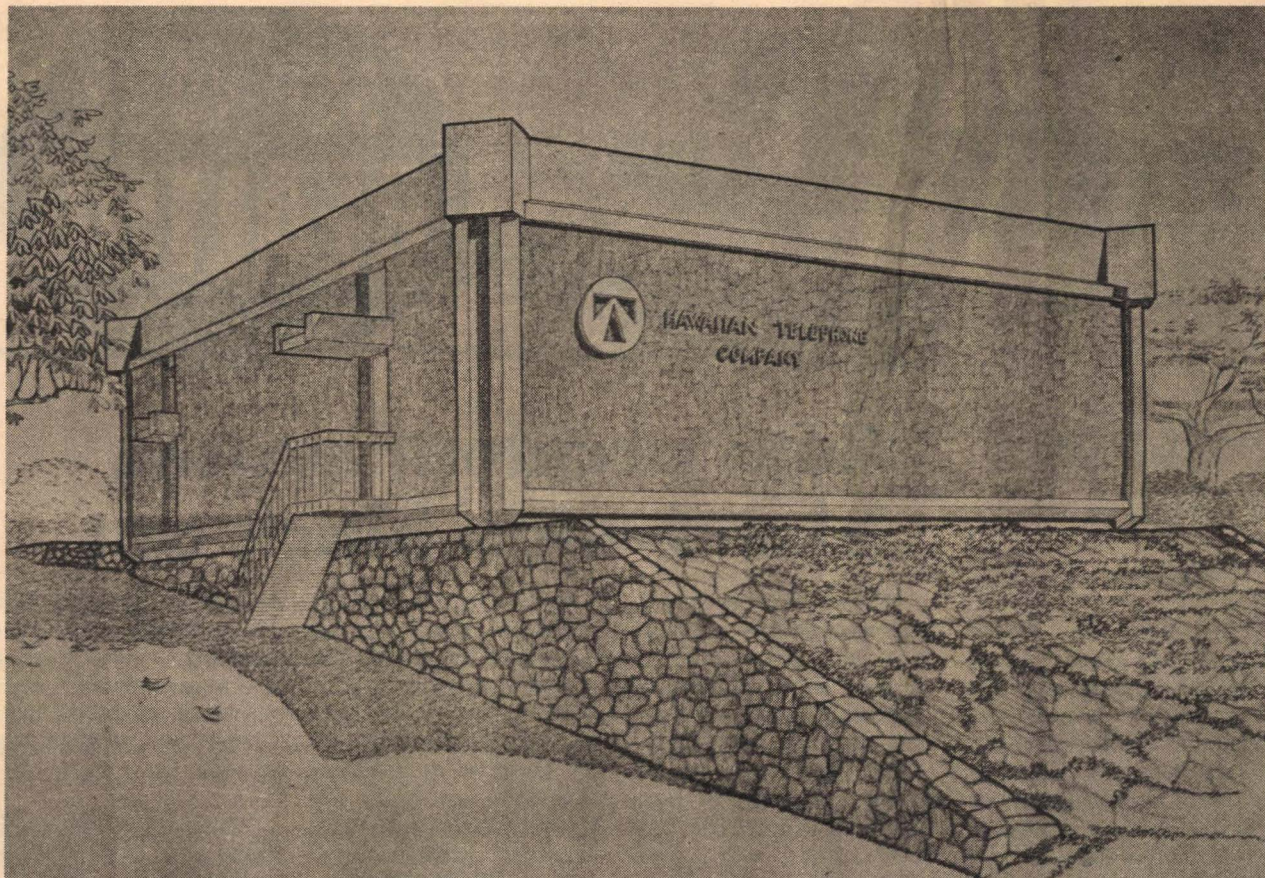


3 SP Hawaii





NEW INSTALLATION—This is an artist's rendering of Hawaiian Telephone Company's proposed \$500,000 Kalaoa

switching center. It will house a variety of sophisticated equipment, meant to aid in future customer service.

Kalaoa area site of new switch center

Construction of a unit to benefit telephone service in the Kalaoa area began this week.

Hawaiian Telephone Big Island manager Stanley Hodgins said the unit will be a \$500,000 switching center containing new electronic equipment.

