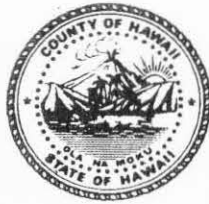


Harry Kim  
Mayor



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

January 24, 2006

Gene Y. Inoue  
2427 Kaiwika Road  
Hilo, HI 96720

Dear Mr. Inoue:

#### **DETERMINATION OF PRE-EXISTING LOTS** **TMK: 2-6-010:109**

We have received your letter October 28, 2005, requesting a determination to separate this parcel. First of all, please accept our apology for the length of time take to complete our review.

After reviewing documents submitted, our department records, as well as those of the Real Property Tax Division, we have determined that the subject property consists of only one (1) lot of record. The parcel of land identified as Tax Map Key 2-6-010-109 was first assessed in 1986. This parcel consisting of 9.19 acres was created as Lot 59 as shown on a Map approved by the Planning Director on January 30, 1986. This Map is included in the Planning Department's Subdivision File No. 5130.

The fact that a portion of the property is recorded in Land Court, while another portion is recorded in the regular system, does not create two different lots. The 1986 subdivision only created one lot here.

With a zoning of Agricultural-10 acres (A-10a), the subject property cannot further subdivided since each resulting lot must maintain a minimum lot size of 10 acres. A change of zone must be initiated with this office to reduce the required minimum lot size to 4 acres or less. Such a process will entail a number of public hearings with the ultimate decision to be rendered by the Hawaii County Council, a process that could take around 6 months. I would formulate my formal position of such a request during this review process and not earlier. However, please note that surrounding lands within this portion of Kaiwika is zoned A-10a, with the lower sections zoned for A-5a. I would have concerns about reducing the minimum lot size below 10 acres simply to accommodate your desire to subdivide your property since the County Planning Department must assess the potential cumulative impact of such a request upon other lots this section of Kaiwika.

*Hawai'i County is an Equal Opportunity Provider and Employer*

Gene Y. Inoue  
Page 2  
January 24, 2006

Should you wish to pursue a change of zone, please contact this office for the proper forms and guidance in filing the proper materials.

Sincerely,



CHRISTOPHER J. YUEN  
Planning Director

RKN/DSA/CJY:lnm  
P:\WP60\PREX\Prec20062-6-010-109Inoue.doc

xc: Tax Maps and Records Supervisor I  
Real Property Tax Division-Hilo  
Manager-DWS  
SUB 5130