A68-191 IRVING JENKINS AND JOSEPH TEXEIRA

October 23, 1968

Mr. Irving Jenkins
P. O. Box 247
Anahola, Kauai 96703

Dear Mr. Jenkins:

This is to advise you that the petition by Irving Jenkins and Joseph Texeira (A68-191) to amend the land use district boundaries from an Agricultural District into an Urban District for 9.8 acres identifiable by Tax Map Key 4-6-12: parcels 7 and 61, Kapaa, Kauai, and owned by Mr. Texeira, was approved by the Land Use Commission at its meeting on October 18, 1968. However, parcel 24 of Tax Map Key 4-6-12, Kapaa, Kauai, comprising 9 acres owned by Mr. Jenkins was denied an Urban designation and Rural designation.

Prior to taking action on this petition, the enclosed memorandum was presented to the Commission.

Should you desire any further information, or have any questions, please feel free to contact us.

Very truly yours,

RAMON DURAN
Executive Officer

Encl.
cc: Mr. Joseph Texeira
Kauai Planning & Traffic Commission
Department of Taxation
Dept. of Land & Nat. Resources

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Board Room of the Board of Supervisors
Lihue, Kauai

October 18, 1968 - 2:00 p.m.

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

Commissioners Absent: Shelley Mark
Sunao Kido

Staff Present: Ramon Duran, Executive Officer
Ah Sung Leong, Planner
Jack Morse, Attorney General's Office
Jean Soma, Stenographer

Chairman Burns called the meeting to order and swore in persons wishing to testify at the hearing.

HEARINGS

PETITION BY HERBERT AND DOROTHY MIYAHARA (A68-196) TO RECLASSIFY 13 ACRES FROM AGRICULTURAL TO URBAN AT OMAO HOMESTEADS, KOLOA, KAUAI

Staff's recommendation to approve this request was presented by Mr. Leong on the basis that the extent of existing rural-type developments beyond the present Omao Rural District and the restriction on development imposed by Omao and Poeleele Streams to the east and west lead to the conclusion that the Omao Rural District should extend southward to include the existing rural developments adjacent to the subject property. (See copy of report on file.) In addition, it was recommended by the staff that parcels 14 and 61 (TMK 2-7-06: 14 and 61 - 2.846 acres) and the small parcels across the road from the subject property be considered for inclusion in the Omao Rural District when the district boundaries are reviewed in the near future.

See pg. 5

In addition, Commissioner Wung asked Mr. Brun to submit a copy of the letter from the federal government stating that the slaughterhouse has passed federal inspection. Commissioner Wung stated his disbelief of any slaughterhouse in the State of Hawaii having passed federal inspection. In this regard, Frances Welk said that they would not submit a copy of the letter and that the Land Use Commission should seeks its own copy. Furthermore, Mr. Brun added that the approval of his slaughterhouse will not be effective until November or December, 1969, and reiterated his statement that a federal inspector has already inspected the slaughterhouse and found it to be in conformance with federal standards.

The hearing was closed thereafter.

ACTION

PETITION BY IRVING JENKINS AND JOSEPH TEXEIRA (A68-191) TO RECLASSIFY 18 ACRES FROM AGRICULTURAL TO URBAN AT KAPAA, KAUAI

In the staff memorandum presented by Mr. Leong, the staff maintained its original recommendation for approval of Urban Districting for parcels 7 and 61, owned by Mr. Texeira comprising approximately 9.8 acres, and disapproval of Urban or Rural Districting for parcel 24, owned by Mr. Jenkins comprising approximately 9 acres. Furthermore, it was again recommended that parcel 63 be included in the Urban District in the forthcoming boundary review.

Chairman Burns questioned Mr. Leong as to the ownership of parcel 63. In response, Mr. Leong stated that the parcel is owned by the Henriques family and also that they have not indicated any interest in this matter.

In regard to Commissioner Napier's inquiry as to the result of the Henriques family not desiring parcel 63 to be included in the Urban District, Mr. Duran answered that this matter will be considered during a public hearing conducted during the boundary review program. At that time the Henriques family should be contacted to appear at the public hearing to present their views on this matter.

In reply to Commissioner Nishimura's question, Mr. Leong advised that the staff is recommending denial for parcel 24 owned by Mr. Jenkins on the basis that it is unsuited for residential development because of the steepness of the terrain and that despite Mr. Jenkins' request for Rural Districting, it is still

an obvious case of spot zoning since this parcel is not contiguous to either an Urban or Rural District.

One of the petitioners, Mr. Jenkins, submitted that he had originally requested an urban reclassification on his property because he felt it was suitable for his property to be subdivided into smaller houselots. He realized that the Commission was justified in denying his urban classification request in view of the fact that there is no Urban District anywhere in the area of his property. The changing of his plea for a Rural Districting rather than Urban was due to his belief that this would allow small landowners to operate a small farm with chickens, etc., which have no place in an urban area. In addition, he had asked the Souza family (people owning property that is mauka of Mr. Jenkins' property) to petition the Land Use Commission together with him in asking for a reclassification of the two properties. In the meantime, Mrs. Souza had passed away; and the remaining members of the family have not decided what they intend to do with their property.

Mr. Duran informed Commissioner Murakami that Mr. Jenkins has changed his request from an urban designation to rural and that the Commission could move to accept a motion in this regard.

In answer to a question raised by the Executive Officer as to what the petitioner, Mr. Jenkins, meant by a "subsistent farm", Mr. Jenkins submitted that he referred to a home garden. For example, a resident with a 20,000-foot lot would have enough room in the back of his house for a 25 x 30 foot area for a vegetable garden or one could raise "fighting chickens".

Vice-Chairman Choi raised a question as to the legality of the Commission in not conducting an additional public hearing to change Mr. Jenkins' request from an urban to rural zoning before action is taken. Mr. Duran commented that it is permissible to do so as "Urban" was advertised and "Rural" is a more restrictive district.

In informing Commissioner Wung regarding the slopes of the area under discussion, the Executive Officer referred to correspondence the petitioner received from Mr. John W. Smithhisler, Work Unit Conservationist, United States Department of Agriculture, Soil Conservation Service, in which Mr. Smithhisler states that the front portion of the area has slopes of 25-40% and the rear area contains slopes of 40-70%.

Commissioner Nishimura stated the predicament of the landowner is that his land is steep and he wants to subdivide it

for residential purposes. Considering the urban amenities, a one-acre parcel in this area would be most feasible. Furthermore, Rural Districting for the property in question should be approved.

In reply to Mr. Duran's question, Mr. Jenkins stated that he has owned this property for one year.

Mr. Nishimoto replied to Mr. Duran that under the County Subdivision Ordinance, Mr. Jenkins would be required to improve the dirt road leading to his property.

In answer to Commissioner Inaba's inquiry, Mr. Nishimoto commented that the Kauai County's General Plan for the area under discussion is in the residential category. Water facilities for the area include pipelines 2 inch in size. The smallest lot size in an Agricultural District is three acres.

Commissioner Nishimura moved that the Commission grant Mr. Texeira's request for Urban Districting parcels 7 and 61 and also Mr. Jenkins' request for Urban Districting parcel 24. The motion was seconded by Commissioner Napier and was defeated by the following votes:

Ayes: Commissioners Inaba, Napier, Nishimura, and Chairman Burns

Nays: Commissioners Murakami, Wung, and Choi

The chair then entertained a motion from Vice-Chairman Choi who moved to accept staff's recommendation to approve Urban Districting for Mr. Texeira's parcels and disapproval of Urban or Rural Districting for Mr. Jenkins' parcel. The motion was seconded by Commissioner Wung and was carried with Commissioner Nishimura casting the only dissenting vote.

APPLICATION BY KAUAI HELICOPTERS (SP68-53) FOR HELIPORT USE AT LIHUE, KAUAI

Executive Officer, Mr. Duran, delivered the staff memorandum in which the staff again maintained its original decision that this Special Permit request be denied. Denial of this request is on the basis that an operation of this nature (heliport operation) should be conducted at the Lihue Airport approximately 1 mile away; the proposed landing pad does not meet minimum requirements recommended by the Federal Aviation Agency in their "Heliport Design Guide"; landings and takeoffs of helicopters next to the road obviously attract the attention of the motorists

STATE OF HAWAII

LAND USE COMMISSION

VOTE RECORD

ITEM A68-191 - JENKINS/TEXEIRA DATE October 18, 1968

PLACE Board Room of the Board of Supervisors, Lihue, Kauai TIME 2:00 p.m.

NAME	YES	NO	ABSTAIN	ABSENT
MURAKAMI, KEIGO				
WUNG, LESLIE				
INABA, GORO				
~~MARK, SHELLEY~~				
~~KIDO, SUNAO~~				
CHOI, WILBERT				
NAPIER, ALEXANDER				
NISHIMURA, SHIRO				
BURNS, C. E. S.				

COMMENTS:

1st Vote
Texeira - Urban
Jamano - Rural defeated
Second vote
Staff recommendation carried

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM October 18, 1968

TO: LAND USE COMMISSION

FROM: STAFF

SUBJECT: A68-191 - JENKINS/TEXEIRA

This petition to amend the district boundaries for three parcels of land comprising approximately 18.8 acres owned by Mssrs. Irving Jenkins and Joseph Texeira situated at Kapaa, Kauai, was publicly heard on August 16, 1968.

The Kauai Planning & Traffic Commission recommended that parcels 7 and 61 be changed from an Agricultural to an Urban classification but to deny a reclassification of parcel 24. It also recommended that the abutting parcel 63 be included in the Urban District.

The Land Use Commission staff's investigation supported the Kauai Planning Director's finding that parcel 24, owned by Mr. Jenkins is unsuited for residential development because of the steepness of the terrain and that despite Mr. Jenkins' request for Rural Districting, it is still an obvious case of spot zoning since this parcel is not contiguous to either an Urban or a Rural District.

Therefore, in the absence of any further evidence introduced since the public hearing, the staff maintains its original recommendation for approval of Urban Districting for

parcels 7 and 61 and disapproval of Urban or Rural Districting for parcel 24. Also, it is again recommended that parcel 63 be included in the Urban District in the forthcoming boundary review.

October 8, 1968

Mr. Irving Jenkins
P. O. Box 247
Anahola, Kauai, Hawaii 96703

Dear Mr. Jenkins:

The Land Use Commission next meets at 2:00 p.m. at the Board Room of the Board of Supervisors, Lihue, Kauai, on October 18, 1968.

On or about that time a decision on the petition of Irving Jenkins and Joseph Texeira (A68-191) will be rendered.

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

Eaglo-It
Type-Erase
25% COTTON FIBER

October 8, 1968

Mr. Joseph Texeira
R. R. 1
Kapaa, Kauai

Dear Mr. Texeira:

The Land Use Commission next meets at 2:00 p.m. at the Board Room of the Board of Supervisors, Lihue, Kauai, on October 18, 1968.

