

DESCRIPTION OF IMPROVEMENTS

9. USE TYPE & OCC.

	RENT.	HOME
1-FAM.	<input type="checkbox"/>	<input type="checkbox"/>
2-FAM.	<input type="checkbox"/>	<input type="checkbox"/>
APART.	<input type="checkbox"/>	<input type="checkbox"/>
MULTI.	<input type="checkbox"/>	<input type="checkbox"/>

10. UNITS & ROOMS

LIV. UNITS 1

ROOMS 2 200

STORIES 2

BASEMENT

11. FOUND. & STEPS

	FD.	ST.
CONC.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
H.T.	<input type="checkbox"/>	<input type="checkbox"/>
STONE	<input type="checkbox"/>	<input type="checkbox"/>
WD. P.	<input type="checkbox"/>	<input type="checkbox"/>
H.O.C.	<u> </u>	<u> </u>

12. FRAME

WD-SW ☐ SWDB ☐ DW ☒

MASONRY ☐

STEEL ☐

REIN. CONC. ☐

13. EXTERIOR WALLS

T & G

B & B

RUSTIC

BRICK

STONE/ROCK

14. ROOF DESIGN

GABLE ☒ HIP ☐

FLAT ☐ GAMB ☐

15. ROOF STRUCT.

WOOD 2x6 T&G decking

STEEL

CONC.

16. ROOFING

COMP.

ELT. UP

SHING COMPOSITION

SHAKES

METAL

TILE

RAIN GUTTERS ☐

17. FLR STRUCT.

WOOD JOISTS ☐

2x10 @ 16" oc. ☐

CONC. ☐

STEEL ☐

CONC. SLAB ☐

18. FLOORING

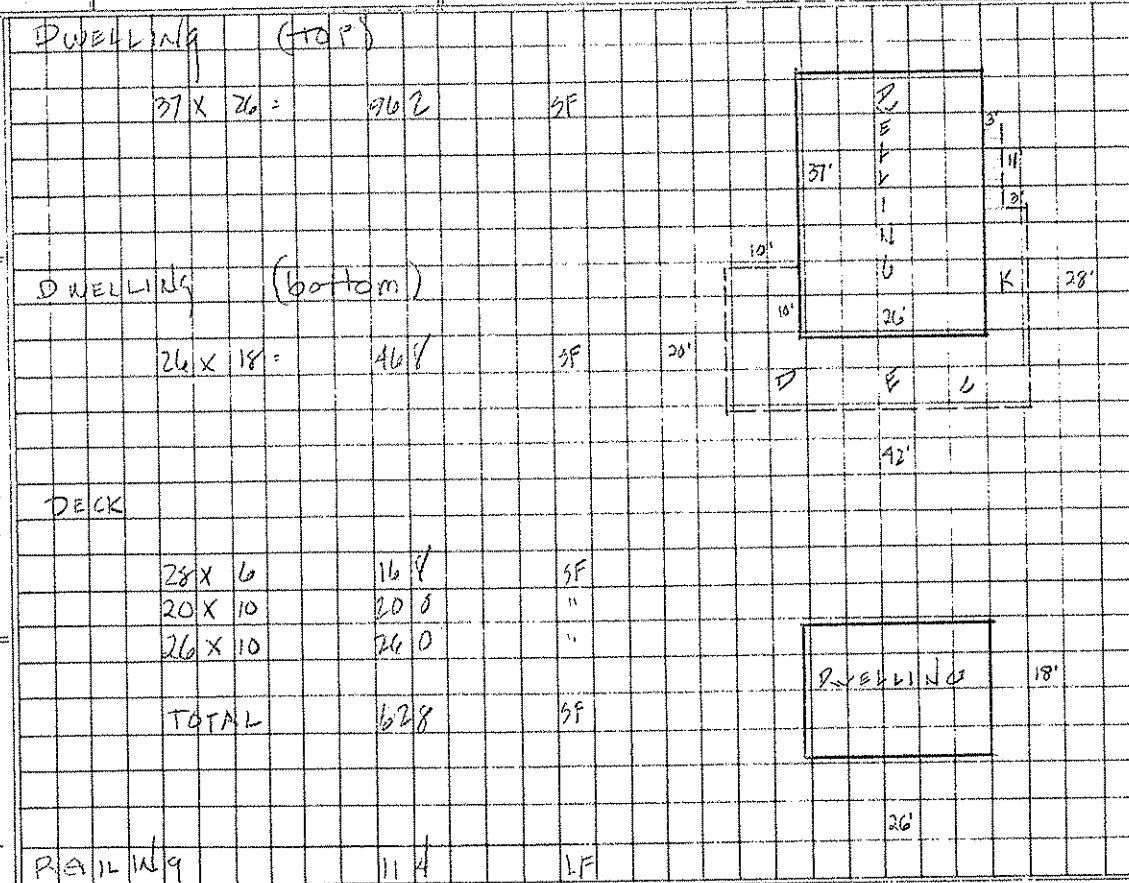
	LIV.	B R	BTH	KIT.	OTHER
PINE					
HDWD.					
CEM.					
TILE	X	X	X	X	

19. ELECTRICAL

20. INTER. WALLS

TYPE Panel

MAT. Sedar



21. CEILING

CANEC ☐ PLAS ☐

PINE ☐ PLY ☐

OPEN BEAM ☐

22. BATHROOMS

1 ☐ 1 1/2 ☒

2 ☐ 2 1/2 ☐

3 ☐

CARD OF CARDS

ZONE	SEC.	PLAT	PARCEL
<u>5</u>	<u>8</u>	<u>08</u>	<u>45</u>

SURVEY BY ADA

DATE

23. MILLWORK

WINDOWS D.H.	DOORS PANEL
SL CS <u> </u>	SOLID <input checked="" type="checkbox"/>
PICTURE <input checked="" type="checkbox"/>	SLIDG <input checked="" type="checkbox"/>
JALOUSIE <input checked="" type="checkbox"/>	01 <input checked="" type="checkbox"/>
TRIM PIN <u> </u>	CUSTOM <input checked="" type="checkbox"/>
HARDWD <u> </u>	CABINETS <input checked="" type="checkbox"/>
METAL <u> </u>	SHELVES <input checked="" type="checkbox"/>
	VANITY INC <input type="checkbox"/>

24. PLUMBING

ITEM	CH	MED	GD	VAL
5-UNIT				
BATH TUB		1		(243)
W.C.		2		
BASIN		2		
SH. STALL				
SINK		1		
LAUND		1		
SUN HT.				
SUB TOTAL—PLUMBING				(243)

27. ADD'L FLOOR DET.

LOWER LEVEL

2ND ☒ 3RD ☐ 4TH ☐

RECREATION POOL

CONC. SLAB FOUNDATION

28. CONDITION

BETTER THAN EVER %

AVERAGE (NOR. DEPT) ☐

26. REMARKS

DE

PRC 71189

25. ADD'L IMPVT DETAILS

ITEM	RF	WL	FL	AREA	CF	VAL
DECK	-	-	WD	628 SF	2.11	1325
RAILING				114 LF	6.00	684
#17						(239)

TVR REGISTRATION AND NCU FORM

COUNTY OF KAUAI
FINANCE DEPARTMENT
REAL PROPERTY DIVISION 808-241-6222
PLANNING DEPARTMENT 808-241-6677

APPLICANT Jon K. Evans
ADDRESS 4988 Emmalani Dr.
Princeton HI

PHONE NO. 808

APPLICANT IS: (ch)
☒ Owner of Prop
☐ Lessee of Prop
☐ Leased Fr
☒ Authorized Ag
☐ Authorization
☐ Proprietor of

For Government Use Only
Registration # TVNC 1341
Date Received 10/15/08 By KH
Date Approved _____ By _____
Plans By _____
Fee \$ _____ Date _____

NOTE: *Lessee must have an unexpired and recorded lease of five (5) years or more from date of filing this application.

Sign: _____

Print: _____

Info

Tax Map Key 405-8-8-45 Lot. No. 22 # of Buildings on CPR or Lot _____
Zoning - SLUD _____ General Plan _____ County _____

Establishment Info

Establishment name and Address Hale Hoku
7321 Alamo'o Rd (Haena) Hanalei
Description of Operation (no. of rooms, no. of units etc.)
3BD/3BA

G.E. License # W30540918-01 TAT License # W30540918-01

24 Hour Contact Info Na Pah Properties Jane Abramo

Date TVR Use Started 12-11-1998 826-7272

☒ Copy of For the Safety and Comfort of You and Your Neighbors

Attachments provided (G.E. License, TAT License, Units in TVR Use etc.)

GET License
TAT License
(3) Reservations
Plans - Plot / Floor / Elevation

Pending
Submitted
11/10/08

COUNTY OF KAUAI PLANNING DEPARTMENT
Inspections

To be initialed by Planning Dept. Staff

☐ The subject property has no violations
☐ The subject property was inspected on _____
☐ The property has the following violations _____

To be initialed by Planning Dept. Staff

☐ The subject property does not qualify for single family vacation rental uses.

The subject operation is (check which applies):

☒ A Single Family Vacation Rental outside the VDA

In addition to General Info, Provide the following:

☒ Signed and Stamped As Built plot, floor, elevation and section drawings by a licensed architect or engineer showing the property as it exists today and showing registration and contact sign location.

☒ Verification of operation prior to March 7th, 2008

To be initialed by Planning Dept. Staff

Applicant meets definition criteria per CZO

The subject property is not within the Visitor Destination Area but qualifies for and is issued a Non-Conforming Use Certificate on _____

and has recorded and agreement of the NCU the conditions of the certificate on their deed dated _____

A Single Family Transient Vacation Rental operating on a property or dwelling on the State or National Historic Register

Provide the following:
Use permit approved by the Planning Commission or Director as applicable

To be initialed by Planning Dept. Staff

The subject property qualifies for the historic exemption and has a use permit for the operation

☐ A Single Family Vacation Rental in the VDA

In addition to General Info, Provide the following:

☐ Signed and Stamped As Built plot, floor, elevation and section drawings by a licensed architect or engineer showing the property as it exists today and showing registration and contact sign location.

To be initialed by Planning Dept. Staff

The subject property is within the Visitor Destination Area and so is allowed to operate transient vacation rentals in conformance with the standards of Section 8-17.8 of the Kaua'i County Code and the underlying zoning.

A Lawful Multi-Family vacation rental

Provide the following:

Plans showing registration and contact sign location.

To be initialed by Planning Dept. Staff

The subject property is a lawful multi-family TVR and so is allowed to operate transient vacation rentals in conformance with the standards of Section 8-17.8 of the Kaua'i County Code and the underlying zoning.

☐ A single family vacation rental in the SLUD Ag district

In addition to General Info, Provide the following:

☐ Signed and Stamped As Built plot, floor, elevation and section drawings by a licensed architect or engineer showing the property as it exists today and showing registration and contact sign location.

