

Harry Kim
Mayor



Christopher J. Yuen
Director
Brad Kurokawa, ASLA, LEED™ AP
Deputy Director

County of Hawaii

PLANNING DEPARTMENT

Aupuni Center • 101 Pauahi Street, Suite 3 • Hilo, Hawaii 96720
Phone (808) 961-8288 • Fax (808) 961-8742

July 9, 2007

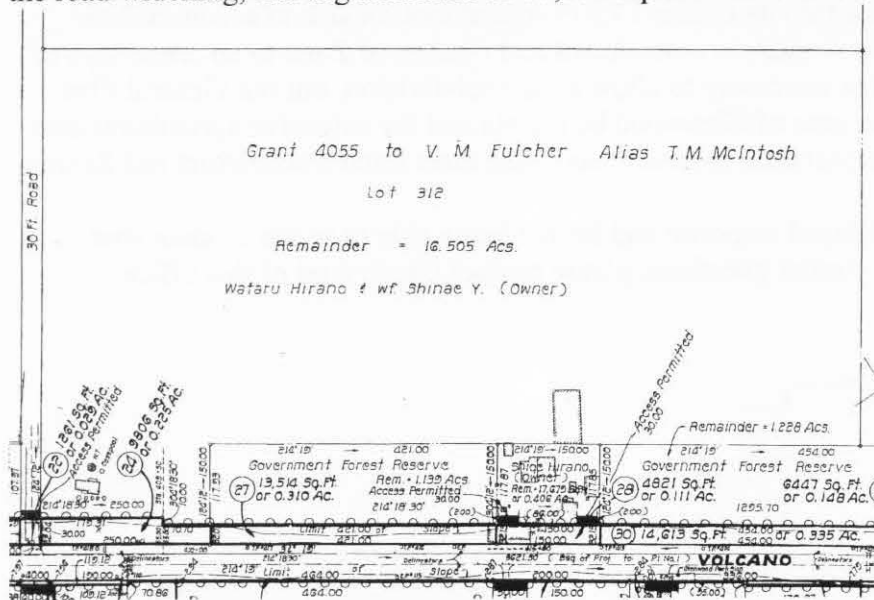
Brian M. Iwata
101 Aupuni Street, Suite #139
Hilo, HI 96720

Dear Mr. Iwata:

Request to Restore 17,679 square foot Portion of Lot 312, Grant 4055
that accommodates the current Hirano Store on
TMK: 1-8-010: 005; OIaa Reservation Lots, Puna, Hawaii

Please accept our apologies for this much-delayed response to your October 4, 2005 inquiry that seeks to restore the above-described parcel that accommodates Hirano Store and which was inadvertently consolidated with the larger Parcel 5 consisting of 7.046 acres in 1980.

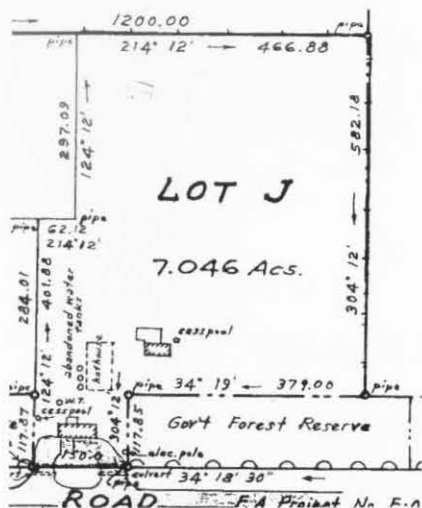
As your letter indicates, the State Department of Transportation, as part of a Federal Aid Project for the widening of Volcano Road, secured Final Subdivision Approval (SUB No. 2524) on June 20, 1967 that also affected the Hirano Store property by subdividing 4,821 square feet for the road widening, leaving a balance of 17,679 square feet as shown below.



Hawai'i County is an Equal Opportunity Provider and Employer

Brian M. Iwata
Page 2
July 9, 2007

The 17,679 square foot Hirano Store property was then part of a consolidation and resubdivision action with the adjoining 16.505-acre Lot 312 which received approval on December 7, 1981 (SUB No. 4734), resulting in the current configuration of the Hirano Store property as consisting of 7.046 acres, as shown below:



While your letter indicates that the inclusion of the former 17,679 square foot Hirano Store property as part of this most recent subdivision was a mistake, the fact remains that the parcel was properly consolidated. This office cannot simply "un-do" a subdivision that has been in place for the past 26 years.

The current Agricultural land use designations for this particular area would not permit the subdivision of the property back into its former 17,679 square foot lot size to accommodate Hirano Store. A State Land Use boundary amendment and Change of Zone to an urban-type of land use classifications would be necessary to allow such a subdivision, but our General Plan recommends that this particular area of Glenwood be maintained for extensive agricultural uses. So we would not be able to support such amendments to the State Land Use District and Zoning.

Again, we apologize for this delayed response and for not being able to accommodate your request. Should you have any further questions, please contact Daryn Arai of this office.

Sincerely,


CHRISTOPHER J. YUEN
Planning Director

DSA

P:\wp60\PREX\Prec2007\1-8-10-5HiranoStore(SUB2524&4734)IWATA.doc

Brian M. Iwata
Page 2
July 9, 2007

xc/ltr: SUB 2524 (State of Hawaii)
SUB 4734 (Hirano)
LUC 78 (Hirano)