

Harry Kim
Mayor



Christopher J. Yuen
Director

Brad Kurokawa, ASLA
LEED® AP
Deputy Director

County of Hawaii
PLANNING DEPARTMENT

101 Pauahi Street, Suite 3 • Hilo, Hawaii 96720-3043
(808) 961-8288 • FAX (808) 961-8742

September 26, 2006

Chrystal T. Yamasaki, LPLS
Wes Thomas Associates
75-5749 Kalawa Street
Kailua-Kona, HI 96740

Dear Ms. Yamasaki:

**PRELIMINARY PLAT MAP AND DEFER ACTION
SUBDIVIDER: WILCOX TRUSTEES**

Proposed Consolidation/Resubdivision of Lots B and C,
Being a Portion of R. P. 4513, Mahele Award 32,
And a Portion of R. P. 8346, L. C. Aw. 207-B, Ap. 2,
Into Lots B-1, C-1 and C-2,
Kahauloa 2nd, South Kona, Island of Hawaii, Hawaii,
TMK: 8-3-005:010, 012 & 013 (SUB-06-000396)

This is to acknowledge receipt of ten (10) copies of the preliminary plat map dated June 15, 2006; filing fee of \$325.00; and Real Property Tax Clearance for the referenced application for 3 lots.

The subject properties are located within the County's Special Management Area (SMA) and within the State Land Use (SLU) Conservation District. Please submit the enclosed SMA Use Permit Assessment Application along with the required information for consideration by this Department. We will also require written confirmation from the Department and Land and Natural Resources, Office of Conservation and Coastal Lands (OCCL), that the proposed subdivision will be permitted upon lands situated within the Conservation District. We believe that as a use of land in the Conservation District, the proposed subdivision will have to comply with the requirements of Chapter 343, Hawaii Revised Statutes regarding Environmental Impact Statements.

By a copy of this letter, we are forwarding the application and preliminary plat map to the listed officers for their review and comments. Please be advised that we are deferring action on the referenced application until all listed officers' comments are received and final determinations are received regarding compliance with our SMA requirements and the use of Conservation lands.

In accordance with the requirements of Chapter 23 (Subdivision Code), Article 4, Division 1, Section 23-58A, Hawai'i County Code 1983 (2005 Edition) regarding the Posting of signs for Public Notification, the subdivider is reminded that a sign shall be posted on the subject property **within ten (10) days** of filing the subdivision application notifying the public of the following:

- (1) The nature of the application;
- (2) The proposed number of lots;
- (3) The size of the property;
- (4) The tax map key or keys of the property;
- (5) That they may contact the Planning Department for additional information; and
- (6) The address and telephone number of the Planning Department.

Notwithstanding any other provisions of law, the sign shall be not less than nine (9) square feet and not more than twelve (12) square feet in area, with letters not less than one (1) inch high. No pictures, drawings, or promotional materials shall be permitted on the sign.

The sign shall be posted at or near the property boundary adjacent to a public road bordering the property and shall be readable from said public road. If more than one public road borders the property the subdivider shall post the sign to be visible from the more heavily traveled public road. The sign shall, in all other respects, be in compliance with Chapter 3, Hawai'i County Code 1983 (2005 Edition).

The subdivider shall file an affidavit with the planning department not more than **five (5) days** after posting the sign stating that a sign has been posted in compliance with these requirements, and that the subdivider and its agents will not remove the sign until the application has received final subdivision approval, or that such application has been rejected or withdrawn. A photograph of the sign in place shall accompany the affidavit.

The sign shall remain posted until final subdivision approval is issued, or until the application has been rejected or withdrawn. The subdivider shall remove the sign promptly after such action.