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A67-153 - YASUO KUWAYE AND HIROMU YAMANAKA

October 16, 1967

Mr. Roy K. Nakamoto
Ushijima and Nakamoto
P. O. Box 964
Hilo, Hawaii 96720

Dear Mr. Nakamoto:

The petition by Yasuo Kuwaye and Hiromu Yamanaka (A67-153) to amend the land use district boundaries from an Agricultural District to and Urban District for approximately 33 acres of land at Waiakea, South Hilo, Hawaii, identifiable by Tax Map Key 2-4-22: parcels 8, 9, 17 to 30 inclusive, was approved by the Land Use Commission at its meeting on October 13, 1967.

Very truly yours,

RAMON DURAN
Executive Officer

cc: Department of Taxation
Dept. of Land & Nat. Res.
Hawaii Planning Commission

STATE OF HAWAII

LAND USE COMMISSION

VOTE RECORD

Item A67-153 - Kuwaye & Yamanaka Date October 13, 1967

Place Hilo, Hawaii Time 3:00 p.m.

Commissioners	Yes	No	Abstain	Absent
BURNS, C.E.S.	✓			
FERRY, J.	✓			
INABA, G.	✓			
MARK, S.	✓			
NISHIMURA, S.	✓			
MURAKAMI, K. XXXXXX				✓
CHOI, W. XXXXXXXXX	✓			
WUNG, L.			✓	
XXXXXXXXXXXX				

M

S

Comments:

Approve

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

County Building
Hilo, Hawaii

October 13, 1967 - 3:00 p.m.

Commissioners Present: C. E. S. Burns, Jr., Chairman
Shelley Mark
Jim P. Ferry
Wilbert Choi
Goro Inaba
Leslie Wung
Shiro Nishimura

Commissioner Absent: Keigo Murakami

Staff Present: Ramon Duran, Executive Officer
Roy Takeyama, Legal Counsel
Ah Sung Leong, Planner III
Dora Horikawa, Stenographer

ADOPTION OF MINUTES

Commissioner Choi moved to approve the minutes of July 28, 1967 as circulated which was seconded by Commissioner Nishimura and unanimously passed.

Chairman Burns swore in all persons, except attorneys, planning on testifying before the Commission.

HEARINGS

PETITION BY KUAKINI INVESTMENT INCORPORATED (A67-157) TO RECLASSIFY APPROXIMATELY 19.4 ACRES FROM AGRICULTURE TO URBAN AT NORTH KONA, HAWAII

A recommendation for denial of the petition based on analysis and field investigation was made in the staff report presented by the Executive Officer. (See copy of report on file.)

Mr. Duran advised that during a study relating to a petition considered previously, the following statistics were brought out:

1. There is a population of approximately 10,000 people in Kona.

2. There are over 3,300 acres of vacant urban lands. On the basis of 10,000 square foot lots, this could accommodate 10,000 dwelling units and a total population of 40,000 people at the ratio of 4 persons per dwelling.

3. In addition, there are 450 acres in the Rural District. At one-half acre per lot, this would add another 900 lots or homes for 3,600 people.

4. There are also 850 vacant lots in the non-conforming subdivisions scattered throughout the Kona area.

It was further pointed out that much of petitioner's land exceeded slopes of 20% and that there was nothing unique or unusual about the proposed subdivision.

Mr. Duran advised that the Commissioners would have an opportunity to survey the land during the field trip in Kona tomorrow.

Since there was no testimony, the hearing was closed.

PETITION BY ANNIE K. KAOLOWI (A67-159) TO RECLASSIFY APPROXIMATELY 1.08 ACRES FROM AGRICULTURAL TO URBAN AT LAUPAHOEHOE, HAWAII

Approval of the petition on the basis of staff analysis was recommended as outlined in the staff report (see copy of report on file).

Mr. Leong elaborated that a residence existed on the subject property, and that a map submitted by the petitioner dated February 12, 1964 shows a subdivision of the parcel which, somehow, was never recorded on the tax maps.

Petitioner did not have anything further to add and the hearing was closed.

ACTION

PETITION BY TOSHIO NAKAMOTO AND IWAO JYO (A67-151)

Mr. Leong presented staff memo recommending approval of petition based on the earlier recommendation made during the public hearing (see copy of report on file).

Commissioner Wung moved to approve the petition as recommended by staff. Commissioner Choi seconded the motion and it was passed unanimously.

PETITION BY YASUO KUWAYE AND HIROMU YAMANAKA (A67-153) TO RECLASSIFY 33 ACRES FROM THE AGRICULTURAL TO THE URBAN DISTRICT AT HILO, HAWAII

In view of the new "cluster" concept subdivision proposed by the petitioner, and since public facilities are available and the soil is not conducive for intensive agriculture, it was recommended in the staff memo that the petition be approved. (See copy of report on file.)

Mr. Duran pointed to the new preliminary cluster design as proposed by the petitioners and the original subdivision plan for a comparison. Such a cluster design which provided for a considerable amount of open space would be difficult to develop unless the entire area were considered altogether.

On the question of market survey to indicate the marketability of such a development raised by Chairman Burns, Mr. Duran advised that although there was no documentary proof, developers have indicated that there was considerable interest expressed by many people. He added that the County Planning Director had assured that the petitioners were one of the major developers and could be depended upon to adhere to the proposed plan. Also, it was within the Planning Director's prerogative to deny or approve the subdivision plan at the time it is submitted, so that there was some control over the project.

Mr. Philip Yoshimura of the Hawaii County Planning office advised that the density of the new cluster plan was substantially the same as that originally proposed in the subdivision plan, from 152 to 154 lots.

Mr. Roy Nakamoto, attorney representing the petitioner, testified that he had nothing further to add except to reiterate the fact that the development will take place in the cluster manner as submitted and they would be bound by the county ordinances. He felt that there was sufficient demand for the cluster-type development judging from the interest expressed by many. It will be the first of its kind in Hilo.

On motion by Commissioner Inaba and second by Commissioner Nishimura, the petition was approved as recommended by staff. Commissioner Wung abstained from participating in the discussion and voting as he owns some of the adjacent land.

PETITION BY EVELYN S. FOO, ET AL (A67-154) TO RECLASSIFY 21.46 ACRES FROM AN AGRICULTURAL DISTRICT TO AN URBAN DISTRICT AT KEALAKEHE, NORTH KONA

It was recommended in the staff memo that the petition be approved in view of the absence of any significant information for or against the petition since the hearing, which was presented by Mr. Leong.

Commissioner Wung moved to accept staff recommendation for approval of petition, seconded by Commissioner Choi. It was passed unanimously.

INTERPRETATION OF DISTRICT BOUNDARY REQUEST AT WAIHEE, KOOLAUPOKO, OAHU, BY COMMUNITY PLANNING, INC.

It was the staff's recommendation that a boundary interpretation be made in favor of the petitioner as outlined in the memo presented by Mr. Duran (see copy of report on file). The boundary under discussion was pointed out on the map by Mr. Duran.

Mr. Duran explained in detail the significance of the various colors represented on the blown-up map showing the conflicting boundary line on which the Community Planning Inc. was requesting a boundary interpretation. In an attempt to determine the criteria that established the present boundary line on subject property, staff searched into the County and LUC files but was unsuccessful. Therefore, it was the staff's conclusion that the intent of the Commission was to follow the property lines since the boundaries were based on a preliminary subdivision plan recorded before the LUC boundaries were established.

