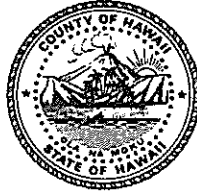


Stephen K. Yamashiro
Mayor



Virginia Goldstein
Director

Russell Kokubun
Deputy Director

County of Hawaii

PLANNING DEPARTMENT

25 Aupuni Street, Room 109 • Hilo, Hawaii 96720-4252
(808) 961-8288 • Fax (808) 961-8742

April 22, 1999

Ms. Anne L. Mapes, President
Belt Collins Hawaii Ltd.
680 Ala Moana Boulevard, First Floor
Honolulu, HI 96813-5406

Dear Ms. Mapes:

Nonsignificant Zoning Change (NZC 99-1)
Mauna Kea Properties, Inc.
Tax Map Key 6-2-13: portions of 1 and 22

This is to acknowledge receipt of your request on behalf of Mauna Kea Properties, Inc. for a determination of a nonsignificant zoning change in accordance with Section 25-2-45 of Chapter 25, Hawaii County Code, and Planning Department Rule No. 8.

Your request is to adjust the boundaries of two areas without increasing the zoning density for those areas. The affected areas total approximately 0.948 acre each. The zoning for one 0.948-acre area will be changed from Multiple Family Residential (RM-15) to Open (O). An equal area of 0.948 acre will be changed from Open to RM-15.

Upon review of your request, we have determined that it complies with the criteria for determining of a nonsignificant zoning change. Specifically, the transfer of a 0.948-acre area from one location to another will not result in an increase to the current RM-15 and Open districts.

Based on the above, the Planning Director has determined that the request qualifies as a nonsignificant zoning change and therefore, administratively approves the requested changes.

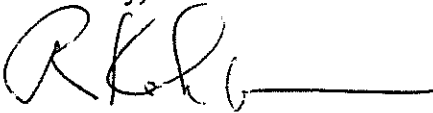
Resp to 2966

APR 23 1999

Ms. Anne L. Mapes, President
Belt Collins Hawaii Ltd.
Page 2
April 22, 1999

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

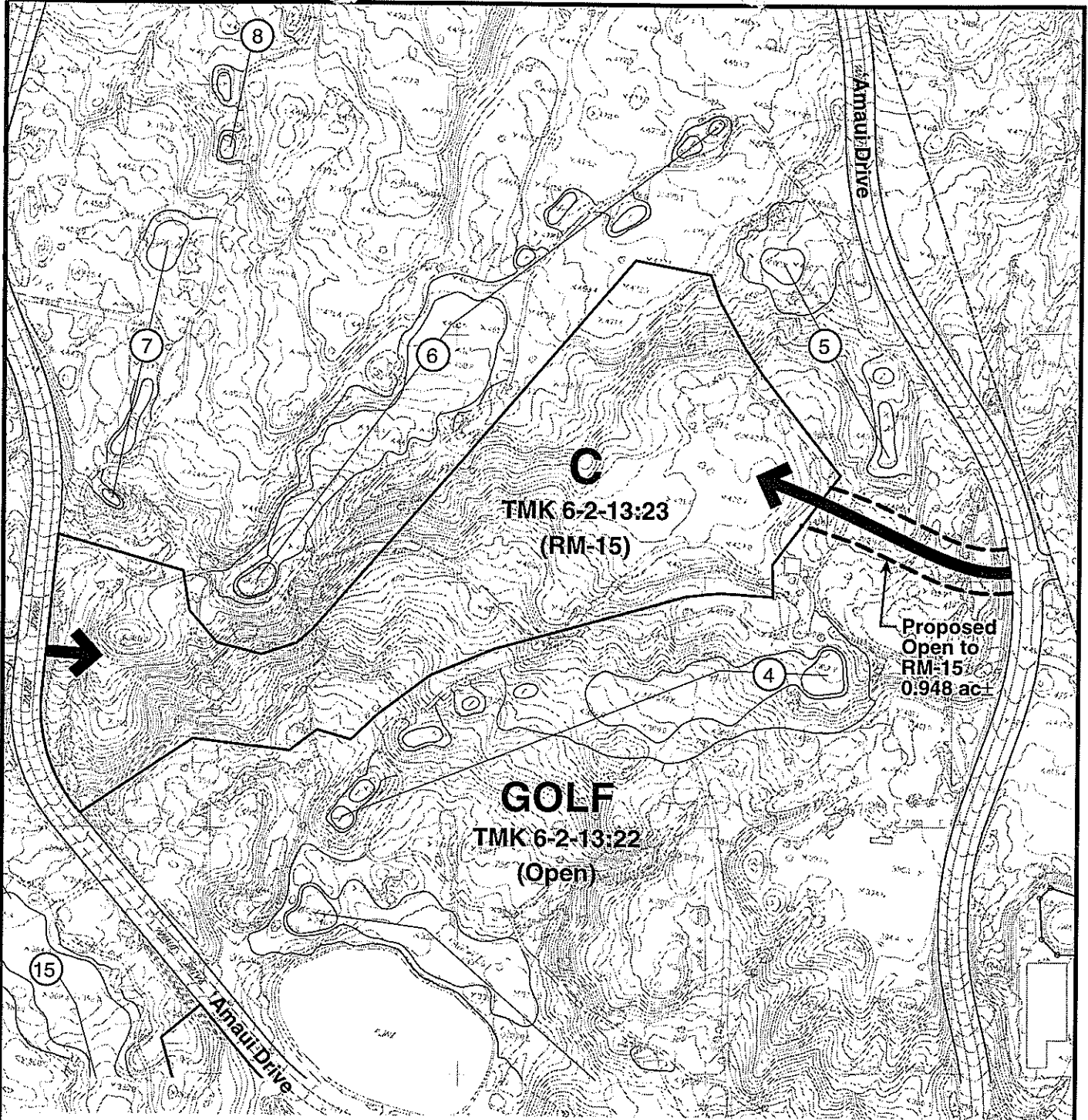
Sincerely,



VIRGINIA GOLDSTEIN
Planning Director

NH:gp
f:\wpwin60\dept\mapes.nzc

cc: Mayor Stephen Yamashiro
County Council
Real Property Tax Division
West Hawaii Planning Office
Roy Uchida



LEGEND

- C Parcel Designation
- (RM-15) Zoning Designation
- Parcel C Boundary Line
- Other Parcel Boundary Line
- ← Proposed Access Location

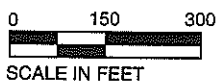


Figure 3
PARCEL C: PROPOSED OPEN TO RM-15
 Nonsignificant Zoning Change for
 The Uplands at Mauna Kea
 April 1999