

LU Committee

From: Michele McLean <Michele.McLean@co.maui.hi.us>
Sent: Wednesday, June 07, 2017 10:56 AM
To: LU Committee
Cc: Paul Fasi; William Spence; Gary Saldana
Subject: LU-20 Nunes
Attachments: CIZ & CPA, Ord., Map, Metes & Bounds - (new 2017).pdf

Aloha,

Attached please find the proposed change in zoning and community plan amendment bills for the above-referenced item.

Feel free to contact me if you have any questions.

Mahalo,
Michele.

Michele Chouteau McLean, Deputy Director
Department of Planning
County of Maui
One Main Plaza, Suite 315
2200 Main Street
Wailuku, Hawaii 96793
Office: 808/270-7735
Fax: 808/270-7634

ORDINANCE NO. _____

BILL NO. _____ (2017)

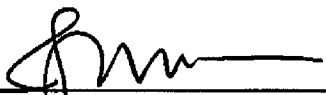
A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM
PK GENERAL PARK DISTRICT TO B-2 COMMUNITY BUSINESS DISTRICT
FOR 0.049 ACRE SITUATED AT LAHAINA, MAUI, HAWAII
TAX MAP KEYS (2) 4-4-001:010 AND (2) 4-4-014:006

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. Pursuant to Chapters 19.18 and 19.510, Maui County Code, a change in zoning from PK General Park District to B-2 Community Business District is hereby granted for property situated at Lahaina, Maui, Hawaii, and identified for real property tax purposes as portions of tax map keys (2) 4-4-001:010 and (2) 4-4-014:006, comprising approximately 0.049 acre, and more particularly described in Exhibit "A," attached hereto and made a part hereof, and in Land Zoning Map L-872, which is on file in the Office of the County Clerk of the County of Maui, and by reference made a part hereof.

SECTION 2. This ordinance shall take effect upon its approval.

APPROVED AS TO FORM
AND LEGALITY:



JENNIFER M.P.E. OANA
Deputy Corporation Counsel
County of Maui
2016-1819

CHANGE IN ZONING FROM PK GENERAL PARK DISTRICT
TO B-2 COMMUNITY BUSINESS DISTRICT

Being a portion of Lot D-1-A-1 of the North Beach Subdivision IIA, being also portions of Royal Patent 6297, Land Commission Award 6601 to Piimoku, Royal Patent 7817, Land Commission Award 5005-B to John White and Parcel A of Grant S-15081 to Pioneer Mill Co., Ltd. Situate at Honokowai, Lahaina (Kaanapali), Maui, Hawaii.

Beginning at the Northeast corner of this parcel of land, along the South side of Roadway Lot 11 (Kaanapali Place) of Land Court Application 485 (Map 4), being also an azimuth and distance of 94°25' and 161.12 feet from the Northeast corner of Lot D-1-A-1 of the North Beach Subdivision II, the coordinates of said point of beginning referred to Government Survey Triangulation Station "MANINI", being 7,188.41 feet North and 13,529.09 feet West and running by azimuths measured clockwise from true South:

1. 16° 10' 357.06 feet along the remainder of Lot D-1-A-1 of the North Beach Subdivision IIA, being also the remainders of Royal Patent 6297, Land Commission Award 6601 to Piimoku, Royal Patent 7817, Land Commission Award 5005-B to John White and Parcel A of Grant S-15081 to Pioneer Mill Co., Ltd;
2. 100° 20' 6.01 feet along the remainder of Lot D-1-A-1 of the North Beach Subdivision IIA, being also the remainder of Parcel A of Grant S-15081 to Pioneer Mill Co., Ltd;
3. 196° 10' 356.43 feet along the remainder of Lot D-1-A-1 of the North Beach Subdivision IIA, being also the remainders of Parcel A of Grant S-15081 to Pioneer Mill Co., Ltd., Royal Patent 7817, Land Commission Award 5005-B to John White and Royal Patent 6297, Land Commission Award 6601 to Piimoku;

EXHIBIT " A "



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

CIVIL ENGINEERS • SURVEYORS

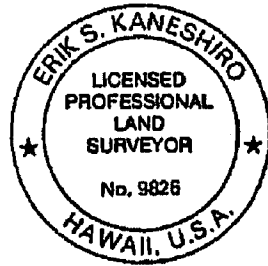
501 SUMNER STREET, SUITE 521
HONOLULU, HAWAII 96817-5031

1871 WILI PA LOOP, SUITE A
WAILUKU, MAUI, HAWAII 96793

100 PALUHI STREET, SUITE 207
HILO, HAWAII 96720

4. 274° 25'

6.11 feet along Roadway Lot 11 (Kaanapali Place) of Land Court Application 485 (Map 4) to the point of beginning and containing an area of 0.049 acre.



