

DEPARTMENT OF PLANNING
 COUNTY OF MAUI
 One Main Plaza
 2200 Main Street, Suite 315
 Wailuku, Hawaii 96793
 Telephone: (808) 270-7735
 Facsimile: (808) 270-7634



**BEFORE THE LAND USE COMMISSION
 OF THE STATE OF HAWAII**

In the Matter of the Petition of:)	Docket No. A89-642
)	
C. BREWER'S PROPERTIES, INC.)	DEPARTMENT OF PLANNING, COUNTY
)	OF MAUI'S POSITION STATEMENT ON
To Amend the Agricultural Land Use District)	WAILUKU PLANTATION, ET AL'S MOTION
Boundary into the Urban District For)	FOR ORDER BIFURCATING DOCKET NO.
Approximately 626 Acres Situate at)	A89-642; CERTIFICATE OF SERVICE
Wailuku and Piihana, Maui, Hawaii, Tax)	
Map Key Nos.: 3-5-001: Portion 01,)	
Portion 17; 3-4-07:02; 3-3-01:33, 39, and)	
Portion 16; 3-4-32:10, 18 and Portion 01)	
_____)	

**THE DEPARTMENT OF PLANNING, COUNTY OF MAUI'S POSITION STATEMENT ON
 WAILUKU PLANTATION, ET. AL'S MOTION FOR ORDER BIFURCATING
 DOCKET NO. A89-642**

In accordance with §15-15-70 of the State Land Use Commission (LUC) Rules, the Maui County Planning Department (Department) files this Position Statement in response to Wailuku Plantation, et. al.'s Motion to Bifurcate that requests the following: 1) substitute Petitioners, 2) bifurcate the docket and issue a new docket for the Piihana parcel, 3) incorporate by reference all other pleadings, papers, legal memoranda, exhibits, and filings in Docket A89-642 or 4) confirm that following the issuance of a new docket number, that Petitioners and the Piihana parcel shall not be subject to any decision and/or order that may be issued by the Commission in this docket and that any decision and/or order that may be issued by the Commission under the new docket number shall not affect or apply to any Petitioners or property remaining in this docket.

The Department of Planning respectfully requests a deferral of action by the Commission until a comprehensive analysis of the representations made, and conditions of approval, can be allocated between the Wailuku and Piihana Project Districts so that it can be verified that no required action is left with uncertainty of who will be responsible for its satisfaction. The Department of Planning may be in a position to support bifurcation, provided that the owners of the Wailuku and Piihana Project Districts submit a comprehensive analysis of the outstanding conditions and commitments remaining, and which owners are responsible for fulfilling those commitments. The movants have represented that it is their understanding that the pending motion is to bifurcate the docket without any change to existing representations or conditions, meaning that all conditions would apply to both the Wailuku and Piihana Project Districts equally after bifurcation.

In the event that the Commission moves forward with bifurcation without deferral for a comprehensive analysis and allocation of representations made, and conditions of approval, the Department of Planning requests that the Commission impose the following conditions on the bifurcation:

1. That the Petitioners provide current costs for the remaining project development and outstanding improvements within six months of bifurcation, as well as a detailed schedule for necessary approvals and development.
2. That within six months of bifurcation, the Piihana Project District owners verify the financial capability to complete the Piihana project as represented, consistent with §15-15-50(c)(9) of the Commission's rules.
3. That within six months of bifurcation, the Piihana Project District Petitioners submit a detailed report explaining how substantial compliance with conditions is being achieved

Petitioner Substitution and Recognition as Parties

The Petitioners are seeking to create a separate docket for the Piihana project owners and

to formally recognize the new Petitioners as parties to this docket, substituting them for the former owners of the Piihana parcel. The Department notes that it is concerned about a variety of ongoing violations on the property.

As an example, two of the new Petitioner's lots are listed for sale on the MLS, and there was no notification provided to the LUC, as is required by Condition number 11, which states, "Petitioner shall give notice to the Commission of any intent to sell, lease, assign, place in trust, or otherwise voluntarily alter the ownership interest in the Property covered by the approved petition, prior to development of the Property." See **Exhibit 1**, which is a listing of such properties for sale. One lot can be identified as TMK (2) 3-4-032:056 and is owned by Larry S. Sky and the other lot can be identified by TMK (2) 3-4-032:057 and is owned by Elise Sari Travis. Because of the Petitioner's failure to notify the LUC about the intent to sell the two properties, it can be said that the Petitioners are in violation of the condition.