Verification of operation prior to March 7th, 2008

Verification structure built prior to June 4, 1976 or

Special Use permit issued prior to March 7, 2008

To be initialed by Planning Dept. Staff

The subject property is within the State Land Use Ag district and has a Non-Conforming Use Certificate issued on _____ and has recorded and agreement of the NCU the conditions of the certificate on their deed dated _____

Signature

BWatts for Jon K.

Date

8-25-08

Owner/Applicant

Evans

Letter of Authorized Agent

To All Governmental Agencies, including the County of Kauai Tax Assessment Office,
The Department of Planning, and Hawaii State Government Agencies

Property Owner-Mailing Address/Phone Contact Information

Jon K Evans

4988 Emmalam Dr.

Princeton HI 96722

808-826-7188

TVR Property Address

Kate Hoku

7321 Alamoio Rd (Aaena) Aunaki

Tax Map Key # 4-5-88 45

General Excise Tax # W30540918-01

Transient Accomodation Tax # W30540918-01

Date TVR use began 1-1-04

24 Hour Kauai Resident Name/Phone Contact # Napa Properties
Jane Abramo 826-7272

This letter authorizes Barbara Watts to act as our Authorized Agent in the matter
of Application for a Transient Vacation Rental Permit- Conforming or Non-
Conforming

Signature/Date

Jon K Evans



Tax Licenses



Kate Hoka

State of Hawaii
Department of Taxation

Search Details

Taxpayer Name:	JON K. EVANS
DBA Name:	
Taxpayer ID:	W30540918-01
Former Taxpayer ID:	40060473
Business Location:	
Tax Type:	General Excise and Use
Tax Status:	Open
Business Began:	12/11/1998
<-Back New Search->	

Last Updated on 08/13/2008

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[Hawaii State homepage](#) || [Department of Taxation](#)



Search Details

Taxpayer Name:	JON K. EVANS
DBA Name:	
Taxpayer ID:	W30540918-01
Former Taxpayer ID:	N/A
Business Location:	
Tax Type:	Transient Accommodations
Tax Status:	Open
Business Began:	01/01/2004
<-Back New Search->	

Last Updated on 08/13/2008

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[Hawaii State homepage](#) || [Department of Taxation](#)

Na Pali Properties

"In the Heart of Hanalei"
PO Box 475 Hanalei, HI 96714
1-800-715-7273 or 808-826-7272

Statement of Account

Guest: (MEUG001)

Neugebauer

WA 98052

Address: HALE HOKU, 7321 Alamo'o Road, Wainiha, HI

Date: September 12 2008

Res No: 106674

Agent:

Property: HALE HOKU

From: 1/27/2008 To: 2/10/2008

(HALE HOKU)

Nights: 14

Reservation			Charged	Paid	Disbursed
Charges					
	Rent		\$2,400.00		\$2,400.00
	General excise tax		\$99.98		\$99.98
	Reservation Fee		\$25.00		\$25.00
	transient accomodation tax		\$174.00		\$174.00
	Security Deposit		\$500.00		
Payments	12/31/2007	Transfer from Reservation Ref: from 105328		\$625.00	
	1/9/2008	Check Ref: 11885		\$2,573.98	
Total			\$2,698.98	\$2,698.98	\$0.00
Balance Outstanding / (Credit)					\$0.00

Security Deposit			Retained	Paid	
Payments	12/31/2007	Transfer from Reservation Ref: from 105328		\$500.00	
Returns	3/5/2008	Check number		(\$500.00)	
Total			\$0.00	\$0.00	
Balance + or (-)					\$0.00

An amount of \$0.00 is due to be paid you

Na Pali Properties

"In the Heart of Hanalei"
PO Box 475, Hanalei, HI 96714
1-800-715-7273 or 808-826-7272

Statement of Account

Guest: (CARE001)

Carey
c/o Shelia@Jean&Abbott
P. O. Box 322
Hanalei HI 96714

Date: September 12 2008

Res No: 105987

Agent:

Property: HALE HOKU

From: 10/17/2007 To: 10/24/2007 Nights: 7

Address: HALE HOKU, 7321 Alamo'o Road, Wainiha, HI

Reservation		Charged	Paid	Disbursed
Charges	Rent	\$2,100.00		\$2,100.00
	Clean	\$260.42		\$260.42
	commission, travel agent	(\$210.00)		(\$210.00)
	General excise tax	\$87.49		\$87.49
	Reservation Fee	\$25.00		\$25.00
	transient accomodation tax	\$152.25		\$152.25
	Security Deposit	\$500.00		
Payments	7/24/2007 Check Ref: 674		\$525.00	
	8/24/2007 Check Ref: 707		\$2,390.16	
Total		\$2,415.16	\$2,415.16	\$0.00
Balance Outstanding / (Credit)				\$0.00

Security Deposit		Retained	Paid	
Payments	7/24/2007 Check Ref: 674		\$500.00	
Returns	11/27/2007 Check number		(\$500.00)	
Total		\$0.00	\$0.00	
Balance + or (-)				\$0.00

An amount of \$0.00 is due to be paid you

Na Pali Properties

"In the Heart of Hanalei"
PO Box 475 Hanalei, HI 96714
1-800-715-7273 or 808-826-7272

Statement of Account

Guest: (HBR002)
Krause
c/o Jody@Hawaiianbeachrentals
P. O. Box 1739
Kailua HI 96734

Date: September 12 2008

Res No: 105935

Agent:

Property: HALE HOKU

From: 12/27/2007 To: 1/8/2008

(HALE HOKU)

Nights: 12

Address: HALE HOKU, 7321 Alamo'o Road, Wainiha, HI

Reservation			Charged	Paid	Disbursed
Charges	Rent		\$3,900.00		\$3,900.00
	commission, travel agent		(\$390.00)		(\$390.00)
	General excise tax		\$162.47		\$162.47
	Reservation Fee		\$25.03		\$25.03
	transient accomodation tax		\$282.75		\$282.75
	Security Deposit		\$1,000.00		
Payments	8/7/2007	Check Ref: 115774		\$775.00	
	10/10/2007	Check Ref: 2255		\$4,205.25	
	1/10/2008	Adjustment Ref: comp cleaning		\$0.00	
Total			\$3,980.25	\$3,980.25	\$0.00
Balance Outstanding / (Credit)					\$0.00

Security Deposit			Retained	Paid	
Payments	8/7/2007	Check Ref: 115774		\$500.00	
	10/10/2007	Check Ref: 2255		\$250.00	
	1/10/2008	Adjustment Ref: comp cleaning		\$250.00	
Returns	1/10/2008	Check number		(\$1,000.00)	
Total			\$0.00	\$0.00	
Balance + or (-)					\$0.00

An amount of \$0.00 is due to be paid you

FOR THE SAFETY AND COMFORT OF YOU AND YOUR NEIGHBORS

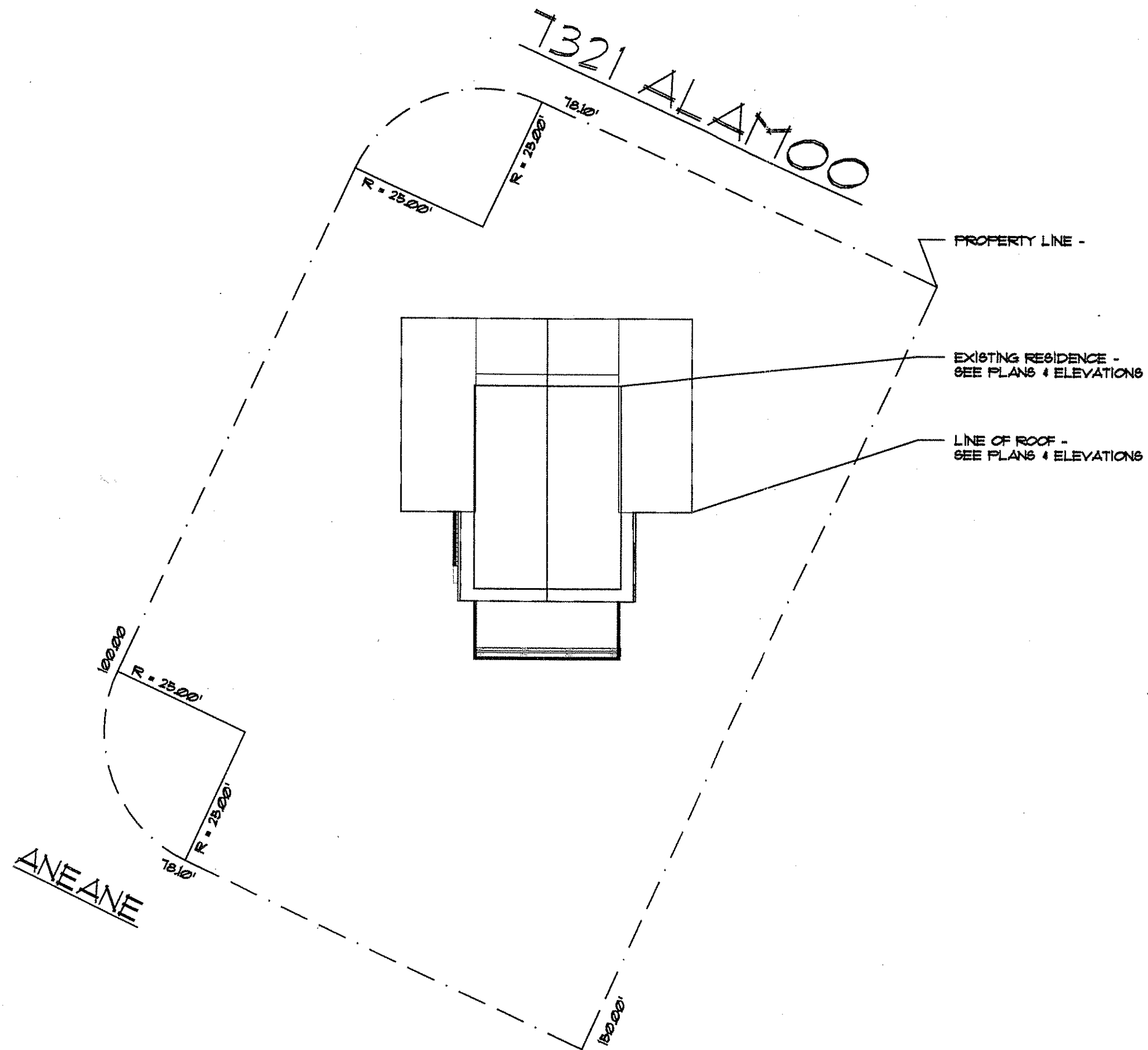
Aloha and Welcome to the Beautiful Garden Island of Kaua'i

Although you may see similar information in your accommodation, some information bears repeating. You are staying in a residential neighborhood. We want your visit to be safe and enjoyable for both you and your neighbors.

