

May 21, 1980

Mr. George Fan
GAF Corporation
1272 South King Street
Honolulu, Hawaii 96814

Dear Mr. Fan:

Time Extension to Condition No. 2
of Use Permit No. 20 (formerly
Variance Permit No. 557)
TMK: 7-5-22:47 & 48

The Planning Commission at its duly held public hearing on May 8, 1980, considered your request for a time extension to Condition No. 2 of Use Permit No. 20 (formerly Variance Permit No. 557) which allowed the construction of a condominium building at a height of four (4) stories in lieu of the maximum requirement of three (3) stories within the Lono-Kona Subdivision, Keopu 3rd, North Kona, Hawaii.

The Commission voted to approve a one (1) year time extension rather than the two (2) year request. It is felt that the petitioner should be allowed the additional time in which to secure the necessary financing for the development of the project. The Commission feels that the one-year extension will provide the petitioner with ample time to accomplish this.

On this basis, the Commission is recommending that Condition No. 2 be amended to read as follows:

- "2. That the petitioner or his authorized representative shall commence construction by April 5, 1981 and be completed within two (2) years thereafter."

In light of the recent concerns regarding the adequacy of the roadways within the Lono-Kona Subdivision, as in the case with other previous applications, the Commission is recommending that the following conditions be included:

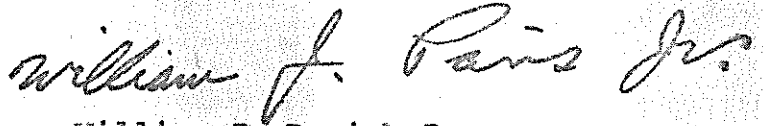
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"5. That the petitioner or his authorized representative shall provide various roadway, drainage, and related improvements within the Eono-Kona Subdivision, and/or provide a cash contribution to the County of Hawaii meeting with the approval of the Chief Engineer of the Department of Public Works, the Planning Director and the Corporation Counsel prior to the issuance of occupancy permit for the development."

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: Mr. Hiroshi Kasamoto
Building Division, Public Works
Kona Services Office
Chief Engineer, Public Works

bcc: Masa, et al

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

APPLICATION FOR VARIANCE)
by)
GAF CORPORATION) *Use Permit*
from) VARIANCE NO. 557
MAXIMUM ALLOWABLE HEIGHT)
REQUIREMENT)
in)
Keopu 3rd, North Kona, Hawaii)

VARIANCE PERMIT

The County of Hawaii Planning Commission at a duly held public hearing on December 14, 1978, considered the application of GAF Corporation for a variance from the requirement of Chapter 8 (Zoning Code), Article 5, Section 4; more specifically, to allow the construction of a four (4) story condominium building in lieu of the maximum allowable height limit of three (3) stories as stipulated within the Multiple Residential (RM-1) zoned district. The properties involved are located within the Lono-Kona Subdivision, Keopu 3rd, North Kona, Hawaii, Tax Map Key 7-5-22:47 & 48.

The Commission has found:

That due to the sloping topography of the land, the proposed grading of the property, and the development on surrounding properties, it is determined that the proposed four (4) story structure will not dominate the surrounding landscape. Thus, the proposed development meets the criteria established for an additional story use permit as stipulated within the Multiple Family zoned district.

Therefore, the Commission hereby grants to the applicant a variance to allow the construction of a four (4) story condominium building in lieu of the maximum allowable height limit of three (3) stories as stipulated within the Multiple Residential (RM-1) zoned district. The properties involved are located within the Lono-Kona Subdivision, Keopu 3rd, North Kona, Hawaii, pursuant to the authority vested in it by Article 1, Section 7 of Chapter 8 (Zoning Code), subject to the following conditions:

1. That the two (2) parcels which comprise the subject property shall be consolidated prior to final plan approval.

2. That the petitioner, or his authorized representative shall secure final plan approval within one (1) year from the effective date of the Variance Permit. Construction shall commence within one (1) year from the date of receipt of final plan approval and shall be completed within two (2) years thereafter.
3. That the requirements of the Department of Water Supply and State Department of Health shall be complied with.
4. That all other rules, regulations, and requirements shall be complied with.

Should any of the foregoing conditions not be met, the Variance Permit may be deemed null and void by the Planning Commission.

The effective date of this permit shall be from January 11, 1979.

Dated at Hilo, Hawaii, this 25th day of January, 1979.



Chairman, Planning Commission

