

July 22, 1983

Mr. Donham M. Walker
Keauhou Development Inc.
P. O. Box 5246
Kailua-Kona, Hawaii 96740

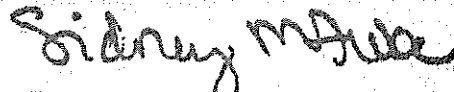
Dear Mr. Walker:

Special Management Area (SMA) Use Permit No. 137
Planned Development Permit No. 46
Snug Harbor Condominium
Tax Map Key 7-7-04:26 and 55

Pursuant to a telephone conversation with one of my staff on July 22, 1983, it is our understanding that you have decided to let the above-captioned permits lapse until the August 5, 1983 deadline. As such, please be advised that said permits will be automatically nullified effective August 5, 1983.

Should you have any questions, please feel free to contact our office at 961-8288.

Sincerely,



SIDNEY FUKU
Director

AK:lgv

cc: Planning Commission
Department of Water Supply

bcc: PA-1543 (via Masa)

JUL 25 1983

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

APPLICATION FOR)	
SPECIAL MANAGEMENT AREA)	SMA USE PERMIT
USE PERMIT)	NO. <u>137</u>
by)	
KEAUHOU DEVELOPMENT)	
for)	
a 32-Unit Condominium Project)	
and Related Improvements)	
in)	
Holualoa 4th, North Kona, Hawaii)	
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SPECIAL MANAGEMENT AREA USE PERMIT

The County Planning Commission at a duly held public hearings on June 12 and July 16, 1980, considered the application of KEAUHOU DEVELOPMENT for a Special Management Area Use Permit in accordance with Rule No. 9 of the Planning Commission, Rules and Regulations Relating to Environmental Shoreline Protection to allow the development of a 32-unit condominium project and related improvements at Holualoa 4th, North Kona, Hawaii, Tax Map Key 7-7-04:26 and 55.

The Commission has found the following:

That the approval of the subject requests will not result in the loss of valuable natural, cultural, or recreational resources of the coastal zone. No rare native or endemic plants and/or animal species are known to inhabit the site. In addition, since the property is located mauka of Ali'i Drive, the proposed development is not expected to have any significant adverse effects on coastal resources, detract from lines of sight toward the ocean nor adversely affect any existing public access to the shoreline.

Further, while the property may have contained certain archaeological and historical features, most physical evidences and artifacts have previously been obliterated by grading activities in the 1950's.

No adverse impacts on air quality is expected to be generated by the proposed development. The nature of the proposed development is such that no unusual air emissions are likely to be produced from it. Air emissions generated during the construction phase can be mitigated by existing relations.

While a small portion of the property is potentially subject to the inundation from tsunami, this potential hazard to the subject property can be mitigated with proper site planning.

Sewage from the proposed development is planned to be disposed of by a private sewage treatment plant meeting with the requirements of the State Department of Health. Thus, pollution impacts on coastal waters should be minimal. Further, all essential utilities and facilities are or will be made available to the subject property. In this regard, the proposed development will complement the Multiple Residential element of the General Plan which encourages the development of multiple residential units in areas serviced by existing infrastructures.

Based on the above, it is determined that the proposed development will not have any substantial adverse impacts on the surrounding area nor will its approval be contrary to the objectives and policies of Chapter 205-A or with the intent of Rule 9. The granting of the request to allow the construction of the 32-unit condominium project also will not be violative of the purpose and intent of the Planned Development Permit provision of the Zoning Code.

Therefore, the Commission hereby grants to the petitioner a Special Management Area Use Permit to allow the development of a 32-unit condominium project and related improvements at Holualoa 4th, North Kona, Hawaii, pursuant to the authority vested in it by Rule No. 9 of the Planning Commission.

Approval of the Special Management Area Use Permit is subject to the following conditions:

1. That the petitioner/representative shall submit plans and secure Final Plan Approval within one (1) year from the effective date of the SMA Use Permit.
2. That construction commence within one (1) year from the date of receipt of Final Plan Approval and be completed within two (2) years thereafter.
3. That prior to receipt of Final Plan Approval, parcels 26 and 55 of TMK: 7-7-04 shall be consolidated.
4. That no portion of the buildings, including the lanais, shall encroach into the setback areas.
5. That no Final Plan Approval shall be issued by the Planning Director unless and until the location of the historic sites referred to as Haulelani and Hale o Kekupa are specifically located or evidence submitted to the Planning Director that said sites are not situated on the subject property. The Planning Director shall make a report of this matter to the Planning Commission.
6. That should any unanticipated archaeological features be found during grading or construction, work shall immediately cease and the Planning Director shall be immediately notified. Work shall not resume until approval is received from the Planning Director.
7. That the potential inundation elevations shall be noted on the construction plans submitted for Building Permit and that said plans shall conform to applicable requirements.

8. That the method of sewage disposal shall comply with the requirements of the appropriate State and County agencies.
9. That access to the property shall meet with the approval of the Department of Public Works.
10. That all other applicable rules, regulations, and requirements be complied with.

Should the foregoing conditions not be met, the Special Management Area Use Permit may be deemed null and void by the Planning Commission.

The effective date of this permit shall be from August 21, 1980.

Dated at Hilo, Hawaii this 14th day of October, 1980.



WILLIAM J. PARIS, JR.
Chairman, Planning Commission

APPROVED AS TO FORM AND LEGALITY:



DEPUTY CORPORATION COUNSEL

Date: 1 Oct 80