

Action Span

Mar 9 to Apr 23

Sked for Mar 25
on Apr 17

52/0-14 - VALLEY ISLE DRIVE-IN THEATERS INC.



SR70-74



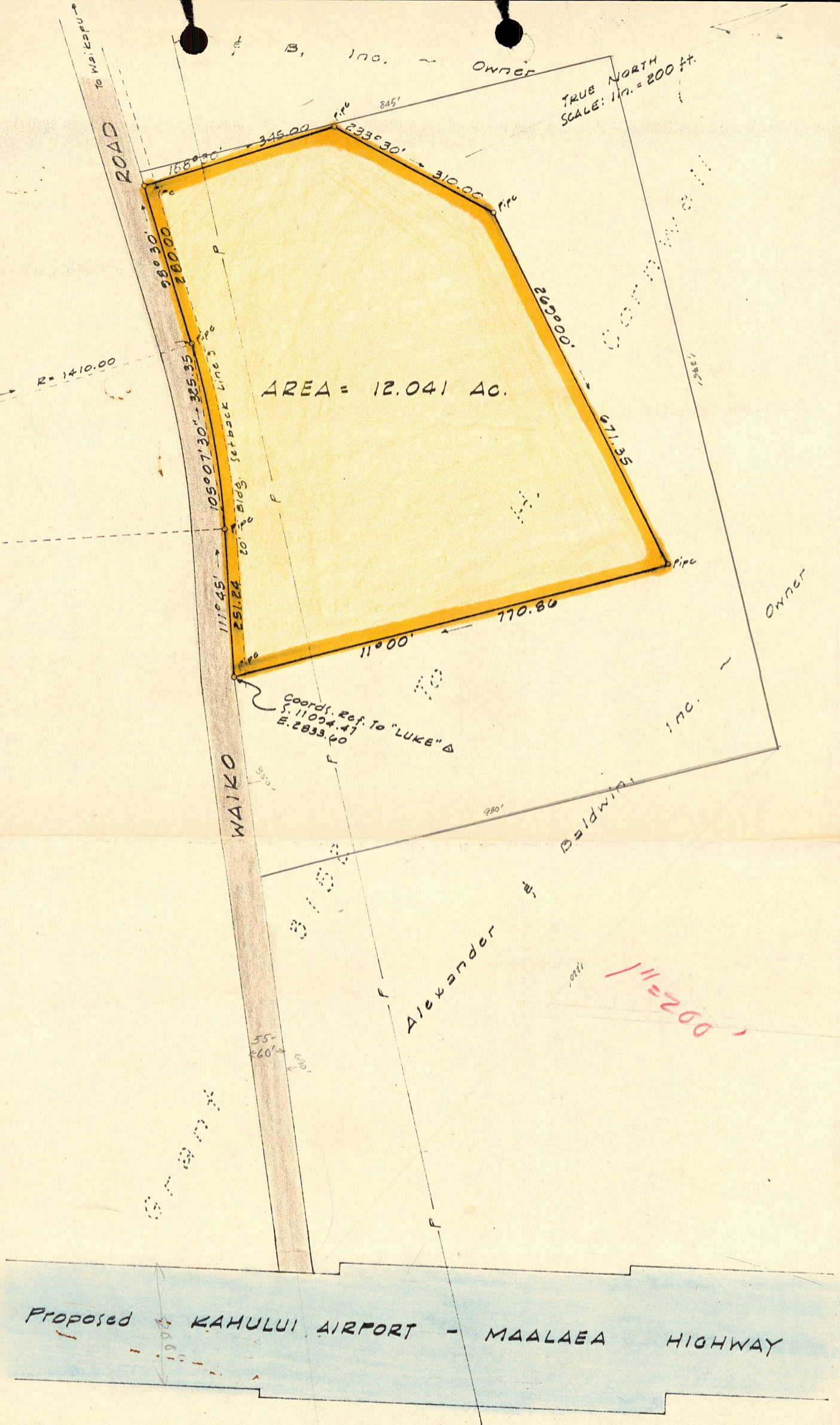
DRIVE-IN THEATER SITE

SP 70-74



WAILUKU BY-PASS CONST.

SP70-74 VALLEY ISLE DRIVE-IN



DESCRIPTION

LAND SITUATE AT WAIKAPU, District of Wailuku, Island and County of Maui, State of Hawaii, being a portion of Grant 3152 to H. Cornwell, lying northerly of Waiko Road, and more particularly described as follows:-

BEGINNING at a pipe at the southeasterly corner of this parcel of land on the northerly boundary of Waiko Road, the coordinates of said point of beginning referred to Government Survey Triangulation Station "LUKE" being 11,094.47 feet South and 2,833.60 feet East, and running thence by azimuths measured clockwise from true South:-

1. 111° 45' 251.24 feet along the northerly boundary of Waiko Road to a pipe;
2. Thence along same, along a curve to the left with a radius of 1410.00 feet, the chord azimuth and distance being: 105° 07' 30" 325.35 feet to a pipe;
3. 98° 30' 280.00 feet along the northerly boundary of Waiko Road to a pipe;
4. 138° 30' 345.00 feet along the remaining portion of Grant 3152 to H. Cornwell, along land owned by Alexander & Baldwin, Inc. to a pipe;
5. 233° 30' 310.00 feet along same to a pipe;
6. 269° 00' 671.35 feet along same to a pipe;
7. 11° 00' 770.86 feet along same to the point of beginning and containing an area of 12.041 acres or more or less.

SUBJECT, HOWEVER, to a minimum building setback line, 20 feet from, and parallel to the boundary along Waiko Road.

SUBJECT, ALSO, to a power line easement, 25 feet in width, in favor of Maui Electric Company, Ltd. as shown on the map.

LEASE

ALEXANDER & BALDWIN, INC.

TO

VALLEY ISLE DRIVE-IN THEATERS, INC.

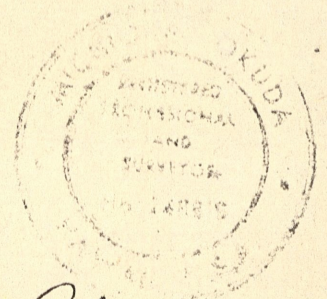
Survey and description by
Alexander & Baldwin, Inc.
Maui Land Department

