



King Span
Mar 22 to May 21
May 7^(?)

A71-276 - TAKEO SAKAMOTO

CANE PLAT 05

A71-276 TAKEO SAKAMOTO



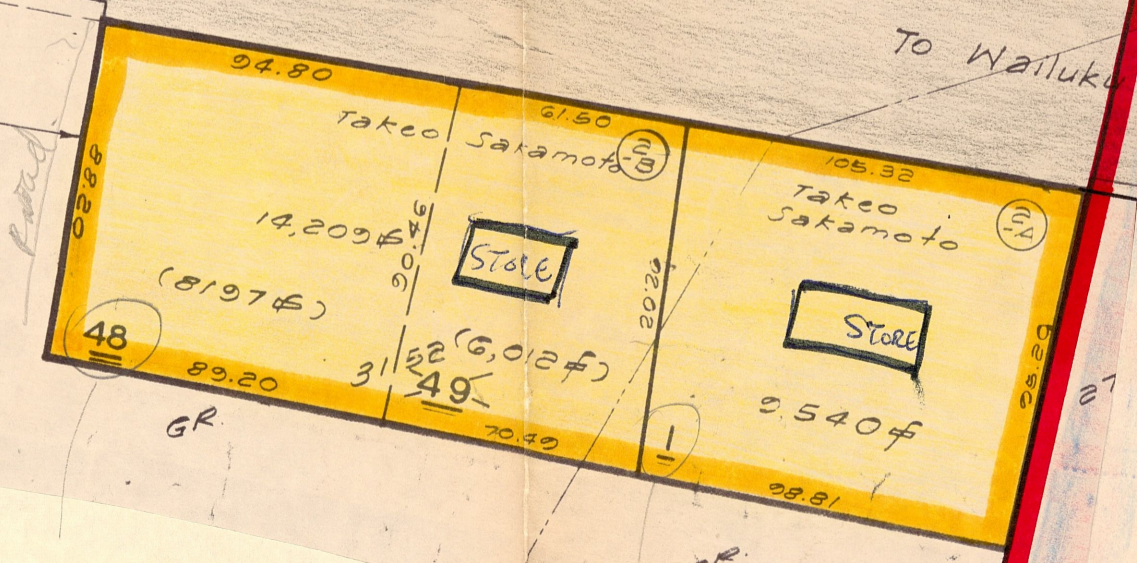
TO LAHAINA

HONOAPIILANI

HIGHWAY

WAILUKU SUGAR CO.

Note: All lots owned by Isami Higashi & Miriam F. Jit unless otherwise noted.



FURUKAWA STORE

RESID

NOV 29 1938
MAY 9 1938
1932 3 15
1932



Dwg No. 1237.
Revised to...
By P.K. J.A.K. March 15, 1934
Source: Top Maps Bureau

Portion of WAIKAPU, WAILUKU, MAUI

Parcels Dropped: 3.

SECOND DIVISION		
ZONE	SEC.	PLAT
3	6	04
CONTAINING PARCELS		
SCALE: 1 in. = 500 ft.		

ADVANCE SHEET
SUBJECT TO CHANGE

8282

July 19, 1971

Mr. Takeo Sakamoto
P. O. Box 1056
Wailuku, Hawaii 96793

Dear Mr. Sakamoto:

Your petition (A71-276) to amend the Land Use District Boundaries from an Agricultural District to an Urban District at Waikapu, Wailuku, Maui, identifiable by Tax Map Key 3-6-07: parcels 1 and 48, was approved by the Land Use Commission at its meeting on July 16, 1971.

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

For your information, we are enclosing herewith a copy of Section 2.33, "Performance Time," of the Rules and Regulations of the Commission.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Enclosures 2

cc: Maui Planning Dept.
Tax Maps Recorder, Dept. of Taxation
Planning Office, DLNR
Facilities & Auxiliary Svcs. Br., DOE
Board of Land & Natural Resources
Dept. of Transportation
Planning Division, DPED
Maui Tax Administrator
Maui Board of Water Supply
Division of Public Works, DAGS
Property Technical Services, Dept. of Taxation
Land Use Commission

STATE OF HAWAII
LAND USE COMMISSION
HONOLULU, HAWAII

Minutes of Meeting

July 16, 1971 - 10 a.m.

APPROVED
SEP 2 1971

Kahului Library
Kahului, Maui

Commissioners Present: Goro Inaba, Vice Chairman
Alexander Napier
Eddie Tangen
Leslie Wung
Tanji Yamamura
Stanley Sakahashi
Shelley Mark
Sunao Kido

Staff Present: Tatsuo Fujimoto, Executive Officer
Ah Sung Leong, Planner
Walton Hong, Deputy Attorney General
Jean Soma, Stenographer

ADOPTION OF MINUTES

Upon Commissioner Tangen's motion, seconded by Commissioner Sakahashi, the minutes of the May 21, 1971, meeting were approved as circulated.

