

LIAU, Y. L.

SP(T) 62-29

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

This space for official use

Date Application and Fee
received by LUC 10-25-62

APPLICATION FOR SPECIAL PERMIT

(I) ~~the~~ hereby request approval of a special permit to use certain property located in the County of Hawaii, Island of Hawaii, Land Use Commission Temporary District Boundary map number and/or name _____, for the following-described purpose:

Description of property:

Lot 4, Grant 4724, Kalamakowali Homesteads, South Kona, Hawaii
Tax Map Key: 8-2-10 Por. 22

Petitioner's interest in subject property:

for subdivision

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

Special permit to subdivide. Preliminary has been approved by the Planning and Traffic Commission of Hawaii and commitments have been made for sale of lots prior to request for special permit.

Signature(s) [Signature]

10-18-62

Address: Kealahakua, Kona, Hawaii

Telephone: Kona 23-9353

This space for official use

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

Signature(s) [Signature]

For (agency) LAND Use Commission

and the other two are
the same as the first

11/24/41 10 11:42
NOVEMBER 24 1941

1941-1942 1943-1944
1945-1946 1947-1948

ARTISTIC FOR PLASTIC PERMIT

(1) (b) For the purpose of this report, the following information is being furnished:

1737-1744 10 1117-1744

Ballentine's interest in such a property:

[illegible]

3) 911278, 12

122. 2501.

1000

Page 10

100-441101-1000

State of Hawaii
LAND USE COMMISSION

(a) corollary

OCT 25 1962

RECEIVED

100 (100%)

State Form B14

STATE OF HAWAII

LAND USE Commission
426 Queen St. Honolulu
Department, Bureau or Commission

OFFICIAL RECEIPT NO. 17

Oct. 25, 1962

RECEIVED from Y. L. Yuen

Fifty + 00/100 DOLLARS
For paper loaning by the State Land Use Commission
for Special Permit on Waiver

\$ 50.00 FNB

CH# 253

Robert L. Loe
Public Accountant

SPECIAL PERMIT CHECK SHEET

LUC File SP(T)- _____

Petitioner: _____ County _____

Key _____

Date petition and fee received: _____

Suspense date for LUC action: _____

Date LUC survey _____

Notices of hearings

<u>Dates</u>	<u>Publication</u>
_____	_____
_____	_____
_____	_____

Hearings

<u>Date</u>	<u>Place(s)</u>	<u>By</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

Actions

<u>Dates</u>	<u>Actions</u>	<u>By</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

Notes:

1) in office
3/15 - 10/10/17
3/15/17

1.1 m from CO P.O.

PRINTED

RECEIVED

JAN 23 1963

State of Hawaii
LAND USE COMMISSION

January 17, 1963

PWC-1/C-3500

Refer Your: LUC 276

Mr. R. J. Darnell
Executive Officer
Land Use Commission
State of Hawaii
426 Queen Street
Honolulu 13, Hawaii

Dear Mr. Darnell:

In reply to your letter of November 30, 1962, with regard to applications for Special Permits received by your Commission, the Board of Supervisors at its meeting of January 16, 1963, approved the application for special permit for Hajime Nakao.

With regard to the other applications, you were informed of the Board's action by letter dated December 20, 1962.

Very truly yours,

M. M. Kaaua

(Mrs.) Margaret M. Kaaua
COUNTY CLERK

Ref. No. LUC 523

April 4, 1963

**Mr. Edgar A. Hamasu, Planning Director
Planning and Traffic Commission
County of Hawaii
Hilo, Hawaii**

Dear Mr. Hamasu:

**Enclosed is a copy of a Special Permit granted by the Land Use
Commission to:**

Y. L. Liao - SP(T) 62-29

Very truly yours,

**W. M. MULLANEY
FIELD OFFICER**

Enclosure

Ref. No. LUC 324

April 4, 1963

**Mrs. Margaret M. Kaas
County Clerk
Office of the County Clerk
County of Hawaii
Hilo, Hawaii**

Dear Mrs. Kaas:

**Enclosed is a copy of a Special Permit granted by the Land Use
Commission to:**

Y. L. Liao - SP(T) 62-29

Very truly yours,

**W. M. MULLANEY
FIELD OFFICER**

Enclosure

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

LUC File	(T) 62-29
Applicant(s)	L. Llau
Public Hearing at	Hilo, Hawaii
on	December 21, 1962

SPECIAL PERMIT

The Land Use Commission of the State of Hawaii, pursuant to hearing and consideration required by the provisions of Act 187, SLH 1961, hereby grants special permission to use the following described property:

(County) Hawaii (Island) Hawaii

Third Division, TRK 8-2-10: Portion 22. Additionally described as Lot 4, Grant
4724, Kalamakowali Homesteads, South Kona, Hawaii

for the following purpose(s):

The right to subdivide for residential purposes that portion of parcel 22 fronting
the Hawaii Belt Road and to a depth of 200 feet from that road.

subject to the following conditions, in the interest(s) of proper community development.

1. That the approval of the County of Hawaii be obtained for all uses allowed
by this permit.

(Signed) _____

(Title) FIELD OFFICER

Date of Grant March 29, 1963

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

LUC File	(T) 62-29
Applicant(s)	L. Lian
Public Hearing at	Hilo, Hawaii
on	December 21, 1962

SPECIAL PERMIT

The Land Use Commission of the State of Hawaii, pursuant to hearing and consideration required by the provisions of Act 187, SLH 1961, hereby grants special permission to use the following described property:

(County) Hawaii (Island) Hawaii

Third Division, TSK 8-2-10: Portion 22. Additionally described as Lot 4, Grant
4724, Kalanikouali Homesteads, South Kona, Hawaii

for the following purpose(s):

The right to subdivide for residential purposes that portion of parcel 22 fronting
the Hawaii Belt Road and to a depth of 200 feet from that road.

subject to the following conditions, in the interest(s) of proper community development.

1. That the approval of the County of Hawaii be obtained for all uses allowed
by this permit.

(Signed) _____

(Title) FIELD OFFICER

Date of Grant March 29, 1963

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

LUC File	PLT 62-29
Applicant(s)	Y. L. LIAU
Public Hearing at	7:30 p.m.
on	DECEMBER 21, 1963

SPECIAL PERMIT

The Land Use Commission of the State of Hawaii, pursuant to hearing and consideration required by the provisions of Act 187, SLH 1961, hereby grants special permission to use the following described property:

(County) HAWAII (Island) HAWAII

Third Division TMK 8-2-10: PORTION 22. Additionally
described as LOT 4, GRANT 4724, KALAMAKOWALI HOMESTEADS,
SOUTH KONA, HAWAII.

for the following purpose(s):

THE RIGHT TO SUBDIVIDE FOR
RESIDENTIAL PURPOSES THAT PORTION ^{of parcel 22} FRONTING
THE HAWAII BELT ROAD AND TO A DEPTH
OF 200 FEET FROM THAT ROAD.

subject to the following conditions, in the interest(s) of proper community
development.

(1) THAT THE APPROVAL OF THE COUNTY OF HAWAII
BE OBTAINED FOR ALL ALLOWABLE USES
USES ALLOWED BY THIS PERMIT.

(Signed) _____

(Title) _____

Date of Grant 3-29-63



RECEIVED

OFFICE OF THE COUNTY CLERK FEB 11 1963

COUNTY OF HAWAII

HILO, HAWAII

State of Hawaii
LAND USE COMMISSION

February 7, 1963

IN REPLY REFER
TO: C-220

Your: LUC 384

Mr. R. J. Darnell
Executive Officer
Land Use Commission
State of Hawaii
426 Queen Street
Honolulu 13, Hawaii

Dear Mr. Darnell:

Re: Amended Application of Y. L. Liao
for Special Permit

Your letter dated January 29, 1963, regarding the above, was received by the Board of Supervisors of the County of Hawaii and referred to its Committee on Public Works at its meeting held February 6, 1963.

We will advise you further of the Board's action on your letter.

Very truly yours,

M. M. Kaaua

(Mrs.) Margaret M. Kaaua
COUNTY CLERK

mh

RECEIVED

FEB 11 1963

State of Hawaii
LAND USE COMMISSION
P.O. Box 228
Kealahou, Kona, Hawaii
February 8, 1963

Traffic and Planning Commission
County of Hawaii
Hilo, Hawaii

Attention: Director

Dear Sir:

REF. NO. LUC 274

In his letter to me as of January 29, 1963, Mr. R. J. Darnell, Executive Officer of the State of Hawaii Land Use Commission has advised me that my application for a Special Permit on my subdivision (Tax Map Key: 8-2-10 Per.22) Kalamakouali, Kona, Hawaii, has been set for final action during the last week of this month.

Action was deferred at their meeting of January 22, 1963 because the Land Use Commission noted that the County of Hawaii's comments on my ~~comment~~ ^{amendment} to the original application had not been received.

I would appreciate it very much if you will kindly send in the necessary comments or forms to facilitate this matter for their final decision. If there are any questions, please phone me in Kona - No. 23-9353.

Thank you for your cooperation.

