

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

April 8, 1996

Keith H. Kato  
Pac Inv. Hawaii, Inc.  
c/o PO Box 111222  
Kamuela, HI 96743

Dear Mr. Kato:

**TENTATIVE APPROVAL**  
**SUBDIVIDER: PAC INV. HAWAII, INC.**  
Proposed Consolidation of Lot 1  
Being a Portion of R.P. 4386 and 7532, L.C. Aw. 8452, Ap. 10  
(Certificate of Boundaries No. 134) and Lot 8-A-1  
Being Portions of R.P. 3607 and 7533, L.C. Aw. 8452, Ap. 9 and  
R.P. 4386 and 7532, L.C. Aw. 8452, Ap. 10  
(Certificate of Boundaries No. 134)  
and Resubdivision into Lots 1-A and 1-B  
at Kaawaloa and Kealakekua, South Kona,  
Island and County of Hawaii, State of Hawaii  
TMK: 8-1-010:003 and 8-2-002:002 (SUB 96-017)

Please be informed that tentative approval of the revised preliminary plat map dated March 5, 1996, is hereby granted with modifications and conditions.

The subdivider is now authorized to prepare detailed drawings of the subdivision plan in accordance with Chapter 23, Subdivision Control Code, County of Hawaii, as modified. Before final approval can be granted, the following conditions must be met:

1. Submit written proof that all taxes and assessments on the property are paid to date.
2. Place property markers in accordance with the final plat map. Surveyor shall submit certification upon completion.
3. Submit nine (9) copies of the final plat map prepared in conformity with Chapter 23, Subdivisions, within one year from the date of tentative approval, on or before April 8, 1997. If not, tentative approval to the preliminary plat map shall be deemed null and void. Only upon written request from the subdivider and for a good cause can a time extension be granted, provided it is submitted forty-five (45) days before the expiration of said period of one year.

Keith H. Kato  
April 8, 1996  
Page 2

3. Subdivider shall complete all requirements specified as conditions for tentative approval of the preliminary plat map within three (3) years of said tentative approval, on or before April 8, 1999. An extension of not more than two (2) years may be granted by the director upon timely written request of the subdivider.

As part of final plat map submittal, the Planning Director requests an additional copy of the final plat map be submitted as a ".dwg" or ".dxf" diskette file prepared by CAD software.

You should be aware that if at any time during the fulfillment of the foregoing conditions, that environmental and/or problems emerge; problems which were earlier overlooked or not anticipated/accounted for in data/reports available to date, this should be sufficient cause to immediately cease and desist from further activities on the proposed subdivision, pending resolution of the problems. The Planning Director shall confer with the listed officers to resolve the problems and notify you accordingly.

No final approval for recordation shall be granted until all the above conditions have been met.

Land shall not be offered for sale, lease or rent until final approval for recordation of the subdivision.

Should you have any questions, please feel free to contact Ed Cheplic of this department.

Sincerely,



VIRGINIA GOLDSTEIN  
Planning Director

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Enc.-Rev. PPM (3/5/96)

xc:     **Manager, DWS**  
          **Chief Engineer, DPW**  
          **Sanitary Engineer, DOH**  
          **District Engineer, DOT**  
          **PLNG-KONA**  
          **DPW-ENG-KONA**  
          **Wes Thomas Associates**  
          **REZ 580; SMA 269; LUC 113; CON 480**  
          **SUB 5917, 6254, 4887, 4798**