HEARINGS

PETITION BY HANA RANCH, INC. (A71-293) TO RECLASSIFY APPROXIMATELY 39.5 ACRES FROM AGRICULTURAL TO URBAN AND 20 ACRES FROM URBAN TO AGRICULTURAL AT HANA, MAUI

Mr. Leong, staff planner, read the staff report (see copy on file).

Mr. Howard Nakamura, Planning Director, Maui County Planning Department, recommended that the 20 acres adjoining the existing Urban District be rezoned to Urban, as this is the area for which a demonstrated need for housing exists, and such rezoning would be a logical expansion to the Urban District.

July 16, 1971

ACTION

✓ PETITION BY TAKEO SAKAMOTO (A71-276) TO RECLASSIFY APPROXIMATELY 23,745 SQUARE FEET FROM AGRICULTURAL TO URBAN AT WAIKAPU, MAUI

The staff memorandum recommending approval of the subject petition was presented by the staff planner (see copy on file).

Mr. Takeo Sakamoto, petitioner, stated he had no further testimony.

Commissioner Sakahashi moved for acceptance of the staff memorandum, seconded by Commissioner Yamamura, and the motion was unanimously carried.

PETITION BY LAND USE COMMISSION (A71-288) TO AFFIRM OR MODIFY VARIOUS PARCELS REZONED DURING THE 1969 FIVE YEAR BOUNDARY REVIEW IN THE COUNTY OF MAUI

Mr. Leong presented the staff memorandum for Area 1 in which staff recommended that the current Agricultural designation be retained for the subject area.

Commissioner Wung moved that staff recommendation be accepted, seconded by Commissioner Yamamura, and the motion was unanimously carried.

Regarding Area 2, the staff recommended that the subject 25 acres at Kalae, Molokai, be retained in the Urban District.

Commissioner Wung moved that the Commission concur with staff recommendation, seconded by Commissioner Sakahashi, and the motion was unanimously carried.

SPECIAL PERMIT APPLICATION BY MAUI ELECTRIC COMPANY (SP71-104) TO ALLOW CONSTRUCTION AND OPERATION OF ELECTRIC GENERATION PLANT AND ACCESSORY FACILITIES AT KEALIA POND, MAALAEA DISTRICT, MAUI

Mr. Fujimoto, Executive Officer, read the staff report recommending "that the Commission approve the establishment of the diesel generators, gas turbine, and necessary accessory structures, subject to the five conditions stipulated by the Maui Planning Commission, with the further condition that

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM A71-276 - TAKEO SAKAMOTO

DATE July 16, 1971

PLACE Kahului Library
Kahului, Maui

TIME 10 a.m.

NAME	YES	NO	ABSTAIN	ABSENT
NAPIER, ALEXANDER	✓			
TANGEN, EDDIE	✓			
MARK, SHELLEY	✓			
KIDO, SUNAO	✓			
WUNG, LESLIE	✓			
SAKAHASHI, STANLEY	✓			
YAMAMURA, TANJI	✓			
INABA, GORO	✓			

M
5

COMMENTS: Approve as recommended by staff.

STATE OF HAWAII
LAND USE COMMISSION

July 16, 1971

MEMORANDUM

TO: Land Use Commission
FROM: Staff
SUBJECT: A71-276 - TAKEO SAKAMOTO

A public hearing was held on May 21, 1971, on Mr. Sakamoto's petition to reclassify approximately 23,749 square feet of land situated at Waikapu, Wailuku, Maui, from an Agricultural to an Urban District for business use. The property is described as Tax Map Key 3-6-07: parcels 1 and 48.

The Maui Planning Commission has recommended approval of this request on the basis that the parcels in question have been in urban use for a substantial period of time and were not suitable for agricultural purposes.

The Department of Taxation has been assessing the subject parcels based on general commercial land class from 1965 to present.

This request also conforms to the provision in the State Land Use District Regulations stating that ". . . lands contiguous with existing urban areas shall be given more consideration than non-contiguous lands, . . ." and that it would not be contrary to the intent of the Land Use Law regarding the prevention of scatteration of urban developments.

7-13-71 sent copy to jurisdiction

The staff therefore recommends approval of this request based on the following:

1. It is contiguous to the existing Urban District.
2. The basic utilities are readily available.
3. It is economically unfeasible for agricultural use.
4. It has been in urban use for a substantial period of time and was subject to real property taxes based on commercial use since 1965.

July 7, 1971

Mr. Takeo Sakamoto
P. O. Box 1056
Wailuku, Hawaii 96793

Dear Mr. Sakamoto:

The Land Use Commission next meets at 10 a.m., in the Kahului Library, Kahului, Maui.

