

STATE OF HAWAII

LAND USE COMMISSION

VOTE RECORDAG)CS-5,
ITEM Iwao Jyo + Toshio NakamotoDATE 4/3/64PLACE Hilo Electric Light Co, Hilo, Hawaii

TIME _____

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

COMMENTS:

Burns moved for approval according to
Staff's report - Wenkam seconded -

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Hilo Electric Light Auditorium

Hilo, Hawaii

7:00 P. M. - April 3, 1964

Commissioners

Present:

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

Absent:

Shelley Mark

Staff

Present:

Raymond Yamashita, Executive Officer
Roy Takeyama, Legal Counsel
Richard Mar, Field Officer
Alberta Kai, Stenographer

The meeting was called to order by Chairman Thompson.

ADOPTION OF MINUTES

The minutes of 1/31/64, 2/29/64 and 3/7/64 meetings and hearings were accepted as circulated. Commissioner Wenkam requested that a more careful review of the minutes be made before distribution or circulation is made for public information.

OLD BUSINESS

The following were discussed:

Nonconforming uses

Because the land use legislation was not clear whether it was permissible or not permissible to allow the same nonconforming use in an agricultural district after it has been destroyed by fire or other means, it was suggested that this matter be deferred and taken up at a later date for further discussion.

One-acre Agricultural Subdivisions

Likewise this matter was deferred for discussion at a later date. The Executive Officer reported that discussions were held with legal counsel,

City Planning personnel and himself on this subject and that more research was needed before any decision could be reached or any progress could be reported.

Petition of Oceanic Properties, Inc.

It was the general consensus of the Commission that an executive dinner meeting be held at 5:30 p.m. at Elliott's Chuck Wagon on April 9, 1964 prior to the Commission's scheduled meeting at 7:00 p.m. to consider and review the petition by Oceanic Properties, Inc. before taking any action on it.

Status of the Stenographer's Position

The Executive Officer provided the Commission with an up-to-date progress report on the status of the Stenographer's position. He stated that the necessary papers to reclassify the present stenographer's position have been processed and that there was nothing further that would require the attention of this Commission.

PETITIONS PENDING ACTION

PETITION OF RICHARD WARFIELD, ET AL (A(T)63-30), FOR AMENDMENT TO THE TEMPORARY DISTRICT BOUNDARY FROM AN AGRICULTURAL DISTRICT CLASSIFICATION TO AN URBAN DISTRICT CLASSIFICATION FOR LAND IN KEEI, SOUTH KONA, HAWAII: Described as TMK 8-3-10, 8-3-11 and 8-3-13.

A review and summary of the petition and events that had taken place since the continued hearing in Kailua-Kona on December 7, 1963 were made by the Field Officer, Richard Mar. He stated that the staff's recommendation was for denial on the bases that: (1) the Kona Plan made provisions to retain the area in agriculture; (2) the Harland Bartholomew & Associates Plan for the Land Use Commission did not recommend urban districting for the area; (3) the staff felt that the particular area would tend to increase agricultural land prices; and (4) the staff believes that the urban classification in terms of demand would not be in the interest of the continuous agricultural pursuits in the area.

Commissioner Ota suggested that in the Commission's deliberations of its proposed final district boundaries that it consider this area for a possible Rural classification. He pointed out that this area was typical of a Rural classification.

Commissioner Robert Wenkam moved that the petition be denied on the basis of the staff's recommendation. Commissioner Ferry seconded the motion. The Executive Officer polled the Commissioners.

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

Disapproval: Commissioners Inaba & Wung.

Motion carried.