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Hale Halawai Cultural Center
Kona, Hawaii

July 28, 1967 - 1:00 p.m.

Commissioners Present: C. E. S. Burns, Jr., Chairman
Wilbert Choi
Shelley Mark
Leslie Wung
Goro Inaba
Keigo Murakami
Shiro Nishimura

Commissioner Absent: Jim P. Ferry

Staff Present: Ramon Duran, Executive Officer
Roy Takeyama, Legal Counsel
Ah Sung Leong, Planner III
Dora Horikawa, Stenographer

ADOPTION OF MINUTES

The minutes of the meetings of March 31, 1967 and May 26, 1967 were approved as circulated.

Chairman Burns swore in persons planning to testify before the Commission.

HEARINGS

PETITION OF TOSHIO NAKAMOTO & IWAO JYO (A67-51) TO RECLASSIFY 3.2 ACRES OF LAND FROM AN AGRICULTURAL DISTRICT TO AN URBAN DISTRICT AT PAHOEHOE 1ST, NORTH KONA, HAWAII, TMK 7-7-08: 18

Mr. Ah Sung Leong presented the staff report recommending approval of the petition on the basis of the statements outlined therein (see copy of report on file).

Since there was no testimony from the petitioners, nor any questions from the Commissioners, the hearing was closed.

A67-153

PETITION OF YASUO KUWAYE AND HIROMU YAMANAKA TO RECLASSIFY 33 ACRES FROM THE AGRICULTURAL TO THE URBAN DISTRICT, FOR LANDS LOCATED IN HILO, HAWAII, TMK 2-4-22: PARCELS 8, 9, 17 to 30 INCLUSIVE

Mr. Ramon Duran's staff report enumerated the reasons for recommending denial of the petition (see copy of report on file). It was pointed out that

the Komohana Extension reported as being under construction, had since been completed.

Chairman Burns observed that Hilo seemed to have a greater total of vacant urban areas than any other town in the State. Staff advised that there were approximately 2,400 acres of vacant urban lands in the Hilo area today.

Mr. Roy Nakamoto, attorney representing the petitioners submitted supplemental information with respect to petitioners' land as follows:

1. Generally speaking, the soil in the petitioned area was characterized by rock outcroppings, lava with pahoehoe below the soil surface, which resulted in poor drainage and shallow material and not suited for agriculture. Cane cultivation had been abandoned 10 years ago and the lands had reverted to California and Wainaku grass.

2. The tax structure in the area rendered petitioners' lands uneconomical for agricultural uses.

3. Contrary to staff's reference to the sparsely developed surrounding areas, a 26-lot subdivision was opened up in 1965 on which presently there are 8 houses completed, one under construction and one in the process of financial negotiation. This was an extremely fast-growing area in Hilo and highly in demand for residential use.

4. Approximately one-half of the subject land is in the Urban District and the other half in the Agricultural District. If petitioners were permitted to develop only the L-shaped piece as suggested by staff, it would price the project out of the real estate market due to the high cost of road construction which would only serve one row of homes.

5. Komohana Street will be one of the principal roads providing a connection between Waiakea Puka and Kaumana Aina Koa, and thus the whole area is destined for urbanization. Therefore, the change in boundary to include the subject rectangular piece in the Urban District is warranted.

6. The applicants are purchasing the entire property under an Agreement of Sale. If they are compelled to purchase the entire area and permitted to develop only a portion, it would be economically unfeasible for them to enter into the transaction.

In rebuttal of the Commission staff's reasons for recommending denial of the petition, Mr. Nakamoto submitted as follows:

1. The vacant urban lands referred to in the report were not available on the market. A great segment of these lands were owned by the State, and the privately-owned lands were being retained by the owners for future construction or for their children. The substantial acreages reserved for elementary, high school, and university uses were also

pointed out. In addition, the 2,400 acres of vacant urban lands included undevelopable streams, gullys, and valleys. Also, there was no access road to much of these vacant urban lands.

2. Subject lands are contiguous to an Urban District on both sides. There will not be any burden to the tax payers to provide services since these were already available.

3. Approval of petition would not constitute spot-zoning since lands were adjacent to an Urban District. Denial to develop these lands would result in artificially high land prices.

4. The change in boundary will not be in conflict with the General Plan of the County of Hawaii nor with the principles of zoning, as supported by the County in its recommendation for approval.

5. With reference to the area "not being characterized by city-like concentration", unlike Honolulu, Hilo residences will always be marked by some type of backyard agricultural activity.

The Executive Officer advised that although 66 acres were petitioned and involved in the proposed subdivision, a boundary change is necessary for only 33 acres which are in the Agricultural District; the remaining acreages are already in the Urban District.

In direct response to Commissioner Nishimura's questions, Mr. Yamanaka, petitioner, offered the following data:

1. Approximately 151 lots were contemplated for the subdivision.

2. Between 50 to 80 of these lots will be sold within 6 months to a year.

3. Of the sales that were consummated in early 1966 in the Komohana Subdivision, 14 homes have already been completed or in the process of being built.

4. Under normal conditions, petitioners anticipate completion of approximately 50% of the homes within 2 years.

Mr. Philip Yoshimura of the Hawaii Planning Commission commented that the Agricultural District in the City of Hilo had been zoned either A-1 or A-2, and that the area under petition was designated A-1 or as being reserved for farm lands. However, a restudy of the general area was presently being conducted and a public hearing was scheduled in August.

Mr. Takeyama expressed the opinion that since property lines were generally followed in determining the boundaries, had the lots been consolidated, the L-shaped parcel would have been included in the Urban District together with the front parcels. Mr. Duran added that this was perhaps due to the fact that the front portion had already been platted into smaller parcels.

Mr. Duran suggested, in support of denying the request, that the urban portion of the subject lands could be subdivided now into 50 or 60 lots, utilizing all of the roads on both sides, adequately meeting the need for the anticipated sale during the first year as projected by the petitioner. In the meantime, the Land Use Commission will be reviewing the district boundary for this whole area which will be re-evaluated in light of the Komohana Extension into Hilo. At the same time, the Land Use Commission will have received the benefit of the County's new plan for the Waiakea area.

Chairman Burns wondered whether there were any unique features in the proposed subdivision that would make it more marketable than some of the other existing subdivisions. Mr. Yamanaka submitted that he had received 40 to 50 inquiries from interested buyers in the proposed subdivision and there was a great demand for this area. One of the reasons for this was due to the fact that it was situated near a very progressive school whose students came from desirable families.

The hearing was closed thereafter.

PETITION BY EVELYN FOO, ET AL (A67-154) TO RECLASSIFY 21.46 ACRES FROM AN AGRICULTURAL DISTRICT TO AN URBAN DISTRICT AT KEALAKEHE, NORTH KONA, TMK 7-4-09: 19

Staff memorandum presented by Mr. Leong recommended approval of the petition on the basis of the discussion as outlined in the report (see copy of report on file).

The only demonstration of need for this type of development was the petitioner's statement to the effect that workers in the Kailua-Kona area were experiencing difficulty in finding home sites.

Mr. Nakamoto, representing petitioner, agreed with the staff report and also commented that most of the urban areas in Kailua followed along the shore lines and were priced between $3 to $4 a square foot, which made it highly uneconomical for most people.