On or about that time a decision on the petition of Irving Jenkins and Joseph Texeira (A68-191) will be rendered.

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

Minutes of Meeting

Lihue District Court Room
Lihue, Kauai

August 16, 1968 - 2:00 p.m.

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

Staff Present: Ramon Duran, Executive Officer
Ah Sung Leong, Planner IV
George Pai, Legal Counsel
Jean Soma, Stenographer

The meeting was called to order by Chairman Burns, followed by the swearing in of persons testifying before the Land Use Commission today.

DEFERRAL REQUEST BY LOUIS PHILLIPS

Mr. Duran announced that the staff was in receipt of notification from Mr. Phillips, petitioner, that he would like to have the action on his petition deferred until the August 30th meeting in Honolulu because the engineering firm of Shoma, Hotta and Associates are presently drawing a preliminary Subdivision Map which would give the Commission a better idea of the layout of the subdivision and also because his wife has been ill and could not attend the meeting. There was no objection of having this petition deferred.

RAYMOND SUEFUJI'S LETTER RE: SP(T) 62-7 - GILBERT HAY

Mr. Duran acknowledged receipt of a copy of Raymond Suefuji's, Planning Director of the County of Hawaii, letter addressed to Mr. George Pai.

Chairman Burns stated that the best way to resolve a definite date of expiration of Mr. Hay's Special Permit would be to ask Mr. Hay to come in and report to the Commission why the permit should be continued if he does not have any plans to develop his property. Mr. Duran stated that Mr. Hay was authorized resort development and accessory uses and that no time limitation was stipulated on this petition.

It was agreed that the applicant, Mr. Hay, be called in to appear before the Commission. Chairman Burns asked Mr. Duran to circulate a resume regarding Mr. Hay's case to all of the Commissioners.

HEARING

PETITION OF IRVING JENKINS AND JOSEPH TEXEIRA (A68-191) TO RECLASSIFY 18.8 ACRES FROM AGRICULTURAL TO URBAN AT KAPAA, KAUAI

Recommendation for denial of Mr. Jenkins' request was presented by Mr. Leong based on the fact that the petitioner's property is extremely steep and unsuited for residential development and is not contiguous to an Urban or Rural District. However, the staff concurred with the Kauai County Planning & Traffic Commission in recommending approval for Urban Districting parcels 7 and 61 owned by Mr. Texeira on the grounds that the general topography of the area is not too unreasonable for residential development provided the developer conforms to the County's subdivision rules and regulations (see copy of report on file). It was further recommended that parcel 63 (flag lot owned by the Henriques family) be included in the Urban District in the coming boundary review. Mr. Leong indicated that no correspondence was received from Mr. Henriques indicating that he is interested in a boundary change.

Commissioner Wung inquired whether or not it would be a case of spot zoning if the Kauai County Planning & Traffic Commission asked for Rural Districting for Mr. Jenkins' property. In reply, Mr. Leong stated that the County did not act on the rural request by Mr. Jenkins and that they recommended to deny his urban request. It was subsequent to County action that Mr. Jenkins requested Rural Districting. Mr. Leong also added that Mr. Jenkins' property and Mr. Texeira's property are not abutting each other.

Commissioner Murakami queried why Mr. Henriques' land was being considered under the same petition. Chairman Burns answered that the Henriques' land is not related to the Jenkins/Texeira petition and will be considered during the coming boundary review.

Mr. Texeira, one of the petitioners, testified that his property is adjoining the Henriques' property and that Mr. Henriques did not ask for the rezoning of his property.

When Commissioner Murakami questioned Mr. Texeira as to the approximate cost of his improvement, Mr. Texeira replied that it would amount to 35 cents per square foot. Mr. Texeira further submitted that he feels it will be feasible to subdivide his property although it is going to be an expensive development.

The hearing was closed since there was no further testimony.

ACTION

PETITION OF FRANCIS H. I. BROWN (A68-175) TO RECLASSIFY 170 ACRES FROM CONSERVATION TO URBAN AT KALAHUIPUAA, SOUTH KOHALA, HAWAII

Mr. Duran reported that the staff recommended the denial of Mr. Brown's request for a boundary change because of the numerous developments proposed along the coastline between Kawaihae and Kailua and due to the fact that there are no facilities or access available to the Brown property at this time. Also, it is doubtful that there will be any power or road access to the property within the next five years. And, since a boundary review is in progress, it will give the Land Use Commission an opportunity to look at the total

STATE OF HAWAII
LAND USE COMMISSION

Lihue District Court Room
Lihue, Kauai

August 16, 1968
2:00 p.m.

STAFF REPORT

A68-191 - JENKINS/TEXEIRA

A petition to amend the district boundaries for 3 parcels of land comprising approximately 18.8 acres from an Agricultural to an Urban designation has been submitted by Mssrs. Irving Jenkins and Joseph Texeira. The land is situated at Kapaa, Kauai and is described by TMK 4-6-12: parcels 7, 24 and 61.

The properties under consideration are situated on Apopo Road approximately 1 mile mauka of Kuhio Highway in the general vicinity of the Kapaa Armory.

Parcels 7 and 61, comprising a total of 9.8 acres are owned by Mr. Texeira. These parcels are adjacent to the Vivian Hills subdivision which is part of the Kapaa Urban District. A 40' right of way which forms part of a flag lot owned by Eugene and Manuel Henriques separates the Texeira Property and the Urban District.

Parcel 24 comprises 9 acres and is owned by Mr. Jenkins. It is situated along the unpaved portion of Apopo Road approximately 1100' mauka of the Texeira property. The land is densely overgrown and vacant and is rated "E" or "very poorly" suited for agricultural use by the Land Study Bureau. Slopes range from 40 to 70% on this parcel.

The following statement was submitted by the petitioners in support of the request:

> "This land is emminently unsuitable for agriculture due to the extreme slopes and impossible terrain. Due to proximity to urban area it would be best used in smaller homesites."

The petitioners have also submitted letters from H. Lee Hansen, County

Extension Agent with the Cooperative Extension Service and John W. Smithhisler, Work Unit Conservationist with the USDA Soil Conservation Service stating that their findings on the soil characteristics of the subject area are unsuitable for intensive agricultural use.

The major portion of the Texeira property has a Land Study Bureau rating of "E" indicating "very poor" agricultural suitability. The remaining portion is rated "C", indicating "fair" suitability for agricultural use. The property is presently vacant and has been partially graded.

Rainfall in this area is approximately 52 inches annually, and the elevation ranges between 80' to approximately 150' in the subject area. Electricity, telephone and water services are available.

Vacant lands, pastures and a few small farms are the major land uses in the immediately surrounding Agricultural District. In the nearby Urban District, residential development is centered in the Vivian Hills subdivision and in a 5 acre Hawaii Housing Authority low cost housing site. Virtually all of the vacant urban lands in the vicinity are government owned. A drainage canal is proposed for this low lying area should development of these lands take place by the State.

County Recommendation

At its meeting held on August 1, 1968 the Kauai Planning and Traffic Commission voted to recommend approval to change 9.84 acres of land owned by Joseph Texeira, parcels 7 and 61, from an Agricultural to an Urban classification but to deny a reclassification of parcel 24 owned by Mr. Jenkins. It also recommended that the Land Use Commission consider placing the abutting parcel 63 into the Urban District to provide for a more contiguous Urban District. This is the flag lot owned by the Henriques family. and which is shaded gray on the Tax Map.

Since the decision by the Kauai Planning agency on August 1, we have received a letter from Mr. Jenkins dated August 8, 1968 which reads as follows:

> "The Kauai Planning Commission in considering your request on my application for the re-zoning of nine acres of agricultural land in Kapaa, has not looked on the application with favor and I would like the Commission to consider granting a re-zoning of the nine acres to rural rather than urban.
>
> This would be in line with their thinking and still satisfy the needs of the community."

Analysis

In recommending approval of the Texeira property for urban districting, it was the finding of the Kauai Planning Director that the general topography of the area is not too unreasonable for residential development provided the developer provides for the necessary roadway, grading, drainage and water improvements required for the area under the County's subdivision rules and regulations.

Field investigation by the staff indicates that the Texeira property, though admittedly steep in some areas, may be adapted to urban use provided the developer complies strictly with the County's subdivision requirements.

In addition, the Vivian Hills subdivision of 32 lots is about two-thirds developed and nearby vacant urban lands are almost wholly State-owned. The basic utilities are available to the site which is adjacent to an existing Urban District and the proposed use is in accord with the County's General Plan.

The staff's field investigation also supports the Kauai Planning Director's finding that the Jenkins' property (parcel 24) is extremely steep and unsuited for residential development and is not contiguous to an Urban or Rural District. Despite Mr. Jenkins' amended request for Rural Districting, it is still an obvious case of spot-zoning.

Recommendation

Therefore, the staff concurs with the Kauai County Planning Commission in recommending approval for Urban Districting parcels 7 and 61 (owned by Mr. Texeira) and denial of Urban or Rural Districting for parcel 24 (owned by Mr. Jenkins). It is further recommended that parcel 63 (flag lot owned by the Henriques family) be included in the Urban District in the coming boundary review.

The soil studies prepared for Mr. Texeira by Mr. Hansen & Mr. Smith hisler are only partly applicable in this case since their analyses includes a large parcel which is not a part of this petition and excludes one that is under petition.

However, of the lands they surveyed, approx. 15% have slopes ranging from 0-8%
35% from 15 to 25% and the remaining
50% ranges from 25 to 40%

Both letters stress the need for proper erosion controls should the lands be used for residential purposes. In this regard, Mr. Hansen states:

"You may be considering this area for purposes of a subdivision for housing. etc —

— Reasons for recommending approval:

① As stated in the staff report, almost all of the vacant urban lands in the vicinity are owned by the State. Therefore the need for more urban land in this area, which can readily be developed is evident.

② The Texeira property has been cleared and partially graded. Since approx. 3/4 of the property is rated "very poor" for agricultural use, it would be more desirable to permit a residential subdivision which could come under the County's subdivision ordinances than letting the land become eroded & unused.

RECEIVED
AUG 8, 1968
State of Hawaii
LAND USE COMMISSION

Anahola, Kauai, Hi.
Aug. 8, 1968

Hawaii Land Use Commission
Honolulu, Hawaii

Gentlemen, Re: A 68-191 Appl. Jenkins - Texeira

The Kauai Planning Commission in considering your request on my application for the re-zoning of nine acres of agricultural land in Kapaa, has not looked on the application with favor and I would like the Commission to consider granting a re-zoning of the nine acres to rural rather than urban.

This would be in line with their thinking and still satisfy the needs of the community.