The Department is aware that the Piihana Project District now consists of 45 lots, some of which have been sold or are being offered for sale. This is based on the property consisting of multiple land commission awards that predated subdivision requirements. For Tax Map Key (2) 3-4-032:001, 45 separate lots have been identified that may be assigned a Tax Map Key, obtain a water meter, and be bought and sold (**Exhibit 2**). At the Status Hearing on September 26, 2019, the Petitioner represented that eight lots were sold to seven owners, representing approximately three acres. On August 28, 2020, the Department received notice that on August 27, 2020, the Petitioner notified the LUC that another lot, TMK (2) 3-4-032:010 consisting of 0.05 acres was sold. Several new owners have yet to be formally recognized as parties in this proceeding, specifically Edgar Somera, Fay Somera, Larry S. Sky, Dayong Zhao, Xiu Xiang Fang, Bong Hwa Shi Jordan, Wenxiao Liu and Elise Travis. The constant turnover of lots lends to confusion of who is responsible for what with respect to the docket. Bifurcation still has not yet been decided upon, so it is difficult to determine owner responsibility for which conditions of the original D&O.

In addition, the Department is uncertain whether the new owners are aware of the

representations made back in 1990, and the conditions that the LUC and County have imposed that must be met prior to development of each parcel, though those conditions are recorded on the property and run with the land. In the original D&O, under the "Findings of Fact" section, number 28 states, "Petitioner will offer either finished lots, house and lot packages, or a combination thereof." Number 137 states, "Petitioner believes that its request to reclassify the entire Property to the Urban District is appropriate at this time because the magnitude of the Project requires initial construction of infrastructure for the entire Project prior to beginning on-site construction of the housing units, which construction of infrastructure is estimated to require approximately five years." The Department notes that these representations were not heeded by Piihana's current owners/new Petitioners. In addition, it should be noted that there are already structures onsite that were built without permits, which is in violation of Condition number 10, which states that "Petitioner shall develop the Property in substantial compliance with representations made to the Land Use Commission in obtaining the reclassification of the Property." Photographs of structures that are already present onsite are attached as **Exhibit 3**. The Department wishes to note that one of the Petitioners, Bong Hwa Shi Jordan, already resides in one of the unpermitted dwellings that exists. The structure is also in violation of a floodplain easement held by the County of Maui as required as part of the Iao Stream Flood Control Project. The Department requests a separate status update to discuss the existing violations found onsite that conflict with the Land Use Commission's approval of the District Boundary Amendment.

Finally, the Department is concerned that selling portions of the whole project to individuals who may have no interest in, or capacity to participate in the coherent development of the Piihana Project District make the coordinated development of the Piihana Project District less feasible with each additional sale.

Bifurcation of Docket

Given that there are different owners of the Piihana Project District and Wailuku Project

District areas, the Department acknowledges the benefits of bifurcation of this docket and the issuance of a new docket number for the Piihana Project District. The Piihana Project District area is not contiguous with the Wailuku Project District, is largely undeveloped, and has not received county level land use approvals or necessary building permits to build associated infrastructure. The responsibility for maintenance of each project area lies with the different owners. Because the properties are maintained by different owners, there are different development approaches and schedules. There are violations occurring in one part of the project district that are the responsibility of one group of owners but not the other. There will be costs associated with the future development of the Piihana Project District that RCFC Kehalani may not be willing to undertake, further contributing to the logic of bifurcating the docket. The Department may be in a position to be supportive of this request, provided that all substantive representations and conditions of the original 1990 D&O are clearly distributed amongst parties for each docket. Because the Petitioners are seeking bifurcation, the Department is requesting that the Petitioners provide an accounting of which representations and conditions apply to which owners, submit the proper requests to the Commission to amend, delete or leave in place the representations and conditions contained in the D&O, and allocate the conditions and representations amongst the appropriate Petitioners.

In addition, consistent with §15-15-50(c)(9) of the Commission's rules, the Department recognizes benefits of bifurcation; however, for Piihana Project District, which has not been initiated, it is necessary to establish that development, as represented, is financially feasible. In order to determine the viability of the project, the Department is requesting that within six months of bifurcation, the Petitioners provide current cost estimates to satisfy all existing obligations associated with the D&O, as well as details of construction scheduling, and a financing plan.

In Petitioner's letter dated December 3, 2019, the Petitioners provided an update on financing and bids being sought; however, no details or timeline were provided. The last estimated preliminary order-of-magnitude costs for the infrastructure was approximately \$92.73 million and construction cost for housing and related improvements was estimated at approximately \$400

million in 1989 dollars, as indicated in the D&O.

For every petition for District Boundary Amendment, the Petitioner is asked to provide a statement describing the financial condition with a current certified balance sheet and income statement as of the end of the last calendar year. Because there are new Petitioners and they are requesting a new docket, the same information should be provided, in order for the LUC and other agencies to verify the feasibility of project development. In addition, an estimated construction timeframe should be provided.

