

JOHN WAIHEE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
P. O. BOX 621
HONOLULU, HAWAII 96809

WILLIAM W. PATY, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES

KEITH W. AHUE
MANABU TAGOMORI
RUSSELL N. FUKUMOTO

AQUACULTURE DEVELOPMENT
PROGRAM
AQUATIC RESOURCES
CONSERVATION AND
ENVIRONMENTAL AFFAIRS
CONSERVATION AND
RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
PROGRAM
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

REF:OCEA:JN

FILE NO.: OA-11/7/90-2441
180-Day Exp. Date: 5/6/91
DOCUMENT NO.: 9471E

DEC 24 1990

Mr. and Mrs. J. Grobe
46-394 Haiku Plantation Drive
Kaneohe, Hawaii 96744

Dear Mr. and Mrs. Grobe:

NOTICE OF ACCEPTANCE AND ENVIRONMENTAL DETERMINATION
Conservation District Use Application
for Property Consolidation, Resubdivision and
Single Family Residence, Tantalus, Oahu

This acknowledges the receipt and acceptance for processing your application for property consolidation, resubdivision and single family residence, Tantalus, Oahu.

According to your information, you propose to consolidate portions of grants identified as Nos. 110, 111 and 473, resubdivide them into two legal lots with a single family residence established on parcel A.

After reviewing the application, we find that:

1. The proposed use is a conditional use within the Resource subzone of the Conservation District according to Administrative Rules, Title 13, Chapter 2, as amended;
2. A public hearing pursuant to Section 183-41, Hawaii Revised Statutes (HRS), as amended, will be required in that the proposed use includes a subdivision.
3. In conformance with Title 11, Chapter 200, of the Administrative Rules, a negative declaration was determined for the proposed action.

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Mr. & Mrs. Grobe

-2-

Doc. No.: 9471E

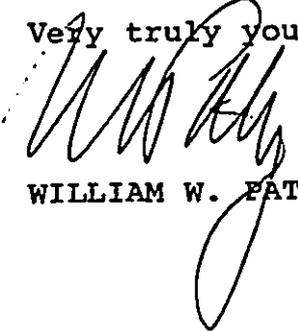
As the applicant, please be advised that it will be your responsibility to comply with the provisions of Section 205A-29(b), Hawaii Revised Statutes, relating to Interim Coastal Zone Management (Special Management Area) requirements.

Negative action as required by law, on your application by the Board of Land and Natural Resources can be expected should you fail to obtain from the County thirty (30) days prior to the 180-day expiration date, as noted on the first page of this notice, one of the following:

1. A determination that the proposed development is outside the Special Management Area (SMA);
2. A determination that the proposed development is exempt from the provisions of the county ordinance and/or regulation specific to Section 205A-29(b), HRS; or
3. A Special Management Area (SMA) permit for the proposed development.

Pending action on your application by the Land Board in the near future, your cooperation and early response to the matters presented herein will be appreciated. Should you have any questions, feel free to contact our Office of Conservation and Environmental Affairs staff at 548-7837.

Very truly yours,


WILLIAM W. PATY

Attachment (receipt)

cc: Oahu Board Member
Oahu Land Agent
C&C Dept. of General Planning
C&C Dept. of Land Utilization
DOH/OSP/OHA

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5-18

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
P. O. BOX 621
HONOLULU, HAWAII 96809

FILE COPY

DEPARTMENT MASTER APPLICATION FORM

1991-01-08-0A-FEA-Grobe Subdivision
Single family in Tantalus
(Print or Type) CDUA

FOR DLNR USE ONLY

Reviewed by _____
Date _____
Accepted by _____
Date _____
Docket/File No. _____
180-Day Exp. _____
EIS Required _____
PH Required _____
Board Approved _____
Disapproved _____
Well No. _____

I. LANDOWNER/WATER SOURCE OWNER
(If State land, to be filled
in by Government Agency in
control of property)

Name Bishop Estate
Address 567 South King Street
Suite 200
Honolulu, HI 96801
Telephone No. 523-6260
John Peterson

* SIGNATURE Randelyn J Grobe
Date Nov. 8, 1990

*See attached letter of authorization
from Bishop Estate (10/30/90) to R. Grobe

III. TYPE OF PERMIT(S) APPLYING FOR

- () A. State Lands
- (x) B. Conservation District Use
- () C. Withdraw Water From A Ground Water Control Area
- () D. Supply Water From A Ground Water Control Area
- () E. Well Drilling/Modification

II. APPLICANT (Water Use, omit if applicant
is landowner)

Name Dr. & Mrs. J. Grobe
Address 46-394 Haiku Plantation Drive
Kaneohe, HI
96744
Telephone No. 536-8419

Interest in Property In process of
acquiring Parcel A
* (Indicate interest in property; submit
written evidence of this interest)

*SIGNATURE Randelyn J Grobe
Date Nov 8 1990

*If for a Corporation, Partnership,
Agency or Organization, must be signed
by an authorized officer.

IV. WELL-OR-LAND PARCEL LOCATION REQUESTED

District _____
Island Oahu
County Honolulu
Tax Map Key 2.9.55.4
Area of Parcel 182 acres (+/-)
(Indicate in acres or
sq. ft.)
Term (if lease) _____

MASTER APPLICATION FORM Rev. 2/89

V. Environmental Requirements (Please see Attachment)

Pursuant to Chapter 343, Hawaii Revised Statutes, and in accordance with Title 11, Chapter 200, Environmental Impact Statement Rules for applicant actions, an Environmental assessment of the proposed use must be attached. The Environmental assessment shall include, but not be limited to the following:

- (1) Identification of applicant or proposing agency;
- (2) Identification of approving agency, if applicable;
- (3) Identification of agencies consulted in making assessment;
- (4) General description of the action's technical, economic, social, and environmental characteristics;
- (5) Summary description of the affected environment, including suitable and adequate location and site maps;
- (6) Identification and summary of major impacts and alternatives considered, if any;
- (7) Proposed mitigation measures, if any;
- (8) Determination;
- (9) Findings and reasons supporting determination; and
- (10) Agencies to be consulted in the preparation of the EIS, if applicable.

VI. Summary of Proposed Use (what is proposed)

CORRECTION

THE PRECEDING DOCUMENT(S) HAS
BEEN REPHOTOGRAPHED TO ASSURE
LEGIBILITY
SEE FRAME(S)
IMMEDIATELY FOLLOWING

MASTER APPLICATION FORM Rev. 2/89

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- (8) Determination;
- (9) Findings and reasons supporting determination; and
- (10) Agencies to be consulted in the preparation of the EIS, if applicable.

VI. Summary of Proposed Use (what is proposed)

INFORMATION REQUIRED FOR ALL USES (Please see Attachment)

I. Description of Parcel

- A. Existing structures/Use. (Attach description or map).
- B. Existing utilities. (If available, indicate size and location on map. Include electricity, water, telephone, drainage, and sewerage).
- C. Existing access. (Provide map showing roadways, trails, if any. Give street name. Indicate width, type of paving and ownership).
- D. Vegetation. (Describe or provide map showing location and types of vegetation. Indicate if rare native plants are present).
- E. Topography; if ocean area, give depths. (Submit contour maps for ocean areas and areas where slopes are 40% or more. Contour maps will also be required for uses involving tall structures, gravity flow and other special cases).
- F. If shoreline area, describe shoreline. (Indicate if shoreline is sandy, muddy, rocky, etc. Indicate cliffs, reefs, or other features such as access to shoreline).
- G. Existing covenants, easements, restrictions. (If State lands, indicate present encumbrances.)
- H. Historic sites affected. (If applicable, attach map and descriptions).

II. Description: Describe the activity proposed, its purpose and all operations to be conducted. (Use additional sheets as necessary).

III. Commencement Date: _____

Completion Date: _____

IV. TYPE OF USE REQUESTED (Mark where appropriate). (Please refer to Title 13, Chapter 2)

- 1. Permitted Use (exception occasional use);
DLNR Title 13, Chapter 2, Section _____; Subzone _____.
- 2. Accessory Use (accessory to a permitted use);
DLNR Title 13, Chapter 2, Section _____; Subzone _____.
- 3. Occasional Use: Subzone _____.
- 4. Temporary Variance: Subzone _____.
- 5. Conditional Use: Subzone R .

Area of Proposed Use 30,000 Square Feet
(Indicate in acres or sq. ft.)

Name & Distance of Nearest Town or Landmark
Downtown Honolulu - Approximately 2 miles

Boundary Interpretation (If the area is within 40 feet of the boundary of the Conservation District, include map showing interpretation of the boundary by the State Land Use Commission).

Conservation District Subzone Resource
County General Plan Designation Preservation

V. FILING FEE

1. Enclose \$50.00. All fees shall be in the form of cash, certified or cashier's check, and payable to the State of Hawaii.
2. If use is commercial, as defined, submit additional public hearing fee of \$50.00.