1. **Be good neighbors:**
 - a. Keep noise to a minimum, especially before 8:00 am and after 9:00 pm. Your neighbors probably have to go to work the next day, so please be considerate.
 - b. Turn off outdoor lights at night whenever possible. We enjoy our dark nights when the stars are bright and beautiful. Of equal importance, our wildlife can become disoriented at night if lights are too bright.
 - c. Hawaii has a non-smoking ordinance. There is no smoking within 20 feet of all public buildings. Some of our homes and condominiums also have a smoking ban. Please check your house rules.
 - d. Whenever possible, please recycle. Many of our rental accommodations include recycling containers. If none are available, all of our transfer stations offer recycling. As in other communities, our landfill is stressed to the limit. Anything you can do to help will be appreciated for generations to come.
2. **Beach Safety:** Be mindful of the surf. Our shorelines face thousands of miles of open ocean. Northern winter storms and southern summer storms can bring us extremely dangerous surf conditions. NEVER turn your back on the ocean – summer or winter. Rogue waves can appear even in calm surf conditions. You can check ocean conditions at www.KauaiExplorer.com/ocean_report. There are lifeguards at Haena Beach Park, Hanalei Pavilion, Lydgate, Poipu Beach Park, Salt Pond and Kekaha. For your family's safety, we advise that you check with lifeguards before going into the ocean. If you're at a non-guarded beach, at least check with local residents who are there regarding unseen currents or other dangers.
3. **9-1-1:** In case of fire or medical emergency, call 9-1-1. The address and phone number of your accommodation is posted on the inside of the front door, along with the Non-Conforming Use Certificate or vacation rental Registration Number. For non-emergency assistance, please call Police Dispatch at 241-1711. The phone number for Wilcox Hospital in Lihue is 245-1100.
4. **Weather:** We do experience flash flooding during periods of heavy rain. If you must drive in this kind of weather, drive with extreme caution. Flash floods can cause the road out of Hanalei to close for undetermined periods of time. For up-to-date Traffic and Weather information, please call 241-1725.
5. **Disaster Emergencies:** On the first business day of each month at 11:45 am, our Civil Defense sirens are tested. However, if you hear these sirens at any other time, please tune to AM radio station KQNG ("KONG") at AM 570 for up-to-the-minute reports and instructions. Also, the front of the Kaua'i phone book has emergency, disaster, evacuation and shelter information.
6. **Security:** Be cautious with your personal belongings. It is always best to lock up your valuables. Lock your doors and windows when you leave the property.
7. **Island driving etiquette:**
 - a. Please honor the posted speed limits. Frequently check your rear view mirror. If more than 4 or 5 cars are stacking up behind you, pull completely off to the side of the road and let them pass. This can also help you when driving at night as our dark roads can be confusing. The cars following you likely know where they are going and can help light the way for you.
 - b. If you are lost, remember that this is a small island and you will find your way soon. Keep driving until you find a safe place to pull over and turn around. If you can head downhill, you will get to the ocean within a few miles. Never make a U-turn on the highway.
 - c. When navigating the one-lane bridges, cross the bridges caravan style. It is usually appropriate for 5 or 6 cars to cross at a time. A simple rule of thumb is: drain the lane; if you arrive late – wait.
 - d. When parking at the beaches, parks or even within the property you have rented, be sure to park fully off the street, in assigned or clearly marked parking spaces.
 - e. If you want to stop to enjoy the scenery, please pull completely off to the side of the road.

Most of all, enjoy your visit to our beautiful island!

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MARK V. SUNDBERG
LICENSED PROFESSIONAL ARCHITECT
No. 6332
EXP 04-30-18
HAWAII, U.S.A.

THIS WORK PREPARED BY ME OR UNDER MY SUPERVISION. CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.

MARK SUNDBERG
ARCHITECT

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ARCHITECT@IVORYTOWERDESIGN.NET
WWW.IVORYTOWERDESIGN.NET

KAUAI TVR PERMIT
for
EVANS FAMILY
7321 ALAMOO,
HANAIEI, KAUAI, HI 96766

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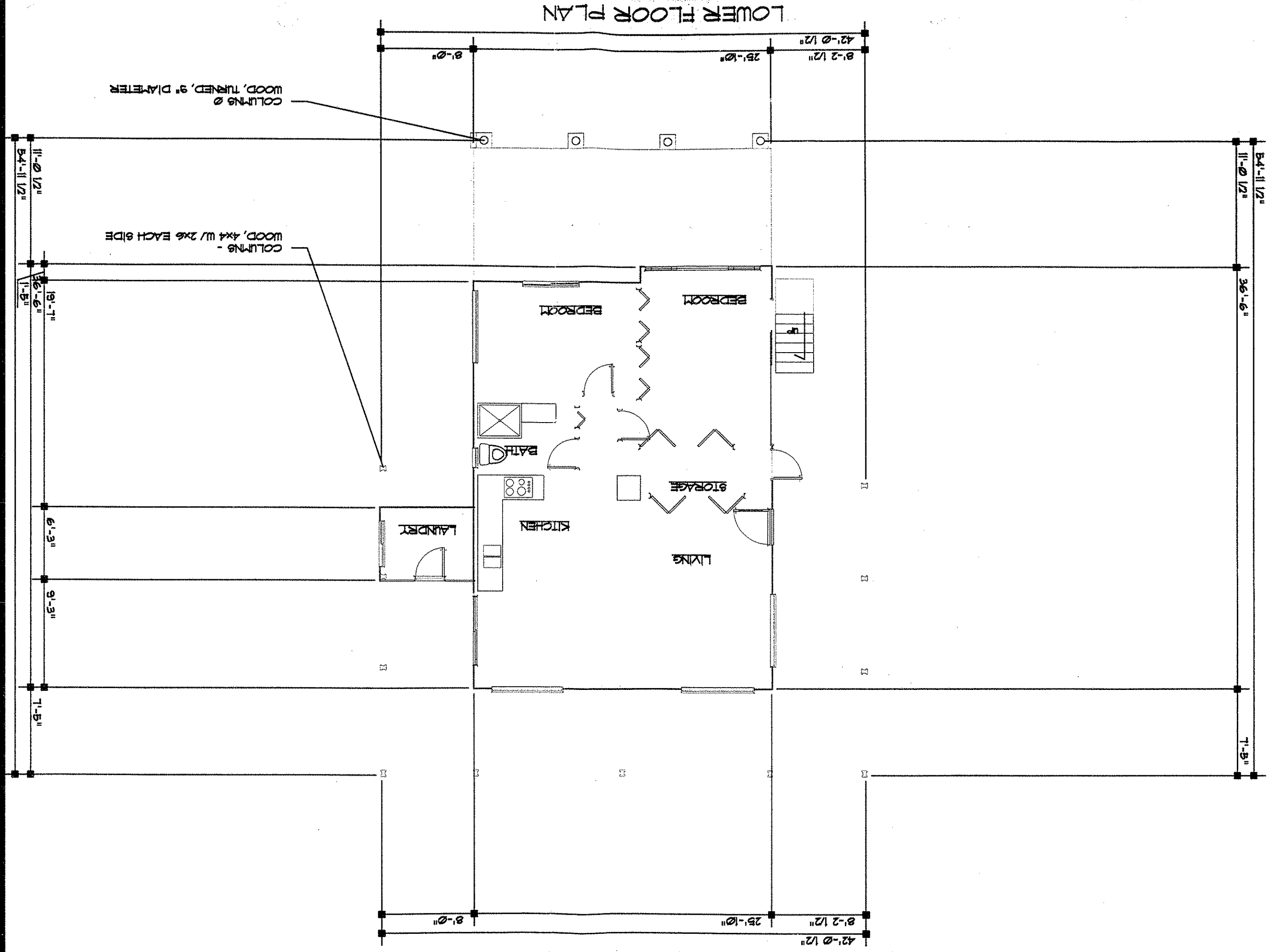
SITE IMPROVEMENTS

SITE VICINITY
GENERAL NOTES

SHEET
ZI-I

SCALE
1" = 20' - 0"

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WWW.IVORYTOWERDESIGN.NET

KAUAI TR PERMIT
for
EVANS FAMILY
722 ALAMOO,
HANAIELE, KAUAI, HI 96706

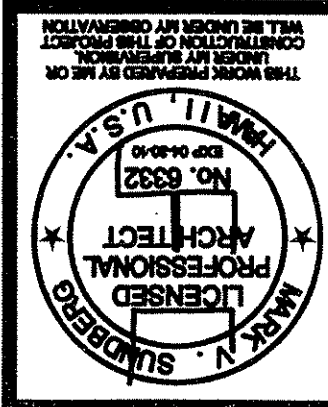
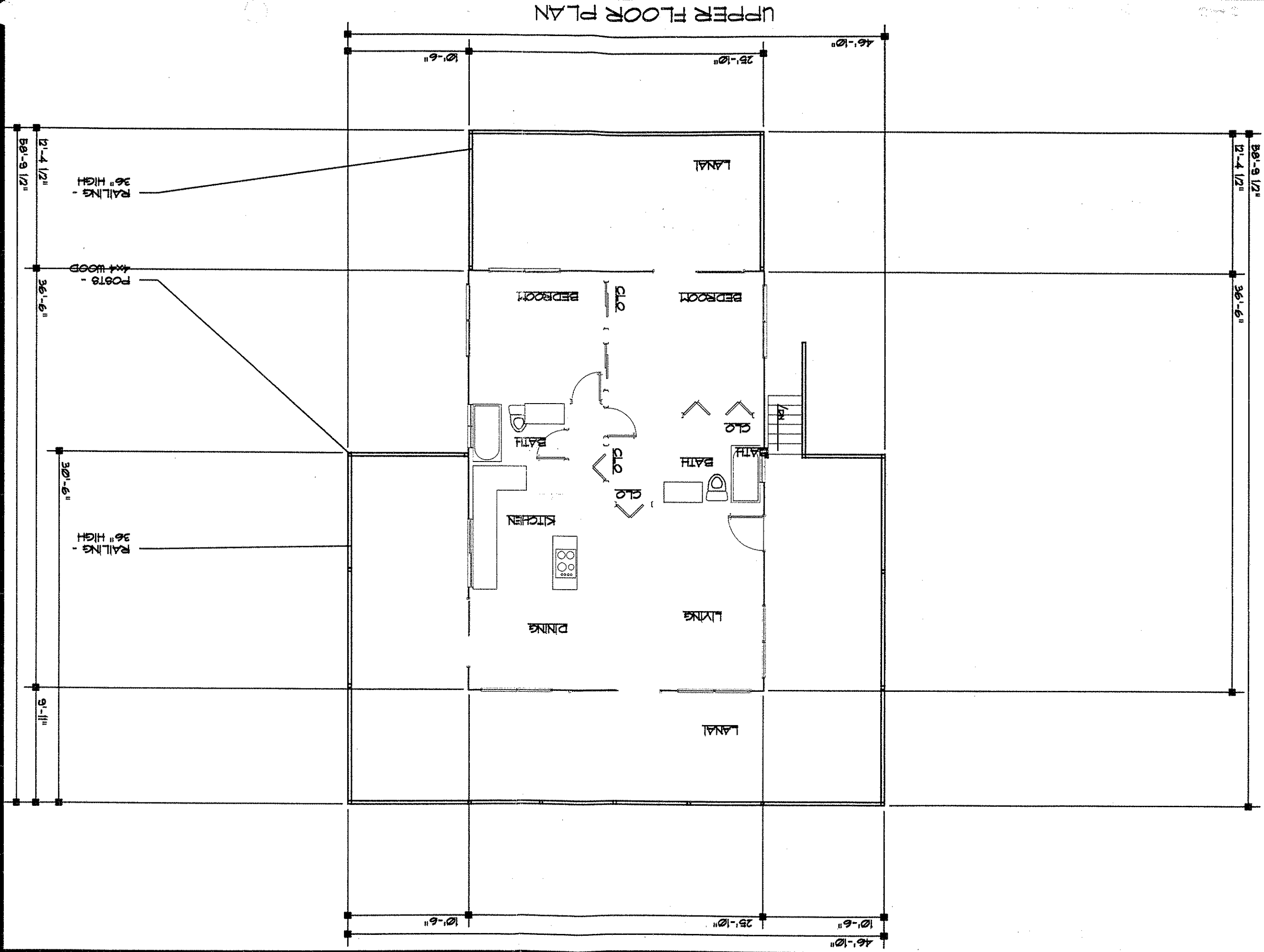
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ARCHITECTURAL
PLANS
LOWER FLOOR PLAN