October 20, 1969

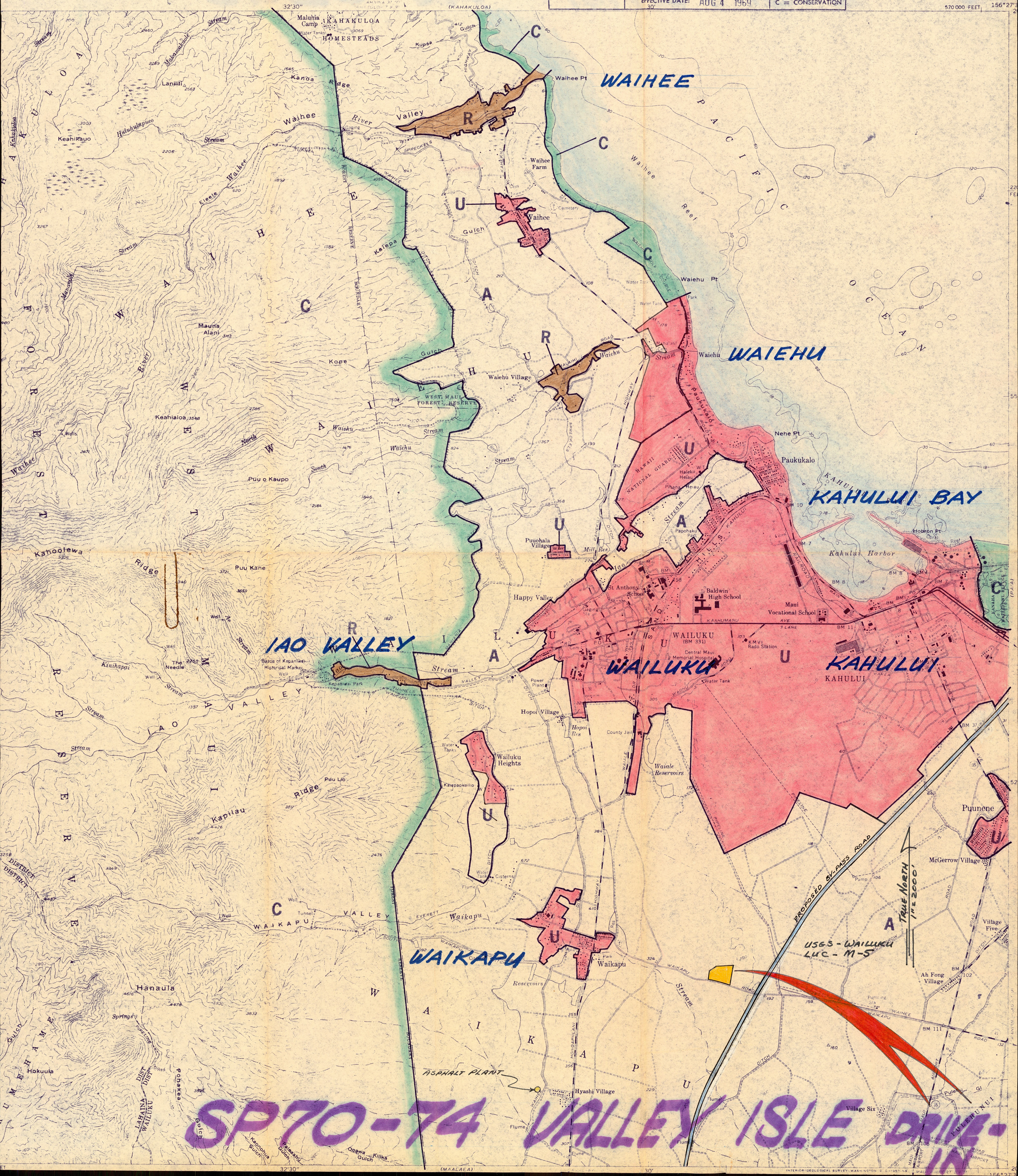
This work was prepared by me or under my supervision.

Field: H. R.

Office: M. O.



Mikio M. Okuda
Registered Land Surveyor No. 2488-S.



SP70-74 VALLEY ISLE DRIVE

PROPOSED BY-PASS ROAD
USGS - WAILUKU LUC - M-5

TRUE NORTH 1" = 200'

ASPHALT PLANT

WAIKAPU CHURCH

SAC 5 PLAT 04

WAIKAPU

Wailuku Sugar Co
2250 Ac

L.C. No. 3852
Sugar Co.
250.16 Ac.
(040.89ac)

L.C. No. 3440
Plat 05

PLAT 05

PLAT 06

PLAT 05

WAIKAPU

Roadway
Ditch

8 4 4

Reservoir

Reservoir

Reservoir

Gr. 1844

Gr. 2360

Gr. 3047

Approx. 1 mile

D

Reservoir

Scale: 1 in. = 1000 Ft. (Approx.)

SITE FOR ASPHALT PLANT

ASPHALT PLANT

CHIA

Approx. size
150' x 200'

CAVE

WAILUKU - LAHAINA ROAD

HAASHI CAMP

PLAT 02



The site of the proposed drive-in movie theater is marked by a sign on Kuihelani Highway

Maui News 5/17/73

Drive-in in news ...again

A combination drive-in theater and "drive-out" golfing range was proposed at Tuesday's County Planning Commission meeting by developer Harold Freitas.

The long-awaited theater had been talked about for a long time, but developers never seemed quite able to put a package together.

The theater will have a 450-car capacity and will be supplemented by a golf driving range.

A similar request had been made as far back as February, 1970, and was granted approval by the State Land Use Commission, since it involved the use of land in the State Agricultural District.

That original permit has since expired.

There was no opposition to the proposal expressed at Tuesday's meeting, but the Planning Commission could not act on the request for 15 days due to the agricultural district zoning.

The theater and driving range will be located on a 21.9-acre parcel on Waiko Road, between Waikapu and the Kuihelani Highway (Wailuku bypass road).

The County planning staff report leaned heavily in favor of the proposed drive-in, characterizing Maui's few remaining theaters as "seriously inadequate because of their poor condition."

Developers will be required to make improvements in the water lines, to install a private sewer system, and to provide a stop light at the Waiko Road and by-pass intersection.

December 13, 1972

RECEIVED

DEC 18 1972

State of Hawaii
LAND USE COMMISSION

Valley Isle Drive-In Theater, Inc.
c/o Mr. Sanford J. Langa
Attorney at Law
Suite 207, Wailuku Townhouse Building
Wailuku, Maui 96793

Gentlemen:

On March 25, 1970, the State Land Use Commission approved a request from Valley Isle Drive-In Theater, Inc. for a special permit to construct and operate a drive-in theater on Waiko Road, TMK 3-8-07:73. Approval was subject to certain conditions which included "that the project be initiated within two years from the date of final approval."

Inasmuch as the two year time limitation has expired, this will inform you that the special permit shall be considered void.

Should you have any questions regarding this matter, please contact our office at any time.

Yours very truly,

HOWARD K. NAKAMURA
Planning Director

cc Mr. Tatsuo Fujimoto
cc Mr. Harold Freitas
cc Mr. Joe Souki

December 18, 1972

Mr. Robert R. Bunzel
22239 Erwin Avenue
Woodland Hills, California 91364

Dear Mr. Bunzel:

With reference to your inquiry of December 5, 1972, please be advised that the special permit to Valley Isle Drive-In Theatre, Inc. approved by the Land Use Commission on March 25, 1970 expired on March 24, 1972 since the project was not initiated within two years from the date of final approval as stipulated by the Maui County Planning Commission.

Therefore, reactivation of the project would require approval of a new special permit by the Maui Planning Commission and the Land Use Commission.

For your information, special permits are initiated at the County level by the owners or lessees of the property involved.

If there are any further questions, please feel free to write us.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

cc: Harold Freitas
Valley Isle Drive-In Theatre, Inc.
Maui Planning Commission

December 5, 1972

RECEIVED

DEC 11 1972

State of Hawaii
LAND USE COMMISSION

State of Hawaii
Dept. of Planning & Economic Development
P.O. Box 2359
Honolulu, Hawaii 96804

Reference: SP70-74 Valley Isle Drive-In Theatre Inc.
Tax Map Key 3-8-07-:73 Lot 1
Area 12.041 Acreage
Waiko Road and Kuilelani Highway
Maui, Hawaii

Dear Sir:

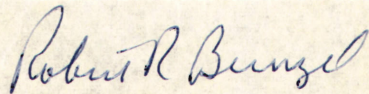
I am inquiring as to the land use status of the above referenced property.

According to the records in the main office your permit for land use was issued for two years, beginning March 30, 1970.

We currently are negotiating for the purchase of the Valley Isle Drive-Inn Theatre Inc., provided your land use permit can be extended for at least two years or more, as may be necessary.

Time is of the essence, we wish to receive your reply as soon as possible.

Yours truly,



Robert R. Bunzel
22239 Erwin Avenue
Woodland Hills, California 91364

cc: Harold Freitas
Valley Isle Drive-Inn Theatre Inc.

3-26-70

Drive-in Movie for Maui Wins Approval

STAR BULLETIN

KAUNAKAKAI, Molokai—The State Land Use Commission yesterday voted unanimously to issue a special use permit which will allow the construction of a 1,004-car drive-in theatre near Waikapu on Maui.

But, prompted by a last minute phone call from the Maui County Planning Director, Howard Nakamura, the commission included a provision which will require the developers to improve 1½ mile of dirt road "to the extent requested by the County".

The whole plan would be subject to final approval of the County department of public works and planning commission, land commissioners said.

The additional provision for improving the road could block the whole project—depending on the extent of improvement required by the county.

