

Stephen K. Yamashiro
Mayor



Virginia Goldstein
Director

Norman Olesen
Deputy Director

County of Hawaii

PLANNING DEPARTMENT

25 Aupuni Street, Room 109 • Hilo, Hawaii 96720-4252
(808) 961-8288 • Fax (808) 961-9615

June 7, 1995

Mr. Richard Frye
1250 Oceanside Partners
74-5620A Palani Road, Suite 200
Kailua-Kona, HI 96740

Dear Mr. Frye:

Applicant: Oceanside 1250 dba 1250 Oceanside Partners
Change of Zone Application (REZ 95-12)
Request: Unplanned to A-1a
Special Management Area Use Permit Application (SMA 95-3)
Request: To Allow Development of Portions of a 730-lot
Agricultural Subdivision and its Related Improvements
Tax Map Key: 7-9-12:11 and Pors. of 3 & 4; 8-1-04:Por. of 3

This is to acknowledge receipt of the above-described applications on March 10, 1995, for a change of zone for the subject property and a Special Management Area Use Permit to allow the development of the proposed agricultural subdivision. Enclosed are your receipts for the filing fees.

Due to the differing processing time periods of the two applications as provided under the Zoning Code and Planning Commission Rule, we will defer to the processing time requirements for a change of zone. According to Chapter 25 (Zoning Code), Hawaii County Code, the Planning Director has 240 days in which to provide a recommendation to the Planning Commission. The Commission's review process consists of a public hearing. After such hearing is conducted, the request and the Commission's recommendation will be forwarded to the County Council which has the final authority to grant any changes of zone.

We will notify you as to the date of the hearing as soon as it has been determined. As you have been informed through previous discussions with me, the State claims ownership of the Ala Loa (Ala Kahakai) Trail which traverses the project site. The Planning Commission will not hear the subject applications until such time that proper authorization from the State regarding the filing of the subject applications are secured.

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Please be informed that upon notice that the hearing date has been set, and not less than ten (10) days prior to the date of the hearing, you are required to notify all owners of property within 300 feet of the perimeter boundary of the entire property of the hearing. The notice, which shall include the date, time, and place of the hearing and the specific request, shall be served at least ten calendar days prior to the hearing date. Prior to the date of the hearing, the petitioner is required to file with the Commission an affidavit or other similar proof of mailing of said notice. Please be advised that we shall be confirming your notification of owners against our records. Prompt submittal of proof of mailing will ensure that we have adequate time to check the notification.

Should you have any questions regarding the above, please do not hesitate to contact Daryn Arai or Connie Kiriu of this department.

Sincerely,


VIRGINIA GOLDSTEIN
Planning Director

DSA:mjs
Lhokuk25.DSA(1)
Enclosure

xc: West Hawaii Office
DLNR Land Mgmt-Hilo
PBR Hawaii, Inc.