Incorporate pleadings, papers, legal memoranda, exhibits, and filings from Docket A89-642

In order to successfully develop the Piihana Project District, the Petitioners need to have an understanding of what transpired for Docket 89-642; therefore, the Department requests the incorporation of pleadings, papers, legal memoranda, exhibits and filings from the docket. The Department noted in its April 29, 2019 letter to Vernon Lindsey of Wailuku Plantation LLC that the Petitioner also needs to understand that in addition to State requirements, there are other County land use entitlements that have been obtained, specifically Project District Phase I approval/Change of Zoning and Project District Phase II approvals with conditions that must be adhered to. The Department provided copies of the approvals to Mr. Lindsey and that information should also be made available to the other Petitioners. We note that prior to any development within the Piihana Project Area, a Project District Phase III approval will be necessary.

Insulation from Original Docket

The Department is not opposed to the LUC's confirmation that the Petitioners and the Piihana Project District will be insulated from any D&O issued by the Commission in the original docket, and that any D&O issued under the new docket number shall not affect or apply to any petitioners or property remaining in the original docket. A bifurcation assumes that what will occur in one docket will not affect the other. Because the Petitioner acknowledged they are not seeking to

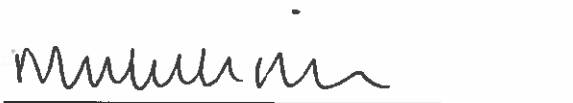
amend the original conditions of the 1990 D&O, as previously mentioned, the Department may be in a position to support bifurcation, as long as the representations are distinguishable and the conditions of approval are clearly divided amongst the dockets. Also, the Department requests that construction timing and financing information for the Piihana Project District are thoroughly explained and submitted to the Commission for review and approval within six months of bifurcation.

Conclusion

If the Commission moves forward with bifurcation without deferral for additional information, the Department requests the following conditions be applied to the bifurcation:

- 1) That the petitioners provide current costs for the remaining project development and outstanding improvements within six months of bifurcation, as well as a detailed schedule for necessary approvals and development.
- 2) That within six months of bifurcation, the Piihana Project District owners verify the financial capability to complete the Piihana project as represented, consistent with §15-15-50(c)(9) of the Commission's rules.
- 3) That within six months of bifurcation, the Piihana Project District Petitioners appear before the Commission and provide an Annual Report on how substantial compliance with conditions is being achieved.

DATED: Wailuku, Hawaii, September 2, 2020.



MICHELE MCLEAN, AICP
Planning Director
Department of Planning

MCM:TKF:xx
K:\WP_DOCS\Planning\A\1989\0642_WailukuPiihanaPD\2020\PositionStatement-
MotionForPetitionerSubstitutionsAndBifurcation.doc

**BEFORE THE LAND USE COMMISSION
OF THE STATE OF HAWAII**

In the Matter of the Petition of:)	Docket No. A89-642
)	
C. BREWER'S PROPERTIES, INC.)	CERTIFICATE OF SERVICE
)	
To Amend the Agricultural Land Use District)		
Agricultural District Boundary into the Urban)		
District for Approximately 626 Acres Situate)		
at Wailuku and Piihana, Maui, Hawaii, Tax)		
Map Key Nos.: 3-5-01: Portion 01, Portion)		
17; 3-4-07:02; 3-3-01:33, 39, and Portion 16;))		
<u>3-4-32:10, 18 and Portion 01</u>)	

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing was served on the following on the date indicated below:

DANIEL E. ORODENKER, EXECUTIVE DIRECTOR
State of Hawaii Land Use Commission
Post Office Box 2359
Honolulu, Hawaii 96804-2359

By Certified Mail No.:
7017 3380 0000 9002 5689
(Return Receipt Requested)

Digital Copy to State Land Use Commission, luc@dbedt.hawaii.gov

MARY ALICE EVANS, DIRECTOR
maevans@dbedt.hawaii.gov
Office of Planning
235 Beretania Street, 6th Floor
Honolulu, Hawaii 96813

Electronic Mail

DAWN TAKEUCHI-APUNA, ESQ.
dawn.t.apuna@hawaii.gov
State of Hawaii
Department of the Attorney General
425 Queen Street
Honolulu, Hawaii 96813

Electronic Mail

JASON MCFARLIN, ESQ.
jason@mcfarlinlawyer.com
62 North Market Street, Suite 305
Wailuku, Hawaii 96793
(Attorneys for Petitioners)

Electronic Mail


RANDALL SAKUMOTO, ESQ.
Sakumoto@m4law.com
McCorriston Miller Mukai MacKinnon LLP
Post Office Box 2800
Honolulu, Hawaii 96803-2800

Electronic Mail

MICHAEL HOPPER, Deputy Corporation Counsel
Michael.Hopper@co.maui.hi.us
Department of the Corporation Counsel
County of Maui
200 South High Street
Wailuku, Hawaii 96793

Electronic Mail

DATED: Wailuku, Hawaii, September 2, 2020.