PETITION OF RICHARD T. G. CHOY AND WILLIAM D. H. LEE (A(T)63-50), FOR AMENDMENT TO THE TEMPORARY DISTRICT BOUNDARY FROM AN AGRICULTURAL DISTRICT CLASSIFICATION TO AN URBAN DISTRICT CLASSIFICATION FOR LANDS IN KAILUA-KONA, HAWAII: Described as TMK 7-5-17: 18

A summary of the petition and events that occurred since the public hearing held on January 31, 1964 in Kailua-Kona, Hawaii was given by the Field Officer, Richard Mar. He stated that the staff's recommendation was for denial on the bases that: (1) urban land needs do not warrant the inclusion of these lands in the Kona urban district at this time; (2) the petitioners have not submitted the necessary proof that the land is required for the use being petitioned for in accordance with the requirements of Act 205; and (3) a liberal amount of land has been placed in the urban district in the adjacent areas and further urban additions would promote scatteration at this time. The Hawaii County Planning and Traffic Commission recommended that the matter be held in abeyance until such time as Kona is zoned by the County. Approval of the petition at this time would not contribute to orderly development as it would throw the area wide open for subdivision into 7,500 square foot lots.

Mr. Raymond Suefuji was sworn in and he stated that the Hawaii Planning & Traffic Commission is presently using its interim zoning ordinance which allows 7,500 sq. ft. lots. He stated that the Planning Commission feels that if this petition is held in abeyance until the master plan is adopted and their comprehensive zoning ordinance is adopted, then there would be better control of their subdivisions. He stated that the Commission was in favor of larger lot-size subdivisions.

Mr. Suefuji anticipated the adoption of the master plan and comprehensive zoning ordinance would be within a few months. He stated that the proposed master plan for this area calls for a low density type residential area. If this request is permitted, a high density development would be permitted within a low density area.

Commissioner Ferry moved for deferment, which was seconded by Commissioner Nishimura. The Executive Officer polled the Commissioners.

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

Disapproval: None.

Motion carried.

PETITION OF IWAO JYO AND TOSHIO NAKAMOTO (A(T)63-51), FOR AMENDMENT TO THE TEMPORARY DISTRICT BOUNDARY FROM AN AGRICULTURAL DISTRICT CLASSIFICATION TO AN URBAN DISTRICT CLASSIFICATION FOR LANDS IN KEOPUKA, SOUTH KONA, HAWAII: Described as TMK 8-1-15: 1 & 2.

A brief summary of the petition was given by Richard Mar, the field officer. The recommendation of the staff was for approval.

Commissioner Burns moved to approve the petition according to the staff's recommendation; which was seconded by Commissioner Wenkam. The Executive Officer polled the Commissioners.

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

Disapproval: None.

Motion carried.

PETITION OF CHARLES IWAKAWA & TOMMY ISHIMARU (A(T)63-47), FOR AMENDMENT TO THE TEMPORARY DISTRICT BOUNDARY FROM AN AGRICULTURAL DISTRICT CLASSIFICATION TO AN URBAN DISTRICT CLASSIFICATION FOR LANDS IN KAU, HAWAII: Described as TMK 9-5-07: 17

Richard Mar, Field Officer, gave a brief summary of the petition. He stated that the staff's recommendation was for approval of 33.56 acres of petitioners' lands (which takes in the Bendix Trailer Camp) for urban on the bases that: (1) the need for this area is real rather than speculative; (2) the area will contribute to logical and orderly development of Naalehu and Waiohinu; (3) the development indirectly supports economic development in a demonstrable way more so than its continuance in agricultural would; and (4) the County of Hawaii has considered the matter and advocates approval.

Commissioner Inaba moved for approval according to the staff's recommendation and Commissioner Wung seconded the motion. The Executive Officer polled the Commissioners.

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

Disapproval: None.

Motion carried.

PETITION OF COUNTRY CLUB HOMES, INC. (A(T)63-52), FOR AMENDMENT TO THE TEMPORARY DISTRICT BOUNDARY FROM AN AGRICULTURAL DISTRICT TO AN URBAN DISTRICT CLASSIFICATION FOR LANDS IN HILO, HAWAII: Described as TMK 2-5-03: 6 & 55 (47 acres)

An addenda to the staff's earlier report was given by the Executive Officer. The addenda recommended approval of the petition on the following bases: (1) an 8.5 acre parcel, contiguous to and part of the proposed development, is now in the urban district on the basis of an earlier petition. It would not appear reasonable that a portion of the same development should be urban and a portion not.

