



Herring Sparrow
June 15 - Aug 14

A71-295 - ULUPALAKUA RANCH, INC. (MAUI)

Maui

P 563 348 712

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED

NOT FOR INTERNATIONAL MAIL

(See Reverse)

A71-295/Ulupalakua Ranch, Inc.

☆ U.S.G.P.O. 1989-234-555

Sent to Mr. C.P. Erdman	
Street and No. Ulupalakua Ranch, Inc.	
P.O., State and ZIP Code Ulupalakua 96790	
Postage	\$.25
Certified Fee	.85
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	.90
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$ 2.00
Postmark or Date	



PS Form 3800, June 1985

**STICK POSTAGE STAMPS TO ARTICLE TO COVER FIRST CLASS POSTAGE,
CERTIFIED MAIL FEE, AND CHARGES FOR ANY SELECTED OPTIONAL SERVICES. (see front)**

1. If you want this receipt postmarked, stick the gummed stub to the right of the return address leaving the receipt attached and present the article at a post office service window or hand it to your rural carrier. (no extra charge)
2. If you do not want this receipt postmarked, stick the gummed stub to the right of the return address of the article, date, detach and retain the receipt, and mail the article.
3. If you want a return receipt, write the certified mail number and your name and address on a return receipt card, Form 3811, and attach it to the front of the article by means of the gummed ends if space permits. Otherwise, affix to back of article. Endorse front of article **RETURN RECEIPT REQUESTED** adjacent to the number.
4. If you want delivery restricted to the addressee, or to an authorized agent of the addressee, endorse **RESTRICTED DELIVERY** on the front of the article.
5. Enter fees for the services requested in the appropriate spaces on the front of this receipt. If return receipt is requested, check the applicable blocks in item 1 of Form 3811.
6. Save this receipt and present it if you make inquiry.

● **SENDER:** Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.

Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1. Show to whom delivered, date, and addressee's address. 2. Restricted Delivery
(Extra charge) (Extra charge)

3. Article Addressed to:

Mr. C. P. Erdman, President
Ulupalakua Ranch, Inc.
Ulupalakua, HI 96790

4. Article Number

P 563 348 712

Type of Service:

- Registered Insured
 Certified COD
 Express Mail Return Receipt
for Merchandise

Always obtain signature of addressee
or agent and DATE DELIVERED

5. Signature - Addressee

X C. P. Erdman

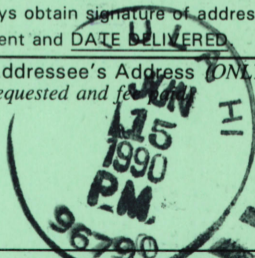
6. Signature - Agent

X By Bertha Igoe

7. Date of Delivery

6-15-90

8. Addressee's Address *ONLY if
requested and fee paid*



UNITED STATES POSTAL SERVICE

OFFICIAL BUSINESS

SENDER INSTRUCTIONS

Print your name, address and ZIP Code in the space below.

- Complete items 1, 2, 3, and 4 on the reverse.
- Attach to front of article if space permits, otherwise affix to back of article.
- Endorse article "Return Receipt Requested" adjacent to number.

RETURN
TO



Print Sender's name, address, and ZIP Code in the space below.

State of Hawaii

~~LAND USE COMMISSION~~

Rm. 104, Old Federal Bldg.

335 Merchant Street

Honolulu, Hawaii 96813



PENALTY FOR PRIVATE
USE, \$300

STATE OF HAWAII
DEPARTMENT OF BUSINESS AND ECONOMIC DEVELOPMENT

DATE June 22, 1990

SUBJECT:

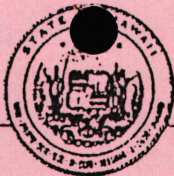
A71-295/Ulupalakua Ranch

DUE _____

TO: 1 File 2 _____ FROM: Ray _____
3 _____ 4 _____ FYI COMMENT _____ REPORT _____ ACTION _____ SIGNATURE _____
5 _____ 6 _____ DRAFT _____ APPROVAL _____ RETURN _____ TYPE _____ CIRCULATE _____
7 _____ 8 _____ XEROX _____ COPIES FILE _____ APPROVED WITH CHANGES NOTED _____

MESSAGE OR COMMENTS:

Per telecon from Nanette on 6/9/90 and to Nanette to reconfirm on 6/22/90, of Ulupalakua Ranch, under the direction of CP Erdman it is okay to close file. Nanette said they will not respond in writing.



