

Harry Kim
Mayor



Michael Yee
Director

Daryn Arai
Deputy Director

West Hawai'i Office
74-5044 Ane Keohokalole Hwy
Kailua-Kona, Hawai'i 96740
Phone (808) 323-4770
Fax (808) 327-3563

County of Hawai'i
PLANNING DEPARTMENT

East Hawai'i Office
101 Pauahi Street, Suite 3
Hilo, Hawai'i 96720
Phone (808) 961-8288
Fax (808) 961-8742

March 8, 2018

Zendo Kern
Planning Consultant
RR2 Box 4105
Pāhoa, HI 96778

Dear Mr. Kern:

**Pre-existing Lots of Record Determination
Lots 15-A & 15-B, Block 13, Ainako Subdivision (Series 3),
Puna hoa 2nd, South Hilo, Island of Hawai'i, Hawai'i
TMK: 2-5-022:031**

We have received your correspondence of February 27, 2018. We will be returning the subdivision application to you and instead offer the following:

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:

1. Lot 15 is shown on File Plan 433 filed with the Bureau of Conveyances on September 4, 1947;
2. Planning Commission Variance Permit No. 182 was approved on April 17, 1969 which allowed for a two lot subdivision of the subject Lot 15 where one of the lots would be less than the required 15,000 sq. ft. of the zoning district (RS-15);
3. Two deeds dated October 25, 1972, one for Lot 15-A (15,000 sq. ft.) and one for Lot 15-B (14,065 sq. ft.) and recorded on November 2, 1972, in Book 8707 at Pages 165 and 156, respectively, as depicted on Tax Map Bureau Plats 5241 '72 & 5240 '72, respectively; and
4. We have no record of the lots having been consolidated with each other or any adjacent lands.

Given the above, we have determined that Parcel 031 consists of two (2) pre-existing lots of record.

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Planning Consultant
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The request for an additional Tax Map Key Parcel number has been forwarded to our Tax Maps and Records Section for appropriate action. There will be no notification of the issuance of the additional parcel number and you are advised that periodic checks of the plat map on our web site at <http://www.hawaiicounty.gov/tax-maps/current/zone-2/section-5/> is advised.

Again, we are returning the subdivision application and submittals to you, less one copy for our files with regard to the above. We will refund the \$275.00 filing fee to the applicant under separate cover.

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

Sincerely,



MICHAEL YEE
Planning Director

JRH:lnm

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03-08-18.doc

Encs.: 5-copies Subdivision Application Form 02/27/18
5-copies Owner Authorization Undated
5-copies Cover Letter 02/27/18
5-copies Subdivision Report 02/27/18
9-PPM (02-06-18)

xc: Tax Maps and Records Supervisor
Real Property Tax Division-Hilo
Manager, DWS
G. Bailado, GIS Analyst (via e-mail)
C. Lato, Senior Account Clerk w/Copy of Receipt #660454
180A Properties, LLC c/o Ramona Sakamoto, Principle w/Receipt #660454
PC VAR No. 182