Description Prepared By:

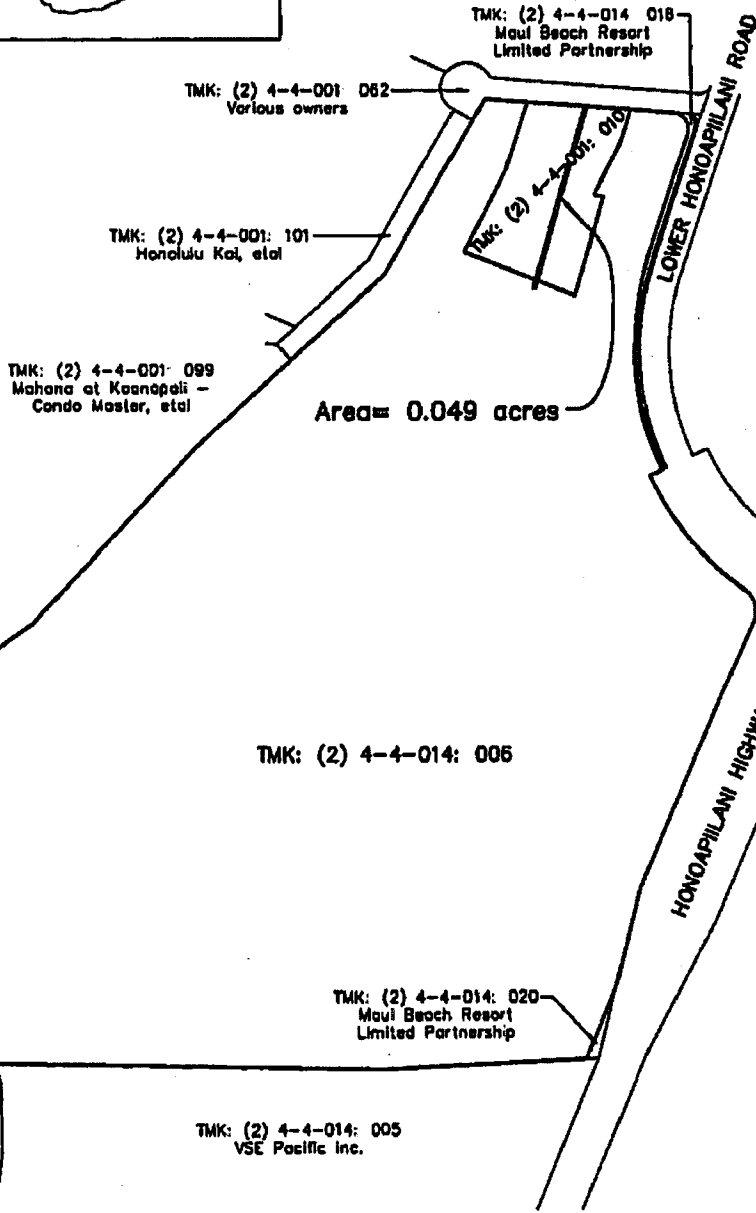
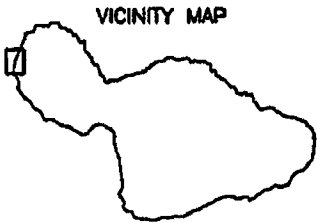
AUSTIN, TSUTSUMI & ASSOCIATES, INC.

