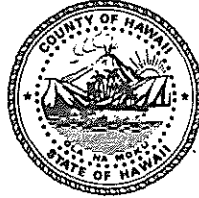


Stephen K. Yamashiro
Mayor



Virginia Goldstein
Director

Norman Olesen
Deputy Director

County of Hawaii

PLANNING DEPARTMENT

25 Aupuni Street, Room 109 • Hilo, Hawaii 96720-4252
(808) 961-8288 • Fax (808) 961-9615

CERTIFIED MAIL

March 3, 1994

Mr. Robert Taylor
P. O. Box 6254
Captain Cook, HI 96704

Dear Mr. Taylor:

Special Management Area (SMA) Minor Permit No. 4
Applicant: Taylor Built Construction Co.
Proposed Construction of Groundskeep Storage Building
Tax Map Key: 9-5-19:32; Ninole, Ka'u, Hawaii

Pursuant to our letter dated February 15, 1994, we had determined that a Special Management Area (SMA) Minor Permit is required for the proposed construction of a groundskeep storage building on the subject property. Accordingly, based on the following background and findings, we hereby issue SMA Minor Permit No. 4 with conditions.

BACKGROUND

1. Taylor Built Construction Co., on behalf of Colony One Association of Homeowners, is requesting a Special Management Area (SMA) Minor Permit to allow the proposed construction of a groundskeep storage building at the existing Colony One Condominium project. The property is located on the makai side of the Mamalahoa Highway, Ninole, Ka'u, Hawaii TMK: 9-5-19:32.
2. Specifically, the applicant proposes to construct a 28 feet by 20 feet structure which will have a total gross floor area of 560 square feet. The new structure will replace an existing smaller building and fenced in area. The structure will be situated at an existing parking area adjacent to Condominium Unit #43. The estimated cost of the project is \$19,500.

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FINDINGS AND DETERMINATION

Upon review of the request against the guidelines for granting a Special Management Area Permit, the Planning Director hereby approves a Special Management Area Minor Permit based on the following findings:

The purpose of Chapter 205A, HRS, and Planning Commission Rule No. 9, Special Management Area Rules and Regulations of the County of Hawaii, is to preserve, protect and, where possible, to restore the natural resources of the coastal zone areas. Therefore, special controls on development within the area along the shoreline are necessary to avoid permanent loss of valuable resources and the foreclosure of management options.

The total valuation of the project will not exceed \$125,000; and the proposal will not result in a significant adverse effect on the Special Management Area.

The proposed action is consistent with the Objectives, Policies and SMA Guidelines which were established to provide guidance for the preservation, protection, and development of coastal resources of the State and County. They identify several areas of management concern including historic, recreation, scenic resources, coastal ecosystems, economic use, and coastal hazards.

The construction of the groundskeep storage building will not have any adverse historical or biological effects, given that prior modification of the project site has already eliminated any surface remains and earlier vegetation.

The proposed storage building will not interfere with recreational uses, public access to shoreline areas or existing view planes as the project site is located approximately 1,500 feet from the shoreline. Therefore, the proposed project will not affect the environment or ecology of the shoreline area.

The proposed project is consistent with the County's General Plan and the Zoning Code. The proposed storage building will be used in conjunction with the existing condominium development.

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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 any of the foregoing conditions not be met or substantially complied with in a timely fashion, the Planning Director shall initiate procedures to revoke the permit.

Should you have any questions, please feel free to contact Alice Kawaha of this office at 961-8288.

Sincerely,


VIRGINIA GOLDSTEIN
Planning Director

 3/5/94

Chief Engineer Date

AGK:mjs

xc: Ms. Donna Kiyosaki, Chief Engineer
Planning Commission
SMA Section