



# PLANNING COMMISSION

25 AUPUNI STREET • HILO, HAWAII 96720

COUNTY OF  
HAWAII

CERTIFIED MAIL

June 3, 1988

Mr. Ken Melrose  
Director of Planning  
Transcontinental Development Co.  
P. O. Box 3028 WVS  
Kamuela, HI 96743

Dear Mr. Melrose:

Two-Year Time Extensions to Use Permit Nos. 2 and 7  
and Nullification of Use Permit No. 3  
Tax Map Key: 6-8-03:Portion of 32

The Planning Commission at its duly held public hearing on May 31, 1988, voted to approve your requests for two-year time extensions to Use Permit Nos. 2 and 7 which allowed temporary construction and administration buildings, and nullification of Use Permit No. 3 which allowed the establishment of a temporary material storage yard at Waikoloa, South Kohala, Hawaii.

Approval of this request is based on the following:

While Use Permit Nos. 2 and 7 are to be temporary in nature, the relocation of the administration and construction office uses are interrelated to the development of commercial lands within Waikoloa. According to the applicant, only 6.5 acres of commercial zoned lands can be immediately developed since the remaining commercial parcels cannot be developed without substantial improvements due to the floodways. The applicant has executed an option with another party to develop and market the one commercial lot with approximately 5,000 square feet of office space, part of which will be occupied by the applicant. Upon project completion, the use permits will no longer be required. It is felt that a two-year period until July 1, 1990, would be adequate time in which to relocate the uses to the proposed commercial development.

JUN 3 1988

Mr. Ken Melrose  
June 3, 1988  
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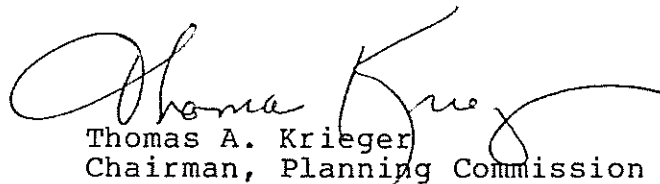
The applicant has been successful in relocating the temporary construction storage yard. Thus, there is a continued effort to re-establish industrial and eventually commercial uses in appropriately zoned areas.

Based upon the above considerations, Use Permit No. 3 is declared null and void and that the life of Use Permit Nos. 2 and 7 be extended until July 1, 1990. This approval is subject to the replacement of amended Condition No. 2 as follows:

2. "The applicant shall submit a progress report to the Planning Commission by July 1, 1989, outlining the status of the commercial development in which the temporary office use would be relocated."

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

Sincerely,

  
Thomas A. Krieger  
Chairman, Planning Commission

cc: Department of Public Works  
Department of Water Supply  
County Real Property Tax Division  
Planning Office - Kona

CERTIFIED MAIL

July 17, 1986

Mr. Willis H. Sanburn  
Waikoloa  
Suite 2610, Pauahi Tower  
1001 Bishop Street  
Honolulu, HI 96813

Dear Mr. Sanburn:

Time Extensions to Use Permit Nos. 2, 3 and 7  
Applicant: Transcontinental Development Corporation  
Tax Map Key: 6-8-03:portion of 32

The Planning Commission at its duly held public hearing on July 10, 1986, voted to approve your request for time extensions to Use Permit Nos. 2, 3 and 7.

Approval of this request is based on the following:

Use Permit Nos. 2 and 3 were granted in 1970, while Use Permit No. 7 was approved in 1971. Fifteen to 16 years have elapsed since the permits were originally granted on a temporary basis. However, with regard to the temporary construction and administration buildings granted under Use Permit No. 2 and 7, from a practical standpoint since a new building to accommodate the office uses have yet to be constructed, it is felt that the additional 2-year extension is warranted. However, it should be pointed out to the applicant that construction of such a facility must commence immediately to meet the extended 2-year deadline of July 1, 1988. Ample commercially zoned lands at Waikoloa Beach Resort and Waikoloa Village are available for immediate construction of a construction and administration building.

With regard to the relocation of the temporary material storage yard granted through Use Permit No. 3, since no industrial zoned lands are immediately available, it is also felt that the 2-year time extension is warranted. However, during the 1979 General Plan Update, an area adjacent to the Waikoloa Village was designated Industrial to accommodate industrial uses, including the material storage yard granted under this permit. Therefore, the applicant should take immediate action to have the area reclassified for industrial uses. The State Land Use district and County zoning designations would still have to be amended. Otherwise, even with the additional 2-year time extension until July 1, 1988,

Mr. Willis H. Sanburn  
July 17, 1986  
Page 2

the area still would not be available to accommodate the industrial activity permitted under Use Permit No. 7.

