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Mayor



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**County of Hawai'i**  
**PLANNING DEPARTMENT**

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April 30, 2018

Adam Long, President  
Sakoda Construction, LLC  
272 Laukaha Street  
Hilo, HI 96720

Dear Mr. Long:

**Pre-Existing Lots of Record Determination**  
**"Halai Tract" Subdivision, Punahoa 2<sup>nd</sup>, South Hilo, Hawai'i**  
**TMK: 2-3-021:043**

We have received your letter of April 9, 2018.

We have reviewed the documents submitted, 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:

1. The subject Lots 3, 4 and 5, Block G, Hāla'i Tract, were platted as a portion of the subdivision of Land Commission Award 987, approved on October 14, 1930 and certified by the Territorial Surveyor on January 27, 1931.
2. The parcel number 043 was placed on the three lots on the original Taxation Maps Bureau map in the 1920's or 1930's. The lots contained original land areas of 4,834 sq.ft., 4,887 sq.ft. and 4,940 sq.ft., respectively, for a total of 14,661 sq.ft.

In view of the above, we confirm that Parcel 043, currently described as one (1) TMK Parcel, is indeed, composed of the following separate legal and buildable lots of record:

1. Lot No. 3 of the Halai Tract, consisting of 4,834 sq.ft.;
2. Lot No. 4 of the Halai Tract, consisting of 4,887 sq.ft.;

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3. Lot No. 5 of the Halai Tract, consisting of 4,940 sq.ft.; and
4. We have no record of these lots having been consolidated with each other or any other adjacent lands.

Given the RS-7.5 zoning density, one dwelling per 7,500 sq. ft., only the existing dwelling can exist on the parcel. Because the combined lot area is over 10,000 sq. ft. but less than 15,000 sq. ft., an Ohana dwelling could be applied for. If, however, as stated in your letter, you would like to erect a total of three (3) dwellings, a written request for separate tax map key numbers should be sought and be in writing by the landowner(s) and addressed to the Tax Maps and Records Section of this department.

Should you have any questions, please feel free to contact Jonathan Holmes of this department.

Sincerely,



MICHAEL YEE  
Planning Director

JRH:nci

xc: Tax Maps and Records Supervisor I  
Real Property Tax Division-Hilo  
Manager, DWS  
G. Bailado, GIS Analyst via e-mail