Mr. Foo testified that approximately 85% of subject lands had already been reserved by various people, and that the going price would be about 65¢ per square foot.

Mr. Janos Gereben of the Kona Torch pointed to the acute shortage of suitable home sites in Kona.

ACTION

PETITION BY HAWAII HOUSING AUTHORITY (A67-149) TO RECLASSIFY APPROXIMATELY 5 ACRES AT KEALAKEHE, KONA, HAWAII FROM AN AGRICULTURAL DISTRICT TO AN URBAN DISTRICT

Staff memorandum presented by Mr. Leong recommended that the petition be approved in view of favorable developments and the absence of any negative evidence (see copy of report on file).

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

October 13, 1967

TO: LAND USE COMMISSION

FROM: STAFF

SUBJECT: A67-153 - YASUO KUWAYE AND HIROMU YAMANAKA

This is a request to rezone 32 acres of a 66-acre area from the Agricultural District to the Urban District. The remaining portion of the parcel is already within the Urban District. A duly advertised public hearing was conducted on July 28, 1967 in Kona, Hawaii and Roy Nakamoto, attorney, represented the petitioners.

The property in question is located on the southwest corner of Komohana and Puainako Streets in the Waiakea Homesteads area of Hilo.

The petitioners contend the land is not suitable for agricultural use and is highly suitable for residential use, that half of the property in question lies within the Urban District, that considerable residential development has occurred in this area since the Land Use district boundaries were adopted, and that Komohana Extension recently completed will provide a more direct route from this area to Hilo and further stimulate residential development in the area.

Public utilities are available to the site. The soil is moderately deep, fine, stony, well-drained, poorly suited for machine tillage with slopes of less than 20%. Rainfall is approximately 168 inches annually.

The Hawaii County Planning Commission recommended approval because the parcel is split into two zones, Komohana Street Extension gives the area a more urban characteristic, the soil is not well suited for agriculture, and the County General Plan proposes this area for residential-agricultural uses.

There is, however, another new and interesting development that warrants further consideration. The County Planning Director and the applicant reported the willingness to develop the area in question on the basis of the "cluster" concept. Basically, this means that the design of the area will group houses in a more desirable pattern, providing common open space throughout the area for the use of the residents and yet maintaining the same density as if he had proceeded on the basis of a conventional lot by lot development. The latest trend in residential development is to encourage the design of residential areas to improve the environment for its inhabitants and to do away with the stereo-type lot by lot subdivision. Cluster development is an attempt to eliminate the ticky tack houses uniformly placed in the center of the lot providing the typical stereo-type suburban subdivision. The willingness of the developer to develop his property on the cluster concept behooves government agencies to assist in all possible ways in order to achieve a more pleasingly asthetic and functional development where an environment more suitable to the human needs and satisfaction can be created. In view of this new development, and since public facilities are available and the soil is not conducive for intensive agriculture, the staff recommends that the Urban District boundary be extended to include the additional 32 acres.

2254

LAW OFFICE
OF
USHIJIMA, NAKAMOTO AND YUDA

JOHN T. USHIJIMA
ROY K. NAKAMOTO
GEORGE S. YUDA

P. O. BOX 964
HILO, HAWAII
96720

September 25, 1967

RECEIVED
SEP 27 1967
State of Hawaii
LAND USE COMMISSION

Land Use Commission
State of Hawaii
426 Queen Street
Honolulu, Hawaii 96813

Attention: Mr. Ramon Duran

Gentlemen:

Re: Application of Yasuo Kuwaye and Hiromu Yamanaka for Amendment to the Land Use Boundary

Enclosed herewith are two copies of a map that the applicants in the above matter have prepared showing a proposed cluster-type development of the land that is subject to the application. This plan has received some favorable comments from the Planning Commission of the County of Hawaii, and we pass this on to you if it will help you reach a decision in the matter. The applicants are seriously considering adopting this subdivision plan which would be the first of the cluster-type development in the city of Hilo.

Will you please inform us when this application will again be considered by the Commission.

Very truly yours,

Roy K Nakamoto

RKN:ch

Enclosures

September 27, 1967

Mr. Roy K. Nakamoto
Ushijima and Nakamoto
P. O. Box 964
Hilo, Hawaii 96720

Dear Mr. Nakamoto:

This is to advise you that the Land Use Commission next meets on October 13, 1967 at 3:00 p.m., at the County Building, 25 Aupuni Street, Hilo, Hawaii.

On or about that time decisions on the following petitions which you represent will be rendered:

A67-153 - Yasuo Kuwaye and Hiromu Yamanaka
A67-154 - Evelyn S. Foo, et al

There is no requirement for you to be present. However, should you wish to attend, please feel free to do so.

Very truly yours,

RAMON DURAN
Executive Officer

STATE OF HAWAII
LAND USE COMMISSION

Hale Halawai Cultural Center
Kona, Hawaii

July 28, 1967
1:00 P. M.

STAFF REPORT

A67-153 - YASUO KUWAYE AND HIROMU YAMANAKA

This is a request by Messrs. Kuwaye and Yamanaka through their attorney Roy Nakamoto of Ushijima and Nakamoto to change the district designation on approximately 66 acres from its present agricultural classification into the Urban District. The property in question, TMK 2-4-22: parcels 8, 9, 17 to 30 inclusive, is located on the southwest corner of Komohana and Puainako Street.

Background

The petitioners' interest in the subject property is that they are buyers under an Agreement of Sale. The owner, Costa Roumanis, submitted a signed statement in support of the application and the petitioners' desire to subdivide the land for residential purposes. At the present time, the property in question is vacant, abandoned cane land and overgrown with grass with some rock outcroppings. The petitioners have submitted the following reasons supporting their request:

1. The land is not suitable for agricultural use since it cannot be utilized economically.
2. There are many noxious growths on the land, soil is shallow, and there are many rock outcroppings.
3. The land is highly suitable for residential use as evidenced by numerous existing residential houses in the neighborhood.
4. Half of the parcel in question lies within the Urban District and the remaining half in the Agricultural District has no access and

therefore it would be uneconomical to subdivide only that portion in the Urban District.

5. Since the Land Use district boundaries were adopted, the area in which the property is located has generally been built up with residences.
6. The Komohana extension, presently under construction, will provide a more direct route from Hilo to this area of town.

Public utilities are available to the site.

The soil is in the Olaa series, i.e., moderately deep, fine, dark grey in color; stony; well drained; slopes vary between 0 and 20% and poorly suited for machine tillage. The median annual rainfall is approximately 168 inches.

County Recommendation

The Hawaii County Planning Commission recommends approval of the request for the following reasons:

1. Where deemed reasonable, the County has attempted to allow an owner to have the same designation for his land when it is split into 2 zones.
2. The construction of the Komohana Street extension gives this area a more definite urban characteristic.
3. Urban, Residential A Zone surrounds and directly abuts the subject area completely on the north and east sides.
4. The County is currently studying an amendment to the General Plan for the entire Waiakea Homesteads area.
5. The soil characteristics are stony to very stony, poor for machine tillability and not well suited for agriculture.
6. The County General Plan proposes this area for Residential-Agriculture

at this time and the zoning is presently Agriculture 1 (acre).

