

December 7, 1992

Ms. Geri Ward Pack
Kalaoa Vista Partners
73-4316 'Ili'Ili Street
Kailua-Kona, HI 96740

Dear Ms. Pack:

Planned Unit Development (PUD)
Permit Application (PUD 92-2)
Applicant: Kalaoa Vista Partners
Tax Map Key 7-3-05:88

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 (PUD) Permit Application. This would allow the development of a 13 lot subdivision (12 lots plus remainder) with access from a proposed 50-foot easement with a 20-foot pavement with rolled curb and gutter, 6-foot stabilized grass shoulder and 9-foot landscape buffer. The second increment will consist of the remaining area. The property is identified by tax map key 7-3-5:88 and is located approximately 275 feet north of Ka'iminani Drive/'Ili'Ili Street intersection, between 'Ili'Ili and Ke'oke'o Streets, Kalaoa 4th, North Kona, Hawaii.

The approval is based on the following:

The construction of the project should be completed within a reasonable period of time from the date of approval. The applicant intends to commence construction immediately upon receipt of all required approvals and to complete construction within one year thereafter.

The proposed development substantially conforms to the General Plan and zoning designation. The roadway design will incorporate curbs and gutters and landscape shoulders generally in keeping with the character of the area.

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The 13 lot subdivision will constitute an environment of sustained desirability and stability, will be in keeping with the character of the surrounding developments 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 (RS-10).

The proposed development is a harmonious, integrated whole that justifies exception from the code and will be in harmony with the surrounding character of the neighborhood.

Based on the foregoing, the Planning Director has further concluded that the Planned Unit Development (PUD) Permit Application be approved subject to the following conditions:

- A. The applicant, its assign or successor, shall be responsible for complying with all stated conditions of approval including those imposed by Change of Zone Ordinance No. 92 82.
- B. The development shall have a restriction of one (1) 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 lot size (10,000 sq. ft.) shall be exclusive of the area of the roadway easement.
- D. The roadways within the development will remain in private ownership. The applicant shall file a recordable agreement indicating the applicant's 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.
- E. Final subdivision approval shall be secured within two (2) years of the date of approval of this permit.
- F. 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 assign or successor, fail to comply with the above requirements, the Planning Director may nullify the Planned Unit Development (PUD) Permit.

Should you have any questions on this matter, please feel free to contact Masa Onuma of this office.

