

CERTIFIED MAIL

July 2, 1984

Mr. Harry Shigeura
Tsuru Kame, Inc.
284 Pohakulani Street
Hilo, Hawaii 96720

Dear Mr. Shigeura:

Special Permit Application (74-12)
TMK: 8-3-10:60

The Planning Commission at its duly held public hearing on June 28, 1984, voted to approve your application, Special Permit No. 555, Keel 2nd, South Kona, Hawaii.

Approval of this request is based on the following:

The subject request is consistent with the objectives sought to be accomplished by the State Land Use Law and Regulations. The requested use is consistent with the intent of putting the land to the best use in the interest of the public welfare by providing for additional commercial services in an area designated for such uses by the County of Hawaii General Plan. The General Plan Land Use Pattern Allocation Guide Map designates the vicinity of the Middle Keel Road-Mamalahoa Highway intersection as Medium Density Urban surrounded by Low Density Urban and Orchard designations. The provision of such services should prove to be useful to the surrounding residents as well as passing motorists.

The South Kona District has had a significant increase in population since the adoption of the district boundaries. Between 1970 and 1980 the population of the district increased by 45 percent which has resulted in greater needs for convenience commercial uses as is being proposed by the petitioner.

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The approval of the subject request is not expected to adversely affect surrounding properties nor burden public agencies as this is already an established settlement area. Water service is present and the addition of the store to the area should not unreasonably increase the needs for police or fire protection. The traffic considerations will, however, require that some improvements be made to the roads. Due to this need a condition of approval is that the petitioner comply with the improvement requirements of the State Department of Transportation, Highways Division, and the Department of Public Works.

The land in question has not been highly rated for agricultural activity although there are substantial plantings in this vicinity. However, given the small scale of the proposal its approval will not adversely affect the agricultural activities of the area or region.

Approval of this special permit request is subject to the following conditions:

- 1) The petitioner, its successors or assigns, shall be responsible for complying with all conditions of approval.
- 2) Plans for plan approval shall be submitted within one year from the effective date of the Special Permit. The development shall be designed to be compatible with surrounding properties.
- 3) Construction of the proposed development shall commence within one year from the date of receipt of Final Plan Approval and be completed within one year thereafter.
- 4) The access improvement requirements of the Department of Transportation, Highways Division, and the Department of Public Works shall be complied with.
- 5) All other applicable rules, regulations, and requirements shall be complied with.
- 6) Should the Planning Department determine that any of the foregoing conditions have not been met or substantially complied with in a timely fashion, the Special Permit shall be void.

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Please feel free to contact the Planning Department if there are any questions on this matter.

Sincerely,



Roy Kagawa
Chairman, Planning Commission

cc: Dennis Shigeoka
Real Property Tax Division
Chief Engineer
Building Dept.
Kona Services Office
Dept. of Water Supply
Robert T. Kamigaki
Haevin D. Patel

bcc: Plan Approval Section