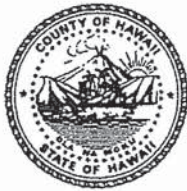


SPECIAL PERMIT APPLICATION

EXHIBIT 5 - 1996 FINAL PLAN APPROVAL

C.C. Goldstein to file

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

December 10, 1996

Mr. Ken Melrose
Waikoloa Development Company
150 Waikoloa Drive
Waikoloa, Hawaii 96743

Dear Mr. Melrose:

PLAN APPROVAL APPLIED FOR: Waikoloa Development Company
Quarry Operations and Related Uses
Tax Map Key: 6-8-001: Por of 5

We have reviewed and approved the plans for the subject improvements for FINAL PLAN APPROVAL. Enclosed is a copy of FINAL PLAN APPROVAL SHEET dated December 9, 1996 your file.

Conditions of approval have been included as part of the FINAL PLAN APPROVAL for the subject improvements. They are listed on page 2 of this document. For your information, these items need to be completed and installed prior to the issuance of any certificate of occupancy for the subject improvements.

Should you have any questions, please feel welcome to contact Royden Yamasato of my staff at 327-3510.

Sincerely,

VIRGINIA GOLDSTEIN
Planning Director

SSO:rlid
a:\68001005\waikoloa.ltr

Enclosure

xc: West Hawaii Office

EXHIBIT 5

COUNTY PLANNING DEPARTMENT

**FINAL
PLAN APPROVAL**

Applicant: Waikoloa Development Company Date: December 10, 1996

Tax Map Key: 6-8-001: Portion of 5 Location: Por. Waikoloa, S. Kohala, HI

Proposed Use: Quarry Operations and Related Uses

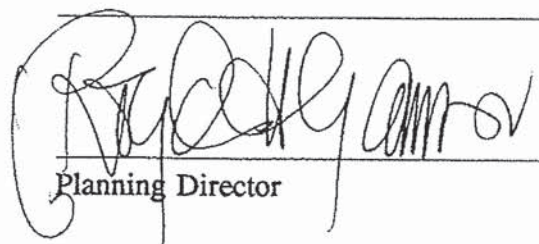
Zone: Unplanned

Parcel Area: 219.990 acres

As Shown on Plan	Comments
Front Yard:	OK As per plan
Rear Yard:	OK As per plan
Side Yard:	OK As per plan
Side Yard:	OK As per plan
Ht. of Structure:	OK As per plan
Access to parking: Driveway off Waikoloa Road	OK Driveway to conform to County
	Driveway Code and paved with all weather, dust free surface
Off-Street Parking:	OK As per plan
Loading and Unloading space:	
Density:	
Fencing: Material:	
Height:	
Location:	
Landscaping: As per plan	

<u>Others:</u>	
LUC Docket No. SPP 92-381 (SPP 833)	OK approved January 1, 1993

- Conditions:
1. Comply with all other applicable conditions of Land Use Commission
Special Permit No. SP 92-381.



 Planning Director

Date December 10, 1996

PD 09/85 (7321A/9A)

To - B 14-16B



November 25, 1996

Planning Department
County of Hawaii
Attn: Mr. Royden Yamasato
West Hawaii Coordinator
75-5706 Kuakini Highway, Suite 108
Kailua-Kona, Hawaii 96740

RE: Plan Approval
LUC Docket No. SPP 92-381 (SPP 833)
Applicant: Waikoloa Development Co.
Approved Use: Quarry Operations and Related Uses
TMK 6-8-1:Portion of 5

Dear Mr. Yamasato:

In compliance with Condition No. 2 of the above-referenced Special Permit, as amended by Order Granting Request for Time Extension to Comply with Condition No. 2, enclosed for review and Final Plan Approval are:

1. Plan showing Quarry Site and Access Road.
2. Plan showing areas of operation within the approved Quarry site.
3. Diagram/Flow Chart for Stone Quarrying and Processing Plant.
4. Site Plan showing Portable Concrete Batch Plant; and
5. Process Flow Diagram for Portable Concrete Batch Plant.

It is the intent of the quarry operator, West Hawaii Concrete, to begin the operation using portable equipment only, with operations beginning in the lower northwest corner and moving south and east. The areas designated as Miscellaneous Products, Redi-Mix, Asphalt, Precast Products, Equipment and Material Storage, and Screening, Crushing and Stockpiling will be excavated first to provide areas for location of these activities, before moving east to the area designated as Quarry.

Since the quarry operations will be moving as the land is graded to an established elevation and sloped to provide proper drainage, it is not intended that marked parking stalls will be provided. Rather, as the operation moves, an adequate area will be graded to provide a surface for the parking of vehicles at each site.

Planning Department
November 25, 1996
Page Two

As the market improves and other, permanent structures are warranted to accommodate equipment and materials repair and storage and asphalt and precast products processing, plans will be submitted to your Department for Plan Approval, prior to construction.

