

Harry Kim
Mayor



Christopher J. Yuen
Director

Brad Kurokawa, ASLA
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Deputy Director

County of Hawaii
PLANNING DEPARTMENT

101 Pauahi Street, Suite 3 • Hilo, Hawaii 96720-3043
(808) 961-8288 • FAX (808) 961-8742

July 7, 2006

Niels Christensen, LPLS
The Independent Hawaii Surveyors, LLC
P.O. Box 577
Hilo, Hawaii 96721

Dear Mr. Christensen:

**RETURN SUBDIVISION APPLICATION & DETERMINATION OF PRE-EXISTING LOT
SUBDIVIDERS: FURCHNER, Steven**

Proposed Subdivision of Lots 106 and 108, Anuhea Olaa Volcano House Lots (File Plan 273)
Being a Portion of Grant 5362 (Lot 1 of Kilauea Settlement Association Lots)
into Lots 106-A & 108-B
Olaa, Puna, Island of Hawaii, Hawaii
TMK: (3) 1-9-011:014 (SUB-06-000294)

We are returning the above-referenced application and accompanying submittals for the proposed 2-lot subdivision. The filing fee in the amount of \$300 will be refunded to the subdivider under separate cover.

We are unable to process this application because the proposed lots fail to meet the minimum building site area of 10,000 sq.ft. In addition, we have no record of a "Determination of Pre-existing Lots" which would be required to utilize the 2 Lots, if they exist, in a Consolidation and Resubdivision action. Furthermore, should the pre-existing status of the Lots be verified, then the applicant could simply request a new Tax Map Parcel number for the un-numbered Parcel.

To that end, we have reviewed our Department records, and those of the Department of Finance – Real Property Tax Division (RPT) in accordance with Article 11 (Pre-existing Lots) of the Subdivision Code (Sections 23-117 through 23-120). Our review of the records has found the following:

That the two lots were created by File Plan 273 in March of 1927, approved by the Surveyor of the then Territory of Hawaii on June 1, 1927.

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The records do not indicate that the two lots were ever consolidated with each other or any other lot adjoining them.

In view of the above, we are informing you that Parcel 014, currently described as one (1) TMK Parcel is composed of the following separate legal lots of record:

1. Lot No. 106 consisting of 9,375 sq.ft.; and
2. Lot No. 108 consisting of 9,375 sq.ft.

A request for separate tax map parcel numbers should be in writing and be directed to this Department's Tax Maps and Records Section for appropriate action.

Should you have any questions, please feel free to contact Ed Cheplic or Jonathan Holmes of this Department.

Sincerely,



CHRISTOPHER J. YUEN
Planning Director

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xc: Furchner, Steven
M. Shimizu, Accountant
Tax Mapping Section