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PLANNING DEPARTMENT  
COUNTY OF HAWAII ALAN@NOYHAWAII.COM

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OF COUNSEL  
CHARLES H. HITE

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August 26, 2016

Duane Kanuha, Director  
County of Hawaii  
Planning Department  
101 Pauahi Street, Ste. 3  
Hilo, HI 96720

Re: Application for Amendment of Ordinance 97-99  
TMK (3) 7-6-021: 004, 009-013, 016 & 017

Dear Director Kanuha:

Kona Three LLC acquired title to TMKs (3) 7-6-021: 016 and 017 from Kona Vistas, LLC (RM-5 zoned). Based on a review of the current Ordinance and an evaluation of what would be needed to develop the land under current conditions, the changes to the Ordinance which are shown on the attached Ramsmeier format of the zoning ordinance are requested:

1. Condition I. The change would allow time to submit development plans and to secure final plan approval. Although it appears that the items which the previous owners could not resolve can be addressed so that the development can proceed, additional time is needed to address matters such as access over surrounding land to connect to the existing County roads and for at least two connector roads to cross over the drainage ditches which are under the County of Hawaii's control. We are not asking for changes to the construction or completion deadlines; and
2. Condition Q. This is clarifying language. This is a condition for mitigation of project impacts. The new language makes it clear that the mitigation for impacts from this project must be made as required by the Department of Public Works.

Development of this land will provide housing in Kailua-Kona in an area that already has residential housing. There is potable water available from the Department of Water Supply for this land. On completion of the access roads, there will be better connectivity of the local road system in this area.

Duane Kanuha, Director  
August 26, 2016  
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Attached are the following documents for processing of my client Kona Three LLC's request for amendment of this ordinance:

1. Change of zone application with attachment, Background and County Environmental Report with attachments (original plus 20 copies);
2. Check for filing fee in the amount of \$250.00; and
3. Requested amendments to Ordinance (Ramsmeyer format) (original plus 20 copies).

Very truly yours,



Alan M. Okamoto

Enclosures  
AMO:llh  
cc: Kona Three LLC

# CHANGE OF ZONE APPLICATION

2016 AUG 29 PM 4 19

PLANNING DEPARTMENT  
COUNTY OF HAWAII

## COUNTY OF HAWAII PLANNING DEPARTMENT (Type or legibly print the requested information)

APPLICANT: KONA THREE LLC

APPLICANT'S SIGNATURE: Robert J Williams Member DATE: 8/26/16

ADDRESS: 101 Hualalai Street, Ste A, Hilo, HI 96720

LIST APPLICANT'S INTEREST IF NOT OWNER: \_\_\_\_\_

LIST PRINCIPAL(S) INCLUDING NAMES OF MAIN OFFICERS: Roland Higashi (manager)  
RJL LLC, Richard A. Wheelock, & OIP, LLC  
(members)

PHONE: (Bus.) 969-7863 (Res.) 345-0908 (Fax) \_\_\_\_\_

LANDOWNER(S): KONA THREE LLC

LANDOWNER SIGNATURE(S): Robert J Williams DATE: 8/26/16  
(May be by letter)

LANDOWNER(S) ADDRESS: 101 Hualalai Street, Hilo, HI 96720

REQUEST: RM-5 TO RM-5; amend conditions for RM-5 only  
(Existing zoning) (Proposed Zoning)

TAX MAP KEY: (3) 7-6-021: 016 & 017

STREET ADDRESS OF PROPERTY: none

SIZE OF PROPERTY OR AFFECTED AREA(S) TO BE REZONED: (3) 7-6-021: 016 - 40.138 acres  
(3) 7-6-021: 017 - 30.901 acres

AGENT: Richard Wheelock

ADDRESS: 700 Bishop Street, Suite 1000, Honolulu, Hawaii 96813

TELEPHONE: (Bus.) (808) 599-5720 (Res.) \_\_\_\_\_ (Fax) \_\_\_\_\_

Please indicate to whom original correspondence and copies should be sent.

ORIGINAL: KONA THREE LLC COPIES: Alan M. Okamoto