Yours truly

Irving A Jenkins

A68-191 Jenkins / Texeira

① Soil Classification -(see Xerox copy of USGS in Jenkins file

E-87 = Overall suitability rating is "E" or "Very Poor" — not suited for machine tillage; non-stony to stony clay; slope 36 to 80% well drained, 40-60" rainfall; existing uses are grazing & forest

~~C-78 = "C" or "Fair" — selected crop~~ rating is "b" for pineapple, grazing and orchard — well suited for machine tillage, nonstony, deep, 0-10% slope, well drained, 50-75" ~~rainfall, existing uses are sugarcane~~, grazing

Out Very little involved

C-79 = "C" or "Fair" — selected crop rating is "b" for grazing only — moderately suited for machine tillage, nonstony, deep, 11-20% slopes, well drained, ex. use-sugar

② Elev =

manka parcel situated about 150' elev.
makai " " " 80' "

③ Rainfall =

1104 Kapaa Stables (175') = 52.0" median rainfall annually
1104.1 Stn 35 (80')



Reservoir
Kumukumu
Stream
Kumukumu
Kealia
Hoopii Falls
GRANT
Kapaa
PRIVATE
HAUAALA
Pumping Station
DITCH
KAWAIHAU
Kawaihau
Wells
BM 11
Kealia
Water Tank
KAPAA
ROAD
BOUNDARY
ROAD
Kapaa Homesteads
KAAPUNI
KAEHULUA
ROAD
HOMESTEADS
St Catherines Sch
Kapaa High Sch
Hospital
Gore Park
KANAELE
RD
Gravel Pit
OPALA
MOIKEHA
CANAL
APOPO
ROAD
581
E87
C-79
E-87
Ball Park
Armory
PARK
BEACH
Kapaa
Water Tunnel
PRIVATE
KAPAA
WAIKAEA CANAL
Shopping Center
Wailua House Lots
56
Waipouli
GRANT
HDY
Park
RD
Polo
Papaloa
Alakukui Point
POLIAHU PARK
58
Birthstone
Cem
Heiau
Wailua
Wailua Bay
RIVER
Park
KAWAIHAU DISTRICT
LIHUE DISTRICT
MALAE HEIAU
Hauola
City of Refuge
Hikina o ka la
Heiau
OCEAN

August 13, 1968

MEMORANDUM

TO: Mr. Brian Nishimoto

FROM: Ramon Duran

SUBJECT: A68-191 - Rezoning Application by Jenkins/Texeira

Please be advised that the attached communication has been received by the Land Use Commission relating to the above subject matter.

This application will be considered at the Kauai meeting on August 16, 1968.

Regarding the construction of motel units in the Agricultural District at Nawiliwili along Niumalu Road, our records show it to be a Special Permit granted by the Land Use Commission in December, 1964:

SP(T) 64-1 Mizutani
Motel Operation
TMK 3-2-03: 9 & 28

js

Attach.

P. O. BOX 111

COUNTY OF KAUAI · STATE OF HAWAII

TELEPHONE 23-661

LIHUE, KAUAI, HAWAII 96766

August 5, 1968

RECEIVED
AUG 6, 1968
State of Hawaii
LAND USE COMMISSION

Mr. Ramon Duran
Executive Officer
State Land Use Commission
426 Queen Street
Honolulu, Hawaii 96813

Dear Mr. Duran:

Enclosed is our amended letter covering petition for amendment to the Land Use Commission district boundary (A68-191) in Kapaa, Kauai.

Please disregard our first letter and replace it with the amended copy.

Sincerely,

PLANNING AND TRAFFIC COMMISSION

Brian Nishimoto
Planning Director

Enc.

P.S. Re: Wailua River Ride & Dinner

You and the three others are invited for the ride and dinner (maximum of four only), courtesy of the Chairman's Office (Tad Miura).

P. O. BOX 111

COUNTY OF KAUAI
STATE OF HAWAII

TELEPHONE 23-661

LIHUE, KAUAI, HAWAII 96766

August 2, 1968

Lt #2

RECEIVED
AUG 6, 1968
State of Hawaii
LAND USE COMMISSION

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

Subject: Petition for Amendment to Land Use
District Boundary - TMK 4-6-12:7 & 63 and 4-6-12:24
Joseph Texeira and Irving Jenkins

Gentlemen:

The Planning and Traffic Commission, at its meeting held on August 1, 1968, voted to recommend approval to change 9.84 ac. of land owned by Joseph Texeira (TMK 4-6-12:7 & 63) from agricultural to urban classification but to deny a district boundary change for the 9.008 ac. owned by Irving Jenkins (TMK 4-6-12:24) at the present time. It was also recommended that the Land Use Commission consider placing the abutting Manuel and Mary Henriques property into the urban district to provide for a more contiguous urban district boundary at this location.

Enclosed for your information is staff report covering same.

Very truly yours,

PLANNING AND TRAFFIC COMMISSION

Brian Nishimoto
Planning Director

Enc.

P. O. BOX 111

COUNTY OF KAUAI
STATE OF HAWAII

TELEPHONE 23-661

LIHUE, KAUAI, HAWAII 96766

Ltr #1 - see Ltr #2 w/ additional Recommendation

August 2, 1968

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

Subject: Petition for Amendment to Land Use District Boundary - TMK 4-6-12:7 & 63 and 4-6-12:24 Irving Jenkins and Joseph Texeira

Gentlemen:

The Planning and Traffic Commission, at its meeting held on August 1, 1968, voted to recommend approval to change 9.84 ac. of land owned by Joseph Texeira (TMK 4-6-12:7 & 63) from agricultural to urban classification but to deny a district boundary change for the 9.008 ac. owned by Irving Jenkins (TMK 4-6-12:24) at the present time.

Enclosed for your information is staff report covering same.

Very truly yours,

PLANNING AND TRAFFIC COMMISSION

Brian Nishimoto by

Brian Nishimoto
Planning Director

Enc.

KAUAI PLANNING AND TRAFFIC COMMISSION
LIHUE, KAUAI, HAWAII

TO: Planning and Traffic Commission

RE: Application for Land Use District Boundary Change (Revised)

APPLICANTS: Joseph Texeira and Irving Jenkins

SUPPLEMENTARY STAFF REPORT:

Due to an error of omission by the applicant, the original application is now revised to include an additional property designated as Tax Map Key 4-6-12:7, Lot 242-F (6.72 ac.). This property abuts Lot 242-E (3.12 ac.) and both lots (9.84 ac.) are owned by Joseph Texeira.

COMMENTS & RECOMMENDATIONS:

The additional lot now changes the configuration of the area desired for district boundary change. The revised layout is now more contiguous to the existing Urban District.

In examining the additional Lot 242-F together with Lot 242-E, the staff finds that the general topography of this area is not too unreasonable for residential development provided the developer provides for the necessary roadway, grading, drainage and water improvements required for the area under the County's rules and regulations.

Upon re-examining the revised application, the staff now recommends approval to consider the Texeira properties, TMK 4-6-12:7, Lots 242-E & F, into the Urban District. In addition, it is recommended to the State Land Use Commission to consider placing the abutting Manuel and Mary Henriques property into the Urban District to provide for a more contiguous urban district boundary at this location.

The Jenkins property, TMK 4-6-12:24, Lot 239-A-1, is not recommended for a district boundary change at the present time. The topography of the land is too steep and the isolated parcel of land will not be contiguous to the existing Urban District.

Brian Nishimoto
Planning Director

Aug. 1, 1968

F-1

KAUAI PLANNING AND TRAFFIC COMMISSION
LIHUE, KAUAI, HAWAII

STAFF REPORT

TO: Planning and Traffic Commission

RE: Application for Land Use District Boundary Change

APPLICANT: Irving Jenkins and Joseph Texeira

LOCATION: Portion Kapaa Homesteads, 4th Series, Kapaa, Kauai

TAX KEY: 4-6-12:7 Lot 242-E (Joseph Texeira)
4-6-12:24 Lot 239-A-1 (Irving Jenkins)

LOT AREAS: Lot 242-E (4-6-12:7) = 3.12 Acs.
Lot 239-A-1 (4-6-12:24) = 9.008 Acs.

BACKGROUND:

This property, owned by Joseph Taxeira, is a flag lot and is situated approximately 350 feet west of Vivian Hills Subdivision (F.P. 481) and on the east boundary of Lot 241 (TMK 4-6-12:8) being approximately 300 feet north of Apopo Road, portion of Kapaa Homesteads, 4th Series, Kapaa, Kauai.

This subject property was originally a part of Lot 242, TMK 4-6-12:7, owned by Lawrence Henriques (1/6) and Manuel S. Henriques & wife Mary T. (5/6).

Lot 242 was first subdivided into Lots 242-A to 242-D on April 26, 1967 (Ref. S-67-22) and approved. December 20, 1967, Lots A, B & C were consolidated and resubdivided into Lots 242-E and 242-F (Ref. S-67-79).

The land use survey conducted in 1956-60 indicates that portion of Lot 242 was used as pasture land.

Both State Land Use Commission interim boundaries established on April 21, 1962, and the final amended boundaries established on August 23, 1964, classified this area in the agricultural classification.

Lot 242-E is the easternmost subdivided parcel of the former Lot 242 and is presently vacant.

LOT 239-A-1: This lot, owned by Irving Jenkins, is situated on the north boundary of the junction of Kaehulua and Apopo Roads, approximately 1100 feet west of Lot 242-E and separated by Lot 241 (TMK 4-6-12:8).

Lot 239-A-1 was originally a part of Lot 239 (TMK 4-6-12:24) owned by Takeo Tengan, subdivided and approved on August 7,1963 (Ref. S-64-24).

E-1

Lot 239 (original lot) before subdivision was partially used as pineapple crop land. Lot 239-A-1 is presently vacant.

Petitioners Reasons for Requesting Boundary Change: Both petitioners submit that the lands (both lots) are emminently unsuitable for agricultural use due to the extreme slopes and impossible terrain and also due to its proximity to urban area, it would be best used in smaller homesites.

ANALYSIS

Master Plan Designations:

The County General Plan indicates that the areas in question will fall within a residential area.

The proposed comprehensive zoning map indicates agricultural classification as established on August 23, 1964, by the State Land Use Commission.

Public Facilities:

Water Supply: Lot 239-A-1 could be served at present by a 2-1/2" pipeline which runs along Kaehulua Road and through a 6 feet pipeline easement on the west boundary of said lot. The main source of supply is a 200,000 gallons tank located at the junction of Kawaihau and Kaapuni Roads called the "Ornellas Tank."

Lot 242-E could be serviced presently by a 2" pipeline which runs along Apopo Road and its source is the "Stable Tank" with a capacity of 200,000 gallons.

Sanitary Sewerage Disposal: With the absence of a sewer system in the Kapaa area, cesspools approved by the State Health Department are permitted.

Public Roadway and Drainage: There are two roads that could be used in this section and the standards are as follows:

1. Apopo Road was originally constructed with Type H-1 pavement with pavement width of 10 feet ±. Right-of-way width is 30 feet. Sections of this road are presently in poor condition and without proper drainage facilities.