Analysis

There have been 3 boundary change requests in this area in the recent past. One of these requests, Frances and William Douglas, for a change from agriculture to urban on approximately 40 acres, is located only 950 feet from the property in question. This request was denied on January 13, 1967 by the Land Use Commission. At the present time, the developers have under Agreement of Sale 66.5 acres of land of which approximately 34 acres are within the Urban District. Parcel 30 containing 32.81 acres is within the Agricultural District. The Land Use Commission staff's recommendation to the Commission on boundary changes in this vicinity, in the past, was for denial primarily because of the tremendous amounts of vacant land already contained within the urban boundary. It has been stated that there is more than enough land to accommodate the next 10 years' growth period. This statement has been supported by the Hawaii County Planning Commission. This is further evidenced by the number of vacant lots in recently completed subdivisions, both within the Urban District and non-conforming subdivisions in the Agricultural District.

One of the main reasons for recommending approval of the petition by the County was the construction of Komohana Street Extension that, upon completion, would create an urban character at this intersection with Pua'inako Street. It should be emphasized that the Commission, in establishing its urban-agricultural boundary, recognized this possibility and has zoned the property on the mauka side of Komohana Street in the Urban District to a depth of almost 1,000 feet. This mile and a half long stretch of urban area is practically vacant.

The petitioner cites as a strong argument that the agricultural portion

has no access and therefore must be included in the Urban District. This is an illogical statement for if the portion in the Urban District were subdivided, adequate access could be provided to the 32-acre parcel.

The fact that the soil classification identifies the area as stony, the property in question was at one time used for growing sugar cane and much of the surrounding agricultural lands in the Waiakea Homesteads area is used for grazing purposes.

At the present time, the County General Plan proposes the area for residential-agricultural uses and has zoned the area for a minimum of 1-acre agricultural lots. An urban designation would be inconsistent with this plan and with the State plan and would also pre-determine the results of the present County General Plan study of this area.

Recommendation

The staff recommends that the petition be denied for the following reasons:

1. The Waiakea Homesteads area, as required by the LUC regulations, has included within its Urban District sufficient reserve areas for urban growth to accommodate more than the anticipated growth for the next 10 years.
2. The request conflicts with the existing County General Plan and no change should be made until completion of the County's study of the area justifies such a change.
3. The subdivider may proceed on the basis of the 34 acres presently vacant and within the Urban District as the first increment, utilizing that portion in the Agricultural District as increment 2 when the need can be justified by the sales and home construction within the first increment.

4. The area is not characterized by "city-like" concentrations of people, structures and services. The area is sparsely developed, more characteristic of an agricultural or rural area with houses on large lots interspersed with agricultural activities.

It is therefore recommended that the petition be denied.

July 13, 1967

Mr. Roy K. Nakamoto
Ushijima and Nakamoto
P. O. Box 964
Hilo, Hawaii 96720

Dear Mr. Nakamoto:

This is to advise you of the public hearing that will be conducted by the Land Use Commission on July 28, 1967 at 1:00 p.m., at the Hale Halawai Cultural Center, Kona Hawaii, on the following petitions that you represent:

1. A67-151 - Toshio Nakamoto and Iwao Jyo
2. A67-153 - Yasuo Kuwaye and Hiromu Yamanaka
3. A67-154 - Evelyn S. Foo, et al

Very truly yours,

RAMON DURAN
Executive Officer

RECEIVED

JUN 30 1967

COUNTY OF HAWAII
COUNTY PLANNING COMMISSION

State of Hawaii
LAND USE COMMISSION

Applicant Yasuo Kuwaye, et al.

Date petition received by Planning Commission May 18, 1967

Date of Planning Commission Meeting June 16, 1967

Date petition and recommendations forwarded to LUC June 29, 1967

AMENDMENT OF ZONE DISTRICT BOUNDARY

The County Planning 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:

Being Grant 8792 and also being portion of Grant 9045, Lot 519 and portion of Lot 518, Waiakea Homesteads, Waiakea, South Hilo, Hawaii.
TMK: 2-4-22:8, 9, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, & 30.

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

The Commission decided to recommend: Approval.

on the basis of the following findings:

1. A portion about 25 acres in size of the lot in question (which in its entirety contains 66.571 acres) is in an Urban District. The remaining portion to the west (mauka direction) contains about 30 acres and is designated Agriculture by the State Land Use Commission. Where deemed reasonable, the County has attempted to allow an owner to have the same designation for his land when it is split into 2 zones.

2. A recent development in the immediate area has occurred which gives this Komohana-Puainako corner a more definite urban characteristic. It is - the near completion of a new main crosstown thoroughfare, the Komohana Street Extension.

3. Urban, Residential A Zone surrounds and directly abuts the subject area completely on the north and east sides.

4. A Planning Commission-initiated amendment to the County General Plan is now being considered for the entire area even mauka of subject parcels. (This study is not complete).

5. Land Use Classification (University of Hawaii) of the entire area describes this sector to be stony to very stony, poor for machine tillability and not well suited for agriculture.

6. County General Plan proposes this area for Residential-Agriculture at this time. Zoning is presently Agriculture 1.

(Signed) Raymond H. Suefuji

Director, County Planning Commission

State Form B14

STATE OF HAWAII

OFFICIAL RECEIPT No. 186

Department of Planning and Economic Development
Department, Bureau or Commission

May 22 19 67

RECEIVED from Ushijima & Nakamoto - Trustee

Fifty and no/100 **DOLLARS**

L.U.C. Hearing Fees - Kuroaye & Yamanaka

$ 50.00

Jean H. Kamitono
Public Accountant

May 16, 1967

Planning Commission
County of Hawaii
Hilo, Hawaii

Attention: Mr. Raymond Suefuji, Director

Gentlemen:

Pursuant to Section 98H-4, RLH 1955, as amended, and Act 32 SLH 1965, a copy of a petition for amendment to the land use district boundaries, submitted by Messrs. Yasuo Kuwaye and Hiromu Yamanaka, together with map and supporting data, is forwarded to you for your comments and recommendations.

Thank you for your cooperation.

Very truly yours,

RAMON DURAN
Executive Officer

Encls.

May 15, 1967

Mr. Roy K. Nakamoto
Ushijima and Nakamoto
P. O. Box 964
Hilo, Hawaii 96720

Dear Mr. Nakamoto:

We have received a letter from Mr. V. H. Myre, attorney representing Mr. Costa Roumanis, owner of the parcels shown on Tax Map Key 2-4-22: 8, 9, 17 through 30 at Waiakea Homesteads, Waiakea, Hilo, Hawaii, enclosing a statement by Mr. Roumanis supporting the application of Messrs. Yasuo Kuwaye and Hiromu Yamanaka to amend the Land Use district boundaries of the subject parcels. We have therefore initiated procedures for a public hearing as of this date.

In accordance with Section 98H-4, RLH 1955, as amended, and Act 32, SLH 1965, this Commission must schedule a public hearing on this petition no sooner than 60 days and no more than 120 days. After 45 but within 90 days following the public hearing, the Land Use Commission is obliged to render a decision on your petition.

A hearing schedule will be determined at a later date to consider the several pending petitions, including yours, in the County of Hawaii. We will inform you of the date of the hearing as soon as it is determined.

Should any questions develop in the meantime, we will contact you. Should you have any questions, please feel free to contact us.

