

PLANNING COMMISSION
County of Hawaii
Hilo, Hawaii

Application for PLANNED UNIT DEVELOPMENT

by
THE DILROCK-EASTERN COMPANY
"THE FAIRWAYS"
in
Ouli, South Kohala, Hawaii

PUD No. 1

P E R M I T

The Planning Commission held a public hearing on May 15, 1969 on the application of THE DILROCK-EASTERN COMPANY for a Planned Unit Development according to Section 33, Ordinance No. 63 of the Revised Ordinances of the County of Hawaii 1967, as amended, more specifically, according to plans submitted on April 16, 1969 showing 66 single-family homesites on 78 acres of Agricultural (A-1a) zoned land, mauka of an adjacent to the Mauna Kea Beach golf course in Ouli, South Kohala, Hawaii and covered by tax map key 6-2-02:12.

The Commission finds that said Planned Unit Development is allowable and desirable.

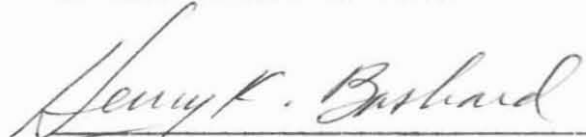
Therefore, the Commission hereby grants to the applicant a permit for Planned Unit Development pursuant to the authority vested in it by Section 33 of said Ordinance on the condition that:

1. The sale of homesites shall be under the horizontal condominium concept or through regular subdivision procedures.
2. Homesites shall have dwellings built within 5 years of this date.
3. Construction of improvements shall be started by December 31, 1969.
4. Designate adequate roadway easement to preserve for the future as means of interconnecting the subdivision roads within the development.
5. Adequate services shall be provided for trash, mail boxes, power and telephone utilities, water system and sewage disposal according to prevailing County standards.
6. Submit street names (Hawaiian) for approval and install street signs acceptable in design by the Department of Public Works and the Planning Department.
7. Construction shall conform substantially to the plans submitted to the Planning Department and at no time shall the density exceed 1 dwelling unit per 1 acre.
8. All other stipulations as described in the Design Criteria dated April 30, 1969 and the accompanying documents submitted shall be complied with by the developer in accordance with Section 33 of Ordinance 63 of the Revised Ordinances of the County of Hawaii 1967, as amended.

*Amended later
granted 4/10/70*

Dated at Hilo, Hawaii, this 19th day of June, 1969.

PLANNING COMMISSION
OF THE COUNTY OF HAWAII


HENRY K. BOSCHARD, CHAIRMAN

January 8, 1971

Mr. James R. Bell
Belt, Collins & Associates, Ltd.
1402 Kapiolani Boulevard
Honolulu, Hawaii 96814

Re: Fairways PUD #1

Please be informed that the PUD permit has automatically terminated as of December 31, 1970 because of non-compliance of condition No. 3 of the permit. Subject condition states that construction of improvements shall be started by December 31, 1969 (construction date extended to December 31, 1970).

Should the Fairways development be reactivated, a new PUD permit would be required.



RAYMOND H. SUEFUJI
DIRECTOR

GM:mn