STATE OF HAWAII
LAND USE COMMISSION

Room 104, Old Federal Bldg., 335 Merchant Street
Honolulu, Hawaii 96813 Telephone: 548-4611

NOTICE OF MESSAGE RECEIVED

DATE 6/19/90 TIME 1:49

FOR Roy

FROM Nanette
(Mr.) (Mrs.) (Miss) (Ms.)

OF CP Erdman - Sec.

PHONE Min 878-1202

Telephoned

Came to see you

Returned your call

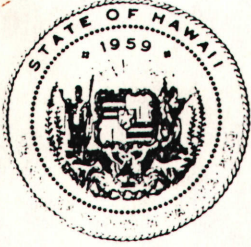
Left the following message:

Please call

Will call again

Urgent—call at once

re:
A71-295
okay to close docket
taken by _____



STATE OF HAWAII
DEPARTMENT OF BUSINESS
AND ECONOMIC DEVELOPMENT

LAND USE COMMISSION

Room 104, Old Federal Building, 335 Merchant Street
Honolulu, Hawaii 96813 Telephone: 548-4611

JOHN WAIHEE
Governor

RENTON L.K. NIP
Chairman

FREDERICK P. WHITTEMORE
Vice Chairman

COMMISSION MEMBERS:

Lawrence F. Chun
Sharon R. Himeno
Allen K. Hoe
Allen Y. Kajioka
Eusebio Lapenia, Jr.
James M. Shinno
Elton Wada

ESTHER UEDA
Executive Officer

June 13, 1990

Mr. C. P. Erdman, President
Ulupalakua Ranch, Inc.
Ulupalakua, Hawaii 96790

Dear Mr. Erdman:

Subject: LUC Docket No. A71-295/Ulupalakua Ranch, Inc.

A review of our records indicates that the last correspondence in the file on the subject is a letter dated July 19, 1971 from Tatsuo Fujimoto to you granting an extension of time on the application.

Please advise us, in writing, as to the status of the matter by June 29, 1990. If we do not hear from you by said date, we will consider the subject docket closed.

Sincerely,

ESTHER UEDA
Executive Officer

EU:to

Encl. copy of 7/19/71 letter

July 19, 1971

Mr. C. P. Erdman, President
Ulupalakua Ranch, Inc.
Ulupalakua, Hawaii 96790

Dear Mr. Erdman:

Pursuant to your letter request of June 24, 1971, the Land Use Commission, at its meeting on July 16, 1971, granted an extension of time on the application by Ulupalakua Ranch, Inc. (A71-295) for amendment to the land use boundary at Ulupalakua, Maui, until storage and water transportation problems have been resolved with the Maui Board of Water Supply.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

cc: Maui Planning Commission

Maui News; July 31, 1971

Water Short In Two Areas

Residents of the Kula and Ulupalakua areas on Maui and the Kalae area on Molokai are being urged to conserve water.

David Nobriga, chairman of the Maui County Board of Water Supply, outlined the problem on Maui, saying:

"The storage facilities in the upper Kula area are dry with no inflow from the supply sources. Therefore, a supplemental supply is being pumped up from the lower Kula system to provide for your domestic needs. Please do not water your lawn or use water carelessly."

He noted that there is a limited supply of water available in the Kula water system and that the drier summer months are ahead.

"We are trying to distribute available water fairly," he said, "however, we have over 1,000 consumers and it is physically impossible to police them all. Cooperation of all is the most effective, and, in reality, the only way to assure each person his share."

Nobriga said that since "the water supply is in-

adequate and the water may not be of good quality" certain precautions are being recommended.

These precautions are boiling of water for drinking purposes and turning off electric water heaters when it appears that the tank may be empty.

