

CERTIFIED MAIL

December 19, 1984

Reverend Adorado Apostol
Iglesia Ni Cristo
16-1398 Pahoa Highway
Keaau, HI 96749

Dear Reverend Apostol:

Use Permit Application
TMK: 9-5-09:79

The Planning Commission at its duly held public hearing on December 12, 1984, voted to approve your application, Use Permit No. 84-5, to allow the establishment of a church and related improvements on 16,770 square feet of land situated within the Single Family Residential - 10,000 square foot (RS-10) zoned district at Naalehu, Kaunamano, Ka'u, Hawaii.

Approval of this request is based on the following:

The proposed establishment of a church and related improvements on the subject property will be consistent with the general purpose of the Single Family zoned district, the intent and purpose of the zoning code and the County General Plan. Plans submitted by the petitioner indicates that the existing dwelling has a floor area of approximately 2,160 square feet. The petitioner intends to convert approximately 480 square feet to an assembly room and another 304 square feet for office purposes. The only additions being proposed are a 12' x 24' open carport and a paved parking area for 7 stalls. This level of development on 16,770 square feet of land would retain the low density of the existing zoning designation while allowing ample space for the provision of parking, setbacks, and landscaping. Further, since the proposed development will be contained within the existing single family dwelling, it will be compatible with the surrounding residential neighborhood. In addition, since the use of the facility will be rather limited, it is not expected that the granting of the proposed use will be materially detrimental to the public welfare nor cause substantial adverse impact to the community's character or to surrounding properties.

Finally, all essential utilities and services are available to the subject property. As such, it is anticipated that the

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approval of the subject request would not unreasonably burden public agencies to provide roads and streets, sewer, water, drainage, schools, police and fire protection and other related infrastructure.

Approval of this Use Permit request is subject to the following conditions:

- OK PA 2069
4/3/85
- 4/13/85
- a. The petitioner, its assigns or successors, shall be responsible for complying with all stated conditions of approval.
 - b. Plans for plan approval, including landscaping plans, shall be submitted within one year from the effective date of the Use Permit.
 - c. 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.
 - d. The parking improvements shall be completed prior to the establishment of the church use on the subject property.
 - e. Access improvements shall be provided meeting with the approval of the Department of Public Works.
 - f. On-site drainage improvements shall be provided meeting with the approval of the Department of Public Works.
 - g. All other applicable rules, regulations, and requirements shall be complied with.
 - h. Should the Planning Department determine that any of the foregoing conditions have not been met or substantially complied with in a timely fashion, the Use Permit shall be void.

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

Sincerely,


Roy Kagawa
Chairman, Planning Commission

cc: Department of Public Works
Department of Water Supply
County Real Property Tax Division
County of Hawaii, Kona Office
bcc: Plan Approval Section