Sheet
AI-1

SCALE
1/8" = 1'-0"

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ARCHITECT

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KAUAI TVR PERMIT
for
EVANS FAMILY
731 ALAMOO,
HANAIELE, KAUAI, HI 96766

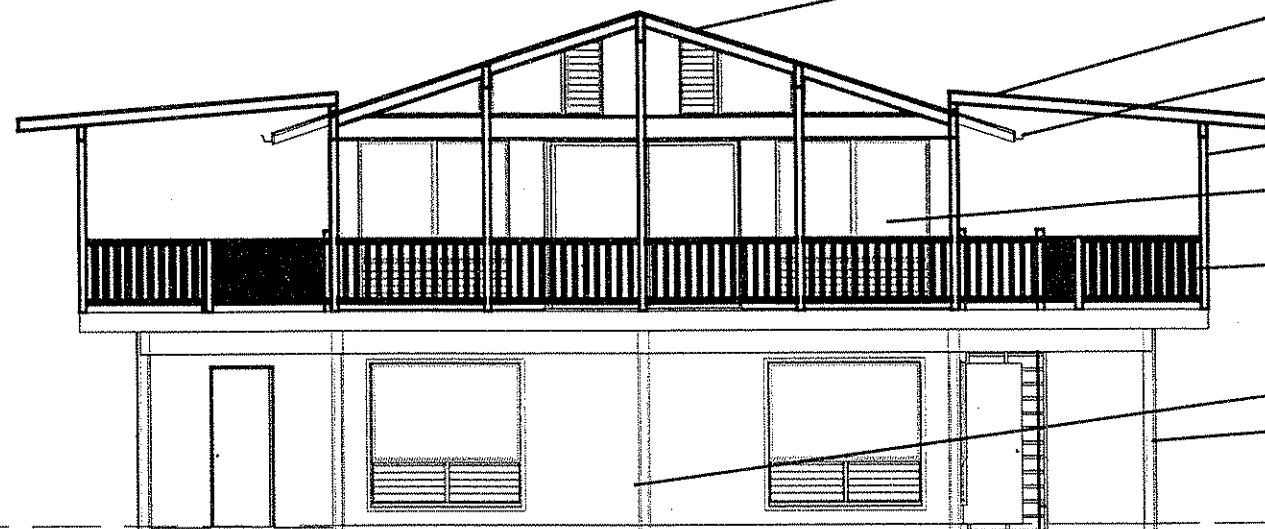
VERSION
A0 081015

ARCHITECTURAL
PLANS
UPPER FLOOR PLAN

SHEET
AI-2

SCALE
1/8" = 1'-0"

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ROOFING -
SHINGLES

ROOFING -
FIBERGLASS, CORRUGATED

FASCIA -
2x8 CONTINUOUS W/ GUTTERS

POSTS -
WOOD, 4x4

TYPICAL FENESTRATION -
TRIM OUT W/ 1x3 TOPS • JAMBS, 1x4 SILL

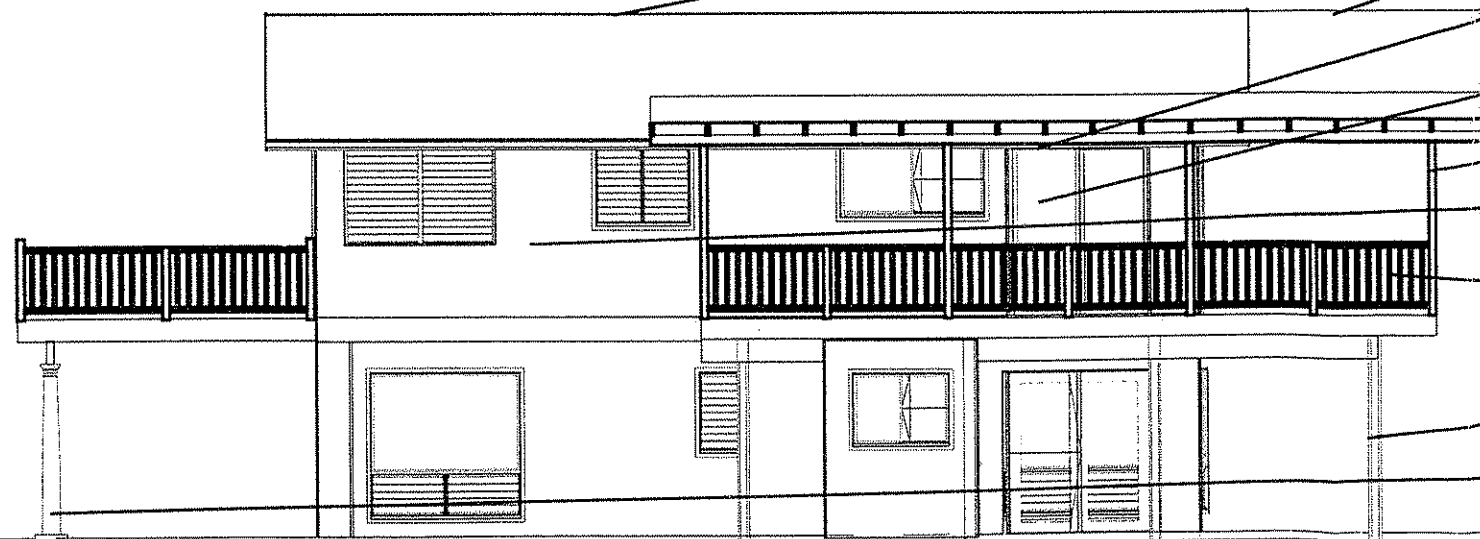
RAILING, TYPICAL -
2x4 W/ 1x2 RAILS, TOP & BOTTOM, 2x2 PICKETS • 5-1/2"
OC, 4x4 POSTS

EXTERIOR SHEATHING -
CEDAR PLANKING, 8" T&G

COLUMNS -
WOOD, 4x4 W/ 2x6 EACH SIDE

GRADE -
FINISHED

NORTH - MAKAI



ROOFING -
SHINGLES

ROOFING -
FIBERGLASS, CORRUGATED

FASCIA -
1x6, CONTINUOUS W/ GUTTER

TYPICAL FENESTRATION -
TRIM OUT W/ 1x3 TOPS • JAMBS, 1x4 SILL

POSTS -
WOOD, 4x4

EXTERIOR SHEATHING -
CEDAR PLANKING, 8" T&G

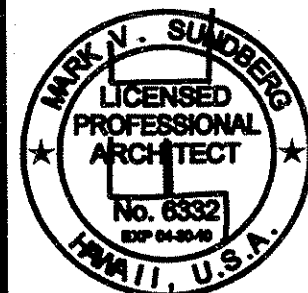
RAILING, TYPICAL -
2x4 W/ 1x2 RAILS, TOP & BOTTOM, 2x2 PICKETS • 5-1/2"
OC, 4x4 POSTS

COLUMNS -
WOOD, 4x4 W/ 2x6 EACH SIDE

COLUMNS -
WOOD, TURNED, 9" DIAMETER

GRADE -
FINISHED

EAST - PRINCEVILLE



THIS WORK PREPARED BY ME OR
UNDER MY SUPERVISION
CONSTRUCTION OF THIS PROJECT
WILL BE UNDER MY OBSERVATION

MARK SUNDBERG
ARCHITECT

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ARCHITECTURAL

ELEVATIONS

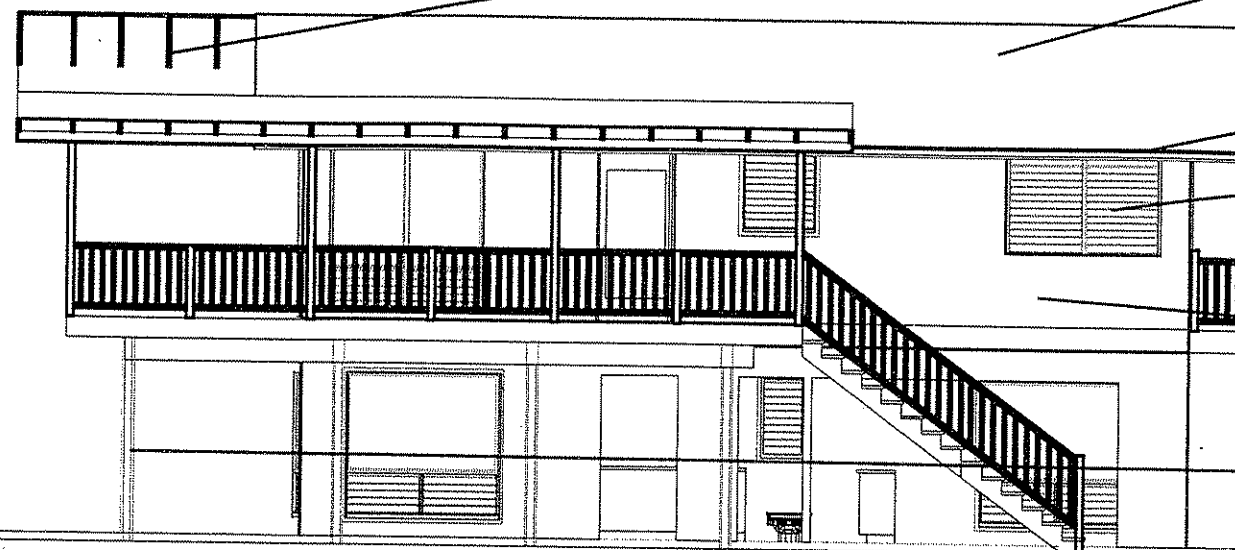
EXTERIORS

NORTH, EAST

SHEET
AI-2.1

SCALE
1/8" = 1'-0"