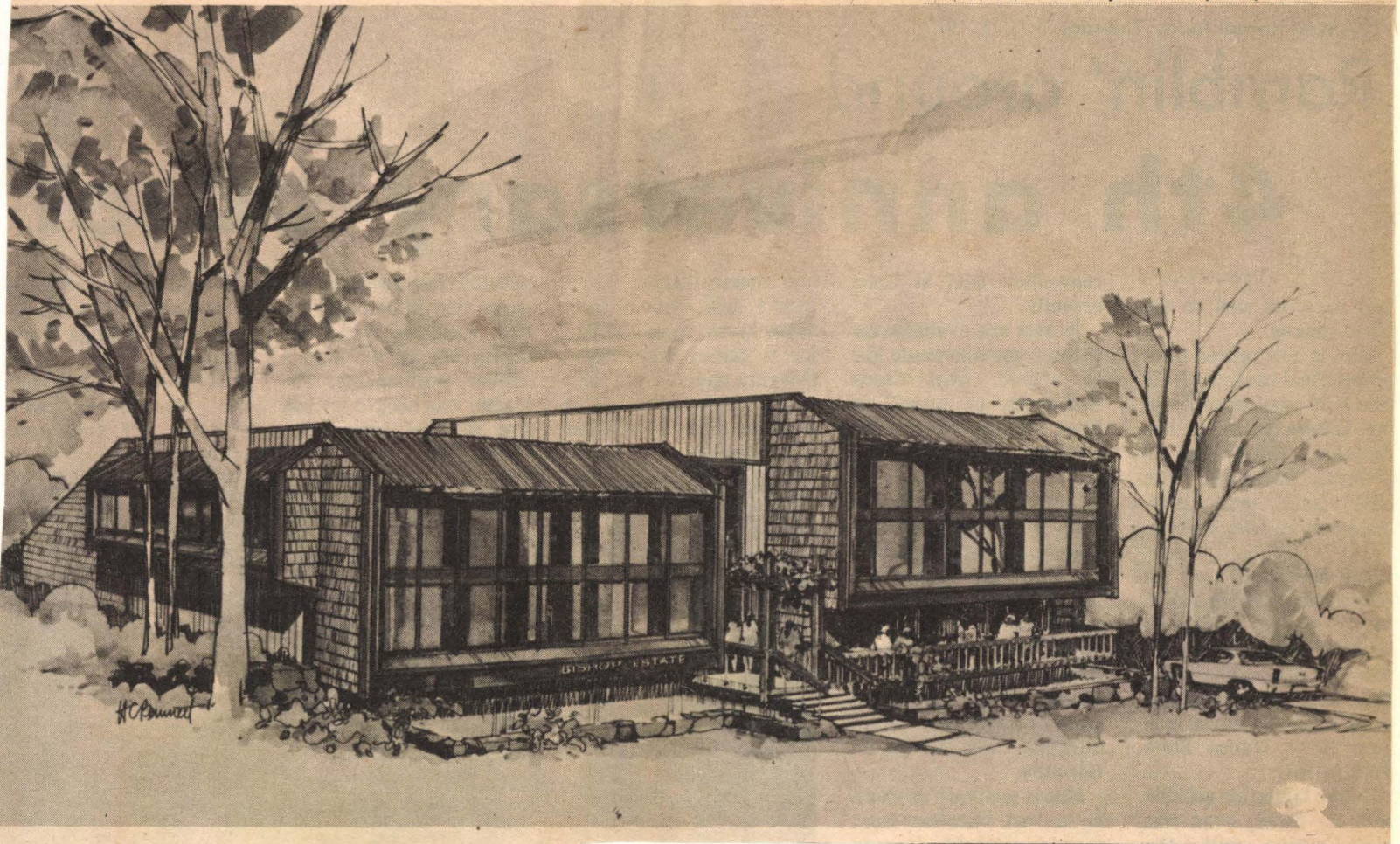
"The computer-like system will allow for growth, and permit greater future flexibility," he said.

By the end of next year, the firm estimates there will be 340 telephones in

Kalaoa. An expected 14 per cent annual rise would mean 900 units in service by 1980.

The center will be on Palani Road about six miles mauka of Kailua. It will be placed into service next summer. The Holualo switching center presently serves Kalaoa customers.

Design and planning architects are Aotani & Oka Architects Inc. General contractor is Corps Construction Ltd.



ARTIST'S CONCEPTION—The 500,000 telephone switching center which is being constructed by Hawaiian Telephone at Kalaoa. The center will go into service next summer serving approximately 340 customers by the end of next year.

257-68770N TEL
March 1, 1971

Hawaii Planning Commission
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

Attention: Mr. Raymond Suefuji, Planning Director

Gentlemen:

At its meeting on February 26, 1971, the Land Use Commission voted to approve a special permit to Hawaiian Telephone Company (SP70-89) to construct a communications equipment building on a 0.69-acre parcel described by Tax Map Key 7-3-3: parcel 24, subject to the conditions set forth by the Hawaii County Planning Commission.

Enclosed for your information is the staff report.

Very truly yours,

RAMON DURAN
Executive Officer

Enclosure: Staff Report

cc: Hawaiian Telephone Co.
Hawaii Tax Administrator
Property Technical Office, Dept. of Tax.
Tax Maps Recorder, Dept. of Tax.

Eagle-34
Tina S. Swann

STATE OF HAWAII
LAND USE COMMISSION
HONOLULU, HAWAII

APPROVED
MAY 21 1971

Minutes of Meeting

Highlands Intermediate School Cafetorium
Pearl City, Oahu

February 26, 1971 - 7 p.m.

Commissioners Present: Goro Inaba, Vice Chairman
Alexander Napier
Sunao Kido
Shelley Mark
Eddie Tangen
Leslie Wung
Tanji Yamamura
Stanley Sakahashi

Staff Present: Ramon Duran, Executive Officer
Ah Sung Leong, Planner
Walton Hong, Deputy Attorney General
Jean Soma, Stenographer

Vice-Chairman Inaba called the meeting to order and subsequently swore in persons wishing to testify.

ADOPTION OF MINUTES

Commissioner Kido moved that the minutes of the December 11 and 18, 1970, and January 8, 1971, meetings be adopted as circulated to the Commission membership, seconded by Commissioner Sakahashi, and carried unanimously.

HEARING

PETITION BY THE ESTATE OF JAMES CAMPBELL (A70-268) TO RECLASSIFY APPROXIMATELY 690 ACRES FROM AGRICULTURAL TO URBAN AT HONOLULU, EWA DISTRICT, OAHU

Mr. Leong, staff planner, presented a detailed description of the area in question and of the surrounding areas. Subsequently, the Executive Officer read the staff report.