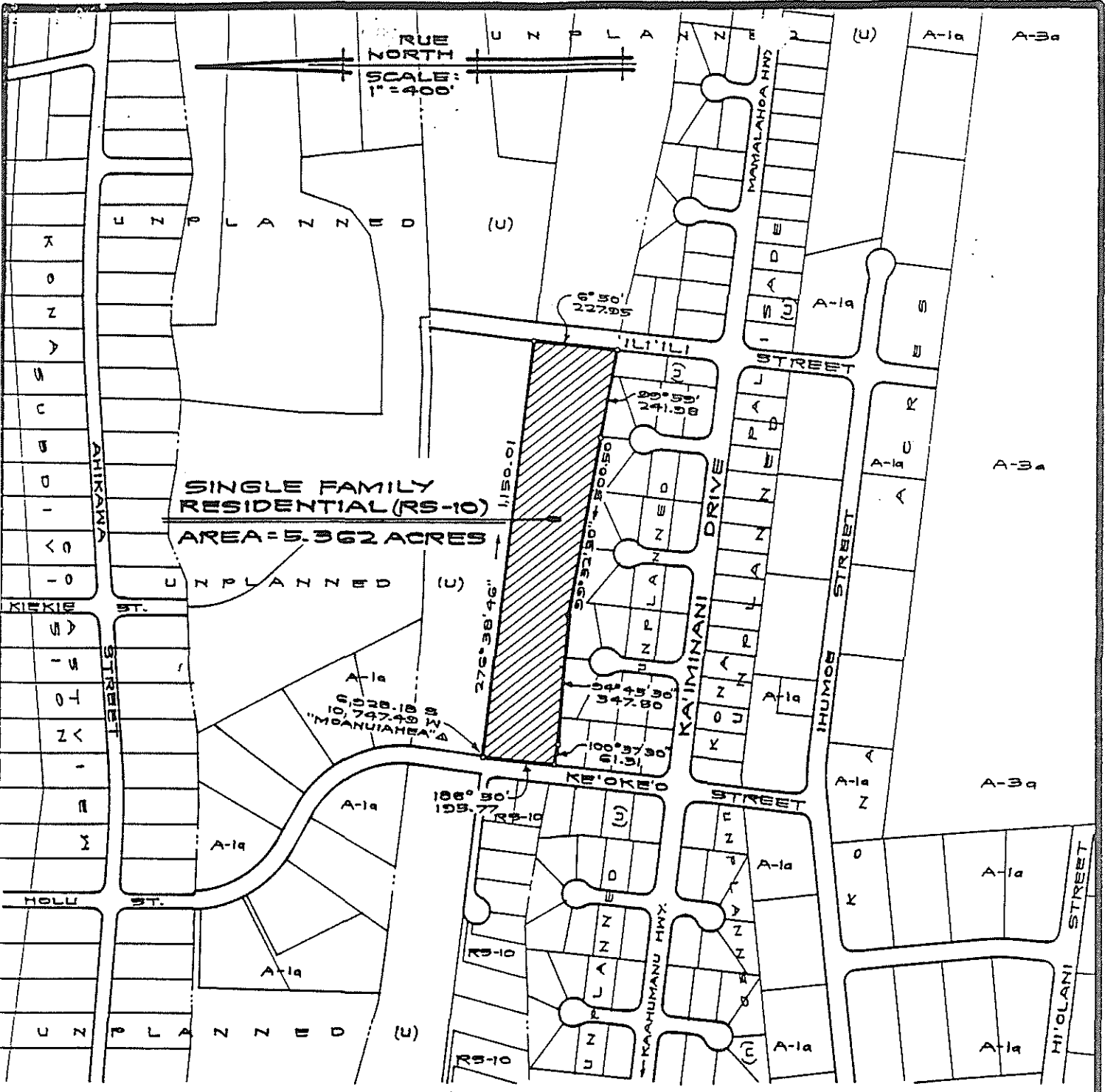
Sincerely,



NORMAN K. HAYASHI
Planning Director

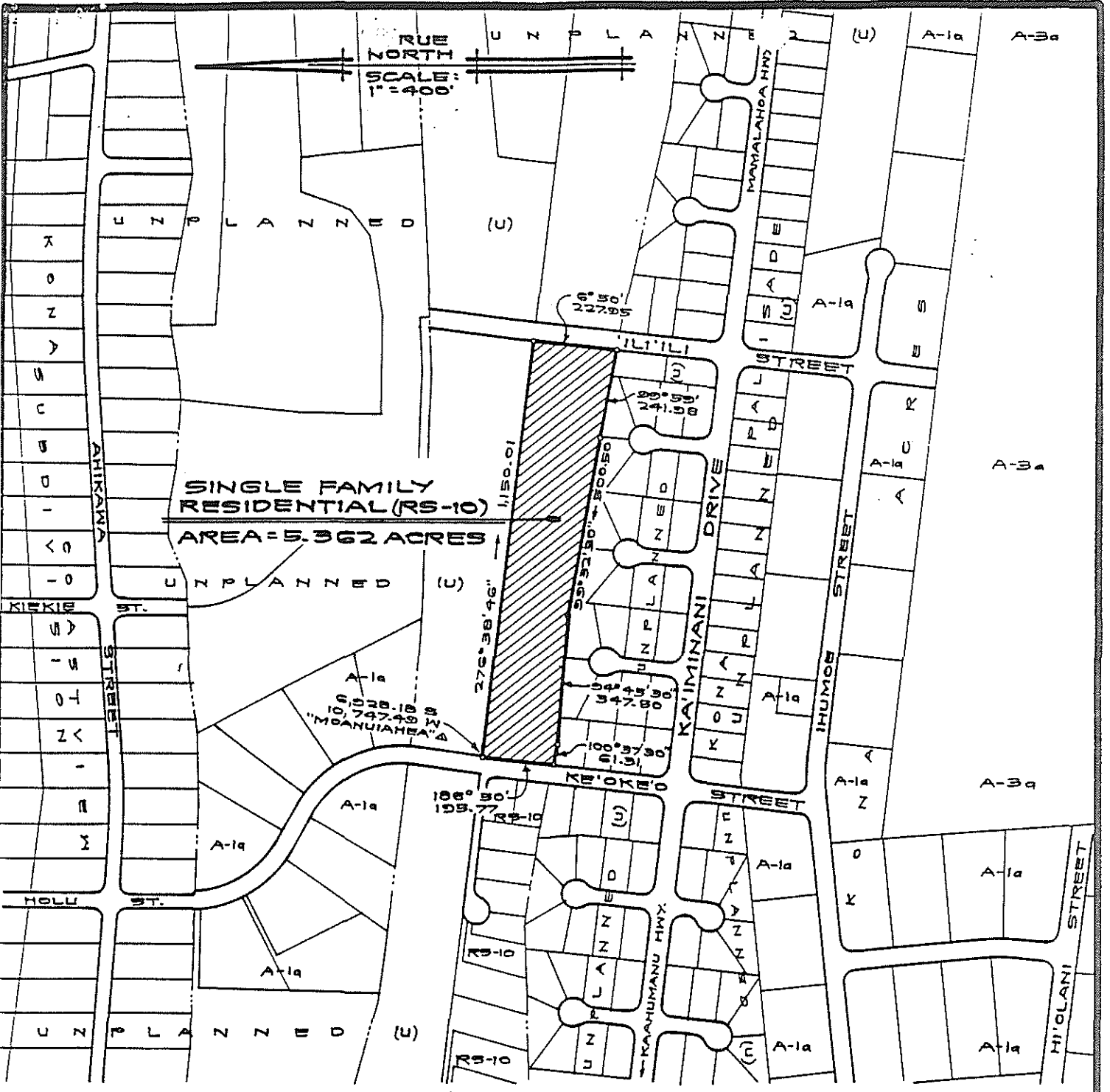
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xc: West Hawaii Office
Department of Public Works
Department of Health
Subdivision Section
Rez 717, SLU 822



PLANNED UNIT DEVELOPMENT
KALAOA 4TH, NORTH KONA, HAWAII
LOCATION MAP

TMK : 7-3-05 : 88



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