On or about that time a decision on your petition (A71-276) will be rendered. If a deferral is necessary, notify the Land Use Commission any time before the matter is called for consideration by the Commission at the meeting. The Commission will evaluate the reasons and consider the request for a deferral.

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

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Enclosure - Agenda

9631

BOND
USA
BERKSHIRE
COTTON FIBER CONTENT

P. O. Box 1056
Wailuku, Maui

RECEIVED

JUN 8 1971

State of Hawaii
LAND USE COMMISSION

Mr. Ramon Duran
Executive Officer
Land Use Commission
State of Hawaii
P. O. Box 2359
Honolulu 96804

Gentlemen:

In as much as business have been conducted on this property for the past 70 years and according to the report submitted by the Planning Director, County of Maui, which stated that the parcel is not suitable for agricultural purposes, the rights and privileges I feel should remain with the property for present and future use.

The Urban zoning of this property is the primary requirement before any serious studies could be undertaken to develop this property for the fullest and best use.

A combination of store and apartment would be a good investment as well as many other potential combinations of businesses.

would greatly appreciate your favorable and early approval of my zoning request.

Very truly yours,
Takeo Sakamoto
Takeo Sakamoto

*Maui News
This May 25, 1971*

Land Parcel In Puuohala Zoned Urban

The State Land Use Commission took favorable action Friday on one item and held public hearings on two others at a meeting in Kahului.

The action item concerned a petition submitted by the County of Maui to rezone approximately 1.2 acres of land at Puuohala, Wailuku, from Agricultural to Urban District.

According to a memorandum prepared by the LUC staff, the change in zoning "appears to be technical and legal rather than a change in land use" because "the area in question is already in the requested uses (playground and residence)."

A motion introduced by Commissioner Eddie Tangen to concur with the staff's recommendation for approval was carried unanimously.

The first of the public hearings concerned a petition submitted by Takeo Sakamoto to amend—from Agricultural to Urban (for business use)—the land use district boundaries for approximately 23,749 square feet of property located on the makai side of Honoapiilani Highway, across from the Wai-ka-pu Steak House.

In his petition, Sakamoto requested the boundary change on the grounds that business has been conducted on the property in question for the past 70 years.

During a meeting on February 2, the Maui County Planning Commission voted unanimously to recommend approval of the request on the basis that "the parcels in question have been in urban use for a substantial period of time and were not suitable for agricultural purposes."

When questioned by the Commission as to his future plans for the property if it should be urbanized, Sakamoto answered that he had no definite plans.

At the close of the hearing, Sakamoto was advised that he had 15 days to file any further information before the Commission, which will take action on the matter within 90 days.

The second hearing concerned two areas in Maui County that were rezoned by the Commission in 1969, during its five-

*Maui News
May 25, 1971*

Land Parcel Zoned

(Continued From A-1)

year mandatory boundary review.

The purpose of the hearing—which was scheduled after the Attorney General questioned the procedures used during the 1969 review—was to gather additional testimony, with the understanding that the Commission may affirm or modify the zoning in view of the new evidence.

The first area under consideration involves 31 acres of land at Kula—located between Kula Highway and Lower Kula Road, approximately three miles south of the Pukalani-Makawao junction. Prior to the 1969 review, the acreage was classified as Rural. It is currently classified as Agricultural.

According to a report prepared by the LUC staff, the Maui Planning Commission at its meeting on April 6 recommended that the area be classified as Rural District because "more efficient use of the land could be made . . . greater harmony in land use can be achieved . . . and Rural zoning is in conformance with the County's General Plan for the area."

The staff report further said it had recommended to the Commission that the area be redesignated from a Rural to an Agricultural classification because the land has "been dedicated to grazing use for a minimum of 10 years by the landowners" and also comprise "areas considerably larger than those normally associated with Rural Districts."

Two persons offered testimony in support of the Agricultural classification. Henry Texeira, a property owner, said he wanted the land to remain Agricultural because he was raising cattle there now and might possibly plan to farm the land in the future.

Peter Wilmott, a board member of Life of the Land, said that he is in favor of maintaining the area as Agricultural—not Urban or Rural—because it will be used for farming in the near future.

The second area being reviewed involves 25 acres in the vicinity of Kalae, Molokai, about seven miles north of Kaunakakai. The area is currently classified as Urban. Prior to the 1969 review it was classified Rural and Agricultural.

According to the LUC staff report, the Maui Planning Commission on April 6 voted to recommend that the properties in question be classified Urban since "this is consistent with previous recommendations made by the Commission during consideration of the boundary change application filed several years ago by the Estate of Sophie Judd Cooke."

The report further said that the staff had recommended

rezoning during the boundary review of 1969 on the basis of the LUC approval of the Cooke petition and because it would eliminate a Rural spot-zone in that area.

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

May 21, 1971 - 1 p.m.

