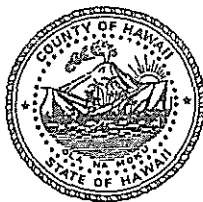


Harry Kim
Mayor



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

February 18, 2005

Mr. Sidney M. Fuke
Planning Consultant
100 Pauahi Street, Suite 212
Hilo, HI 96720

Dear Mr. Fuke:

SUBJECT: Non-Significant Zone Change Application No. 04-03 (NZC 04-03)
Project: Mauna Loa Village Phase I
Applicant: Greater Pacific, LP
Landowner: B.P. Bishop Estate Trust, Kamehameha Schools
Tax Map Key: 7-8-010:095, 058, 069, and 096

This is in response to your Non-significant Zoning Change Application that was received on January 24, 2005 with supplemental information submitted on February 2, 2005. The subject application has been reviewed in accordance with Section 25-2-45 of Chapter 25, Hawaii County Code, and is determined to be complete.

Your request is to change the zoning of the Village Commercial (CV-10) portion of Lot 3-A-1 to Multi-Family Residential (RM-2) so as to eliminate the multiple zoning designations affecting Lot 3-A-1. The multiple zoning affecting Lot 3-A-1 resulted from the recently approved consolidation of Lots 2-A, 3-A and 4-A and resubdivision into Lots 2-A-1, 3-A-1 and 4-A-1. The CV portion of the subject property was rezoned by the County Council by Change of Zone Ordinance 96-50 (REZ 819), effective May 2, 1996.

According to Section 25-2-45 of the Zoning Code regarding Non-Significant Zoning Changes, the Planning Director may administratively grant non-significant zoning changes that must comply with the designations for the property set forth in the general plan and any development plan adopted by ordinance, and must either:

1. Not result in a net increase in the density allowed in the zoning district(s) containing the affected area; or

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Mr. Sidney M. Fuke
Planning Consultant
Page 2
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2. Be the lesser of a five percent or one acre increase or decrease in the area of any zoning district(s).

Upon review of this request, we have determined that:

1. The allowed density in the CV district is one rentable or dwelling unit per 1,250 square feet of land area. The RM-2 district requires not less than 2,000 square feet of land area for each rentable or dwelling unit. Therefore, the proposed zoning change will not result in a net increase in the density allowed in the zoning districts containing the affected area.
2. The project site is situated within an area designated for "Medium Density Urban" and "Open" uses by the General Plan Land Use Pattern Allocation Guide (LUPAG) map. Therefore, the area under review is in compliance with the designations set forth in the General Plan.
3. The area of the CV-10 zoning district contained within Lot 3-A-1 will decrease in size by 11,960 square feet or 100% and by 5.4% of the CV-10 zoned area of the parent Lot 2-A.

Based on the fact that the proposed zoning change meets the requirements of §25-2-45(a)(1) of the Zoning Code, the requested non-significant zoning change is hereby approved.

Should you have any questions, please feel free to contact Larry Brown or Esther Imamura of this office at 961-8288.