Furthermore, while the applicant is requesting that the Planning Department consider another area in the vicinity of the Queen Kaahumanu Highway during the on-going General Plan Review Program to accommodate industrial uses such as the construction material storage yard, the land use processes to establish such uses will take even longer than the area already designated "Industrial" at the Waikoloa Village.

It should be emphasized that the additional 2-year time extension would mean that the temporary uses allowed through these Use Permits would have existed for a 17- to 18-year period. Serious consideration should be made to nullify the permits if no substantial progress is made during the extended time period to relocate the temporary uses established through Use Permit Nos. 2, 3 and 7.

As stated earlier, however, under present circumstances, the 2-year time extension now being requested is determined to be reasonable in order to allow the applicant time to phase out the uses allowed under these Use Permits and to establish them within properly zoned lands.

The time extension request until July 1, 1988, is approved subject to the following additional condition:

- A. The applicant shall submit a progress report to the Planning Director by July 1, 1987, outlining the steps which have been taken to phase out the industrial and office uses at their present locations and to re-establish them in appropriately zoned lands. The Planning Director shall file a copy of the report with the Planning Commission for their information and review.

All other conditions of approval shall remain in effect.

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

Sincerely,

Barbara A. Koi  
Chairperson, Planning Commission

cc: Department of Public Works  
Department of Water Supply  
County Real Property Tax Division  
Hawaii County Services, Deputy Managing Director's Office

bcc: Plan Approval Section

CERTIFIED MAIL #P 489 757 536

July 23, 1984

Mr. Will Sanburn  
Waikoloa  
1001 Bishop Street, Suite 2610  
Pauahi Tower  
Honolulu, Hawaii 96813

Dear Mr. Sanburn:

Time Extensions to Use Permit Nos. 2, 3 and 7<sup>✓</sup>  
Transcontinental Development Company  
TMK: 6-8-3:Portion of 32

The Planning Commission at its duly held public hearing on July 18, 1984, considered your request for 2-year time extensions to Use Permit Nos. 2, 3 and 7, which allowed the establishment of a temporary construction and administration building, a temporary material storage yard, and temporary construction and administration buildings, respectively, within the Multiple Residential - 1,500 square foot (RM-1.5) zoned district at Waikoloa Village, Waikoloa, South Kohala, Hawaii.

The Commission voted to approve the time extensions, as stated above, based on the following findings:

That Use Permits 2, 3, and 7 were granted to provide the petitioner with a means to establish certain uses on a temporary basis in order that the proposed development could come to fruition in a timely manner. These uses were deemed to be an essential part of the overall development and were to be allowed on an interim basis for a specified period of time until they could be located on a permanent basis on lands that are appropriately zoned.

JUL 23 1984

Mr. Will Sanburn  
July 23, 1984  
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The approval of the requested time extension will provide the petitioner with ample opportunity to terminate the existing Use Permits and establish the uses allowed by these permits in appropriated zoned lands. A two-year (2) time period is deemed to be adequate for the petitioner to develop and realize plans for those uses for which there are existing zoned lands.

It should be emphasized, however, that the Use Permits were granted on a temporary basis until the permitted uses could be established on appropriately zoned lands. Use Permits 2 and 3 were granted in 1970, while Use Permit 7 was approved in 1971. They have essentially allowed office and industrial uses within the Multiple Family Residential zoned district. The two-year time extension will mean that the life of these temporary uses has been prolonged for a fifteen to sixteen-year period.

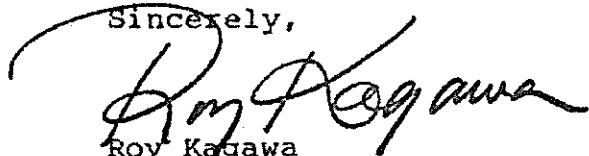
It is further recommended that the time extension request until July 1, 1986, be approved subject to the following conditions:

1. That the conditions of approval of the original Use Permits shall be complied with.
2. That the petitioner or its authorized representative shall submit a progress report to the Planning Director by July 1, 1985, outlining the steps which have been taken to phase out the industrial and office uses at their present locations and to re-establish them in appropriately zoned lands. The Planning Director shall file a copy of the report with the Planning Commission for their information and review.
3. Should the Planning Department determine that any of the foregoing conditions have not been met or substantially complied with in a timely fashion, Use Permit Nos. 2, 3, and 7 shall be void.