Kahului Library
Kahului, Maui

APPROVED
JUL 16 1971

Commissioners Present: Goro Inaba, Vice Chairman
Leslie Wung
Stanley Sakahashi
Eddie Tangen
Alexander Napier
Sunao Kido

Commissioners Absent: Shelley Mark
Tanji Yamamura

Staff Present: Tatsuo Fujimoto, Executive Officer
Ah Sung Leong, Planner
Sidney Ayabe, Deputy Attorney General
Dora Horikawa, Stenographer

ADOPTION OF MINUTES

Commissioner Tangen moved that the minutes of the February 26, 1971 meeting be approved as circulated to the Commission, seconded by Commissioner Wung, and unanimously carried.

HEARINGS

✓ PETITION BY TAKEO SAKAMOTO (A71-276) TO RECLASSIFY APPROXIMATELY 23,745 SQUARE FEET FROM THE AGRICULTURAL DISTRICT TO THE URBAN DISTRICT AT WAIKAPU, MAUI

Mr. Tatsuo Fujimoto, Executive Officer, presented the staff report.

It was brought out that neither the petitioner, nor the Maui Planning Department, in its recommendation to the Land Use Commission, had indicated the intended use of subject land.

May 21, 1971

Mr. Sakamoto, petitioner, advised the Commission that he was being assessed business or commercial rates for the property.

Since there was no further testimony, the hearing was closed.

PETITION BY THE LAND USE COMMISSION (A71-288) TO AFFIRM OR MODIFY VARIOUS PARCELS REZONED DURING THE 1969 5-YEAR BOUNDARY REVIEW IN THE COUNTY OF MAUI

Mr. Ah Sung Leong, staff planner, presented the staff report. He added that parcel 17 of Tax Map Key 5-2-13, Naiwa, Molokai, had subsequently been subdivided into 6 lots of one-half acre minimum size. A letter had been received from Phoebe C. FitzGerald, one of the landowners in the aforementioned parcel 17, requesting retention of the original Rural and Agricultural designations.

Another letter from Alan C. Kay, on behalf of H. Thomas Kay, Jr., Frances K. Brossy and himself requested that the Commission affirm the current Urban classification.

Mr. Leong advised that all of the property owners affected by this petition had been notified by letter.

Regarding Area 1, Kula, Maui, Mr. Leong reported that both parcels 44 and 86 were presently in pasture use and had been dedicated between 1966-68.

Mr. Henry Texeira, one of the property owners in Area 1, submitted that he was presently raising cattle on his land and favored the existing Agricultural classification.

In response to several questions raised, Mr. Leong advised that the Maui Planning Commission had recommended reclassifying Area 1 into the Rural District. However, the Land Use Commission was merely gathering testimony and evidence during today's hearing.

Mr. Peter Wilmott, Board member of the Life of the Land Conservation Group, testified that the Kula lands were necessary for farming uses and appealed for the Agricultural classification.

STATE OF HAWAII
LAND USE COMMISSION
HONOLULU, HAWAII

Kahului Library
Kahului, Maui

May 21, 1971
1:00 p.m.

STAFF REPORT

A71-276 - TAKEO SAKAMOTO (Waikapu, Maui)

A petition has been submitted by Mr. Takeo Sakamoto to amend the land use district boundaries for approximately 23,749 square feet (0.545 acre) of land situated at Waikapu, Wailuku, Maui, from an Agricultural to an Urban District for business use. The property is described as Tax Map Key 3-6-07: parcels 1 and 48.

The property under consideration is situated on the makai side of Honoapiilani Highway. Two dilapidated commercial structures are presently located on the property. It abuts the southeast portion of the Waikapu Urban District. The predominant use within the 98-acre Waikapu Urban District is residential; however, agricultural uses also exist within the Urban District. Across from the subject property is the Waikapu Steak House and two abandoned commercial structures. The Waikapu Stream runs along the north of this property, separating it from the Furukawa Store. An abandoned park and building are located in the rear of this property. The Waikapu Urban District is entirely surrounded by the sugar

5-14-71 sent copy to petitioner, Lue

cane lands of Wailuku Sugar Company. Urban amenities, such as commercial and governmental facilities are located in Wailuku, which lies about 2½ miles to the north of this area.

The petitioner's reason for requesting a boundary change is that business has been conducted on this property for the past 70 years. In support of the commercial use, the petitioner has submitted a letter from the Department of Taxation to the Maui Planning Director which states: ".....please be advised that the above parcels were assessed based on our general commercial land class, code 3, from 1965 to the present date". The petitioner has not submitted any plans for the use of property for commercial purposes.

Basic utilities are available and the Maui Water Department has advised that they have no objections to the proposed rezoning.