INFORMATION REQUIRED FOR CONDITIONAL USE ONLY

I. Plans: (All plans should include north arrow and graphic scale).

- A. Area Plan: Area plan should include but not be limited to relationship of proposed uses to existing and future uses in abutting parcels; identification of major existing facilities; names and addresses of adjacent property owners.
- B. Site Plan: Site plan (maps) should include, but not be limited to, dimensions and shape of lot; metes and bounds, including easements and their use; existing features, including vegetation, water area, roads, and utilities.
- C. Construction Plan: Construction plans should include, but not be limited to, existing and proposed changes in contours; all buildings and structures with indicated use and critical dimensions (including floor plans); open space and recreation areas; landscaping, including buffers; roadways, including widths; offstreet parking area; existing and proposed drainage; proposed utilities and other improvements; revegetation plans; drainage plans including erosion sedimentation controls; and grading, trenching, filling, dredging or soil disposal.
- D. Maintenance Plans: For all uses involving power transmission, fuel lines, drainage systems, unmanned communication facilities and roadways not maintained by a public agency, plans for maintenance shall be included.
- E. Management Plans: For any appropriate use of animal, plant, or mineral resources, management plans are required.
- F. Historic or Archaeological Site Plan: Where there exists historic or archaeological sites on the State or Federal Register, a plan must be submitted including a survey of the site(s); significant features; protection, salvage, or restoration plans.

II. Subzone Objective: Demonstrate that the intended use is consistent with the objective of the subject Conservation District Subzone (as stated in Title 13, Chapter 2).

DOCUMENT FOR PUBLICATION IN THE OEQC BULLETIN

Date: ___/___/___ Prepared by: _____

The document is a (check all that apply)

| | | | |
|-----------------------|-----|------------------------|-----|
| Chapter 205A Document | () | Negative Declaration | () |
| Chapter 343 Document | () | EIS Preparation Notice | () |
| NEPA Document | () | Draft EIS | () |
| | | Final EIS | () |
| | | Acceptance Notice | () |

Is the document a supplemental EIS? Yes () No ()

Title of Proposed Action or Project: CDUALocation: Island Oahu District _____

Type of Action (check one): Applicant (X) Agency ()

Name of Proposing Applicant or Agency: Dr. & Mrs. GrobeName of Contact: Mrs. R. GrobeAddress: 46-394 Haiku Plantation DriveCity: Kaneohe State: Hawaii Zip Code: 96744Phone: (808) 536-8419Name of Preparer or Consultant: Same

Name of Contact: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone: (_____) _____

Accepting Authority: DLNR

| | | | |
|-------------------------|----------|----------------------------|----------|
| Estimated Project Cost: | | Document Preparation Cost: | |
| Federal Funds | \$ _____ | Neg Dec/EA | \$ _____ |
| State Funds | \$ _____ | Draft EIS | \$ _____ |
| County Funds | \$ _____ | Sup Draft EIS | \$ _____ |
| Private Funds | \$ _____ | Sup Final EIS | \$ _____ |
| TOTAL | \$ _____ | TOTAL | \$ _____ |

EA Trigger (check all that apply)

- () Use of State or County Lands or Funds
 (X) Use of Conservation District Lands
 () Use of Shoreline Setback Area
 () Use of Historic Site or District
 () Use of Lands in the Waikiki Special District
 () Use Requiring an Amendment to a County General Plan

NOTE: For answers to any question on Page 10 or 11, please contact the Office of Environmental Quality Control at (808) 548-6915.

[OEQC Form 89-01 (1/89)
Page 1 of 2]

KAWAIAHAO PLAZA
587 South King Street
Suite 200
P.O. Box 3466
Honolulu, Hawaii 96801
Telephone (808) 523-6200
Fax (808) 537-4214

KAMEHAMEHA SCHOOLS / BERNICE PAUHI BISHOP ESTATE

October 30, 1990

Ms. Randy Grobe
43 Ahui Street
Honolulu, Hawaii 96813

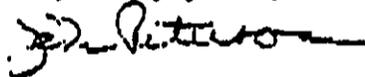
Dear Ms. Grobe:

Letter of Authorization for CDUA Application, TMK: 2-9-55-4 (portion)

This letter will serve as authorization for you to process a Conservation District Use Application involving consolidation/resubdivision and residential use of a 30,000 square foot portion of the 182.215 acre Kamehameha Schools/Bishop Estate parcel designated as tax map key 2-9-55-4.

Please keep us advised of the status of your application. If I can provide any additional information or assistance, please feel free to call me at 523-6260.

Very truly yours,



John Peterson
Manager, Commercial Projects

JP:ts

DOCUMENT CAPTURED AS RECEIVED

DEPARTMENT MASTER APPLICATION FORM

I. to IV.

See page 1 of Master Application Form

V. ENVIRONMENTAL REQUIREMENTS

(1) IDENTIFICATION OF APPLICANT OR PROPOSING AGENCY:

The applicant is Dr. and Mrs. J. Grobe whose residence and post office address is located at 46-394 Haiku Plantation Drive, Kaneohe, Hawaii, 96744. The applicant is and will be their own agent.

(2) IDENTIFICATION OF APPROVING AGENCY:

The approving agency is the Department of Land and Natural Resources (herein after "DLNR")

(3) IDENTIFICATION OF AGENCIES CONSULTED IN MAKING ASSESSMENT:

DLNR, City DLU.

(4) GENERAL DESCRIPTION OF THE ACTION'S TECHNICAL ECONOMIC, SOCIAL AND ENVIRONMENTAL CHARACTERISTICS:

- a. Technical characteristics of the application:
The action would result in the consolidation and resubdivision of the property, the resubdivided property would contain two lots, one for a family residence (Parcel A) and the other to remain as is.
- b. Economic characteristics:
The action would require the applicant to provide the necessary infrastructure improvements to service the resubdivided residential lot.
- c. Social characteristics:
The land is currently comprised of two parcels (Grants #110 and 473). The action would result in the same number of lots, but would allow a residence to be built on one of the parcels. The remaining parcel does not lend itself to development due to steepness.
- d. Environmental characteristics:
The subject property is very steep, however, the proposed residential parcel is relatively flat containing slopes of 16 - 18%. The property (Parcel A) is very wind blown and is covered with a grass/vine like weed. The lower slopes are in Guava, Xmas Berry and Koa. There are no known historic sites on the property.

(5) SUMMARY DESCRIPTION OF THE AFFECTED ENVIRONMENT,
INCLUDING SUITABLE AND ADEQUATE LOCATION AND SITE MAPS;

The project site is located on the West side of Manoa Valley, Island of Oahu, City and County of Honolulu, State of Hawaii. (see Exhibit 1 and A)

The proposed project contains a total of approximately 130 acres of land, designated as tax map key 2.9.55.4 (see Exhibit 2) (Parcels/Grants 110 and 473)

The project site has the following land use designations:

County General Plan Desig: Preservation
County Zoning Desig: P-1 Preservation
Special Management Area: The project site is not within the special management area.
Conservation District Subzone: Resource

(6) IDENTIFICATION AND SUMMARY OF MAJOR IMPACTS AND
ALTERNATIVES CONSIDERED, IF ANY;

The action provides an alternative subdivision that would cause little, if any environmental impact.

(7) PROPOSED MITIGATION MEASURES, IF ANY;

The proposed residence would be designed and built to "fit" into the land in a way that would minimize disturbance to the existing environment.

(8) DETERMINATION;

The action will not have a significant impact and will not require an Environmental Impact Statement.

(9) FINDINGS AND REASONS SUPPORTING DETERMINATION;

The action will not have a significant impact on the quality of the environment, and will result in a subdivision that will have little, if any of an environmental impact than the existing subdivision.

(10) AGENCIES TO BE CONSULTED IN THE PREPARATION OF THE EIS

Not applicable.

VI. SUMMARY OF PROPOSED USE

The applicant's property is currently comprised of two parcels. (TMK 2.9.55.4 Grants 110 and 473) Totaling approximately 130 acres. (See Exhibit B)

The applicant proposes to consolidate the two existing parcels and to re-subdivide the property into two parcels.

The new lots would be comprised of the following:

- Parcel A - 30,000 square feet
- Parcel B - Approximately 130 acres

The applicant is being provided vehicular access to Parcel A from Tantalus Drive via a driveway lot that is owned partially by the land owner. (TMK 2.5.17.15)

A single-family residence would be constructed on Parcel A (30,000 square feet)

DEPARTMENT OF LAND AND NATURAL RESOURCES
CONSERVATION DISTRICT USE APPLICATION AND
ENVIRONMENTAL ASSESSMENT

1.0 PROJECT DESCRIPTION

1.1 SITE DESCRIPTION

The project site is located on the West side of Manoa Valley, Island of Oahu, City and County of Honolulu, State of Hawaii. (see Exhibit 1) (Exhibit A, Project Site)

Site is legally identified as TMK 2.9.55.4 Grants no. 473 and 110, 111. The entire parcel belongs to the Bishop Estate. (see Exhibit B)

1.2 EXISTING USE

The property is undeveloped and overgrown, and is not being used for any purpose other than conservation. Of the total acreage described above only (+/-) 30,000 square feet is usable. There are no existing structures on the property.