James Emerson, a spokesman for the developers, said it would not be economically feasible to build the theatre if the developers first had to build a four-inch thick black-top road for the county.

The commission, however, suggested only that they felt the road should be made wider and be treated with oil to control the dust.

March 30, 1970

Planning Commission
County of Maui
P. O. Box 1487
Kahului, Maui, HI 96732

Attention: Mr. Howard Nakamura, Planning Director

Gentlemen:

At its meeting on March 25, 1970, the Land Use Commission voted to approve the grant of a special permit to Valley Isle Drive-In Theaters, Inc. (SP70-74) to construct and operate a drive-in theater on Waiko Road, Wailuku, Maui, identifiable by Tax Map Key 3-8-07: 73 subject to the conditions set forth by the Maui Planning Commission. In addition, the Land Use Commission stipulated that the Waikapu Road between the Waikapu Urban District and the theater entrance be improved and maintained to the extent required by the County for the purpose of controlling dust and providing adequate accessibility.

Enclosed for your information is the staff report.

Very truly yours,

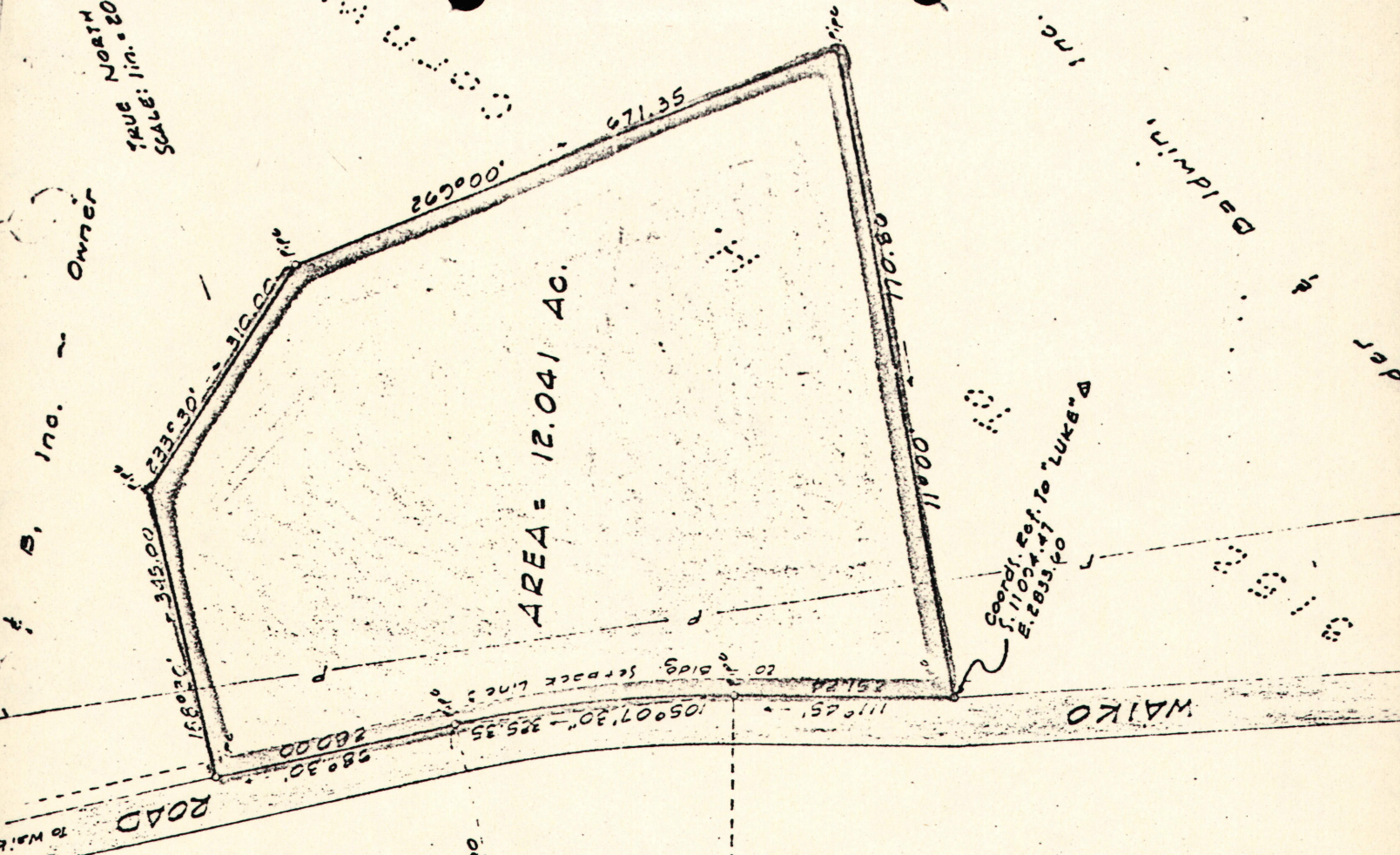
RAMON DURAN
Executive Officer

Encl.

cc: Sanford J. Langa
Department of Taxation, Property Assessment
" " " , Property Technical
Office of the Assessor, Maui

TRUE NORTH 200 ft.
SCALE: 1 in. = 200 ft.

Owner
S. Inc.



Baldwin, Inc.

der

AREA = 12.041 AC.

Coordinate Ref. to 'LUKKA'
S. 110°24'47" W. 1100.00'
E. 88°53'40"

ROAD
RAILROAD
DITCH

SP70-74 VA



KAPU

Waikapu

PROPOSED

WAIKAPU Stream

Hyashi Village

Village

3-25-70

(EDDIE TANGEN) We grant the special permit based on the two stipulations Maui County Planning Commission and a second stipulation that the Waikapu Road be improved to the extent required by the County stipulation for the purpose of controlling dust and providing adequate accessibility and that the final plans be reviewed and approved by the Dept. of Public Works and the Planning Commission with regards to drainage, lighting, sewage disposal, water, etc.

(GI) Second.

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP70-74 - VALLEY ISLE DRIVE IN
THEATERS, INC.
PLACE Molokai Community Center

DATE March 25, 1970
TIME 1:30 p.m.

NAME	YES	NO	ABSTAIN	ABSENT
TANGEN, EDDIE	✓			
NAPIER, ALEXANDER	✓			
YAMAMURA, TANJI				✓
KIDO, SUNAO	✓			
MARK, SHELLEY				✓
SAKAHASHI, STAN	✓			
INABA, GORO	✓			
WUNG, LESLIE	✓			
CHOI, WILBERT	✓			

COMMENTS:

*Approve:
Sub. to condition that
Waikapu road be improved
Between site of Waikapu & Dist.
to eliminate dust - conditions
& co-conditions
correct*

STATE OF HAWAII
LAND USE COMMISSION

Molokai Community Center
Kaunakakai, Molokai

March 25, 1970
1:30 p.m.

STAFF REPORT

SP70-74 - VALLEY ISLE DRIVE-IN THEATERS, INC.

A special permit request to construct and operate a drive-in theater within the State's Agricultural District at Wailuku, Maui, has been forwarded by the Maui County Planning Commission. The land involved is a 12-acre portion of TMK 3-8-07: parcel 73, owned by Alexander & Baldwin, Inc. A letter from the landowners authorizing the petitioner to seek approval of the proposed use has also been received.

Attorney Sanford Langa, representing the petitioner states the following reasons in support of the request:

"The Island of Maui has no drive-in theater.

The only theaters available to the public for motion picture entertainment are the few remaining conventional theaters, all of which are uneconomic, run-down, and unsatisfactory facilities. The subject land is centrally located in the island's population center and is not suitable for agricultural use."

The property in question is situated on Waikapu Road approximately a mile east of the Waikapu-Honoapiilani

3-25-70 sent copy of report to petitioner, @ Orono.