"We appreciate the splendid cooperation we have received in the past and hope that this restriction can be removed very shortly," Nobriga said. "The success or failure in this emergency situation depends entirely on your cooperation."

Carl Kaiama, director of the water department, said a similar situation exists at Kalae. He noted that water is being trucked to the storage tanks there to meet domestic needs.

He urged residents of Kalae to immediately restrict their water usage and not to water lawns or irrigate.

Kaiama also said residents should take the precautions of boiling drinking water and shutting off electric water heaters if necessary.

July 19, 1971

Mr. C. P. Erdman, President
Ulupalakua Ranch, Inc.
Ulupalakua, Hawaii 96790

Dear Mr. Erdman:

Pursuant to your letter request of June 24, 1971, the Land Use Commission, at its meeting on July 16, 1971, granted an extension of time on the application by Ulupalakua Ranch, Inc. (A71-295) for amendment to the land use boundary at Ulupalakua, Maui, until storage and water transportation problems have been resolved with the Maui Board of Water Supply.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

cc: Maui Planning Commission

STATE OF HAWAII
LAND USE COMMISSION
HONOLULU, HAWAII

Minutes of Meeting

July 16, 1971 - 10 a.m.

Kahului Library
Kahului, Maui

APPROVED
SEP 2 1971

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

Mr. Michael A. Town, Kula resident, spoke in opposition to the request and submitted a petition signed by 50+ Kula residents also opposing the proposed reclassification (see testimony and petition on file).

Mr. Philip H. Lowenthal, Kula resident, also spoke in opposition to the request (see testimony on file) because the petitioner has not submitted evidence that the land is needed within the next five years for rural use.

Shortly thereafter, the Vice-Chairman closed the hearing.

✓ PETITION BY ULUPALAKUA RANCH, INC. (A71-295) TO RECLASSIFY APPROXIMATELY 27.5 ACRES FROM AGRICULTURAL TO RURAL AT ULUPALAKUA, MAUI

The staff planner informed the Commission that a letter had been received from Mr. Erdman, President of Ulupalakua Ranch, Inc., requesting a deferral on the boundary change until storage and water transmission problems have been resolved with the Maui County Department of Water Supply. Subsequently, Commissioner Napier moved for approval of the deferral request, seconded by Commissioner Tangen, and the motion was unanimously carried.

PETITION BY AMFAC COMMUNITIES, INC.-HAWAII (A71-296) TO RECLASSIFY APPROXIMATELY 4.6 ACRES FROM AGRICULTURAL TO URBAN AT KELAWEA, LAHAINA, MAUI

The Executive Officer delivered the staff report (see copy on file).

Mr. Peter A. Sanborn, representing the petitioner, commented that the three plantation camps that are being phased out are Wainee, Puokoli, and Crater Village.

Shortly thereafter, Vice-Chairman Inaba closed the hearing on this matter.

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM A71-295 - ULUPALAKUA RANCH DATE July 16, 1971

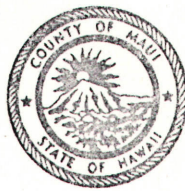
PLACE Kahului Library TIME 10 a.m.
Kahului, Maui

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

COMMENTS:

Defer

9690



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

RECEIVED

JUL 14 1971

State of Hawaii
LAND USE COMMISSION

July 12, 1971

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

Attention Mr. Tatsuo Fujimoto
Executive Officer

Subject: Public Hearing on Maui, July 16, 1971, relating to
Applications for Boundary Changes - A71-293, 294,
295 and 296

This is in regard to applications for boundary changes to be heard at the Kahului Library on July 16, about which you have requested our comments.

1. A71-293 - Hana Ranch, Inc. (39.5 acres from Agricultural to Urban and 20 acres from Urban to Agricultural at Hana, Maui)

Re: Change from Agricultural to Urban. The water system for this area is inadequate to support this zoning change, which intended use is for houseslots. The applicant should be required to conform to the requirements of the DWS which may include off-site improvements, storage facilities and source development. However, should the applicant propose to develop its own water system that would conform to the minimum requirements of the Board, the DWS will then be pleased to give favorable consideration to the boundary change.

