

September 3, 1987

Kalani Sunset Corporation
P.O. Box 5170
Kailua-Kona, HI 96745

Gentlemen:

Ohana Dwelling Permit (OD 87-124)
Tax Map Key: 7-6-24:19

The subject application has been reviewed by the concerned agencies and notes:

1. The subject tax map key parcel is served by an acceptable street;
2. The subject application can meet with the State Department of Health wastewater treatment and disposal systems requirements;
3. The copy of original recorded Warranty Deed relating to subject tax map key parcel to establish title and exhibits contained therein do not include any deed restriction or covenant to prohibit construction of requested ohana dwelling; and,
4. The submitted July 27, 1987 site plan denotes four (4) off-street parking stalls on the property.

In view of the above, by this letter, you are hereby granted permission to construct the Ohana Dwelling (duplex), subject to the following condition(s):

- (a) The building permit for the Ohana Dwelling shall be secured on or before September 3, 1989. If the applicant and/or owner fails to secure a building permit within two (2) years of the date of this letter, permission to construct the subject ohana dwelling shall be deemed void. A time extension may be granted for good cause, provided, the permittee and/or owner applies in writing at least forty-five (45) calendar days before the expiration of the two (2) year period.

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- (b) Off-street parking space for minimum two vehicles is designated on the submitted site plan to fulfill the off-street parking requirement. The minimum two (2) off-street parking spaces may not be employed for storage or other use unless and until approved alternative on-site parking arrangements are established.
- (c) All construction drawings together with approved site plan drawn to scale submitted with the ohana dwelling building permit application shall denote location and identify minimum required two (2) or more off-street parking spaces.
- (d) A copy of August 12, 1987 Department of Public Works memorandum enclosed for your file states:
 - (1) The ohana dwelling shall conform to all requirements of codes and statutes pertaining to building construction; and,
 - (2) Based on the preliminary revised flood maps, this parcel is located in Flood Zone X (Areas of 500 year flood; Areas of 100 year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100 year flood.) The proposed ohana dwellings shall have a finished floor elevation at least one foot above the adjacent ground."
- (e) The applicant shall conform to State Department of Health standards and regulations and following comment(s) dated August 19, 1987:

"An individual wastewater system may service a maximum of 800 gallons per day of sewage, which is generated from a single or multiple dwelling unit complex, containing a total of only four (4) bedrooms."
- (f) A copy of subject tax map key and recorded deed together with all covenants/restrictions shall be submitted for subject file OD 87-124 prior to or at the time of application for a building permit to construct ohana dwelling unit.
- (g) This Ohana Dwelling permit is subject to all other applicable rules, regulations and requirements, including but not limited to those of the Planning Department, Department of Public Works, and State Department of Health.

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Please bring or attach a copy of this Permit to expedite processing the building plans and building permit application to construct the ohana dwelling. Should you have any questions regarding the above, please feel free to contact either Masa Onuma or William Yamanaka of my staff at 961-8288.

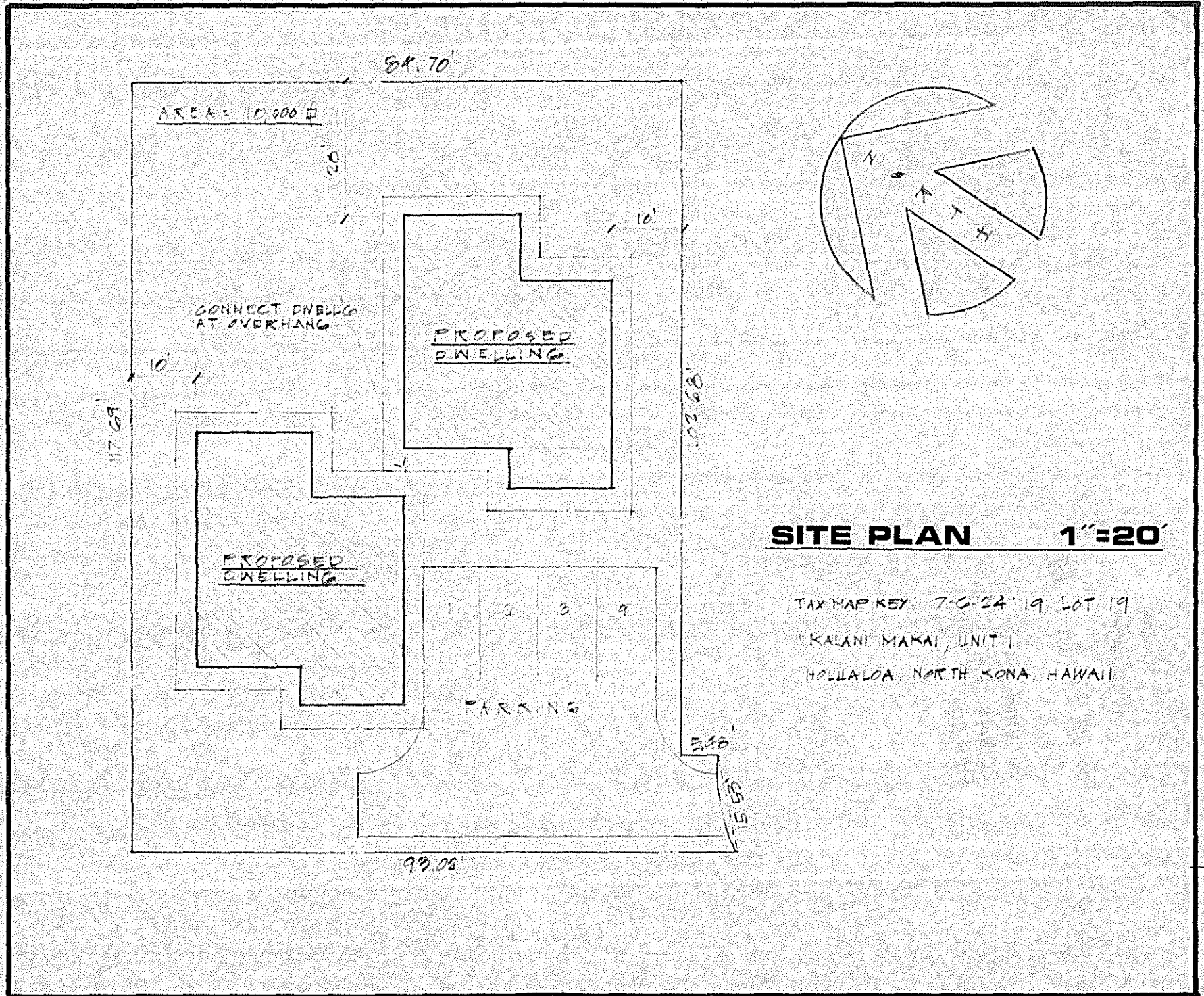
Sincerely,


ALBERT LONG RYAN
Planning Director

WRX:etn

cc: Department of Health,
Chief Sanitarian
Department of Public Works
Real Property Tax Division

ENC.



SITE PLAN 1"=20'

TAX MAP KEY: 7-0-24-19 LOT 19
 'KALANI MAKAI, UNIT 1
 HOLLALOHA, NORTH KONA, HAWAII