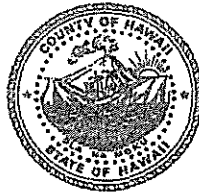


Harry Kim
Mayor



Christopher J. Yuen
Director

Roy R. Takemoto
Deputy Director

County of Hawaii
PLANNING DEPARTMENT
101 Pauahi Street, Suite 3 • Hilo, Hawaii 96720-3043
(808) 961-8288 • Fax (808) 961-8742

July 28, 2004

Ms. Danette Mettler
Agent for Celco Partnership dba Verizon Wireless
Martin Pacific Property Services
75-5744 Ali'i Drive, Suite 247
Kailua-Kona, HI 96740

Dear Ms. Mettler:

Special Management Area Use Permit Assessment Application (SMAA 04-63)
Special Management Area (SMA) Minor Permit No. 161 (SMM 161)
Applicant: Celco Partnership dba Verizon Wireless
Landowners: Kona Mortgage Partners
Project: Installation of Telecommunication Antennas &
A New Equipment Room
Tax Map Key: (3) 7-5-08:030

18

By this letter we are transmitting the referenced SMA Minor Permit No. 161, which is approved, subject to conditions, for the construction of a non-manned telecommunication facility on the subject property.

Ms. Danette Mettler
Agent for Cellco Partnership dba Verizon Wireless
Martin Pacific Property Services
Page 2
July 28, 2004

Should you have questions, please feel welcome to contact Larry Brown or Esther Imamura of my staff at 961-8288.

Sincerely,



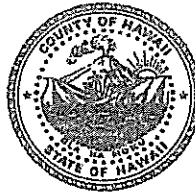
— CHRISTOPHER J. YUEN
Planning Director

LMB:cd

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xc: / Ms. Susan Gagorik – Long Range Planning
Planning Department – West Hawaii Office

Harry Kim
Mayor



Christopher J. Yuen
Director

Roy R. Takemoto
Deputy Director

County of Hawaii

PLANNING DEPARTMENT

101 Pauahi Street, Suite 3 • Hilo, Hawaii 96720-3043
(808) 961-8288 • Fax (808) 961-8742

Special Management Area Minor Permit No. 161

Project: Construction of a Non-manned Telecommunication Facility
Applicant: Celco Partnership dba Verizon Wireless
Land Owner: Kona Mortgage Partners
Location: Waiaha 2nd, North Kona, Island & County of Hawaii, Hawaii
TMK: (3) 7-5-018:030 **Land Area:** 31,819 square feet

Applicant's Request

1. Project Description:

The applicant proposes to construct and operate a non-manned telecommunication facility atop and within the existing 3-story Building B of the Lunapule Professional Plaza. The proposed improvements include the installation of six (6) panel antennas hidden by a false parapet enclosure on the building's roof, the installation of a new equipment room in Suite 13, and related improvements in the same building.

2. Purpose of Project:

The project is intended to improve the existing wireless communication coverage in the downtown Kailua-Kona area.

3. Project Valuation: \$100,000.00

4. Determination:

According to Chapter 205A-22, HRS, and Planning Commission Rule No. 9-4(10)(A)(v) relating to the Special Management Area, the construction, reconstruction, or alteration of the size of any structure is defined as "development." Therefore, the proposed construction non-manned telecommunication facility requires a SMA Minor Permit.

State and County Plans

1. **State Land Use District:** The subject property is designated Urban by the State Land Use Commission.
2. **General Plan:** The Hawaii County General Plan Land Use Pattern Allocation Guide (LUPAG) Map designates various portions of the subject property for Resort uses.
3. **County Zoning:** The subject property is primarily zoned Commercial-Village (CV-10) by the County. Pursuant to §25-4-11(c) of the Zoning Code, a public use, structure or building shall be permitted in any district, provided that the Director has issued Plan Approval for such use.
4. **Special Management Area:** The subject property is located in the SMA.

Compliance with Objectives and Policies of Chapter 205A, Hawaii Revised Statutes (HRS), Regarding the Special Management Area

Although the proposed improvements will increase the height of the existing structure, §25-4-22 (a) provides that antennas and structures housing or screening such features shall be exempt from the zoning district height limitations so long as they do not exceed ten feet above the governing height limit. Mitigation of the impacts resulting from the visible improvements is proposed by disguising the antennas to look like a parapet addition to the existing roof and painted to match the existing structure.