2. A71-294 - Ralph S. Yagi (14.8 acres from Agricultural to Rural at Kula, Maui)

The water system serving this area is inadequate to support this requested change. However, should the applicant conform to the requirements of the DWS which would include offsite improvements to the water system, the Department would be pleased to give favorable consideration to this requested change.

"By Water All Things Find Life"

July 12, 1971

3. ✓ A71-295 - Ulupalakua Ranch, Inc. (27.5 acres from Agricultural to Rural at Ulupalakua, Maui)

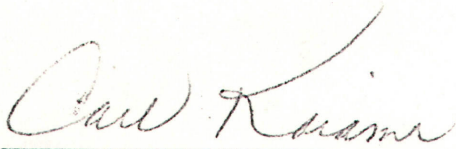
The existing water system for the area is inadequate to support this request for change of boundary. However, should the applicant conform to the requirements of the Department of Water Supply which would include offsite development and improvements to the water system, the Department would be pleased to give favorable consideration to this requested change.

4. A71-296 - Amfac Communities, Inc.-Hawaii (4.6 acres from Agricultural to Urban at Kelawea, Lahaina, Maui)

The Department of Water Supply would recommend favorable consideration of this application, provided the applicant conforms to the requirements of the Department of Water Supply which may include offsite development to the water system.

The above comments are submitted for your consideration.

Aloha,



Carl Kaiama
Director of Water Supply

CK/f

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

July 8, 1971

NOTIFICATION OF BOUNDARY CHANGE APPLICATION

A71-295 - Ulupalakua Ranch, Inc.

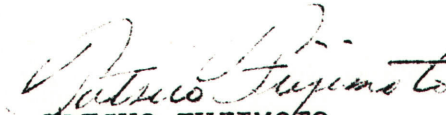
Please be advised that a boundary change application has been filed with the Land Use Commission to rezone approximately 27.5 acres from the Agricultural District to the Rural District at Ulupalakua, Maui. The property comprises TMK 2-1-08: parcel 1. The intended use of the property is homesites.

A public hearing on this application is scheduled for July 16, 1971*, at Kahului, 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.

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

Very truly yours,


TATSUO FUJIMOTO
Executive Officer

*See enclosed agenda

June 29, 1971

Mr. C. P. Erdman, President
Ulupalakua Ranch, Inc.
Ulupalakua, Hawaii 96790

Dear Mr. Erdman:

Pursuant to your letter of June 24, 1971, requesting deferral of the hearing on the application by Ulupalakua Ranch, Inc. (A71-295) to amend the land use district boundaries at Ulupalakua, Maui, please be advised that this hearing has been advertised in the newspaper and affected parties notified and must therefore remain as an item on the agenda. However, your request will be presented to the Commission at its meeting on July 16, 1971, and your request for a deferral will be considered by the Commission.

In any event, you will be allowed 15 days following the public hearing in which to submit any additional information or data you may wish to present. The Land Use Commission cannot act on this request until 45 days after the hearing but not later than 90 days as provided under Section 205-4, Hawaii Revised Statutes.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer



Ulupalakua Ranch, Inc.

9663

ULUPALAKUA, MAUI, HAWAII 96790

June 24, 1971

RECEIVED

JUN 28 1971

Land Use Commission
Department of Planning and Economic Development
P.O. Box 2359
Honolulu, Hawaii 96804

State of Hawaii
LAND USE COMMISSION

Dear Sirs:

We wish to hereby request deferral of our application of amendment of land use district boundaries at Ulupalakua, Maui.

We have also requested deferral of our application for change in district boundary with the Maui County Planning Commission.

The reason for the requested deferral is that we have several problems to work out with the Maui Board of Water Supply in regards to storage and transportation of water. We will inform you when these problems have been resolved and we will request that our application be reconsidered at a later date.