Yours very truly,

cc. R.J. Darnell

Y. L. Lian

COPY

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SPCL 62-29

DATE 3/29/63

PLACE Cultural Cntr Kona

TIME 5:15 p.m

NAMES	YES	NO	ABSTAIN	ABSENT
KANEMOTO, E.	✓			
② WILLIAMS, R.	✓			
FRIEL, S.	✓			
① SUNN, F.	✓			
IGE, Y.	✓			
GREGG, W.	✓			
Skirvaneck LOMBARDI, F.				✓
Sio COOK, E. H.				✓
BRYAN, E.	✓			

COMMENTS:

Approve 8 lots



240

PLANNING AND TRAFFIC COMMISSION
COUNTY OF HAWAII
HILO, HAWAII, U. S. A.

March 22, 1963

RECEIVED

MAR 27 1963

State of Hawaii
LAND USE COMMISSION

Mr. Rowland J. Darnell
Executive Officer
Land Use Commission
426 S. Queen Street
Honolulu 13, Hawaii

Dear Mr. Darnell:

Re: Application of Y. L. Liao SP(T) 62-29
Special Permit

The Planning and Traffic Commission, at its regular meeting of March 18, 1963, considered the revised plan showing the original eight house lots in the first increment of ^{the} proposed subdivision fronting along the main highway. He has provided a service road easement parallel to the Mamalahoa Highway in order to limit the access.

The Commission voted to recommend approval of the request so that the applicant may proceed with his subdivision plans in the first increment only.

Very sincerely,

PLANNING AND TRAFFIC COMMISSION

Edgar A. Hamasu
Director

cc Y. L. Liao
Board of Supervisors

441
RECEIVED

MAR 27 1963

State of Hawaii
LAND USE COMMISSION

P. O. Box 328
Kealahou, Kona, Hawaii
March 25, 1963

Land Use Commission
State of Hawaii
426 South Queen Street
Honolulu 13, Hawaii

Dear Sir:

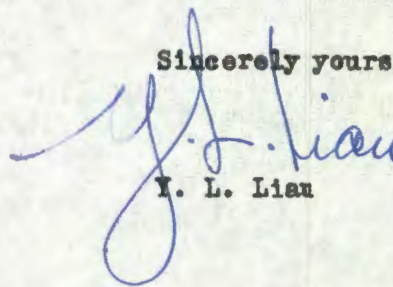
Re: Application of Y. L. Lian SP (T) 62-29
Special Permit

A letter dated March 22, 1963 was mailed to Mr. R. J. Darnell of your Commission by the Planning and Traffic Commission of the County of Hawaii advising him of their approval of my original eight house lots in the first ineffectment of a proposed subdivision with a parallel service road to limit access to Mamalahoe Highway.

Please cancel all past requests relating to amendments and changes to the original application.

I wish to have only this application considered for your final approval.

Sincerely yours,


Y. L. Lian

Ref. No. LUC 509

March 21, 1963

Mr. Y. L. Liao
Kealahou, Kona, Hawaii

Dear Mr. Liao:

Your application for Special Permit which was considered at the Land Use Commission's meeting on Oahu, March 5, 1963, was deferred once more pending receipt of Hawaii County's ~~comments~~ amendments on your amendment to the original application. As we are in receipt of an oral verification from Hawaii County's Planning Director that action has been taken by the County on your application, your matter has been placed on the agenda of the Land Use Commission's meeting, on March 29, 1963, at 6:00 p.m. directly after a public hearing beginning at 3:00 p.m., in the Kona Cultural Center, Kailua-Kona, Hawaii for consideration. Final action may be taken at that time.

Very truly yours,

W. M. MULLAHEY
FIELD OFFICER



OFFICE OF THE COUNTY CLERK
COUNTY OF HAWAII
HILO, HAWAII

March 8, 1963

IN REPLY REFER
TO: C-220/PWC-5

RECEIVED

MAR 12 1963

State of Hawaii
LAND USE COMMISSION

Mr. R. J. Darnell
Executive Officer
Land Use Commission
State of Hawaii
426 Queen Street
Honolulu 13, Hawaii

Dear Mr. Darnell:

The Board of Supervisors at its meeting of March 6, 1963,
upon recommendation of its Committee on Public Works, concurred
with the action on the original request of the 8 lots in the
application of Y. L. Liau for Special Permit.

Very truly yours,

(Mrs.) Margaret M. Kaaua
COUNTY CLERK

SENT TO Comm.

RECEIVED

613

MAR 12 1963

State of Hawaii
LAND USE COMMISSION

P. O. Box 328
Kealahou, Kona, Hawaii
March 12, 1963

Mr. Edgar A. Hamasu, Director
Planning and Traffic Commission
County of Hawaii
Hilo, Hawaii

Dear Mr. Hamasu:

Thank you for your letter of March 7th advising me to attend your next Zoning Commission meeting to be held this Wednesday, March 13th in order to clarify my application relative to Subdivision Ref. No. LUO 274 with the Land Use Commission.

Please be advised that I will not be able to attend this meeting as my Surveyor is presently working on a revised plan showing limited access to comply with your regulations.

Until this ^{new} plan is completed, please defer action.
This will be mailed to you as soon as possible.

Very sincerely,

Y. L. Lian

cc Land Use Commission

COPY



609

PLANNING AND TRAFFIC COMMISSION

COUNTY OF HAWAII
HILO, HAWAII, U. S. A.

March 7, 1963

RECEIVED

MAR 11 1963

State of Hawaii
LAND USE COMMISSION

Mr. Rowland J. Darnell
Executive Officer
Land Use Commission
426 S. Queen Street
Honolulu 13, Hawaii

Dear Mr. Darnell:

The Planning and Traffic Commission, at its regular meeting of March 4, 1963, considered the application of Y. L. Liau for a special use permit to allow a subdivision.

The parcel involves an area of 13.959 acres in Kalamakowali, Kona, Hawaii. His original application comprised of 8 house lots in the first increment of the subdivision which fronts the main highway. He is now requesting approval of the entire parcel consisting of approximately 40 house lots of which no plans have been submitted to the Commission for review.

The Commission deferred action on the recommendation pending receipt of more information from the applicant on the whole plan and the presentation of a revised plan showing limited access.

Very sincerely,

PLANNING AND TRAFFIC COMMISSION

Edgar A. Hamasu

Edgar A. Hamasu
Director

lat

cc Y. L. Liau
Board of Supervisors

L

Ref. No. LUC 440

February 15, 1963

Mr. Y. L. Linu
Kealahou, Kona, Hawaii

Dear Mr. Linu:

Your application for Special Permit which was considered at the Land Use Commission's meeting on Oahu, January 22, 1963, and action deferred pending receipt of Hawaii County's comments on your amendment to the original application, has been placed on the agenda of the Commission's meeting on March 5, 1963, at 9:00 p.m. This meeting will follow a public hearing scheduled for 7:30 p.m., and will be held in the Land Use Commission Hearing Room, Second Floor, 426 Queen Street, Honolulu, Hawaii.

Very truly yours,

R. J. DARNELL
EXECUTIVE OFFICER

Ref. No. LUC 386

January 29, 1963

Mr. Y. L. Liao
Kenilakekua, Kona, Hawaii

Dear Mr. Liao:

At the regular meeting of January 22, 1963 the State of Hawaii Land Use Commission voted to defer action on your application for Special Permit as follows: ayes - 5; noes - 0; absent - 4; abstaining - 0.

In deferring action the Commission noted that the County of Hawaii's comments on your amendment to the original application had not been received.

The Land Use Commission has tentatively set the next meeting for the last week in February. Final action may be taken at that time.

Very truly yours,

R. J. DARNELL
EXECUTIVE OFFICER

Ref. No. LUC 385

January 29, 1963

Planning and Traffic Commission
County of Hawaii
Hilo, Hawaii

Attention: Mr. Hiroshi Kasamoto, Planning Director

Gentlemen:

Enclosed is the formal amendment to the application of Y. L. Liao, SP(T) 62-29, for Special Permit. You will recall that an oral amendment was made by Mr. Liao the night of the public hearing in Hilo on this item.

The Land Use Commission has asked me to solicit your comments and recommendations on the enlarged request. The next Land Use Commission meeting is tentatively scheduled for the latter part of February.

Your early consideration of this matter will be appreciated.

Very truly yours,

R. J. DARNELL
EXECUTIVE OFFICER

Enclosure

Ref. No. LUC 384

January 29, 1963

The Honorable Members of the
Board of Supervisors
County of Hawaii
Hilo, Hawaii

Attention: The Honorable Helene Hale, Chairman
and Executive Officer

Gentlemen:

Please refer to our letter to you, LUC 276, dated November 30, 1962, requesting comments and/or recommendations on matters pending before the State Land Use Commission within the County of Hawaii.

Particular attention is directed to the application of Y. L. Liao for Special Permit which now stands amended to include the subdivision of his land to the extent of 51 lots instead of the 8 lots originally requested. Your Planning and Traffic Commission is familiar with this matter.

The Land Use Commission has asked me to solicit any further comments and/or recommendations which may arise from the amended application.

Your early consideration of the matter will be appreciated.

