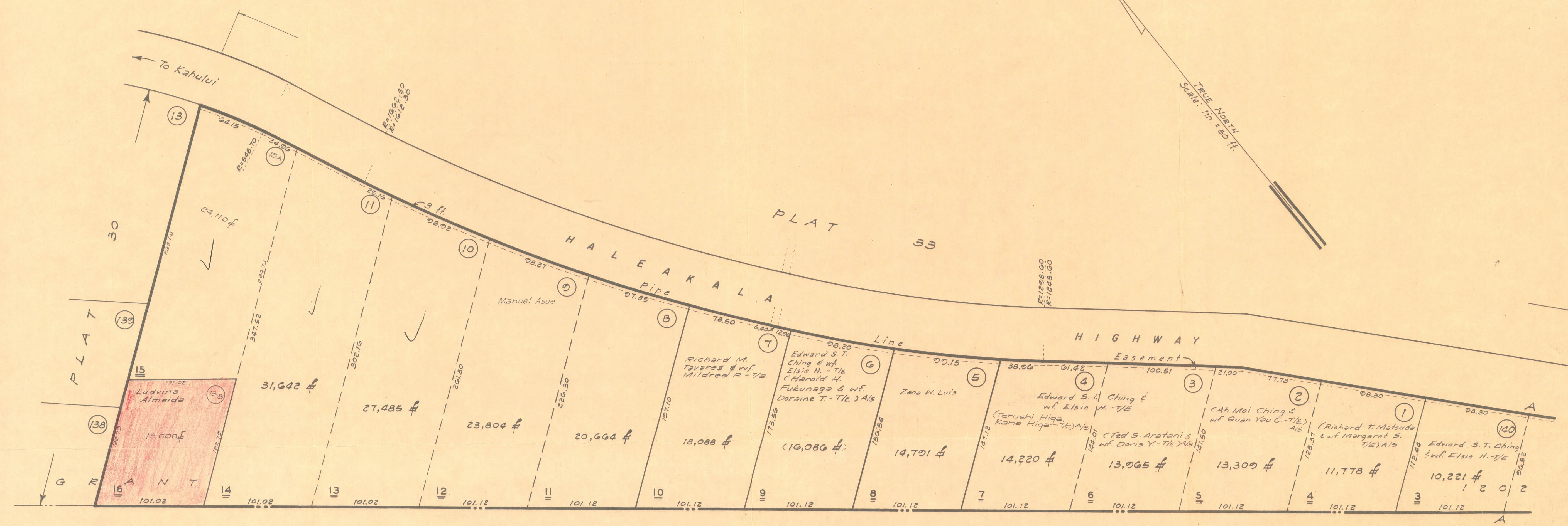
Note: All lots owned by:
Frank Munoz & wif. Jessie R. - 1/2
& Manuel Asue - 1/2
unless otherwise noted.

ALL IN A

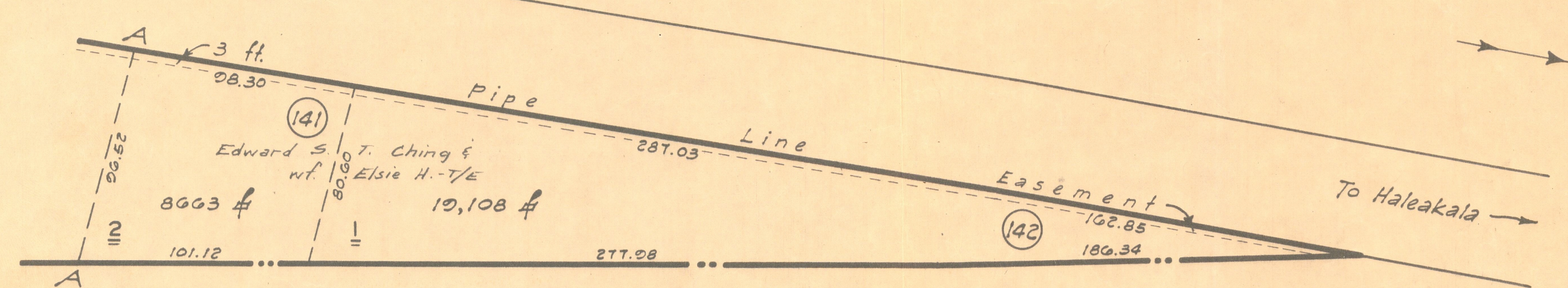
TAXATION MAPS BUREAU		
Territory of Hawaii		
SECOND DIVISION		
ZONE	SEC.	PLAT
2	3	30
CONTAINING PARCELS		
SCALE: 1 IN. = 50 FT.		

3908 DEC 30 1963





ALL IN A



Parcels dropped:

DWG. NO. 13
SOURCE: Taxation Maps Bureau
BY: J.H.H. & W.K. Feb. 27, 1951

POR. PUKALANI LOTS, KEAHUA, KULA, MAUI.

SUBJECT TO CHANGE

DEPARTMENT OF THE TAX COMMISSIONER
TAXATION MAPS BUREAU
TERRITORY OF HAWAII
TAX MAP

SECOND		DIVISION
ZONE	SEC.	PLAT
2	3	31

CONTAINING 12 PARCELS
SCALE: 1 IN. = 50 FEET

3909 DEC 30 1951