2. Kaehulua Road is a Type "D" road (soil surfaced) with a right-of-way of 30 feet and lacking proper drainage.

Topography:

Topography of the general area (covering Parcels 7, 8 and 24) are as follows: (See U. S. Dept. of Ag. letter 4/8/68)

1. Approximately 15% of the land has slopes ranging from 0% to 8%;

2. Approximately 35% of the land ranges from about 15% to 25%;

3. Approximately 50% of the land ranges from about 40% to 70%.

Land Type:

Lot 242-E has soil classification productivity rating of E-87.

Lot 239-A-1 has a rating of partly E-87 and C-78.

Explanation of the land type ratings are as follows:

1. Land type C-78 is non-irrigated lands, well suited for machine tillability, non-stony, deep soil (over 30"), with slopes of 0% to 10%, moderately fine textured soil, well drained, with median annual rainfall of about 50" to 75", generally at elevations of approximately 150'-500', with very dark to brown soil color, and of "Puhi" soil series.

2. Land type E-87 are lands not well suited for machine tillability, non-stony to rocky, of variable soil depth, with slopes of approximately 36% to 80%, medium to fine textured soil, well drained, with median annual rainfall of about 40" to 60", at elevations between 0'-2500', dark, reddish brown colored soil, and of dominant soil series "rough broken."

Erosion:

Due to the various ranges of topography in this area and the substandard nature of the present County roads and drainage facilities, erosion will present a major problem to the surrounding areas as well as within the subject property. Careful grading, drainage, and erosion control measures should be planned well in advance before any change in land use is contemplated. Soil analysis should also be prerequisite.

Brian Nishimoto

Brian Nishimoto
Planning Director

May 28, 1968

TO: Planning and Traffic Commission

RE: Application for Land Use District Boundary Change

APPLICANTS: Irving Jenkins (4-6-12:24 Lot 239-A-1)
Joseph Texeira (4-6-12:7 Lot 242-E)

COMMENTS & RECOMMENDATIONS:

The staff finds the lands petitioned to be placed into the urban district classification are presently unsuitable for urban use.

The public roadways serving these lands are unsatisfactory, the existing water lines are inadequate for fire protection and the vast majority of the lands have slopes too steep for home-site purposes. Excavation and filling of the land may also present serious drainage and erosion problems.

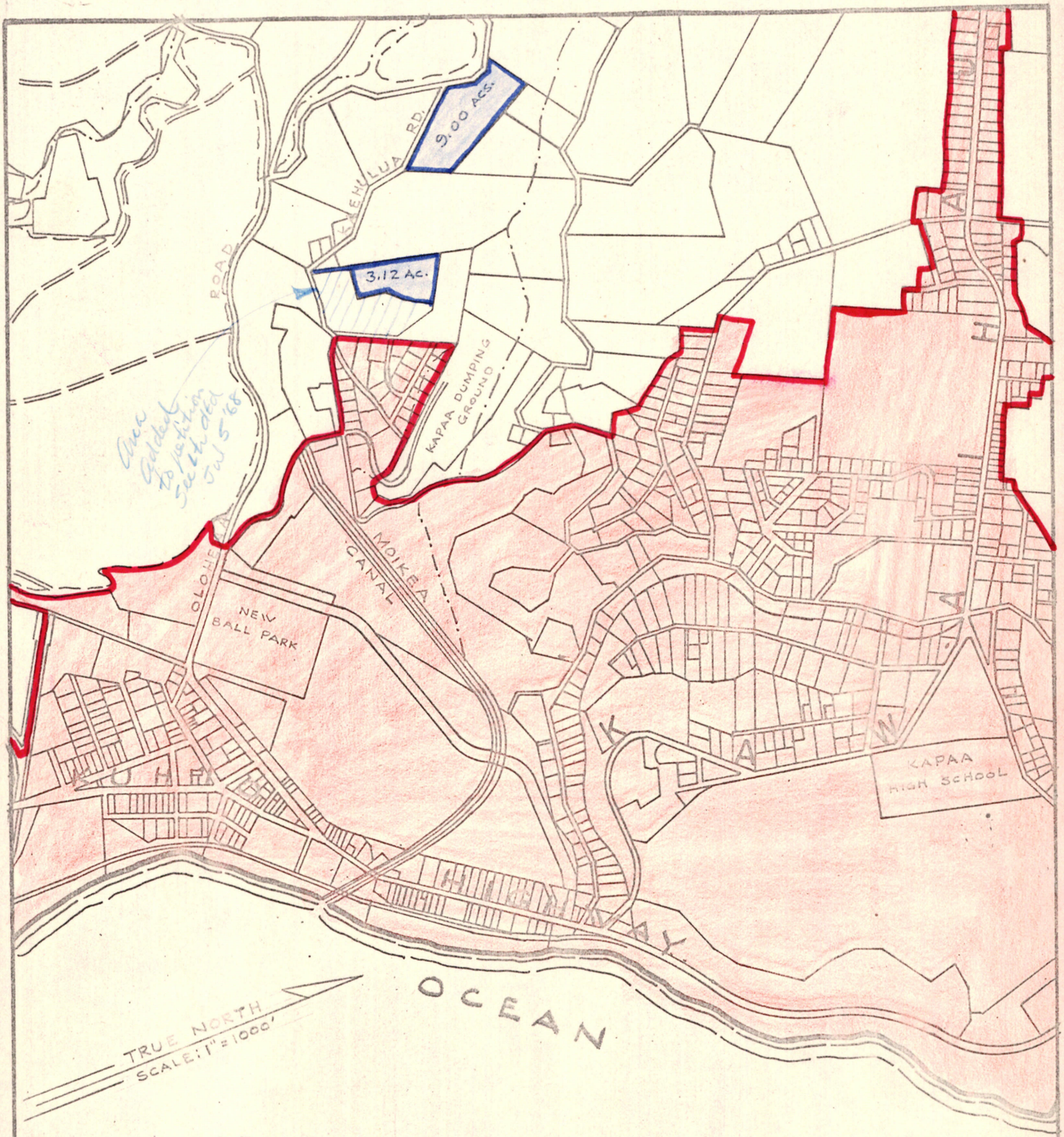
The State Land Use Commission is mandated by law to review the district classification, boundaries and regulations throughout the State of Hawaii at the end of each five years following the adoption thereof in August 1964. I understand this review will be underway within a few months.

The staff therefore recommends, for the above reasons, that this petition be denied at the present time.

Brian Nishimoto
Planning Director

June 6, 1968

E-1



LEGEND

- PROPOSED BOUNDARY CHANGE AGRICULTURAL TO URBAN
- EXISTING URBAN DISTRICT

COUNTY OF KAUAI
PLANNING AND TRAFFIC COMMISSION

MAP SHOWING

LAND USE DISTRICT BOUNDARY CHANGE

FOR

MR. IRVING JENKINS & MR. JOSEPH TEXEIRA

KAPAA, KAWAIHAU, KAUAI

DRAWN BY: T. H.	SCALE: 1 in. = 1000 ft.
TRACED BY:	DATE: 5-22-68
CHECKED BY:	TAX KEY: 4-6-12: 7 & 24
APPROVED: PLANNING DIRECTOR	FILE NO. A-68-4

August 2, 1968

Mr. Irving Jenkins
P. O. Box 247
Anahola, Kauai, Hawaii 96703

Dear Mr. Jenkins:

The Land Use Commission next meets on August 16, 1968, at 2 p.m., at the Lihue District Court Room, 3060 Umi Street, Lihue, Kauai. At that time the application of Joseph Texeira and Irving Jenkins (A68-191) to amend the land use district boundaries at Lihue, Kauai, will be heard.

Very truly yours,

RAMON DURAN
Executive Officer

js

Eagle-It
Type-Erase
25 ERASER FIBER

August 2, 1968

Mr. Joseph Texeira
R. R. 1
Kapaa, Kauai

Dear Mr. Texeira:

The Land Use Commission next meets on August 16, 1968, at 2 p.m., at the Lihue District Court Room, 3060 Umi Street, Lihue, Kauai. At that time the application of Joseph Texeira and Irving Jenkins (A68-191) to amend the land use district boundaries at Lihue, Kauai, will be heard.

Very truly yours,

RAMON DURAN
Executive Officer

js

7-23-68

STATE OF HAWAII
Department of PLANNING AND ECONOMIC DEVELOPMENT

This original letter was sent to Kauai Planning Com. by error with the enclosures. We request the cc without enclosures.

Yamasaki of Kauai Planning Office wants verification from us that the additional acres may be included in the petition.

426 Queen St.—Honolulu, Hawaii 96813
Phone 504-426

P. O. BOX 182
PHONE 65-662
KAPAA, KAUAI, HAWAII 96746

JOHN D. TEXEIRA
LICENSED REAL ESTATE BROKER
KAPAA, KAUAI, HAWAII

SALESMEN
ARTHUR KOMORI
IRVING JENKINS
LOU HUNTLEY

July 5, 1968

RECEIVED
JUL 23 1968
State of Hawaii
LAND USE COMMISSION

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

Re:A 68-191, Appl. Irving Jenkins &
Jos. Texeira, Petition
for Amendment of District
Boundry

Subject: Amending initial application to
include: TMK: 4-6-12:63 (6.72 acres).

61 ?

Gentlemen:

We regret error on our part ommiting 6.72 acresfrom the initial petition and in justification of the additional area we enclose herewith copy of correction deed from Manuel S. Henriques et al, to Joseph Texeira, co-applicant herein, and copy of consolidation map of Lots 242-A,242-B and 242-Ctogether with Petition for Amendment to the Land Use Commission District Boundry (A68-191.)

The copy of the corrected deed has been sent to the Bureau of Conveyances, State of Hawaii, for recordation and confirmation of this fact may be made by you by contacting said Bureau. It will also establish that Joseph Texeira is the legal owner of 9.72 acres herein sought to be reclassified into urban use along with that owned by Mr. Irving Jenkins.

6.72 ?

Respectfully submitted,

Joseph Texeira
Joseph Texeira

Irving Jenkins
Irving Jenkins

Jt & IJ:jdt
Copy to: Planning Commission, Kauai County, State of Hawaii.