Very truly yours,

R. J. DARNELL
EXECUTIVE OFFICER

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM OPCT 62-29

DATE 1-22-63

PLACE LUC Hearing Room

TIME _____

NAMES	YES	NO	ABSTAIN	ABSENT
② KANEMOTO, E.	✓			
① WILLIAMS, R.	✓			
FRIEL, S.				
SUNN, F.				
IGE, Y.				
GREGG, W.	✓			
LOMBARDI, F.	✓			
COOK, E. H.				
BRYAN, E.	✓			

COMMENTS:

Refer to Kanamoto's Report on
New SI lot Application.

Ref. No. LUC 370

January 18, 1963

Mr. Y. L. Liau
Kealahakua, Kona, Hawaii

Dear Mr. Liau:

The Land Use Commission of the State of Hawaii will hold a meeting on the Island of Oahu on January 22, 1963, in the Land Use Commission Hearing Room, 426 Queen Street, Honolulu, Hawaii, at 7:00 p.m.

As the waiting period prescribed by the Commission's Rules of Practice and Procedure, Sub-Part C, Sec. 1.20(f), will have expired, your application for Special Permit has been placed on the agenda for consideration by the Commission. Final action may be taken at that time.

Very truly yours,

R. J. DARNELL
EXECUTIVE OFFICER

RECEIVED

DEC 28 1962

SENT TO LUC
+ 18 PTC
465

State of Hawaii
LAND USE COMMISSION

P. O. Box 328
Kealahou, Kona, Hawaii
December 26, 1962

Mr. R. J. Darnell, Executive Officer
Land Use Commission
State of Hawaii
426 Queen Street
Honolulu 13, Hawaii

Dear Sir:

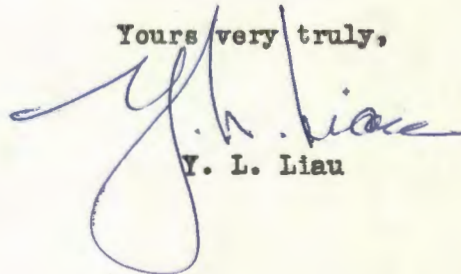
RE: Special Permit for Y. L. Liao
(Ref. No. LUC 274)

Pursuant to the Land Use Commission hearing held in Hilo on December 21, 1962 regarding my application for Special Permit, please be advised of the following:

Inasmuch as my proposed subdivision of ^{the} portion of Lot 4, Grant 4724, Kalamakowali Homesteads, South Kona, Hawaii, TMK 8-2-10 Por. 22 (8 lots) is an increment of my original application of 45 lots approved by the Hawaii Planning and Traffic Commission on October 26, 1960, I wish to amend my application that this entire parcel of 13.959 acres be approved.

If, however, this is not possible, I would appreciate your consideration and approval of the eight lots as contained in Ref. No. LUC 274.

Yours very truly,


Y. L. Liao

Encls.
2 - maps



OFFICE OF THE COUNTY CLERK

COUNTY OF HAWAII

HONOLULU

September 20, 1962

BY TELETYPE

TO: 6-9637/1700-28

Mr. Richard J. Marshall
Executive Officer
Land Use Commission
436 S. Queen Street
Honolulu 13, Hawaii

Dear Mr. Marshall:

The Board of Supervisors of the County of Hawaii at its meeting of December 19, 1962, approved the recommendation of the Planning & Traffic Commission as contained in the letter of November 27, 1962, regarding the granting of special use permits to Mr. Masatake Nagata, Y. K. Liao, Tomas Looag, Shigeji Yamagata and Louise Nagata.

Very truly yours,

(Mrs.) Margaret K. Kauna
COUNTY CLERK

VIA



Recd 12/20/62

UNIVERSITY OF HAWAII

HONOLULU 14, HAWAII

December 19, 1962

LAND STUDY BUREAU

Mr. R. J. Darnell
Executive Officer
Land Use Commission
426 Queen Street
Honolulu 13, Hawaii

Dear Mr. Darnell:

In response to your inquiries of December 13 and 14, the
attached comments are submitted for your consideration.

Very truly yours,

Frederick K. Munns
Director

Attachments

FKM:jc

0135
0562

Docket No. and
Petitioner

Tax Map Key

Acres

Honolulu, Hawaii

SP(T) 62-34

Benigno Miguel

4-1-10:39

1.10 ac.

Location: Waianae Valley, Oahu

Most of the property is in a bottomland position. The soil is Hanalei series, well-drained, with slope approximately 4 per cent. It is Class B agricultural land according to the new detailed five-class scheme (Classes A, B, C, D, & E). It probably can be irrigated.

Maui, Hawaii

A(T) 62-22

Ted James

(Katherine S. Baldwin)

2-3-05:39

9.785 ac.

Location: Corner of Upper Kula Road and Haleakala Road, Maui

The land is in a well-drained upland position. It is slightly stony Waimea soil with complex slopes generally 8-13 per cent. With irrigation it is Class A or B agricultural land, on the basis of the detailed five-class scheme.

Hilo, Hawaii

SP(T) 62-29

Y. L. Lian

8-2-10: For. 22

20.05 ac.

Location: Corner of South Kona Belt Road and Homestead Road

The land is mostly aa and pahoehoe with only a small amount of soil material on the surface. Slopes vary widely over the parcel but generally about 13 per cent. The land cannot be plowed. On the basis of the detailed five-class scheme, it is Class C at best and more likely Class D agricultural land.

SP(T) 62-30

Masataro Nagata

2-4-31: For. 8

20.05 ac.

Location: Kona, Hawaii

No comment. Cannot locate.

SP(T) 62-31

Tomar Loupog and
Rixal Simpliciano

5-3-04:34

1.0 ac.

Location: Kohala, Hawaii

No comment.

<u>Docket No. and Petitioner</u>	<u>Tax Map Key</u>	<u>Acresage</u>
<u>Hilo, Hawaii (cont.)</u>		
SP(T) 62-32 Sigeji Tanigata <u>Location:</u> Kona, Hawaii	7-9-10:21	9.50 ac.
<p>Cannot locate specifically. Generally appears to be mostly aa and pahoehoe with only a small amount of soil material on the surface. Slope generally about 13 per cent. It is possibly Class C or more likely Class D agricultural land, on the basis of the detailed five-class scheme.</p>		
SP(T) 62-30 Hajimi Nakao	8-1-7:14	4.02 ac.
<p><u>Location:</u> On makai side of S. Kona Belt Road, about 3/4 mile toward Kailua-Kona from Captain Cook</p> <p>The land is mostly aa and pahoehoe with only a small amount of soil material on the surface. The land cannot be plowed because of rockiness. Slope is about 12 per cent. On the basis of the detailed five-class scheme, it is Class C or D land.</p>		
SP(T) 62-35 Louise Kapaha	7-3-06: 6	1.2 ac.
<p><u>Location:</u> Kona, Hawaii</p> <p>No comment. Cannot locate.</p>		
A(T) 62-23 Shunichi Arizumi	2-2-46: 5	2.5 ac.
<p><u>Location:</u> Frontage on Palai Road, Hilo, Hawaii</p> <p>Most of the property consists of slightly weathered aa rock with very little soil material on the surface. Slope is about 2 per cent. The land cannot be plowed. The land is Class C or Class D on the basis of the detailed five-class scheme.</p>		

Docket No. and
Petitioner

Tax Map Key

Acres

SP(T) 62-36
Abner Delima

2-01-07: 6

Location: Makana, Maui

No comments. Too small to tell without on-site inspection.

Parcel No. and
Refinement

Tax Map Key

Area

SP(T) 62-38

4-8-11: 50

77,918 sq. ft.

Robert Y. Kawamura

Location: Anahola, Kauai

Non-stony, alluvial Hakaia soil; lies flat, Class 3 land.

SP(T) 62-38

4-9-04: 27

Robert Y. Kawamura

No comment. Cannot locate.

Block No. and
Petitioner

Tax Map Key

Acres

Kaunakakai, Molokai

A(T) 62-16

Cooke Trust Co.

5-3-03: Por. 1

Location: Kaunakakai, Molokai

Except for Kaunakakai Gulch, most of the area has slopes less than 20 per cent but is too stony or shallow for intensive agriculture. Kaunakakai Gulch has slopes over 40 per cent. It is unsuited to intensive agriculture.

Kau, Hawaii

A(T) 62-18

Hayesden Ranch Co., Ltd.

9-4-1: Por. 8

9-4-2: 3

Location: Kau, Hawaii

These lands are unsuited to intensive agriculture. They consist mainly of aa and pahoehoe with a small amount of soil material. Slopes are probably less than 10 per cent.

Kamuela, Hawaii

A(T) 62-19

George Vierra & Lydia Toledo

6-4-03: 7

31.15 ac.

Location: Waimanalo, Hawaii

The parcel appears to be generally unsuited for intensive agriculture. It is suited to grazing, however. The soil series is malle. Slope is less than 5 per cent.

Lualualei, Oahu

A(T) 62-17

Joe Drake, Et. Al.

8-7-22: 2, 3, 5-11, 13

14, 19, 20; 8-7-21: 13,

17, 18, 19, 21, 22, 23, 24,

25, 30, 32

Location: Lualualei, Oahu

This area consists of a mixture of Lualualei, Mamala, Kaala, and exposed coral lands, which are all stony. Most of the area below Lualualei Road has slopes under five per cent. Above the road, the land is rocky Lualualei soil with slopes approximately 20 per cent, then getting steeper to Pali lands with slopes about 70 per cent.