 *Erik S. Kaneshiro* Exp 4/18

ERIK S. KANESHIRO
Licensed Professional Land Surveyor
Certificate No. 9826

Honolulu, Hawaii
March 4, 2016
TMK: (2) 4-4-14: Por. 06
(2) 4-4-01: Por. 10





TAX MAP KEY

T.M.K.:	(2) 4-4-14:	POR. 06
	(2) 4-4-01:	POR. 10

AREA
0.049 ACRES

LAND ZONING MAP NO. L-872
CHANGE IN ZONING-HONOKOWAI, LAHAINA (KAANAPALI), MAUI, HAWAII
FROM GENERAL PARK (PK) TO COMMUNITY BUSINESS (B-2)

Job No. M-05-538
 x:\2005\05-538\05-538.3 NORTH PARK\Zoning\NORTH BEACH LOT A CIZ REFORMAT.dwg

ORDINANCE NO. _____

BILL NO. _____ (2017)

A BILL FOR AN ORDINANCE TO AMEND THE WEST MAUI COMMUNITY PLAN
AND LAND USE MAP FROM PARK TO BUSINESS/COMMERCIAL
FOR 0.049 ACRE SITUATED AT LAHAINA, MAUI, HAWAII
TAX MAP KEYS (2) 4-4-001:010 AND (2) 4-4-014:006

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. Pursuant to Chapter 2.80B, Maui County Code, the West Maui Community Plan and Land Use Map is hereby amended from Park to Business/Commercial for property situated at Lahaina, Maui, Hawaii, and identified for real property tax purposes as portions of tax map keys (2) 4-4-001:010 and (2) 4-4-014:006, comprising approximately 0.049 acre, and more particularly described in Exhibit "A," attached hereto and made a part hereof, and in Community Plan Map CP-823, which is on file in the Office of the County Clerk of the County of Maui, and by reference made a part hereof.

SECTION 2. This ordinance shall take effect upon its approval.

APPROVED AS TO FORM
AND LEGALITY:



JENNIFER M.P.E. OANA
Deputy Corporation Counsel
County of Maui
2016-1819

COMMUNITY PLAN AMENDMENT FROM PARK TO BUSINESS COMMERCIAL

Being a portion of Lot D-1-A-1 of the North Beach Subdivision IIA, being also portions of Royal Patent 6297, Land Commission Award 6601 to Piimoku, Royal Patent 7817, Land Commission Award 5005-B to John White and Parcel A of Grant S-15081 to Pioneer Mill Co., Ltd. Situate at Honokowai, Lahaina (Kaanapali), Maui, Hawaii.

Beginning at the Northeast corner of this parcel of land, along the South side of Roadway Lot 11 (Kaanapali Place) of Land Court Application 485 (Map 4), being also an azimuth and distance of 94°25' and 161.12 feet from the Northeast corner of Lot D-1-A-1 of the North Beach Subdivision II, the coordinates of said point of beginning referred to Government Survey Triangulation Station "MANINI", being 7,188.41 feet North and 13,529.09 feet West and running by azimuths measured clockwise from true South:

1. 16° 10' 357.06 feet along the remainder of Lot D-1-A-1 of the North Beach Subdivision IIA, being also the remainders of Royal Patent 6297, Land Commission Award 6601 to Piimoku, Royal Patent 7817, Land Commission Award 5005-B to John White and Parcel A of Grant S-15081 to Pioneer Mill Co., Ltd;
2. 100° 20' 6.01 feet along the remainder of Lot D-1-A-1 of the North Beach Subdivision IIA, being also the remainder of Parcel A of Grant S-15081 to Pioneer Mill Co., Ltd;
3. 196° 10' 356.43 feet along the remainder of Lot D-1-A-1 of the North Beach Subdivision IIA, being also the remainders of Parcel A of Grant S-15081 to Pioneer Mill Co., Ltd., Royal Patent 7817, Land Commission Award 5005-B to John White and Royal Patent 6297, Land Commission Award 6601 to Piimoku;

EXHIBIT " A "



501 SUMNER STREET, SUITE 521
HONOLULU, HAWAII 96817-5031

AUSTIN, TSUTSUMI & ASSOCIATES, INC.

CIVIL ENGINEERS • SURVEYORS
1871 WILIPA LOOP, SUITE A
WAILUKU, MAUI, HAWAII 96783

100 PAUAAHI STREET, SUITE 207
HILO, HAWAII 96720

4. 274° 25'

6.11 feet along Roadway Lot 11 (Kaanapali Place) of Land Court Application 485 (Map 4) to the point of beginning and containing an area of 0.049 acre.