RECEIVED
JUL 8 1968
PLANNING & TRAFFIC COMMISSION
COUNTY OF KAUAI
LIHUE, KAUAI

NOTED:

RECORDATION REQUESTED BY:

AFTER RECORDATION, RETURN TO:

RETURN BY: MAIL ( ) PICKUP ( )

CORRECTION DEED

KNOW ALL MEN BY THESE PRESENTS:

THIS INDENTURE made as of the 6th day of October, 1967, by and between MANUEL S. HENRIQUES and MARY T. HENRIQUES, husband and wife, and LAWRENCE S. HENRIQUES, husband of Maxine Henriques, by MARY T. HENRIQUES, attorney-in-fact, hereinafter called the "GRANTORS", and JOSEPH TEXEIRA, single, whose residence and post office address is Kapaa, County of Kauai, State of Hawaii, hereinafter called the "GRANTEE",

W I T N E S S E T H :

Whereas the Grantors by warranty deed dated October 6, 1967 and recorded in the Bureau of Conveyances on Liber 5912, page 174, conveyed to the Grantee certain parcels of land situate at Kapaa, County of Kauai, State of Hawaii; and

Whereas in said conveyance the Grantors and Grantee through mutual mistake conveyed and received, respectively, less land than was intended to be conveyed and received, now, therefore;

The Grantors for and in consideration of the premises and the original consideration recited in said deed of

October 6, 1967, do hereby grant and convey unto the Grantee, his heirs and assigns the following described parcel of land:

Being all of Lots 242-E and 242-F, which being subdivision of Lot 242 of Kapaa Homesteads, (Fourth Series) is situated at Kapaa, (Puna), Kauai, Hawaii, and is more fully and particularly described by notes of survey as follows:

Beginning at a spike at the Southwest corner of this lot, the Southeast corner of Lot 241 of Kapaa Homesteads, and along the North side of Apopo Road, the coordinates of said point of beginning referred to Government Survey Trig. Station "NONOU" being 7331.84 feet North and 8893.45 feet East, thence running by azimuths measured clockwise from true South:

1.	191° 27'	967.50 feet	along Lot 241 of Kapaa Homesteads to a pipe;
2.	297° 40'	428.29 feet	along Lot 242-D, a subdivision of Lot 242 of Kapaa Homesteads to a pipe;
3.	342° 27'	329.45 feet	along same to a pipe;
4.	23° 36'	466.71 feet	along same to a pipe;
5.	61° 06'	33.93 feet	along Apopo Road to a pipe;
6.	97° 32'	152.08 feet	along same to a 1½" pipe;
7.	87° 54'	303.60 feet	along same to the point of beginning and containing an area of 9.84 Acres.

TO HAVE AND TO HOLD the same, together with all the improvements thereon and all the rights, easements, privileges and appurtenances thereunto belonging or in anywise appertaining or held and enjoyed therewith, except as aforesaid, unto the Grantee, his heirs and assigns in fee simple.

AND the Grantors, for themselves, their respective heirs, executors and administrators, do hereby covenant with the Grantee, his heirs and assigns, that they are lawfully seised of the granted premises in fee simple; that they have good right to grant and convey the same as aforesaid; that the

same are free and clear of all encumbrances, except as aforesaid; and that each of them will and their respective heirs, executors and administrators shall forever warrant and defend the same unto the Grantee, his heirs and assigns, against the lawful claims and demands of all persons.

AND for and in consideration of the foregoing premises and the sum of One Dollar ($1.00) to her paid by the Grantee, the receipt whereof is acknowledged, the aforesaid Maxine Henriques, wife of Lawrence S. Henriques, by her attorney-in-fact, Mary T. Henriques, does hereby remise, release and forever quitclaim unto the Grantee, his heirs and assigns, all the right, title and interest she has or may acquire by way of dower, community property or otherwise in and to the land conveyed.

IN WITNESS WHEREOF, the said Manuel S. Henriques and Mary T. Henriques and the said Mary T. Henriques as attorney-in-fact for Lawrence S. Henriques and Maxine Henriques by virtue of the special power of attorney dated May 20, 1967 and recorded in the Bureau of Conveyances, Hawaii, in Liber 5736, pages 428-430, have hereunto set their hands as of the 6th day of October, 1967.

/s/
Manuel S. Henriques

/s/
Mary T. Henriques

Lawrence S. Henriques and
Maxine Henriques,

By Mary T. Henriques
Their Attorney-in-Fact

STATE OF HAWAII)
) ss.
County of KAUAI)

On this 6th day of October, 1967 before me personally appeared MANUEL S. HENRIQUES and MARY T. HENRIQUES, husband and wife,

to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

/s/
Notary Public, Fifth Judicial Circuit
State of Hawaii.

My commission expires: March 6, 1971.

STATE OF HAWAII)
) ss.
COUNTY OF KAUAI)

On this 6th day of October, 1967, before me personally appeared MARY T. HENRIQUES, to me known to be the person who executed the foregoing instrument in behalf of LAWRENCE S. HENRIQUES and MAXINE HENRIQUES, and acknowledged that she executed the same as the free act and deed of said Lawrence S. Henriques and Maxine Henriques.

/s/
Notary Public, Fifth Judicial Circuit,
State of Hawaii.

My commission expires: March 6, 1971.

STATE OF HAWAII)
..... County of KAUAI) ss.

On this ..... day of ....., 1968 before me personally appeared JOSEPH TEXEIRA,

to me known to be the person.... described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

.....
Notary Public, ...Fifth Judicial Circuit
State of Hawaii.

My commission expires:

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

RECEIVED
MAY 6 1968
State of Hawaii
LAND USE COMMISSION

Date Petition and Fee received by LUC _____

Date forwarded to County for recommendation _____

Date Petition, and County recommendation received by LUC _____

A68-191

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 Kauai, Island of Kauai, map number and/or name K-5 Kapaa, Kealia, Wailua to change the district designation of the following described property from its present classification in a(n) Agircultural district into a(n) Urban district.

Description of property: Tax Key - 4-6-12-7 (3.120 Ac) Texaco
" " - 4-6-12-24 (1.008 Ac) A/S Jenkins
(T) 12.128 Ac
Kapaa, Kauai

Petitioner's interest in subject property:

Owners

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

This land is emminently unsuitable for agriculture due to the extreme slopes and impossible terrain. Due to proximity to urban area it would be best used in smaller homesites.

(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. attached letter

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

(a) ~~The land is usable and adaptable for the use it is proposed to be classified.~~

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

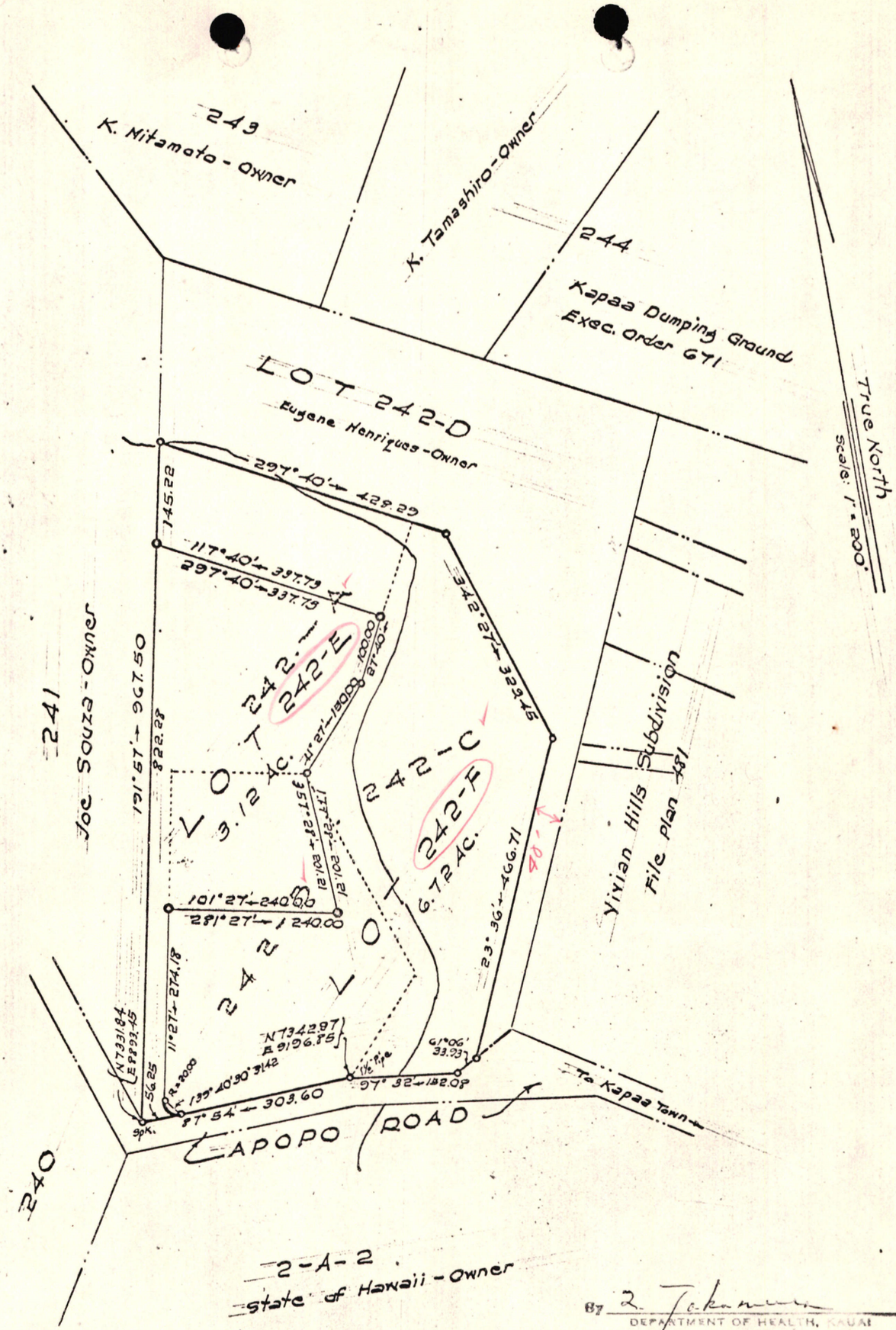
RECEIVED
MAY 8 1968
PLANNING & TRAFFIC COMMISSION
COUNTY OF KAUAI
LIHUE, KAUAI

Signature(s) Irving Jenkins
Joseph Tepeino
Kapaa, Kauai
R.R.1

Address: _____

Telephone: 65797

E-1



By R. Yokouchi
DEPARTMENT OF HEALTH, KAUAI
PRELIMINARY 4/30/67

Note:

O designates galv. pipes unless otherwise noted.
Coordinates referred to "Nonou Δ".

R. Yokouchi
Registered Professional Surveyor
Certificate No. 216-ES.
Lihue, Kauai, Hawaii
September 14, 1967.
Field Book No. 32, Calc. Book No. 27

REGISTERED LAND SURVEYOR No. 216 TERRITORY OF HAWAII U.S.A.

CONSOLIDATION OF LOTS 242-A, 242-B AND 242-C KAPAA HOMESTEADS (4th Series) AND RESUBDIVISION OF SAID CONSOLIDATION INTO LOTS 242-E AND 242-F KAPAA, (PUNA), KAUAI, HAWAII

Scale: 1 In. = 200 Ft.

