PLANNING COMMISSION
Planning Department
County of Hawaii
Hilo, Hawaii

Application for USE PERMIT by PALANI DEVELOPMENT COMPANY for TEMPORARY SALES OFFICE in SINGLE-FAMILY RESIDENTIAL 15,000 SQUARE FOOT DISTRICT in KEAHUOLU, NORTH KONA, HAWAII	Use Permit Application No. 8

USE PERMIT

The Planning Commission held a public hearing on December 10, 1971 on the application of Palani Development Company for a use permit in accordance with Section 37, Ordinance No. 63 of the Revised Ordinances of the County of Hawaii 1967, as amended, more specifically, to allow the utilization of a model home as a temporary sales office during the construction period located within the Queen Liliuokalani Village Subdivision in Keahuolu, North Kona, Hawaii, covered by Tax Map Key 7-4-08: portion of parcel 1.

The Commission finds that:

1. The proposed temporary sales office use would not be contrary to the objectives of the zoning ordinance in that the proposed use is of a temporary nature, and upon termination of the sales office use, the structure would be utilized as a single-unit dwelling.

2. The proposed use would not adversely affect surrounding property. The temporary sales office would serve as an information center for the Queen Liliuokalani Village Project of which this subject area is a part.

3. Such use would not unreasonably burden public agencies to provide essential services. The temporary use as a sales office would not require any additional services from the public agencies.

4. The proposed use will not alter the essential character of the land as well as the intended use of the structure. Upon termination of the sales office use, the structure would revert to its use as a single-family dwelling.

Therefore, the Commission hereby grants to the applicant a use permit to allow the use of the model home as a temporary sales office pursuant to the authority vested in it by Section 37 of said Ordinance on the condition that:

1. The sales office use be permitted for a period not more than two (2) years from the date of approval.

2. The sales operation be limited to the Queen Liliuokalani Village Project under Act 108 Housing Project.

The effective date of this permit shall be from December 10, 1971.

Dated at Hilo, Hawaii, this 9th day of March, 1972.

PLANNING COMMISSION
OF THE COUNTY OF HAWAII

O. W. Efurd, Jr.
Chairman