Very truly yours,

RAMON DURAN
Executive Officer

cc: Hawaii Planning Comm.

2171

V. H. MYHRE
ATTORNEY AT LAW
SUITE 505 TRUSTCO BUILDING
HONOLULU 13, HAWAII
TELEPHONE 568070

RECEIVED
MAY 15 1967
State of Hawaii
LAND USE COMMISSION

May 12, 1967

Land Use Commission
State of Hawaii
426 Queen Street
Honolulu, Hawaii 96813

Attention: Mr. Ramon Duran
Executive Officer

Gentlemen:

I represent Mr. Costa Roumanis, owner of certain parcels of land at Waiakea Homesteads, Waiakea, Hilo, Hawaii, identified by Tax Map Key 2-4-22: 8, 9, 17-30.

In response to your letter of May 3, 1967 addressed to Mr. Roy K. Nakamoto, I forward herewith a statement signed by Mr. Costa Roumanis joining and supporting the application of Messrs. Yasuo Kuwaye and Hiromu Yamanaka to amend the land use district boundaries of the subject property.

Very truly yours,

V. H. Myhre

VHM:gu
cc: Mr. Roy K. Nakamoto

RECEIVED
MAY 15 1967
State of Hawaii
LAND USE COMMISSION

S T A T E M E N T

I, COSTA ROUMANIS, owner of Tax Map Key 2-4-22: 8, 9, 17-30 at Waiakea Homestead, Waiakea, South Hilo, Hawaii, do hereby join in with and support the application of Yasuo Kuwaye and Hiromu Yamanaka to amend the Land Use District Boundary affecting said property.

Dated at Honolulu, Hawaii, this 11th day of May, 1967.

Costa Roumanis
COSTA ROUMANIS

State Form B14

STATE OF HAWAII

OFFICIAL RECEIPT No. 165

Land Use Commission
Department, Bureau or Commission

May 2 1967

RECEIVED from Ushijima & Nakamoto

Fifty & no/100 DOLLARS

Petition for Boundary Change
Yasuo Kuwaye & Hiromu Yamanaka

$50.00

Dora Y. Honkawa
Public Accountant

May 3, 1967

Mr. Roy K. Nakamoto
Ushijima and Nakamoto
P. O. Box 964
Hilo, Hawaii 96720

Dear Mr. Nakamoto:

This is to acknowledge the receipt of a petition by Yasuo Kuwaye and Hiromu Yamanaka to amend the land use district boundaries as shown on Tax Map Key 2-4-22: 8, 9, 17 through 30, at Waiakea Homesteads, Waiakea, Hilo, Hawaii, and also your check in the amount of $50.00.

Since Messrs. Kuwaye and Yamanaka are not the property owners, please submit a statement requesting the rezoning signed by the present owner of parcel 30, or a copy of the agreement of sale to establish the petitioners' interest in the property. Note that Section 98H-4 of Act 205 states "any property owner or lessee may petition the Commission".

Very truly yours,

RAMON DURAN
Executive Officer

LAW OFFICE
OF
USHIJIMA AND NAKAMOTO

JOHN T. USHIJIMA
ROY K. NAKAMOTO
GEORGE S. YUDA

P. O. BOX 964
HILO, HAWAII
96720

May 1, 1967

A67-153

RECEIVED
MAY 2 1967
State of Hawaii
LAND USE COMMISSION

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

Gentlemen:

Enclosed herewith are the following:

1. Original and copy of Petition for Amendment to the Land Use Commission District Boundary of Yasuo Kuwaye and Hiromu Yamanaka, with attached Statement;

2. Two copies of the map showing the land in question;

3. Check for $50.00.

We would appreciate having this petition processed by your Commission.

Very truly yours,

Roy K. Nakamoto

RKN/lc

Enclosures

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

RECEIVED
MAY ✓ 1967
State of Hawaii
LAND USE COMMISSION

This space for LUC use

Date Petition and Fee received by LUC_____

Date forwarded to County for recommendation_____

Date Petition, and County recommendation received by LUC_____

A67-153

PETITION FOR AMENDMENT TO THE LAND USE COMMISSION DISTRICT BOUNDARY

(I) (We) hereby request an amendment to the Land Use Commission District Boundary respecting the County of Hawaii, Island of Hawaii, map number and/or name 2-4-22, parcels 8,9,17-30 all in A 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:

Abandoned cane land, shallow soil, overgrown with grass and with rock outcroppings

Petitioner's interest in subject property:

Buyer under Agreement of Sale

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

Petitioners wish to subdivide the land for residential use.

(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 suitable and adaptable for the uses it is proposed to be used for~~

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

Signature (s) Roy K. Nakamoto
ROY K. NAKAMOTO, Attorney for
Yasuo Kuwaye & Hiromu Yamanaka

Address: c/o Ushijima and Nakamoto
297 Waianuenue Avenue
Hilo, Hawaii

Telephone: 50-801

RECEIVED
MAY ✓ 1967
State of Hawaii
LAND USE COMMISSION

S T A T E M E N T

The subject land, although covered by several tax key numbers, constitute a large parcel of land containing a total area of 66.5 acres, more or less.

As is generally true of the land in the same area, the said land is not suited for agricultural use since the same cannot be utilized economically. There are many noxious growths on the land, soil is shallow and there are many rock outcroppings.

On the other hand, the land is highly suitable for residential use as evidenced by the numerous residential houses existing in the immediate neighborhood, and to be constructed in the residential subdivision recently opened and lying on the southern side of this parcel of land.

Approximately one half of this parcel lies within an urban district and the remaining one half is within an agricultural district. However, due to the way the boundary lines are drawn, this latter one half has no access to any government road except through the other one half designated for urban use. Because of the shape and location of the respective halves of the tract, it would be uneconomical to subdivide the same for residential use.

Since the time the land district boundaries were originally adopted, the area in which the property is located has generally been built up with residences. Also, the new

cross-town road which begins about 400 feet from this parcel is almost complete. The access to area provided by this new road should further urbanize the property creating more need for residential lots in this area of town.

For the foregoing reasons, it is submitted that the boundary lines of the urban district be amended to include all of the land being purchased by the applicants.