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ROOFING -
CORRUGATED FIBERGLASS
ROOFING -
SHINGLES

FASCIA -
1x6 CONTINUOUS W/ GUTTER

TYPICAL FENESTRATION -
TRIM OUT W/ 1x3 TOPS + JAMBS, 1x4 SILL

TYPICAL RAILING -
2x4 W/ 1x2 TOP + BOTTOM RAILS, 2x2 PICKERS @ 5-1/2" OC,
4x4 POSTS

EXTERIOR SHEATHING -
CEDAR PLANKING, 8" TYPICAL
COLUMNS -
WOOD, TURNED, 9" DIAMETER

COLUMNS -
WOOD, 4x4 W/ 2x6 EACH SIDE

GRADE -
FINISHED

WEST - NAPALI



ROOFING -
SHINGLES

ROOFING -
CORRUGATED FIBERGLASS

FASCIA -
1x6 CONTINUOUS W/ GUTTER

TYPICAL FENESTRATION -
TRIM OUT W/ 1x3 TOPS + JAMBS, 1x4 SILL

TYPICAL RAILING -
2x4 W/ 1x2 TOP + BOTTOM RAILS, 2x2 PICKERS @ 5-1/2" OC,
4x4 POSTS

EXTERIOR SHEATHING -
PLYWOOD, 1/2" W/ GROOVES @ 8" OC

COLUMNS -
WOOD, 4x4 W/ 2x6 EACH SIDE

COLUMNS -
WOOD, TURNED, 9" DIAMETER

GRADE -
FINISHED

SOUTH - MAUKA



THIS WORK PREPARED BY ME OR
UNDER MY SUPERVISION.
CONSTRUCTION OF THIS PROJECT
WILL BE UNDER MY OBSERVATION

MARK SUNDBERG
ARCHITECT

IVORY TOWER DESIGN, LLC
47-327 LULANI STREET
KANEHOE, HAWAII 96744
PH: 808-239-6090 FAX: 808-239-4128
ARCHITECT@IVORYTOWERDESIGN.NET
WWW.IVORYTOWERDESIGN.NET

KAUAI TVR PERMIT
for
EVANS FAMILY
7321 ALAMOO,
HANAIEI, KAUAI, HI 96766

VERSION
A.0 08/015

ARCHITECTURAL

ELEVATIONS

EXTERIORS

WEST, SOUTH

SHEET
AI-2.2

SCALE
1/8" = 1'-0"

TVR REGISTRATION AND NCU FORM

COUNTY OF KAUAI
FINANCE DEPARTMENT
REAL PROPERTY DIVISION 808-241-6222
PLANNING DEPARTMENT 808-241-6677

APPLICANT Jon R. Evans
ADDRESS 4988 Emmalani Dr.
Princeton HI

PHONE NO. 808

APPLICANT IS: (ch)
☒ Owner of Prop
☐ Lessee of Prop
☐ Leased Fr
☒ Authorized Ag
Authorization
Proprietor of

For Government Use Only
Registration # TVNG 1341
Date Received 10/15/08 By KJA
Date Approved _____ By _____
Plans By _____
Fee \$ _____ Date _____

NOTE: *Lessee must have an unexpired and recorded lease of five (5) years or more from date of filing this application.

Sign: _____

Print: _____

nfo

Tax Map Key 45-88-45 Lot. No. 22 # of Buildings on CPR or Lot _____
Zoning - SLUD _____ General Plan _____ County _____

Establishment Info

Establishment name and Address Hale Hoku
7321 Alamo'o Rd (Haena) Hanalei
Description of Operation (no. of rooms, no. of units etc.)
3BD/3BA
G.E. License # W30540918-01 TAT License # W30540918-01
24 Hour Contact Info Na Pah Properties Jane Abramo
Date TVR Use Started 12-11-1998 826-7272
☒ Copy of For the Safety and Comfort of You and Your Neighbors
Attachments provided (G.E. License, TAT License, Units in TVR Use etc.)
GET License
TAT License
(3) Reservations
Plans - Plot / Floor / Elevations Spending

COUNTY OF KAUAI PLANNING DEPARTMENT

Inspections

To be initialed by Planning Dept. Staff

___ The subject property has no violations
___ The subject property was inspected on _____
___ The property has the following violations _____

To be initialed by Planning Dept. Staff

___ The subject property does not qualify for single family vacation rental uses.

The subject operation is (check which applies):

<p><input checked="" type="checkbox"/> A Single Family Vacation Rental outside the VDA</p> <p>In addition to General Info, Provide the following:</p> <p><input checked="" type="checkbox"/> Signed and Stamped As Built plot, floor, elevation and section drawings by a licensed architect or engineer showing the property as it exists today and showing registration and contact sign location.</p> <p><input checked="" type="checkbox"/> Verification of operation prior to March 7th, 2008</p>	<p><input type="checkbox"/> A Single Family Vacation Rental in the VDA</p> <p>In addition to General Info, Provide the following:</p> <p><input type="checkbox"/> Signed and Stamped As Built plot, floor, elevation and section drawings by a licensed architect or engineer showing the property as it exists today and showing registration and contact sign location.</p>	<p><input type="checkbox"/> A single Family vacation rental in the SLUD Ag district</p> <p>In addition to General Info, Provide the following:</p> <p><input type="checkbox"/> Signed and Stamped As Built plot, floor, elevation and section drawings by a licensed architect or engineer showing the property as it exists today and showing registration and contact sign location.</p> <p><input type="checkbox"/> Verification of operation prior to March 7th, 2008</p> <p><input type="checkbox"/> Verification structure built prior to June 4, 1976 or</p> <p><input type="checkbox"/> Special Use permit issued prior to March 7, 2008</p>
<p>To be initialed by Planning Dept. Staff</p> <p><input type="checkbox"/> Applicant meets definition criteria per C20</p> <p><input type="checkbox"/> The subject property is not within the Visitor Destination Area but qualifies for and is issued a Non-Conforming Use Certificate on _____</p> <p><input type="checkbox"/> and has recorded and agreement of the NCU the conditions of the certificate on their deed dated _____</p>	<p>To be initialed by Planning Dept. Staff</p> <p><input type="checkbox"/> The subject property is within the Visitor Destination Area and so is allowed to operate transient vacation rentals in conformance with the standards of Section 8-17.8 of the Kaua'i County Code and the underlying zoning.</p>	<p>To be initialed by Planning Dept. Staff</p> <p><input type="checkbox"/> The subject property is within the State Land Use Ag district and has a Non-Conforming Use Certificate issued on _____ and has recorded and agreement of the NCU the conditions of the certificate on their deed dated _____</p>
<p>A Single Family Transient Vacation Rental operating on a property or dwelling on the State or National Historic Register</p> <p>Provide the following:</p> <p><input type="checkbox"/> Use permit approved by the Planning Commission or Director as applicable</p>	<p><input type="checkbox"/> A lawful Multi-Family vacation rental</p> <p>Provide the following:</p> <p><input type="checkbox"/> Plans showing registration and contact sign location.</p>	
<p>To be initialed by Planning Dept. Staff</p> <p><input type="checkbox"/> The subject property qualifies for the historic exemption and has a use permit for the operation</p>	<p>To be initialed by Planning Dept. Staff</p> <p><input type="checkbox"/> The subject property is a lawful multi-family TVR and so is allowed to operate transient vacation rentals in conformance with the standards of Section 8-17.8 of the Kaua'i County Code and the underlying zoning.</p>	

Signature BWatts for Jon K. Evans Date 8-25-08
 Owner/Applicant

Letter of Authorized Agent

To All Governmental Agencies, including the County of Kauai Tax Assessment Office,
The Department of Planning, and Hawaii State Government Agencies

Property Owner-Mailing Address/Phone Contact Information

Jon K Evans
4988 Emmalam Dr.
Princeville HI 96722
808-826-7188

TVR Property Address

Kate Hoku
7321 Alamoio Rd (Aaena) Aunaki

Tax Map Key # 4-5-88 45

General Excise Tax # W30540918-01

Transient Accomodation Tax # W30540918-01

Date TVR use began 1-1-04

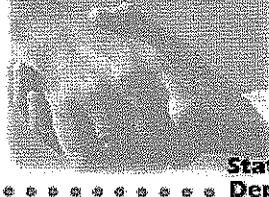
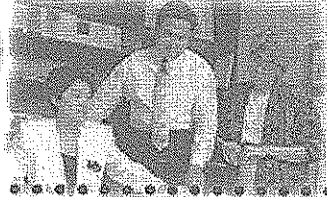
24 Hour Kauai Resident Name/Phone Contact # Napah Properties
Jane Abramo 826-7272

This letter authorizes Barbara Watts to act as our Authorized Agent in the matter
of Application for a Transient Vacation Rental Permit- Conforming or Non-
Conforming

Signature/Date Jon K Evans



Tax Licenses



Kate Hoku

State of Hawaii
Department of Taxation

Search Details

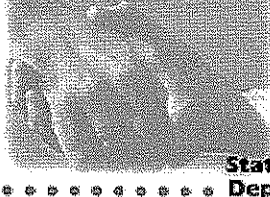
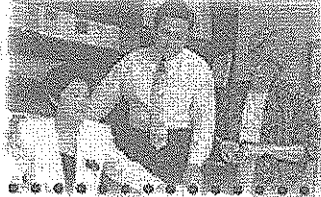
Taxpayer Name:	JON K. EVANS
DBA Name:	
Taxpayer ID:	W30540918-01
Former Taxpayer ID:	40060473
Business Location:	
Tax Type:	General Excise and Use
Tax Status:	Open
Business Began:	12/11/1998
<-Back New Search->	

Last Updated on 08/13/2008

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[Hawaii State homepage](#) || [Department of Taxation](#)



Tax Licenses



Aate
Hoku

State of Hawaii
Department of Taxation

Search Details

Taxpayer Name:	JON K. EVANS
DBA Name:	
Taxpayer ID:	W30540918-01
Former Taxpayer ID:	N/A
Business Location:	
Tax Type:	Transient Accommodations
Tax Status:	Open
Business Began:	01/01/2004
<-Back New Search->	

Last Updated on 08/13/2008

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[Hawaii State homepage](#) || [Department of Taxation](#)

Na Pali Properties

"In the Heart of Hanalei"
PO Box 475 Hanalei, HI 96714
1-800-715-7273 or 808-826-7272

Statement of Account

Date: September 12 2008

Guest: (MEUG001)

Res No: 106674

Neugebauer

Agent

1234567890

Property: HALE HOKU

(HALE HOKU)

WA 98052

From: 1/27/2008

To: 2/10/2008

Nights: 14

Address: HALE HOKU, 7321 Alamo'o Road, Wainiha, HI

Reservation		Charged	Paid	Disbursed
Charges	Rent	\$2,400.00		\$2,400.00
	General excise tax	\$99.98		\$99.98
	Reservation Fee	\$25.00		\$25.00
	transient accomodation tax	\$174.00		\$174.00
	Security Deposit	\$500.00		
Payments	12/31/2007 Transfer from Reservation Ref: from 105328		\$625.00	
	1/9/2008 Check Ref: 11885		\$2,573.98	
Total		\$2,698.98	\$2,698.98	\$0.00
Balance Outstanding / (Credit)				\$0.00

