

PLANNING COMMISSION  
County of Hawaii  
Hilo, Hawaii

Application for PLANNED UNIT DEVELOPMENT)

by )  
RSM, Inc. )  
"PACIFIC HEIGHTS" )  
in )  
Kukuau, South Hilo, Hawaii )

PUD No. 72-3

PERMIT

The Planning Commission at a duly held public hearing on June 15, 1972 considered the application of RSM, INC., for a Planned Unit Development under Section 33, Ordinance No. 63 of the Revised Ordinances of the County of Hawaii 1967, as amended. More specifically, the request was to allow residential development including single-family units, townhouses, and apartments on 37+ acres of land makai of Komohana Street on the Puna-side of Kukuau Street, South Hilo, tax map key 2-4-1:31 and 2-4-8:20.

The Commission has found:

1. that the construction on the project would begin within a reasonable period of time from the date of approval of the Planned Unit Development and would be completed within a reasonable period of time. The construction timetable for the first increment, consisting of 22 townhouse units, is contingent upon PUD approval and adequate measures have been taken in terms of incremental zoning of the property to insure performance;
2. the proposed development substantially conforms to the County General Plan. The subject area has been designated as a medium density urban area, and the rezoning of the area to a multiple residential (RM-4) zoned district has been endorsed by both this Commission and the County Council with the condition that the development comply with the PUD provisions; and
3. that the proposed residential development constitutes a desired environment and results in land utilization and standards of open space which are in conformity with the zoning district.

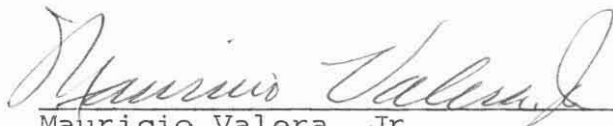
Therefore, the Commission hereby grants to the applicant approval of the Planned Unit Development, pursuant to the authority vested in it by Section 36 of said Ordinance, subject to the following conditions:

1. that construction of the permanent structures within the first increment involving townhouse development begin within one (1) year from the date of PUD approval;
2. that construction conform substantially to that as submitted with the PUD application; and
3. that all other applicable regulations be complied with.

The effective date of this permit shall be from June 15, 1972.

Dated at Hilo, Hawaii, this 17th day of August, 1972.

PLANNING COMMISSION  
OF THE COUNTY OF HAWAII

  
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Mauricio Valera, Jr.  
Vice Chairman