February 26, 1971

PETITION BY DEPARTMENT OF ACCOUNTING & GENERAL SERVICES (A70-265)
TO RECLASSIFY APPROXIMATELY 20.9 ACRES FROM CONSERVATION TO
URBAN AT HALAWA, OAHU

Mr. Leong read the staff report recommending approval of the petition. Thereafter, Commissioner Kido moved that the petition be approved as recommended by staff, seconded by Commissioner Yamamura. The motion was carried with Commissioner Napier casting the only dissenting vote.

PETITION BY VACATIONLAND ASSOCIATES (A70-267) TO RECLASSIFY
APPROXIMATELY 24 ACRES FROM CONSERVATION TO AGRICULTURAL AT
KAPOHO, PUNA, HAWAII

Mr. Duran read the staff report recommending approval of the request. Commissioner Tangen moved that the request be approved, seconded by Commissioner Wung and unanimously carried.

SPECIAL PERMIT APPLICATION BY HAWAII MEMORIAL GARDENS (SP70-88)
TO ALLOW EXPANSION OF HAWAII MEMORIAL PARK AT KAIEIE HOMESTEADS,
PAPAIOU, SOUTH HILO, HAWAII

Following a detailed description of the area under petition, the Executive Officer recommended approval of the petition. Commissioner Wung moved that the request be approved as conditioned by the County, seconded by Commissioner Yamamura and carried unanimously.

✓ SPECIAL PERMIT APPLICATION BY HAWAIIAN TELEPHONE COMPANY
(SP70-89) TO ALLOW CONSTRUCTION OF A COMMUNICATIONS EQUIPMENT
BUILDING AT KALAOA, NORTH KONA, HAWAII

Mr. Duran made a presentation of the petitioned area and recommended approval of the special permit as conditioned by the County.

Commissioner Tangen moved that the special permit be approved as conditioned by the County, seconded by Commissioner Wung and unanimously carried.

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP70-89 HAWAIIAN TELEPHONE CO.

DATE February 26, 1971

PLACE Highlands Intermediate School

TIME 7:00 p.m.

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

COMMENTS:

*as/staff report
correct*

STATE OF HAWAII
LAND USE COMMISSION

TESTIMONY FORM

To be filled out by all persons wishing to give testimony at this public hearing.

These forms will be collected prior to this hearing in order to aid the Commission in the conduct of this hearing.

Date: 2-26-71
Subject Petition: Hawai Tel Special use permit @ Kalaoa Kona
Your Name: Ronald J. Nakamura
Organization: Hawai Telephone Company
Mailing Address: P.O. Box 2200
Phone Number: 5463494

Please check one: ☒ I am for this petition.
☐ I am against this petition.

Briefly summarize your reasons for submitting testimony:

Represent H.T.C. in behalf of petition

Pursuant to Act 205, the Commission must take action on this petition between 45 - 90 days from the date of this public hearing. You have 15 days after this public hearing to submit additional written evidence to the:

Land Use Commission
State of Hawaii
P. O. Box 2359
Honolulu, Hi 96804

(For Commission Use Only)

STATE OF HAWAII
LAND USE COMMISSION

Highlands Intermediate School
Pearl City, Oahu

February 26, 1970
7 p.m.

STAFF REPORT

SP70-89 - HAWAIIAN TELEPHONE COMPANY (KALAOA, NORTH KONA)

A special permit has been submitted by the Hawaiian Telephone Co. to construct a communications equipment building on a 0.69 acre parcel situated within the State's Agricultural District at Kalaoa, North Kona, Hawaii. The petitioner has a purchase agreement with Marilyn Haleman, the present owner of the parcel which is described as TMK 7-3-3: 24.

The site under consideration lies approximately 3 miles north of Palani Junction. It is situated on the mauka side of the Mamalahoa Highway between the new and old highways. A residence and a communications van are presently situated on the property in question. Land uses in the surrounding Agricultural District include a church, a few single family dwellings and pasture-vacant lands. Also in the vicinity on the makai side of the Belt Road are the Kona Highlands, Kona Wonder View and Kona Coast View, non-conforming subdivisions which are predominantly vacant.

The soil classification by the Land Study Bureau is "D" or "poor". It consists of lava clinkers with limited soil material and is unsuited for machine cultivation. Elevation is 1800 feet

2-17-71 Sent copy of report to petitioner

above sea level and the rainfall ranges between 60 to 80 inches. The County zoning is Agricultural 20 acres and their General Plan designation is Range Land and Waste.

To substantiate their request, the petitioner has submitted that although a communications equipment building is permitted in the Agricultural District under the District Regulations, the size of the proposed structure, comprising a 2,150 square foot one-story building, and a proposed addition of 6,300 square feet in 1985, require a special permit. The nearest Urban District is 4 miles to the south. There will be no detrimental effect on the surrounding area as only equipment will be housed in the building. The grounds will be aesthetically landscaped. The site falls within the "economic wire center", thus benefiting the public economically. The petitioner urges the approval of this request since it would not be contrary to State or County Plans.

The favorable recommendation of the Hawaii County Planning Commission is based on the following findings:

- "1. That the proposed use will make the highest and best use of the land involved for the public welfare by providing an essential service to residents of the area.
- "2. That the use would not unreasonably burden public agencies to provide essential services."