Security Deposit		Retained	Paid	
Payments	12/31/2007 Transfer from Reservation Ref: from 105328		\$500.00	
	3/5/2008 Check number ((\$500.00)	
Total		\$0.00	\$0.00	
Balance + or (-)				\$0.00

An amount of \$0.00 is due to be paid you

Na Pali Properties

"In the Heart of Hanalei"
PO Box 475 Hanalei, HI 96714
1-800-715-7273 or 808-826-7272

Statement of Account

Guest: (CARE001)

Carey
c/o Shelia@Jean&Abbott
P. O. Box 322
Hanalei HI 96714

Date: September 12 2008

Res No: 105987

Agent:

Property: HALE HOKU

From: 10/17/2007 To: 10/24/2007

(HALE HOKU)

Nights: 7

Address: HALE HOKU, 7321 Alamo'o Road, Wainiha, HI

Reservation		Charged	Paid	Disbursed
Charges	Rent	\$2,100.00		\$2,100.00
	Clean	\$260.42		\$260.42
	commission, travel agent	(\$210.00)		(\$210.00)
	General excise tax	\$87.49		\$87.49
	Reservation Fee	\$25.00		\$25.00
	transient accomodation tax	\$152.25		\$152.25
	Security Deposit	\$500.00		
Payments	7/24/2007 Check Ref: 674		\$525.00	
	8/24/2007 Check Ref: 707		\$2,390.16	
Total		\$2,415.16	\$2,415.16	\$0.00
Balance Outstanding / (Credit)				\$0.00

Security Deposit		Retained	Paid	
Payments	7/24/2007 Check Ref: 674		\$500.00	
Returns	11/27/2007 Check number		(\$500.00)	
Total		\$0.00	\$0.00	
Balance + or (-)				\$0.00

An amount of \$0.00 is due to be paid you

Na Pali Properties

"In the Heart of Hanalei"
PO Box 475 Hanalei, HI 96714
1-800-715-7273 or 808-826-7272

Statement of Account

Guest: (HBR002)
Krause
c/o Jody@Hawaiianbeachrentals
P. O. Box 1739
Kailua HI 96734

Date: September 12 2008

Res No: 105935

Agent:

Property: HALE HOKU

From: 12/27/2007 To: 1/8/2008

(HALE HOKU)

Nights: 12

Address: HALE HOKU, 7321 Alamo'o Road, Wainiha, HI

Reservation		Charged	Paid	Disbursed
Charges	Rent	\$3,900.00		\$3,900.00
	commission, travel agent	(\$390.00)		(\$390.00)
	General excise tax	\$162.47		\$162.47
	Reservation Fee	\$25.03		\$25.03
	transient accomodation tax	\$282.75		\$282.75
	Security Deposit	\$1,000.00		
Payments	8/7/2007 Check Ref: 115774		\$775.00	
	10/10/2007 Check Ref: 2255		\$4,205.25	
	1/10/2008 Adjustment Ref: comp cleaning		\$0.00	
Total		\$3,980.25	\$3,980.25	\$0.00
Balance Outstanding / (Credit)				\$0.00

Security Deposit		Retained	Paid
Payments	8/7/2007 Check Ref: 115774		\$500.00
	10/10/2007 Check Ref: 2255		\$250.00
	1/10/2008 Adjustment Ref: comp cleaning		\$250.00
Returns	1/10/2008 Check number		(\$1,000.00)
Total		\$0.00	\$0.00
Balance + or (-)			\$0.00

An amount of \$0.00 is due to be paid you

FOR THE SAFETY AND COMFORT OF YOU AND YOUR NEIGHBORS

Aloha and Welcome to the Beautiful Garden Island of Kaua'i

Although you may see similar information in your accommodation, some information bears repeating. You are staying in a residential neighborhood. We want your visit to be safe and enjoyable for both you and your neighbors.

1. **Be good neighbors:**
 - a. Keep noise to a minimum, especially before 8:00 am and after 9:00 pm. Your neighbors probably have to go to work the next day, so please be considerate.
 - b. Turn off outdoor lights at night whenever possible. We enjoy our dark nights when the stars are bright and beautiful. Of equal importance, our wildlife can become disoriented at night if lights are too bright.
 - c. Hawaii has a non-smoking ordinance. There is no smoking within 20 feet of all public buildings. Some of our homes and condominiums also have a smoking ban. Please check your house rules.
 - d. Whenever possible, please recycle. Many of our rental accommodations include recycling containers. If none are available, all of our transfer stations offer recycling. As in other communities, our landfill is stressed to the limit. Anything you can do to help will be appreciated for generations to come.
2. **Beach Safety:** Be mindful of the surf. Our shorelines face thousands of miles of open ocean. Northern winter storms and southern summer storms can bring us extremely dangerous surf conditions. NEVER turn your back on the ocean – summer or winter. Rogue waves can appear even in calm surf conditions. You can check ocean conditions at www.KauaiExplorer.com/ocean_report. There are lifeguards at Haena Beach Park, Hanalei Pavilion, Lydgate, Poipu Beach Park, Salt Pond and Kekaha. For your family's safety, we advise that you check with lifeguards before going into the ocean. If you're at a non-guarded beach, at least check with local residents who are there regarding unseen currents or other dangers.
3. **9-1-1:** In case of fire or medical emergency, call 9-1-1. The address and phone number of your accommodation is posted on the inside of the front door, along with the Non-Conforming Use Certificate or vacation rental Registration Number. For non-emergency assistance, please call Police Dispatch at 241-1711. The phone number for Wilcox Hospital in Lihue is 245-1100.
4. **Weather:** We do experience flash flooding during periods of heavy rain. If you must drive in this kind of weather, drive with extreme caution. Flash floods can cause the road out of Hanalei to close for undetermined periods of time. For up-to-date Traffic and Weather information, please call 241-1725.
5. **Disaster Emergencies:** On the first business day of each month at 11:45 am, our Civil Defense sirens are tested. However, if you hear these sirens at any other time, please tune to AM radio station KQNG ("KONG") at AM 570 for up-to-the-minute reports and instructions. Also, the front of the Kaua'i phone book has emergency, disaster, evacuation and shelter information.
6. **Security:** Be cautious with your personal belongings. It is always best to lock up your valuables. Lock your doors and windows when you leave the property.
7. **Island driving etiquette:**
 - a. Please honor the posted speed limits. Frequently check your rear view mirror. If more than 4 or 5 cars are stacking up behind you, pull completely off to the side of the road and let them pass. This can also help you when driving at night as our dark roads can be confusing. The cars following you likely know where they are going and can help light the way for you.
 - b. If you are lost, remember that this is a small island and you will find your way soon. Keep driving until you find a safe place to pull over and turn around. If you can head downhill, you will get to the ocean within a few miles. Never make a U-turn on the highway.
 - c. When navigating the one-lane bridges, cross the bridges caravan style. It is usually appropriate for 5 or 6 cars to cross at a time. A simple rule of thumb is: drain the lane; if you arrive late – wait.
 - d. When parking at the beaches, parks or even within the property you have rented, be sure to park fully off the street, in assigned or clearly marked parking spaces.
 - e. If you want to stop to enjoy the scenery, please pull completely off to the side of the road.

Most of all, enjoy your visit to our beautiful island!

May 14, 2009

County of Kaua'i Planning Department
4444 Rice Street
Lihue, HI 96766

COUNTY OF KAUAI

09 MAY 18 P4:55

PLANNING DEPT.

Attn: Andres Emayo, Jr.

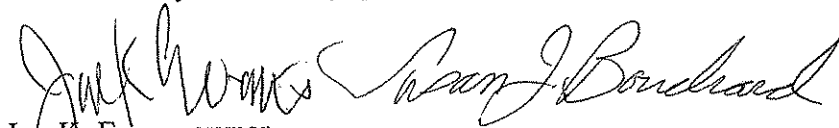
Re: Non-Conforming Use Certificate Application #TVNC-1341
TMK: 5-8-008:045 HALE HOKU

We are in receipt of your letter dated April 28, 2009, which we received on May 2, 2009.

Per your request, please be advised that it is our intention to remove all cabinetry overhead and all lower cabinets in the living area on the lower level of the structure. The microwave and toaster oven will also be removed. There will be no electrical outlet that might service an oven. This work is scheduled to be finished by a licensed contractor before the end of June, 2009. We will advise you as soon as the work is done so that you can schedule an inspection. It is our understanding that removal of these improvements will satisfy your request.

We would also like to advise you that the home has never been used as a Multi Family Dwelling by us. Despite the existence of counters and cabinetry in the living area on the lower level of the structure, the home has only been offered as one rental unit. Our management company, Na Pali Properties, Inc., can provide evidence of this fact.

Please call if you have any questions.



Jon K. Evans, owner
Susan J. Bouchard, owner
4988 Emmalani Drive
Princeville, HI 96722

May 14, 2009

County of Kaua'i Planning Department
4444 Rice Street
Lihue, HI 96766

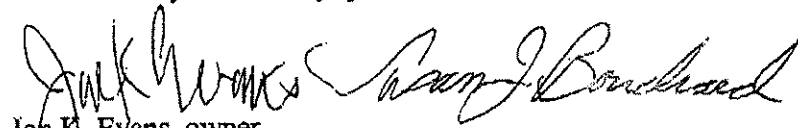
Attn: Andres Emayo, Jr.
Re: Non-Conforming Use Certificate Application #TVNC-1341
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Please call if you have any questions.