Check all objectives and policies found to be consistent with proposed development. Issuance of SMA Minor Permit requires that activity be consistent with all objectives & policies.

The proposed development is consistent with the following objectives and policies:

- ☒ Development will not have any significant adverse environmental or ecological effect, except as such adverse effect is minimized to the extent practicable and clearly outweighed by public health, safety, or compelling public interest. Such adverse effect shall include, but not be limited to, the potential cumulative impact of individual developments, each one of which taken in itself might not have a substantial adverse effect and the elimination of planning options.
- ☒ The proposed development is consistent with the Hawaii County General Plan and the Zoning Code.
- ☒ The proposed development does not conflict with the following objectives of Chapter 205A, HRS, to:
 - ☒ Provide coastal recreational opportunities accessible to the public.
 - ☒ Protect, preserve, and where desirable, restore those natural and man-made historic and pre-historic resources in the coastal zone management area that are significant in Hawaiian and American history and culture.
 - ☒ Protect, preserve, and where desirable, restore or improve the quality of coastal scenic and open space resources.

- ☒ Protect valuable coastal ecosystems from disruption and minimize adverse impacts on all coastal ecosystems.
- ☒ Provide public or private facilities and improvements important to the State's economy in suitable locations.
- ☒ Reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion, subsidence and pollution.
- ☒ Improve the development review process, communication, and public participation in the management of coastal resources and hazards.
- ☒ Stimulate public awareness, education, and participation in coastal management.
- ☒ Protect beaches for public use and recreation.
- ☒ Promote the protection, use, and development of marine and coastal resources to assure their sustainability.
- ☒ The proposed development is consistent with the following policies of Chapter 205A, HRS, relating to:
 - ☒ Recreational Resources
 - ☒ Historic Resources
 - ☒ Scenic and Open Space Resources
 - ☒ Coastal Ecosystems
 - ☒ Economic Uses
 - ☒ Coastal Hazards
 - ☒ Managing Development
 - ☒ Public Participation
 - ☒ Beach Protection
 - ☒ Marine Resources
- ☒ The proposed development conforms to the requirements of Chapter 343, HRS, regarding Environmental Impact Statements.

Findings

As discussed above, the proposed development will not have any significant adverse environmental or ecological effect, except as such adverse effect is minimized to the extent practicable and clearly outweighed by public health, safety, or compelling public interest.

The proposed development is consistent with the Hawaii County General Plan and Zoning Code.

The proposed development is consistent with the objectives, policies, and SMA guidelines of Chapter 205A, HRS.

The estimated project cost of approximately \$100,000 is not in excess of \$125,000.

The Department of Public Works – Engineering Division submitted the following comments regarding the subject application.

1. *Buildings shall conform to all requirements of code and statutes pertaining to building construction.*
2. *The proposed work is not within any Special Flood Hazard Area on the Flood Insurance Rate Map (FIRM).*

Pursuant to Planning Commission Rule Section 9-10(E), **Special Management Area Minor Permit No. 161** is hereby approved to allow the installation of six (6) panel antennas, the installation of a new equipment room, and related improvements atop and within Building B of the Lunapule Professional Plaza, subject to the applicant's compliance with the conditions of approval as specified below.

Conditions of Approval

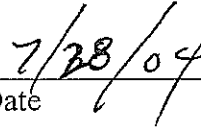
The Planning Director has approved **SMA Minor Permit No. 161** subject to the following conditions:

1. The applicant, its successors or assigns shall be responsible for complying with all stated conditions of approval.
2. Applicant shall secure Plan Approval from the Planning Department for the proposed development.
3. All construction activities in connection with this project shall be completed within one (1) year from the date of approval of this permit. The applicant shall immediately notify the Planning Department, in writing, upon the completion of the construction activities.
4. The proposed improvements shall not increase the building height by more than 10 feet above the zoning district limitation of 30 feet in height.
5. The applicant shall comply with all applicable requirements of the State of Hawaii-Department of Health and the Hawaii County-Department of Public Works and applicable requirements of other affected agencies.
6. An extension of time for the performance of the conditions contained herein may be granted by the Planning Director upon the following circumstances:
 - a) The non-performance is the result of conditions that could not have been foreseen or are beyond the control of the applicant, successors or assigns, and that are not the result of their fault or negligence;
 - b) Granting of the time extension would not be contrary to the original reasons for the granting of the permit; and
 - c) The time extension granted shall be for a period of not to exceed the period originally granted for performance (i.e., a condition to be performed within one year may be extended up to one additional year).
7. Should any of the conditions not be met or substantially complied with in a timely fashion, the Planning Director shall initiate procedures to revoke the permit.