1.3 PROPOSED USE

The applicant proposes to consolidate two of the three existing land grants (Nos. 473,110) and to resubdivide the parcels into two new lots.

The new lots would be comprised of the following:

- Parcel A - 30,000 square feet
- Parcel B - Remaining property (as is) approximately (+/-) 130 acres (Exhibit 2)

We propose to build a family residence for owner occupancy. The home is roughly located on (Exhibit 2A as X) and should be approximately 4 - 5,000 square feet depending on construction costs.

1.4 LAND USE DESIGNATIONS

County General Plan Desig: Preservation
County Zoning Desig. P - 1 Preservation

Special Management Area: The project site is not within the special management area.

Conservation District Subzone: Resource

1.5 DEVELOPMENT TIMETABLE

Commencement Date: Upon receipt of necessary permits and approvals

Completion Date: As soon as possible

1.6 REQUESTED APPROVAL

We are requesting a Conservation District Use Application permit ("CDUA") to allow the proposed consolidation and resubdivision, as well as authorization to allow the construction of a family residence on Parcel A only. (see Exhibit 2)

2.0 PROJECT HISTORY

We are acquiring in fee 30,000 square feet of property from Bishop Estate (as indicated on Exhibit 2) (Parcel A)

This property, as well as the surrounding property is better described as TMK 2.9.55 Parcel 4 Grants 111, 473 and 110.

3.0 ENVIRONMENTAL ASSESSMENT

Determination: The action will not have a significant impact and will not require an environmental impact statement.

3.1 PHYSICAL ENVIRONMENT

The property is located in Manoa Valley, Oahu, Hawaii. The topography of the land being acquired is relatively flat, but contains slopes of 16 - 18%. The balance is steep Manoa Valley cliffs.

The property is in the wild and overgrown as is typical in the area. The few tree species in the area are Xmas Berry, Koa, and Guava. There are no known historic sites on the property.

3.2 PUBLIC FACILITIES AND SERVICES

3.2.1 VEHICULAR ACCESS

The proposed subdivision is designed to provide legal access to the lot in question, over ingress provided by Bishop Estate. The driveway would consist of a twelve foot wide concrete and/or asphalt surface. (TMK 2.5.17.15) (Exhibit C)

3.2.2 WATER

We would need to install a domestic water supply and treatment system to service the residence. This area is not serviced by the County and thus is dependent on rain fall.

3.2.3 WASTEWATER

We would install a household aerobic treatment unit for sewage disposal. This would avoid any direct discharge into cesspools. The construction of the aerobic treatment system would be coordinated and approved by the State Department of Health.

3.2.4 SOLID WASTE

Solid waste would be disposed of by Municipal or private collection systems.

3.2.5 FIRE PROTECTION

The Fire Department does not have a water system in this area. The owner will develop a fire contingency plan that will be approved by the appropriate County agencies.

3.2.6 ELECTRICITY, TELEPHONE

Non-existent at present, must be run to property.

4.0 PROJECT JUSTIFICATION

4.1 OWNER'S JUSTIFICATION FOR THE APPLICATION

The proposed subdivision would allow us to proceed with designing and constructing a residence that would blend into the environment with a minimum of disturbance to the existing vegetation and grade.

4.2 OBJECTIVE OF RESOURCE SUBZONE

The objective of the resource zone is to develop, with proper management, areas to ensure sustained use of the natural resources of those areas.

The proposed CDUA would allow us to develop the lot with a minimum disturbance to the present vegetation in the area. Thus conforming to the stated objective.

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OAHU

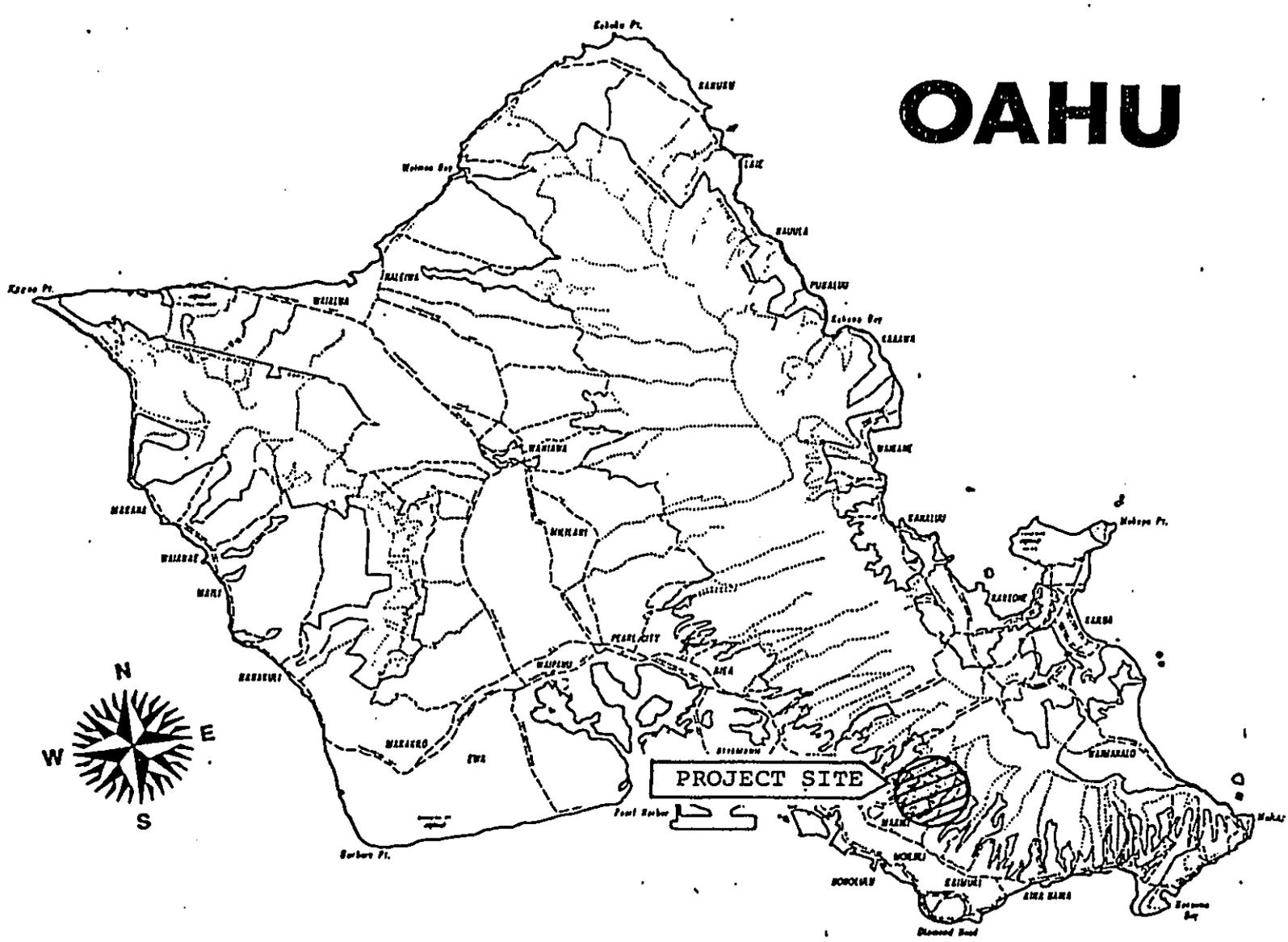
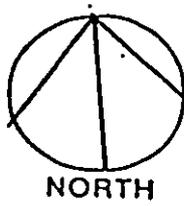
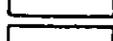
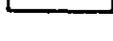