Tax Map Key: 4-6-12

2453

P. O. BOX 182
PHONE 65-662
KAPAA, KAUAI, HAWAII 96746

JOHN D. TEXEIRA
LICENSED REAL ESTATE BROKER
KAPAA, KAUAI, HAWAII

SALESMEN
ARTHUR KOMORI
IRVING JENKINS
LOU HUNTLEY

July 5, 1968

RECEIVED
JUL 8 1968
State of Hawaii
LAND USE COMMISSION

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

Re: A 68-191, Appl. Irving Jenkins & Jos. Texeira, Petition for Amendment of District Boundry

Subject: Amending initial application to include: TMK: 4-6-12:63 (6.72 acres).

Should be parcel 61

Gentlemen:

We regret error on our part ommiting 6.72 acresfrom the initial petition and in justification of the additional area we enclose herewith copy of correction deed from Manuel S. Henriques et al, to Joseph Texeira, co-applicant herein, and copy of consolidation map of Lots 242-A, 242-B and 242-Ctogether with Petition for Amendment to the Land Use Commission District Boundry (A68-191.)

There were no enclosures

The copy of the corrected deed has been sent to the Bureau of Conveyances, State of Hawaii, for recordation and confirmation of this fact may be made by you by contacting said Bureau. It will also establish that Joseph Texeira is the legal owner of 9.72 acres herein sought to be reclassified into urban use along with that owned by Mr. Irving Jenkins.

6.72

Respectfully submitted,

Joseph Texeira
Joseph Texeira

Irving Jenkins
Irving Jenkins

Jt & IJ:jdt
Copy to: Planning Commission, Kauai County, State of Hawaii.

FOR THE FILES

STATE OF HAWAII
Department of PLANNING AND ECONOMIC DEVELOPMENT

7-2-68

Mr. Yamasaki of the Kauai Planning Commission called to request another extension of time to make recommendation on the Jenkins' petition since some question had come up which had to be checked out. Their next meeting date will be on August 1 so that the recommendation should be forthcoming on or about August 5.

He also advised that a letter will be sent to us by the petitioner requesting additional acres be included in the petition for boundary change. These will be adjacent lands.

Meeting scheduled for the 23rd or 30th — OK for extension. RD

426 Queen St.—Honolulu, Hawaii 96813
Phone 504-426

June 12, 1968

Mr. Brian Nishimoto, Director
Planning & Traffic Commission
P. O. Box 111
Lihue, Kauai

Re: A68-191 - Irving Jenkins & Joseph Texeira
TMK: 4-6-12: 7 and 4-6-12: 24

Dear Mr. Nishimoto:

Please be advised that your request of June 7, 1968 for a 15-day extension to submit your comments and recommendations on the above petition is hereby granted as provided under Act 32.

Very truly yours,

RAMON DURAN
Executive Officer

2434

P. O. BOX 111

COUNTY OF KAUAI
STATE OF HAWAII

LIHUE, KAUAI, HAWAII 96766

TELEPHONE 23-661

RECEIVED
JUN 10 1968
State of Hawaii
LAND USE COMMISSION

Send letter granting extension

June 7, 1968

A68-191 Irving Jenkins & Joseph Tepeura

Mr. Ramon Duran, Executive Officer
State Land Use Commission
426 Queen Street
Honolulu, Hawaii 96813

Subject: Petition for Amendment to Land Use Commission District Boundary
Tax Map Key - 4-6-12:7
" " " - 4-6-12:24
Kapaa, Kauai, Hawaii

Dear Mr. Duran:

At the regular meeting of the Kauai Planning and Traffic Commission held on June 6, 1968, action on the subject petition was deferred. A decision on this matter will be rendered at the next regular meeting of the Commission to be held on July 2, 1968.

Since July 2 will be 55 days from receipt of the petition, we request a 15-day extension in order to submit our comments and recommendations within the period as required and permitted under Act 32.

Very truly yours,

PLANNING AND TRAFFIC COMMISSION

Brian Nishimoto

Brian Nishimoto
Planning Director

State Form B14

STATE OF HAWAII

OFFICIAL RECEIPT No. 263

Department of Planning and Economic Development
Department, Bureau or Commission

May 8 19 68

RECEIVED from Irving & Mary Jenkins

Fifty and no/100 **DOLLARS**

LUC - filing fee

$ 50.00

Esther Umeda
Public Accountant

May 7, 1968

Planning and Traffic Commission
P. O. Box 111
Lihue, Kauai

Attention: Mr. Brian Nishimoto, Director

Gentlemen:

Pursuant to Section 98H-4, RLH 1955, as amended, and Act 32 SLH 1965, we are enclosing copies of a petition and supporting data to amend the land use district boundaries submitted by Irving Jenkins and Joseph Texeira.

Act 32 provides that within 45 days after receipt of a petition, the Commission of the County wherein the land is located shall forward its comments and recommendations to the Land Use Commission. It also provides that upon written request by the County Planning Commission, the Land Use Commission may grant an extension of not more than 15 days for the receipt of such comments and recommendations.

Very truly yours,

RAMON DURAN
Executive Officer

Encls.

State Form B14

STATE OF HAWAII

OFFICIAL RECEIPT No. 200

Land Use Commission
Department, Bureau or Commission

May 7 1968

RECEIVED from Mrs. Irving Jenkins

Fifty & no/100 DOLLARS

Petition for Boundary Change

$ 50.00

Don G. Hankins
Public Accountant

May 7, 1968

Mr. Irving Jenkins
c/o Hawaiian Fruit Packers
Kapaa, Kauai, Hawaii

Dear Mr. Jenkins:

This will acknowledge receipt of your check in the amount of $50.00 and a petition by Irving Jenkins and Joseph Texeira to amend the land use district boundaries as shown on Tax Map Key 4-6-12: 7 and 24 at Kapaa, Kauai.

In accordance with Section 98H-4, RLH 1955, as amended, and Act 32 SLH 1965, this Commission must schedule 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 this petition.

The hearing will be determined at a later date to consider the several pending petitions, including yours, in the County of Kauai.

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

Very truly yours,

RAMON DURAN
Executive Officer

cc: Kauai Planning Commission
Mr. Joseph Texeira

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

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 _____

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 Kauai, Island of Kauai, map number and/or name K-5 Kapaa, Kealia, Wailua to change the district designation of the following described property from its present classification in a(n) Agircultural district into a(n) Urban district.

Description of property: Tax Key - 4-6-12-7 — 3.12 Ac
" " - 4-6-12-24 — 9.008 Ac
4-6-12-61 — 6.72 Ac ← (see Ltr of Jul 5 '68)
(T) = 18.848 Ac

Petitioner's interest in subject property:

Owners

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

This land is emminently unsuitable for agriculture due to the extreme slopes and impossible terrain. Due to proximity to urban area it would be best used in smaller homesites.

(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. attached letters

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

(a) ~~The land is usable and adaptable for the use it is proposed to be classified.~~

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

Signature(s) Irving Jenkins & Joseph Repein
Kapaa, Kauai
R.R 1

Address: _____

Telephone: 65797

4:30
5:00
5:30

HANSEN (BOLT)

COOPERATIVE EXTENSION SERVICE
COLLEGE OF TROPICAL AGRICULTURE
UNITED STATES DEPARTMENT OF AGRICULTURE COOPERATING
P. O. Box 1588
Lihue, Kauai, Hawaii 96766

COUNTY EXTENSION OFFICE
UNIVERSITY OF HAWAII

April 4, 1968

Mr. Irving Jenkins
Anahola, Kauai, Hawaii 96703

Dear Irving:

In response to your request, I have examined the land in the area on the mauka side of Kapaa. Properties covered were parcels 7, 8 and part of 24, tax key 4-6-12, owned by Henriques, Souza Estate and Tengan, respectively.

John Smithhisler, Kauai unit conservationist, of the Soil Conservation Service, and I covered the area together. We will submit separate reports for your files.

Taken as a group, we have found that only about 15% of this land falls in a nearly-level classification (0-8% slope), around 35% in a steeper category up to 25% slopes and the 50% balance will vary between 25% and 45%.

This land is presently covered with poor quality grasses and woody plants, mostly useless, commercially. Obviously, because of the steep slopes, the land is suited only for growing grasses or for woodland purposes. Main reason for this is to keep the soil tied down with a mat of roots to prevent erosion. Any improvement program should involve changing the grass areas from the present low-quality native varieties to useful domestic varieties such as pangola or kikuyu. Developing woodland areas will require removing present woody growth and replacing it with tree varieties that will yield lumber, posts, poles or other useful wood. Costs of renovating this area, however, will be prohibitive, and there is always a danger of serious soil erosion--even using the best of practices. The most level of this land can be planted to fruit or vegetable crops, sugar cane, pineapples or nuts. These soils are low in fertility and would have to be built up. However, this amounts to only a very small acreage.

You may be considering this area for purposes of a subdivision for housing. In this case, caution must be used to prevent erosion, and adequate planning should be exercised in street construction. A classic example of erosion because of poor street planning is now evident on the upper side of the Henriques property. Even terracing may present problems. However, using the area for housing is, in my estimation, practical if proper precautions are used. I would rather see land of this type utilized for residences than some of our valuable fertile crop land--as is now so often the case.

Sorry I can't submit a more glowing report. Hope it serves the purpose. Please call me if I can be of further assistance. Best wishes.

Very truly yours,

H. Lee Hansen

H. Lee Hansen
County Extension Agent

HLH:ko

cc: Associate Director Goodell
John Smithhisler

UNITED STATES DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE
P. O. Box 1012
Lihue, Kauai, Hawaii 96766

April 8, 1968

Mr. Irving Jenkins
P. O. Box 247
Anahola, Kauai, Hawaii 96703

Dear Irving:

I have had an opportunity to examine the land area you requested I see. I made a tour of the area with Lee Hansen, County Extension Agent. We covered land included in Tax Key Zone 4 Section 6 Plat 12 Parcels 7, 8, and part of 24.

Approximately 15% of the land has slopes ranging from 0 to 8%. Approximately 35% of the area is ranging in a slope of 15 to 25%. The remaining 50% is steep land ranging from 25 to 40% and the area along Kaehulua Road ranges from 40 to 70% slopes.

Poor quality tree and shrub growth covers most of the steep lands. The moderately steep area are covered with low forage quality grass and bushes. The more appealing flat section on top is in truck crop and pasture use for most part.

Possible uses for this land varies with the degree of steepness and the amount of caution that would be exercised in erosion control. The steep land will erode quite easily if disturbed and unprotected by cover. The less steep land will have serious erosion problems if disturbed and left unattended. The more level land has less erosion risk but still needs protection.

The 0 to 8% land could be used for sugar cane, pineapple, orchard, truck crop, and pasture.

Sugar cane, orchard, and truck crops would require irrigation. Conservation measures such as terraces, grassed waterways, and windbreaks should be considered in developing these land for agricultural use. Orchards should have a cover crop and contour farming should be practiced.