Sincerely,

C. P. Erdman
President
Ulupalakua Ranch, Inc.

June 16, 1971

RECEIVED

JUN 18 1971

State of Hawaii
LAND USE COMMISSION

Mr. Pardee Erdman
Ulupalakua Ranch, Inc.
Ulupalakua, Maui 96790

Dear Mr. Erdman:

The Maui County Planning Commission at its meeting of June 15, 1971, voted to accept your verbal request for deferral regarding application filed by Ulupalakua Ranch Inc. for a change in district boundary at TMK 2-1-08: Parcel 1.

As I indicated to you over the telephone, you should also formally request a deferral from the State Land Use Commission at the earliest possible date, inasmuch as the public hearing on your request is scheduled to be held sometime in July.

Should you have any questions, please contact us at any time.

Yours very truly,

HOWARD K. NAKAMURA
Planning Director

cc Mr. Fujimoto ✓
cc Dept. of Water Supply

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

NOTIFICATION OF BOUNDARY CHANGE APPLICATION

A71-295 - Ulupalakua Ranch, Inc.

Please be advised that a boundary change application has been filed with the Land Use Commission to rezone approximately 27.5 acres from the Agricultural District to the Rural District at ~~Makana~~, Maui. The property comprises TMK 2-1-08: parcel 1.

Ulupalakua

The intended use of the property is homesites.

A public hearing on this application ~~will be held~~ *is scheduled for July 16, 1971**
~~between June 15, 1971, and August 14, 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.

VTY,

* see enclosed agenda

RECEIVED

MAY 26 1971

State of Hawaii
LAND USE COMMISSION

May 24, 1971

Mr. Pardee Erdman
Ulupalakua Ranch, Inc.
Ulupalakua, Maui 96790

Dear Mr. Erdman:

The Maui Planning Commission at its meeting of May 18, 1971, voted to defer action on your request for a change in district boundary from Agricultural to Rural at Ulupalakua, Maui. The Commission did indicate that they would be receptive to this request insofar as it would not result in additional demand for water services being created in the area. The Commission felt that the consolidation of the employees in a central area and the opportunity granted to the employees to purchase and own houselots would be desirable.

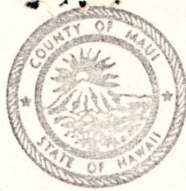
However, because of the severe water problem in the area, as pointed out by the County Department of Water Supply, it was felt that approval of your entire request would not be desirable. We would suggest that you arrange to meet with our Department and the Department of Water Supply to determine a reasonable area for which approval could be recommended. Please contact us to arrange for a suitable meeting date.

Should you have any questions, please contact us at any time.

Yours very truly,

HOWARD K. NAKAMURA
Planning Director

cc Water Supply
cc Mr. Tatsuo Fujimoto ✓



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

RECEIVED

MAY 17 1971

May 17, 1971

DEPT. OF PLANNING
COUNTY OF MAUI

MEMO TO HOWARD NAKAMURA, PLANNING DIRECTOR

SUBJECT: REQUEST FOR CHANGE IN DISTRICT BOUNDARIES

1a. Agriculture to Urban

By Hana Ranch, Inc., Hana, Maui
TMK: 1-4-05:1 and 1-4-06:1

1b. Urban to Agriculture

By Hana Ranch, Inc., Hana, Maui
TMK: 1-3-04:1

2. Agriculture to Rural

By Ulupalakua Ranch, Inc., Ulupalakua, Maui
TMK: 2-1-08:1

We are recommending that the Commission delay approval of the requested changes in district boundaries inasmuch the water systems serving these areas are inadequate to support such changes.

However, should these requests be accompanied by proposals of water system improvements that will support these changes, the Department of Water Supply would be pleased to give them due consideration.

Your support of the above action will be greatly appreciated.

Carl Kaiama
Director of Water Supply

CK/f

"By Water All Things Find Life"

Maui ranch Adv. 5/19/71 asks zoning for homes

WAILUKU — Ulupalakua Ranch is planning to subdivide about 27 acres to sell houselots and homes to its employes.

The Maui County Planning Commission will recommend approval of the plan to the State Land Use Commission, with conditions.

The ranch is asking the State board to rezone the land from agricultural to rural use for subdivision lots of a half-acre each.