(2) Although the entire development may be classified as agriculture by this Land Use Commission in fixing the final boundaries, there is no current and reasonable basis to deny this petition and particularly in the face of the existing circumstances. (3) Although this urban area will not be contiguous to other urban districts and does not conform to the Master Plan of Hilo, previous circumstances force recognition of the development. On this basis, the important point appears to be whether or not it would be "practicable and reasonable to maintain existing uses and only permit changes in use that are already in progress..." The area is not as close-in to the urban facilities and services of the Hilo metropolitan area as would be desirable. On the other hand, it is not that far out as to be unreasonable, particularly in view of the circumstances. Whether or not a total area of 47 plus 8.5 or 55 acres is excessive, may be viewed in the same light. While there would otherwise be some serious contentions as to the urban districting of this area, the circumstances indicate that a more liberal conclusion is justifiable.

Commissioner Wung moved to approve the petition as submitted and Commissioner Inaba seconded the motion. The Executive Officer polled the Commissioners.

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

Disapproval: None.

Motion carried.

The meeting adjourned at 8:30 p.m.

Ref. No. LUC 239

April 3, 1964

Messrs. T. Nakamoto and
I. Jyo
P. O. Box 244
Koolakokua, Hawaii

Dear Sirs:

The Land Use Commission in its meeting held on April 3, 1964 at Hilo, Hawaii took action on your petition to amend the temporary district boundaries from agricultural to an urban district classification for the properties described by Hawaii tax map key 6-1-15: 1 and 2.

Commissioners voted to approve your petition to include 4.11 acres, more or less, in the urban district boundaries.

Enclosed is the Land Use Commission staff report in which the action was based.

If you have any further questions, please feel free to contact this office.

Very truly yours,

DAISUKE S. YAMASHITA
Executive Officer

RRM/am

Encl.

cc: Hawaii Planning & Traffic Commission
Dept. of Taxation
Mr. Myron Thompson
Mr. Roy Takeyama

Land Use Commission
426 Queen Street
Honolulu, Hawaii

April 1, 1964

For April 3, 1964 - Hilo, Hawaii

SUMMARY OF IWAO JYO & TOSHIO NAKAMOTO

A(T)63-51 - Iwao Jyo & Toshio Nakamoto - Agriculture

Meeting held and closed on January 31, 1964 at Kailua-Kona, Hawaii

Background

Iwao Jyo and Toshio Nakamoto have petitioned the Land Use Commission for amendment of its temporary district boundary so that the properties described by Hawaii tax map key 8-1-15: 1 & 2 would be redistricted from agricultural to urban use.

The properties in question are occupied by a single home and are located at Captain Cook mauka of the south Kona Belt Road.

The Hawaii Planning Commission has recommended "approval of the requested change of zone district boundary on the basis of the following findings: (that) It was felt that this would be a logical location for urban expansion as it fronts intensive urban uses and is provided with all urban services such as water line, electric line, and telephone and paved roadway."

The subject properties are in the proposed urban district boundaries.

The staff concurs in the recommendation of the Hawaii Planning Commission and recommends approval of the petition on the basis that the land is contiguous

to actual urban use and to the urban district, that it is of inconsequential value to agriculture and a relatively small addition to the urban district, and is substantially served by public facilities so that the proposed reclassification is reasonable under Act 205.

Ref. No. LUG 207

March 24, 1964

Meers, T. Nakamoto and
I. Jyo
P. O. Box 244
Keaau, Hawaii

Gentlemen:

The Land Use Commission of the State of Hawaii will hold a meeting on the Island of Hawaii on April 3, 1964 in the Hilo Electric Light Co. Auditorium, Hilo, Hawaii at 7:00 p.m.

As the waiting period prescribed by SECTION 98H-4 of Act 205/63 will have expired, your petition 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.