The land ranging in slopes 5 to 25% could be used for sugar cane, pineapple, orchard, pasture, and woodland. Erosion control measures are quite necessary on these slopes.

The steep land with slopes greater than 25% should be maintained in permanent cover--either trees or grass. Woodland development would be difficult but not impossible. Good quality forage grass such as pangolagrass or kikuyugrass could be established. However, a degree of risk is involved in this. If adverse conditions should prevail or heavy rains should strike when the land was being planted, severe erosion would occur with extreme damages occurring.

If the land area were to be considered for other than agricultural uses, the 0 to 8% land would present not too many limitations. The steeper the land the more limitations. Severe limitations would be present if the steep to very steep lands were considered for homesites, roads, and streets, septic tanks, lawns, and play areas.

I hope this brief report can be of use to you. Please contact me if I can be of further assistance to you.

Thank you for giving me and the Soil Conservation Service an opportunity to be of service to you.

Sincerely,

John

John W. Smithhisler
Work Unit Conservationist

cc: Fred A. Haughton, Jr.
H. Lee Hansen

April 30, 1968

Mr. Irving Jenkins
P. O. Box 247
Anahola, Kauai, Hawaii 96703

Dear Mr. Jenkins:

This is to acknowledge receipt of your application for a special permit and a filing fee of $50.00. We are returning your application and check and the letters from the County Extension Agent and the Soil Conservation Service to enable you to either file your application for a special permit with the Planning and Traffic Commission, County of Kauai; or refile your application with this office for a boundary change by completing the enclosed applications in duplicate, including the $50.00 filing fee, and any evidence in support of the two questions located at the bottom of the application.

We are also enclosing copies of the Land Use Commission Regulations Part II, which will help you decide whether you desire a boundary change or special permit. For Urban District standards, we recommend you review Section 2.7 on pages 5, 6 and 7; and for special permit, Section 2.23 on pages 16 and 17.

If we can be of any further assistance, please do not hesitate to call upon this office.

Very truly yours,

RAMON DURAN
Executive Officer

Encls.
cc: Mr. Joseph Texeira

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

This space for official use

Date Application and Fee received by LUC _____

RECEIVED
1988
LAND USE COMMISSION

APPLICATION FOR SPECIAL PERMIT

(I) (We) hereby request approval of a special permit to use certain property located in the County of Kauai, Island of Kauai, Land Use Commission Temporary District Boundary map number and/or name K- 5 Kapaa-Kealia-Wailua, for the following-described purpose:

Change from Agriculture to Urban designation to facilitate development of residential uses.

Description of property:

Tax Key .- 4-6-12-7 containing app. 9.5 ac. → 3.12 Ac (Texeira)
~~4-6-12-8 " " 16.5 "~~
4-6-12-24 " " 9.0 " → 9.008 Ac (A/S J. Jenkins)

(7) - 12.128 Ac

Petitioner's interest in subject property:

Owners

Petitioner's reason(s) for requesting special permit:

Land described above is emminently unsuitable for Agriculture due to extreme slopes and impossible terrain. Due to proxiimity to Urban area it would make for good residential use in smaller homesites and yield higher taxes.

please see attached letter.

Kapaa 65453
Waialua 64334

Signature(s) _____

_____

_____

Address: _____

Telephone: _____

This space for official use

The property is situated in a(n) _____ district, whose regulations adopted by the Land Use Commission prohibit the desired use.

Signature(s) _____

(1) This is an District Map showing the Urban Districts of Wailua, Kapaa & Anahola in pink.

- The subject properties are shown in yellow and are situated on the western fringe of the Kapaa Urban District.

(2) The Tax map shows Kuhio highway along the shore. The red line indicates the present Urban boundary. These are parcels 7 & 61 owned by Mr. Teixeira and further up along Ayyopo Rd is parcel 24 owned by Mr. Jenkins.

A68-191 JENKINS-TEXEIRA

KAAPUNI ROAD
KAENUHULA ROAD
OLOWENA ROAD
APOPO ROAD
RICE & OLOWENA ROAD
KAHUA ROAD
HULUA ROAD
KANAELE STREAM
STREAM
GRANT 9908
GRANT 9919
GRANT 7559
GRANT (16.93 acs)
GRANT (19.55 acs)
GRANT 10,305
GRANT 11451
GRANT 11869
GRANT 11870
GRANT 11776
GRANT 10541
GRANT 11062
GRANT 13293
GRANT 9899
GRANT 9907 Acs.
GRANT 9908
GRANT 7559
GRANT 2930
TRACT
PLAT 09
PLAT 13
PLAT 23
PLAT 22
PLAT 21
PLAT 14
PLAT 15
PLAT 16
PLAT 17
PLAT 18
PLAT 19
PLAT 20
PLAT 24
PLAT 25
PLAT 26
PLAT 27
PLAT 28
PLAT 29
PLAT 30
PLAT 31
PLAT "VIVIAN HILLS" SUBDIV. (31)
PLAT "KAPAA HEIGHTS"
PLAT "KAPAA PARK"
PLAT "KUHIO"
PLAT "KAPAA ARMORY"
PLAT "KULA LAND"
PLAT "RICE & KULA LOTS"
PLAT "RICE & KULA"
PLAT "KAPAA"
PLAT "KULA"
PLAT "RICE & KAPAA"
PLAT "RICE"
PLAT "CANE"
PLAT "HAUL ROAD"
PLAT "HIGHWAY"
PLAT "KAPAA PARK"
PLAT "KAPAA ARMORY"
PLAT "VACANT STATE LANDS"
PLAT "HAWAII HSNG AUTHORITY"
PLAT "VIVIAN HILLS SUBDIVISION"
PLAT "CANE

K-5

ND USE COMMISSION
EPT. OF PLANNING & ECONOMIC DEVELOPMENT
EFFECTIVE DATE: AUG 23, 1964

U = URBAN
R = RURAL
A = AGRICULTURAL
C = CONSERVATION

A68-181 ORNELLAS

A68-191 JENKINS-TEXEIRA

KAPAA

WAILUA

ANAHOLA

NONOU FOREST RESERVE

KALEPA FOREST RESERVE

PACIFIC OCEAN

SCALE IN FEET
0 1000 2000 3000 4000 5000

KAPAA - KEALIA - WAILUA

PLANNING AND TRAFFIC COMMISSION
COUNTY OF KAUAI
LIHUE, KAUAI, HAWAII
DECEMBER, 1960

THE PREPARATION OF THIS MAP WAS FINANCED IN PART THROUGH AN URBAN PLANNING GRANT FROM THE HOUSING AND HOME FINANCE AGENCY, UNDER THE PROVISIONS OF SECTION 701 OF THE HOUSING ACT OF 1954, AS AMENDED.

K-5

3973

Overhead Telephone Feeder Cable Easement (15 ft. Wd.)

State of Hawaii

(Peter H. Souza & Helen H. Souza) l/e

G.L. S-3005

L.C.

See Above For Owners

10.562 Acs.

3.916 Acs. (Ex. 3.364 Acs.) Un. 9.638 Ac.

ROAD

Gr. 1152

State of Hawaii 0.987 Ac.

LC Aw. 8843:1 (1.778 Acs.)

OLOHENA ROAD

SEC.

State of Hawaii (County of Kauai) Exec. Ord. 1756 KAPAA BORROW PIT SITE 4.238 Acs.

Hawaii Housing Authority

Gr. S-14,315 5.066 Acs.

12,13

SEC. C

PLAT 12

Minoru Kubota & wf Kiyoka T/E 6/45

Elizabeth C. Jimenez - 1/45

Rose C. Batongbacal - 1/45

Ephraim Kaleichi, Jr. et al - 1/45

Ching Pai - 18/90

Walter, Joseph, Antonio, John & Abraham Contrades, Helen Brandenburgh & Josephine Ferreira } 4/90

State of Hawaii 1.16 Acs.

Park Book 1074, Pg. 448 Gr. 8400

(0.33 Ac.)

State of Hawaii 19.95 acs.

Peter N.H. Hew & wf Martha D. M. - T/E

L.C. Aw. 8837:2

0.45 ac.

Grant 7656 1.43 Acs.

State of Hawaii

State of Hawaii 3.84 Acs.

PLAT 16

"OTA TRACT"

LAIPO ROAD

Allan A. Ing & wf Camora G. T/E Mildred G. T/E 0.99 Acs.

1.25 Ac. Grant (0.91 Ac.)

(0.54 Ac.)

0.50 Ac.

Hubert A. Castillo & w.f. Pearl Y. T/E

Mitsuo Takaki & w.f. Madeline T. J/T

LAMAKEE ROAD

Ernest Eleuterio et ux T/E 2.807 Acs. Gr. 5678

1.1 Acs.

Grant 9863

"LUCAS SUBD."

State of Hawaii 2.71 Acs. (County of Kauai) Exec. Ord. No. 229 21 CEMETERY

State of Hawaii 12.86 Acs

20

1.94 Acs

L.C. Aw. 8837:1

22

Myra K.S. Chun
You Bun Hee
You Kim Hee
Mary K.S. Ching
Rose K.S. Pang
Annie K.M. Hee
Henry Y.K. Hee
Irene K.C. Leong
Lydy K.L. Ching
Richard I.S. Hee
Elizabeth N.C. Souza

TRUE NORTH SCALE: 1" = 200'

MOIKEHA CANAL

(9.904 Acs)

(5.492 Acs)

State of Hawaii (Dept of Land Natural Resources)

20.630 Ac.

(14.243 Acs)

State of Hawaii 2.835 Ac. [Incl. 0.371 ac. TELEPHONE POLE & WIRE LINE EASMT. 150' M.N.D.A.] (1.751 Acs) PART 3

(canal)

6.020 Ac.

State of Hawaii (County of Kauai) Exec. Ord. 1652 New Kapaa Park

11.159 Acs.

State of Hawaii 3.283 Acs. (Hawaii National Guard) Exec Ord #1715 KAPAA ARMORY SITE

State of Hawaii 17.643 Acs. (15.608 Ac.)

(2.038 Ac)

State of Hawaii (Lihue Plantation Co., Ltd) l/e. por. G.L.S. 3668

CANE HAUL ROAD R/W

State of Hawaii

16.00 acs.

State of Hawaii 7.64 Acs. (7.45 Acs.)

KAPAA DRAINAGE CANAL

Por. PART 2 (5.073 Acs.)

(por. Par. 37) (0.767 Ac.)

State of Hawaii 14.00 Acs.

HAOAALA ROAD

BLOCK A PLAT 14

BLOCK U

RAILROAD R/W

PLAT 13

PLAT 12

LEHUA PLAT

STREET

PLAT

KUHIO HIGHWAY

State of Hawaii (0.359 ac.)

(0.003 ac.)

(0.003 ac.)