Alealea Pt
HILO BAY
Kuhio Bay
Kaulainaiwi Island
Cocoanut Island
Radio Tower (KILA)
Mokaoku
Naval Reserve Electronic Facility
Liliuokalani Gardens
Waiakea Pond
Kenakea Pond
Reeds Bay
Onekahakaha Park
Mahikea Island
Kionakapahu Pond
Lonaka Pond
Keaukaha
Radio Facility
LELEIWI PARK
KALANIANAOLE AVE
KING AVE
PUAINAKO AVE
KUHIANA AVE
DESHA AVE
KANOELEHUA AVE
Puueo
Clem Akina Park
Amauulu Camp
Powerhouse
Mokupane Pt
BM 9
Cocoanut Pt
Kalakaua Park
Mooheau Park
HILO
KAMEHAMEHA AVENUE
WAIAKEA CANAL
Hoakimau Pond
Wailoa River
Wailoa Park
Hoolulu Park
Waiakea
PIILANI ST
HUALANI ST
KEKUANAOA ST
LEILANI ST
STREET
Shopping Center
Hawaii Technical Sch
Ivy Sch
Lincoln Park
Veterans Cem
Chinese Cem
Homelani Cem
Hilo High Sch
Hilo Hospital
Rainbow Falls
Carvalho Park
Halaai
Haili Congressional Cem
St Joseph High Sch
Kapiolani Sch
Monoui Pond
Waiakea Pond
Waiakea River
Kulanaapia Falls
Stream
Kaimukanaka Falls
Kaiulukii
Boiling Pots
Peepee Falls
Radio Tower (KHBC)
Piihonua
WAINANIENUE RD
Kaumana Springs
Kupapau Hill
Pulu Ioane
Pulu Hono
De Silva Sch
PIIHONUA
PUNAHOA
PUNAHAWAI
HOMESTEADS
INDEFINITE BDY
Spring
Waiakea Reservoir
Puainako Reservoir
Waiakea-Kai Sch
Camp Two
Camp Four
Camp Six
Water Tank
Waiakea-Uka Sch
Kaumana Sch
Waiakea Station
KUKUAU 2
KUKUAU 1
LAVA FLOW OF 1881
Waiakea-Waena Sch
Hilo Golf Course
Hilo South Base
Quarry
Well
GENERAL LYMAN FIELD
Hawaii National Guard
WAIAKEA
MAKALIKA
PANAEWA
FOREST RESERVE
SOUTH HILO DISTRICT
PUNA DISTRICT
INDEFINITE BOUNDARY
ROAD (PRIVATE)
ROAD
7964



7965

TRUE NORTH
SCALE: 1in=100ft.

175°40' — 1800.00

RESERVED FOR PLAYGROUND (0.91 ACRES)

KOMOHANA STREET

PUAINAKO STREET (PROPOSED)

355°40' — 737.00

KOMOHANA STREET

TRUE NORTH

SUBDIVISION SITE

KOMOHANA STREET

HAHAI STREET

KAWAILANI STREET

PUAINAKO STREET

KINOOLE STREET

KILAUEA STREET

VICINITY MAP
SCALE: 1in=2000ft.

SAKAI KAWAKAMI
REGISTERED LAND SURVEYOR
No. 550
HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION.

Sakai Kawakami

KOMOHANA GARDENS SUBDIVISION

BEING GRANT 5792 TO GILBERT K. PATTEN AND ALSO BEING PORTION OF GRANT 9045 TO GEORGE LOWSON. ALSO BEING LOT 519 AND PORTION OF LOT 518 OF WAIAKEA HOMESTEADS, WAIAKEA, SOUTH HILO, HAWAII

OWNER: YASUO KUWAYE AND ASSOCIATES
P.O. BOX 707
HILO, HAWAII

PREPARED BY
BIG ISLAND ENGINEERS & ASSOCIATES, LTD.
405 KINOOLE ST.
HILO, HAWAII

SUMMARY:

TOTAL AREA = 2,899,821 SQ.FT. = 66.57 ACS.
TOTAL NUMBER OF LOTS = 154
TOTAL LENGTH OF 50 FT ROAD = 8,665 FT. = 1.527 MI.
AVERAGE LOT SIZE = 10,000 SQ.FT.

T.K. 2-4-22

JOB Nº 66-H-37

7966

TRUE NORTH
SCALE: 1in = 100 ft.

175° 40' — 1800.00

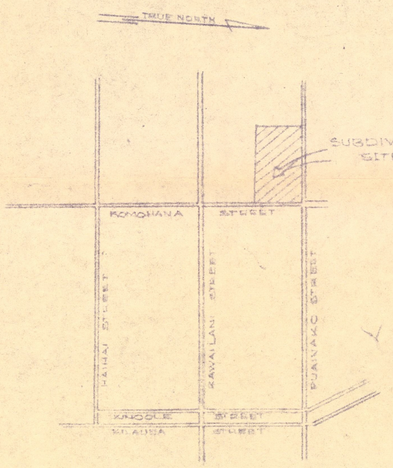
RESERVED FOR PLAYGROUND (6.9± ACRES)

STREET (PROPOSED)

FUAINAKO

KOMOHANA STREET

355° 40' — 787.50



VICINITY MAP
SCALE: 1 in = 2000 ft.

SAKAI KAWAKAMI
REGISTERED LAND SURVEYOR
No. 550
HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION.

Sakai Kawakami

KOMOHANA GARDENS SUBDIVISION

BEING GRANT 5792 TO GILBERT K. PATTEN AND ALSO BEING PORTION OF GRANT 9045 TO GEORGE LOWSON. ALSO BEING LOT 51D AND PORTION OF LOT 51B OF WAIAKEA HOMESTEADS, WAIAKEA, SOUTH HILO, HAWAII.

OWNER: YASUO KUWAYE AND ASSOCIATES
P.O. BOX 707
HILO, HAWAII

PREPARED BY
BIG ISLAND ENGINEERS & ASSOCIATES, LTD.
435 KINOOLE ST.
HILO, HAWAII

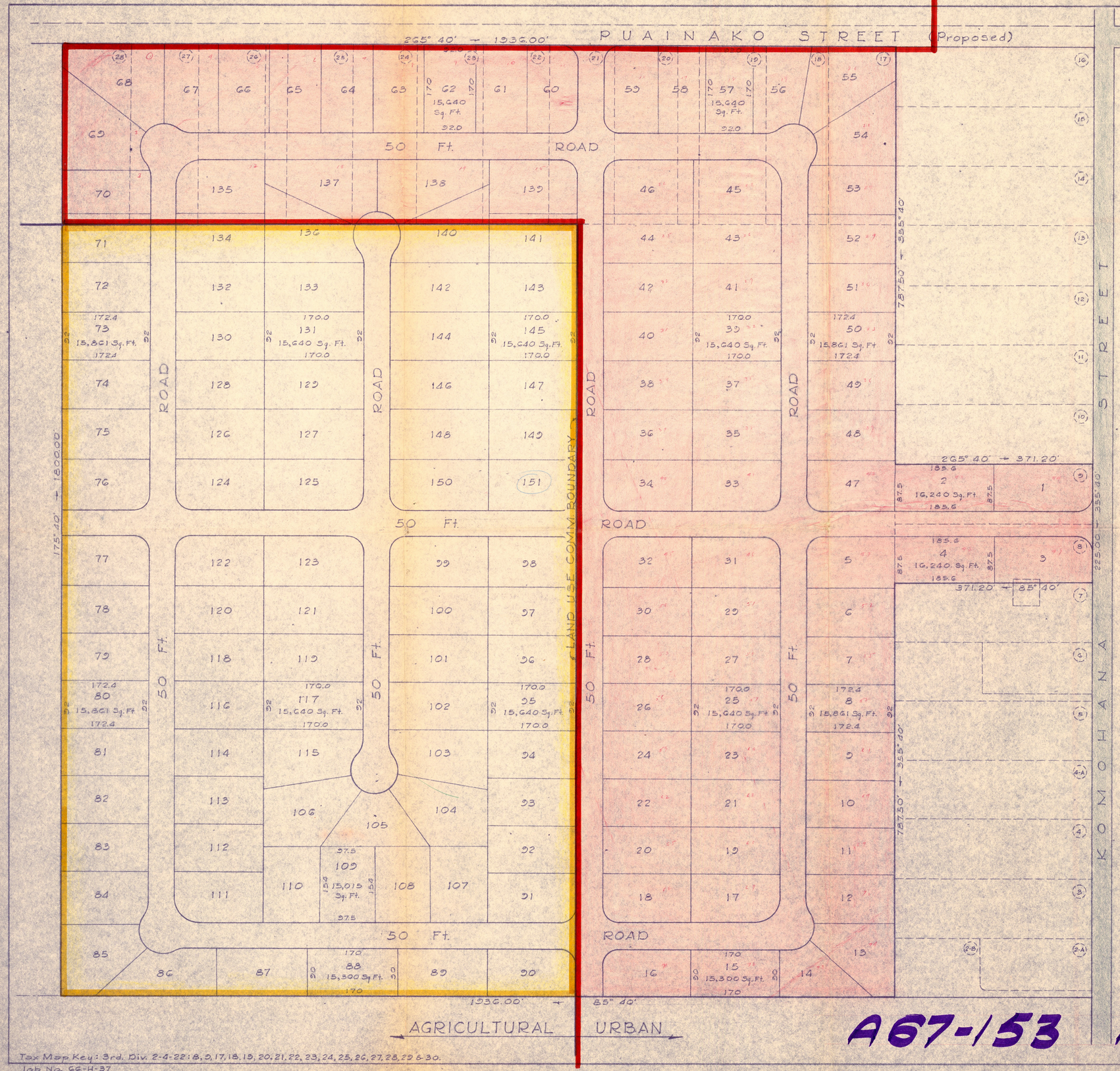
SUMMARY:

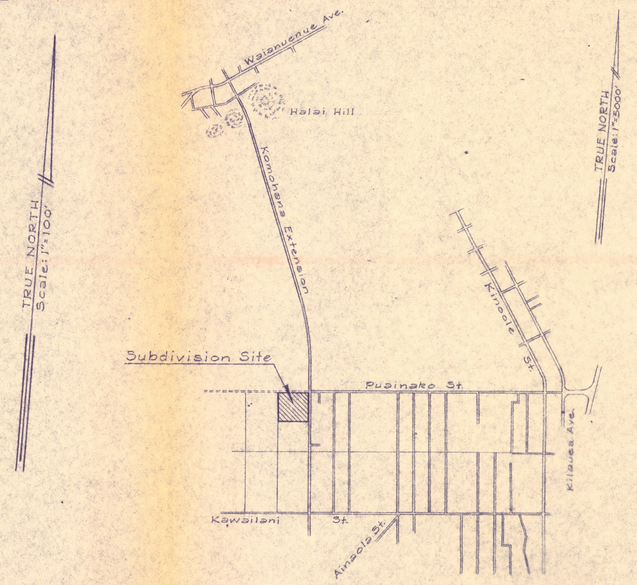
TOTAL AREA = 2,899,821 SQ.FT. = 66.57 ACS.
TOTAL NUMBER OF LOTS = 154
TOTAL LENGTH OF 50 FT ROAD = 7,650 FT. = 1.50 MI.
AVERAGE LOT SIZE = 10,000 SQ.FT.

T.K. 2-4-22

JOB Nº 66-H-37

7967





VICINITY MAP

KOMOHANA GARDENS SUBDIVISION

BEING GRANT 8792 to GILBERT K. PATTEN AND
ALSO BEING PORTION OF GRANT 9045 to GEORGE LOWSON.
ALSO BEING LOT 519 & PORTION OF LOT 518 OF
WAIAKEA HOMESTEADS, WAIAKEA, SOUTH HILO, HAWAII

OWNER: YASUO KUWAYE & ASSOCIATES
P.O. BOX 707
HILO, HAWAII

PREPARED BY
BIG ISLAND ENGINEERS & ASSOC., LTD.
ENGINEERS ~ SURVEYORS
465 KINOOLE ST., HILO, HAWAII

Summary:
Total Area: 2,899,821 Sq. Ft. = 66.571 Acres
Total Number Of Lots: 151
Average Lot Size: 15,000 to 16,200 Sq. Ft.
Total Length Of 50 Ft. Road: 9,950 Lin. Ft. = 1.9 Mile

NOTE: (74 LOTS in "U" — Colored Red)
(77 " in "A" — Bounded by Yellow)

SAKAI KAWAKAMI
REGISTERED LAND SURVEYOR
No. 550
HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION.
Sakai Kawakami

A67-153 KUWAYE / YAMANAKA

Tax Map Key: 3rd. Div. 2-4-22: 8, 9, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 & 30.
Job No. 66-H-37

March 6, 1967

7968

A67-153 KUWAYE / YAMANAKA

PULINAKO HOUSE LOTS
INSET "A"

PULINAKO STREET

KOMOHANA ST.

TRUE NORTH
Scale: 1 in. = 100 ft.

SEC. 9

ZONE 2

KUKUAU ST.

APP.

80.514 Ac.
(80.219 Ac.)
Kinoole Development

State of Hawaii
23.042 Ac. more or less

State of Hawaii
29.571 Ac.

BLOCK MOKAULELE

BLOCK 70

Kuwaye Brothers (Inc.)
Rev. Amt. $1,080,000

Hawaii LAND

180.662 Ac.

PLAT 28

PLAT 57

PLAT 60

PLAT 56

PLAT 52

PLAT 53

PLAT 54

PLAT 55

PLAT 58

PLAT 59

PLAT 61

PLAT 62

PLAT 63

PLAT 64

PLAT 65

PLAT 66

PLAT 67

PLAT 68

PLAT 69

PLAT 70

PLAT 71

PLAT 72

PLAT 73

PLAT 74

PLAT 75

PLAT 76

PLAT 77

PLAT 78

PLAT 79

PLAT 80

PLAT

PLAT 12

TRUE NORTH
Scale: 1 in. = 60 Ft.

← To Puainako

KOMOHANA STREET

(Terumi Muraoka & wf Shinobu) A/S	(Kaoru Imaizumi & wf Tsukie, Fujitaka Kimura -J/T) A/S	(Frank D. Pankey) A/S	Paul Caitano	(Roy Sakaguchi & wf Naomi M. -T/E) A/S	(Kenneth K. Tanaka & wf Amy E. -T/E) A/S	(Albert Correa, Jr. & wf Dorothy K. -T/E) A/S	Albert T. Kudo & wf Yuriko -T/E	Arturo Aquil & wf Edna J. -T/E		(Fred W. Zinger & wf Eleanor F. -T/E) A/S	(Kazumasa Okamoto & wf Helen I. -T/E) A/S	(Michael K. Nishida) A/S	Fujio Taketa & wf Marion H. -T/E	Clarence E. Lefferts, Sr. & wf Marion C. -T/E	Boniface C. Leong, Sr. & wf Veronica M. -T/E	(Victoria Loyola & Deulinda Morgado -J/T) A/S	James T. Yagi & wf Carol S. -T/E	Shoichi Yamamoto & wf Kimiko T/E	Kaamoku Waipa, Jr.	George H. Yamamoto & wf Shizuko N. -T/E	
21	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1			
15,000 ☐	15,000 ☐	15,000 ☐	15,000 ☐	15,000 ☐	15,000 ☐	15,000 ☐	15,000 ☐	15,500 ☐	16,032 ☐	15,000 ☐	15,000 ☐	15,000 ☐	15,000 ☐	15,000 ☐	15,000 ☐	15,000 ☐	15,000 ☐	15,000 ☐	15,043 ☐	15,044 ☐			
105	104	103	102	101	100	99	98	97	96	95	94	93	92	91	90	89	88	87	86	85			
85.23	85.23	85.23	85.23	85.23	85.72	85.72	85.23	88.07	51.05	85.23	85.23	85.23	85.23	85.23	85.23	85.23	85.23	85.23	85.47	85.48			
340.02				170.05		170.05																	
				(26)		(28)		(30)	(31)	(32)	(33)	(34)	(35)	(36)	(37)	(38)	(39)	(40)	170.05 (Robert D. Kapuras & wf Elizabeth M. -T/E) A/S	(41)			
				69 15,001 ☐		70 15,001 ☐		72 15,500 ☐	73 16,032 ☐	74 15,000 ☐	75 15,000 ☐	76 15,000 ☐	77 15,000 ☐	78 15,000 ☐	79 15,000 ☐	80 15,000 ☐	81 15,000 ☐	82 15,000 ☐	84 15,001 ☐					
				170.05		170.05													170.05					
				(27)		(25)													Fred W. Zinger & wf Eleanor F. -T/E	(42)			
				68 15,000 ☐		71 15,000 ☐													83 15,000 ☐				
				150.05		150.05													150.05				