Approval by the County is subject to the following conditions:

- "1. That the area be extensively landscaped.
- "2. That all other applicable regulations shall be complied with.
- "3. That construction shall begin within one year of the date of approval, should the State Land Use Commission grant such, or special permit shall be deemed null and void."

An evaluation of this request finds that it substantially meets the special permit guideline for the establishment of an "unusual and reasonable" use in the Agricultural District.

The staff concurs with the findings and recommendation of the Hawaii County Planning Commission and, therefore, also recommends approval of this request subject to the conditions stipulated.

It is noted by the petitioner that the ultimate size of the structure in 1985 would occupy 26% of the total parcel when developed. However, the staff notes that the 15 foot building comprising the first increment is set back only 30 feet from Mamalahoa Highway. Construction of the additional increment in 1985 would still leave a rear yard setback of 70 feet. In order that the front portion of this facility may be properly landscaped and made less obtrusive, it is recommended that a front setback of 50 feet be established as an added condition for approval of this request.

JOHN A. BURNS
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813

9241
FUJIO MATSUDA
DIRECTOR
E. ALVEY WRIGHT
DEPUTY DIRECTOR
LAWRENCE F. O. CHUN
DEPUTY DIRECTOR

IN REPLY REFER TO:
HWY-R
3.31174

FEB 3 1971

Land Use Commission
State of Hawaii
P. O. Box 2359
Honolulu, Hawaii 96804

Attention Mr. Ramon Duran
Executive Officer

RECEIVED

FEB 4 1971

State of Hawaii
LAND USE COMMISSION

Gentlemen:

Subject: ✓ Special Permit Applications SP70-88 and
SP70-89

This is in response to your memorandums dated January 12, 1971 regarding the subject applications.

Our comments are noted in the enclosed copy of memorandum HWY-H 2.9606 dated January 28, 1971 from our District Engineer for Hawaii to this office.

Thank you very much for affording us this opportunity to comment on these applications.

Very truly yours,

A handwritten signature in dark ink, appearing to read "T. Harano".

T. HARANO
Chief
Highways Division

Enclosure

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
M E M O R A N D U M

HWY-H
2.9606

TO: CHIEF ENGINEER, HIGHWAYS

DATE: January 28, 1971

FROM: DE-H

SUBJECT: Special Permit Applications
Hawaii Memorial Gardens, Inc. and Hawaiian Telephone Company

JAN 29 3 22 PM 1971
RECEIVED
REGISTRATION
DIVISION

SP70-68, Hawaii Memorial Gardens, Inc.

No objections to proposed land use; however, access road should be improved before any further expansion is permitted.

SP70-89, Hawaiian Telephone Company

No comments.

Honolulu, Hawaii 96813

Attention: Mr. RAYMOND L. LEE
Executive Officer

CHAS L. SCHUSTER

Gentlemen:

Subject: Special Permit
SP70-89

See

This is in response to your letter of January 28, 1971 regarding the subject.

Our comments are now being prepared and will be submitted to you by the end of the month.

Thank you very much for your comment on these applications.

Enclosure



9304
DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

P. O. BOX 1820

HILO, HAWAII 96720

25 AUPUNI STREET

February 11, 1971

RECEIVED

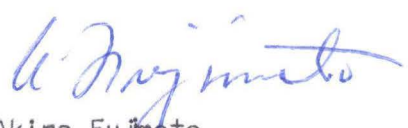
FEB 17 1971

State of Hawaii
LAND USE COMMISSION

Mr. Ramon Duran
Executive Officer
State of Hawaii
Land Use Commission
P. O. Box 2359
Honolulu, Hawaii 96804

Re: Notification of Special Permit Application
SP70-89 - Hawaiian Telephone Co. (Kalaoa, Hawaii)
Tax Map Key: 7-3-03:parcel 24

We have no objections to this special permit being approved.


Akira Fujimoto
Manager

WHS

cc: Planning Department

... Water brings progress...

February 11, 1971

Mr. E. C. Schoen
Chief Engineer
Hawaiian Telephone Company
P. O. Box 2200
Honolulu, Hawaii 96805

Dear Mr. Schoen:

The Land Use Commission next meets at 7 p.m., in the Highlands Intermediate School Cafetorium, Pearl City, Oahu, on February 26, 1971.

At that time the application by Hawaiian Telephone Company (SP70-89) to allow the construction of a communications equipment building at Kalaoa, North Kona, Hawaii, will be heard.

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

DS ✓
file
9224

UNIVERSITY OF HAWAII

Land Study Bureau

January 25, 1971

rec'd 2-1-71

Mr. Ramon Duran
Executive Officer
Land Use Commission
P. O. Box 2359
Honolulu, HI 96804

Dear Mr. Duran

The following comments are on lands being considered for rezoning on Hawaii and Maui under applications SP70-88, SP70-89 and SP71-90, respectively:

SP70-88 Hawaii Memorial Park, Inc.
South Hilo, Hawaii
Tax Map Key 2-7-06-17
Area: 1.34 acres

The proposed addition to the Hawaii Memorial Park is along the west boundary and involves sugar cane lands where the soils are nonstony, deep and well drained. Prevailing slope is less than 10 per cent. This land is moderately suited for machine tillage and therefore one of the better areas for cropland uses.

For the proposed use, the addition to the lower section would seem to be a more desirable location; here the slope is undulating.

