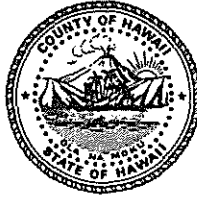


Stephen K. Yamashiro
Mayor



Virginia Goldstein
Director

Norman Olesen
Deputy Director

County of Hawaii

PLANNING DEPARTMENT

25 Aupuni Street, Room 109 • Hilo, Hawaii 96720-4252
(808) 961-8288 • Fax (808) 961-9615

February 18, 1997

Mr. Robert E. Saunders, President
W.H. Shipman, Limited
P.O. Box 950
Keaau, HI 96749

Dear Mr. Saunders:

Nonsignificant Zoning Change (NZC 97-1)
Tax Map Key: 1-6-143:38

This is to acknowledge receipt of the revision to your original request and the notification to the surrounding property owners. With the submission of the revised information and the notification, we are now able to complete the processing of your request for a determination of a nonsignificant zoning change in accordance with Section 25-2-45, Chapter 25, Hawaii County Code, as amended, and the Planning Department's Rule 8.

W.H. Shipman, Limited is requesting that the Planning Director make a determination of a nonsignificant zoning change for the reclassification of a 2,310-square foot area from a Single Family Residential - 15,000 square foot (RS-15) district to a Village Commercial - 10,000 square foot (CV-10) district. The requested area is part of a 1.068-acre (46,522-square foot) parcel, identified by Tax Map Key 1-6-143:38. The area under consideration is located approximately 500 feet east of the Pili Mua Street-Old Volcano Road intersection and adjacent to the Keaau Police Station, Keaau Village, Keaau, Puna. W.H. Shipman, Limited is also the owner of the surrounding properties and intends to develop a small commercial center. The 2,310-square foot area will be incorporated into this commercial center through a consolidation and resubdivision action with Tax Map Key 1-6-143:5, 6, 7 and 8. The applicant contends that the inclusion of the 2,310-square foot area would make for a better configuration of the commercial center property.

Resp to 972 + 1126
FEB 20 1997

Mr. Robert E. Saunders, President
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Upon review of the request, we have determined that it complies with the criteria for a nonsignificant zoning change. The State Legislature enacted the nonsignificant zoning change legislation to accommodate situations as presented in this request. The request will conform to the following criteria set forth in Section 25-2-45, Chapter 25, Hawaii County Code, as amended:

1. The area under consideration is consistent with the General Plan which designates the area for Medium Density Urban development. Such a designation will allow village commercial uses.
2. The inclusion of the 2,310-square foot area will not result in a net increase in the density of the Village Commercial (CV-10) district.
3. The 2,310-square foot area is less than 5 percent of the total land area of entire parcel (1.068 acres or 46,522 square feet) and is less than one acre in size.

Based on the above, the Planning Director has determined that the request qualifies as a nonsignificant zoning change, and that the 2,310-square foot area is hereby administratively amended to a Village Commercial - 10,000 square foot (CV-10) district.

Should you have any questions regarding the determination, please feel free to contact us at 961-8288.