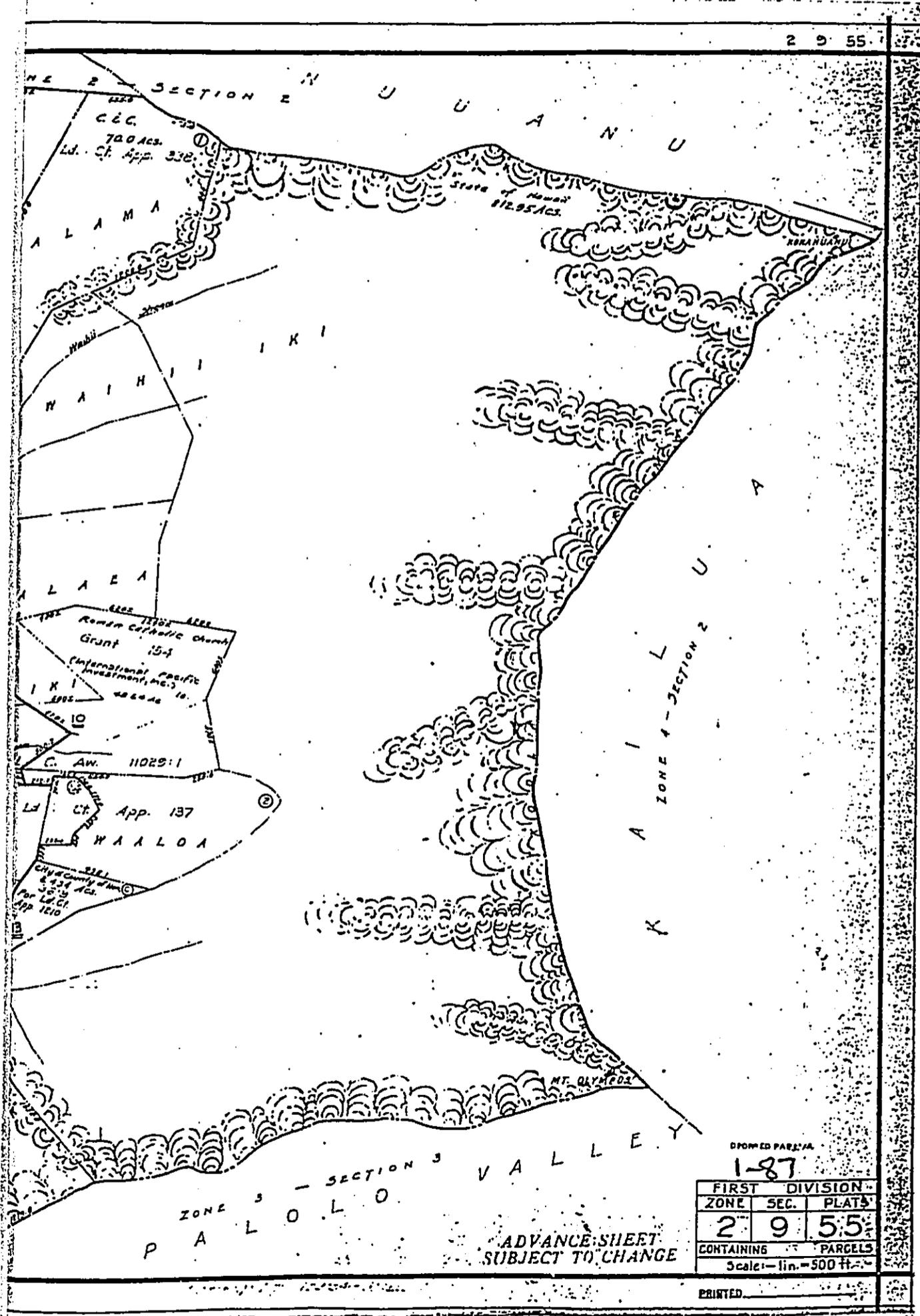
EXHIBIT A



CDUA no. _____
 APPLICANT DR. & MS. GROBE
 AGENT SELF
 TMK 2.9.55.4

| | | |
|---------|---|------------|
| SUBZONE |  | PROTECTIVE |
| |  | RESOURCE |
| |  | LIMITED |
| |  | GENERAL |

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OPENED PARCEL/A
1-87

| FIRST DIVISION | | |
|------------------------|------|---------|
| ZONE | SEC. | PLATS |
| 2 | 9 | 55 |
| CONTAINING | | PARCELS |
| Scale: 1 in. = 500 ft. | | |

ADVANCE SHEET
SUBJECT TO CHANGE

PRINTED

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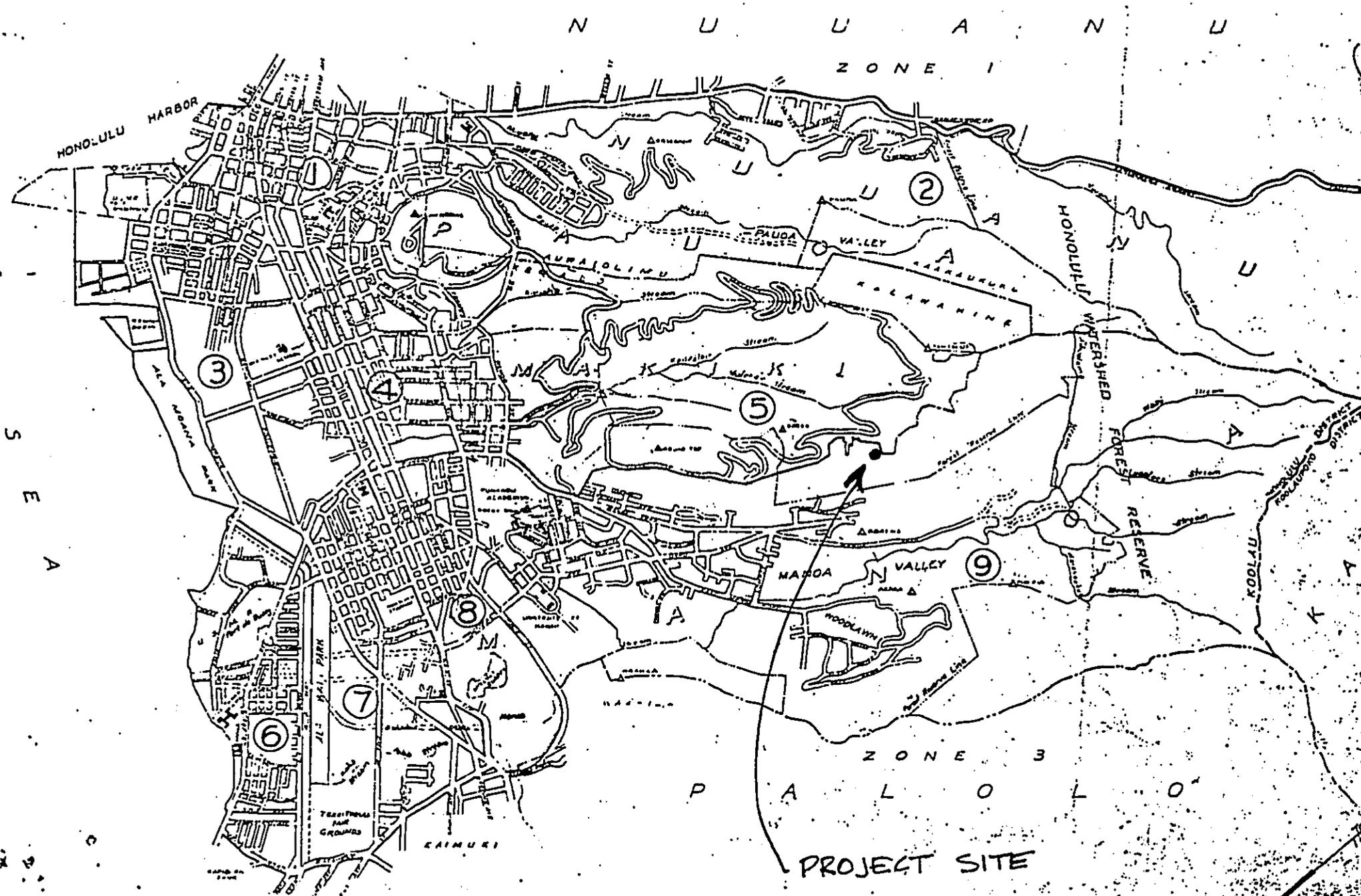
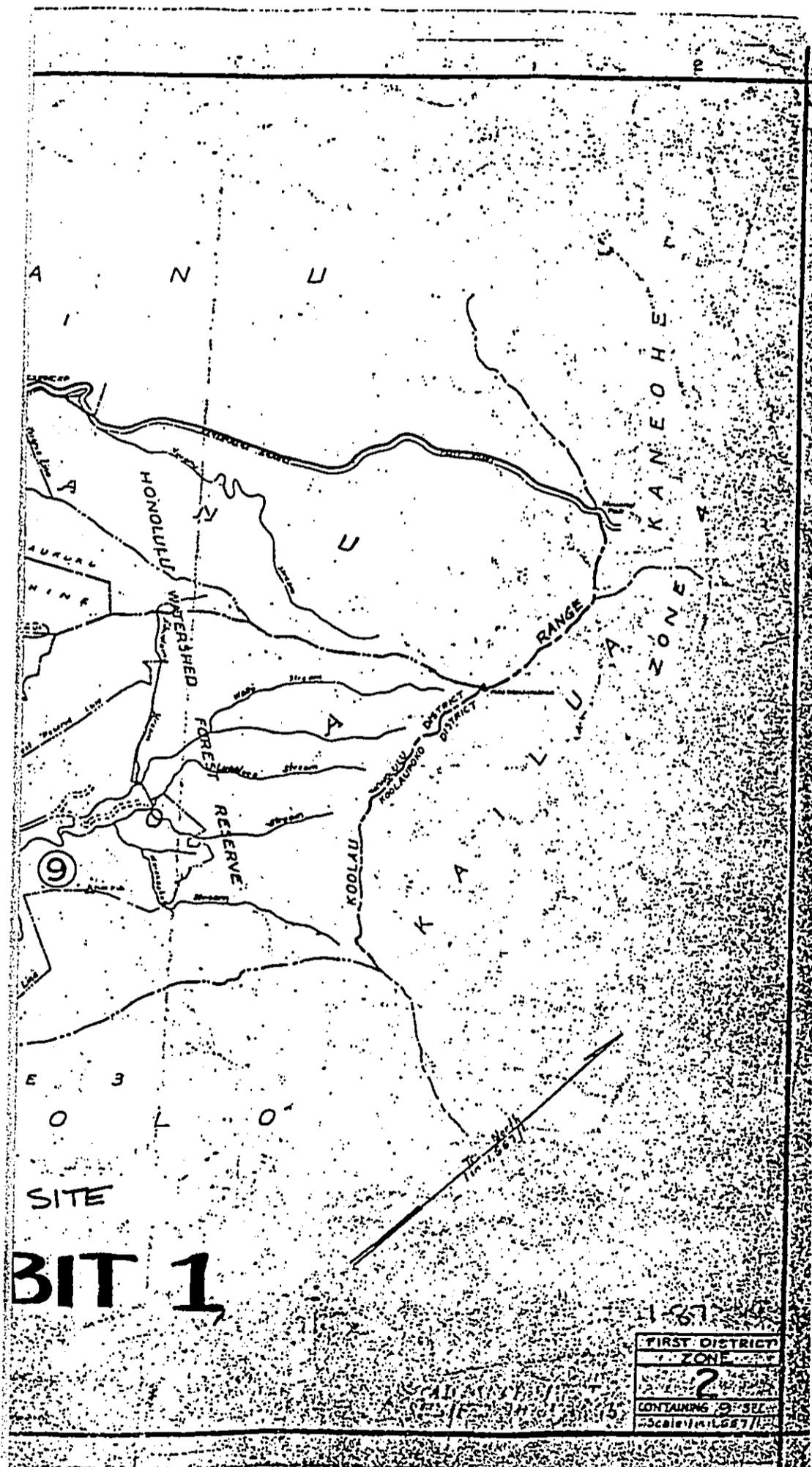