Mr. Will Sanburn  
July 23, 1984  
Page 3

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

Sincerely,

A handwritten signature in cursive script, appearing to read "Roy Kagawa". The signature is written in dark ink and is positioned above the typed name and title.

Roy Kagawa  
CHAIRMAN, PLANNING COMMISSION

cc: Real Property Tax Division  
Dept. of Water Supply  
Building Division, Public Works  
Kona Services Office

bcc: Plan Approval Section



## PLANNING DEPARTMENT

25 AUPUNI STREET • HILO, HAWAII 06720

COUNTY OF  
HAWAII

HERBERT T. MATAYOSHI  
Mayor

SIDNEY M. FUKU  
Director

DUANE KANUHA  
Deputy Director

June 8, 1982

Mr. Willis H. Sanburn  
Director of Business Relations  
Waikoloa  
Suite 1801  
Financial Plaza of the Pacific  
130 Merchant Street  
Honolulu, HI 96813

Dear Mr. Sanburn:

Time Extensions to Use Permit Nos. 2, 3 and 7  
Tax Map Key 6-8-3:Portion of 136

The Planning Commission at its duly held public hearing on June 3, 1982, considered your request for time extensions to Use Permit Nos. 2, 3 and 7 which allowed a temporary construction and administration building, a temporary material storage yard, and temporary construction and administration building, respectively, to be established within the Multiple Residential-1,500 square foot (RM-1.5) zoned district at Waikoloa, South Kohala, Hawaii.

The Commission voted to approve your request for a two-year time extensions until July 1, 1984, for Use Permits 2, 3, and 7, based on the following considerations:

That Use Permits 2, 3, and 7 were granted to provide the petitioner with a means to establish certain uses on a temporary basis in order that the proposed development could come to fruition in a timely manner. These uses were deemed to be an essential part of the overall development and were to be allowed on an interim basis for a specified period of time until they could be located on a permanent basis on lands that are appropriately zoned. Since the granting of these Use Permits, the Waikoloa development has encountered various unanticipated

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Mr. Willis H. Sanburn  
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June 8, 1982

delays, including a title suit, an international economic slowdown, and a transfer of ownership. The result of these has been a slow start-up period for the development.

The approval of the requested time extension will provide the petitioner with ample opportunity to terminate the existing Use Permits and establish the uses allowed by these permits in appropriately zoned lands. A two-year (2) time period is deemed to be adequate for the petitioner to pursue proper zoning and to develop and realize plans for those uses for which there are existing zoned lands.

It should be emphasized, however, that the Use Permits were granted on a temporary basis until the permitted uses could be established on appropriately zoned lands. Use Permits 2 and 3 were granted in 1970, while Use Permit 7 was approved in 1971. They have essentially allowed office and industrial uses within the Multiple Family Residential zoned district. The two-year time extension will mean that the life of these temporary uses has been prolonged for a thirteen to fourteen-year period. In spite of unanticipated delays, these lengths of time should be more than adequate for the petitioner to comply with the intent of the Use Permits and the Zoning Code. It would be, therefore, only for compelling and extremely unusual circumstances that future time extension requests would be favorably recommended by the Commission.

This is further emphasized by the fact that there are appropriately zoned lands within the Waikoloa Village area that could accommodate the office uses. There are eight (8) parcels with a combined total area of 61.198 acres which are zoned for Village Commercial uses and which are vacant. These lands are owned by the petitioner and can be developed by the petitioner for those uses allowed by Use Permits 2 and 7. In addition, some of the parcels zoned Village Commercial and which have uses established on them are not fully developed and could accommodate office uses.

In addition, the General Plan Revision adopted in 1979 has found that there will be a demand for industrial lands within the mauka Waikoloa development. As a result, the County has provided an industrial designation for the area. The petitioner could initiate appropriate action for establishing industrially zoned lands.

Mr. Willis H. Sanburn

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June 8, 1982

Inasmuch as there are vacant commercially zoned lands which can accommodate the office uses and options available to the petitioner for the establishment of industrially zoned lands, the granting of future time extension requests would be contrary to the purpose and intent of the Zoning Code which provides that specific uses be established in zoned districts that are spatially discreet. The two-year time extension now being requested is determined to be reasonable and adequate to allow the petitioner to phase the subject uses out in their existing locations and to establish them in accordance with the County General Plan and the Zoning Code.

