

CERTIFIED MAIL

June 17, 1991

Mr. Mike B. Terry
P B R Hawaii
1042 Fort Street Mall, Suite 300
Honolulu, HI 96813

Dear Mr. Terry:

Planned Unit Development Application (PUD 90-3)
PMO Joint Venture
Tax Map Key 6-8-02:27

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) Application request to allow the development of a 700+ homes and houselot development. The subject property which consists of 255+ acres of land is identified by Tax Map Key 6-8-02:27 and is located on the north side of Waikoloa Road and west of the existing front nine (holes 7 to 8) of the Waikoloa Village Golf Course, Waikoloa Village, South Kohala, Hawaii.

The approval is based on the following:

The construction of the project shall begin within a reasonable period of the time from the date of approval of the PUD and will be completed within five years from the start of construction, subject to favorable market conditions.

The proposed development substantially conforms to the General Plan. The proposed development is low density and is within the density permitted by the zoning designation. The proposed density of 700+ units are well within the allowable 1,231 units permitted by the zoning designations.

The proposed housing development will constitute an environment of sustained desirability and stability, shall be in harmony with the character of surrounding neighborhood, and shall result in an intensity of land utilization no higher than, and standards of open space at least as high as permitted or as

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otherwise specified for the district in which this development occurs. As noted above, the proposed development will result in a density that is below the maximum allowable. The development consists of a variety of types of homes that are intended to provide for a socio-economic mix which will compliment the existing Waikoloa Village.

The petitioner is proposing to create cul-de-sacs which would serve more than the maximum 18 lots. These cul-de-sacs would be built to County dedicable roadway standards. Accesses off of the proposed 80 foot right-of-way are limited to four (4) access points. Auwaiakeakua Gulch traverses the west side of the development thereby limiting the options available for a continuous roadway system. Existing developments (condominium development and golf course) located to the east side of the property also limits the type of roadway system. As such, the approval of a variance from the cul-de-sac requirements are considered and determined to be justified.

The Petitioner is requesting a variance from the 20 foot front yard setback requirement for corner lots that have two (2) or more street frontages. Although the zoning of the property is RS-10, the front yard setback requirement for properties less than 10,000 square feet is 15' - 0". For lots that are 10,000 square feet or more in land area and for those lots within the multiple family residential (RM-1.5 and RM-3.0), the front yard setback is 20' - 0". Since the majority of the lots are less than 10,000 square feet in size and that the development is planned as a single development, a variance to allow a 15' - 0" front yard setback for all the lots within the subdivision is determined to be justified.

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

- A. The applicant, its assigns or successors shall be responsible for complying with all stated conditions of approval.
- B. The development conform substantially to the plans as revised and that it be within the allowable density. A deed limiting one single family dwelling per lot shall be attached to those properties on which one single family dwelling is permitted or constructed on.
- C. A subdivision application shall be applied for within one year of the date of this permit and final approval secured within one year thereafter.

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- D. All other applicable County and State rules, regulations and requirements shall be complied with.
- E. Extensions and modifications to the permit shall be subjected to the Planning Director's approval.

Should the applicant, its assigns or successors fail to comply with the above requirements, the Planning Director may nullify the Planned Unit Development Permit. If you have any questions on this matter, please feel free to contact Masa Onuma at 961-8288.