EXHIBIT 1

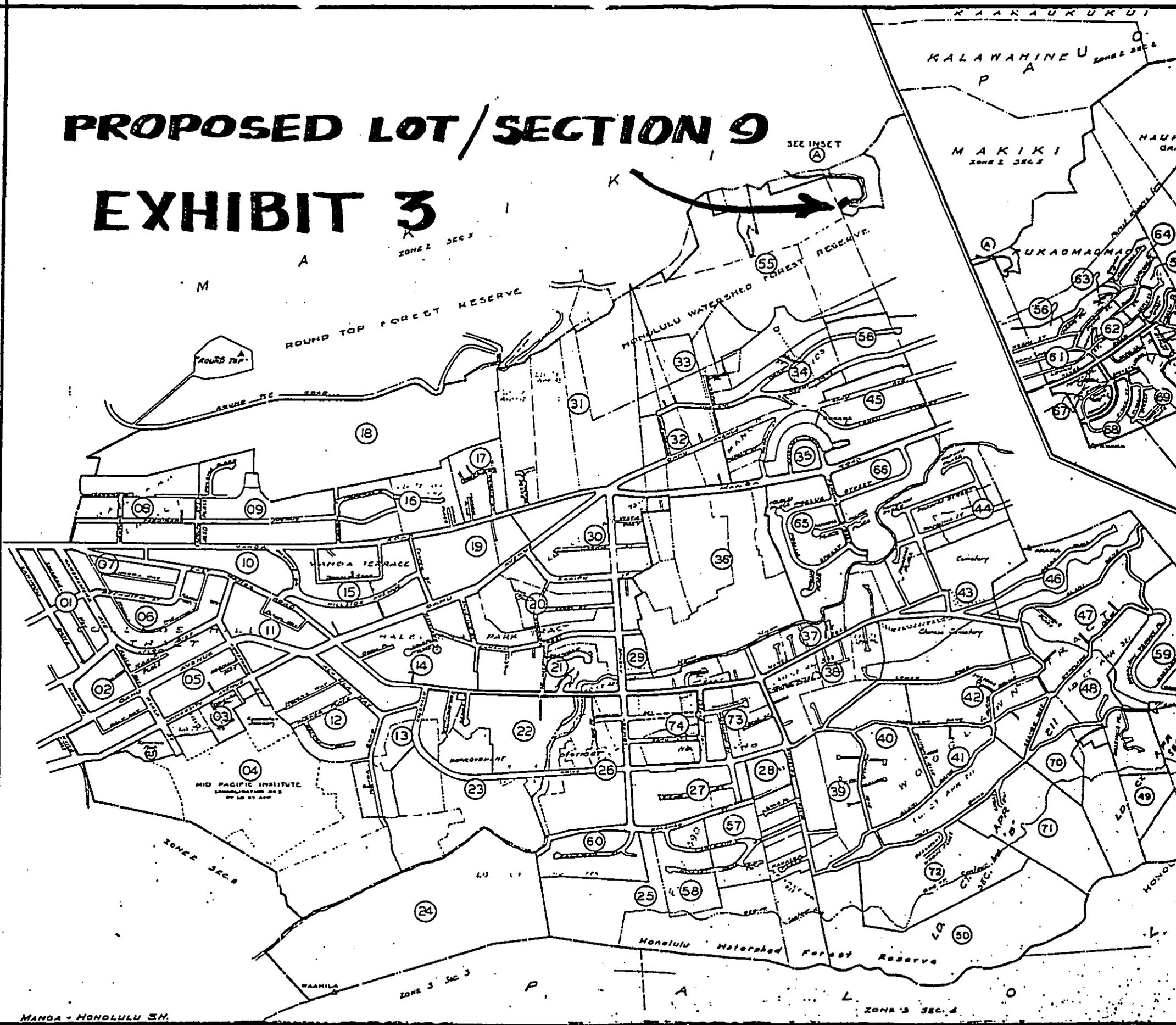
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PROPOSED LOT/SECTION 9