Highway junction. A proposed by-pass road from Kahului Airport to Maalaea intersects Waikapu Road approximately 1,100 feet east of the property in question. Lands adjacent to the property and the property itself are presently vacant and unused. However, sugar cane is grown in the vicinity of the Waikapu Urban District to the west and in the area adjacent to the Puunene Airport Road to the east. Waikapu is the nearest Urban District. It lies about a mile from the subject property and contains 98 acres. However, less than 50 percent is actually being used for urban purposes.

Soils on the property under discussion are classified as "E" by the Land Study Bureau indicating the lowest suitability for agricultural use. Soils are deep, non-stony but coarse, excessively drained, and contains slopes ranging from 0-10 percent. The mean annual rainfall ranges between 10 to 30 inches. A powerline easement extends along the front portion of the parcel. However, it appears that no water services are available to the site at present.

County Recommendation

At its meeting of March 3, 1970, the Maui Planning Commission voted unanimously to recommend approval of this special permit subject to the following stipulations:

- "1. That the project be initiated within two years from the date of final approval.
- "2. That the access from the proposed Kahului Airport-Maalaea Junction Highway to the drive-in be improved prior to operation of the drive-in theater.

"It is also suggested that the final plans be reviewed and approved by the Department of Public Works and the Planning Commission with regards to drainage, lighting, sewage disposal, water, etc."

Analysis

A significant factor to be considered in relation to this request is the Kahului Airport-Maalaea Bypass Highway proposed by the State Highways Division. Design is presently underway on this project for which \$2,132,000 were appropriated. Bids for grading and structures in Unit I of the project (from Puunene to Maalaea) were reportedly opened in January of this year. A telephone conversation with the State Highways Division established that they do not anticipate any difficulties with the proposed use since traffic will be generated during off-peak hours. Moreover, the Maui Planning Commission has stipulated that access from the highway to the drive-in theater be improved prior to its operation.

Further evaluation of the special permit request by the Land Use Commission staff finds that it substantially meets the criteria established by the Land Use Commission for approval of these requests with the possible exception of Section 2.24 (c) which states:

"Such use would not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage . . ."

It is therefore the recommendation of the staff that the special permit be approved subject to the conditions imposed by the Maui Planning Commission with the added stipulation that the cost of any required utilities, particularly water, be borne by the petitioner.

The next item is not in your staff memo, Mr. Chairman, but -
In regard to the question of access, the staff would like to have an indication from the petitioner as to when the drive to theatre would be in operation:

The Bypass road is due for completion in Oct 1971 and if the theatre is in operation before then, access would have to be over the existing Waikayan Rd, which is a dirt rd. The cost of improving this road should be considered as a condition for approval of this S.P.

File

March 16, 1970

Valley Isle Drive-In Theaters, Inc.
c/o Sanford J. Langa, Attorney
207 Wailuku Townhouse
Wailuku, Maui, HI

Dear Mr. Langa:

The Land Use Commission next meets at 1:30 p.m., in the Molokai Community Center, Kaunakakai, Molokai, on March 25, 1970.

At that time the application by Valley Isle Drive-In Theaters, Inc. for a special permit (SP70-74) will be reviewed.

Although there is no requirement for you to be present, should you wish to attend, please feel free to do so.

Very truly yours,

RAMON DURAN
Executive Officer

Enclosure - Agenda

3678

Elmer F. Cravalho
Mayor

PLANNING COMMISSION
Yoshikazu Matsui, Chairman
Motohisa Unemori, Vice-Chairman
Joseph Franco
G. Alan Freeland
Adrian Hussey
Kazuo Kage
Ichiro Maehara
John M. Fernandez, Ex-Officio
Koichi Hamada, Ex-Officio



BOARD OF ADJUSTMENT
& APPEALS
Joseph S. Medeiros, Jr., Chairman
Peter Matsuoka, Vice-Chairman
William Hong
Ralph H. Moltzau
Thomas Yagi

Robert O. Ohata, Planning Director
Howard K. Nakamura, Dep. Pl. Dir.
Eva M. Duponte, Adm. Asst.

COUNTY OF MAUI
PLANNING DEPARTMENT

P. O. BOX 1487
KAHULUI, MAUI, HAWAII 96732

March 5, 1970

RECEIVED

MAR 9, 1970

State of Hawaii
LAND USE COMMISSION

9
15
24

SP-70-74

Mr. Ramon Duran
Executive Officer
State Land Use Commission
P.O. Box 2359
Honolulu, Hawaii

Dear Mr. Duran:

Re: LUC Special Permit Application No. 39 from
Valley Isle Drive-in Theaters Inc.

The Maui Planning Commission at its meeting of March 3, 1970, voted unanimously to recommend approval of the application for special permit submitted by Valley Isle Drive-in Theaters Inc. to construct and operate a drive-in theater on Waiko Road, Wailuku, Maui, Hawaii. The proposed site is located within the State Agricultural District, although it is not presently used for agricultural purposes.

Approval was recommended subject to the following conditions:

1. That the project be initiated within two years from the date of final approval.
2. That the access from the proposed Kahului Airport-Maalaea Junction Highway to the drive-in be improved prior to operation of the drive-in theater.

It is also suggested that the final plans be reviewed and approved by the Department of Public Works and the Planning Commission with regards to drainage, lighting, sewage disposal, water etc.

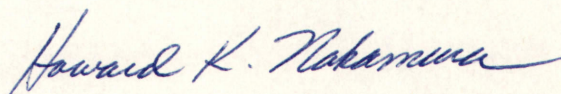
Enclosed for your review are the following:

1. Copy of the application for special permit.
2. Notice of Public Hearing.

Mr. Ramon Duran - 2
3/5/70

3. Copy of a map describing the subject parcel.
4. Letter of authorization from Maui Land Department for Alexander and Baldwin, Inc. the landowner.

Yours very truly,



HOWARD K. NAKAMURA
Planning Director

cc Mr. Langa
cc Mayor Cravalho

INSTRUCTIONS:

- 1. To be filed in triplicate.
- 2. Use black ink or typewriter with black ribbon.
- 3. Use additional sheets if necessary.

MAUI PLANNING COMMISSION
 P.O. BOX 1487, KAHULUI, HAWAII

APPLICATION FOR SPECIAL PERMIT
 Special Permit is hereby requested:

DO NOT WRITE IN THIS SPACE

Appl. & fee received _____
 Notice published _____
 Public hearing _____
 Recommendation to LUC _____
 Action by State LUC _____
 County & Appl. notified _____

A. Description of Property: (1) Tax Map Key No. 3-8-7-73 (por.)

(2) Lot Area 12.041 acres (3) Location Wailuku

B. Ownership: (1) Owner's name A & B, Inc.

Theaters, Inc.
 (2) Lessee's name Valley Isle Drive-In / (3) Unexpired term 35 years

C. Request: (1) State request briefly and exactly: Applicant requests approval of use of subject land for commercial purposes.

(2) Reasons justifying granting of request: The Island of Maui has no drive-in theater. The only theaters available to the public for motion picture entertainment are the few remaining conventional theaters, all of which are uneconomic, run-down, and unsatisfactory facilities. The subject land is centrally located in the island's population center and is not suitable for agricultural use.

D. Applicant: (1) Name VALLEY ISLE DRIVE-IN THEATERS, INC.

c/o Sanford J. Langa, Attorney

(2) Address 207 Wailuku Townhouse, Wlk. (3) Telephone 39-169

(4) Signature *Sanford J. Langa*

E. Planning Commission action: _____ Date _____ Vote: ayes noes

Reasons: _____

F. State Land Use Commission's action: _____ Date: _____

G. Copies to: State LUC _____ Supervisors _____ Applicant _____ Owner & Lessee _____

NOTICE OF PUBLIC HEARING
SPECIAL USE PERMIT

NOTICE IS HEREBY GIVEN of a public hearing to be held by the County of Maui Planning Commission on Tuesday, February 3, 1970, in the Chambers of the Council, County Building, Wailuku, Maui, Hawaii, at 1:30 p.m. or as soon thereafter as those interested may be heard to consider the following request for SPECIAL USE PERMIT under provisions of SECTION 98H-6, REVISED LAWS OF HAWAII 1955, 1961 SUPPLEMENT, AS AMENDED BY ACT 205 SESSION LAWS OF HAWAII 1963:

WAILUKU, MAUI

To construct and operate a drive-in theater at a site along the northerly boundary of Waiko Road, approximately 1,000 feet west of its intersection with the proposed Kahului Airport-Maalaea Highway, TMK 3-8-07: portion of 73.