APPROVED:

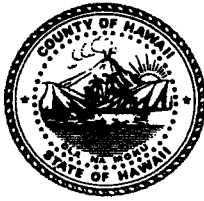


CHRISTOPHER J. YUEN
Planning Director



Date

William P. Kenoi
Mayor



Duane Kanuha
Director

Joaquin Gamiao-Kunkel
Deputy Director

West Hawai'i Office
74-5044 Ane Keohokalole Hwy
Kailua-Kona, Hawai'i 96740
Phone (808) 323-4770
Fax (808) 327-3563

County of Hawai'i
PLANNING DEPARTMENT

East Hawai'i Office
101 Pauahi Street, Suite 3
Hilo, Hawai'i 96720
Phone (808) 961-8288
Fax (808) 961-8742

November 16, 2016

Ms. Danette Martin
General Dynamics
76-6357 Kololia Street
Kailua-Kona, HI 96740

Dear Ms. Martin:

SUBJECT: Amendment of Special Management Area Minor Permit No. 161 (SMM 161)
Applicant: Celco Partnership d/b/a Verizon Wireless
Land Owner: AMI Properties LLC
Request: Replace the Three (3) Antennas with Nine (9) Antennas and Ancillary Equipment
Tax Map Key: (3) 7-5-018:030, North Kona, Hawai'i

We have reviewed the subject Special Management Area Use Permit Assessment Application (SAA 16-001444), which you submitted on October 19, 2016. Verizon Wireless is proposing to replace the three (3) antennas with nine (9) antennas and ancillary equipment on the subject parcel. This reconfiguration of the antennas will occur behind the existing stealth enclosure on the rooftop. It will allow for additional technologies to be utilized and, by adding capacity to the existing equipment, provide better wireless service.

Previous Special Management Area Determination:

On July 28, 2004, SMM 161 was issued for the installation of a non-manned telecommunication facility on the rooftop of Building B of the Lunapule Professional Plaza at a project valuation of \$100,000. Final Plan Approval was issued on August 17, 2004, and subsequently, both SMM 161 and the Final Plan Approval were amended by letter dated May 10, 2005. Building Permit B2005-0303K for the panel antenna installation was determined to be complete by the Department of Public Works, Building Division on May 24, 2005.

Amendment of SMM 161:

The cumulative cost of the development approved under SMM 161 is \$100,000; the cost of the proposed improvements as described earlier is \$32,000, for a total development cost of \$132,000 which does not exceed the \$500,000 valuation threshold for SMA Minor Permits. In addition,

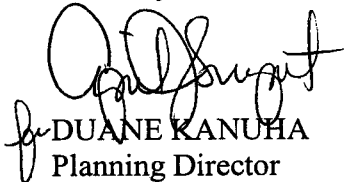
Ms. Danette Martin
November 16, 2016
Page 2

the proposed modifications and additions will not have any significant adverse environmental or ecological effect. For these reasons and pursuant to Planning Commission Rule Section 9-10(e), SMM 161 is hereby amended to allow for replacement of the three (3) antennas with nine (9) antennas and ancillary equipment as proposed in SAA 16-001444. Copies of the approved Sheets A1 and A2 are enclosed for reference.

Although this request is consistent with both the amended SMM 161 and Final Plan Approval, the applicant, its successors or assigns shall be responsible for complying with all other stated conditions of approval of the enclosed SMM 161 and Final Plan Approval.

If you have questions, please contact Esther Imamura of this office at (808) 961-8139.

