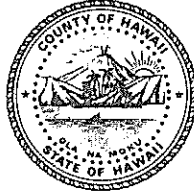


Stephen K. Yamashiro
Mayor



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

November 24, 1999

Ms. Colleen Mandala
P.O. Box 1546
Pahoa, HI 96778

Dear Ms. Mandala:

Nonsignificant Zoning Change (NZC 99-2)
RS-10 to CV-10
Tax Map Key: 1-5-11: Portion of 1 (formerly portion of 47)

This is to acknowledge receipt 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.

The request is for the Planning Director to make a determination of a nonsignificant zoning change for the reclassification of a 1,806 square foot area from a Single Family Residential - 10,000 square foot (RS-10) district to a Village Commercial - 10,000 square foot (CV-10) district. The requested area is part of a 20,295-square foot parcel, which was recently consolidated (August 5, 1999). Initially, the 1,806 square foot area was part of a 25,941-square foot area situated to the rear of your property. The additional land area was needed to provide the required yard (setback) to site a proposed building and parking area. A small portion of the proposed building will be situated within the area requested for rezoning.

Resp to 10037
NOV. 29 1999

Ms. Colleen Mandala
Page 2
November 24, 1999

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 and Planning Department's Rule 8:

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 1,806-square foot area will not result in a net increase in the density of the Village Commercial (CV-10) district.
3. The 1,806-square foot area is less than one acre in size.

Based on the above, we have determined that the request qualifies as a nonsignificant zoning change. The 1,806-square foot area is therefore 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.

Sincerely,



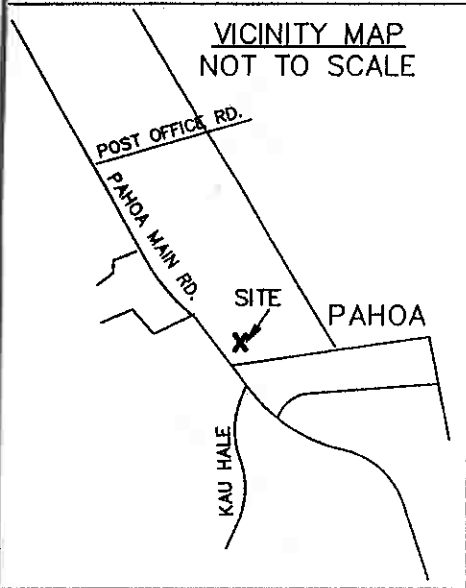
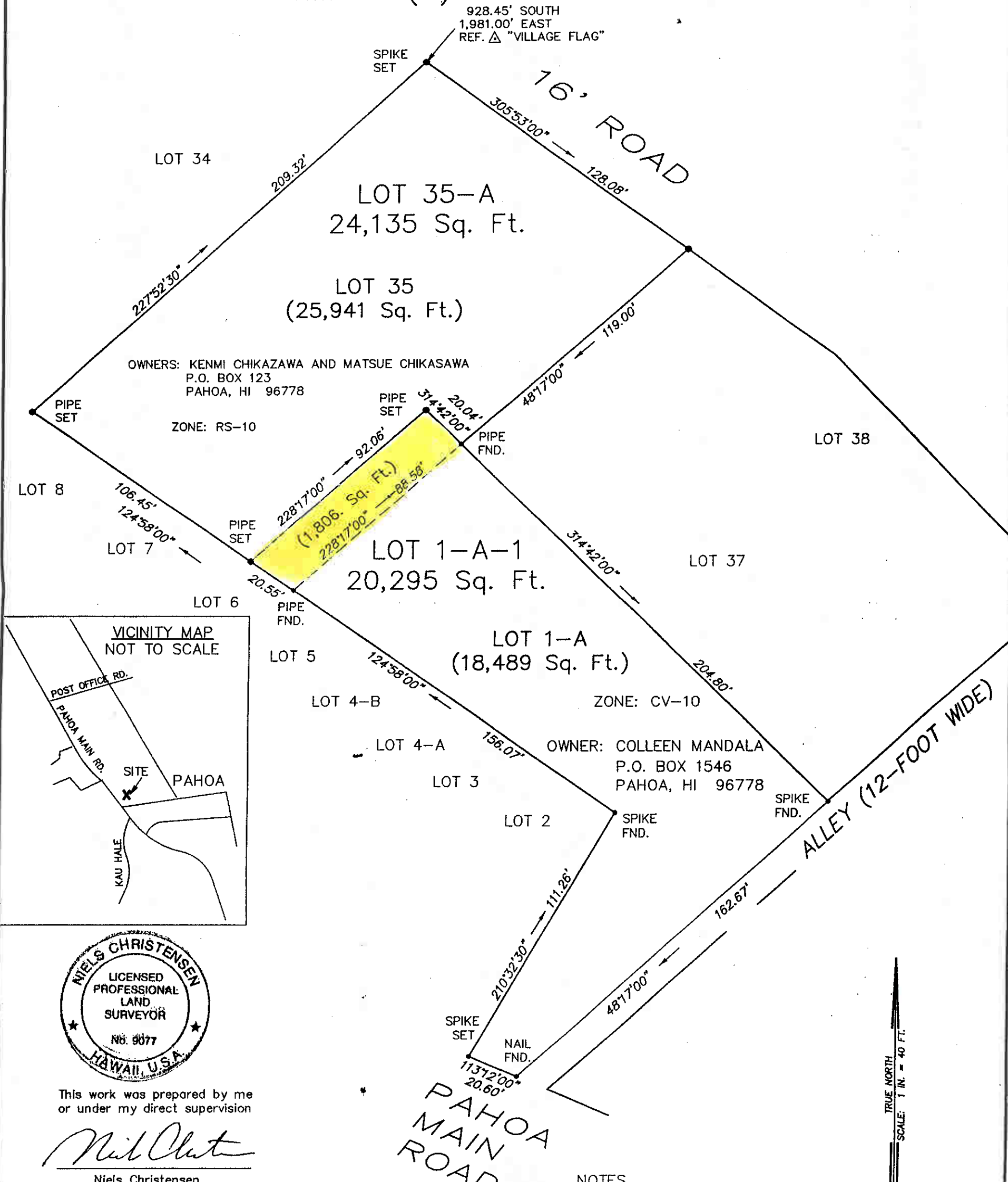
VIRGINIA GOLDSTEIN
Planning Director

