CERTIFIED MAIL

December 5, 1984

Dr. Peter Locatelli
P. O. Box 915
Kealakekua, HI 96750

Dear Dr. Locatelli:

Use Permit Application
TMK: 7-7-09:9

The Planning Commission at its duly held public hearing on November 29, 1984, voted to approve your application, Use Permit No. 84-2, to allow the establishment of a small medical building (doctor's office) on 10,000 square feet of land situated within the Single Family Residential - 10,000 square foot (RS-10) zoned district at Holualoa, North Kona, Hawaii.

Approval of this request is based on the following:

The proposed establishment of a doctor's office would essentially be the establishment of a single medical facility for a single practitioner. This level of development on 10,000 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. The hours of operation would be during the daylight hours as far as regular office visitation hours are concerned. Further, since the design standards of the zoned district can be maintained, the resulting development can be made compatible with the surrounding commercial and residential neighborhood. Thus, the granting of the proposed use will be consistent with the general purpose of the zoned district, the intent and purpose of the Zoning Code and the General Plan. Further, as the development standards embodied as a proposed condition would be similar to the existing residential requirements, 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, due to the doctor's proposed relocation to the subject site from a nearby location, it is not anticipated that

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the approval of the subject request would substantially alter the existing pattern of similar uses nor the requirements placed on public agencies to provide the needed public services, facilities or utilities.

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

1. The petitioner, its assigns or successors, shall be responsible for complying with all stated conditions of approval.

2. The medical facility shall be used by a maximum of one doctor and his staff. The word "staff" shall not be construed to include other medical doctors.

3. The medical facility shall be in operation only from the hours of 7:00 a.m. to 6:00 p.m. Emergency or administrative activities may, however, be permitted provided that no significant adverse impacts to the surrounding areas are created.

4. The development of the property shall comply with the minimum setback and maximum height requirements of the zoned district, which at this time is the Single Family Residential zoned district.

5. The driveway access shall be situated at one end of the property to encourage the eventual development of a common driveway with the adjoining property.

6. Plans for the development of the property shall be submitted for plan approval within one year from the effective date of the use permit.

7. Construction of the proposed facility shall commence within one year from the date of receipt of final plan approval and shall be completed within two years thereafter.

8. All other applicable rules, regulations, and requirements shall be complied with.

9. 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: Police Department
Kona Traffic Safety Council
State Dept. of Transportation
Marian Bockus
Department of Public Works
Department of Water Supply
County Real Property Tax Division
County of Hawaii, Kona Office

bcc: Plan Approval Section