Sincerely,



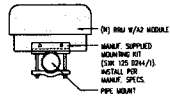
DUANE KANUHA
Planning Director

ETI:ja

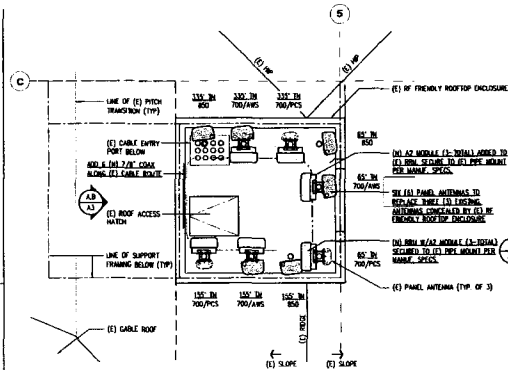
\\Coh33\planning\public\wpwin60\CZM\SMMA\2016\SAA 16-1444 Verizon Danette Martin.doc

Encl: Sheets A1 and A2
SMM 161
Final Plan Approval dated August 17, 2004
Amendment Letter dated May 10, 2005

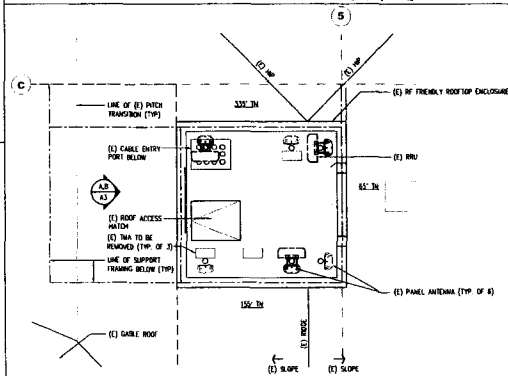
cc: Planning Department, Kona



1 RRU MOUNT DETAIL
 SCALE: 1/2" = 1'-0" (22 x 34 SHEET)
 SCALE: 3/8" = 1'-0" (11 x 17 SHEET)



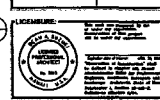
A PROPOSED ANTENNA LAYOUT PLAN
 SCALE: 3/8" = 1'-0" (22 x 34 SHEET)
 SCALE: 3/8" = 1'-0" (11 x 17 SHEET)



B EXISTING ANTENNA LAYOUT PLAN
 SCALE: 3/8" = 1'-0" (22 x 34 SHEET)
 SCALE: 3/8" = 1'-0" (11 x 17 SHEET)



COMMITTEE: _____
 PROJECT: _____
 JOB NO.: _____



verizon
 EXIST. TELECOM. FACILITY
H13 SOUTH KONA
 PCS ADD
 75-127 LUNAPIKE ROAD
 KAILUA-KONA, HAWAII 96740
 TRK. (3) 7-5-018-030

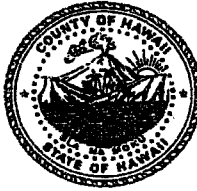
SHEET TITLE:
ANTENNA LAYOUT PLANS, DETAIL

CURRENT ISSUE DATED/ISSUED FOR:
 9/12/2016 - PRELIM

REV.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

SHEET NUMBER:
A2 OF 4
 SHEETS

Harry Kim
Mayor



Christopher J. Yuen
Director

Roy R. Takemoto
Deputy Director

County of Hawaii
PLANNING DEPARTMENT
101 Pauahi Street, Suite 3 • Hilo, Hawaii 96720-3043
(808) 961-8288 • Fax (808) 961-8742

July 28, 2004

Ms. Danette Mettler
Agent for Cellco Partnership dba Verizon Wireless
Martin Pacific Property Services
75-5744 Ali'i Drive, Suite 247
Kailua-Kona, HI 96740

Dear Ms. Mettler:

Special Management Area Use Permit Assessment Application (SMAA 04-63)
Special Management Area (SMA) Minor Permit No. 161 (SMM 161)
Applicant: Cellco Partnership dba Verizon Wireless
Landowners: Kona Mortgage Partners
Project: Installation of Telecommunication Antennas &
A New Equipment Room
Tax Map Key: (3) 7-5-08:030

By this letter we are transmitting the referenced SMA Minor Permit No. 161, which is approved, subject to conditions, for the construction of a non-manned telecommunication facility on the subject property.

Hawai'i County is an equal opportunity provider and employer.

1057491
AUG 2 2004

Ms. Danette Mettler
Agent for Cellco Partnership dba Verizon Wireless
Martin Pacific Property Services
Page 2
July 28, 2004

Should you have questions, please feel welcome to contact Larry Brown or Esther Imamura of my staff at 961-8288.