PARDEE ERDMAN, owner of the ranch, said there would be "probably 20 or 25 lots for employes and probably a few to sell outside to reduce the cost of the employes' lots."

The commission decided that Erdman should be allowed to go ahead with the employe lots, but that any sale of other lots must wait until an adequate water supply is assured.

Erdman said the ranch wants to consolidate its employe housing in one location as well as offer employes a chance to buy their homes.

State Form B14

STATE OF HAWAII

Department of Planning
and Economic Development

Department, Bureau or Commission

OFFICIAL
RECEIPT

No. 292

April 23, 1971

RECEIVED from

Ulupalakua Ranch, Inc.

Fifty 9/100

DOLLARS

LUC - Petitioner's Fee

\$ 50.00

Caroline Okuda

Public Accountant

XXXXXXXXXXXX
XXXXXXXXXXXX

April 20, 1971

Tatsuo Fujimoto
XXXXXXXXXXXX

Maui Planning Commission
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 Ulupalakua Ranch, Inc.

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,

TATSUO FUJIMOTO
Executive Officer

Encls.

State Form B14

STATE OF HAWAII

OFFICIAL
RECEIPT

No. 286

Land Use Commission

Department, Bureau or Commission

April 16

1971

RECEIVED from

Klepalakua Ranch, Inc.

Fifty + 00/100

DOLLARS

Petition for Boundary Change

\$ 50⁰⁰

Don G. Honkawa

Public Accountant

XXXXXXXXXXXXX
XXXXXXXXXXXXX

April 20, 1971

Tatsuo Fujimoto
XXXXXXXXXXXXX

Mr. C. Pardee Erdman
President
Ulupalakua Ranch, Inc.
Ulupalakua, Maui HI 96790

Dear Mr. Erdman:

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

In accordance with Section 205-4, Hawaii Revised Statutes, this Commission must schedule a public hearing on this petition no sooner than 60 days and no more than 120 days. After 45 but within 90 days following the public hearing, the Land Use Commission is obliged to render a decision on your petition.

A hearing schedule will be determined at a later date to consider the several pending petitions, including this, 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,

TATSUO FUJIMOTO
Executive Officer

Encl.
cc: Maui Planning Comm.

STATE OF HAWAII
LAND USE COMMISSION

P. O. Box 2359
Honolulu, Hawaii 96804

A71-295

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 MAKENA, HAWAII (M-9) to change the district designation of the following described property from its present classification in a(n) AGRICULTURAL district into a(n) RURAL district.

Description of property:

PORTION OF TMK 2-1-08- Parcel 1 located at Ulupalakua and comprising 27.5 acres
Petitioner's interest in subject property:

OWNER

RECEIVED

APR 16 1971

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

LAND USE COMMISSION

- (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) C. Linda E. Ecker

President

Ulupalakua Ranch, Inc.

Address: Ulupalakua, Maui 96790

Telephone: 878-1313



Ulupalakua Ranch, Inc.

