

Mr. Herman Ching  
May 17, 1990  
1990

The additional traffic is anticipated with the construction of the building since it will be used as part of the Honokaa High School educational complex. Further, it will have an CERTIFIED MAIL out upon the subject and surrounding area.

The development of a temporary, integrated site justified exception to the normal requirements of the May 18, 1990 that the contemplated arrangement make it desirable to apply regulations and requirements differing from those ordinarily Mr. Herman Ching for the district regulations. The proposed Herman Ching & Assoc., Inc. 30 to 10 feet will be in keeping with 1400 Kapiolani Blvd., Suite A21 the existing school complex. Honolulu, HI 96814

The Planned Unit Development request is approved, subject to the Dear Mr. Ching:

- A. Planned Unit Development Application (PUD-90-1) all to State of Hawaii-DAGS with all the stated conditions of Tax Map Key: 4-5-10: 76

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 (PUD) request to allow the construction of an automotive shop building and related improvements for Honokaa High & Elementary School utilizing the 20-foot front yard setback requirements (RS-10) of the existing campus in lieu of the 30-foot front yard setback requirement of the Agricultural zoned district. The subject property identified by Tax Map Key 4-5-10:76, is located on the west side of Pakalana Street within the Honokaa High & Elementary School Complex, Paalaea, Papeaunui, Hamakua, Hawaii.

The approval is based on the following findings:

The construction of the project will commence in July 1990 with completion being in July 1991. It is intended to be open for use for the 1991 school year.

The proposed development substantially conforms to the General Plan. The General Plan designates the area as Low Density. Under this designation, the RS-10 zoning would be in compliance as is the rest of the school complex which is zoned RS-10.

DAVID HANSEN  
Planning Director

The proposed automotive shop building will create no traffic congestion and shall not interfere with any projected improvements. The existing driveway located off of Pakalana Street will be used as the entrance for the proposed building.

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No additional traffic is anticipated with the construction of the building since it will be used as part of the Honokaa High School educational complex. Further, it will have no adverse effect upon the adjacent and surrounding uses.

The development of a harmonious, integrated whole justifies exception to the normal requirements of the Zoning Code, and that the contemplated arrangement make it desirable to apply regulations and requirements differing from those ordinarily applicable under the district regulations. The proposed deviation of setback from 30 to 20 feet will be in keeping with the setback requirements of the existing school complex.

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

A. The petitioner, its assigns or its successors shall be responsible for complying with all the stated conditions of approval.

B. Plans for the proposed building shall be submitted for Plan Approval within one year of the date of this Planned Unit Development permit. Construction shall commence within one year of the date of the Final Plan Approval and shall be completed within two years thereafter. The 30-foot front setback requirement of the Agricultural zoned district. The subject property identified by Tax Map D. All other applicable County and State rules, regulations and requirements shall be complied with.

Should any of the foregoing conditions not be complied with, the Planning Director may initiate to nullify the Planned Unit Development Permit.

The construction of the project will commence in July 1990

If you have any questions on this matter, please feel free to contact us for the 1991 school year.

The proposed development Sincerely, fully conforms to the General Plan. The General Plan designates the area as Low Density. Under this designation, the proposed building would be in compliance as is the rest of the complex which is zoned 20-10.

*DUANE KANUHA*  
DUANE KANUHA  
Planning Director

The proposed automotive shop building will create no objection and shall not interfere with any projected improvements. The existing driveway located off of Pakalapa Street will be used as the entrance for the proposed building.