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.

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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