Applicant: Valley Isle Drive-In Theaters, Inc., by
Sanford J. Langa, Attorney

Area: 12.041 acres

Sketch showing the general location is on file in the office of the County of Maui Planning Department at Naska, Kahului, Maui, Hawaii, and is open to the public for inspection during office hours.

All protests against the SPECIAL USE PERMIT should be filed in writing to said Commission, P.O. Box 1487, Kahului, Maui, Hawaii, before the date of the public hearing or presented in person at the time of the public hearing.

MAUI PLANNING DEPARTMENT
By Howard K. Nakamura
County Planning Director

(MN: January 14, 1970)

cc Mr. Langa
cc Maui Land Department
cc Mayor Cravalho
cc Land Use Commission
cc Public Works

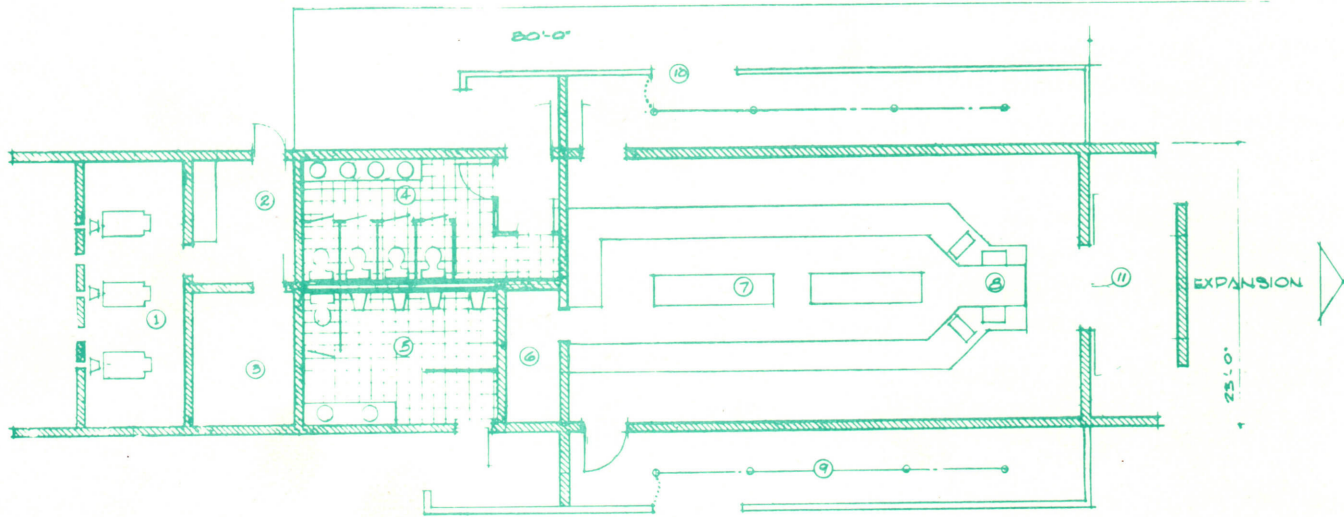
Let's Build a DRIVE-IN



A DRIVE IN THEATER FOR MAUI
PREPARED FOR VALLEY ISLE DRIVE IN THEATERS INC. HARRY RICE ARCHITECT



FLOOR PLAN PROJECTION & CONCESSION



FLOOR PLAN PROJECTION & CONCESSION

SCALE

1/4" = 1'-0"

FEATURES

- ① PROJECTION ROOM
- ② FILM STORAGE
- ③ MANAGER'S OFFICE
- ④ LADIES RESTROOM
- ⑤ MEN'S RESTROOM
- ⑥ SNACK BAR STORAGE

- ⑦ SNACK BAR
- ⑧ CASHIERS
- ⑨ QUEUE RAIL - CONTROL
- ⑩ ENTRANCE
- ⑪ EXIT

NOTE!

-S CONCESSION IS PLANNED
FOR 700 CARS - 1ST STAGE

**Valley Isle
Drive-In Theatre, Inc.**

1817 WELLS ST., WAILUKU

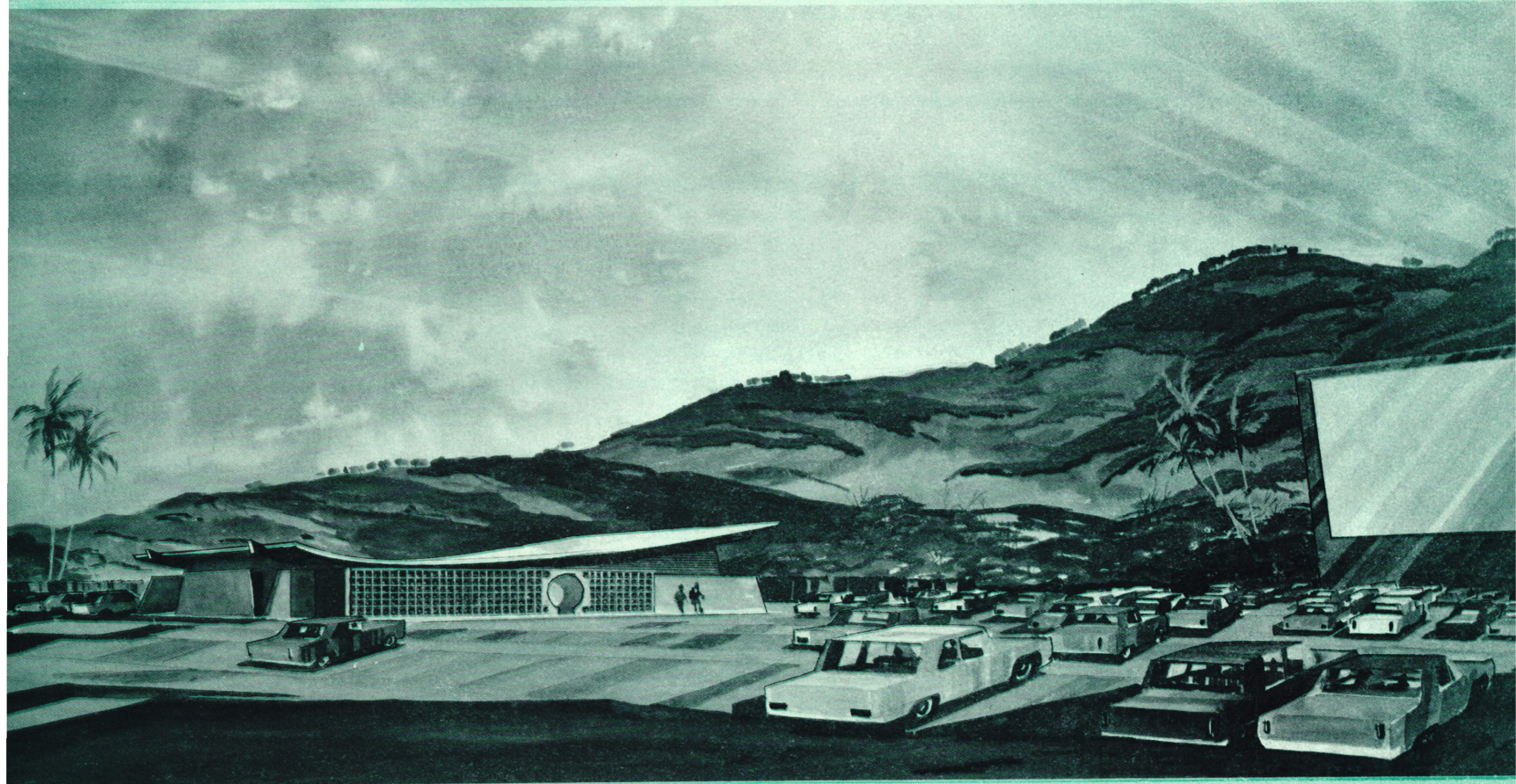
MAILING ADDRESS:

P. O. Box 122

Pukalani, Maui

Hawaii 96788

Let's Build a DRIVE-IN



A DRIVE IN THEATER FOR MAUI
PREPARED FOR VALLEY ISLE DRIVE IN THEATERS INC. HARRY RICE ARCHITECT

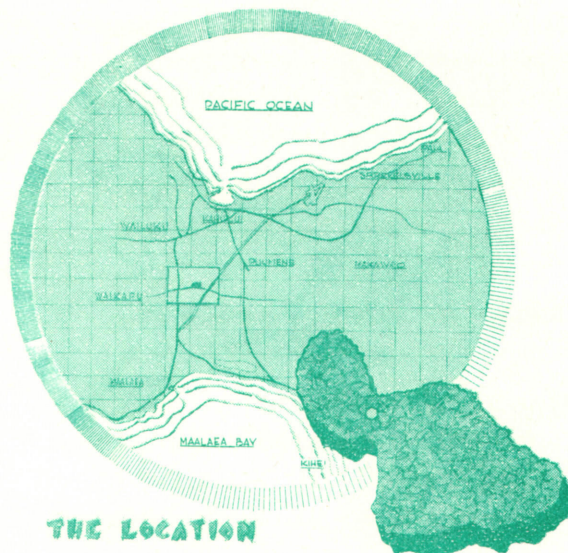


A DRIVE-IN THEATRE FOR MAUI

In any project or development, the first order of business is to determine the needs of the community. No one would disagree that this is a much needed—(no, demanded)—development.

But there is more to it than that. As in any development, success must be assured. In this instance, there could not be any success unless the people, as individuals, supported the project. This support was amply demonstrated by 3,500 persons who signed petition stating that a drive-in theatre was not only desirable, but absolutely necessary.

In view of this, a group of community minded businessmen formed a corporation. The goal of this group was to determine if such a program was economically feasible, that is, self-supporting and without assistance from County or State funds.



THE LOCATION

FEATURES

- ① CINEMA CURVED SCREEN 50' x 122'
- ② PLAYGROUND
- ③ PROJECTION BOOTH & CONCESSION
- ④ PARKING 1004 CARS
- ⑤ EXIT
- ⑥ ENTRANCE
- ⑦ TICKET BOOTH (TWO POSSIBLE)

TIME DISTANCE

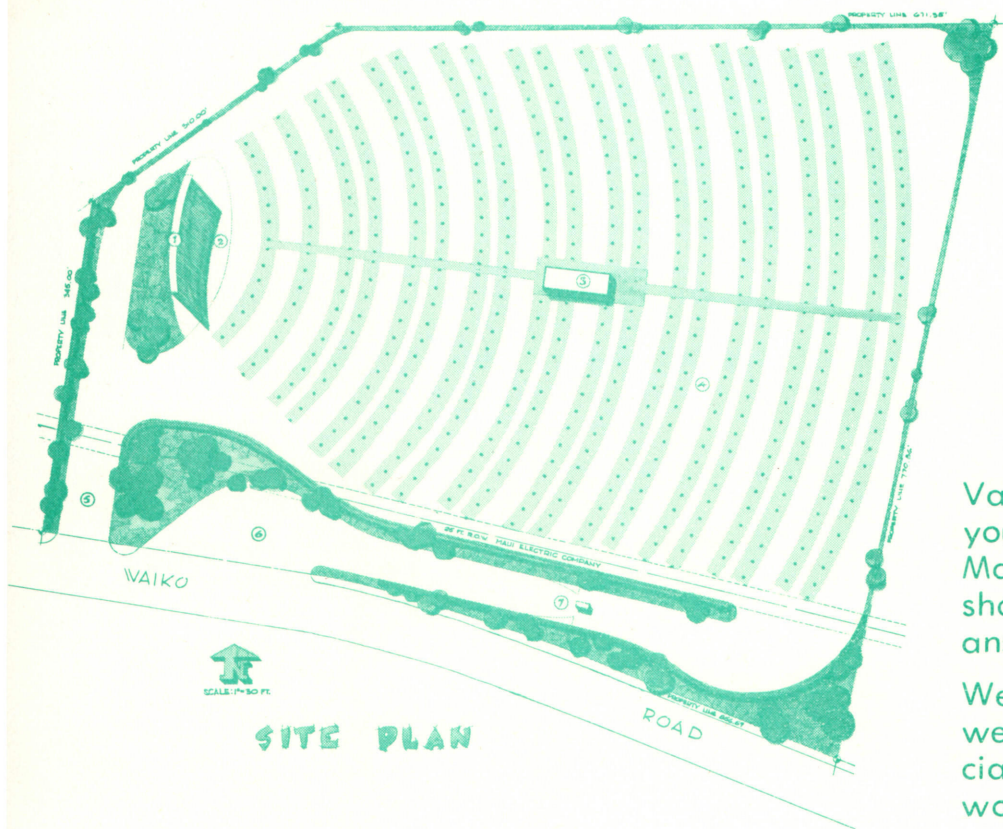
NAPILI	45 MIN.
LAHAINA	55 MIN.
KIHEI	15 MIN.
PUKULANI	20 MIN.
OHIA	15 MIN.
WAILUKU	5 MIN.
KAHULUI	5 MIN.
PUNENE	4 MIN.
SPRECKELSVILLE	15 MIN.
MAKAWAO	22 MIN.
KULA	25 MIN.

In addition to economic feasibility, other important points were considered. What were these?

1. The utilization of the land would not detract from the natural beauty of the environment.
2. The form of entertainment would be acceptable to the younger persons in the community, as well as family groups.
3. The location must be accessible.
4. The facilities would in all respect be beyond reproach.

Valley Isle Theatre, Inc. presents to you, the people of the County of Maui, this brochure, which we hope shows some of the effort involved in answering the questions.

We hope that the pictures show that we will continue to need and appreciate your support of this most worthwhile community project.

