

October 23, 1980

Mr. David Gradwohl
P. O. Box 1045
Pahoa, Hawaii 96778

Dear Mr. Gradwohl:

Special Permit Application (80-G)
Petitioner: Malamalama School Inc.
Tax Map Key 1-5-19:22

The Planning Commission at its duly held public hearing on October 15, 1980, considered the above application for a Special Permit to allow the establishment of an education facility (pre-school to Grade 12) and related improvements on 20 acres of land situated within the State Land Use Agricultural District at Keaau, Puna, Hawaii.

The Commission voted to forward a favorable recommendation to the Land Use Commission subject to the following conditions:

1. That the petitioner or its authorized representative submit plans for and secure plan approval within one (1) year from the effective date of the Special Permit.
2. That construction of the proposed administration, pre-school, and elementary school buildings shall commence within one (1) year from the date of receipt of final plan approval and be completed within three (3) years thereafter.
3. That improvements relative to sight distance, shoulders, etc., shall be made to Makuu Drive meeting with the approval of the Department of Public Works.
4. That should access(es) be provided from 26th and 27th Streets, these roadways shall be improved with a 20-foot

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pavement with adequate shoulders from Makuu Drive to the driveway access(es) meeting with the approval of the Department of Public Works.

5. That a water tank, using the standards of the Department of Water Supply, shall be constructed and made operable prior to the issuance of occupancy permit for each building.
6. That occupancy permit shall not be issued until such time that condition nos. 3, 4, and 5 are complied with.
7. That the requirements of the State Department of Health be complied with.
8. That all other applicable rules, regulations and requirements be complied with.

It should be noted that failure to comply with any of the delineated conditions of approval, particularly those relating to time commencement and expiration, shall be reason for termination of the Special Permit, unless an extension is requested prior to the expiration date and approval.

In the meantime, should you have any questions, please feel free to contact the Planning Department at 961-8288.

Sincerely,



grr
WILLIAM J. PARIS, JR.
Chairman, Planning Commission

lgv

cc: State Land Use Commission
Chief Engineer, Public Works
Building Division, Public Works
Paradise Park Hui Hanalike
Hawaiian Paradise Park Corp.

bcc: Masa, et al