MICHELE MCLEAN, AICP
Planning Director
Department of Planning

K:\WP_DOCS\Planning\A\1989\0642_WailukuPiihanaPD\2020\CertificateOfService.doc



< 96793, Wailuku, HI ×

By Bruce R. Travis with eXp Realty



For Sale - Active 1 / 9

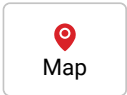
Veterans: Your Path to Homeownership

\$299,900

\$1,012/mo

0.53 acre lot

1503 Piihana Rd, Wailuku, HI, 96793



Commute time

Property Type

Land

Last Sold

\$ 215k in 2019

Days on Realtor.com

403 Days

Style

Vacant land

Status

For Sale

Ask a question

Share this home

Open Houses



Property Details



Prev

Next



 **Home Value** New



 **Monthly Payment**



 **Property History**



 **Nearby Schools**



 **Neighborhood**

Sponsored by  moving.com



 **Nearby Home Values**





 **Veterans & Military Benefits**


Sponsored by  Veterans United.
Home Loans



More about this property

 Full Name

 Email

 Phone

I am interested in 1503 Piihana Rd.

Email Agent

By proceeding, you consent to receive calls and texts at the number you provided, including marketing by autodialer and prerecorded and artificial voice, and email, from realtor.com and others about your inquiry and other home-related matters, but not as a condition of any purchase. More...

Prev

Next

Presented by:
Bruce R. Travis

Brokered by:
eXp Realty
(808) 725-2794

Broker Location: HONOLULU, HI


Data Source: Maui

Source's Property ID: 383700

Data Source Copyright: ©2020 REALTORS® Association of Maui, Inc. All rights reserved.


Similar Homes

NEW




\$260,000

2 bed 2 bath 757 sqft
1063 Lower Main St Apt 210



\$365,000


2 bed 2 bath 830 sqft
10 Kopi Ln 18 204



\$289,000


1 bed 1 bath 557 sqft
50 Hauoli St Apt 105

Homes around \$299,900




\$299,000

1 bed 1 bath 579 sqft
50 Hauoli St Apt 310



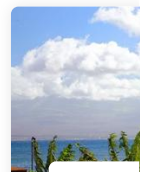
\$325,000

2 bed 2 bath 839 sqft
2180 W Vineyard St Apt 106



\$260,000

2 bed 1.5 bath 757 sqft
1063 Lower Main St Apt 210



\$299,000

1 bed
50 Hauo

Prev

Next



The Honda Gold Wing

With Apple CarPlay™

[VIEW MODELS](#)

[Legal](#)



[About us](#)
[Media room](#)
[Agent support](#)
[Home Made](#)

Do Not Sell My Personal Information

[Careers](#)
[Ad Choices](#)
[Privacy](#)
[Tech Blog](#)

[Feedback](#)
[Advertise with us](#)
[Terms](#)
[Sitemap](#)

PRODUCTS

[Leads & Branding](#)
[Market Snapshot](#)
[Moving.com](#)
[Doorsteps](#)

[ListHub](#)
[FiveStreet](#)
[International](#)

[Top Producer](#)
[Relocation](#)
[SeniorHousingNet.com](#)

NEWS CORP

[Barrons](#)
[Harper Collins](#)
[New York Post](#)
[Wall Street Journal](#)
[PropTiger.com](#)

[Checkout 51](#)
[Mansion Global](#)
[REA Group](#)
[Makaan.com](#)

[Financial News](#)
[Market Watch](#)
[Storyful](#)
[Housing.com](#)

Prev

Next



< 96793, Wailuku, HI X

By Bruce R. Travis with eXp Realty



Veterans: Your Path to Homeownership

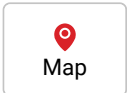
\$299,900

0.53 acre lot

1503 Piihana Rd, Wailuku, HI, 96793

Commute time

\$1,012/mo



Property Type

Days on Realtor.com

Status

Land

403 Days

For Sale

Last Sold

Style

\$ 215k in 2019

Vacant land

[Ask a question](#) [Share this home](#)

Open Houses

Property Details

Prev

Next

 **Home Value** New



 **Monthly Payment**



 **Property History**



 **Nearby Schools**



 **Neighborhood**

Sponsored by  moving.com



 **Nearby Home Values**





 **Veterans & Military Benefits**


Sponsored by  Veterans United.
Home Loans



More about this property

 Full Name

 Email

 Phone

I am interested in 1503 Piihana Rd.