Description Prepared By:

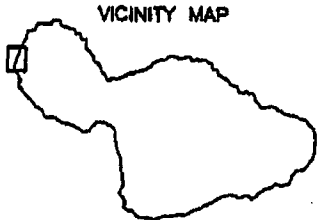
AUSTIN, TSUTSUMI & ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Erik S. Kaneshiro", written over a horizontal line.

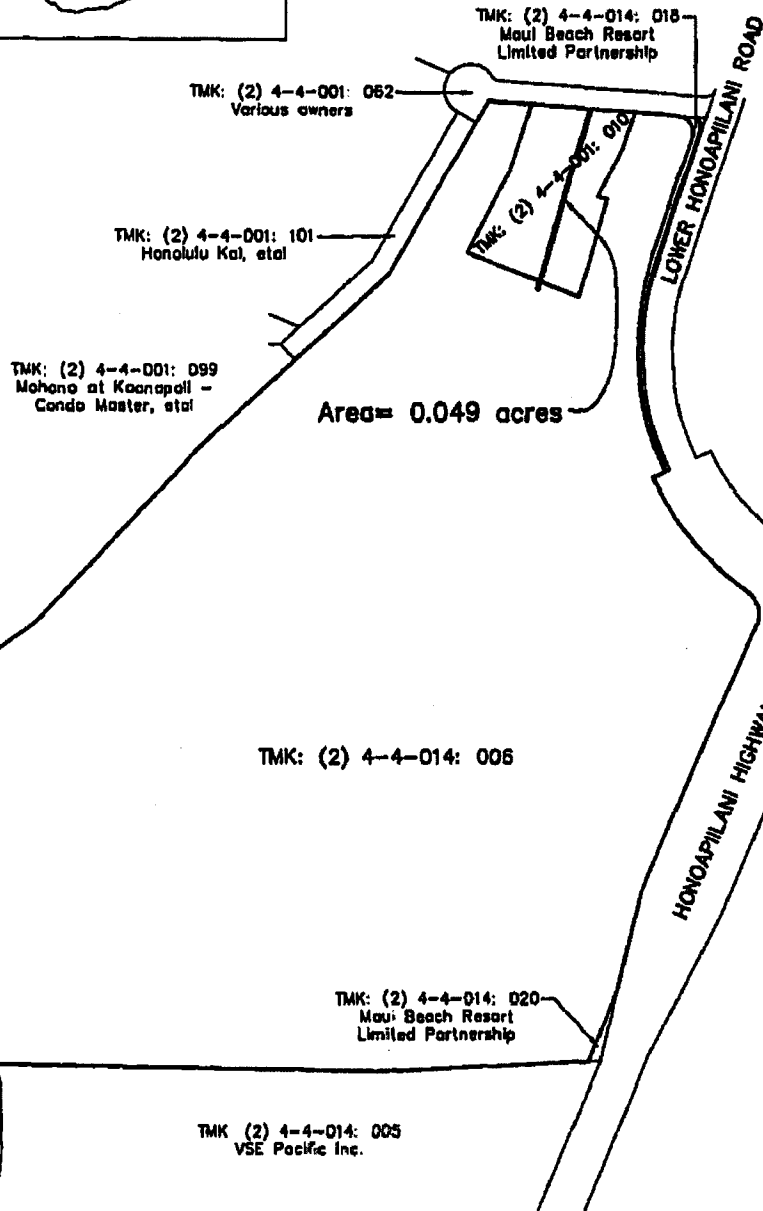
ERIK S. KANESHIRO
Licensed Professional Land Surveyor
Certificate No. 9826

Honolulu, Hawaii
March 4, 2016
TMK: (2) 4-4-14: Por. 06
(2) 4-4-01: Por. 10





TRUE NORTH
SCALE: 1"=200 FT.



TAX MAP KEY
T.M.K.: (2) 4-4-14: POR. 06
(2) 4-4-01: POR. 10

AREA
0.049 ACRES

COMMUNITY PLAN MAP NO. CP-823
COMMUNITY PLAN AMENDMENT-HONOKOWAI, LAHAINA (KAANAPALI), MAUI, HAWAII
FROM PARK TO BUSINESS COMMERCIAL