

PLANNING COMMISSION
County of Hawaii
Hilo, Hawaii

Application for PLANNED UNIT DEVELOPMENT)
by)
OLOHANA CORPORATION)
in)
Ouli, South Kohala, Hawaii)
)

PUD No. 72-5

PERMIT

The Planning Commission at a duly held public hearing on June 15, 1972, considered the application of OLOHANA CORPORATION 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 is to allow residential development on 78+ acres of land located in Ouli, South Kohala, Hawaii, tax map key: 6-2-02:portion 12.

The Commission has found:

1. that the proposed development substantially conforms to the County General Plan. The subject area has been designated for low density urban development which provides for single-family residential uses at a maximum density of no more than four (4) units per acre. The Olohana development has proposed lot sizes averaging 10,061 square feet or four (4) units per acre;
2. that the proposed development results in the utilization of land and standards of open space which comply with and exceed the requirements of the zoning district. In essence, the overall density ratio of the project is one unit per 2 acres of land with the remaining areas minus the improvements and open space.

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:

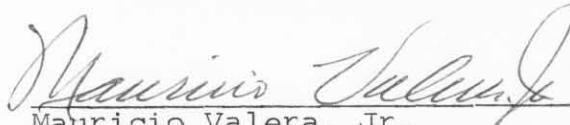
1. the development be divided into three increments consisting of 8, 24, and 6 lots respectively. Before moving into Increment #2, construction shall begin on a minimum of 2 homes in Increment #1. A minimum of ten (10) houses shall be under construction within the previous increments before moving into the 3rd increment;
2. that the Fairway homesites undergo normal subdivision procedures, and a subdivision plan of the 1st increment submitted and tentative approval granted within one year from date of PUD approval;
3. that construction of improvements start by June 30, 1973;
4. that adequate services be provided for trash, mailboxes, power and telephone utilities, water systems and sewage disposal according to prevailing County standards;
5. that roadway easements be provided as submitted and represented on the PUD application;

6. that each houseite have a home built thereon within seven (7) years from the date of first purchase of each homesite from Olohana Corporation. The Olohana Corporation shall also be required to submit sales transaction data on each of the 38 lots to the Planning Department; and
7. that the overall development substantially conform to the plans submitted with the PUD application.

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



Mauricio Valera, Jr.
Vice Chairman