

COUNTY OF HAWAII  
PLANNING AND TRAFFIC COMMISSION  
XXXXXXXXXX

Applicant Richard Smart dba Parker Ranch  
Date of Public Hearing 8/26/66  
Date of Decision 9/16/66  
Meeting Place County Board Room  
Date Decision and Findings Forwarded  
to LUC 9/26/66

SPECIAL PERMIT

The Planning and Traffic Commission of the County of Hawaii pursuant to consideration required by the provisions of Act 204, SLH 1963, hereby transmits the decision and findings of the above special permit request to use the following described property:

Portion of Grant 4564, Puukapu Homesteads, First Series  
Waimea, South Kohala, Hawaii, TMK: 6-4-01

for the following purpose(s):

Allow an expansion of a building into an adjoining agricultural zoned lot

The Commission decided to: Approve the special permit request

on the basis of the following findings:

1. The County General Plan indicates this area as Commercial.
2. Request is unusual and does not pertain to other properties under the agricultural designation because the adjoining business use has no room for expansion and will cause undue hardship and practical difficulty for the adjacent business use.

subject to the following conditions:

1. Development of the lot be in conformance with County subdivision, building, water, health, and State Highway regulations.
2. The Planning Commission shall indicate the following which they deem as necessary: proper landscaping, proper siting of structures, adequate off-street parking, proper height and set back.
3. Development of the lot into a business use be within a period of one year from approval by the Land Use Commission or the Special Permit shall be deemed null and void.

(Signed)

*Raymond H. Suzuki*  
Director, Planning and Traffic Commission  
XXXXXXXXXX

TO: FILES

11 MAR 80

FROM: ZONING INSPECTOR

SUBJECT: STATUS OF SPECIAL PERMIT

TMK: 6-4-01: 42

THIS SPECIAL PERMIT WAS APPROVED WITH THE CONDITION THAT THE DEVELOPMENT BE INITIATED WITHIN ONE (1) YEAR. SUBSEQUENTLY, A SIX (6) MONTH AND AN EIGHT (8) MONTH EXTENSIONS, EXPIRING ON DEC. 28, 1968, WERE GRANTED TO ~~BEFORE~~ ~~CONSTRUCTION~~ COMMENCE IMPROVEMENTS. ~~FOR~~, ~~NO~~ NO IMPROVEMENTS WERE MADE WITHIN THE SPECIFIED TIME.

FURTHER, IN THE 1969 SLU BOUNDARY REVIEW, THIS PROPERTY WAS CHANGED FROM AGRICULTURAL TO URBAN.

BASED ON THE ABOVE, THE SPECIAL PERMIT IS DEEMED TO BE NULL AND VOID.