Sincerely,

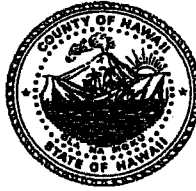


CHRISTOPHER J. YUEN
Planning Director

LMB:cd
P:\WPWIN60\CZM\SMM\2004\SMA161 Cellco-LunapuleRd ltr.doc

xc: Ms. Susan Gagorik -- Long Range Planning
Planning Department -- West Hawaii Office

Harry Kim
Mayor



Christopher J. Yuen
Director

Roy R. Takemoto
Deputy Director

County of Hawaii

PLANNING DEPARTMENT

101 Pauahi Street, Suite 3 • Hilo, Hawaii 96720-3043
(808) 961-8288 • Fax (808) 961-8742

Special Management Area Minor Permit No. 161

Project: Construction of a Non-manned Telecommunication Facility
Applicant: Cellco Partnership dba Verizon Wireless
Land Owner: Kona Mortgage Partners
Location: Waiaha 2nd, North Kona, Island & County of Hawaii, Hawaii
TMK: (3) 7-5-018:030 **Land Area:** 31,819 square feet

Applicant's Request

1. Project Description:

The applicant proposes to construct and operate a non-manned telecommunication facility atop and within the existing 3-story Building B of the Lunapule Professional Plaza. The proposed improvements include the installation of six (6) panel antennas hidden by a false parapet enclosure on the building's roof, the installation of a new equipment room in Suite 13, and related improvements in the same building.

2. Purpose of Project:

The project is intended to improve the existing wireless communication coverage in the downtown Kailua-Kona area.

3. Project Valuation: \$100,000.00

4. Determination:

According to Chapter 205A-22, HRS, and Planning Commission Rule No. 9-4(10)(A)(v) relating to the Special Management Area, the construction, reconstruction, or alteration of the size of any structure is defined as "development." Therefore, the proposed construction non-manned telecommunication facility requires a SMA Minor Permit.

State and County Plans

1. **State Land Use District:** The subject property is designated Urban by the State Land Use Commission.
2. **General Plan:** The Hawaii County General Plan Land Use Pattern Allocation Guide (LUPAG) Map designates various portions of the subject property for Resort uses.
3. **County Zoning:** The subject property is primarily zoned Commercial-Village (CV-10) by the County. Pursuant to §25-4-11(c) of the Zoning Code, a public use, structure or building shall be permitted in any district, provided that the Director has issued Plan Approval for such use.
4. **Special Management Area:** The subject property is located in the SMA.

Compliance with Objectives and Policies of Chapter 205A, Hawaii Revised Statutes (HRS), Regarding the Special Management Area

Although the proposed improvements will increase the height of the existing structure, §25-4-22 (a) provides that antennas and structures housing or screening such features shall be exempt from the zoning district height limitations so long as they do not exceed ten feet above the governing height limit. Mitigation of the impacts resulting from the visible improvements is proposed by disguising the antennas to look like a parapet addition to the existing roof and painted to match the existing structure.

Check all objectives and policies found to be consistent with proposed development. Issuance of SMA Minor Permit requires that activity be consistent with all objectives & policies.

The proposed development is consistent with the following objectives and policies:

- ☒ Development will not have any significant adverse environmental or ecological effect, except as such adverse effect is minimized to the extent practicable and clearly outweighed by public health, safety, or compelling public interest. Such adverse effect shall include, but not be limited to, the potential cumulative impact of individual developments, each one of which taken in itself might not have a substantial adverse effect and the elimination of planning options.
- ☒ The proposed development is consistent with the Hawaii County General Plan and the Zoning Code.
- ☒ The proposed development does not conflict with the following objectives of Chapter 205A, HRS, to:
 - ☒ Provide coastal recreational opportunities accessible to the public.
 - ☒ Protect, preserve, and where desirable, restore those natural and man-made historic and pre-historic resources in the coastal zone management area that are significant in Hawaiian and American history and culture.
 - ☒ Protect, preserve, and where desirable, restore or improve the quality of coastal scenic and open space resources.

- ☒ Protect valuable coastal ecosystems from disruption and minimize adverse impacts on all coastal ecosystems.
- ☒ Provide public or private facilities and improvements important to the State's economy in suitable locations.
- ☒ Reduce hazard to life and property from tsunamis, storm waves, stream flooding, erosion, subsidence and pollution.
- ☒ Improve the development review process, communication, and public participation in the management of coastal resources and hazards.
- ☒ Stimulate public awareness, education, and participation in coastal management.
- ☒ Protect beaches for public use and recreation.
- ☒ Promote the protection, use, and development of marine and coastal resources to assure their sustainability.
- ☒ The proposed development is consistent with the following policies of Chapter 205A, HRS, relating to:
 - ☒ Recreational Resources
 - ☒ Historic Resources
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 - ☒ Coastal Ecosystems
 - ☒ Economic Uses
 - ☒ Coastal Hazards
 - ☒ Managing Development
 - ☒ Public Participation
 - ☒ Beach Protection
 - ☒ Marine Resources
- ☒ The proposed development conforms to the requirements of Chapter 343, HRS, regarding Environmental Impact Statements.