Email Agent

By proceeding, you consent to receive calls and texts at the number you provided, including marketing by autodialer and prerecorded and artificial voice, and email, from realtor.com and others about your inquiry and other home-related matters, but not as a condition of any purchase. More...

Prev

Next

Presented by:
Bruce R. Travis

Brokered by:
eXp Realty
(808) 725-2794

Broker Location: HONOLULU, HI


Data Source: Maui

Source's Property ID: 383700

Data Source Copyright: ©2020 REALTORS® Association of Maui, Inc. All rights reserved.


🏠 Similar Homes

NEW




\$260,000

2 bed 2 bath 757 sqft
1063 Lower Main St Apt 210



\$365,000


2 bed 2 bath 830 sqft
10 Kopi Ln 18 204



\$289,000


1 bed 1 bath 557 sqft
50 Hauoli St Apt 105

🏠 Homes around \$299,900




\$299,000

1 bed 1 bath 579 sqft
50 Hauoli St Apt 310




\$325,000

2 bed 2 bath 839 sqft
2180 W Vineyard St Apt 106



\$260,000

2 bed 1.5 bath 757 sqft
1063 Lower Main St Apt 210



\$299,000

1 bed
50 Hauoli St Apt 105

Prev

Next



The Honda Gold Wing

With Apple CarPlay™

[VIEW MODELS](#)

[Legal](#)



[About us](#)
[Media room](#)
[Agent support](#)
[Home Made](#)

Do Not Sell My Personal Information

[Careers](#)
[Ad Choices](#)
[Privacy](#)
[Tech Blog](#)

[Feedback](#)
[Advertise with us](#)
[Terms](#)
[Sitemap](#)

PRODUCTS

[Leads & Branding](#)
[Market Snapshot](#)
[Moving.com](#)
[Doorsteps](#)

[ListHub](#)
[FiveStreet](#)
[International](#)

[Top Producer](#)
[Relocation](#)
[SeniorHousingNet.com](#)

NEWS CORP

[Barrons](#)
[Harper Collins](#)
[New York Post](#)
[Wall Street Journal](#)
[PropTiger.com](#)

[Checkout 51](#)
[Mansion Global](#)
[REA Group](#)
[Makaan.com](#)

[Financial News](#)
[Market Watch](#)
[Storyful](#)
[Housing.com](#)

[Prev](#)

[Next](#)



COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
DEVELOPMENT SERVICES ADMINISTRATION
250 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

September 30, 2018

Mr. Dominic M. Crosariol, P.E.
DMC ENGINEERING
2138 W. Vineyard Street
Wailuku, Hawaii 96793

SUBJECT: SEPARATE LOT DETERMINATION
TMK: (2) 3-4-032:001

Dear Mr. Crosariol:

This is in reply to the documents we received from April 24, 2018, through September 5, 2018, requesting a separate lot determination for the subject tax map key parcel.

We reviewed the documents submitted and researched our subdivision records and real property tax records.

Based upon our review of the aforementioned information, we recognize forty-five (45) separate lots within TMK: (2) 3-4-032:001. For illustration purposes only, enclosed is a copy of a tax map, not to scale, approximately depicting the following 45 lots:

- LOT 1:** Portion of Land Commission Award No. 436, Apana 1 to Kapau
- LOT 2:** Portion of Land Commission Award No. 9032, Apana 4 to Kikane
- LOT 3:** Portion of Royal Patent Grant 3343 to Claus Spreckels
- LOT 4:** Portion of Land Commission Award No. 406, Apana 4
- LOT 5:** Portion of Land Commission Award No. 3466 & 3473, to Kaiaie
- LOT 6:** Land Commission Award No. 3290, Apana 4 to Mahoe 2
- LOT 7:** Land Commission Award No. 3487, Apana 1 to Kaulii

Mr. Dominic M. Crosariol, P.E.