The Land Study Bureau states that the lands in these parcels are classified as Class B in their overall productivity rating, primarily because of the stony conditions. Soils are primarily alluvial, deep, well drained and productive under irrigation. Slope of the land is gentle, averaging less than 10 per cent. Rainfall ranges from 10" to 30" and the elevation is about 350 feet above sea level.

County Recommendation

At its meeting of February 2, 1971, the Maui County Planning Commission voted unanimously to recommend approval of this request on the basis that "the parcels in question have been in urban use for a substantial period of time and were not suitable for agricultural purposes."

These are the pertinent facts, relating to the above request, known to the staff at this time.

JOHN A. BURNS
GOVERNOR



9591
FUJIO MATSUDA
DIRECTOR

E. ALVEY WRIGHT
DEPUTY DIRECTOR
LAWRENCE F. O. CHUN
DEPUTY DIRECTOR

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813

IN REPLY REFER TO:

PMN 7.1403

May 17, 1971

RECEIVED

State of Hawaii
LAND USE COMMISSION

Mr. Tatsuo Fujimoto
Executive Officer
Land Use Commission
P. O. Box 2359
Honolulu, Hawaii 96804

Dear Mr. Fujimoto:

Subject: Boundary Change Applications
A71-288, A71-276 and A70-269

Dear Mr. Fujimoto:

We have reviewed the subject applications and have no objections to them. None of the above affects our public facilities.

Thank you for the opportunity to comment on the applications.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Paul H. Arizumi".
PAUL H. ARIZUMI
Property Management Officer



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813

IN REPLY REFER TO:
PMN 7.1390

April 19, 1971

RECEIVED

APR 22 1971

State of Hawaii
LAND USE COMMISSION

Land Use Commission
P. O. Box 2359
Honolulu, Hawaii 96804

Gentlemen:

Subject: Land Use Boundary Change Applications

The following land use boundary change applications may be affected by future highway realignment projects:

1. A71-278 — *Hawaii County (Kilauea)*
2. A71-280 — *Kihei (S. Kilauea)*

However, no plans are presently available to determine the degree of impact these projects will have on the lands in question.

We have no comments on the following applications:

1. ✓ A71-276 — *Schroeder*
2. A71-277 — *L.H. (Wahala)*
3. A71-279 — *PKL*
4. A71-281 — *Polynesian Center*
5. SP71-95 — *Chabon*

Very truly yours,

Lawrence F. O. Chun
FUJIO MATSUDA
Director

May 13, 1971

XXXXXXXXXXXXX
XXXXXXXXXXXXX

Tatsuo Fujimoto
XXXXXXXXXXXXX

Mr. Takeo Sakamoto
P. O. Box 1056
Wailuku, Maui 96793

Dear Mr. Sakamoto:

The Land Use Commission next meets on May 21, 1971 at 1:00 p.m., at the Kahului Library, Kahului, Maui.

At that time, the application by Takeo Sakamoto (A71-276) to amend the land use district boundaries at Waikapu, Maui will be heard.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encl. - Agenda

9483



RECEIVED

APR 2 1971

State of Hawaii
LAND USE COMMISSION

DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
P. O. BOX 547
KAHULUI, MAUI, HAWAII 96732

April 1, 1971

Mr. Ramon Duran, Executive Officer
Land Use Commission
State of Hawaii
P. O. Box 2359
Honolulu, Hawaii 96804

Dear Mr. Duran:

Subject: Boundary Change Application - A71-276 - Takeo Sakamoto

We have no objection to your approving the rezoning of the 23,749 square feet of land from Agricultural District to Urban District.

Sincerely,

For Carl Kaiama, Director

TI/ao

"By Water All Things Find Life"

056
9452

UNIVERSITY OF HAWAII

Land Study Bureau

March 22, 1971

RECEIVED

MAR 29 1971

State of Hawaii
LAND USE COMMISSION

Mr. Ramon Duran
Executive Officer
Land Use Commission
P. O. Box 2359
Honolulu, HI 96804

Dear Mr. Duran

The following comments are in response to your notifications of special permit application SP71-95 and boundary change applications A71-276 to A71-281, respectively:

SP71-95 Alohilani Meadows Development
 Halekamahina, Puna, Hawaii
 Tax Map Key 1-4-01-17, 68, 69, 71, 72, 73, 74, 75

The entire area is classified as E in Overall Productivity Rating and consists of aa lava flows, pumice and pahoehoe lava. Although a large part of this parcel was once planted to a variety of orchard crops and grasses, the land conditions did not sustain their production.

The area is nearly level to gently sloping with inclusions of deep cracks in the lava and is located adjacent to past volcanic activities.

✓ A71-276 Takeo Sakamoto
 Waikapu, Maui
 Tax Map Key 3-6-07-1, 48
 Area: 23,749 sq. ft.

