



DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT



LAND USE COMMISSION

250 South King St. / Honolulu, Hawaii 96813 / P. O. Box 2359 / Honolulu, Hawaii 96804

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October 15, 1975

Planning Commission
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

Attention: Mr. Raymond Suefuji
Planning Director

Gentlemen:

At its meeting on October 8, 1975, the Land Use Commission voted to approve an extension of time until January 1, 1976, as recommended by the Hawaii County Planning Commission, on the Special Permit granted to Sampson-Miller Associated Co., Inc. (SP72-134) for the establishment of a temporary sales office on an 8.2-acre parcel of land in Kahua 1st, North Kohala, Hawaii, identified as Tax Map Key 5-9-5: 12; subject to the condition that all other conditions stipulated in the original approval of the Special Permit be complied with.

Very truly yours,

AH SUNG LEONG
Acting Executive Officer

Encl.

cc: Sampson-Miller
Associated Co, Inc.
Dept. of Taxation, Hawaii
Property Technical Office, Dept. of Tax.
Tax Map Administrator, Dept. of Tax.
Real Property Tax Assessor, Dept. of Tax.

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

October 8, 1975
7:00 p.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: SP72-134 - Time Extension Request By Sampson Miller
Associated Companies, Inc.

The Hilton Head Company is requesting a second extension of the time condition stipulated within the Special Permit granted by the State Land Use Commission for the establishment of a temporary sales office on an 8.2-acre parcel of land in Kahua 1st, North Kohala (Tax Map Key: 5-9-5:12). The property is situated on the mauka side of the Akoni Pule Highway, approximately 2-1/2 miles north of Kawaihae Harbor, in the Kohala Estates subdivision.

The sales office is being used to receive prospective buyers and to disseminate sales information for the forty-three (43) agricultural lots in the subdivision. According to the applicant, almost two-thirds of the lots have been sold.

One of the conditions of approval of the Special Permit was "That the sales office be permitted for a period of no more than two (2) years from the official date of approval of this request or upon completion of the initial sale of the 43 lots, whichever is sooner." The Special Permit was approved by the State Land Use Commission on September 20, 1972.

On November 7, 1974, the State Land Use Commission voted to grant an extension of the time condition until June 1, 1975, pursuant to an action by the Hawaii County Planning Commission recommending approval of the request. This approval was based on the consideration that the Hilton Head Company had had to stop their sales program for a 9-month period in December, 1973, in order to resolve a complicated electricity situation. At that time 30 of the lots were still unsold.

By letter dated June 13, 1975, the Hawaii County Planning Commission advised that at its meeting on June 12, 1975, it considered the request for the second extension. It indicated that:

"The Commission voted to recommend an extension of time until January 1, 1976, based on the consideration that the request is determined to be a reasonable one. The original sales program was subjected to a 9-month delay in 1973 and 1974 so that a complicated electricity problem could be resolved. That problem was resolved in the fall of 1974 and sales were resumed. The extension until January 1, 1976, will allow the applicant sufficient time to complete their sales of the remaining 16 lots and also in which to remove the structure and will obviate the need for any additional extension of time requests. It is further recommended that the approval of the extension of the time be subject to the condition that all other conditions stipulated in the original approval of the Special Permit be complied with."