Findings

As discussed above, the proposed development will not have any significant adverse environmental or ecological effect, except as such adverse effect is minimized to the extent practicable and clearly outweighed by public health, safety, or compelling public interest.

The proposed development is consistent with the Hawaii County General Plan and Zoning Code.

The proposed development is consistent with the objectives, policies, and SMA guidelines of Chapter 205A, HRS.

The estimated project cost of approximately \$100,000 is not in excess of \$125,000.

The Department of Public Works – Engineering Division submitted the following comments regarding the subject application.

1. *Buildings shall conform to all requirements of code and statutes pertaining to building construction.*
2. *The proposed work is not within any Special Flood Hazard Area on the Flood Insurance Rate Map (FIRM).*

Pursuant to Planning Commission Rule Section 9-10(E), **Special Management Area Minor Permit No. 161** is hereby approved to allow the installation of six (6) panel antennas, the installation of a new equipment room, and related improvements atop and within Building B of the Lunapule Professional Plaza, subject to the applicant's compliance with the conditions of approval as specified below.

Conditions of Approval

The Planning Director has approved **SMA Minor Permit No. 161** subject to the following conditions:

1. The applicant, its successors or assigns shall be responsible for complying with all stated conditions of approval.
2. Applicant shall secure Plan Approval from the Planning Department for the proposed development.
3. All construction activities in connection with this project shall be completed within one (1) year from the date of approval of this permit. The applicant shall immediately notify the Planning Department, in writing, upon the completion of the construction activities.
4. The proposed improvements shall not increase the building height by more than 10 feet above the zoning district limitation of 30 feet in height.
5. The applicant shall comply with all applicable requirements of the State of Hawaii-Department of Health and the Hawaii County-Department of Public Works and applicable requirements of other affected agencies.
6. An extension of time for the performance of the conditions contained herein may be granted by the Planning Director upon the following circumstances:
 - a) The non-performance is the result of conditions that could not have been foreseen or are beyond the control of the applicant, successors or assigns, and that are not the result of their fault or negligence;
 - b) Granting of the time extension would not be contrary to the original reasons for the granting of the permit; and
 - c) The time extension granted shall be for a period of not to exceed the period originally granted for performance (i.e., a condition to be performed within one year may be extended up to one additional year).
7. Should any of the conditions not be met or substantially complied with in a timely fashion, the Planning Director shall initiate procedures to revoke the permit.

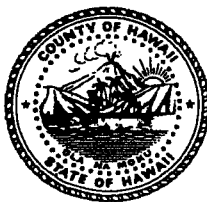
APPROVED:



CHRISTOPHER J. YUEN
Planning Director

7/28/04
Date

Harry Kim
Mayor



Christopher J. Yuen
Director

Roy R. Takemoto
Deputy Director

County of Hawaii

PLANNING DEPARTMENT

Aupuni Center • 101 Pauahi Street, Suite 3 • Hilo, Hawaii 96720
Phone (808) 961-8288 • Fax (808) 961-8742

August 17, 2004

Cellco Partnership dba Verizon Wireless
c/o Martin Pacific Property Services
Danette Mettler
75-5744 Alii Drive, Suite 247
Kailua-Kona, Hawaii 96740

Dear Ms. Mettler:

PLAN APPROVAL APPLIED FOR: Non-manned Telecommunications Facility
TMK: 7-5-018:030

We have reviewed and approved the plan for the subject proposed project for FINAL PLAN APPROVAL. Enclosed is a copy of the FINAL PLAN APPROVAL, dated August 17, 2004, for your file.

Please note any conditions of approval included as part of the FINAL PLAN APPROVAL. These conditions must be complied with prior to occupancy of the project, or as otherwise conditioned.

Should you have any questions, please contact Deanne Bugado of our West Hawaii Office at 327-3510.