✓ SP70-89 Hawaiian Telephone Co.
Kalaoa, Hawaii
Tax Map Key 7-3-03-24
Area: 0.7 acres

The parcel under consideration as a site for the construction of an equipment building by the Hawaiian Telephone Company consists essentially of aa lava lands with a thin layer of soil materials. This land is suited for low intensity grazing and forestry uses. It appears that no serious loss of agricultural land is entailed by the issuance of this special permit.

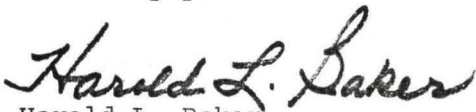
As the parcel fronts on Mamalahoa Highway, it is suggested that the site be landscaped to maintain or improve the appearance of the area.

Mr. Ramon Duran
Page 2
January 25, 1971

SP71-90 County of Maui
Keokea, Maui
Tax Map Key 2-2-04-34
Area: 2.53 acres

The soils are generally deep, nonstony and well drained; slopes range from 11 to 20 per cent, with inclusions of steeper slopes. The friable nature of the soil and steepness of the slope make the lands susceptible to severe erosion during heavy rainstorms. It is recommended therefore that if any soil disturbance is involved, the exposed soil area be promptly protected from erosion.

Sincerely yours


Harold L. Baker
Director

9217

HAWAIIAN TELEPHONE COMPANY

P. O. BOX 2200 • HONOLULU, HAWAII 96805 • TELEPHONE 537-7111 • CABLE: TELHAWAII

E. C. SCHOEN
CHIEF ENGINEER

RECEIVED

JAN 25 1971

Jan. 26, 1971

State of Hawaii
LAND USE COMMISSION

State of Hawaii
Department of Planning
and Economic Development
Land Use Commission
P. O. Box 2359
Honolulu, Hawaii 96804

Attention: Mr. Ramon Duran, Executive Officer

Gentlemen:

We have received your letter of January 11, 1971 informing us of the next meeting date at which our application for Special Use Permit at Kalaoa, North Kona, Hawaii is scheduled to be heard.

We understand the expiration date for action on our application is February 11, 1971 and that you require written agreement to extend said date. You are hereby advised we have no objections in being heard at the next meeting scheduled February 26, 1971.

Very truly yours,



January 11, 1971

Mr. E. C. Schoen
Chief Engineer
Hawaiian Telephone Company
P. O. Box 2200
Honolulu, Hawaii 96805

Dear Mr. Schoen:

The Land Use Commission proposes to conduct its next meeting on February 26, 1971 in Honolulu. We would therefore appreciate receiving a letter from you agreeing to an extension from February 11, 1971, the expiration date for action on your special permit (SP70-89) to allow the construction of a communications equipment building at Kalaoa, North Kona, Hawaii, to February 26, 1971.

If this is agreeable, we will notify you of the exact time and place of the meeting.

Very truly yours,

RAMON DURAN
Executive Officer

cc: Hawaii Planning Comm.

STATE OF HAWAII
LAND USE COMMISSION
P. O. BOX 2359
HONOLULU, HAWAII 96804

JAN 12 1971

NOTIFICATION OF SPECIAL PERMIT APPLICATION

SP70-89 - HAWAIIAN TELEPHONE CO. (Kalaoa, Hawaii)

Please be advised that a special permit application has been filed with the Land Use Commission to allow the construction of a communications equipment building on a 0.7-acre lot described as parcel 24, TMK 7-3-03. This property is generally located in Kalaoa, North Kona, on the island of Hawaii. The County Planning Commission approved this request on December 18, 1970.

An action meeting on this application is tentatively scheduled for February 26, 1971, on Oahu.

We would appreciate any written comments for or against this request, or you or your agent may appear at the meeting. Please do not hesitate to call this matter to the attention of other interested parties.

Should you desire additional information, feel free to contact this office.

Very truly yours,



RAMON DURAN
Executive Officer

Enclosure: Map

January 11, 1971

Mr. E. C. Schoen
Chief Engineer
Hawaiian Telephone Company
P. O. Box 2200
Honolulu, Hawaii 96805

Dear Mr. Schoen:

The Land Use Commission proposes to conduct its next meeting on February 26, 1971 in Honolulu. We would therefore appreciate receiving a letter from you agreeing to an extension from February 11, 1971, the expiration date for action on your special permit (SP70-89) to allow the construction of a communications equipment building at Kalaoa, North Kona, Hawaii, to February 26, 1971.

If this is agreeable, we will notify you of the exact time and place of the meeting.

Very truly yours,

RAMON DURAN
Executive Officer

cc: Hawaii Planning Comm.

D R A F T

ASL 

STATE OF HAWAII
LAND USE COMMISSION
P. O. BOX 2359
HONOLULU, HAWAII 96804

NOTIFICATION OF SPECIAL PERMIT APPLICATION

SP70-89 - HAWAIIAN TELEPHONE CO. (Kalaoa, Hawaii)

described as Please be advised that a special permit application has been filed with the Land Use Commission to allow the construction of a communications equipment building on *a 0.7 ac lot* parcel 24, TMK 7-3-03. This property is generally located in Kalaoa, North Kona, on the island of Hawaii. The County Planning Commission approved this request on December 18, 1970.

An action meeting on this application is tentatively scheduled for FEB 5, 1971, *on Oahu* ~~in the County of Hawaii.~~

We would appreciate any written comments for or against this request, or you or your agent may appear at the meeting. Please do not hesitate to call this matter to the attention of other interested parties.

Should you desire additional information, feel free to contact this office.