SUBJECT: SEPARATE LOT DETERMINATION

TMK: (2) 3-4-032:001

September 30, 2018

Page 2 of 4

- LOT 8:** Portion of Land Commission Award No. 3261, Apana 1 to Leoiki
- LOT 9:** Portion of Poalima 91 as described as Parcel "B" in the indenture dated September 12, 1950, between Wailuku Sugar Company and Hymie and Mary Meyer recorded in Liber 2435, Page 320 of approximately 6,727 square feet.
- LOT 10:** Portion of Poalima
- LOT 11:** Portion of Land Commission Award No. 3254, Apana 1 to Hana I
- LOT 12:** Land Commission Award No. 3261, Apana 2 to Leoiki
- LOT 13:** Land Commission Award No. 3487, Apana 2 to Kaulii
- LOT 14:** Land Commission Award No. 3290, Apana 2 to Mahoe 2
- LOT 15:** Portion of Land Commission Award No. 3385, Apana 1 to Pahoia remaining after the exchange deed dated October 20, 1945, between Wailuku Sugar Company and Samuel and Rose Kalawaia recorded in Book 1918, Page 40
- LOT 16:** Portion of Land Commission Award No. 3385, Apana 1 to Pahoia of the exchange deed dated October 20, 1945, between Wailuku Sugar Company and Samuel and Rose Kalawaia recorded in Book 1918, Page 40.
- LOT 17:** Poalima
- LOT 18:** Land Commission Award No. 3290, Apana 3 to Mahoe 2
- LOT 19:** Land Commission Award No. 4452, Apana 7 to H. Kalama
- LOT 20:** Poalima
- LOT 21:** Land Commission Award No. 3465 to Keawe
- LOT 22:** Portion of Land Commission Award No. 3477 to Kekoona
- LOT 23:** Portion of Poalima
- LOT 24:** Portion of Poalima

Mr. Dominic M. Crosariol, P.E.

SUBJECT: SEPARATE LOT DETERMINATION

TMK: (2) 3-4-032:001

September 30, 2018

Page 3 of 4

- LOT 25:** Land Commission Award No. 3475, Apana 4 to Koanaole
 - LOT 26:** Land Commission Award No. 3389, Apana 1 to Pinao
 - LOT 27:** Land Commission Award No. 7742, Apana 5 to Kahale
 - LOT 28:** Poalima
 - LOT 29:** Land Commission Award No. 3217C to Kamaka
 - LOT 30:** Poalima
 - LOT 31:** Poalima
 - LOT 32:** Poalima
 - LOT 33:** Land Commission Award No. 3475, Apana 5 to Koanaole
 - LOT 34:** Portion of Land Commission Award No. 3477 to Kekoona
 - LOT 35:** Poalima
 - LOT 36:** Portion of Land Commission Award No. 3381 to Puniho
 - LOT 37:** Poalima
 - LOT 38:** Land Commission Award No. 3385, Apana 2 to Pahoa
 - LOT 39:** Portion of Royal Patent Grant 3343 to Claus Spreckels
 - LOT 40:** Portion of Land Commission Award No. 3492 to Kanalulu
 - LOT 41:** Land Commission Award No. 3380, Apana 3 to Popoki
 - LOT 42:** Land Commission Award No. 3380, Apana 4 to Popoki
 - LOT 43:** Poalima
 - LOT 44:** Land Commission Award No. 3257B, Apana 3 to Ehu
 - LOT 45:** Land Commission Award No. 3467 to Kenoi
-

Mr. Dominic M. Crosariol, P.E.
SUBJECT: SEPARATE LOT DETERMINATION
TMK: (2) 3-4-032:001

September 30, 2018
Page 4 of 4

Please be advised that our review of this matter was limited to a separate lot determination for TMK: (2) 3-4-032:001. We did not make any determinations or validate any information regarding legal access, ownership, metes and bounds, lot area, legality of existing structures, and building setbacks.

A request for additional tax map key parcel numbers may be made with the Tax Map Section of the Real Property Tax Division, Department of Finance. If you have any questions, please contact the Tax Maps Section at 270-7297.

If you have any questions regarding this letter, please call Ms. Lesli Otani of our Development Services Administration at 270-7252.

