

Harry Kim  
Mayor



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Director

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## County of Hawaii

### PLANNING DEPARTMENT

Aupuni Center • 101 Pauahi Street, Suite 3 • Hilo, Hawaii 96720  
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October 20, 2005

Leroy Uyehara  
Sunny Isles Developments Corp.  
701 17<sup>th</sup> Avenue  
Honolulu, HI 96816

Dear Mr. Uyehara:

Request for Pre-Existing Lot Determination for  
TMK: 4-3-013:002; Paauilo Homesteads, Hamakua, Hawaii

Thank you for your letter dated August 16, 2005, requesting a pre-existing lot determination for the above-described property, consisting of approximately 11.458 acres. We apologize for our delayed response to your inquiry.

As your letter discloses, the subject property was part of a subdivision and consolidation action that was granted approval by this office on March 3, 2005 (SUB 7925). By virtue of this most recent subdivision action, any lots that may have existed have since been consolidated and resubdivided into the current Parcel 200 (Parcel 2) consisting of 11.458 acres.

For the record, the information you have provided to us does demonstrate that Lots A, 27-B, 28-D, 32 and 33 did exist at one point or another in time. However, as we mentioned above, subsequent subdivisions actions have since eliminated these lots in favor of the current configuration approved by Subdivision No. 7925. There have been a series of subdivisions over the years starting as far back as 1954 and concluding with the most recent subdivision action just this year. Along each step of the way, the subject property was consolidated and resubdivided into Lots 27-B & 28-D in 1954; Lot A in 1977, and finally Parcel 200 in 2005. Once consolidated and resubdivided, these pre-existing lots are eliminated. We are including copies of these previous subdivision maps for your information.

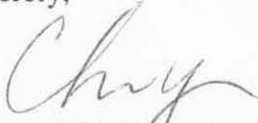
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Sunny Isles Developments Corp.  
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We agree that you may apply for a subdivision of Parcel 200 to create no more than 2 lots, each maintaining a minimum lot size of 5 acres, provided that such subdivision action is in conformance with all applicable requirements of the Subdivision Code. Such a subdivision action will not qualify for Section 23-7 of the Subdivision Code regarding consolidation and resubdivision actions.

Please feel free to contact Daryn Arai of this office should you have any questions.

Sincerely,



CHRISTOPHER J. YUEN  
Planning Director

DSA:lnm

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Enclosures: Copies of plat maps (4 maps)

xc w/ltr: SUB 778, 2599, 3954, 7925