



Planning Department

25 Aupuni Street, Rm. 109 • Hilo, Hawaii 96720 • (808) 961-8288

CERTIFIED MAIL

July 24, 1990

C
P
Y
Mr. Roger Harris
Potomac Investment Associates
Parker Square, Suite 216
P.O. Box 1050
Kamuela, HI 96743

Dear Mr. Harris:

SPECIAL MANAGEMENT AREA (SMA) MINOR USE PERMIT NO. 90-15
Applicant: Potomac Investment Assoc./Kaupulehu Hotel Venture
Tax Map Key 7-2-03:1

Upon careful review of your SMA Use Permit request, we have found that it complies with the requirements for a Minor Permit set forth in Rule 9.7 of the Planning Commission's Rules and Regulations Relating to Special Management Area.

Accordingly, please find enclosed an SMA Minor Use Permit No. 90-15 to allow the repair and maintenance of an existing jeep road for temporary use by the employees and guests of Kona Village Resort. The project site is located approximately 2,800 feet northwest (makai) of the Queen Kaahumanu Highway adjacent to and south of Kona Village Resort, Kaupulehu, North Kona, TMK: 7-2-03:1.

Please note that the permit approval is also subject to the following conditions:

1. The applicants, its successors or assigns shall be responsible for complying with all conditions of approval.
2. The applicants shall comply with all other applicable laws, rules, regulations, and requirements.
3. The applicants shall comply with the conditions contained within the Conservation District Use Permit dated May 2, 1990.
4. If applicable, a grading permit shall be secured from the Department of Public Works within 6 months from the date of approval of this permit.
5. Construction of the improvements to the existing jeep road shall commence within 6 months from the date of approval of the grading permit.

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6. A qualified archaeologist shall be present on-site during construction activities.
7. Should any unidentified sites or remains, such as artifacts, shell, bone or charcoal deposits, human burials, rock or coral alignments, paving or walls be encountered, work in the area shall cease and the Planning Department immediately notified. Subsequent work shall proceed upon an archaeological clearance from the Planning Department when it finds that sufficient mitigating measures have been taken.
8. Public access on the temporary road to the Kona Village public access parking area shall be maintained with no disruption.
9. Should the applicant desire to add any use or construction not covered in this permit he is required to submit an additional Special Management Area Use Permit Assessment Application for prior review and permission.
10. An initial extension of time for the performance of conditions within the permit may be granted by the Planning Director upon the following circumstances: 1) the non-performance is the result of conditions that could not have been foreseen or are beyond the control of the applicant, successors, or assigns, and that are not the result of their fault or negligence; 2) granting of the time extension would not be contrary to the general plan or zoning code; 3) granting of the time extension would not be contrary to the original reasons for the granting of the permit; and 4) the time extension granted shall be for a period not to exceed the period originally granted for performance (i.e., a condition to be performed within one year may be extended for up to one additional year).

Should you have any questions regarding the above, please do not hesitate to contact this department at 961-8288.

Sincerely,


DUANE KANOHA
Planning Director

DSA:lm
Enclosures

cc/encs: Chief Engineer
Kona Planning Dept.
SMA Section ✓

PLANNING DEPARTMENT - PLANNING COMMISSION
COUNTY OF HAWAII
Hilo, Hawaii

PERMIT NO. SMM 90-15

SPECIAL MANAGEMENT AREA MINOR USE PERMIT

The Planning Director completed on July 19, 1990, an assessment on the application of POTOMAC INV. ASSOC./KAUPULEHU HOTEL VENTURE for a Special Management Area (SMA) Minor Use Permit pursuant to Section 9.7.C., Rule 9 of the Planning Commission Rules Relating to Administrative Procedures, as amended. The permit request is for: the repair and maintenance of an existing jeep road for temporary use by the employees and guests of Kona Village Resort, Kaupulehu, North Kona,
TMK: 7-2-03:1

As indicated on the attached report, the Director finds that the proposed development is:

- 1) not in excess of \$65,000; and
- 2) will not significantly affect the SMA.

Therefore, with concurrence of the Chief Engineer, the Director hereby grants to the applicant a minor use permit under the authority vested in him by Section 9.7.C of said Rules, with the following condition(s) that:

SEE ATTACHED CONDITIONS

David Muralani
for Chief Engineer, DPW
Doreen Clark
Planning Director

Attachment

SMA Minor Permit No. 90-15

POTOMAC INVESTMENT ASSOCIATES/KAUPULEHU HOTEL VENTURE

Conditions

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2. The applicants shall comply with all other applicable laws, rules, regulations, and requirements.
3. The applicants shall comply with the conditions contained within the Conservation District Use Permit dated May 2, 1990.
4. If applicable, a grading permit shall be secured from the Department of Public Works within 6 months from the date of approval of this permit.
5. Construction of the improvements to the existing jeep road shall commence within 6 months from the date of approval of the grading permit.
6. A qualified archaeologist shall be present on-site during construction activities.
7. Should any unidentified sites or remains, such as artifacts, shell, bone or charcoal deposits, human burials, rock or coral alignments, paving or walls be encountered, work in the area shall cease and the Planning Department immediately notified. Subsequent work shall proceed upon an archaeological clearance from the Planning Department when it finds that sufficient mitigating measures have been taken.
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