

21/2444 SN

COUNTY OF MAUI
DEPARTMENT OF PLANNING
One Main Plaza Building
2200 Main Street, Suite 315
Wailuku, Hawaii 96793



Zoning Administration and
Enforcement Division (ZAED)
Telephone: (808) 270-7253
Facsimile: (808) 270-7634
E-mail: planning@maui-county.gov

ZONING AND FLOOD CONFIRMATION FORM
(This section to be completed by the Applicant)

APPLICANT NAME BOUCE R. TRAVIS TELEPHONE 208-333-1202
PROJECT NAME 1448 FRONT ST E-MAIL BOUCE@TRAVISREALESTATE.COM
PROPERTY ADDRESS 1448 FRONT ST TAX MAP KEY 2-4-5-013-012

Yes No Will this Zoning & Flood Confirmation Form be used with a Subdivision Application?
IF YES, answer questions A and B below and comply with instructions 2 & 3 below:
A) Yes No Will it be processed under a consistency exemption from Section 18.04.030(B), MCC?
IF YES, which exemption? (No. 1, 2, 3, 4 or 5)
B) State the purpose of subdivision and the proposed land uses (ie 1-lot into 2-lots for all land uses allowed by law):

INSTRUCTIONS:
1) Please use a separate Zoning & Flood Confirmation Form for each Tax Map Key (TMK) number.
2) If this will be used with a subdivision application AND the subject property contains multiple districts/designations of (1) State Land Use Districts, (2) Maui Island Plan Growth Boundaries, (3) Community Plan Designations, or (4) County Zoning Districts; submit a signed and dated Land Use Designations Map, prepared by a licensed surveyor, showing the metes & bounds of the subject parcel and of each district/designation including any subdistricts.
3) If this will be used with a subdivision application AND the subject property contains multiple State Land Use Districts; submit an approved District Boundary Interpretation from the State Land Use Commission.

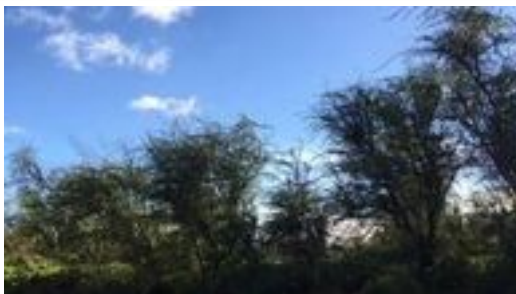
(This section to be completed by ZAED)

LAND USE DISTRICTS/DESIGNATIONS (LUD) AND OTHER INFORMATION: 1
STATE DISTRICT: Urban Rural Agriculture Conservation (SMA) Special Management Area
MAUI Growth Boundary: Urban Small Town Rural Planned Growth Area Outside Growth Boundaries
ISLAND PLAN Protected Area: Preservation Park Greenbelt Greenway Sensitive Land Outside Protected Areas
COMMUNITY PLAN: Single Family
COUNTY ZONING: R-1 Residential District
OTHER/COMMENTS:
FEMA FLOOD INFORMATION: A Flood Development Permit is required if any portion of a parcel is designated V, VE, A, AO, AE, D, or Floodway, and the project is on that portion.
FLOOD HAZARD AREA ZONES & BASE FLOOD ELEVATIONS: Zone X
 FEMA DESIGNATED FLOODWAY For Flood Zone AO, FLOOD DEPTH:
SUBDIVISION LAND USE CONSISTENCY: Not Applicable. (Due to processing under consistency exemption No. 1, 2, 3, 4, 5).
 Not Consistent. (LUDs appear to have NO permitted uses in common).
 Interim Zoning. (The parcel or portion of the parcel that is zoned interim shall not be subdivided).
Signature: _____
 Consistent. (LUDs appear to have ALL permitted uses in common).
 Consistent, upon obtaining an SMA, PD, or PH subdivision approval from Planning.
 Consistent, upon recording a permissible uses unilateral agreement processed by Public Works (See Pg.2).

NOTES:
1 The conditions and/or representations made in the approval of a State District Boundary Amendment, Community Plan Amendment, County Change in Zoning, SMA Permit, Planned Development, Project District and/or a previous subdivision, may affect building permits, subdivisions, and uses on the land.
2 Please review the Maui Island Plan and the Community Plan document for any goals, objectives, policies or actions that may affect this parcel.
3 Flood development permits might be required in zones X and XS for any work done in streams, gulches, low-lying areas, or any type of drainage way. Flood development permits are required for work in all other zones. Subdivisions that include drainages, streams, gulches, low-lying areas, or any type of drainage way might require the following designations to be shown on the subdivision map: 100-year flood inundation limits; base flood elevations; drainage reserves.
4 Subdivisions will be further reviewed during the subdivision application process to verify consistency, unilateral agreement requirements, and the conditions associated with a unilateral agreement (Section 18.04.030.D, Maui County Code).

REVIEWED & CONFIRMED BY: John S Repac Planning Program Administrator, Zoning Administration and Enforcement Division
Date: 6/8/21

For: John S Repac, Planning Program Administrator, Zoning Administration and Enforcement Division
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1448 FRONT St

Land for Sale in West, Maui | MLS 391937

14,462 sqft land **\$2,200,000** listing price

ONE of the last residential lots directly across from the ocean available to purchase. 14,462 SF at the north end of Front Street. For sure you can build a main house, cottage and an ohana. It's best to hire a professional planner who can look at the current zoning and tell you what you can build. The old Chart House restaurant is directly to the north and there is a bed and breakfast directly to the south. This leads me to believe that a variance is possible to so a bed and breakfast or a short term transient rental. THE ZONING IS SINGLE FAMILY R-1 RESIDENTIAL

Listed by **eXp Realty**



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