Very truly yours,

RAYMOND S. YAMASHITA
Executive Officer

cc: Mr. Myron Thompson
Mr. Roy Takeyama
Hawaii Planning & Traffic Commission

COUNTY OF HAWAII
PLANNING AND TRAFFIC COMMISSION

870

Applicant Yoshio Nakamoto and Iwao Jyo

Date petition received by
Planning Commission October 15, 1963

Date of Planning Commission
Meeting November 18, 1963

Date petition and recommendations
forwarded to LUC January 22, 1964

AMENDMENT OF ZONE DISTRICT BOUNDARY

The Planning and Traffic Commission of the County of Hawaii pursuant to consideration required by the provisions of Act 204, SLH 1963, hereby transmit the petition, comments, and recommendations of the above request for amendment of zone district boundary of the following described property:

Parcel 1 (1.511 acres) and Parcel 2 (2.60 acres), Keopuka, South Kona, Hawaii.
Tax Map Key: 8-1-15-1 & 2.

from its present classification in a(n) Agricultural Zone district
into a(n) Urban Zone district.

The Commission decided to recommend: Approval of requested change of zone district boundary.

on the basis of the following findings: It was felt that this would be a logical location for urban expansion as it fronts intensive urban uses and is provided with all urban services such as water line, electric line, telephone and paved roadway.

RECEIVED
JAN 23 1964

State of Hawaii
LAND USE COMMISSION

(Signed)

Eugene Astamann
Director, Planning and Traffic Commission

STATE OF HAWAII
LAND USE COMMISSION

Hale Halawai Cultural Center
Kailua-Kona, Hawaii

7:00 P. M.
January 31, 1964

STAFF REPORT

A(T)63-51
IWAO JYO and
TOSHIO NAKAMOTO

Temporary District Classification: AGRICULTURAL

Background

Iwao Jyo and Toshio Nakamoto have petitioned the Land Use Commission for amendment of its temporary district boundaries so that the properties described by Hawaii tax map key 8-1-15: 1 and 2 would be redistricted from agricultural to urban use.

The properties in question are occupied by a single home and are located at Captain Cook mauka of the South Kona Belt Road.

The petitioners represent that redistricting is requested for the purpose of subdividing these properties into residential house lots and that while they are not owners of the properties in question they have options to purchase the properties.

The petitioners further represent that the present classification is unreasonable. In support of this contention, Sumio Nakashima, an attorney, in a letter dated August 15, 1963, advised the County of Hawaii Planning Director that business and commercial uses as well as a residential subdivision are close to the properties in question. Field inspection by the staff confirms that a service station, telephone company yard, appliance store and fish market are located across the road and a repair shop and barber shop are located north on the same side of the road. Additional information

indicates that a county garage and carpentry shop are also located across ~~This informant~~ the road. The field sheet also confirms the existence of the twelve lot Paul Sakamoto subdivision about 400 feet makai of the road. But for these particular exceptions the primary use of lands in this vicinity is agricultural, and large acreages both mauka and makai of the belt road are planted to coffee.^{1/}

An 8 inch water main has recently been completed which extends along the South Kona Belt Road as far as Honaunau School. Telephone and electric facilities are also available.

Analysis

The County of Hawaii Planning and Traffic Commission has recommended "approval of (the) requested change of zone district boundary on the basis of the following findings: (that) It was felt that this would be a logical location for urban expansion as it fronts intensive urban uses and is provided with all urban services such as water line, electric line, telephone and paved roadway."

In preparing the proposed final district boundary maps, the staff has already incorporated the subject properties into the urban district. Your staff reasons that the addition of about 4.1 acres to the urban district is insignificant and difficult to deny in terms of measurements of urban needs. It was also felt that urban uses makai of the road were overlooked in establishing the temporary district boundaries and that such uses coupled with urban uses mauka of the road serve to justify urban districting of the

^{1/} cf. Plate 7, p. 40, A Plan for Kona, 1960.

properties in question, not simply because of proximity to an urban district but because of proximity to actual urban use. Furthermore, recent completion of an 8 inch water line by the Department of Land and Natural Resources makes more readily possible urban development than in previous years.

Recommendation

The staff concurs in the recommendation of the Hawaii County Planning and Traffic Commission and recommends approval of the petition on the basis that the land is contiguous to actual urban use and to the urban district, *that it* is of inconsequential value to agriculture and a relatively small addition to the urban district, and is substantially served by public facilities so that the proposed reclassification is reasonable under Act 205.