The highest classification in the area is Class C with irrigation and going to Class E on the higher slopes.

Docket No. and
Petitioner

Tax Map Key

Maianae, Oahu

A(T) 62-20

Harold J. Silva, Et. Al.

8-5-04: 2;

9-19: 23; 25

Location: Maianae, Oahu

Parcels 12, 18

Approximately 1/2 is bottomland, probably too rocky to cultivate but suited to pasture. 1/4 non-stony Ewa soil, 4 per cent slope, Class A when irrigated, Class C unirrigated. 1/4 stony Ewa soil, 4 per cent, Class B when irrigated, Class D unirrigated.

Parcels 10, 11, 23, 25

Stony Ewa soil, 4 per cent, Class B when irrigated, Class D unirrigated.

Parcel 2

State lands

Parcel 9

Cannot locate.

Parcels 13, 14, 15, 16, 17

Non-stony to slightly stony Ewa soil, slope 4 per cent, Class A when irrigated, Class C unirrigated.

Parcel 19

Mostly non-stony to slightly stony Ewa soil, slope 6 per cent, Class A when irrigated, Class C unirrigated.

Copies to LUC +
1202TC

439

P. O. Box 283328
Kalaheka, Kona, Hawaii
December 15, 1962

RECEIVED

DEC 17 1962

State of Hawaii
LAND USE COMMISSION

Mr. R. J. Darnell, Executive Officer
Land Use Commission
State of Hawaii
426 Queen Street
Honolulu 13, Hawaii

Dear Sir,

RE: Special Permit for Y. K. Liao
(Ref. No. LUC 274)

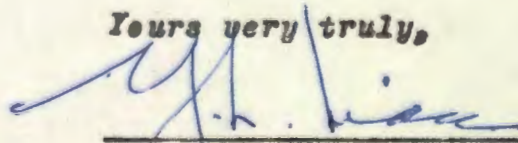
I wish to furnish you the following information which I hope the Land Use Commission will consider when reviewing my request for a Special Permit to subdivide my property at Kalamakewali, South Kona, Hawaii:

I submitted a preliminary subdivision plan to the Planning and Traffic Commission, County of Hawaii in 1960 and approval was granted on October 28, 1960. Construction, however, was delayed, as it was decided to wait until the Hawaii Water Authority's water line installation was completed.

Then on July 9, 1962, after the water line was completed, I submitted a subdivision plan to the Planning and Traffic Commission for approval. This plan was an increment of the above mentioned preliminary plan, and is the one presently being considered by the Land Use Commission.

I feel that since I had plans for this property prior to the inauguration of the Land Use Commission, that I am justified in requesting this Special Permit.

Yours very truly,


Y. K. Liao



PLANNING AND TRAFFIC COMMISSION
STATE OF HAWAII
HONOLULU, HAWAII U. S. A.

RECEIVED

NOV 29 1962

State of Hawaii
LAND USE COMMISSION

November 27, 1962.

Mr. Rowland J. Darnell
Executive Officer
Land Use Commission
426 S. Queen Street
Honolulu 13, Hawaii

Dear Mr. Darnell:

The Planning and Traffic Commission, at its regular meeting of November 19, 1962, considered the following applications for a special use permit to allow subdivisions:

- Masataro Nagata - Subdivision of a one-acre parcel for a house lot out of a 20-acre lot for a member of the family in Waialeale Homesteads.
- Y. K. Liao - Subdivision into eight house lots situated along the main highway in Kalamakowali, Kona. The area was originally designated as an Urban District by the Land Use Commission before the protests by the farmers resulted in a change.
- Tomas Lamog - Subdivision into two lots for home sites by the applicant and his partner situated at Hawi, Kohala.
- Shigeji Yamagata - Subdivision of a half-acre parcel out of a 10-acre lot for a member of the family in Hokuano, Kona.
- Louise Kapehe - Subdivision into five lots surrounded by adjoining existing nonconforming subdivision serving as the connecting roadway between Hawaii Belt Road and Mamalahoe Highway in Kohalaiki, Kona. This parcel is adjacent to the urban area.

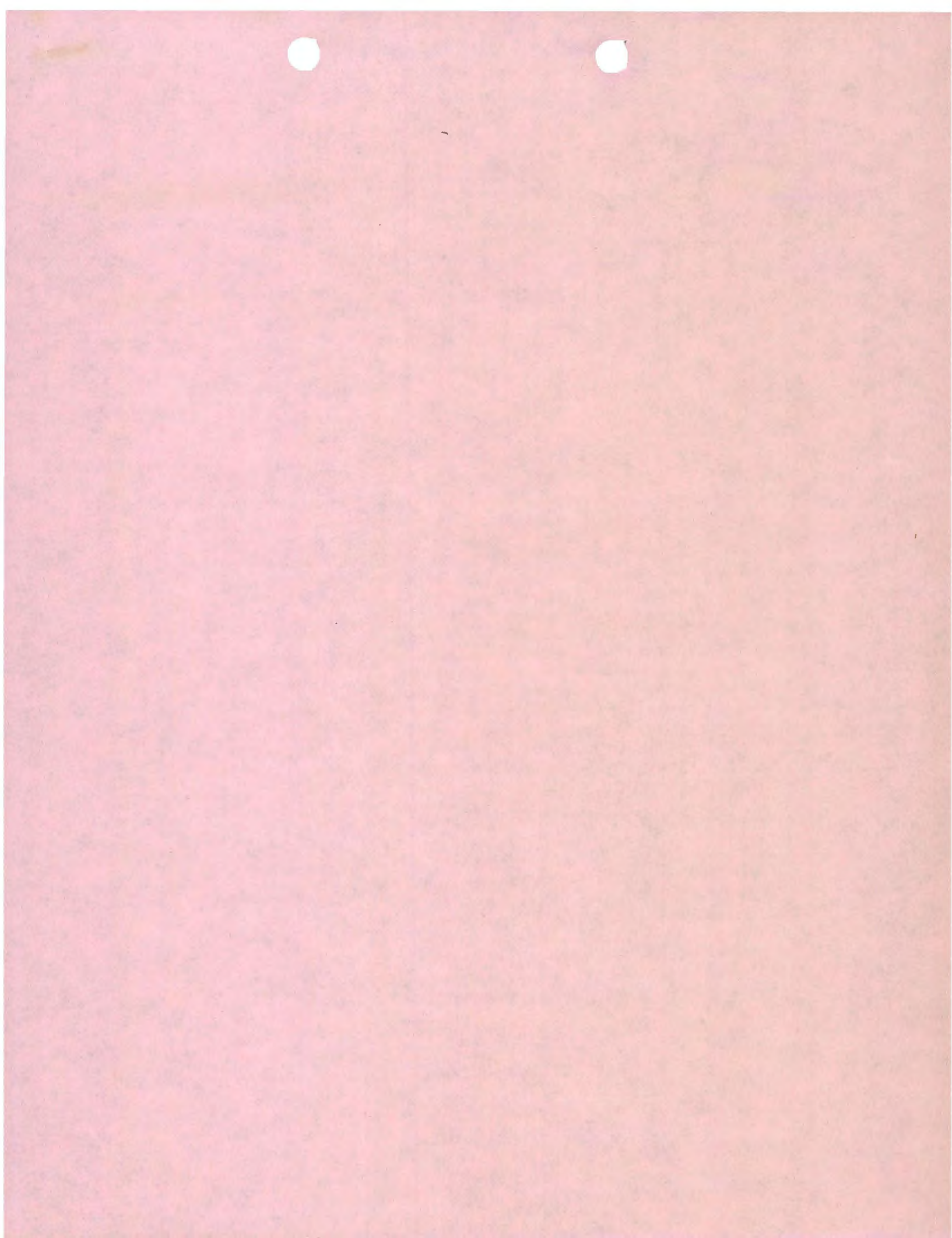
The Commission voted to recommend the granting of special use permits to the above applicants.

Yours very truly,

PLANNING AND TRAFFIC COMMISSION

lat
cc Chairman & Bd. of Supervisors

Hiroshi Kasamoto, Director



December 13, 1962

Department of Health
Kinsu Hale
Honolulu, Hawaii

Attention: Mr. B. J. McMorrow

Gentlemen:

The Land Use Commission has received applications for Special Permit within the County of Honolulu and the County of Hawaii; and petitions for a change of temporary district boundary within the County of Honolulu, the County of Maui, and the County of Hawaii as follows:

<u>Docket No. and Petitioner</u>	<u>Tax Map Key</u>	<u>Request</u>
<u>Honolulu, Hawaii</u>		
SP(T) 62-34 Benigno Miguel	4-1-10:39	Construction of four additional dwellings on a 1.10 acre parcel.
A(T) 62-21 Cedinho Investment Company	8-7-03:10	Change from an Agricultural district to an Urban district designation.
<u>Maui, Maui</u>		
A(T) 62-22 Ted James	2-3-05:9	Change from an Agricultural district to an Urban district classification.
<u>Hilo, Hawaii</u>		
SP(T) 62-29 Y. L. Liao	8-2-10: For. 22	Subdivision to eight residential lots from a 13.9 acre parcel.
SP(T) 62-30 Masataro Regata	2-4-31: For. 8	Creation of a one acre residential lot from a 20.05 acre parcel.