Very truly yours,

RAMON DURAN
Executive Officer

Enclosure: Map

12
RD
RECEIVED

FEB 8 1971

PLANNING COMMISSION

Planning Department
County of Hawaii

State of Hawaii
LAND USE COMMISSION

December 18, 1970

The Planning Commission met in regular session at 1:30 p.m., in the County Council Room, County Building, with Vice Chairman Mauricio Valera, Jr., presiding.

PRESENT: Mauricio Valera, Jr.
O. W. Efurd
Clara K. Kahumoku
Masayuki Kai
Roy H. Nagata
Ed C. Watt
Skippy T. Yasutake
Raymond H. Suefuji
Philip I. Yoshimura
Glenn T. Miyao

ABSENT: Shigeji Kawasaki
Anthony C. Veriato
Akira Fujimoto, Ex-officio
Member
Edward Harada, Ex-officio
Member

Albert Jeremiah, Jr., Deputy Corp. Counsel
Richard Masuda, Public Works
William Sewake, Water Supply

and approximately 23 persons in public attendance

MINUTES

The minutes of the special meeting held on December 3, 1970 were accepted as circulated on a motion by Mr. Efurd, seconded by Mr. Yasutake and carried.

REPORT

LETTER RECEIVED

A communication from The Realty Investment Company, Limited was read by the Vice Chairman as follows:

"November 25, 1970

"Mr. Raymond Suefuji, Director

"Reference is made to the proposed plan unit development which we are planning at Kukuau, Hawaii.

"We have made a presentation to your staff and would appreciate the opportunity of making an informal presentation to the Planning Commission at their meeting in December. We would very much appreciate your arranging this informal meeting. We would also appreciate advance warning of the meeting date and time so that we can have our planners here for the meeting.

"We would be very happy to meet with you or your representative as to the time of the presentation and how much time will be allowed for the presentation. Thank you."

/s/ KENNETH GRIFFIN

Manager, Real Estate Department

Mr. Efurd moved that they place this matter on the agenda for a public hearing at the next meeting. The motion was seconded by Mrs. Kahumoku and carried unanimously.

LAND USE COMMISSION
SPECIAL PERMIT
HAWAIIAN TELEPHONE CO.
KALAOA, NORTH KONA

A public hearing was held at its December 3. meeting on the application of Hawaiian Telephone Company for a special permit to allow the construction of a communications equipment building on a 0.688 acre area situated within the State Land Use Agricultural District in Kalaoa, North Kona.

The Vice Chairman called for staff presentation.

The Staff Planner reported that the Hawaiian Telephone Company is requesting a special permit from the State Land Use Commission to construct a communications equipment building on a 0.688 acre parcel located within the State Land Use Agricultural District. The parcel on which the structure is proposed to be located is presently owned by Marilyn Haleman. The Hawaiian Telephone Company has entered into an agreement to purchase with the owner.

The subject parcel is located between the Hawaii Belt Road and the Mamalahoa Highway within the Hamanamana land division, North Kona. This area is approximately 3 miles north of the Mamalahoa-Palani junction opposite the Kona Highlands subdivision.

The proposed communications equipment building is to be a one-story structure, 15 feet in height. The first building increment is proposed to be a 2,142 square foot building. A building addition containing 6300 square feet is proposed in 1985.

The area under consideration is, as stated, within the State Land Use Agricultural District with the County zoning designation being A-20a and the General Plan being Range Land and Waste which refers to Open areas.

Situated on the subject parcel is a residential structure and a Hawaiian Telephone communications van. Surrounding land uses include residential dwellings as designated (by dots) on the presentation maps as is the Roman Catholic Church. Surrounding subdivisions include the Makaula Subdivision, Kona Highlands, Kona Wonder View and Kona Coast View.

In support of the special permit request, Hawaiian Telephone Company has submitted the following:

"The following reasons justify our request for a special use permit:

- "1. There is no urban or rural zoned land in the area for our proposed use. The site Hawaiian Telephone Company is proposing to expand its communication facilities is completely surrounded by Agricultural land. The nearest urban or rural land use classification is toward the south, approximately four (4) miles away. On the north end, the nearest urban classification is at Waikoloa, approximately 18 miles away.
- "2. There should be no detrimental effect on the intent of the land usage as the building is occupied by equipment and the only personnel on the premises will be those who will install the equipment and others who will occasionally maintain the equipment. The

building will be designed and landscaped to aesthetically blend into the surrounding environment. The proposed building will be one-story high (15 feet) and measure 51 feet by 42 feet or a total of 2,142 square feet of floor area. According to our forecasts the population growth in the Kalaoa area will warrant another addition in 1985 measuring approximately 70 feet by 90 feet. The total building will only occupy 26% of the total land area when developed.

- "3. The location of this communications equipment building falls within the 'economic wire center.' Any other location will cause economic penalties. In other words we can serve telephone subscribers in the Kalaoa area most economically from the location of the proposed site thus benefiting the public. The Kalaoa exchange area is an ideal residential area for local residents employed in Kailua. There exists large subdivisions such as Kona Highlands, Kona Wonder View and Kona Palisades which account for a substantial number of home lots with provisions for many more. We expect to provide an essential service to all the subscribers in that area primarily the agricultural residents.
- "4. Granting a special permit will not be contrary to State or County Plans. The State Land Use designation is Agricultural for the surrounding Kalaoa area and under the regulations Hawaiian Telephone Company is permitted within agricultural zoned land. Our use should not alter the character of Agricultural use because we are primarily a 'static' type operation with a minimum of traffic. The Hawaii County General Plan designates the area as Range and Wasteland. Granting a special permit will not be contrary to the County Plans because the Hawaii County Ordinances permit public utilities under any zoned designations.

