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**WES THOMAS ASSOCIATES**

#18400.71

January 10, 2013

Ms. Bobby Jean Leithead Todd, Director
Planning Department
County of Hawaii
101 Pauahi Street, Ste 3
Hilo, Hawaii 96720

RE: **HOKULI'A PHASE 3 - SUB-07-000566 (HOLD IN ABEYANCE)
INTERIM SUBDIVISION OF GOLF COURSE LOTS
AND REMAINDER PARCEL (FOR FUTURE PHASE 3 LOTS)
(LARGE SCALE DEVELOPMENTS- SECTION 23-13)**
Subdivider: 1250 Oceanside Partners
Proposed Consolidation of **Lot B of Hokulia
Phase 2 Large Lot Subdivision (Amended), Part 1 (File Plan 2306
Lots 26 to 30, Inclusive
and Lot R-4 (Road Lot) of Hokuli'a, Phase 2 (Amended) (File Plan 2306)
And Lots 9 and 13 (Road Lot) of Hokuli'a (Amended) (File Plan 2290)
And Resubdivision into Lots B-1 to B-13, Inclusive
and Lots R-4 (Revised) and Lot 13 (Revised) (Road Lots)
at Hokukano 1st and 2nd, Kanaeue 1st and 2nd, Halekii, Keekee 1st and 2nd, Ilikahi,
Kanakau 1st and 2nd, Kalukalu 1st, 2nd and 3rd and Onouli 1st, North Kona
and South Kona, Hawaii
TMK: 8-1-033: 013 to 017, 8-1-004: 003 and 068
and 8-1-032: Portion 054 (Lot R-4 (Roadway) and Lot 13 (Road Lot)) (3rd Division)**

Dear Ms. Leithead Todd:

In accordance with an earlier email to Planning Director, Bobby Jean Leithead Todd, regarding the interim subdivision activities at the Hokuli'a project site, we respectfully request that **SUB-07-000566, be held in abeyance** while this and several other applications are made on behalf of the owners of the project. In accordance with their settlement agreement the owners are required to deed several parcels (i.e. agricultural preserves, golf course and golf facilities, etc.) of the project to various other entities.

As such, we have enclosed for your review and approval are ten (10) prints of the proposed consolidation/resubdivision. We have enclosed a check in the amount of \$ 575.00 for the subdivision application fee along with a letter of authorization and subdivision application form signed by the owner, a Real Property Tax Clearance and a disk with .dwg file. Please read the enclosed diskette transmittal form for information regarding the use and dissemination of data contained on the CD.

This application, which consists of consolidating seven (7) existing lots and two (2) road lots of record and resubdividing the parcel into thirteen (13) lots and two (2) revised road lots. The purpose of the request is to comply with the settlement agreement that requires that certain facilities be separated from the future Phase 3 lots.



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The following are the resulting lots:

Lot B-1 Wastewater Treatment Plant
Lot B-2 Agricultural Preserve
Lot B-3 The Existing Pavilion and golf complex
Lot B-4 Lot being turned over as a part of the settlement
Lot B-5 Existing Golf Course (separated by Phase 2 lots and conservation area (Lot B-11))
Lot B-6 Existing Golf Course
Lot B-7 Lot being turned over as a part of the settlement
Lot B-8 Phase 3 lots isolated by creation of the golf course lot
Lot B-9 Phase 3 lots isolated by creation of the golf course lot
Lot B-10 Remnant portion of future Phase 3 lots (cut off by golf course) Includes Shoreline Park
Lot B-11 Five former 1+ acre lots converted to one Conservation lot per settlement agreement
Lot B-12 Agricultural and Cultural Preserve Lot
Lot B-13 Lot being turned over as a part of the settlement

Road Lot 4 (Revised) has been shortened; and

Lot 13 (Revised) is a road lot that has been lengthened to accommodate the new lot configuration.

The drainage and /or areas subject to inundation in these parcels have been address with the previous subdivision applications.

Please be advised that, I, the undersigned, do hereby certify that we have staked the boundary corner monuments in accordance with the final plat map.

If you have any questions, please feel free to contact the undersigned at 329-2353.

Very truly yours,

WES THOMAS ASSOCIATES



Crystal Thomas Yamasaki, L.P.L.S.

CTY:

cc: 1250 Oceanside Partners, w/1 print

encl: 10 Prints
\$ 575.00 check
Letter of Authorization
Subdivision Application Form
Tax Clearance
CD