ULUPALAKUA, MAUI, HAWAII 96790

April 15, 1971

RECEIVED

APR 16 1971

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

State of Hawaii
LAND USE COMMISSION

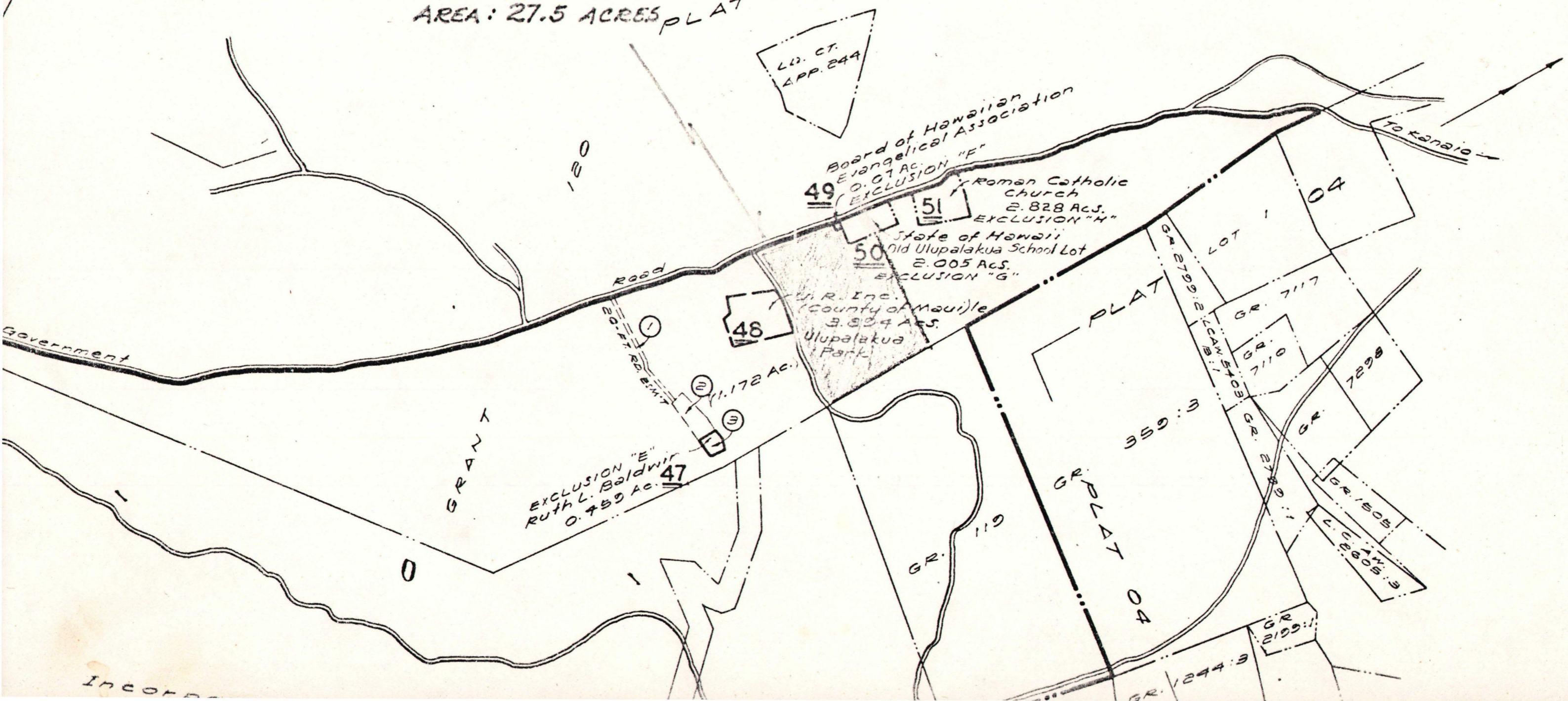
PETITION FOR AMENDMENT TO LAND USE DISTRICT BOUNDARY

Ulupalakua Ranch, Inc. hereby petitions for the change of 27.5 acres located at Ulupalakua from Agricultural to Rural use for the following reasons:

- (1) The owner is desirous of making homesites sites available for sale to employees. Such homesites would be a minimum of at least one-half acre.
- (2) The area is presently being used for rural residential purposes. Six employee homes are located within the subject area with the houses located on approximately one-half acre lots. The company intends to construct additional houses within the area.
- (3) A change of Land Use District Boundary is needed to enable the owner to sub-divide the land so that employees may purchase the homes in which they have been living.
- (4) With financing available from the Farmers Home Administration, the company has reason to believe that it can make homesites available within a price range which agricultural employees can afford.
- (5) The subject parcel of land is not suitable for agricultural operations without expenditures of capital which cannot be recovered from agricultural use. However the land can be prepared for rural residential use and is suitable for such a purpose.
- (6) The subject parcel is surrounded by agricultural lands. It is bounded on two sides by roads and adjoins the former Ulupalakua School site. The only adjoining landowner is the State of Hawaii.

TRUE NORTH
Scale: 1 in. = 1000 ft.

LOCATION OF PROPOSED
ULUPALAKUA PARK SUBDIVISION 09
AREA: 27.5 ACRES PLAT



Incorp