NH:gp

Public: wpwin/norm/letters/mandalanovember9,1999

c: Hawaii County Council
Real Property Tax Division
Drafting Section (Roy Uchida/Hans Santiago w/map & written description)

FINAL MAP OF THE CONSOLIDATION AND RESUBDIVISION
 OF LOTS 35 AND 1-A
 NANAWALE HOMESTEADS
 PORTION OF GRANT 4729 TO CARTY
 PUNA, HAWAII, HAWAII
 TMK's: (3) 1-5-11: 1 & 47

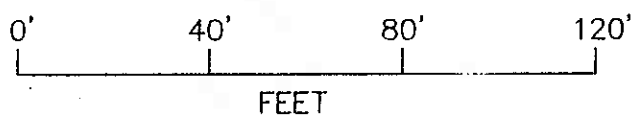


This work was prepared by me or under my direct supervision

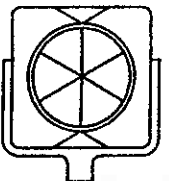
Niels Christensen

Niels Christensen
 Licensed Professional Land Surveyor
 License Number 9077

- NOTES
1. There are NO water courses or drainage ways crossing this property.
 2. There are no improvements within 50 feet of boundaries affected by this consolidation/resubdivision.



TRUE NORTH
 SCALE: 1 IN. = 40 FT.



The Independent Hawaii Surveyors
 1044 Ohi Ohi Way
 Hilo, HI 96720
 Phone/FAX 808 959-0360
 Email niels@aloha.net

FINAL MAP (SUB 99-051)
 REVISED: July 23, 1999
 Drawing: JOB1140A.DWG