The lands in these parcels are classified as Class B in their Overall Productivity Rating primarily because of the stony conditions. Soils are primarily alluvial, deep, well drained and productive under irrigation.

Slope of the land is gentle, averaging less than 10 per cent.

Signed by Harold Baker

State of Hawaii
LAND USE COMMISSION
P. O. Box 2359
Honolulu, Hawaii 96804



POLACOLOR © 75 SPEED TYPE 105

TAKEO SAKAMOTO

A 71-276

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2-11-71

PLANNING COMMISSION
Yoshikazu Matsui, Chairman
Motohisa Unemori, Vice-Chairman
Joseph Franco
G. Alan Freeland
Adrian Hussey
Kazuo Kage
Ichiro Maehara
John M. Fernandez, Ex-Officio
Carl Kaiama, Ex-Officio



COUNTY OF MAUI
PLANNING DEPARTMENT
P. O. BOX 1487
KAHULUI, MAUI, HAWAII 96732

9291
ASL
Elmer F. Cravalho
Mayor

BOARD OF ADJUSTMENT
& APPEALS
Joseph S. Medeiros, Jr., Chairman
Peter Matsuoka, Vice-Chairman
William Hong
Ralph H. Moltzau
Thomas Yagi

Howard Nakamura
Planning Director

RECEIVED

FEB 10 1971

State of Hawaii
LAND USE COMMISSION

February 5, 1971

Mr. Ramon Duran
Executive Officer
Land Use Commission
State of Hawaii
P. O. Box 2359
Honolulu, Hawaii 96804

Dear Mr. Duran:

Re: Application for Amendment to Land Use District
Boundary submitted by Mr. Takeo Sakamoto, Waikapu, Maui

The Maui Planning Commission, at its meeting of February 2, 1971, voted unanimously to recommend approval of the above application for amendment to district boundary from Agricultural to Urban for parcels of land at Waikapu, Maui, identified as TMK 3-6-07:1 and 48.

In recommending approval, the Commission felt that the parcels in question have been in urban use for a substantial period of time, and were not suitable for agricultural purposes.

Should you have any questions with regard to this matter, please contact us at any time.

Very truly yours,

HOWARD K. NAKAMURA
Planning Director

cc: Takeo Sakamoto

90

STATE OF HAWAII
LAND USE COMMISSION
P. O. BOX 2359
HONOLULU, HAWAII 96804

February 1, 1971

NOTIFICATION OF BOUNDARY CHANGE APPLICATION

A71-276 - TAKEO SAKAMOTO

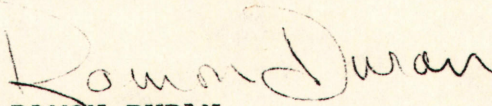
Please be advised that a boundary change application has been filed with the Land Use Commission to rezone 23,749 square feet from the Agricultural District to the Urban District at Waikapu, Maui. The property comprises TMK 3-6-07: parcels 1 and 48. The intended use of the property is a business operation.

A public hearing on this application will be held sometime between March 22, 1971, and May 21, 1971, in the County of Maui.

We would appreciate any written comments for or against this request, or you or your agent may appear at the public hearing. Please do not hesitate to call this matter to the attention of other interested parties. We will notify you of the exact date, time, and place of the hearing.

Should you desire additional information, feel free to contact this office.

Very truly yours,


RAMON DURAN
Executive Officer

Enclosure - Map

STATE OF HAWAII
LAND USE COMMISSION
P. O. BOX 2359
HONOLULU, HAWAII 96804

NOTIFICATION OF BOUNDARY CHANGE APPLICATION

A71-276 - TAKEO SAKAMOTO

Please be advised that a boundary change application has been filed with the Land Use Commission to rezone 23,749 square feet from the Agricultural District to the Urban District at Waikapu, Maui. The property comprises TMK 3-6-07: parcels 1 and 48. The intended use of the property is a business operation.

A public hearing on this application will be held sometime between March 22, 1971, and May 21, 1971, in the County of Maui.

We would appreciate any written comments for or against this request, or you or your agent may appear at the public hearing. Please do not hesitate to call this matter to the attention of other interested parties. We will notify you of the exact date, time, and place of the hearing.

Should you desire additional information, feel free to contact this office.

Very truly yours,

RAMON DURAN
Executive Officer

Enclosure - Map

State Form B14

STATE OF HAWAII

OFFICIAL
RECEIPT

No. 257

Department of Planning
and Economic Development

Department, Bureau or Commission

Jan. 29, 1971

RECEIVED from

William T. Sakamoto

Fifty and no/100

DOLLARS

LUC - Petitioners Fee

\$

50⁰⁰

Henry J. Fukuda
Public Accountant

January 22, 1971

Planning Commission
County of Maui
P. O. Box 1487
Kahului, Maui

Attention: Mr. Howard Nakamura, Planning Director

Gentlemen:

Pursuant to Section 205-4, Hawaii Revised Statutes, we are enclosing a copy of petition for amendment to the land use district boundaries submitted by Mr. Takeo Sakamoto.