January 20, 1964

Mr. Edgar A. Hamasu, Planning Director
Planning and Traffic Commission
County of Hawaii
Hilo, Hawaii

Dear Mr. Hamasu:

This is to advise you of hearings to be held by the Land Use Commission in the County of Hawaii for the weekend of January 31 and February 1, 1964. A copy of the public notice is enclosed to apprise you of the specific cases to be heard.

Enclosed, too, are abstracts of all communications to and from the Land Use Commission between November 22, 1963 and January 15, 1964. Review of these abstracts indicates that no comments have been received from your commission in connection with:

A(T)63-50 - Richard T. G. Choy and William D. H. Lee
A(T)63-51 - T. Nakamoto and Iwao Jyo
A(T)63-52 - Country Club Homes, Inc.

Pursuant to Section 98H-4, Revised Laws of Hawaii 1955, these matters were referred to your commission for comment on October 15, 1963.

As ninety days have elapsed since these were forwarded to you, we are anxious for your replies. The value which the Land Use Commission attaches to your comments and recommendations impel us to make this request despite our appreciation of your heavy workload. May we have your comments and recommendations soon?

Very truly yours,

RAYMOND S. YAMASHITA
Executive Officer

Enclosures
cc: M. Thompson
R. Takeyama

Ref. No. LUC 36

January 15, 1964

Messrs. T. Nakamoto and
I. Jyo
P. O. Box 244
Kealakekua, Hawaii

Gentlemen:

This is to inform you of the public hearing called by the Land Use Commission of the State of Hawaii on January 31, 1964, at 7:00 p.m. , in the Hale Halawai Cultural Center, County of Hawaii, Kailua-Kona, Hawaii. Your petition 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 has appeared in the Honolulu Star-Bulletin and the Hilo Tribune Herald on January 11, 1964 and will appear again on January 29, 1964 in the Hilo Tribune Herald.

Sincerely,

RAYMOND S. YAMASHITA
Executive Officer

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

October 22, 1963

*Approved
11/18/63*

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 675

October 15, 1963

Planning and Traffic Commission
County of Hawaii
Hilo, Hawaii

Attention: Mr. Edgar A. Hamasu, Planning Director

Gentlemen:

Pursuant to Section 98H-4, RLH 1955, as amended, a copy of the
Petition for Amendment of Temporary District Boundary submitted by
Messrs. Toshio Nakamoto and Iwao Jyo is forwarded for your comments
and recommendations.

Sincerely,

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

Enclosure

Ref. No. LUC 674

October 15, 1963

Messrs. Toshio Nakamoto and
Iwao Jyo
P. O. Box 244
Kealakekua, Hawaii

Gentlemen:

This is to acknowledge receipt of your petition for amendment
of temporary district boundaries established by the Land Use
Commission.

A date has not yet been set for a hearing of your petition, but
we will advise you as soon as a date has been determined.

Sincerely,

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

State Form B14

STATE OF HAWAII

Land Use Commission
750 Puam St., Honolulu, Hawaii
Department, Bureau or Commission

OFFICIAL
RECEIPT

NO

67

Sept 23,

1963

RECEIVED from Dunio Nakahira on behalf of Diao Jyo & Sothis Nakamoto
Gift - no/100 - DOLLARS
for public hearing by the Land Use Comm. for Tempory Boundary
Change from Delta H for lands in S. Town, Hawaii

\$50.00

Dante L. Kai

Public Accountant

Ch. #2035 Bank

Sumio Nakashima

ATTORNEY AT LAW

RECEIVED

PLANNING & TRAFFIC COMMISSION

DATE: AUG 20 1963

FILE NO. LUC



P. O. BOX 133

KEALAKEKUA, KONA, HAWAII

RECEIVED

PHONE 238-182

August 15, 1963

SEP 23 1963

Mr. Edgar Hamasu
Planning Director
Planning & Traffic Commission
County of Hawaii
Hilo, Hawaii

State of Hawaii
LAND USE COMMISSION

Re: Application for variance;
Tax Key No: 8-1-15 Parcels 1 and 2.