The Commission further recommended that the time extensions request until July 1, 1984, be approved subject to the following conditions:

1. That the conditions of approval of the original Use Permits shall be complied with.
2. That the petitioner or its authorized representative shall submit a progress report to the Planning Director by July 1, 1983, outlining the steps which have been taken to phase out the industrial and office uses at their present locations and to re-establish them in appropriately zoned lands. The Planning Director shall file a copy of the report with the Planning Commission for their information and review.

Should any of the above conditions not be met, Use Permits 2, 3 and 7 shall be automatically void.

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

Sincerely,



ALFREDO ORITA  
Chairman, Planning Commission

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cc: Department of Public Works  
Kona Services Office

COPY

PLANNING DEPARTMENT  
25 AUPUNI STREET

COUNTY OF HAWAII  
HILO, HAWAII 96720

May 21, 1980

Mr. Willis H. Sanburn  
Director of Business Relations  
Suite 1801  
Financial Plaza of the Pacific  
130 Mercant Street  
Honolulu, Hawaii 96813

Dear Mr. Sanburn:

Time Extension to Use Permit Nos. 2, 3 & 7  
Petitioner: Transcontinental Development Company  
Tax Map Key 6-8-03:Portion of 32

The Planning Commission at its duly held public hearing on May 8, 1980, considered the above request by Transcontinental Development Company (formerly filed by Boise Cascade Recreation Communities Group) for time extensions to Use Permit Nos. 2, 3 and 7 which allowed certain uses to be established on a temporary basis within the Multiple Residential - 1,500 square foot (RM-1.5) zoned district at Waikoloa, South Kohala, Hawaii.

The Commission voted to approve the above request for a two-year time extension until July 1, 1982, for Use Permits 2, 3 and 7, based on the following considerations:

That Use Permits 2, 3, and 7 were granted to provide the petitioner with a means to establish certain uses on a temporary basis in order that the proposed development could come to fruition in a timely manner. These uses were deemed to be an essential part of the overall development and were to be allowed on an interim basis for a specified period of time until they could be located on a permanent basis on lands that are appropriately zoned. Since the granting of these Use Permits,

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the Waikoloa development has encountered various unanticipated delays, including a title suit, an international economic slowdown, and a transfer of ownership. The result of these has been a slow start-up period for the development.

The approval of the requested time extension will provide the petitioner with ample opportunity to terminate the existing Use Permits and establish the uses allowed by these permits in appropriately zoned lands. A two-year (2) time period is deemed to be adequate for the petitioner to pursue proper zoning and to develop and realize plans for those uses for which there are existing zoned lands.

It should be emphasized, however, that the Use Permits were granted on a temporary basis until the permitted uses could be established on appropriately zoned lands. Use Permits 2 and 3 were granted in 1970, while Use Permit 7 was approved in 1971. They have essentially allowed office and industrial uses within the Multiple Family Residential zoned district. The two-year time extension will mean that the life of these temporary uses has been prolonged for a twelve or eleven-year period. In spite of unanticipated delays, these lengths of time should prove adequate for the petitioner to comply with the intent of the Use Permits and the Zoning Code.

Further, given the commencement of construction in the Waikoloa Beach Resort project as well as the increase in activity in other aspects of the development, it is hoped that the earlier problems which have been encountered are now behind them. Therefore, it is determined that a two-year time extension is reasonable and adequate to allow the petitioner to phase the subject uses out in their existing locations and to establish them in accordance with the County General Plan and the Zoning Code.

The Commission further recommended that the time extension request until July 1, 1982, be approved subject to the following conditions:

1. That the conditions of approval of the original Use Permits shall be complied with.
2. That the petitioner or its authorized representative shall submit a progress report to the Planning Director by July 1, 1981, outlining the steps which have been taken to phase

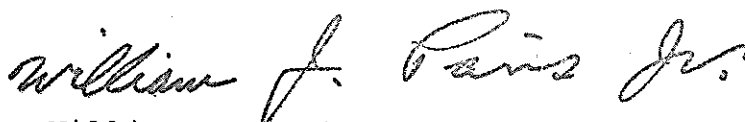
Mr. Willis H. Sanburn  
Trancontinental Development Company  
Page 3

out the industrial and office uses at their present locations and to re-establish them in appropriately zoned lands. The Planning Director shall file a copy of the report with the Planning Commission for their information and review.

Should any of the above conditions not be met, Use Permits 2, 3 and 7 may be deemed null and void by the Planning Commission.

