

PUD 47

July 14, 1992

Mr. Ed Kuniyoshi
Belt Collins & Associates
680 Ala Moana Boulevard, Suite 200
Honolulu, HI 96813

Dear Mr. Kuniyoshi:

Planned Unit Development Application (PUD 91-6)
Puu Lani Ranch Corp.
Tax Map Key: 7-1-05:11, 13-18, 42, 43, & 55
7-1-06:19, 20 & 21

Upon reviewing the application and the information submitted in behalf of it, the Planning Director by this letter hereby certifies the approval of your Planned Unit Development Application. This would allow the development of a 77 lot subdivision with a 50 foot right-of-way with a 24 foot wide pavement and stabilized grass shoulders. The property is identified by Tax Map Keys 7-1-05:11, 13-18, 42, 43 & 55: 7-1-06:19, 20 & 21 and is located on the east (mauka) side of Mamalahoa Highway and adjoining (north side) the Puu Lani Ranch Subdivision, Puuanahulu Homesteads, North Kona, Hawaii.

The approval is based on the following:

The construction of the project will be completed within a reasonable period of time from the date of approval. A subdivision application has been submitted and the improvements should be completed within 14 months from the date of approval of the PUD.

The proposed development substantially conforms to the general plan and zoning designation. The roadway design will be in keeping with the rural-style residential-agricultural developments and designed to fit into the existing surroundings. Existing roadways within the areas are rural in character and does not meet with the County's dedicable roadway standards.

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This 77-lot subdivision development will constitute an environment of sustained desirability and stability, will be in keeping with the character of the surrounding development and will result in an intensity of land utilization no higher than and standards of open space at least as high as permitted or otherwise specified for the district in which this development occurs. All lots within the development will conform to the minimum lot size requirement of the zoning district (A-1a).

The proposed development is a harmonious, integrated whole that justifies exceptions from the code. The development adjoins Puu Lani Ranch Phase I which has a similiar type of improvements as proposed for this development. The roadway improvements will be in harmony with the surrounding rural character of the neighborhood.

Based on the foregoing, the Planning Director has further concluded that the Planned Unit Development application be 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 shall have a restriction of one single-family dwelling per lot. This restriction shall be incorporated as a deed covenant and a copy of this restriction shall be filed with the Planning Director for its file.
- C. The roadways within the development will remain in private ownership. The applicant shall file a recordable agreement, indicating the applicants liability, maintenance and other provisions. This agreement shall be developed with the Department of Public Works and Corporation Counsel's office prior to final subdivision approval. This agreement shall also be included within the deeds of all future lot owners in this subdivision.
- D. Final subdivision approval shall be secured within two years of the date of approval of this permit.
- E. All other applicable County and State rules, regulations and requirements, including those of the State Department of Health be complied with.

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Should the applicant, its assigns or successors fail to comply with the above requirements, the Planning Director may nullify the Planned Unit Development Permit.

Should you have any questions on this matter, please feel free to contact Masa Onuma of this department at 961-8288.

Sincerely,


NORMAN K. HAYASHI
Planning Director

MO:ms
5858D
Enclosure

cc: DPW (w/Enclosure)
West Hawaii Office (w/Enclosure)
Subdivison Section

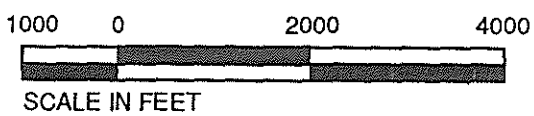
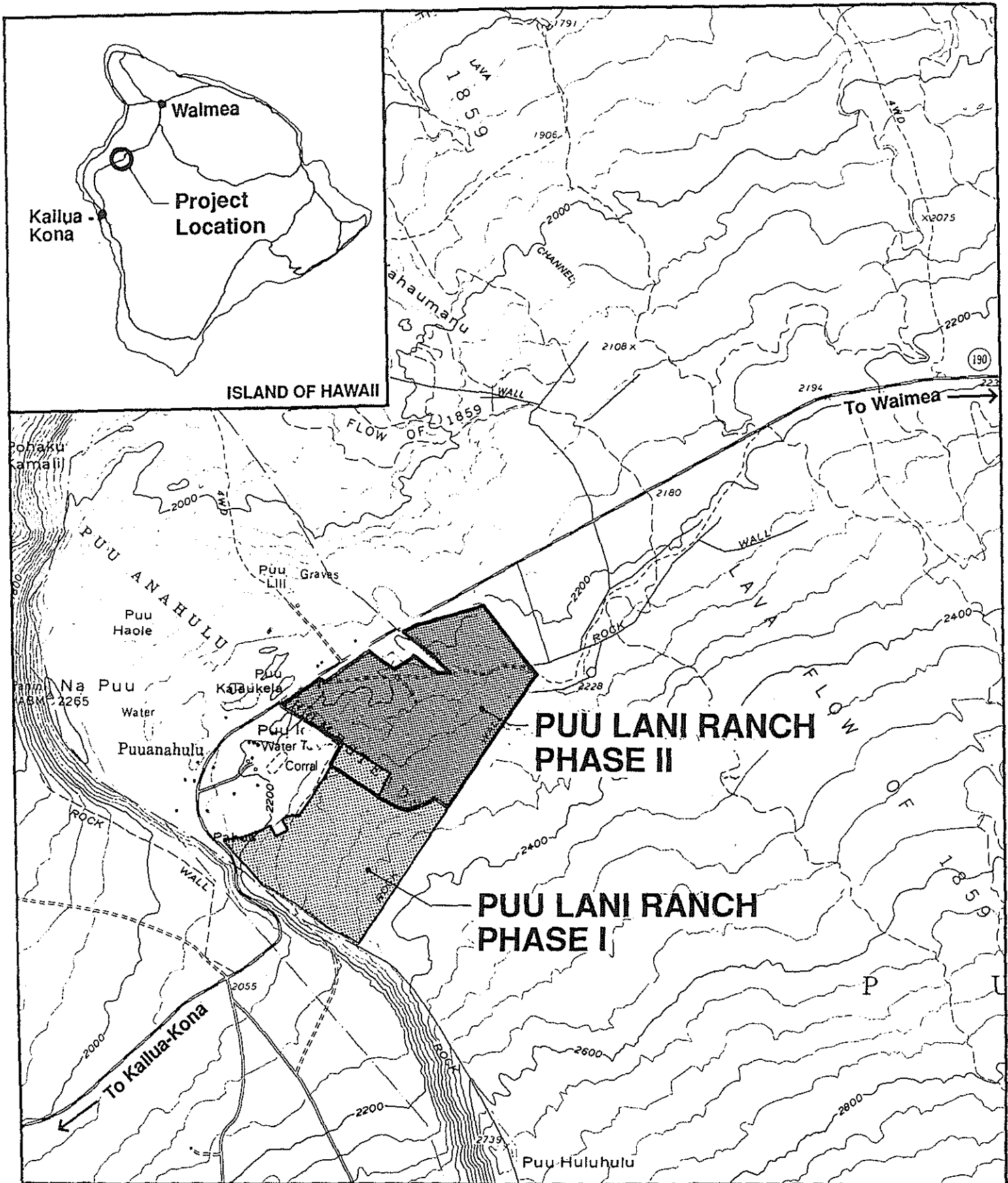


Figure 1
LOCATION MAP
PUU LANI RANCH PHASES I & II
Puu Anahulu, North Kona
 Prepared for: Puu Lani Ranch, Inc.
 Prepared by: Belt Collins & Associates