

PAC. Nicholas R.

A(T)63-59



State of Hawaii
DEPARTMENT OF ECONOMIC DEVELOPMENT

1124 MILLER ST.
HONOLULU 13, HAWAII
Cable: DEVELOPMENT
Phone 504-426

Date: _____
TO: Land Use Commission
426 Queen Street
Honolulu, Hawaii
FROM: Nicholas R. Pao

Subject: \$50.00 Check

This is to certify that I received my check for \$50.00 on
April 8, 1964.
date

Signature Nicholas R. Pao
NICHOLAS R. PAO

March 31, 1964

Mr. Nicholas R. Pao
114 Makawao Street
Honolulu, Hawaii

Dear Mr. Pao:

Since writing to you on January 17, 1964 and our follow-up telephone call to you in February 1964, we have not heard from you concerning the withdrawal of your petition. We have therefore taken upon ourselves to process the necessary papers for the return of your \$50.00 check which is enclosed. We would appreciate your filling in the attached upon receipt of this check and returning it to the Land Use Commission, 426 Queen Street, Honolulu, in the enclosed stamped envelope.

Thank you,

ALBERTA L. KAI
Stenographer

Enclosures

RECEIVED
MAY 1 1964
HONOLULU
Type Case
Cagle



State of Hawaii
DEPARTMENT OF ECONOMIC DEVELOPMENT

1124 MILLER ST.
HONOLULU 13, HAWAII
Cable: DEVELOPMENT
Phone 504-426

Date:

Subject: **\$50.00 Check**

TO:

**Land Use Commission
426 Queen Street
Honolulu, Hawaii**

FROM:

Nicholas R. Pao

This is to certify that I received my check for \$50.00 on

date

Signature _____

NICHOLAS R. PAO

Land Use Commission
DEPARTMENT OR ESTABLISHMENT

March 12, 19 64

Voucher Number.

Nicholas R. Pao
c/o Land Use Commission
426 Queen Street
Honolulu, Hawaii

RECEIVED
C
[]

MAR 30 1964

State of Hawaii
LAND USE COMMISSION

Contract Number

APPROPRIATION SYMBOL		AMOUNT
T-63-901	B	50 00
	C	

PURCHASE ORDER NUMBER	VENDOR'S INVOICE		SYMBOL		AMOUNT	TOTAL	EXPLANATION (IF REQUIRED)
	NUMBER	DATE	APPROPRIATION	OBJECT			
		1964					
		3/12	T-63-901-B	9200		50 00	Application not applicable to area under consideration - See receipt #2627
					TOTAL	50 00	

Leptanura

Ref. No. LUC 41

January 17, 1964

Mr. Nicholas R. Pao
114 Makawao Street
Honolulu, Hawaii

Dear Mr. Pao:

Your oral request for withdrawal of your petition for amendment of the land use commission's temporary district boundaries is acknowledged. We would appreciate it, however, your filling out the enclosed letter for withdrawal and returning it back to this office. Upon receipt of this letter, papers will be processed to refund your fee of \$50.00.

Sincerely,

RAYMOND S. YAMASHITA
Executive Officer

enc.

RECEIVED

11165-030326

January 1964

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

Gentlemen:

It is my desire to withdraw my petition for amendment of temporary district boundaries dated January 10, 1964 (date received by LUC) and with it my deposit fee of fifty dollars (\$50.00) to cover hearing expenses.

The refund of the deposit fee should be made:

Name _____

Address _____

Yours very truly,

NICHOLAS R. PAO

Ref. No. LUC 27

January 10, 1964

City Planning Commission
City and County of Honolulu
Honolulu Hale Annex
Honolulu, Hawaii

Attention: Mr. Frederick K. F. Lee, 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 Nicholas R. Pao is forwarded for your comments and
recommendations.

Sincerely,

RAYMOND S. YAMASHITA
Executive Officer

Enclosure

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

RECEIVED

This space for County or DLNR use

JAN 10 1964

Date Petition and Fee received
by LUC or DLNR State of Hawaii
LAND USE COMMISSION
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 Honolulu, Island of Hawaii, map number and/or name 0-8 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:

TMK 5-4-04
Kaipapau

Petitioner's interest in subject property:

Urban development and church site.

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

Proposed site is located within Agricultural district fronting Kamehameha Highway.

(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 suitable for use because of its present classification.~~

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

Signature(s)

Nicholas R. Rao

Address:

114 Makawao St

Telephone:

255014-251708

RECEIVED
JAN 10 1964
State of Hawaii
LAND USE COMMISSION

(1) The subject property in consideration, abutting Kamehameha Highway in Kaipapau, is ideally situated for urban development. Its gentle sloping terrain can be readily designed for residential lots at a minimum cost to the buyer. With its excellent climate conditions and its location near public beach parks the urbanization of the subject property will also enhance the growth of the community. Plans for the subject property include, besides residential lots, a business area which will provide a shopping center, bank, service station, hardware store, barbershop, drive-in theater, and other facilities. Included also within this development is a four (4.0) acre site reserved for church and school. It is anticipated that the above development when completed will provide services as far out as Kahuku and Kaaawa. The growing population in this locality warrants and deserves such a development not only from the standpoint of services rendered, but from the anticipated economic growth as well.

2(b) In recent years the trend of development of land in Oahu has been to offer the public residential lots either in fee or lease. There has also been a slow but steady growth in population and activity on the Windward side of which the subject property is situated. Located on the main highway and next to existing homes makes this development the center of business, recreational and educational activities. Realizing also the growth in this area the Board of Water Supply has assured me of adequate services from its existing and proposed facilities. Because of the above, the present classification of the subject property is unreasonable and should be amended to meet current and future demands.

RECEIVED
JAN 10 1964
State of Hawaii
LAND USE COMMISSION

State Form B14

STATE OF HAWAII

OFFICIAL
RECEIPT

Nº

75

LAND USE COMMISSION
426 Queen St., Honolulu, Hawaii

Department, Bureau or Commission

Jan. 10, 1964

RECEIVED from

Nicholas R. Pao

Life & 50/100

DOLLARS

For public hearing by Land Use Com for boundary
Change from A & U for lands in Waimanalo

\$ 50.00

City Room

Quintanilla E. Lora

Public Accountant