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

Sincerely,



William J. Paris, Jr.  
Chairman, Planning Commission

lgv

cc: Chief Engineer, Public Works  
Building Division, Public Works  
Kona Services Office

June 16, 1978

Mr. Will Sanburn, Vice President  
Boise Cascade Home & Land Corporation  
Financial Plaza of the Pacific  
Suite 1801  
130 Merchant Street  
Honolulu, HI 96813

Dear Mr. Sanburn:

Extension Time Request  
Use Permits 2, 3 and 7 ✓  
Tax Map Key 6-8-03:portion of 32

The Planning Commission at its regular meeting on June 15, 1978 considered your request for an extension of two years to Use Permits 2, 3 and 7. Use Permit 2 allowed use of a temporary construction camp housing unit as a temporary construction and administration building. Use Permit 3 allowed a 5.45-acre area to be used as a temporary material storage yard. Use Permit 7 allowed the conversion of three temporary construction and administration offices. The areas involved are within the Waikoloa Village Project, Waikoloa, South Kohala, Hawaii.

The Commission voted to recommend the approval of your time extension request until July 1, 1980, based on the following findings:

That Use Permits 2, 3 and 7 were granted to provide the petitioner with a means to establish certain uses on a temporary basis in order that the proposed development could come to fruition in a timely manner. These uses were deemed to be an essential part of the overall development and were to be allowed on an interim basis for a specified period of time until they could be located on a permanent basis on lands that are appropriately zoned. Since the

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Mr. Will Sanburn  
Page 2  
June 16, 1978

granting of these Use Permits, the Waikoloa development has encountered various unanticipated delays, including a title suit and an international economic slowdown. The result of these has been a slow start-up period for the development.

The approval of the requested time extension will provide the petitioner with ample opportunity to terminate the existing Use Permits and establish the uses allowed by these permits in appropriately zoned lands. A two-year time period is deemed to be adequate for the petitioner to pursue proper zoning and to develop and realize plans for those uses for which there are existing zoned lands.

It should be emphasized, however, that the Use Permits were granted on a temporary basis until the permitted uses could be established on appropriately zoned lands. Use Permits 2 and 3 were granted in 1970, while Use Permit 7 was approved in 1971. They have essentially allowed office and industrial uses within the Multiple Family Residential zoned district. The two-year time extension will mean that the life of these temporary uses has been prolonged for a ten- or nine-year period. In spite of unanticipated delays, these lengths of time should prove adequate for the petitioner to comply with the intent of the Use Permits and the Zoning Code. It would be, therefore, only for compelling and extremely unusual circumstances that future time extension requests would be favorably recommended by the Commission.

This is further emphasized by the fact that there are appropriately zoned lands within the Waikoloa Village area that could accommodate the office uses. There are eight (8) parcels with a combined total area of 61.198 acres which are zoned for Village Commercial uses and which are vacant. These lands are owned by the petitioner and can be developed by the petitioner for those uses allowed by Use Permits 2 and 7. In addition, some of the parcels zoned Village Commercial and which have uses established on them are not fully developed and could accommodate office uses.

Further, a condition of the last time extension granted was that the petitioner utilize the floating zone concept to select a site for industrial uses.

Mr. Will Sanburn  
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June 16, 1978

This concept is incorporated in the Land Use Element of the General Plan. It is essentially designed to meet unanticipated needs for industrial uses, provided that certain standards and policies can be met.

In addition, the current General Plan Revision Program study has found that there will be a demand for industrial lands within the mauka Waikoloa development. As a result, the Planning Department has recommended that an industrial designation be allocated for the area. Should the recommendation be favorably acted upon, the petitioner could initiate appropriate action for establishing industrially zoned lands. The General Plan could, therefore, provide the petitioner with two options for pursuing appropriately zoned lands for the uses permitted in Use Permit 3.

Inasmuch as there are vacant commercially zoned lands which can accommodate the office uses and options available to the petitioner for the establishment of industrially zoned lands, the granting of future time extension requests would be contrary to the purpose and intent of the Zoning Code which provides that specific uses be established in zoned districts that are spatially discreet. The two-year time extension now being requested is determined to be reasonable and adequate to allow the petitioner to phase the subject uses out in their existing locations and to establish them in accordance with the County General Plan and the Zoning Code.

Further, with the expected commencement of construction in the Waikoloa Beach Resort project and given the existing housing inventory in the North and South Kohala region, it is anticipated that the construction camp housing units in the Waikoloa Village area will be needed to fulfill their original purpose.