Sincerely,

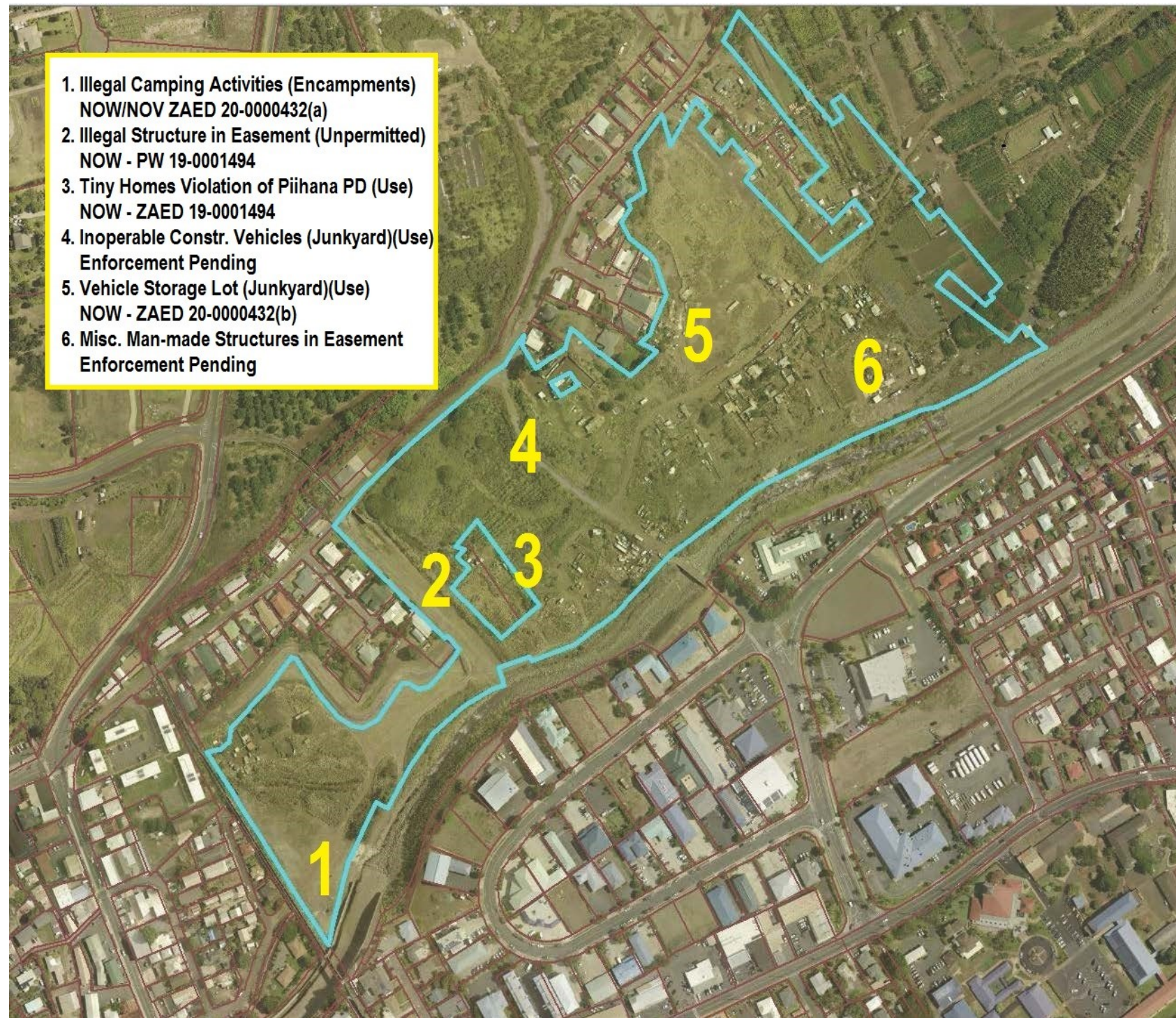


DAVID C. GOODE
Director of Public Works

LL0 S:\DSA\Engr\LL0\Separate Lot Determinations\234032001.docx

Enclosure

c: Tax Map Section w/enclosure
Engineering Division w/enclosure



- 1. Illegal Camping Activities (Encampments)
NOW/NOV ZAED 20-0000432(a)
- 2. Illegal Structure in Easement (Unpermitted)
NOW - PW 19-0001494
- 3. Tiny Homes Violation of Piihana PD (Use)
NOW - ZAED 19-0001494
- 4. Inoperable Constr. Vehicles (Junkyard)(Use)
Enforcement Pending
- 5. Vehicle Storage Lot (Junkyard)(Use)
NOW - ZAED 20-0000432(b)
- 6. Misc. Man-made Structures in Easement
Enforcement Pending



1



2



3



4



34032049

032050

5

34032001



6



8/5/20 10:42 AM
1503 Piihana Road



[Help](#) [Home](#) [Look Up](#) [Genealogy](#) [Summary](#) [RFS](#)

Permit Summary

Permit:	B T20200563	Flags:	NO
Temporary:			
Description:	BUILDING PERMIT		
Project:	JORDAN, BONG JORDAN, BONG		
Status:	OPEN	Entered:	22-Apr-2020
Issued:		Completed:	
Decision:			
Expiration:		Last Renewal:	
Location Desc.:			

Parcel Information	
Address	TMK
1779 PIIHANA RD	2340320220000

Scope of Work
Project: JORDAN, BONG Now occupied as: VACANT To be occupied as: NEW MAIN DWELLING Scope: **AFTER-THE-FACT** NEW MAIN DWELLING (TO BE REVIEWED AS AN ACCESSORY DWELLING: OWNER PLANS TO BUILD MAIN DWELLING IN FUTURE) Dimensions: **SI NR**