"This project is part of the overall plan to provide service to the Kona area as discussed in previous public hearings concerning the Kona and Keauhou sites. Telephone service is necessary for the Kona area and the Kalaoa residents. It is recommended that the Commission look favorably upon this request and grant us a special use permit."

The Vice Chairman called for the representative of the Hawaiian Telephone Company to present further comments in support of their request.

Mr. Frank Chang from the Hawaiian Telephone Company made a statement that it is his understanding that they are permitted in Agricultural land and that their use is permitted except for the size which they are attempting to build at this time. He also mentioned that it is their understanding that they are permitted in any zoned area of the Hawaii County. Both he and Harold Kameda offered to answer any questions.

Mr. Watt questioned whether they were sure that they have it in the right place so that they won't have to ask for a variance in the future.

Mr. Chang replied that they were absolutely right provided the County does not change the ordinance.

Mr. Watt then moved to forward a favorable recommendation to the Land Use Commission. The motion was seconded by Mr. Efurd.

The Vice Chairman called for staff recommendation before taking a vote on the motion.

Mr. Leucht explained that the basic principle concept which they have initiated in this entire development is creating one of residential character achieving a slightly higher density than a residential single family and creating an entire park-like atmosphere where the vehicle is secondary and the pedestrian and living condition and recreation are primary. With the single family units, they have developed a road which would tie all of the single-family units together. He indicated the area of townhouse units and the larger units which would be the apartments.

Mr. Leucht pointed out the road access to the parking of the townhouses which would be one road coming in there and ending in a cul-de-sac. They have another road going in there and also terminating in a cul-de-sac which would serve those units. The parking for the townhouses, since they are providing carports as well as the additional surplus parking, will give them a ratio of approximately 1.25 to a unit. The apartment parking facilities would be a larger concentrated area. To achieve this park-like atmosphere, they have developed a sidewalk system which meanders through the property for both the townhouses and the apartments and exposing them to the greenery. So the living is in the greenery. The development would have two swimming pool facilities, basketball courts and other recreational facilities for residents' use.

Mr. Leucht presented sketches showing a possible combination of two or three bedrooms as well as the four-bedroom units. The two or three-bedroom element has the straight ridged roofs and the four-bedroom element is little different in design. The materials that they plan to use would be wood shake roofs and other materials to carry out the warmth and the natural beauty in the overall. The plans for the living area would be the kitchen, living room and the carport and would be on the first floor. He showed the four-bedroom unit where they have one bedroom down on the first floor and the upstairs would consist of three bedrooms and a bathroom, another one for the two and three bedrooms with two baths and identical kitchen and living area on the ground floor. He presented another where they have indicated a smaller unit which possibly would be a small cluster element and where they have three units together as a duplex type - all on one floor.

In closing, Mr. Leucht reiterated that their overall and important feeling is that they want to develop a community within itself where recreational living and pedestrian are primary and to eliminate traffic going through by terminating the road into a cul-de-sac to govern and control the amount of traffic circulating within their periphery. Their main objectives are one of living in a park-like atmosphere and totally developed. He mentioned that the units would be sold on condominium basis and the development of the greenery would in some way be established and controlled and that it would be maintained.

Mr. Yasutake inquired about the recreational facilities and the swimming pools.

Mr. Leucht indicated the two swimming pools proposed on the drawing. He mentioned that the first pool would have play equipment for children; and within this play area, the children could go to the playground without having to cross the street at any time and the same thing would occur in two other areas. They have three different units proposed in the open areas.

The Vice Chairman inquired about the no access into Komohana Street and also the Kukuau Street.

Mr. Leucht replied that they have no access as there is a grade difference of about 8 feet. He stated that their intention is to buffer this with landscaping - not only from sound but also from view standpoint.

Mr. Yasutake asked about the timetable on this project.

Mr. Leucht stated that they would like to start the six units as a model units for sale.

Mr. Griffin added that their idea is to start the six units as soon as possible after the General Plan has been approved and if the Planning Commission gives them the go ahead to proceed with the model units. He cited another problem existing at the present time, which is inadequate water to go ahead with the whole project. There is plan to bring water from Waianuenue and along Komohana but the water project will not start until spring sometime. He stated that if they could get started in March or April, they would start to build at that time.

Vice
The/Chairman wondered if their project to be reviewed by the Public Works also concerns approval by the State.

Mr. Leucht replied the engineers have gone through the preliminary drawings and are presently working on the final drawings.

Mr. Watt questioned whether they foresaw any conflict with the General Plan as far as the planned highways for this project.

Mr. Leucht answered in the negative because they have Kukuau being planned as a collector street and also the Mohouli Street and pointed out the Governor's housing in that area.

The Vice Chairman asked if they are not having any connection from the Governor's housing.

Mr. Leucht replied^{no} for two reasons. One is to minimize the traffic through their property and what they are trying to develop here in relation to a straight forward grid residential setup that is being established here as well as the traffic. Because there is a playground planned for up in the corner and the housing below, he stated that creating any kind of a traffic through there would necessitate the children in the housing to cross a well-traveled street or the possibility.