Department of Health
Page 2
December 13, 1962

<u>Docket No. and Petitioner</u>	<u>Tax Map Key</u>	<u>Request</u>
<u>Hilo, Hawaii (Cont.)</u>		
SP(T) 62-31 Tomar Loupog and Risal Simpliciano	5-5-04: 54	Subdivision of existing parcel into two residential lots.
SP(T) 62-32 Shigeji Yamagata	7-9-10: 21	Create 1½ acre residential lot from a 10 acre parcel.
SP(T) 62-33 Hajimi Nakao	8-1-7: 14	Subdivision of 4.02 acres into two residential lots and one access lot.
SP(T) 62-35 Louise Kapaha	7-3-06: 6	Subdivision of 1.2 acres into four residential lots and one roadway lot.
A(T) 62-23 Shunichi Arizumi	2-2-46: 5	Change from an Agricultural district to an Urban district classification.

Public hearings will be held on the above items as follows:

<u>Place</u>	<u>Time</u>	<u>Date</u>
<u>Honolulu, Hawaii items</u>		
Land Use Commission Hearing Room 2nd Floor, 426 Queen Street Honolulu, Hawaii	10:00 a.m.	December 19, 1962
<u>Wailuku, Maui item</u>		
Courtroom of the 2nd Circuit Court Wailuku, Maui, Hawaii	9:00 a.m.	December 21, 1962
<u>Hilo, Hawaii items</u>		
Hawaii County Board of Supervisors' Chambers Hilo, Hawaii	7:30 p.m.	December 21, 1962

You are invited to attend the hearings or to transmit any pertinent comments and/or recommendations you may have for consideration by the Commission at these meetings.

Very truly yours,

R. J. DARNELL
EXECUTIVE OFFICER

December 13, 1962

Board of Water Supply
City and County of Honolulu
630 S Beretania Street
Honolulu, Hawaii

Attention: Mr. L. J. Watson

Gentlemen:

The Land Use Commission has received applications for Special Permit within the County of Honolulu and the County of Hawaii; and petitions for a change of temporary district boundary within the County of Honolulu, County of Maui and the County of Hawaii as follows:

<u>Tract No. and Petitioner</u>	<u>Tax Map Key</u>	<u>Request</u>
<u>Honolulu, Hawaii</u>		
SP(T) 62-34 Benigno Miguel	4-1-10: 39	Construction of four additional dwellings on a 1.10 acre parcel.
A(T) 62-21 Cadinha Investment Company	8-7-03: 10	Change from an Agricultural district to an Urban district designation.
<u>Wailuku, Maui</u>		
A(T) 62-22 Ted Jones	2-3-05: 9	Change from an Agricultural district to an Urban district classification.
<u>Kila, Hawaii</u>		
SP(T) 62-29 Y. L. Liao	8-2-10: For. 22	Subdivision to eight residential lots from a 13.9 acre parcel.
SP(T) 62-30 Masatane Nagata	2-4-31: For. 8	Creation of a one acre residential lot from a 20.05 acre parcel.

Board of Water Supply
Page 2
December 13, 1962

<u>Tract No. and Petitioner</u>	<u>Tax Map Key</u>	<u>Request</u>
<u>Hilo, Hawaii (Cont.)</u>		
SP(T) 62-31 Tomer Loopog and Rinal Simpliciano	5-5-04: 54	Subdivision of existing parcel into two residential lots.
SP(T) 62-32 Shigeji Yamagata	7-9-10: 21	Create 1½ acre residential lot from a 10 acre parcel.
SP(T) 62-33 Hajimi Nakao	8-1-7: 14	Subdivision of 4.02 acres into two residential lots and one access lot.
SP(T) 62-35 Louise Kapehu	7-3-06: 6	Subdivision of 1.2 acres into four residential lots and one roadway lot.
A(T) 62-23 Shunichi Arizumi	2-2-46: 3	Change from an Agricultural district to an Urban district classification.

Public hearings will be held on the above items as follows:

<u>Place</u>	<u>Time</u>	<u>Date</u>
<u>Honolulu, Hawaii items</u>		
Land Use Commission Hearing Room 2nd Floor, 426 Queen Street Honolulu, Hawaii	10:00 a.m.	December 19, 1962
<u>Wailuku, Maui item</u>		
Courtroom of the 2nd Circuit Court Wailuku, Maui, Hawaii	9:00 a.m.	December 21, 1962
<u>Hilo, Hawaii items</u>		
Hawaii County Board of Supervisors' Chambers Hilo, Hawaii	7:30 p.m.	December 21, 1962

You are invited to attend the hearings or to transmit any pertinent comments and/or recommendations you may have for consideration by the Commission at these hearings.

Very truly yours,

H. J. DUNNELL
Executive Officer

December 13, 1962

Land Study Bureau
University of Hawaii
1801 University Avenue
Honolulu, Hawaii

Attention: Mr. Frederick E. Mann, Director

Gentlemen:

The Land Use Commission has received applications for Special Permit within the County of Honolulu and the County of Hawaii; and petitions for a change of temporary district boundary within the County of Maui and the County of Hawaii as follows:

<u>Docket No. and</u> <u>Petitioner</u>	<u>See Map Key</u>	<u>Request</u>
<u>Honolulu, Hawaii</u>		
SP(T) 62-34 Benigno Miguel	4-1-10: 39	Construction of four additional dwellings on a 1.10 acre parcel
<u>Maui, Hawaii</u>		
A(T) 62-22 Ted James	2-3-05: 9	Change from an Agricultural district to an Urban district classification.
<u>Hilo, Hawaii</u>		
SP(T) 62-29 Y. L. Lien	8-2-10: For. 22	Subdivision to eight residential lots from a 13.9 acre parcel.
SP(T) 62-30 Manatara Hagata	2-4-31: For. 3	Creation of a one acre residential lot from a 20.05 acre parcel.
SP(T) 62-31 Toussaint Leong and Rinal Stephanie	5-5-04: 56	Subdivision of existing parcel into two residential lots.
SP(T) 62-32 Shigeji Yamagata	7-9-10: 21	Create 1½ acre residential lot from a 10 acre parcel.

Land Study Bureau
Page 2
December 13, 1962

<u>Parcel No. and Petitioner</u>	<u>Tax Map Key</u>	<u>Request</u>
<u>Hilo, Hawaii (Cont.)</u>		
SP(T) 62-33 Hajimi Nakao	8-1-7: 14	Subdivision of 4.02 acres into two residential lots and one access lot.
SP(T) 62-35 Louise Yapohe	7-3-06: 6	Subdivision of 1.2 acres into four residential lots and one roadway lot.
A(T) 62-23 Shunichi Arizumi	2-2-46: 5	Change from an Agricultural district to an Urban district classification.

Public hearings will be held on the above items as follows:

<u>Place</u>	<u>Time</u>	<u>Date</u>
<u>Honolulu, Hawaii items</u>		
Land Use Commission Hearing Room 2nd Floor, 426 Queen Street Honolulu, Hawaii	10:00 a.m.	December 19, 1962
<u>Wailelu, Maui items</u>		
Courtroom of the 2nd Circuit Court Wailelu, Maui, Hawaii	9:00 a.m.	December 21, 1962
<u>Hilo, Hawaii items</u>		
Hawaii County Board of Supervisors' Chambers Hilo, Hawaii	7:30 p.m.	December 21, 1962

You are invited to attend the hearings or to transmit any pertinent comments and/or recommendations you may have for consideration by the Commission at these hearings.

Very truly yours,

E. J. DANFILL
EXECUTIVE OFFICER

Ref. No. LUC 274

November 30, 1962

Mr. Y. L. Liao
Kealahou, Kona, Hawaii

Dear Mr. Liao:

This is to inform you of the public hearing called by the Land Use Commission of the State of Hawaii on December 21, 1962, at 7:30 p.m., in the Chambers of the Hawaii County Board of Supervisors, Hilo, Hawaii. Your application for Special Permit will be heard at that time.

Publication of the Legal Notice will appear in the Honolulu Star-Bulletin on December 1, 1962.

Very truly yours,

R. J. DARNELL
EXECUTIVE OFFICER

Ref. No. LUC 276

November 30, 1962

The Honorable Members of the
Board of Supervisors
County of Hawaii
County Building
Hilo, Hawaii

Attention: The Honorable Thomas K. Cook, Chairman
and Executive Officer

Gentlemen:

The State Land Use Commission has requested me to obtain your recommendations and comments for the following matters, pending before the Commission, to be heard within the County of Hawaii on December 21, 1962, at 7:30 p.m., in the Chambers of the Hawaii County Board of Supervisors, Hilo, Hawaii.

Applications for Special Permit by Y. L. Lian, Masataro Nagata, Tomar Lempog and Rinal Simpliciano, Shigeji Yamagata, Hajimi Nakao and Louise Kapeha; and a petition for change of Temporary District Boundary from Agriculture to Urban classification by Shunichi Arisumi. Copies of these applications and petition are enclosed.