Jon K. Evans, owner
Susan J. Bouchard, owner
4988 Emmalani Drive
Princeville, HI 96722

May 14, 2009

County of Kaua'i Planning Department
4444 Rice Street
Lihue, HI 96766

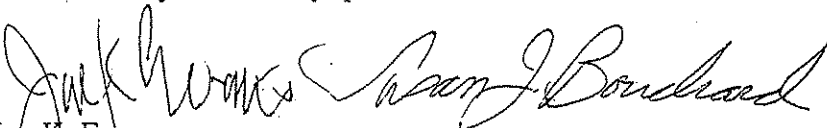
Attn: Andres Emayo, Jr.
Re: Non-Conforming Use Certificate Application #TVNC-1341
TMK: 5-8-008:045 HALE HOKU

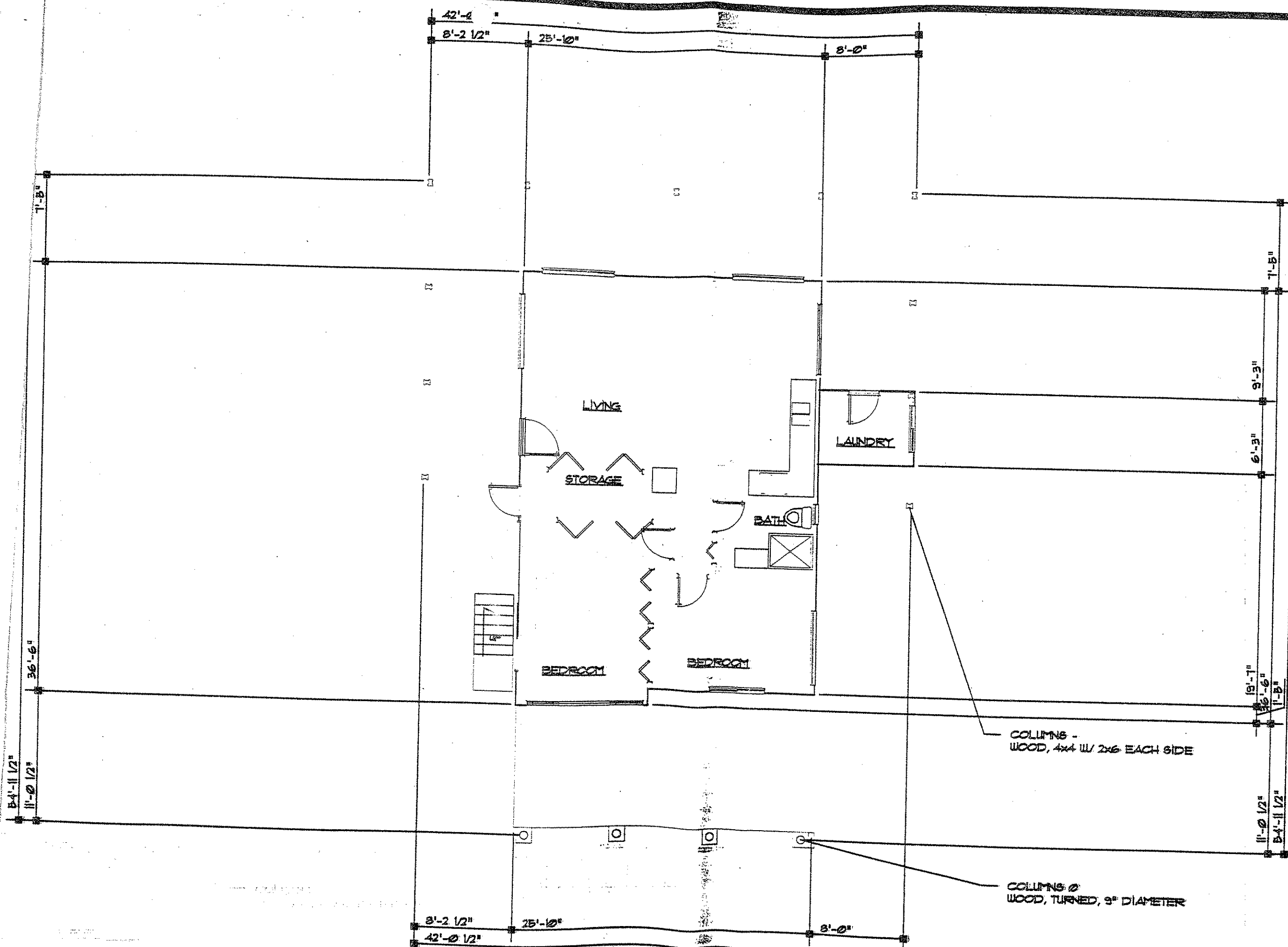
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Please call if you have any questions.

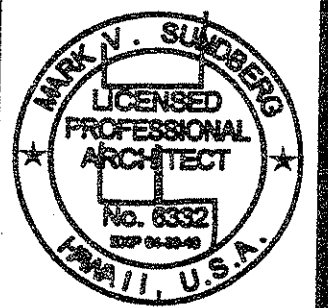

Jon K. Evans, owner
Susan J. Bouchard, owner
4988 Emmalani Drive
Princeville, HI 96722



LOWER FLOOR PLAN

COLUMNS -
WOOD, 4x4 W/ 2x6 EACH SIDE

COLUMNS Ø
WOOD, TURNED, 9" DIAMETER



THIS WORK PREPARED BY ME OR
UNDER MY SUPERVISION
CONSTRUCTION OF THIS PROJECT
WILL BE UNDER MY OBSERVATION

MARK SUNDBERG
ARCHITECT

IVORY TOWER DESIGN, LLC
47-24 LULUAN STREET
KANEHOE, HAWAII 96744
PH: 808-499-6999 FAX: 808-499-4328
ARCHITECT@IVORYTOWERSIGN.COM
WWW.IVORYTOWERSIGN.COM

KALIA TVR PERMIT
for
EVANS FAMILY
732 ALAMOO,
HANAIEI, KALII, HI 96766

VERSION
A0 081015

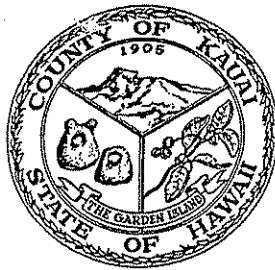
ARCHITECTURAL
PLANS

LOWER FLOOR PLAN

SHEET
AI-I

SCALE
1/8" = 1'-0"

BERNARD P. CARVALHO JR.
MAYOR



IAN K. COSTA
DIRECTOR OF PLANNING

GARY K. HEU
ADMINISTRATIVE ASSISTANT

IMAIKALANI P. AIU
DEPUTY DIRECTOR OF PLANNING

COUNTY OF KAUAI
PLANNING DEPARTMENT
4444 RICE STREET
KAPULE BUILDING, SUITE A473
LIHU'E, KAUAI, HAWAII 96766-1326

TELEPHONE: (808) 241-6677 FAX: (808) 241-6699

CERTIFIED

April 28, 2009

Jon K. Evans
4988 Emmalani Dr
Princeville HI 96722

SUBJECT: Non-Conforming Use Certificate Application # TVNC-1341
TMK: 5-8-008:045 HALE HOKU

We have reviewed your application for a Non-Conforming Use Certificate to continue Transient Vacation Rental operations on TMK 5-8-008:045 and have found the following on your property.

- a. **"Section 8-17.8 Single Family Transient Vacation Rentals.**
(b) ...Development standards shall be the same as those for single-family detached dwellings in Sections 8-3.5 through 8-3.8, ...
The use of the Single Family Dwelling as a Multi- Family Dwelling is a violation. The existing Single Family Dwelling contains (2) two Dwelling Units.
- b. **"Sec. 8-17.3 Permitted Locations for Multi-Family Transient Vacation Rentals.**
Subject to the limitations contained in Section 8-17.5, multi-family transient vacation rentals are allowed:
(a) In Hotels in Resort or Commercial Districts; and
(b) In Resort Districts ... County of Kauai [Visitor Destination Area] zoning maps."
The conversion of the Single Family Dwelling into a Multi- Family Dwelling and the use of such for Transient Vacation Rental outside of the Visitor Destination Area constitutes a violation.
- c. **Sec. 8-19.1 When Required.** "No person shall undertake any construction or development or carry on any activity or use, for which a zoning permit is required by this Chapter, or obtain a building permit for construction, development, activity or use regulated by this Chapter, without first obtaining the required zoning permit. (Ord. No. 164, August 17, 1972; Sec. 8-18.1, R.C.O. 1976)".

0596 0500 2000 00ET 9002

U.S. Postal Service	
CERTIFIED MAIL	
(Domestic Mail Only, Next Business Day)	
For delivery information visit usps.com	
OFFICE	
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$
Sent to <u>Jon K. E.</u>	
Street, Apt. No., or PO Box No. <u>4988</u>	
City, State, ZIP+4 <u>Princeville</u>	
PS Form 3800, August 2006	

Jon K. Evans
April 28, 2009

Addition/Alterations to and the conversion of the Single Family Dwelling into a Multi Family Dwelling without proper permits, constitutes a violation. Construction of interior partitions with kitchen facilities creating an Additional Dwelling Unit without proper permits, constitutes a violation.

Pursuant to Section 8-17.10 of the Kauai County Code your application has been denied and you are directed to comply with the following requirements immediately:

- a. **Cease and desist transient vacation rental operations immediately**
- b. **Cease and desist use of the Single Family Dwelling as a Multi Family Dwelling. Remove all cabinetry overhead and over 6 lineal feet and cooking appliances (i.e. oven/range, cook tops, microwave ovens, toasters and the like) along with the electrical or gas supplies.**
- c. **All Construction and Additions/Alterations, which Plans will not be provided to the Planning Department for approval shall be demolished and removed.**

Failure to contact the Planning Department in **writing** within **15** calendar days upon receipt of this letter to provide an acceptable plan for compliance provides us with no other alternative but to issue a Notice of Violation and pursue litigation. Please call the Planning Department at 241-6677 if you have any questions.



ANDRES EMAYO JR.
Planning Inspector

cc: County Attorney
Prosecuting Attorney
Finance Department, Real Property Division
Office of the Mayor, PIO

TRANSIENT VACATION RENTAL AFFIDAVIT OF

Jon K. Evans

STATE OF Hawaii)
COUNTY OF Kauai) ss.

COUNTY OF KAUAI

I, Jon K. Evans, being first sworn upon oath, ^{09 MAR 27 P4:50}deposes and says:

1. My name is, Jon K. Evans ^{PLANNING DEPT} and I make this affidavit

based on my personal knowledge.

2. I am the owner of the property identified as TMK: 4/5-8-8-45
with a mailing address of 4988 Emmalani Dr. Princeville, HI. 96722

3. I have operated a transient vacation rental(s) on the property since Sept.
2007 under the business name of Jon K. Evans / Hale Hoku

4. My State of Hawai'i General Excise Tax license number is W 30540918-01
_____ and I have paid General Excise and Transient Accommodation Taxes in
accordance with State Law during the period(s) the Transient Vacation Rental was in
operation.

5. Building permit number(s) 0015660
were approved on 12/17/80 for all structures on the property and
there were no expansions, alterations, improvements, or uses contrary to State and
County land use and planning laws.

6. There _____ were X were not any legal expansions or improvements
made on the property after March 7th 2008. Improvements and expansions took place
under the following permits _____

FURTHER AFFIANT SAYETH NAUGHT.

Janet Ann
Name: _____

WITNESS my hand and official seal.

