

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for PLANNED UNIT DEVELOPMENT)
by)
LANIHAU CORPORATION) PUD No. 72-6
in)
Lanihau 1st, North Kona, Hawaii)
_____)

PERMIT

The County Planning Commission at its duly held public hearing on August 24, 1972, considered the application of LANIHAU CORPORATION for a Planned Unit Development in accordance with the provisions of Section 33 of Ordinance No. 63 of the Revised Ordinances of the County of Hawaii 1967, as amended. More specifically, the request was for the purpose of allowing a Planned Unit Development for a proposed commercial complex on 10.6 acres of land located in Lanihau 1st, North Kona, Hawaii, tax map key: 7-5-04:portion 10.

The Commission has found:

1. That construction on the project would begin and be completed within a reasonable period of time from the date of approval of the Planned Unit Development;
2. That the proposed development conforms with the County General Plan. The subject area has been designated for medium density urban development uses and the rezoning of the area to a village commercial zoned district has been endorsed by the Commission with the condition that the applicant comply with the Planned Unit Development provisions; and,
3. That the proposed commercial development constitutes a desired environment and results in land utilization which is in conformity with the zoning district and which shall have no adverse effect upon adjacent and surrounding existing or prospective developments are being planned so as to minimize traffic congestion and other urban related problems.

Therefore, the Commission pursuant to the authority vested in it by Section 33 of said ordinance hereby grants to the applicant full approval of the Planned Unit Development, subject to the following conditions:

1. That the construction of permanent structures begin within one (1) year from the effective date of approval of the Planned Unit Development;
2. That the office building be limited to three (3) stories with a maximum height of forty-five (45) feet and that the observation


towers be limited to a maximum height of seventy-five (75) feet;

3. That all other construction conform substantially to the plan submitted with this Planned Unit Development application; and,
4. That all other applicable regulations be complied with.

The effective date of this permit shall be from August 24, 1972. *the effective date of approval of the change of zone*

Dated at Hilo, Hawaii, this 13th day of November, 1972.

PLANNING COMMISSION
OF THE COUNTY OF HAWAII


Mauricio Valera, Jr.
Chairman