Sincerely,


CHRISTOPHER J. YUEN
Planning Director

BM:deb
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cc: West Hawaii Office

Hawai'i County is an equal opportunity provider and employer

1059272

AUG 23 2004

COUNTY PLANNING DEPARTMENT

FINAL PLAN APPROVAL

APPLICANT:

Cellco Partnership dba Verizon Wireless

DATE APPROVED:

August 17, 2004

LOCATION:

North Kona

TAX MAP KEY:

7-5-018:030

PARCEL AREA:

31,819 s.f.

ZONE:

CV-10

PROPOSED USE:

Non-manned Telecommunications Facility

<u>As Shown on Plan</u>	<u>Comments</u>
Front Yard (North): On Existing Bldg.B	OK
Rear Yard (South): On Existing Bldg.B	OK
Side Yard (Mauka): On Existing Bldg.B	OK
Side Yard (Makai): On Existing Bldg.B	OK
Ht. of Structure: 33'-0"	OK, 40'-0" Maximum allowed
Access to parking: Access off of Lunapule Road	OK, Existing Parking lot .
Off-Street Parking:	N/A, Non-manned Facility .
Loading and Unloading Space:	N/A
Density:	N/A
Fencing and Walls:	
Material	
Height	
Location	N/A
Landscaping	N/A
Others Tax Clearance:	OK, to June 30, 2004 per letter of tax clearance from RPT dated June 24, 2004
Owner Agent Authorization Form	OK, dated 9/27/02, 6/16/04, and 6/24/04 by the parties involved.

Structural Engineer letter re: design to withstand 100 mph winds. Special Management Area	OK, dated 5/7/04. OK, SMM 161 approved July 28, 2004.
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Conditions:

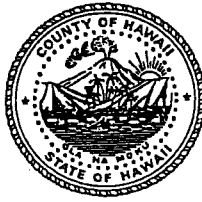
1. Applicant shall comply with all other applicable laws, rules, regulations and requirements of Hawai'i County
2. Approved parking to be paved, striped, and appropriate signage installed prior to issuance of the Certificate of Occupancy.
3. Approved landscaping to be installed and maintained prior to issuance of the Certificate of Occupancy.
4. Applicant shall comply with all conditions of Special Management Area Minor Permit (SMM 161).

Bennett Mack
for _____
Planning Director

Date August 17, 2004

PD 11/99 (MsWord)

Harry Kim
Mayor



Christopher J. Yuen
Director

Roy R. Takemoto
Deputy Director

County of Hawaii
PLANNING DEPARTMENT

101 Pauahi Street, Suite 3 • Hilo, Hawaii 96720-3043
(808) 961-8288 • Fax (808) 961-8742

May 10, 2005

Ms. Danette Mettler
Martin Pacific Property Services
76-6357 Kololia Street
Kailua-Kona, Hawaii 96740

Dear Ms. Mettler:

Subject: Special Management Area Minor Permit No. 161 (SMM 161)
Final Plan Approval for Non-manned Telecommunications Facility
Applicant: Celco Partnership, dba: Verizon Wireless
Land Owner: Kona Mortgage Partners
Project: Increase height of approved telecommunications facility
Tax Map Key: 7-5-018:030

This is in response to your letter, dated April 18, 2005, requesting approval to extend the height of the non-manned telecommunications facility atop the existing 3-story Building B of the Lunapule Professional Plaza by eight (8) inches above the height approved by SMM 161 and Final Plan Approval, dated August 17, 2004. The approved antennae addition mentioned above allowed for the proposed improvement to extend 33 feet above finish grade.

The subject property is zoned CV-10 by the County of Hawaii, which provides for a building height limit of 30 feet. However, pursuant to §25-4-22(a) of the Hawaii County Code (Zoning Code), antennae structures may extend up to 10 feet above the governing height limit.

In view of the above, the subject SMM 161 and Final Plan Approval are hereby amended to allow for the proposed antennae improvement to extend 33'-8" above finish grade, as measured 5 feet from the East side of the subject building.

MAY 11 2005

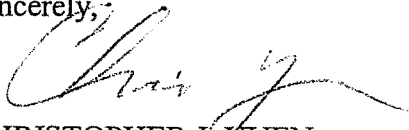
Ms. Danette Mettler

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May 10, 2005

Should you have questions, please feel welcome to contact Larry Brown or Esther Imamura of my staff at 961-8288.

Sincerely,



CHRISTOPHER J. YUEN
Planning Director

LMB:cd

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xc: Planning Department – West Hawaii Office