EXHIBIT 3



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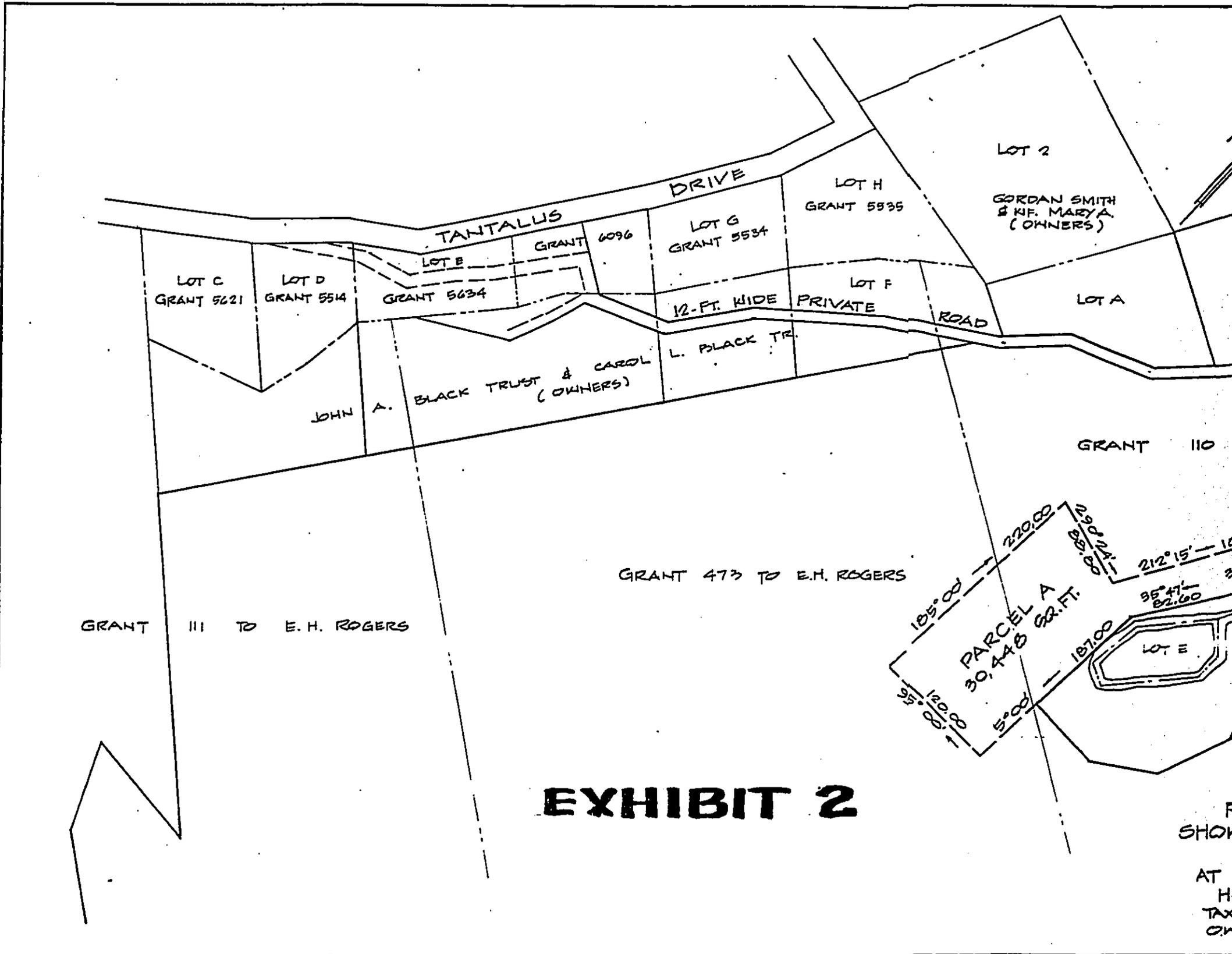
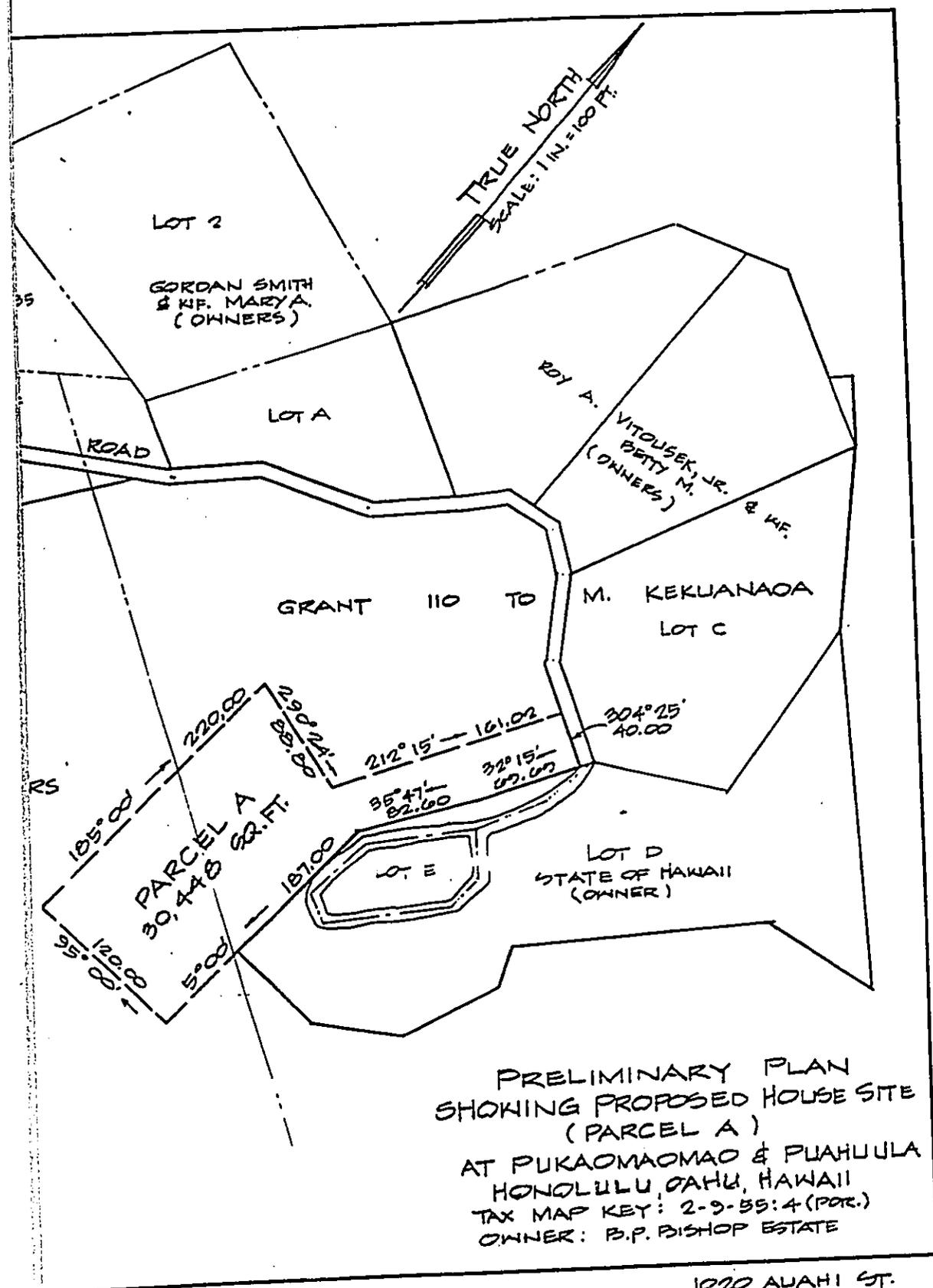