Act 32 provides that within 45 days after receipt of the 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 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.

274

Land Use Commission

Department, Bureau or Commission

January 22

19 *71*

RECEIVED from

Takedo Sakamoto

Fifty + 00/100

DOLLARS

Petition for Boundary Change

\$ *50⁰⁰*

Don G. Hawkins

Public Accountant

January 22, 1971

Mr. Takeo Sakamoto
P. O. Box 1056
Wailuku, Maui 96793

Dear Mr. Sakamoto:

This will acknowledge the receipt of your check in the amount of \$50.00 and your application to amend the land use district boundaries at Waikapu, Maui.

In accordance with Section 205-4, Hawaii Revised Statutes, this Commission must schedule a public hearing on your 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 Maui. We will inform you of the hearing date as soon as it is determined.

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

Very truly yours,

RAMON DURAN
Executive Officer

Encl.

cc: Maui Planning Commission

9209

STATE OF HAWAII
LAND USE COMMISSION
RECEIVED
JANUARY 21 1971

December 22, 1970

RECEIVED

January 21, 1971

State of Hawaii
LAND USE COMMISSION

State of Hawaii
Land Use Commission
P. O. Box 2359
Honolulu, Hawaii 96804

Dear Sir:

SUBJECT: TMK: 3-6-007-001 & 048, Owner:
Takeo Sakamoto; request change
in zoning for

Enclosed are the following:

- a) original and 2 copies of "Petition For Amendment To Land Use Commission District Boundary"
- b) copy of sketch showing subject properties
- c) check in the amount of \$50.00 made out to the Land Use Commission, State of Hawaii
- d) copy of letter from the Department of Taxation dated December 4, 1970 to the Planning Director certifying that the subject property has been taxed on a general commercial land class since 1965

Your favorable action to have the subject property rezoned from agricultural to urban for reasons indicated on the above petition and the fact that the properties are being taxed on a commercial basis will be greatly appreciated.

Yours very truly,

Takeo Sakamoto

Takeo Sakamoto

STATE OF HAWAII
LAND USE COMMISSION

P. O. Box 2359
Honolulu, Hawaii 96804

RECEIVED

January 21, 1971

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 _____

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 Maui, Island of Maui, map number and/or name TMK 3-6-07: 1 and 48 to change the district designation of the following described property from its present classification in a(n) Agriculture district into a(n) Business (Urban) district.

Description of property:

an area of 23,749 sq. ft. approx. 265 ft. frontage on makai side of Honopiilani Highway - approx. depth of 89 ft.

Petitioner's interest in subject property:
own the property

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

been conducting business in this area for the past 70 years

- (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 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) Takeo Sakamoto

TAKEO SAKAMOTO

Residence: Waikapu, Maui, HAWAII

Address: P. O. Box 1056
Wailuku, HAWAII 96793

Telephone: Bus: 244 5576
Res: 244 0732

True North
 Scale: 1 in. = 100 ft.

To Lahaina — HONOAPILANI H'WAY. — To Hailuku

94.80	61.50 (2)	105.32 (2)
Takeo Sakamoto (Frances E. Hedger)	10.	Takeo Sakamoto
(8197 \$)	(6012 \$)	9,540 \$
48 89.20	70.49	98.31

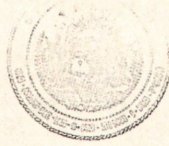
2747' W.

ZONE	SHE	PLAT
3	6	07

USE: FOR TAX PURPOSES
"COMMERCIAL"

TAX OFFICER
 12/3/70 (SUGINA)
 CONFIRMED

JOHN A. BURNS
GOVERNOR



RALPH W. KONDO
DIRECTOR OF TAXATION

DEPARTMENT OF TAXATION
STATE OF HAWAII

Wailuku, Hawaii
December 4, 1970

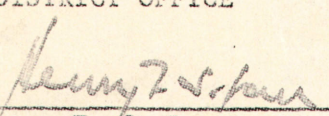
Mr. Howard Nakamura
Planning Director
Maui Planning Department
P O Box 1487
Kahului Hi 96732

SUBJECT: TAX KEY 3-6-007-001 and 048
OWNER : TAKEO SAKAMOTO

Pursuant to request of Mr. Takeo Sakamoto for confirmation of the years taxes paid on commercial rate, please be advised that the above parcels were assessed based on our general commercial land class, code 3 from 1965 to present date.