The Commission further recommended that the time extension request be approved subject to the following conditions:

1. That the conditions of approval of the original Use Permits shall be complied with.



Mr. Will Sanburn  
Page 4  
June 16, 1978

2. That the petitioner or its authorized representative shall submit a progress report to the Planning Director by July 1, 1979, outlining the steps which have been taken to phase out the industrial and office uses at their present locations and to re-establish them in appropriately zoned lands. The Planning Director shall file a copy of the report with the Planning Commission for their information and review.

Should any of the foregoing conditions not be met, Use Permits 2, 3 and 7 may be deemed null and void by the Planning Commission.

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

Sincerely,



WILLIAM F. MIELCKE  
Chairman, Planning Commission

lgv  
cc Building Division, Public Works  
Kona Services Office

COPY

PLANNING DEPARTMENT  
25 AUPUNI STREET

COUNTY OF HAWAII  
HILO, HAWAII 96720

June 4, 1976

Mr. Walt Southward  
Mgr. of Public Affairs  
Waikoloa  
280 Makaala St.  
Hilo, HI 96720

Re: Extension on Use Permit Nos. 2, 3, & 7  
Applicant: Boise Cascade Realty Group  
Tax Map Key 6-8-03:portion of 32

The Planning Commission at its meeting of June 3, 1976 considered your application for an extension of time which allowed use of a temporary construction camp housing unit as a temporary construction and administration building to Permit No. 2; use of a 5.45-acre area for a temporary material storage yard to Permit No. 3; and the conversion of three (3) temporary construction camp housing structures for use as temporary construction and administration offices to Permit No. 7; situated within the Waikoloa Village Project in Waikoloa, South Kohala, Hawaii.

The Commission voted to grant an extension of two (2) years until July 1, 1978 for Use Permit Nos. 2, 3 and 7, subject to the following conditions:

1. That Boise Cascade Realty Group shall coordinate and work closely with the Planning Department in selecting a site for industrial uses utilizing the "floating zone" concept. This coordination shall be done by July 1, 1977.
2. That Boise Cascade Realty Group submit a progress report to the Planning Department by July 1, 1977, as to the status of the proposed office building to be constructed within the commercially zoned area.
3. That all other applicable conditions attached to the original permits be complied with.

Mr. Walt Southward  
Page 2  
June 4, 1976

Should any of the foregoing conditions not be met, the temporary Use Permits shall be deemed null and void.

*Leon K. Sterling*  
Leon K. Sterling  
Chairman, Planning Commission

lat

cc Corporation Counsel  
Building, Public Works

PLANNING COMMISSION  
Planning Department  
County of Hawaii

Application for USE PERMIT )  
by )  
BOISE CASCADE RECREATION )  
COMMUNITIES GROUP )  
for ) Use Permit No. 3  
MATERIAL STORAGE YARD )  
in )  
RESIDENTIAL DISTRICT )  
in )  
WAIKOLOA, S. KOHALA, HAWAII )

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USE PERMIT

The Planning Commission held a public hearing on November 5, 1970 on the application of Boise Cascade Recreation Communities Group for a use permit in accordance with Section 37, Ordinance No. 63 of the Revised Ordinances of the County of Hawaii 1967, as amended, for utilization of a 5.45 acre area in the Multiple Family Residential zone as a temporary material storage yard until August 15, 1974. Subject location is at the southern section of the Waikoloa Village project in Waikoloa, South Kohala, Hawaii, covered by Tax Map Key 6-8-01:portion of Parcel 4.

The Commission finds that:

1. The material storage yard is an essential part of the development of the Waikoloa lands;
2. The intended use is of a temporary nature and that upon termination, the area will be utilized to conform to its intended multi-family use; and
3. Its proximity to the surrounding areas under construction makes it readily accessible to serve the needs of the development.

Therefore, the Commission hereby grants to the applicant a use permit to allow the use of a temporary material storage yard pursuant to the authority vested in it by Section 37 of said Ordinance on the condition that:

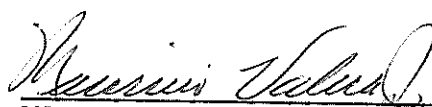
1. The use permit shall be effective from November 5, 1970 until August 15, 1974 at which time all structures, etc., associated with the storage yard shall be removed;
2. The material storage yard and its functions shall be

confined to that area as described by the metes and bounds submitted.

3. All other applicable regulations shall be complied with.

Dated at Hilo, Hawaii, this 24 day of November,  
1970.

PLANNING COMMISSION  
OF THE COUNTY OF HAWAII

  
\_\_\_\_\_  
MAURICIO VALERA, JR.  
VICE CHAIRMAN