The Department of Public Works has issued the permit for the access road and its connection to Waikoloa Road. Copies of the applicable permits are attached for your files. This road will be the focus of activity during early 1997, with set up of quarry operations targeted for later 1997 or early 1998.

The issuance of Final Plan Approval for this first phase of quarry operation would be appreciated. Should you have any questions or comments regarding the plans for the quarry, please do not hesitate to contact me.

Sincerely,

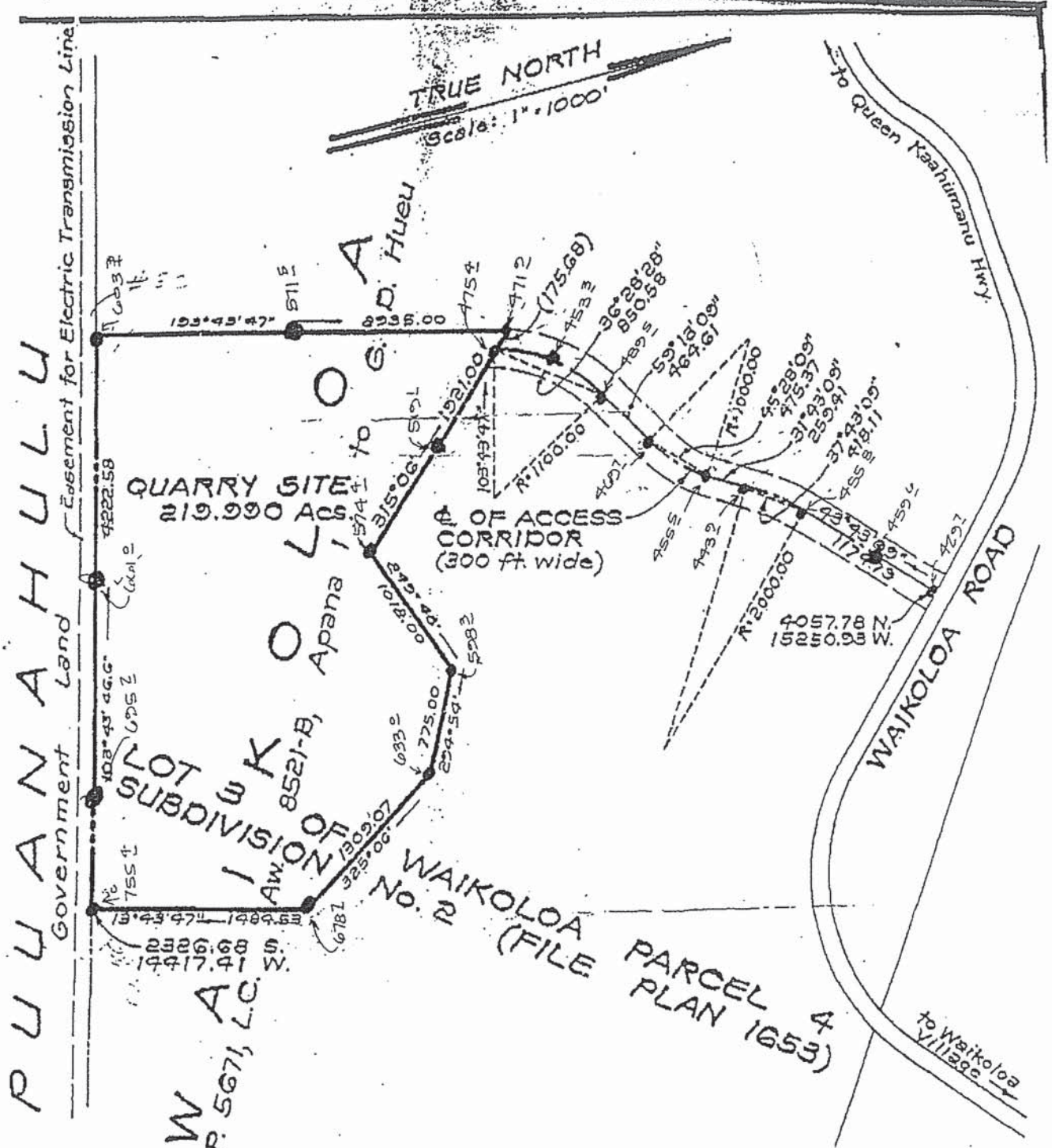


Ken Melrose
Vice President/Development

ac

Enclosures

c: *Carl* Simons, West Hawaii Concrete



**MAP SHOWING
QUARRY SITE AND ACCESS CORRIDOR**

**AT WAIKOLOA, SOUTH KOHALA
ISLAND OF HAWAII, HAWAII**

Tax Map Key: 6-8-01: portion of 5

Handwritten notes: 1/2 ACPT 4/1/1968