ISAO SATO
DISTRICT TAX ADMINISTRATOR
MAUI DISTRICT OFFICE

By


Henry T. S. Lau
Property Assessment Supervisor

FZ/fs

cc: Property Assessment

November 17, 1970

Mr. Howard K. Nakamura
Planning Director
Maui Planning Department
P. O. Box 1487
Kahului, Maui HI 96732

Subject: Tax Map Key 3-6-07: 1 and 48
Owner: Mr. Takeo Sakamoto

Dear Mr. Nakamura:

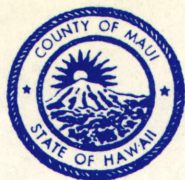
Pursuant to your request for confirmation of State Zoning for the above subject parcels, please be advised that they are both in the State's Agricultural District.

Very truly yours,

RAMON DURAN
Executive Officer

9072

PLANNING COMMISSION
Yoshikazu Matsui, Chairman
Motohisa Unemori, Vice-Chairman
Joseph Franco
G. Alan Freeland
Adrian Hussey
Kazuo Kage
Ichiro Maehara
John M. Fernandez, Ex-Officio
Carl Kaiama, Ex-Officio



Elmer F. Cravalho
Mayor

BOARD OF ADJUSTMENT
& APPEALS
Joseph S. Medeiros, Jr., Chairman
Peter Matsuoka, Vice-Chairman
William Hong
Ralph H. Moltzau
Thomas Yagi

Howard Nakamura
Planning Director

COUNTY OF MAUI
PLANNING DEPARTMENT
P. O. BOX 1487
KAHULUI, MAUI, HAWAII 96732

RECEIVED

November 12, 1970

NOV 16, 1970

State of Hawaii
LAND USE COMMISSION

Mr. Ramon Duran
Executive Officer
State Land Commission
P.O. Box 2359
Honolulu, Hawaii

Dear Mr. Duran:

We request confirmation of State Zoning for two parcels at Waikapu, Maui identified as TMK 3-6-07: parcels 1 and 48. The owner is Mr. Takeo Sakamoto.

Our maps indicate that the subject parcels are in the State Agricultural District. The owner has requested that we confirm this with your agency. Your early reply will be appreciated.

Very truly yours,

Howard K. Nakamura

HOWARD K. NAKAMURA
Planning Director

cc: Shoma Hotta

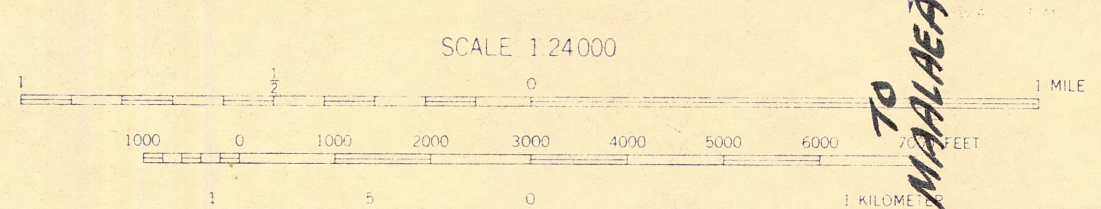
*both parcels in Ag District
16 Nov '70 jsh*



ATI-276 TAKED SAKAMOTO

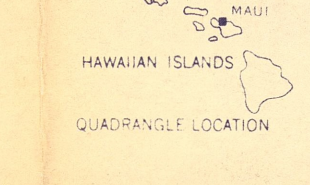
Mapped, edited, and published by the Geological Survey
 Control by USGS, USC&GS, and USCE
 Topography by multiplex methods from aerial photographs taken 1950,
 by USGS planetable surveys 1932, and by
 Hawaiian Commercial and Sugar Co. 1951. Field check 1955
 Hydrography compiled from USC&GS chart 4124 (1952)
 Polyconic projection. Old Hawaiian datum
 10,000-foot grid based on Hawaiian coordinate system, zone 2
 Red tint indicates areas in which only
 landmark buildings are shown
 Unchecked elevations are shown in brown

TRUE NORTH
 MAGNETIC NORTH
 APPROXIMATE MEAN
 DECLINATION, 1955



SCALE 1:24,000
 CONTOUR INTERVAL 40 FEET
 DASHED LINES REPRESENT 20-FOOT CONTOURS
 DEPTH CURVES IN FEET - CATHM IS MEAN LOWER LOW WATER
 SHORELINE SHOWN REPRESENTS APPROXIMATE LINE OF MEAN HIGH WATER
 THE ASPHALT WAIVER IS 1/2" IN APPROXIMATELY 2 FEET

ROAD CLASSIFICATION
 Heavy-duty ——— Light-duty ———
 Medium-duty - - - - - Unimproved dirt - - - - -
 Map of the Island of Maui, scale 1:62,500, from an earlier survey, is available



M-5 WAILUKU, HAWAII
 N2050-W15627.5/7.5
 1955

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
 FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER 2, COLORADO OR WASHINGTON 25, D. C.

7274