EXHIBIT 2

SHOW
AT
H
TAX
ON

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HAWAII, INC.
PLANNERS

1020 ALAHI ST.
NOVEMBER 1, 1950

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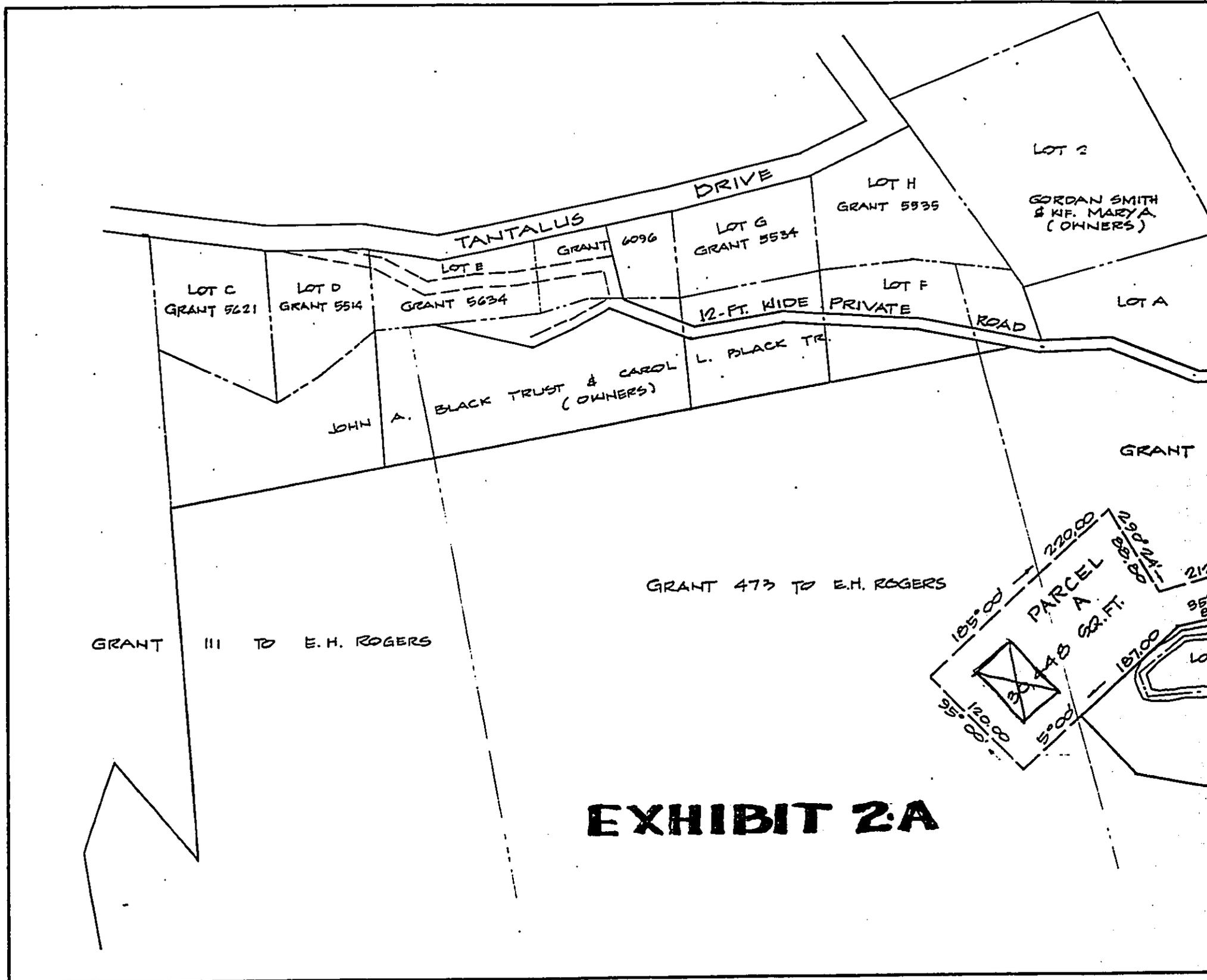
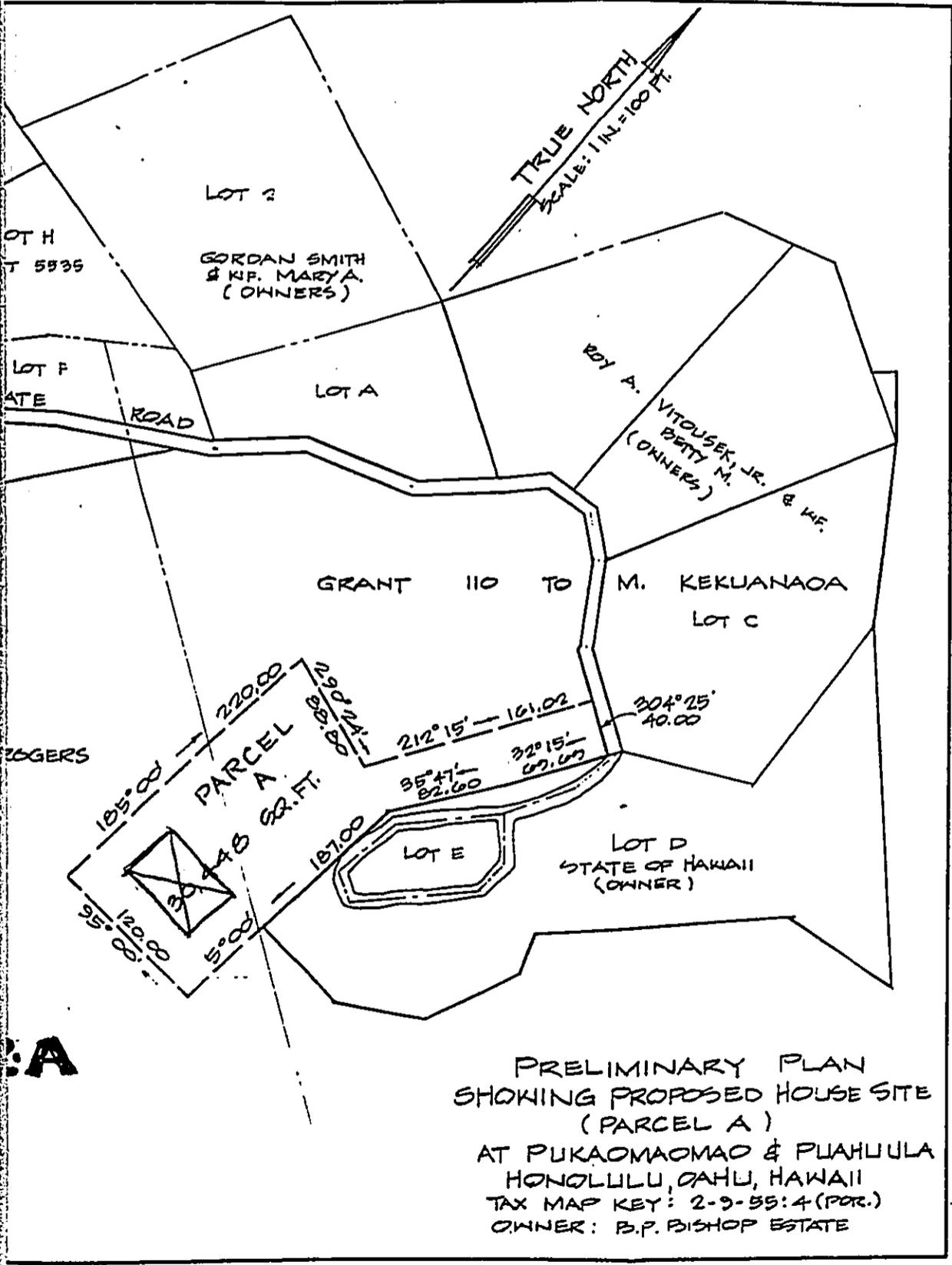


EXHIBIT 2A

HONOLULU, HAWAII

ENGINEERS SURVEYORS HAWAII, INC.
CIVIL ENGINEERS - SURVEYORS - PLANNERS

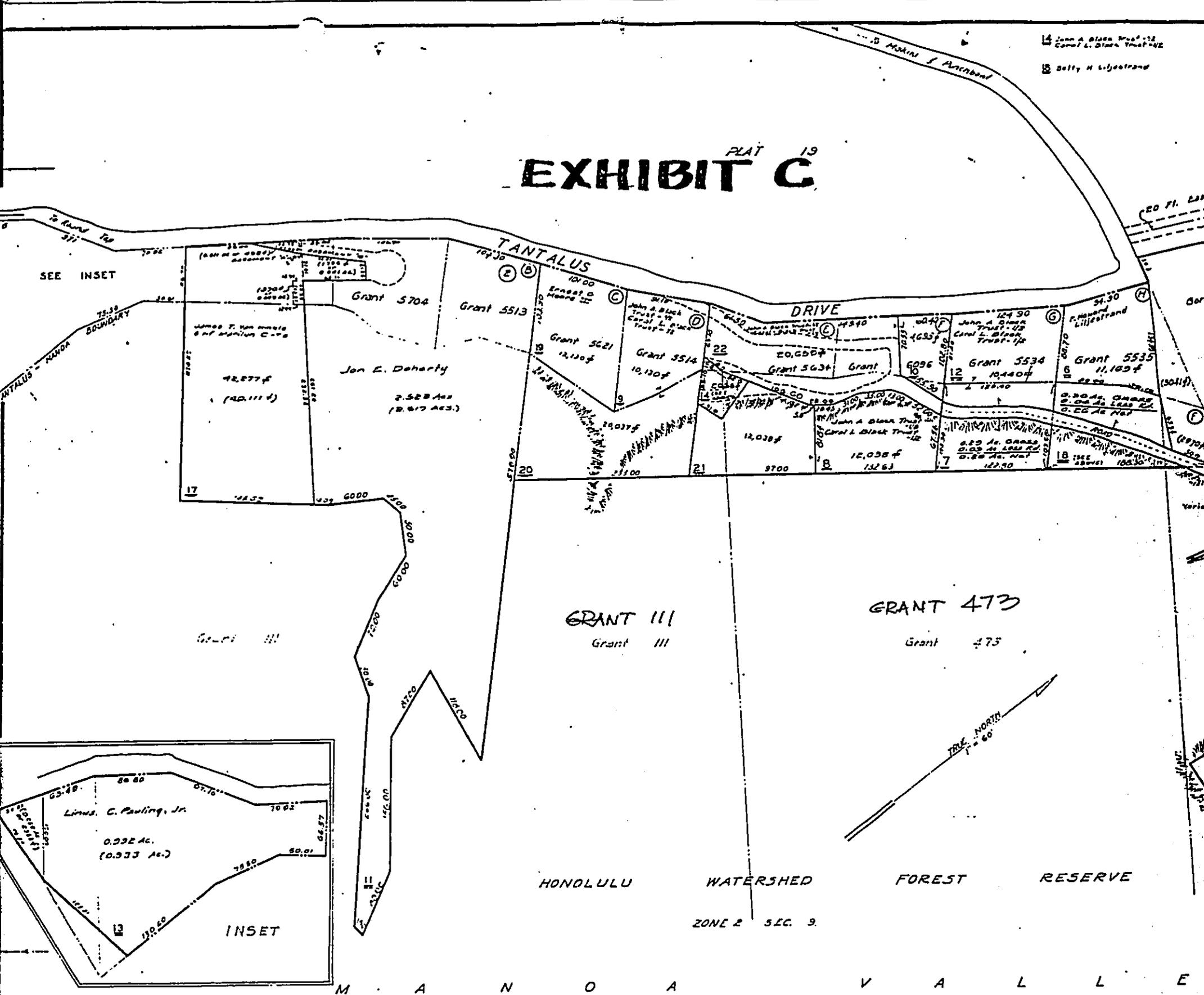
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PRELIMINARY PLAN
SHOWING PROPOSED HOUSE SITE
(PARCEL A)
AT PUKAOMAOMAO & PUAHUULA
HONOLULU, OAHU, HAWAII
TAX MAP KEY: 2-9-55:4 (POR.)
OWNER: B.P. BISHOP ESTATE