Dear Sir:

Messrs Toshio Nakamoto and Iwao Jyo of Kealakekua, Kona have submitted their application for variance from agricultural to urban to the Planning and Traffic Commission on August 12, 1963. In support of this application, I would like to submit the following data for your consideration:

1) The tax assessments for parcels 1 and 2 (Tax Key: 8-1-15) are more in line with urban valuations than agricultural: viz.,

a) Parcel 1 (1.511 acres) Land ----- \$9,214.00
Dwelling --- \$7,858.00

b) Parcel 2 (2.60 acres) Land ----- \$1,559.00

TOTAL ----- \$18,631.00

2) Subject property is situated in an area where subdivisions and house lots are in evidence.

a) The Paul Sakamoto Subdivision is adjacent to subject property.

b) The following business and commercial enterprises are located nearby:

- 1) Sakamoto Service & Electrical Appliance situated directly across subject property.
- 2) Highway Service Station diagonally across.
- 3) Aoki Barber shop Kohala side of subject property.
- 4) Ideal Building Shop situated Kohala side of Aoki Barber shop.
- 5) Yamamoto Carpenter Shop

Mr. Edgar Hamasu

-2-

August 15, 1963

- 6) County Garage
- 7) Hawaiian Telephone Company Baseyard

3) With the advent of a water system, this area shows definite promise of becoming a community center.

4) Furthermore, the present use for said property is residential. No coffee or other agricultural products are being grown. Highest and best use of subject property is residential and commercial.

Respectfully submitted,

Sumio Nakashima
Sumio Nakashima

SN/gsa

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

This space for County or DLNR use

Date Petition and Fee received 2/25 9/23/63
by County or DLNR AUG 13 1963

Date forwarded to LUC County
FIR with recommendation 10/15/63

Date Petition, Fee and
County/DLNR recommendation 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 Hawaii, Island of Hawaii, map number and/or name T.K.8-1-15& 1&2-Kepuka, So.Kona, Hawaii 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: That certain piece situated at Keopuka, South Kona, Hawaii, containing total area of 4.111 acres, being Parcel 1 (1.511 acres) and Parcel 2 (2.60 acres), bearing Tax Map Key: 8-1-15 - Parcels 1 and 2, together with improvements thereon.

Petitioner's interest in subject property:

Petitioner has an option to purchase said property (conditioned upon the acquisition of variance from agricultural to urban)

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

For the purpose of subdividing same. (Residential houselots)

(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) Steve Sper
John Mabani

Address: P.O. Box 244, Kealakekua, Hawaii

Telephone: 237-252

Ref. No. LUC 638

August 15, 1963

Mr. Iwao Jyo, Broker
Kona Realty Company
P. O. Box 193
Kailua-Kona, Hawaii

Dear Mr. Jyo: Re - Third Division, TMK 8-1-15: 1 & 2

The captioned parcels are within the State Land Use Commission's agricultural district on the interim district boundary maps.

Should you desire more information on the workings of the appeal procedure, time schedule of the commission in adopting final boundaries for the four districts, and the law in general, may I suggest you contact Mr. Edgar A. Hamasu, Planning Director of Hawaii County at Hilo 3215 or 3995.

If there are areas that still are not clear after your discussions with Mr. Hamasu I shall be most happy to try and explain, either by mail or in person upon my next trip to Kona.

Very truly yours,

W. M. MULLAHEY
ACTING EXECUTIVE OFFICER

cc: Mr. Edgar A. Hamasu

P. O. Box 193
Kailua-Kona, Hawaii

Phone: 258-505



KONA REALTY COMPANY

"Serving the Famous Kona Coast"

July 25, 1963

RECEIVED

JUL 29 1963

State of Hawaii
LAND USE COMMISSION

JUL 26 1963

742

Land Use Commission
426 Queen Street
Honolulu, Hawaii. 96813

Attention: Mr. Mullahey

Gentlemen: Re: Tax Key 8-1-15, Parcels 1 and 2
Keopuka, South Kona, Hawaii

I would appreciate if you would advise me by
return mail, under what category the above parcels
of land are...agricultural or urban?

Your prompt attention to the above shall be
appreciated.

Very truly yours,



Iwao Jyo Broker

ACJIN

Find this fellow
please

[Bordering "U"
in "A"]