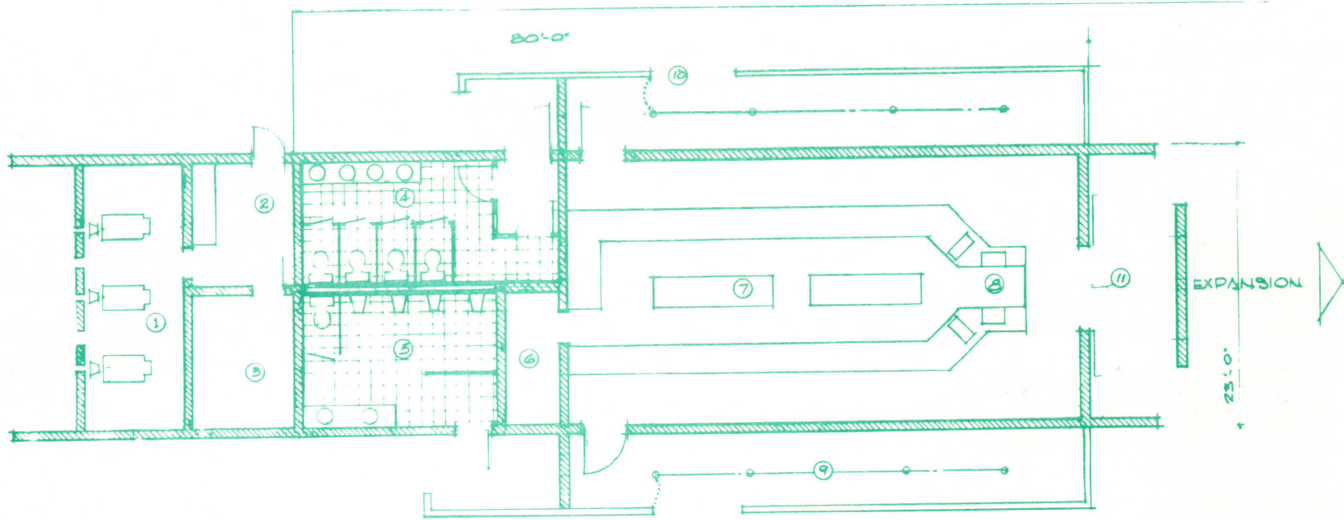


SITE PLAN

A DRIVE IN THEATER FOR MAUI
 PREPARED FOR VALLEY ISLE DRIVE IN THEATERS INC. HARRY RICE ARCHITECT



FLOOR PLAN PROJECTION & CONCESSION



FLOOR PLAN PROJECTION & CONCESSION
SCALE $\frac{1}{4}'' = 1'-0''$

FEATURES

- ① PROJECTION ROOM
- ② FILM STORAGE
- ③ MANAGER'S OFFICE
- ④ LADIES RESTROOM
- ⑤ MEN'S RESTROOM
- ⑥ SNACK BAR STORAGE

- ⑦ SNACK BAR
- ⑧ CASHIERS
- ⑨ QUEUE RAIL - CONTROL
- ⑩ ENTRANCE
- ⑪ EXIT

NOTE!

- THIS CONCESSION IS PLANNED
FOR 700 CARS - 1ST STAGE

**Valley Isle
Drive-In Theatre, Inc.**

1817 WELLS ST., WAILUKU

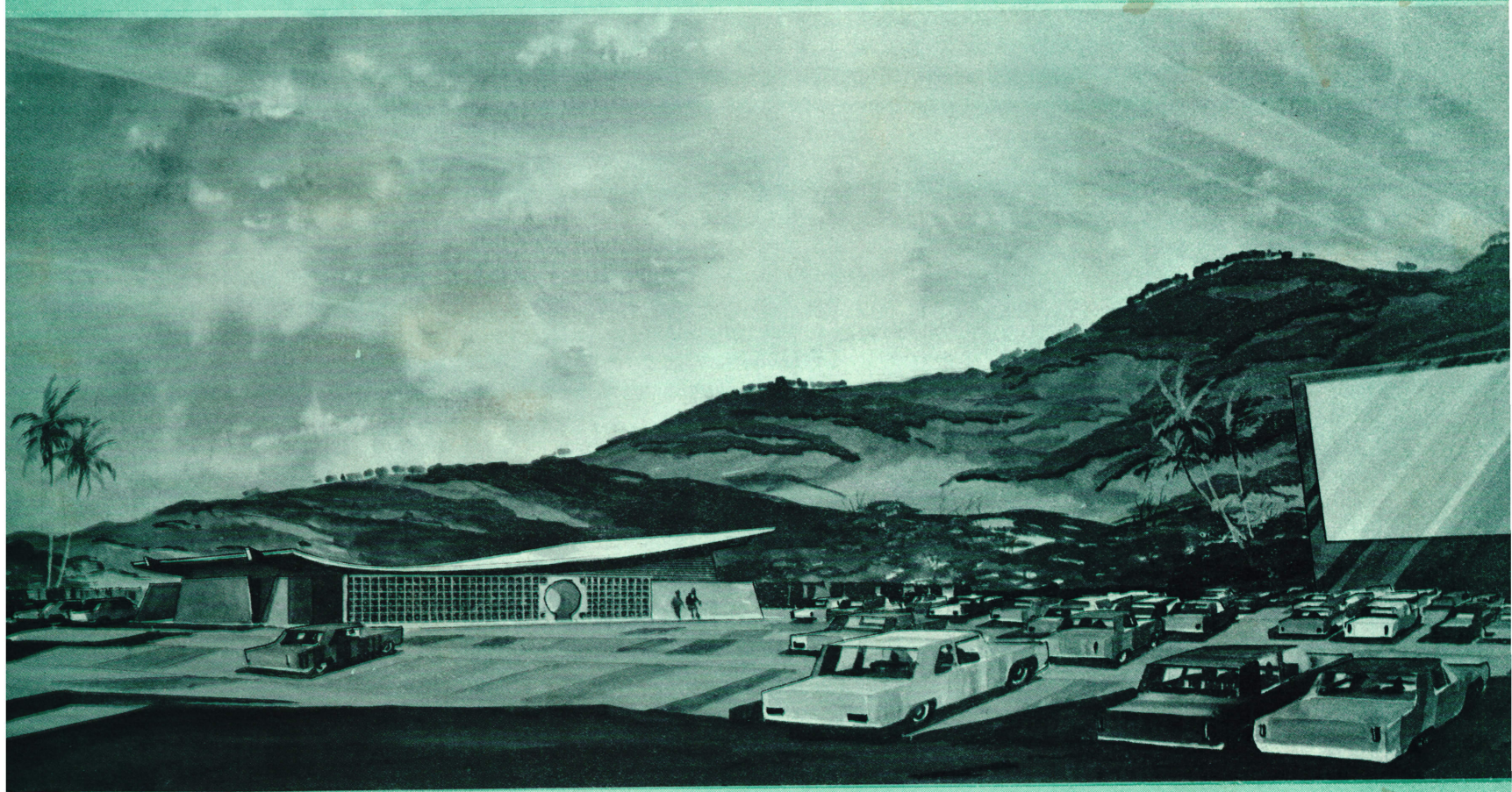
MAILING ADDRESS:

P. O. Box 122

Pukalani, Maui

Hawaii 96788

Let's Build a DRIVE-IN



A DRIVE IN THEATER FOR MAUI
PREPARED FOR VALLEY ISLE DRIVE IN THEATERS INC. HARRY RICE ARCHITECT

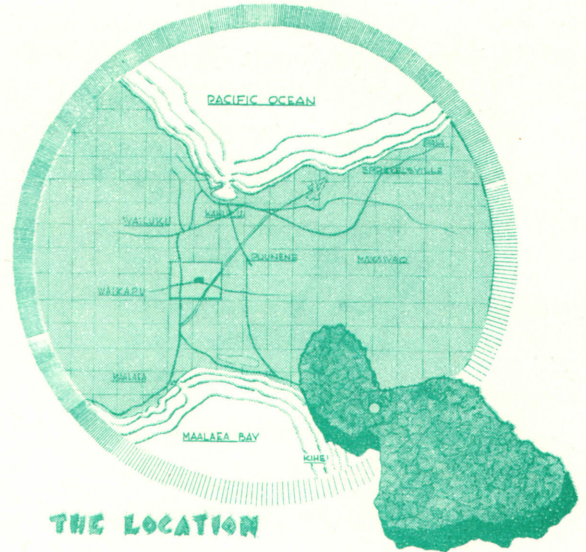


A DRIVE-IN THEATRE FOR MAUI

In any project or development, the first order of business is to determine the needs of the community. No one would disagree that this is a much needed—(no, demanded)—development.

But there is more to it than that. As in any development, success must be assured. In this instance, there could not be any success unless the people, as individuals, supported the project. This support was amply demonstrated by 3,500 persons who signed petition stating that a drive-in theatre was not only desirable, but absolutely necessary.

In view of this, a group of community minded businessmen formed a corporation. The goal of this group was to determine if such a program was economically feasible, that is, self-supporting and without assistance from County or State funds.