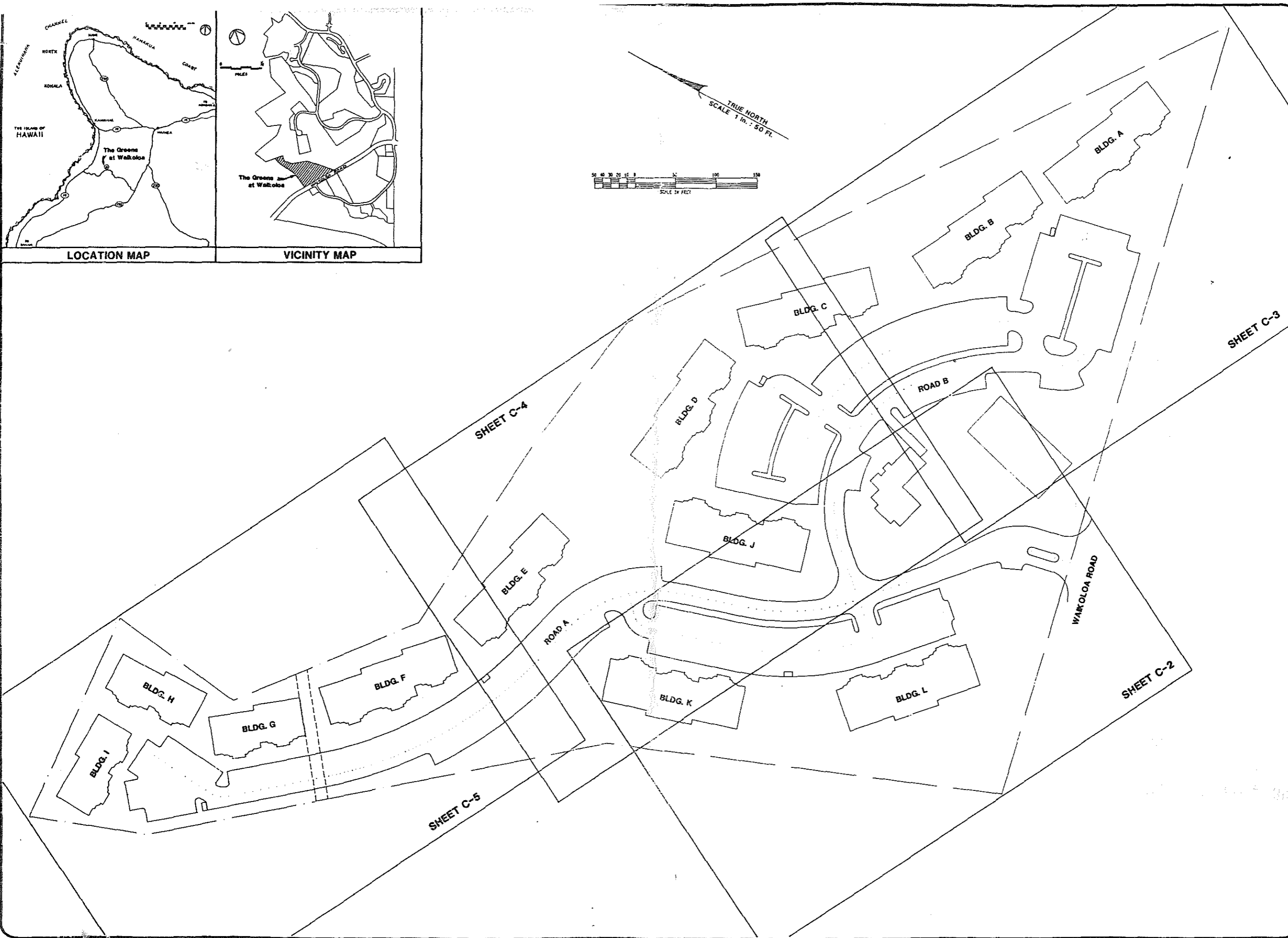
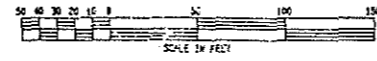
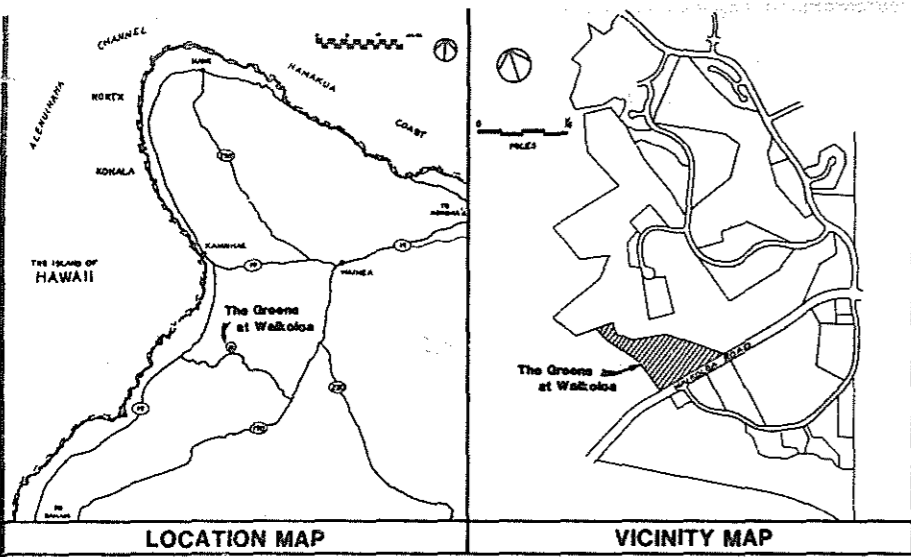
Sincerely,



NORMAN K. HAYASHI
Planning Director

MO:smo

cc: PMO Joint Venture
Rodney Kawamura
Chief Engineer
West Hawaii office

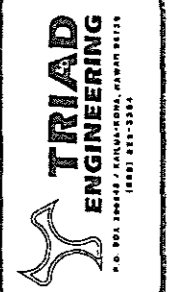


DESIGN BY DAY
 DRAWN BY J.P.
 DATE DECEMBER, 1984
 JOB NO. 89-146



[Handwritten Signature]

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The Greens at Waikoloa
KEY SHEET

SECTION NO. DRAWING NO.
 SHEET C-1
 OF SHEETS