106

40 - FOOT ROAD

G7,035 ☐

1308.13

(Kakuichi Kuwada & wf Kimiye -T/E) A/S	(43)
45 15,000 ☐	
(Alejandro Mambot & wf Magdalena) A/S	(44)
44 15,000 ☐	
(Terry T. Shima & wf Betty F.) A/S	(45)
43 15,000 ☐	
(Charles L. Keone, Sr. & wf Constance K.) A/S	(46)
42 15,000 ☐	

150.08 / 150.08 / 150.08 / 150.08 / 150.08

State of Hawaii (County of Hawaii) Exec. Ord. 1414
TANK & RESERVOIR SITE
0.685 Ac.
150.00 / 150.00

ANTH

L O T

24.112 Ac.

1350.00

PLAT 22 — DWG. NO.: 5602 SOURCE-TMB FEB. 5, 1965 MY-RE.

PLAT 17 — KAWAILANI STREET

GRANT

PLAT 03

GRANT

10807

NOTE: INCREMENT 1
(Lots 1 to 21 & 43 to 46 incl.)
INCREMENT 2
(Lots 22 to 42 incl. & 47)

RESERVED PARCELS:
3 to 41 & 46 to 67 incl.

NOTE: All lots owned by Kaoru Sunada unless otherwise noted.

Parcels 42 to 45, 89, 93, 94, 95, 96, 99, 100, 101, 103, 104, & 105 owned by Anela Inc.

MAY 11 1967

FOR REAL PROPERTY TAXATION PURPOSES
SUBJECT TO CHANGE

"KOMOHANA STREET LOTS", GRANT S-13773, POR. WAIAKEA HMSTDS., 2ND. SERIES, WAIAKEA, S. HILO, HAWAII (Formerly por. 2-4-03)

DEPARTMENT OF TAXATION
PROPERTY ASSESSMENT DIVISION
TAX MAPS BRANCH
STATE OF HAWAII
TAX MAP
THIRD TAXATION DIVISION

ZONE	SEC.	PLAT
2	4	48

SCALE: 1 IN. = 60 FT.

7970

AUG 24 1950

PUAINAKO STREET

{87.31.2 S. 818.7 W. HALAI"

068.0

500

Tamotsu Shiroma

30.04 Acs.

110 33

VACANT

GRANT

1800.0

PLAT 03

32 — 50.0 — 250 sq ft — 50.0 — Territory of Hawaii "JAMES"

31

28 (28) 123.73 — 27 (27) 123.73 — 26 (26) 123.74 — 25 (25) 123.74 — 24 (24) 123.73 — 23 (23) 123.73 — 22 (22) 123.73 — 21 (519) 123.73 — 20 (21) 123.74 — 19 (20) 123.74 — 18 (19) 123.74 — 17 (18) 123.73 — (17)

337.50 — 337.50 — 337.50 — 337.50 — 337.50 — 337.50 — 337.50 — 337.50 — 337.50 — 337.50 — 337.50 — 337.50 — 337.50

41,750¢ — 41,750¢ — 41,762¢ — 41,762¢ — 41,750¢ — 41,750¢ — 41,750¢ — 41,750¢ — 41,762¢ — 41,762¢ — 41,750¢ — 41,750¢

VACANT

32.81 Acs.

VACANT

GRANT

1462.50

S 10° 87 0E

20.35 Acs.

VACANT

GRANT

S 10° 87 0E

1.07

0045

29

30

PLAT 03

PLAT 48

Note: All lots owned by Costa Roumanis unless otherwise noted.

2 4 22

371.20

518 (16) Seigo Nagao & wf Haruko - T/E — 41,760¢ — 16

371.20

(15) Tetsuo Hamada & wf. Eloise K. - T/E — 41,760¢ — 15

371.20

(14) Charles T. Okino & wf. Tosue W. T/E — 41,760¢ — 14

371.80

(13) Katsumi & Minoru Hirabara J/T — 41,760¢ — 13

371.20

(12) Kimiyo E. Shishido — 41,760¢ — 12

371.80

(11) Renyei Matsumura & wf. Kiyono - T/E — 41,760¢ — 11

371.20

(10) Linnea O. Foss — 41,760¢ — 10

371.80

(9) 41,760¢ — 9

371.20

(8) 41,421 sf — 8

222.42 — 178 — 50.0 (33¢) — 178 — 178

(7) Earl Y. Sakamoto & wf Sue M. - T/E — 30,599¢ — 7

Sta. of Hawaii "Cook" — 33 — 20¢ (R1G)

(6) Kenneth D. Benevides & wf. Helen - T/E — 21,760¢ — 6

(5) Kanichi Nakamoto & wf. Fujino - T/E — 20,000¢ — 35

371.20

(5) Harold Y. Saito & wf. Masae - T/E — 41,760¢ — 5

371.20

(4A) Albert C. Okutani & wf. Misao T/E — 41,760¢ — 4

371.20

(4) Yuhachi Hayashida Himeo Hayashida - J/T — 41,760¢ — 3

371.20

(3) Saburo Kuroyama & wf. Tokie T/E — 41,760¢ — 2

371.20

(2A) Francisco Arnon & wf. Catalina N. Maximiano Arnon & Beatrice N. Arnon — 20,880 sf — 34

(2A) James R. Akiona & wf. Josephine N. T/E — 20,880¢ — 1

162.13 — 200.01 — 122.01 — R1G

371.20

KOMOHANA ST.

1 in = 100 ft.

TRUE NORTH

PLAT 13

Dwg No: 3838

Source: Taxation Maps Bureau

By: HY & ROY March, 1949

A67-153 KUWAYE / YAMANAKA

Por. Waiakea Homesteads, Waiakea, South Hilo, Hawaii

MAY 1 1 1967

SUBJECT TO CHANGE

TAXATION MAPS BUREAU
TERRITORY OF HAWAII

TAX MAP

THIRD DIVISION		
ZONE	SEC.	PLAT
2	4	22

CONTAINING PARCELS

SCALE: 1 IN = 100 FT.

7963