

PLANNING COMMISSION
Planning Department
County of Hawaii

Application for VARIANCE)	
by)	
BOISE CASCADE RECREATION)	
COMMUNITIES GROUP)	Variance No. 217
from)	
RIGHT-OF-WAY IMPROVEMENTS)	
in)	
WAIKOLOA, S. KOHALA, HAWAII)	
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VARIANCE PERMIT

The Planning Commission held a public hearing on November 5, 1970 on the application of Boise Cascade Recreation Communities Group for a variance from Section 10-L, Ordinance No. 62 of the Revised Ordinances of the County of Hawaii 1967, as amended, more specifically, to allow relief from improving the entire 120-foot right-of-way for the mauka access road leading from the Mamalahoa Highway down to the Waikoloa Village area and the makai access road leading from the Waikoloa Village area down to the Anaehoomalu Bay area.

The Commission finds:

1. That the granting of the variance would not be contrary to the general purpose of the district or intent of the subject ordinance. The requested variance is to allow relief from improvements to the entire 120-foot right-of-way. By granting relief and requiring that 64 feet of the right-of-way be improved, the general purpose of the arterial road would not be affected by the granting of the variance.
2. That the granting of relief from entire right-of-way improvements would not be injurious to property rights related to property in the near vicinity. Drainage or utility easements could still be placed within the improved section of the right-of-way.

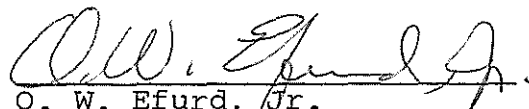
Therefore, the Commission hereby grants to the applicant a variance from the requirement of improving the entire street right-of-way pursuant to the authority vested in it by Section 22 of said Ordinance on the condition that:

1. The makai access road be constructed with 10-foot shoulders and 2-1/2 inches of A. C. pavement.
2. The proposed water line shall be installed on the improved section of the roadway.
3. All other applicable regulations shall be complied with.

1970. The effective date of this permit shall be from November 5,

1971. Dated at Hilo, Hawaii, this 29th day of April.

PLANNING COMMISSION
OF THE COUNTY OF HAWAII


O. W. Efurd, Jr.
Chairman