Professionals / Contractors	
MELVIN J. FIELDING as DESGN P.O. BOX 1318 MAKAWAO, HI 96768 AR - ARCHITECT License: AR-5271 Expires:	Phone:
OWNER BUILDER as PRIME	Phone:

X7 - OWNER BUILDER
License: Expires:

[QUANTITIES]

Structure Classification			
Initial Value:	\$50,000.00	Calculated Value:	\$0.00
Standard Plan:		Public Project:	NO
# of Structures:		# of Res. Units:	
Total Floor Area:	0		
Model:			

Occupancy Group	Construction Type	Structure Class
R-3 DWLS/LODGING HSE/CONGREGATE RES <=10PERS	V-B (06) TYPE V: B	101 SINGLE FAMILY, DETACHED

Inspections							
Inspection	Result	Completed Date	Completed By	Schedule	CORR		
					O	C	N
BCRTSY - BLDG COURTESY	SC	06-May-2020	JRJOHNSON	06-May-2020			Y

Activities								
Description	Assigned	Nodes		Dur.	Est. Completion	Target End	Decision	Decision Date
		Beg	End					
<u>INITIAL REVIEW</u>	PS	1	2	2	24-Apr-2020	24-Apr-2020	A	22-Apr-2020
<u>DSA BLDG PLANS REVIEW</u>	SWATANABE	2	3	30	22-May-2020	22-May-2020	P	01-May-2020
Comment: 5/1/2020 - ONE PLAN FORWARDED TO BLDG INSPECTOR J. JOHNSON FOR R&C; 5/11/2020 - LETTER								
<u>STATE DEPT. OF EDUCATION</u>	DOE	2	3	30	22-May-2020	22-May-2020	P	28-Apr-2020
Comment: REQUESTING SCHOOL IMPACT FEE PAYMENT. LOCATED IN SCHOOL IMPACT FEE DISTRICT.								
<u>DSA ENGINEERING</u>	EL	2	3	30	22-May-2020	22-May-2020	P	24-Apr-2020
Comment: Site plans need updated to show access from Piihana Rd, grading limits, and BMPS, also need grading permit, and easement access agreement.								
<u>DSA ENGR: RESUBMIT</u>	EL	2	3	45	06-Jun-2020	06-Jun-2020	NA	12-May-2020
<u>DEPT OF ENVIRONMENTAL MANAGEMENT</u>	WWRD	2	3	30	22-May-2020	22-May-2020	NA	27-Apr-2020
Comment: NO ASSESSMENT FEES, NO COUNTY SEWER IN THE AREA								
<u>DPW: ENGINEERING DIVISION REVIEW</u>	ENGR	2	3	30	24-Jul-2020	24-Jul-2020		

<u>FIRE DEPARTMENT</u>	FD	2	3	30	22-May-2020	22-May-2020	A	15-Jun-2020
Comment: , <1000								
<u>DEPT OF HOUSING & HUMAN CONCERNS</u>	HSG	2	3	30	22-May-2020	22-May-2020	NA	05-May-2020
Comment: ATF: New Main Dwelling								
<u>PLANNING DEPARTMENT</u>	RGSEGUNDO	2	3	30	22-May-2020	22-May-2020	P	28-Apr-2020
Comment: Emailed applicant: 1. Your property is split-zoned, Piihana Project District and R-2 Residential. See the attachment. The purple is Piihana District and yellow is R-2 Residential. 2. Provide a Site Plan showing the County Piihana Project District and Residential zoning delineation line. 3. The developer must obtain Phase 2 and 3 approval of the Piihana Project District prior to approving the building permit application. 4. The roof framing plan shows a deck between the bedroom and living area, but there is no deck according to the floor plan. The only "deck" is the entry landing. Revise the pages of the building plan to be consistent.								
<u>WATER DEPARTMENT</u>	MMEDINA	2	3	30	22-May-2020	22-May-2020	P	23-Apr-2020
Comment: 5/8/20 pending verification of meter acct# serving property pending residential water meter sizing worksheet								
<u>WATER DEPT: RESUBMIT</u>	WD	2	3	45	06-Jun-2020	06-Jun-2020	A	13-May-2020
<u>FINAL REVIEW</u>	PS	3	4	2	14-Sep-2022	14-Sep-2022		
<u>APPLICATION STATUS</u>	PS	4	5	90	13-Dec-2022	13-Dec-2022		

Permit Flags		
Flag	Description	Status
There are no flags on this application		