THE LOCATION

FEATURES

- ① CINERAMA CURVED SCREEN 36" x 122'
- ② PLAYGROUND
- ③ PROJECTION BOOTH & CONCESSION
- ④ PARKING 1004 CARS
- ⑤ EXIT
- ⑥ ENTRANCE
- ⑦ TICKET BOOTH (TWO POSSIBLE)

TIME DISTANCE

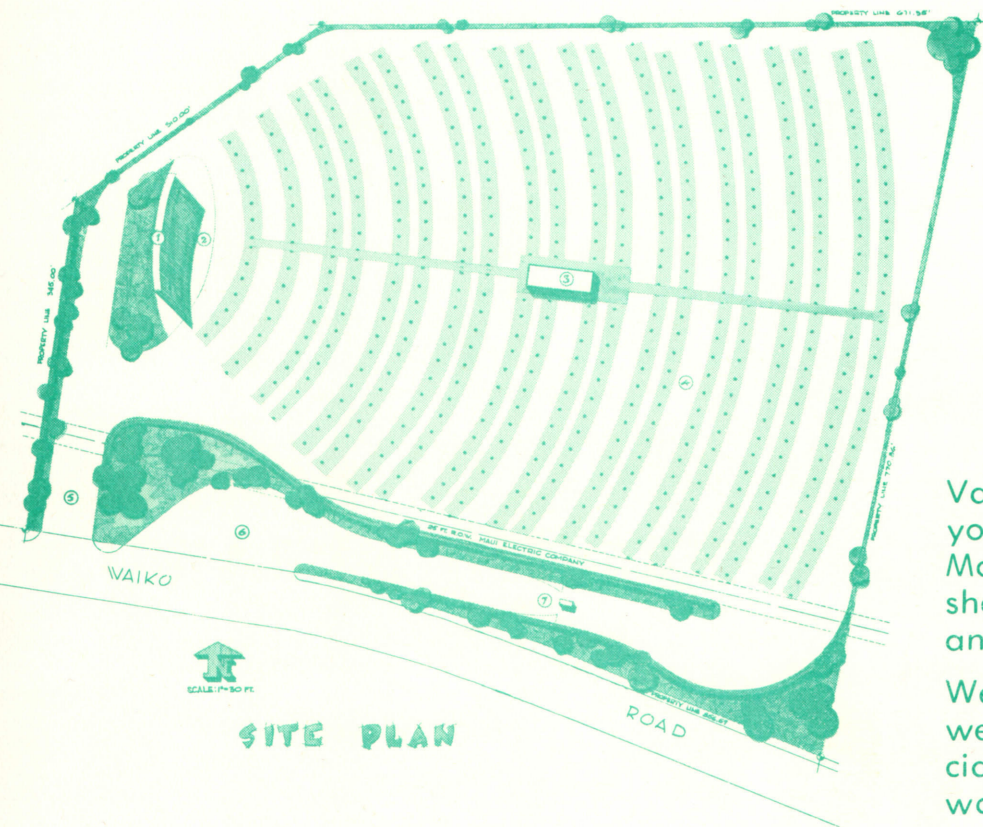
NAPILI	45 MIN.
LAHAINA	35 MIN.
KIHEI	15 MIN.
PUKULANI	20 MIN.
DAIA	15 MIN.
WAILUKU	5 MIN.
KAHULUI	5 MIN.
PUHENE	4 MIN.
SPRECKELSVILLE	15 MIN.
MAKAWAO	22 MIN.
KULA	25 MIN.

In addition to economic feasibility, other important points were considered. What were these?

1. The utilization of the land would not detract from the natural beauty of the environment.
2. The form of entertainment would be acceptable to the younger persons in the community, as well as family groups.
3. The location must be accessible.
4. The facilities would in all respect be beyond reproach.

Valley Isle Theatre, Inc. presents to you, the people of the County of Maui, this brochure, which we hope shows some of the effort involved in answering the questions.

We hope that the pictures show that we will continue to need and appreciate your support of this most worthwhile community project.

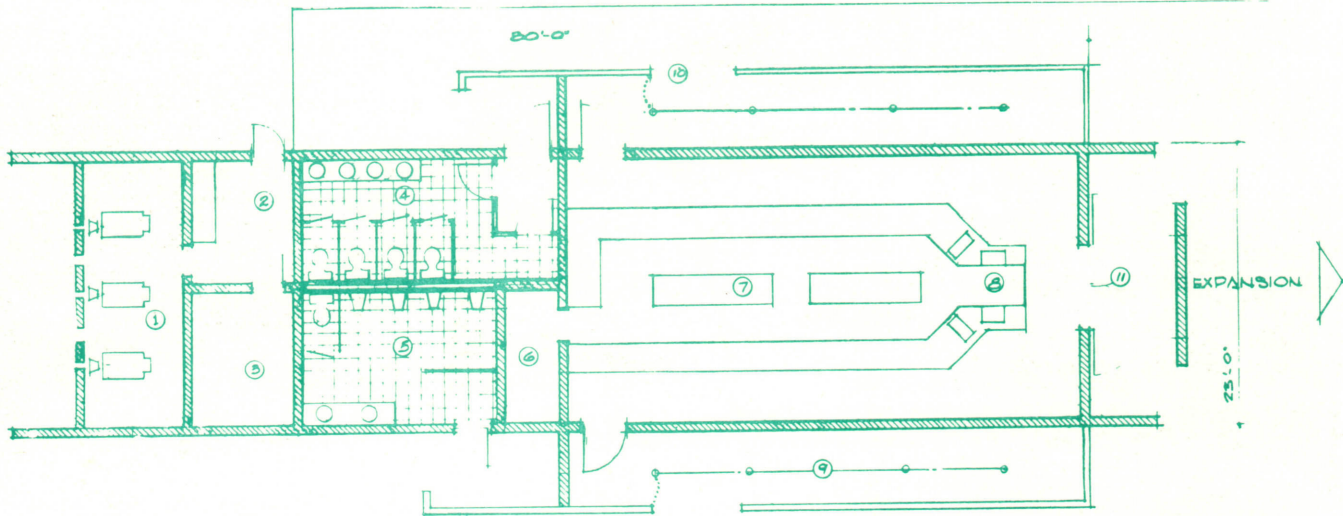


SITE PLAN

A DRIVE IN THEATER FOR MAUI
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FLOOR PLAN PROJECTION & CONCESSION



FLOOR PLAN PROJECTION & CONCESSION

SCALE

1/4" = 1'-0"

FEATURES

- ① PROJECTION ROOM
- ② FILM STORAGE
- ③ MANAGER'S OFFICE
- ④ LADIES RESTROOM
- ⑤ MEN'S RESTROOM
- ⑥ SNACK BAR STORAGE

- ⑦ SNACK BAR
- ⑧ CASHIERS
- ⑨ QUEUE RAIL - CONTROL
- ⑩ ENTRANCE
- ⑪ EXIT

NOTE!

THIS CONCESSION IS PLANNED FOR 700 CARS - 1ST STAGE

**Valley Isle
Drive-In Theatre, Inc.**

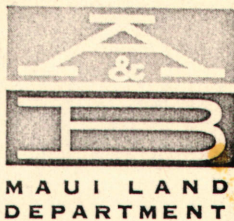
1817 WELLS ST., WAILUKU

MAILING ADDRESS:

P. O. Box 122

Pukalani, Maui

Hawaii 96788



ALEXANDER & BALDWIN, INC.

P. O. BOX 156 • KAHULUI, MAUI, HAWAII 96732 • PHONE 76-595

January 6, 1970

Mr. Howard Nakamura, Director
Planning Department
County of Maui
P. O. Box 1487
Kahului, Hawaii 96732

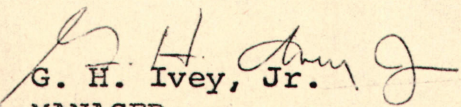
Dear Sir:

VALLEY ISLE DRIVE-IN THEATERS, INC.: Please be advised that A&B, Inc. hereby authorizes Valley Isle Drive-In Theaters, Inc. to seek approval for operation of a drive-in theater on the 12.041 acre portion of Tax Key 3-8-07-73 shown on the enclosed map and description.

As you know, we have completed negotiations for a lease of this site, subject to approval by cognizant government agencies.

Very truly yours,

MAUI LAND DEPARTMENT


G. H. Ivey, Jr.
MANAGER

GHI:b

encl.

cc:A&B-Land

Attorney S. Langa

Valley Isle Drive-In Theaters, Inc.