The Land Use Commission would appreciate your written recommendations and/or comments prior to the date of the hearing or up to fifteen days following the date of the hearing. Further the Commission invites your attendance at the hearing.

Very truly yours,

R. J. DARNELL
EXECUTIVE OFFICER

Enclosures

NOTICE OF PUBLIC HEARING

TO CONSIDER (1) APPLICATIONS FOR SPECIAL PERMIT AND,
(2) A PETITION FOR CHANGE OF TEMPORARY DISTRICT BOUNDARY
WITHIN THE COUNTY OF HAWAII, BEFORE THE LAND USE COMMISSION
OF THE STATE OF HAWAII

NOTICE IS HEREBY GIVEN of the public hearing to be held by a Field Officer of the Land Use Commission of the State of Hawaii in the Chambers of the Hawaii County Board of Supervisors, Hilo, Hawaii on December 21, 1962, at 7:30 p.m., or as soon as thereafter as those interested may be heard, to consider a petition for change of Temporary District Boundary and applications for Special Permit within the County of Hawaii as provided for in SECTION 2, Sections 6, 7, and 11, Act 187, Session Laws of Hawaii, 1961.

Special Permit Applications to be heard:

<u>Docket Number and Applicant</u>	<u>Tax Map Key</u>	<u>Permission Requested</u>
SP(T) 62-29 Y. L. Liau	8-2-10: Por. 22	Subdivision to eight residential lots from a 13.9 acre parcel.
SP(T) 62-30 Masataro Negata	2-4-31: Por. 8	Creation of a one acre residential lot from a 20.05 acre parcel.
SP(T) 62-31 Tomar Lompog and Simpliciano Rizal	5-5-04: 54	Subdivision of existing parcel into two residential lots.
SP(T) 62-32 Shigeji Yamagata	7-9-10: 21	Create 1½ acre residential lot from a 10 acre parcel.
SP(T) 62-33 Hajimi Nakao	8-1-7: 14	Subdivision of 4.02 acres into two residential lots and one access lot.
SP(T) 62-35 Louise Kapehe	7-3-06: 6	Subdivision of 1.2 acres into four residential lots and one roadway lot.

Petition for Change of Temporary District Boundary to be heard:

<u>Docket Number and Petitioner</u>	<u>Tax Map Key</u>	<u>Permission Requested</u>
A(T) 62-23 Shunichi Arizumi	2-2-46: 5	Change from an Agricultural district to an Urban district classification.

Maps showing the area under consideration for Special Permit and petition for change of Temporary District Boundary and copies of the rules and regulations governing the application for the above are on file in the offices of the Hawaii County Planning and Traffic Commission, and the Land Use Commission

and are open to the public for inspection during office hours.

All written protests or comments regarding the above petition may be filed with the Land Use Commission, 426 Queen Street, Honolulu, before the date of public hearing, or submitted in person at the time of the public hearing, or up to fifteen (15) days following this public hearing.

LAND USE COMMISSION

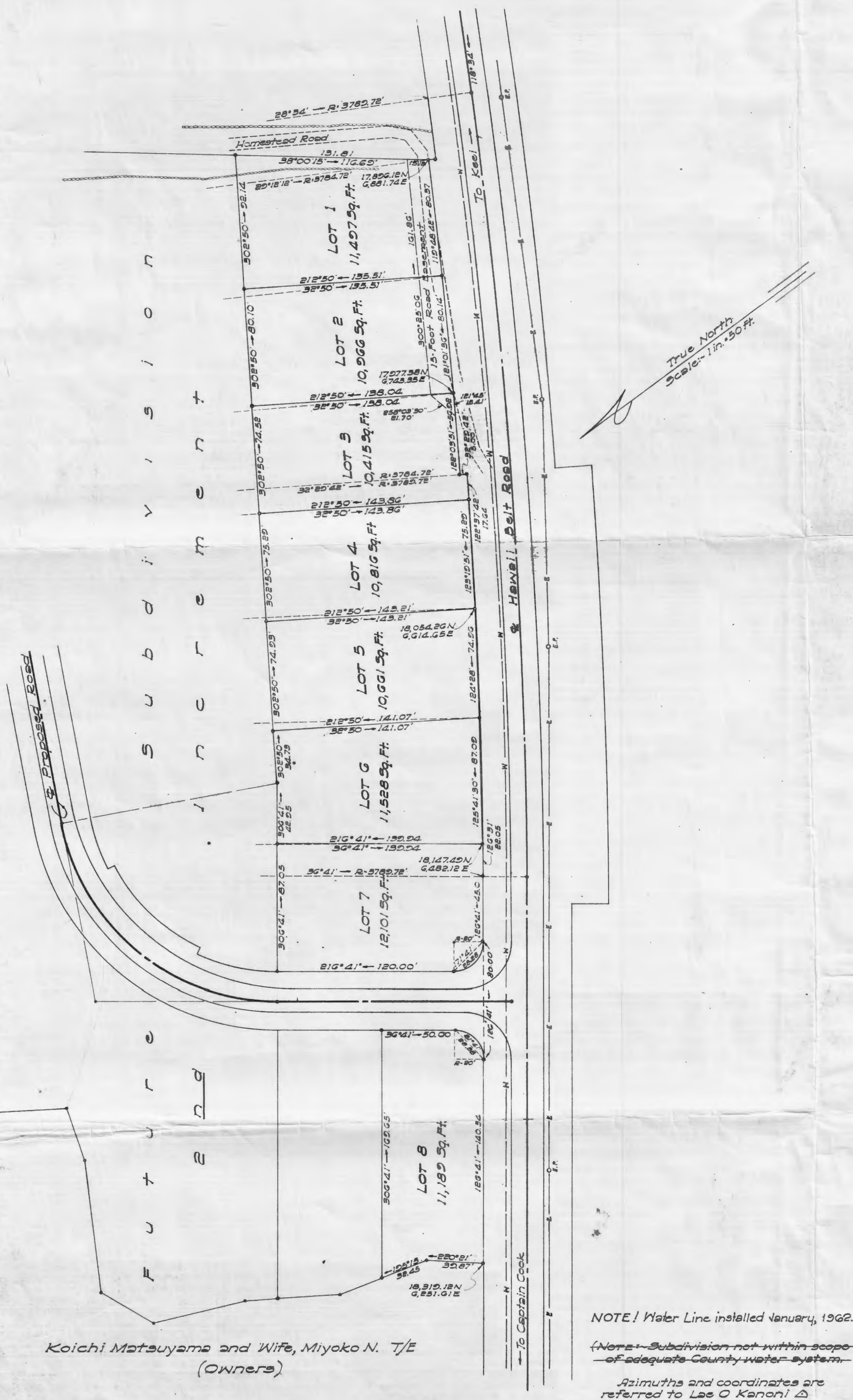
E. C. BRYAN, Chairman
E. C. BRYAN

R. J. DARNELL, Executive
R. J. DARNELL Officer

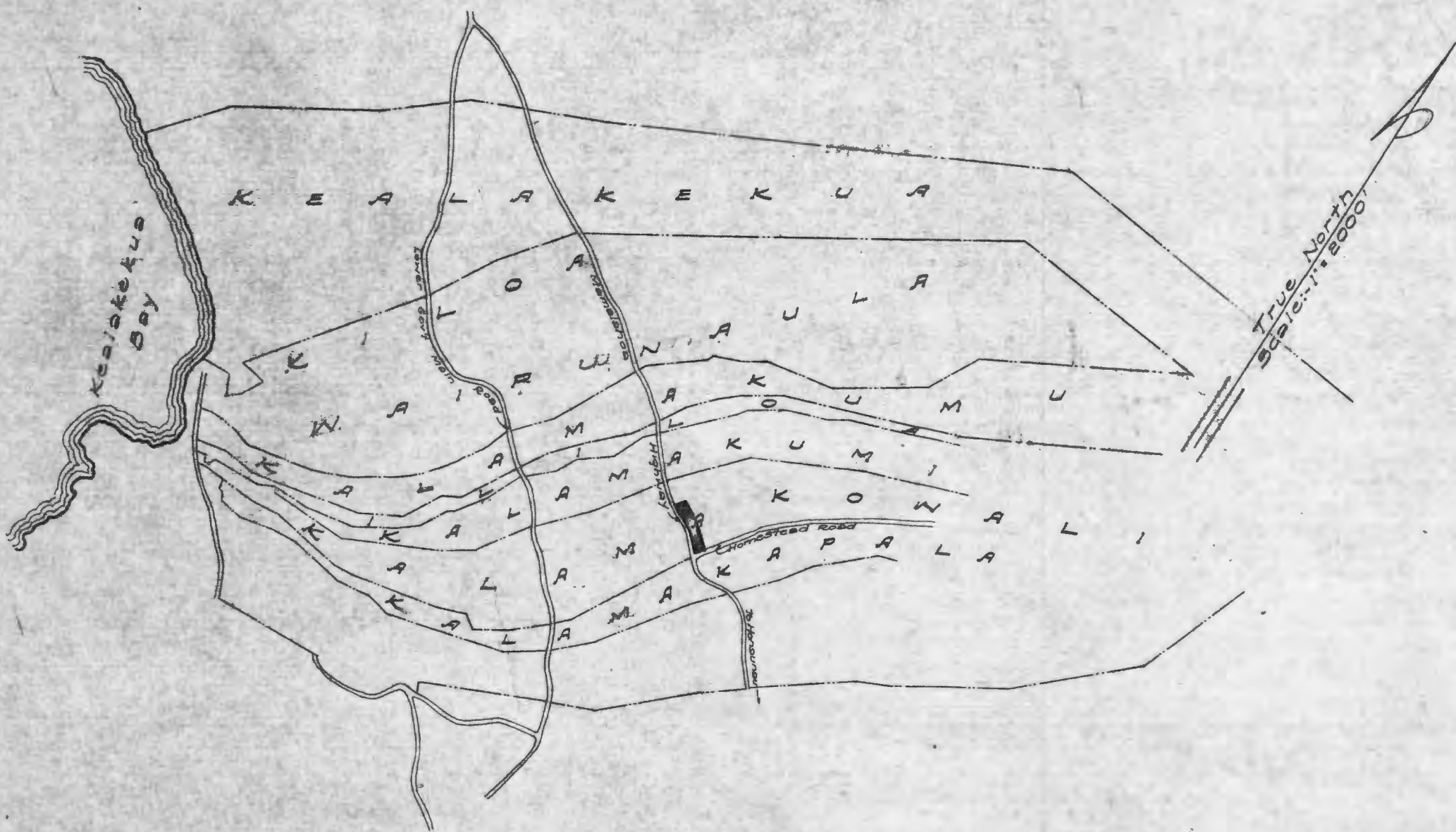
(Legal ad - 2 cols. w/border)
(To appear December 1, 1962)
(THE HONOLULU STAR-BULLETIN)