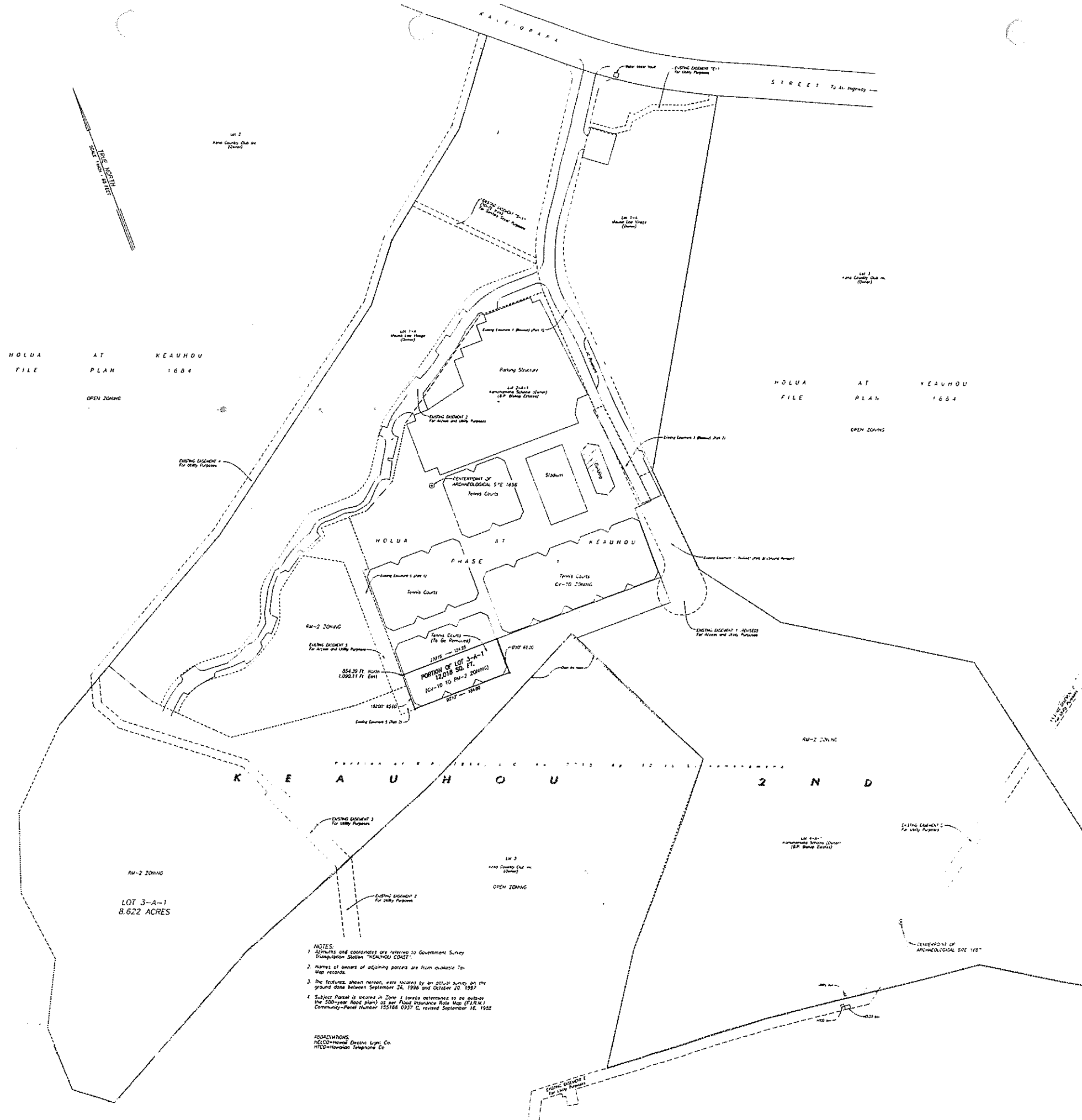
Sincerely,



CHRISTOPHER J. YUEN
Planning Director

LMB:mad
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cc w/appl: Hawaii County Council
Finance Department, Real Property Tax Division
West Hawaii Planning Office
Mr. Gilbert Bailado
REZ 819
Long Range Planning Division



HOLUA AT KEAUHOU
 FILE PLAN 1684
 OPEN ZONING

HOLUA AT KEAUHOU
 FILE PLAN 1684
 OPEN ZONING

NON-SIGNIFICANT CHANGE OF ZONE EXHIBIT
 MAP SHOWING
 PORTION OF LOT 3-A-1 OF HOLUA AT KEAUHOU, PHASE 1
 Being a Portion of
 R.P. 7844, L.C. Aw. 7715, Ap. 12 to L. Kamehameha
 At Keauhou 2nd, North Kona, Island and County of Hawaii
 State of Hawaii

Prepared for
KAMEHAMEHA SCHOOLS (OWNER)
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Professional Seal of **Christopher Thomas Young**, Licensed Professional Land Surveyor, State of Hawaii, Certificate Number 15-4331.

NOTES:
 1. All points and coordinates are referred to Government Survey Triangulation Station "KOAHOLO COAST".
 2. Names of owners of adjoining parcels are from available Top-Map records.
 3. The features shown herein were located by an actual survey on the ground done between September 26, 1996 and October 20, 1997.
 4. Subject Parcel is located in Zone 1 lands determined to be outside the 500-year flood plain as per Flood Insurance Rate Map (FIRM) Community-Panel Number 155186 0337 C, revised September 18, 1992.

ABBREVIATIONS:
 HECO=Hawaiian Electric Light Co.
 HECO=Hawaiian Telephone Co.

SCALE IN FEET