

June 20, 1988

CERTIFIED MAIL

Mr. Patrick Kubota
Taiyo Hawaii Company, Ltd.
Pacific Tower, Suite 1140
1001 Bishop Street
Honolulu, HI 96813

Dear Mr. Kubota:

Planned Unit Development Application (PUD 88-1)
Petitioner: Taiyo Hawaii Company, Ltd.
Kailua Village Special District
Tax Map Key: 7-5-10: 8 & 57

After reviewing your application and the information submitted in behalf of it, the Planning Director by this letter hereby certifies the approval of your Planned Unit Development request to allow the construction of 200 + single family dwelling units with a ten (10) foot building separation in lieu of the minimum fifteen (15) feet requirement as required under section 25-68 of the Zoning Code.

The approval is based on the following:

The current time schedules calls for the construction of the sales model complex after final plan approval is granted by the Planning Department. Construction of Phase 1 and off-site improvements is scheduled for 1988. Constructing of Phases 2 and 3 will depend on sales activity and tentatively be completed by mid 1991.

JUN 21 1988

Mr. Patrick Kubota
June 20, 1988
Page 2

The subject development will conform substantially to the County General Plan as it will provide safe, sanitary and livable housing. Further, it attains diversity of socio-economic housing mix and a housing supply which allows a variety of choice. In addition, it uses an innovative type of housing development which takes advantage of topographic conditions.

This residential development will constitute an environment of sustained desirability and stability, will be in keeping with the character of the surrounding neighborhood, and will result in an intensity of land utilization no higher than, and standards of open space at least as high as permitted or as otherwise specified for the district in which this development occurs.

This proposed single family residential development is being proposed on a total land area of 28.774 acres. This includes two (2) proposed park sites for recreational purposes. The proposed 200+ unit development will result in one dwelling unit per 6,266 square feet of land area which is below the 313 units allowed. This density and low development profile, along with the generous provision of open spaces will be compatible to the character of the surrounding area.

The development of a harmonious, integrated whole justifies exceptions, if required, to the normal requirements of this Chapter, and contemplated arrangements or use make it desirable to apply regulations and requirements differing from those ordinarily applicable under district regulations.

The Planned Unit Development permit is approved subject to the following conditions:

1. The petitioner, its assigns or successors shall be responsible for complying with all stated conditions of approval.
2. Comply with the conditions as set forth in the Rezoning Ordinance related to the rezoning of the subject property to Multiple Residential (RM-4).
3. Plans for the development shall be submitted within one (1) year of the effective date of the permit. Construction shall commence within one (1) year of the date of final Plan Approval.

Mr. Patrick Kubota
June 20, 1988
Page 3

4. All other applicable County, State and Federal rules, regulations and requirements shall be complied with.

Should any of the foregoing conditions not be met within a timely fashion, the Planning Director may deem the Planned Unit Development Permit as null and void.

Should you have any questions, please feel welcome to contact our office.

Sincerely,



ALBERT LONO LYMAN
Planning Director

MO:aeb

cc: Margaret M. Moses