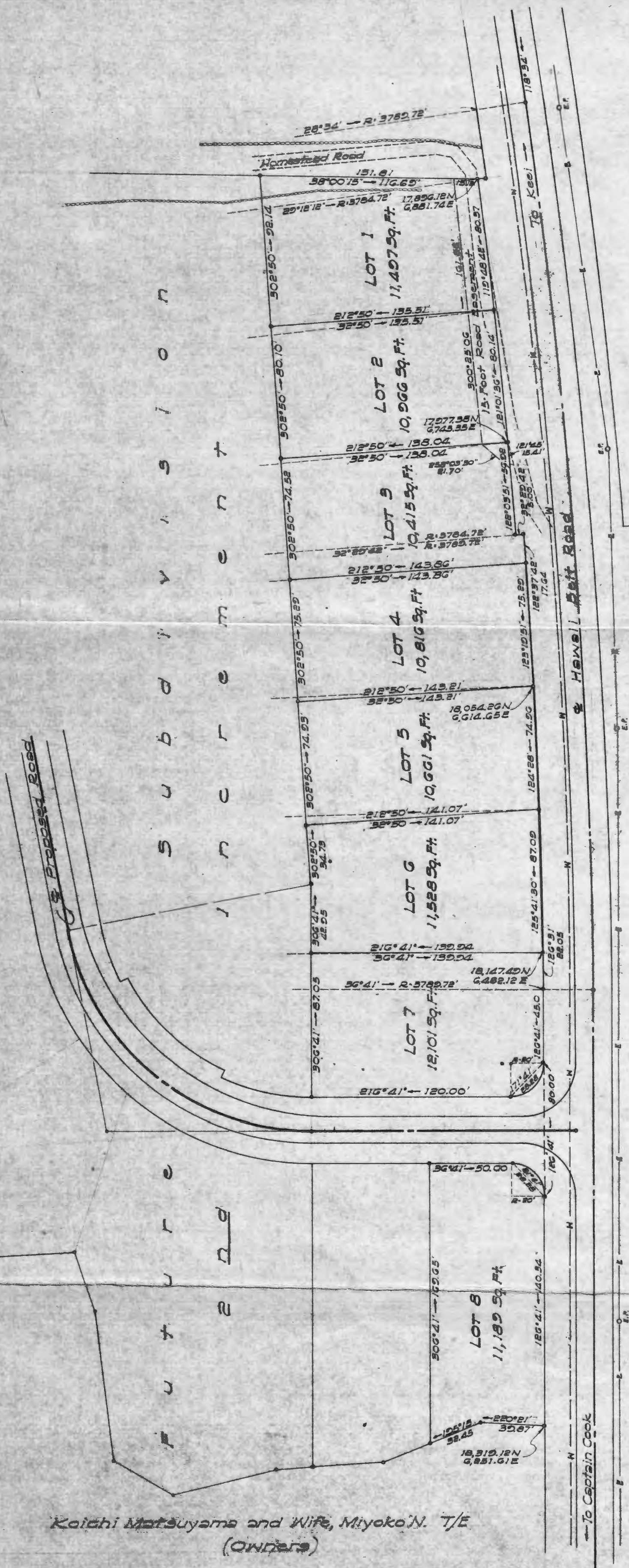
GENERAL LOCATION
PLAN
Scale: 1" = 2000'



PLAN SHOWING
SUBDIVISION OF A PORTION OF LOT 4, GRANT 4724
TO KAMAI HAILI
FIRST INCREMENT, LOTS 1 TO 8 INCLUSIVE
At Kalamakowali Homesteads, South Kona, Hawaii
Scale: 1 in. = 50 ft.



GENERAL LOCATION
PLAN
Scale: 1" = 2000'



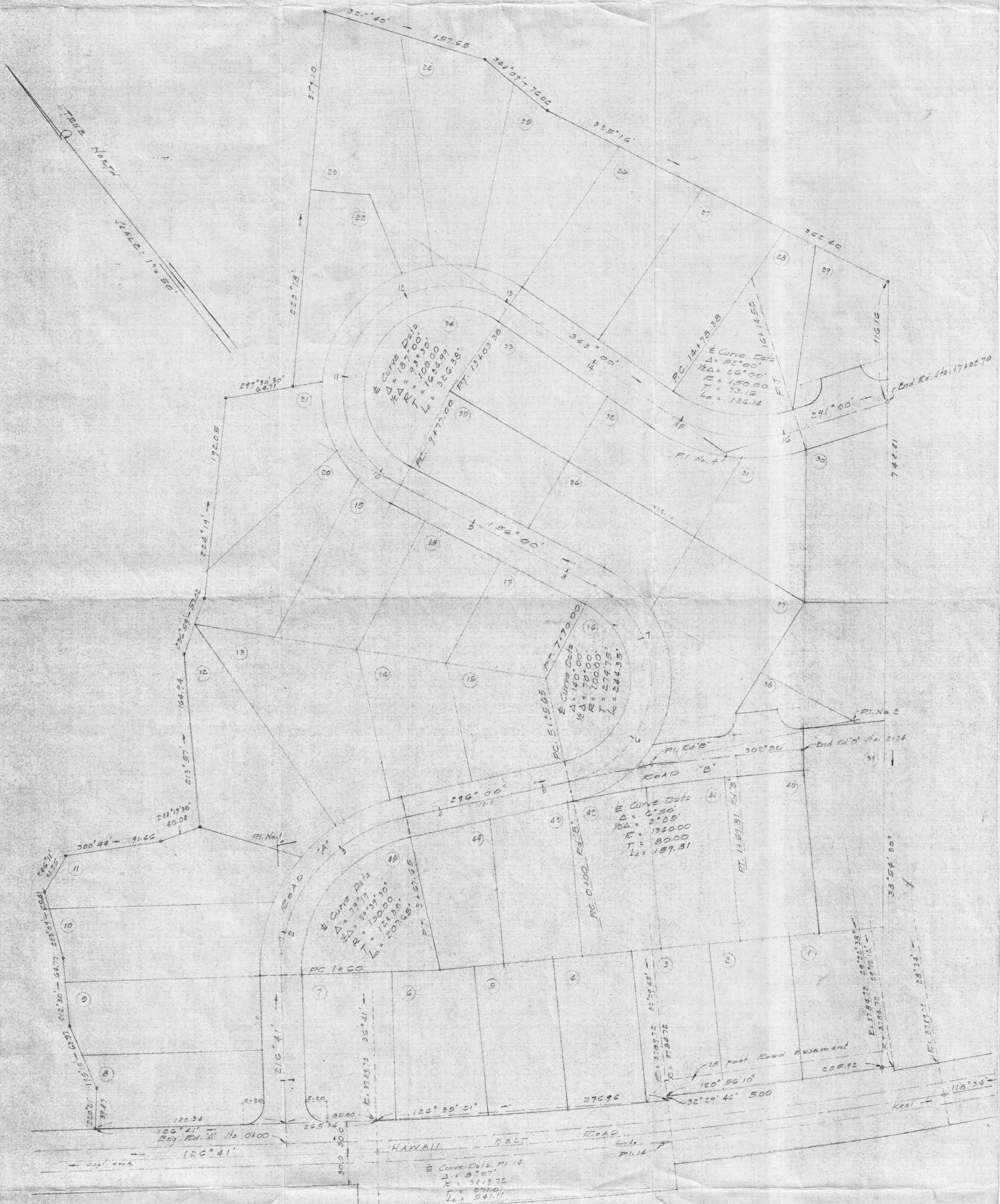
Kalchi Matsuyama and Wife, Miyoko N. T/E
(OWNERS)

NOTE: Water Line installed January, 1962.

