

Harry Kim
Mayor



Christopher J. Yuen
Director

Roy R. Takemoto
Deputy Director

County of Hawaii

PLANNING DEPARTMENT

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

December 1, 2004

Lloyd L. Leong
76-6209 Papala Street
Kailua-Kona, HI 96740

Dear Mr. Leong:

**Lot of Record Determination – Lot 30
Kowala and Poupouwela, Ka'u, Island of Hawaii, Hawaii
TMK: 9-5-009:074 (SUB 3056)**

This is to acknowledge receipt of your letter of October 14, 2004, regarding this property.

We have reviewed the documents submitted and our department records and have found the following:

1. The Planning Director granted Final Subdivision Approval on November 23, 1971 (SUB 3056) creating Lots 30-A, 30-B and 30-C. His letter granting this Approval, included a condition stating: "Subdivider is apprised that non-conforming lots 30-C and 30-B shall be consolidated with adjacent parcels in order to conform with RS-10 zoning of the subdivision."
2. By letter of October 22, 1974, the Planning Director approved a Revised Map of this Subdivision showing corrections to the land area due to adjustments of the property dimensions. The Director included the following in his approval: "Pursuant to our letter dated November 23, 1971 granting final approval to the subdivision, upon agreement of the affected parties for the acquisition of these parcels, a consolidation map must be submitted immediately. Unless this action follows immediately upon agreement of adjacent owners, the non-conforming parcels created will be deemed a nullity."

Lot 30-B (3037 square feet) was created to consolidate with the parcel identified as TMK: 9-5-009:003 and Lot 30-C (1114 square feet) was created to consolidate with the parcel identified as TMK: 9-5-009:004. The required consolidations have not occurred to this date. You may **NOT** use the "Parcel Consolidation and Re-Subdivision" provisions of the Subdivision Code to re-subdivide the parcel into more useable lots in accordance with the current RS-10 zoning.

Hawai'i County is an Equal Opportunity Provider and Employer

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Should you have any questions, please feel free to contact us.

Sincerely,



CHRISTOPHER J. YUEN
Planning Director

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