EXHIBIT C

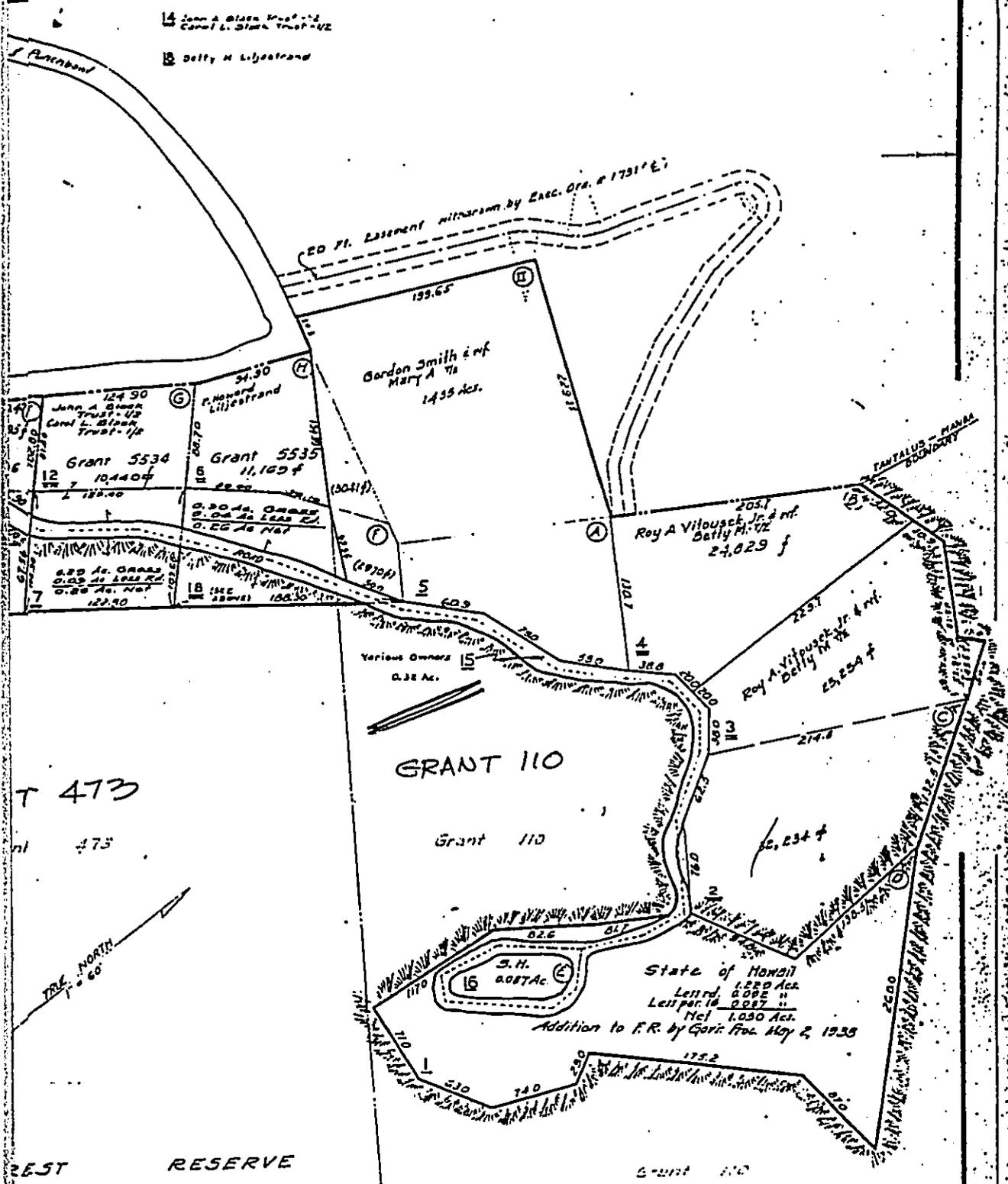
PLAT 19



TANTALUS LOTS
TANTALUS HEIGHTS HONOLULU

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2 5 17



T 473

nl 473

TRE. NORTH
1/4 60

REST RESERVE

Dropped: 10.14

A L L E Y

ADVANCE SHEET
SUBJECT TO CHANGE

| FIRST DIVISION | | |
|------------------------|------|------|
| ZONE | SEC. | PLAT |
| 2 | 5 | 17 |
| CONTAINING --- PARCELS | | |
| SCALE: 1 in. = 60 ft | | |

PRINTED 1-97

PRELIMINARY PLAN

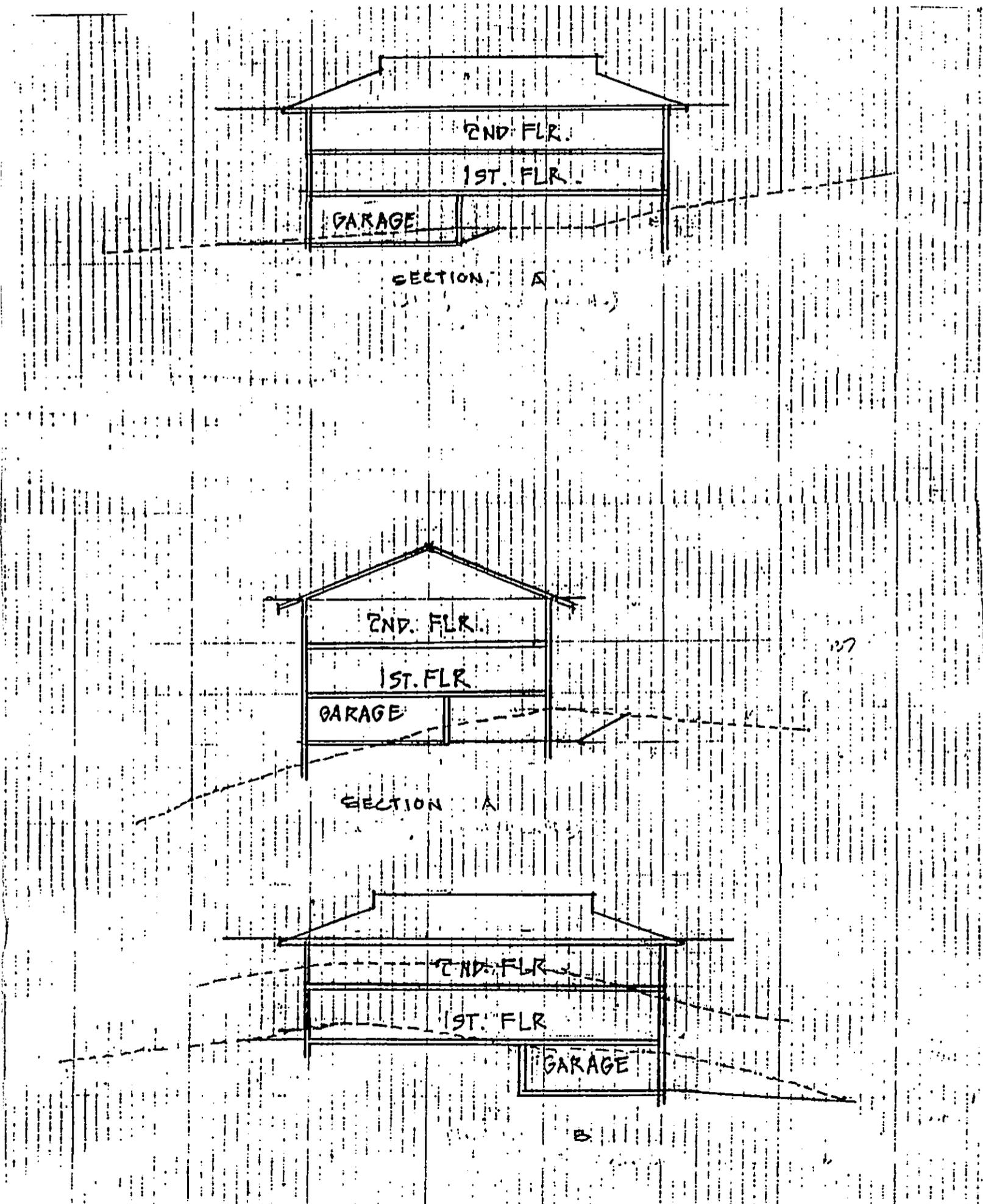
As per Subchapter 3
13.2.20 (f)

We are submitting a preliminary plan as required. This residence will be located approximately as shown on Exhibit 2A.

Note: This preliminary was based on an aerial topo map from the City & County.

We will provide a final plan as required upon completion of a survey to verify topo as soon as completed by our engineer, as well as other requirements, floor plans, elevations, landscaping, etc.

DOCUMENT CAPTURED AS RECEIVED



TWO PHOTOS OF PROJECT SITE

The flat spot where photographer is shooting Makai is approximately House site (estimated)

Note: Area of residence barren of any trees. This spot is somewhat wind blown and ground is covered with weed-like vine. Trees are at lower elevation sort of surrounding site. There should be very little disturbance of any foliage.