(Note: Subdivision not within scope of Adequate County water system)

Azimuths and coordinates are referred to Las O Kanoni Δ

PLAN SHOWING
SUBDIVISION OF A PORTION OF LOT 4, GRANT 4724
TO KAMAI HAILI
FIRST INCREMENT, LOTS 1 TO 8 INCLUSIVE
AT Kalamakowali Homesteads, South Kona, Hawaii
Scale: 1 in. = 50 ft.

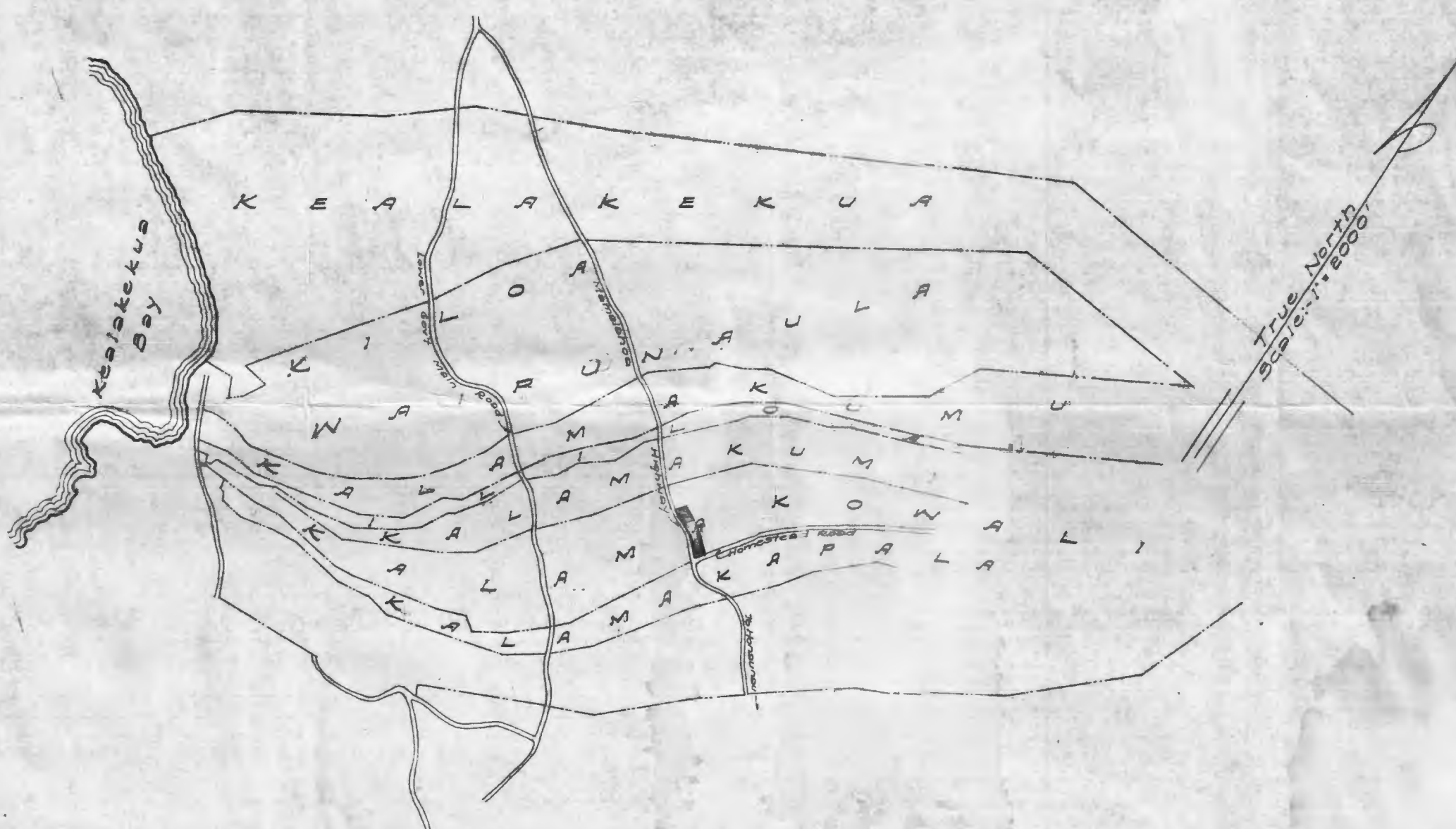


Notes: Lots shown are approximate.
Y.K. Liza, Subdivider
For Map key: 8-2-01-22

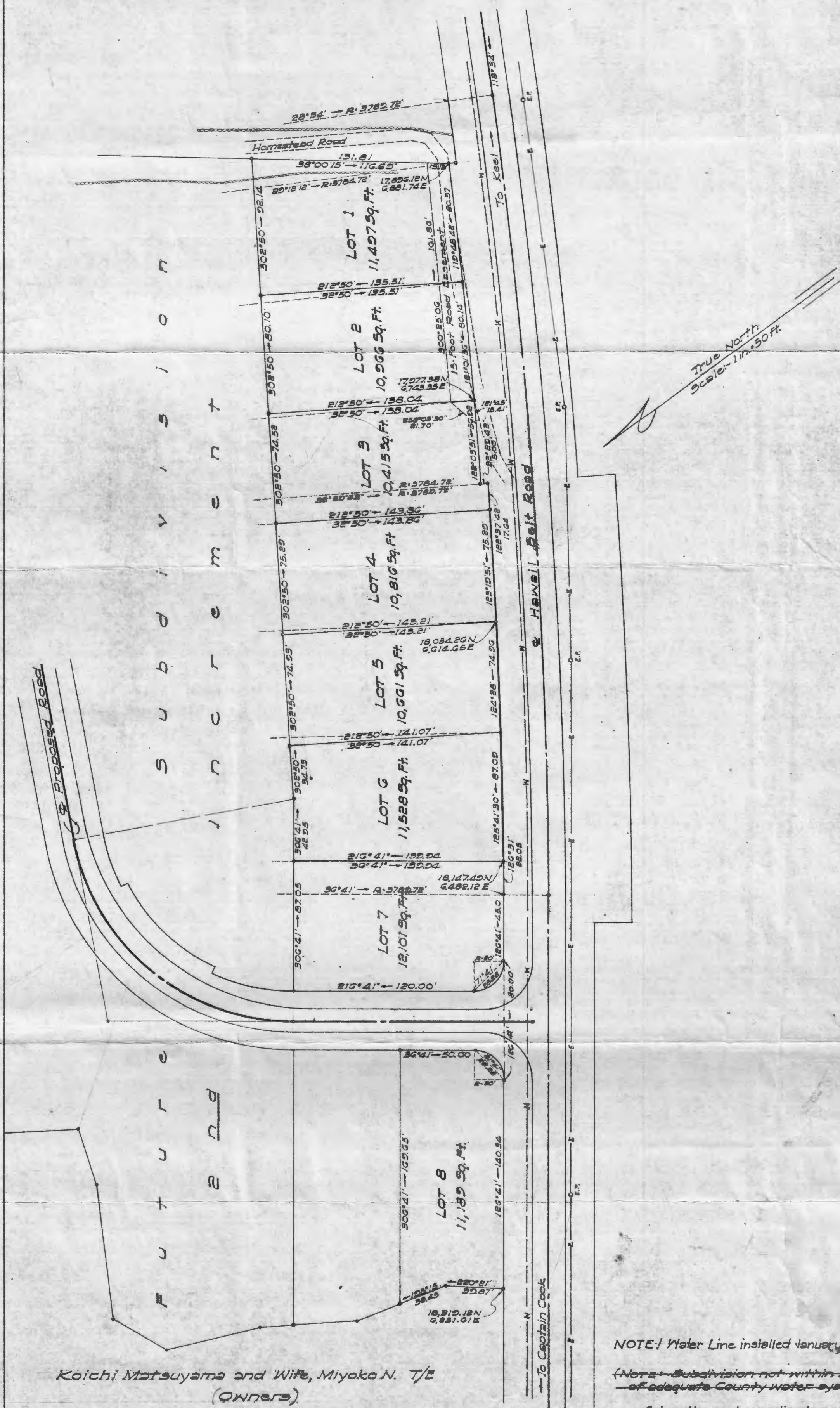
PRELIMINARY PLAN (REVISED)
KALAMAKOWALI SUBDIVISION
South Kona, Hawaii
Scale: 1" = 50'

John D. Weeks, Surveyor

Feb. 1961



GENERAL LOCATION
PLAN
Scale: 1" = 2000'



PLAN SHOWING
SUBDIVISION OF A PORTION OF LOT 4, GRANT 4724
TO KAMAHI HAILI.
FIRST INCREMENT, LOTS 1 TO 8 INCLUSIVE
At Kalamakowali Homesteads, South Kona, Hawaii
Scale: 1" = 50 ft.