Parcels Dropped: 1, 27, 16 25, 9, 10, 11, 4, 2,

Por. KAPAA RICE & KULA LOTS, KAWAIHAU, KAUAI

SUBJECT TO CHANGE

Dwg. No. 3 (Revised)
Source: L.M.B.
By: L.L.G. Date: October 1942

TAXATION MAPS BUREAU
TERRITORY OF HAWAII
TAX MAP
FOURTH DIVISION

ZONE	SEC.	PLAT
4	5	15

CONTAINING PARCELS
SCALE: 1 in. = 200 ft.

JUL 19 1968

3974

CORRECTED
OCT 23 1945

HANALEI DIST.
ZONE 5 SEC 2

KEALIA FOREST RESERVE

KEALIA FOREST

SEC 1

SEC 2

SEC 4

SECTION 6

"B"

"A"

01

Pohakupiu

Waipuilii

Kuamoo

Kapaa

Kawaihau

Kalihiwai

Kilauea

Hanalei

AGB-181 ORNELLAS

Certificate of Boundaries No 1

FOREST RESERVE
(See Insert)

SEE INSERT BELOW

KAPAA FIRST HOMESTEADS

KAPAA THIRD HOMESTEADS

KAPAA 24 HOMESTEADS

KAPAA HOMESTEADS FIRST SERIES

KAPAA HOMESTEADS SECOND SERIES

KAPAA HOMESTEADS THIRD SERIES

SECTION 4

SECTION 5

SECTION 7

SECTION 10

Gr. 8991 38.0 Acs.

Gr. 7516 27.7 Acs.

Gr. 7073 27.4 Acs.

Gr. 7024 27.8 Acs.

Gr. 5265 131.7 Acs.

Gr. 7358 35.5 Acs.

Gr. 7585 18.5 Acs.

Gr. 7602 Net 21.54 Acs.

Gr. 7670 23.2 Acs.

Gr. 7877 Net 21.11 Acs.

Gr. 7372 21.3 Acs.

Gr. 7331 25.7 Acs.

Gr. 7284 21.5 Acs.

Gr. 7023 24.1 Acs.

Gr. 7283 19.5 Acs.

Gr. 7051 23.0 Acs.

Gr. 6185 35.5 Acs.

Gr. 7139 35.3 Acs.

Gr. 8726 53.3 Acs.

Gr. 7285 41.4 Acs.

Gr. 6467 36.2 Acs.

Gr. 6847 31.7 Ac.

Gr. 7323 39.5 Acs.

Gr. 7317 30.8 Acs.

Gr. 7317 10.5 Acs.

Gr. 9673 29.1 Acs.

Gr. 7317 20.1 Acs.

Gr. 7307 22.0 Acs.

Gr. 7303 20.3 Acs.

Gr. 7334 20.3 Acs.

Gr. 7462 20.3 Acs.

Gr. 7428 20.7 Acs.

Gr. 6576 21.0 Acs.

Gr. 6525 20.0 Acs.

Gr. 7551 24.0 Acs.

Gr. 7720 22.9 Acs.

S.H.A. 12/16 23.1 Acs.

S.H.A. 12/32 24.0 Acs.

Gr. 8033 Net 0.87 Ac.

Gr. 7697 Net 0.96 Ac.

Gr. 7691 Net 1.02 Ac.

Gr. 7674 Net 0.74

Gr. 7695 Net 0.78

Gr. 9061 Net 1.23 A.

Gr. 9346 Net 0.90 Ac.

Gr. 8812

Gr. 8034 10.82 Acs.

Gr. 8235 13.62 Acs.

Gr. 8238 Net 18.96 A.

Gr. 8238 Net 18.87 Acs.

Gr. 8301 Net 18.36 Acs.

Gr. 9812 Less 1.70 Ac.

Gr. 7266

Gr. 7060 6.56 Acs.

Gr. 7679 Net 2.74 Acs.

Gr. 7677 Net 2.74 Acs.

Gr. 7678 Net 2.74 Acs.

Gr. 7676 Net 2.74 Acs.

Gr. 7675 Net 2.74 Acs.

Gr. 7673 Net 2.74 Acs.

Gr. 7672 Net 2.74 Acs.

Gr. 7671 Net 2.74 Acs.

Gr. 7670 Net 2.74 Acs.

Gr. 7669 Net 2.74 Acs.

Gr. 7668 Net 2.74 Acs.

Gr. 7667 Net 2.74 Acs.

Gr. 7666 Net 2.74 Acs.

Gr.

KAPAA

TRUE NORTH
Scale: 1 inch = 50 feet

DUMPING PLAT 12

242 12

LOT A

"KAPAA HOMESTEAD LOTS"

Jack K. Kait & wf Alice M. - J/T
13,009 sf

William J. Fernandez
11,200 sf

Naboru Ageno & wf Hideko A. - T/E
11,200 sf

Kenzo Kamamoto & wf Sumiko Y. - J/T
11,200 sf

Toshiaki Mitsui
11,200 sf

Harold H. Sora & wf Hisae I. - T/E
11,074 sf

Harold H. Sora & wf Hisae T. - T/E
10,800 sf

Kiyoko K. Sora
12,517 sf

Seio Ikehara
13,031 sf

Howard M. Reginald T. Tengan
11,200 sf

Tengan & Tengan - J/T
11,200 sf

Takeo Hareguchi & wf Hatsue H. Hareguchi - J/T
11,172 sf

Yasuto Nishijo & Paul T. Nishijo - J/T
12,928 sf

Kameichi Shimizu & wf Helen M.N. - J/T
12,216 sf

Genaro P. Aceret
Enriquita Aceret
William Enriques
Helen Enriques - T/E
10,104 sf

Yasuto Nishijo & Paul T. Nishijo - J/T
19,786 sf

Macario P. Cabanting & wf Juanita de F. - T/E
23,287 sf

Casimiro D. Valdez & wf Estefania B. & Marcelino B. Valdez - J/T
15,345 sf

FILE PLAN 481

VIVIAN HILLS SUBD'N

Maurice Rudolfo Catbagan Catbagan - T/E
24,305 sf

Maurice Catbagan Melchora Catbagan Maurice Catbagan, Jr. - J/T
13,876 sf

Minoru Kubota & wf Kiyoko U. - T/E
10,328 sf

Shigeshi Hiranaka & wf Masako F. - J/T
10,850 sf

Crasencio Enriques & wf Luisa - T/E
10,850 sf

Keio Ikehara & Yukiko O. Ikehara - T/E
10,850 sf

Minoru, Tadashi, Yoshimitsu, Asaichi & Soichi Kaneshiro - J/T
10,850 sf

11,117 sf

8,574 sf

Sadao Uechi
Robert T. Uyechi - J/T
42,760 sf

Shigeshi Hiranaka & wf. Masako F. - T/E
20,558 sf

Clyde H. Ishii & wf. Masae - T/E
1.587 Ac.
481
(1.277 acs.)

(13,400 sf or 0.310 ac.)

State of Hawaii
5,326 sf
PARCEL 1-A

Bungo Satoh & wf Kimie K. - T/E
2,418 sf

Theresa H. Kiyabu
48,356 sf

11309

GRANT 245-A

EASEMENT "A"

STEVEN ROAD

AVENUE

SADOYAMA

APOPO ROAD

OPALA ROAD

GROUNDS

County of Kauai

R=220.00
59.06

R=133.00
138.17

Note: All lots owned by Vivian S. Yamanoha unless otherwise noted.

Parcels Dropped:

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

FOURTH	DIVISION	
ZONE	SEC.	PLAT
4	6	31

CONTAINING PARCELS
SCALE: 1 IN. = 50 FT.

"VIVIAN HILLS" SUBD. BLK. A, FILE PLAN 481 (POR. KAPAA HMSTDS 4TH. SERIES) KAPAA, KAUAI.

SECTION 5

SUBJECT TO CHANGE

DWG. NO.: 4028
SOURCE: File Plan 481 (Direct Tracing)
BY: RB & WHD April 4, 1951

JUN 4 1968

3976

CORRECTED
JUL 1 1938
NOV 24 1939

KAPAA HOMESTEADS 4TH SERIES

KAPAHI FARM LOTS SEC. 6

KAAPUNI ROAD

KAEHULUA ROAD

ABARD ROAD

OLOHENA ROAD

HAUIKI ROAD

WAIPOULI ROAD

Stream

ditch

GR. 9899 SEE INSET

Lihue Plantation Co. Ltd.
398.93 Acs.

(359.83 Acs.)

(39.1 Acs.)

Lihue Pltn. Co. Ltd.
25.85 Acs.t

Lihue Pltn. Co. Ltd.
16.27 Acs.

Lihue Plantation Co. Ltd.
916.42 Acs.

(387.97 Acs.)

(161.5 Acs.)

(241.05 Acs.t)

(128.1 Acs.)

Lihue Plantation Co. Ltd.
183.281 Acs.

1.509 acs.

Pacific Skylights, Ltd.

5266

Cane Haul Road

GR. 9533 (3.8 Acs.)

KAPAA TOWN

SEC. 5

SEC. 6

SEC. 4

SEC. 2

SEC. 1

PLAT 04

PLAT 05

PLAT 02

KAPAA HOMESTEADS 4TH SERIES

KAPAA FOREST RESERVE

NORTH OLOHENA GRANT

SOUTH OLOHENA GRANT

A P A A

A I P O U

K A P A A

N O N O U

L I H U E

KINAU STREET

KUHIO ST.

KOA STREET

MAHANE ST.

ONIA ST.

To Kapaa Town

True North
1" = 600'

ALL "A" INSET
SCALE: 1 in. = 300 ft.

Lihue Pltn. Co. Ltd.
0.08 Ac.

County Pipe Line 6" R/W
(2.05 Ac.)

Lihue Pltn. Co. Ltd.
1.44 Ac.

County of Kauai
1.24 Ac.
(1.19 Ac.)

Lihue Pltn. Co. Ltd.
0.51 ac.±

County Water Tank

(159,067 ♯)
183,557 ♯
(24490 ♯)

Lihue Pltn. Co. Ltd.
805 Ac.±

Lihue Pltn. Co. Ltd.
17.96 acs.±

KAPAA CAMP AND STABLE LOT
Gr. 9899

GR. 5266

10 11 12 8 9 6 7 13

PORTION OF SOUTH OLOHENA — KAPAA, KAWAIHAU, KAUAI.

SUBJECT TO CHANGE

Dwg. No.: 2942
Source : Tax Maps Bureau & Survey Dept.
By : I.K.H. & R.S.Q. September, 1936.

TAXATION MAPS BUREAU TERRITORY OF HAWAII		
TAX MAP		
FOURTH DIVISION		
ZONE	SEC.	PLAT
4	3	03
CONTAINING PARCELS		
SCALE: AS INDICATED		

PRINTED JUN 4 1968