Sincerely,


VIRGINIA GOLDSTEIN
Planning Director

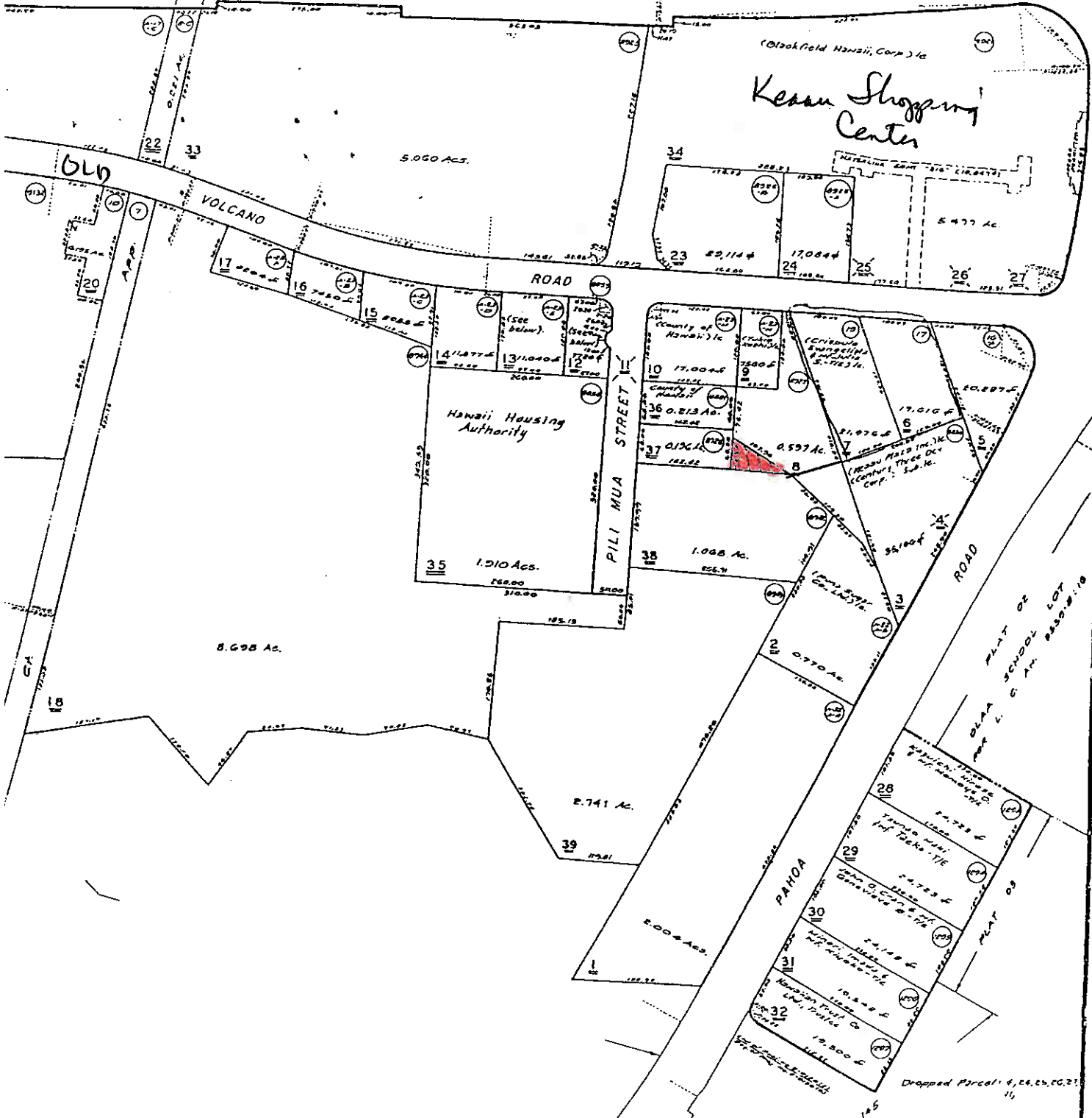
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cc: County Council
Real Property Tax Division
Drafting Section (Roy Uchida/Gilbert Bailado)

CAND ROAD
P. No. F-011-2(2)

HIGHWAY

Keenan Shopping Center



13 & 12 (Puna Federal Credit Union, Federal Charter No. 2859) 1c

NOTE: All lots owned by N.M. SAUNDERS, LTD. UNLESS OTHERWISE NOTED.

FOR PROPERTY ASSESSMENT PURPOSES
SUBJECT TO CHANGE

DEPARTMENT OF TAXATION
PROPERTY TECHNICAL OFFICE
TAX MAPS BRANCH
STATE OF HAWAII
TAX MAP

THIRD TAXATION DISTRICT		
ZONE	SEC.	PLAT
1	6	143

SCALE: 1 IN. = 100 FT.