Geoffrey Culverhouse
Notary Public, State of Hawai'i

3/26/09
Date

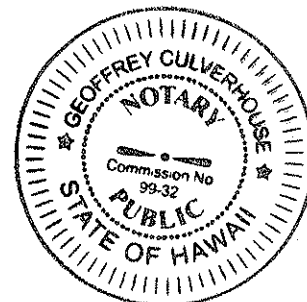
My commission expires:

GEOFFREY CULVERHOUSE
Notary Public, State of Hawaii
Commission expires 01/31/2011

Doc. Date: 3/26/09 # Pages 2

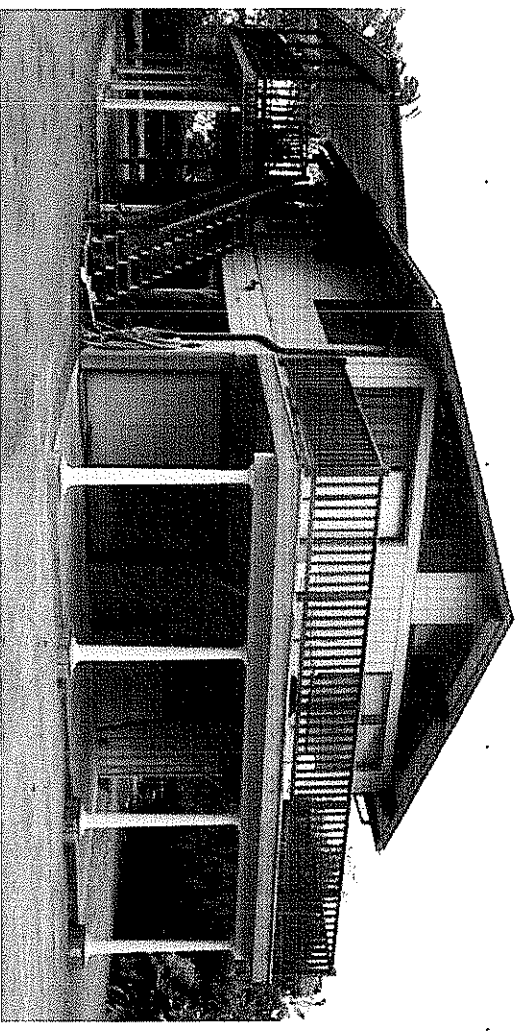
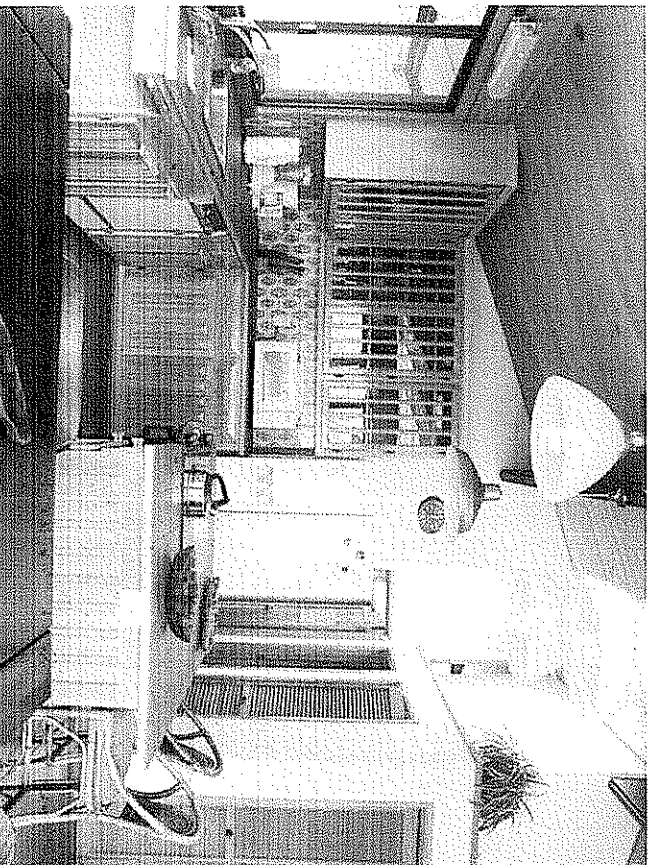
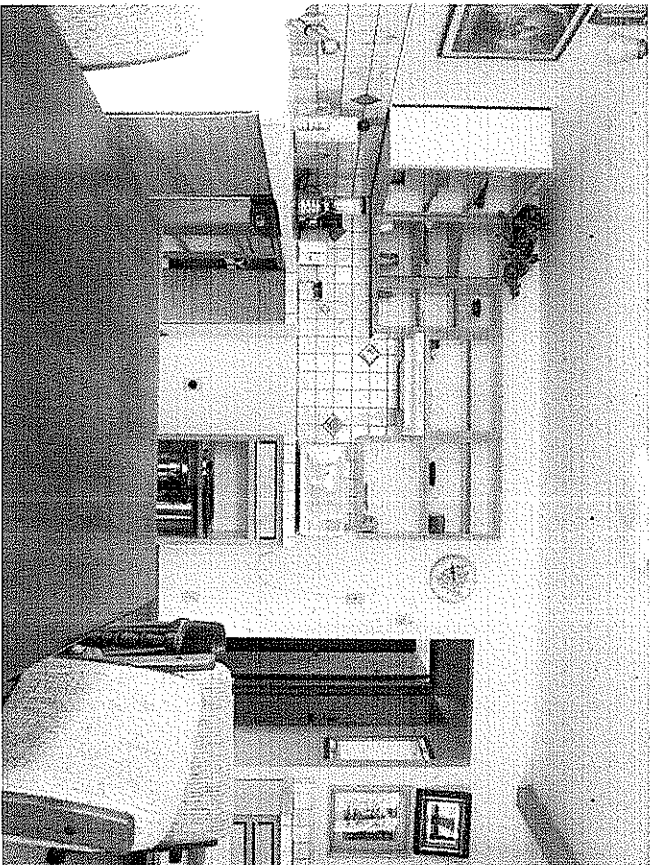
Notary Name: Geoffrey Culverhouse 5th Circuit

Doc. Description: Vacation Rental



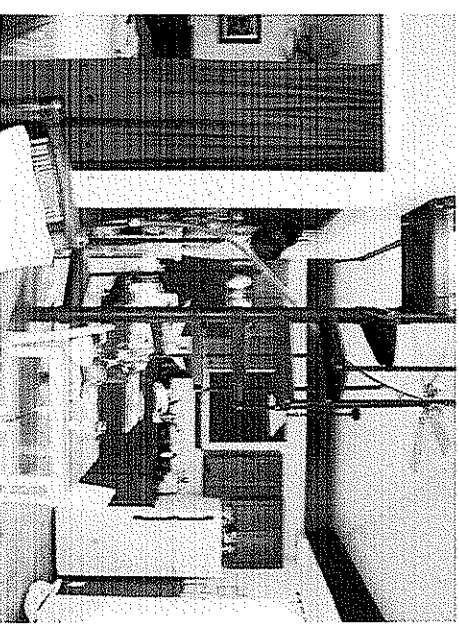
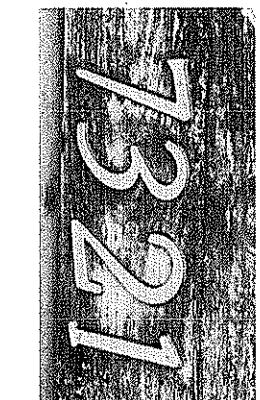
() COMPLAINT		(X) REGISTRATION INSPECTION	
NAME: HALE HOKU	UNIT/S:	TYPE: NCU	
TMK: 5-8-008:045	LAND AREA:	TV#: TVNC-1341	
DIST: Hanalei	LOC: Wainiha		
ZONING: R-4	OWNER: JON K EVANS		
SLUC DIST:	MNGR CO.		
LOG # 09-0033	SITE ADDR: ALAMOO RD		
OWNER:		MANAGING COMPANY:	
NAME: Jon K. Evans	NAME:		
ADDR: 4988 Emmalani Dr	ADDR:		
Princeville HI 96722	PHONE:		
PHONE:	PHONE:		
NATURE OF VIOLATION:		Upper and Lower Dwellings	
INSPECTOR:			

TMK 5-8-008:045 3/27/09



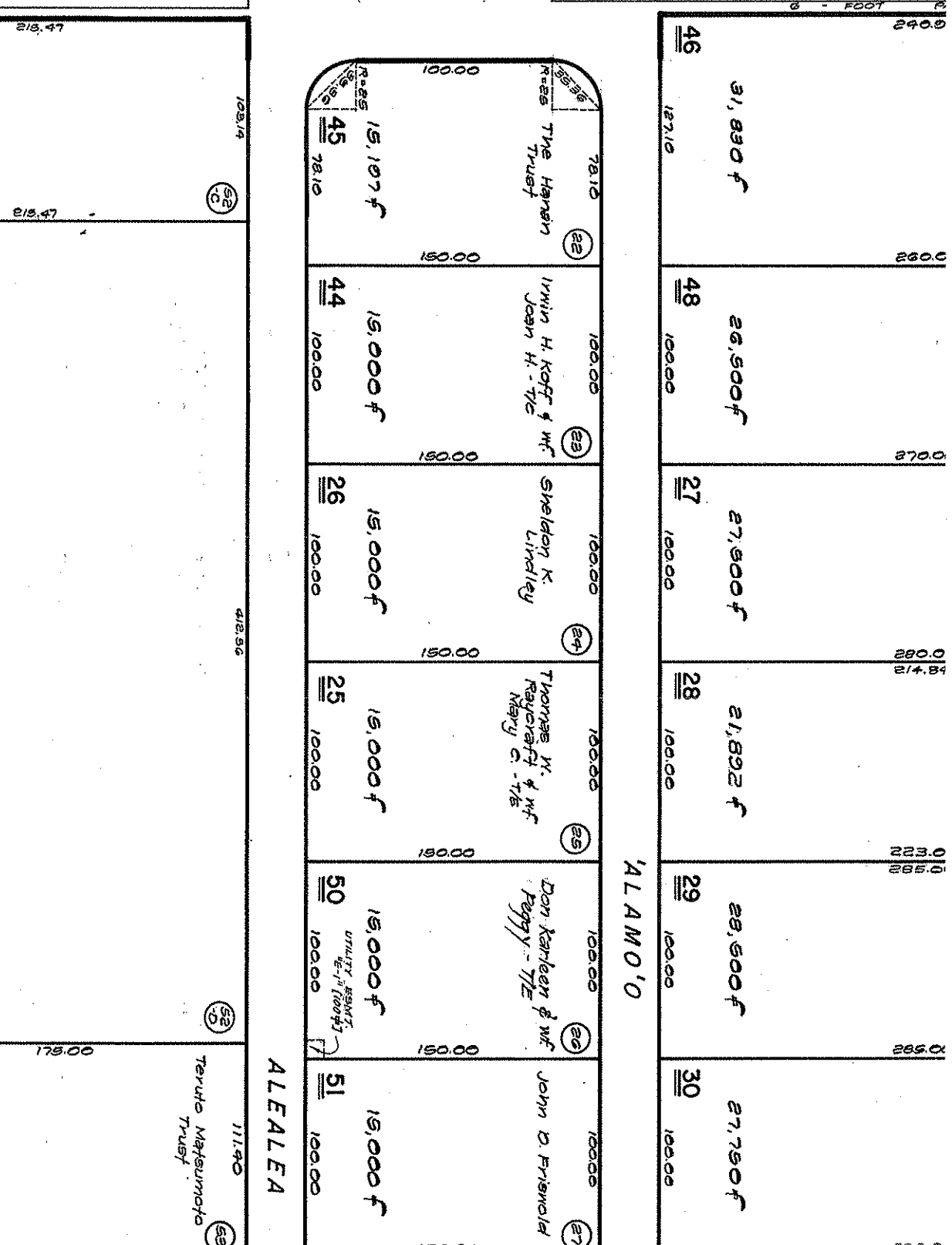
SFR w/ 2 kitchens

Interior connection



TMK 5-8-008:045

PLAT 09



TMK 5-8-008:045