RECESS

The Vice Chairman declared a ten-minute recess at 2:30 p.m.

The meeting was reconvened at 2:43 p.m.

PRELIMINARY HEARING
BOISE CASCADE RECREATION
COMMUNITIES
CHANGE OF ZONE
ANAEHOOMALU, S. KOHALA

Village Commercial (CV) Districts.

The members next considered the application of Boise Cascade Recreation Communities for a change in zoning of land located in Anae-hoomalu Bay area in South Kohala from Open (O) District to Resort-Hotel (V), Multiple Family Residential (RM-1.5 and RM-3) and

PLANNING COMMISSION

Planning Department
County of Hawaii

December 3, 1970

RECEIVED
JAN 8, 1971
State of Hawaii
LAND USE COMMISSION

The Planning Commission met in special session at 1:26 p.m., in the County Council Room, County Building, with Vice Chairman Mauricio Valera, Jr., presiding.

PRESENT: Mauricio Valera, Jr.
Clara K. Kahumoku
Masayuki Kai
Shigeji Kawasaki
Roy H. Nagata
Ed. C. Watt
Skippy T. Yasutake
Philip I. Yoshimura
Glenn T. Miyao

ABSENT: O. W. Efurd
Anthony C. Veriato
Akira Fujimoto, Ex-officio
Member
Edward Harada, Ex-officio
Member

Arthur Isemoto, Public Works
Bruce Kawamura, Water Supply

and approximately 23 persons in public attendance

MINUTES

The minutes of the regular meeting held on November 19, 1970 were accepted as circulated on a motion by Mr. Kai, seconded by Mr. Yasutake and carried.

PRELIMINARY HEARING
CHANGE OF ZONE
COUNTY OF HAWAII
KAHALUU, NORTH KONA

of 3 parcels at Kahaluu, North Kona.

A pending preliminary hearing was considered on the change of zoning being initiated by the County of Hawaii, from Resort-Hotel 1,250 square feet (V-1.25) to Open (O) District of about 0.65 acre of land consisting

^{Vice}
The/Chairman announced that no further information was received on this matter, so it will be deferred and this item will not appear until at another session when there is enough information to act upon.

PRELIMINARY HEARING
ZONING VARIANCE
TETSUJI HARADA
WAIMEA, SOUTH KOHALA

ing site area located in Waimea Homesteads, South Kohala.

The application of Tetsuji Harada was discussed for a variance to allow relief from the provisions of Section 30-C(2) of the Comprehensive Zoning Ordinance pertaining to contiguous lots with nonconforming building site area located in Waimea Homesteads, South Kohala.

The Vice Chairman called for staff presentation.

The Staff Planner reported that a relief from Section 30-C(2) of the Comprehensive Zoning Ordinance is being requested by Tetsuji Harada. The subject section states: any parcel of land having less area and/or width than that required by the district in which located may be used as a "legal building site;" provided that the owner thereof at the time of or since said effective date owns no adjoining property at the same time.

The votes on the motion were recorded as being unanimously carried.

✓ LAND USE COMMISSION
SPECIAL PERMIT
HAWAIIAN TELEPHONE CO.
KALAOA, NORTH KONA

A public hearing was held earlier today on the application of Hawaiian Telephone Company for a special permit to allow the construction of a communications equipment building on a 0.688 acre area situated within the State Land Use Agricultural District in Kalaoa, North Kona.

The action was deferred until the next month's meeting because the State Land Use regulations prohibits decision on such a petition earlier than 15 days after the public hearing.

ADJOURNMENT

It was moved by Mr. Watt, seconded by Mr. Yasutake and passed that the meeting be closed. The Chairman adjourned the meeting at 4:27 p.m.

Respectfully submitted,

Lei A. Tsuji
Lei A. Tsuji, Secretary

A T T E S T :

Mauricio Valera, Jr.
Vice Chairman
Planning Commission

County of Hawaii
County Planning Commission

RECEIVED

DEC 28, 1970

State of Hawaii
LAND USE COMMISSION SPECIAL PERMIT

Applicant Hawaiian Telephone Co.
Date of Public Hearing Dec. 3, 1970
Date of Decision Dec. 18, 1970
Meeting Place Council Rm., County Bldg.
Date Decision and Findings Forwarded
to LUC December 23, 1970

SP70-89

The Planning Commission of the County of Hawaii pursuant to consideration required by the provisions of Act 204, SLH 1963, hereby transmits the decision and findings of the above special permit request to use the following described property:

A 0.688 acre area situated within the State Land Use Agricultural District in Kalaoa, North Kona, Hawaii, under Tax Map Key 7-3-03:24

for the following purpose(s):

To allow the construction of a communications equipment building.

The Commission decided to: Recommend approval of the special permit request on the basis of the following findings:

1. That the proposed use will make the highest and best use of the land involved for the public welfare by providing an essential service to residents of the area.
2. That the use would not unreasonably burden public agencies to provide essential services.

subject to the following conditions:

1. That the area be extensively landscaped.
2. That all other applicable regulations shall be complied with.
3. That construction shall begin within one year of the date of approval, should the State Land Use Commission grant such, or special permit shall be deemed null and void.

(Signed)

William Valdez
Vice Chairman, Planning Commission

cc E. C. Schoen
J. S. Hodgins

PLANNING COMMISSION

Planning Department
County of Hawaii

December 3, 1970

A regularly advertised public hearing, on the application of Hawaiian Telephone Company, was called to order at 4:12 p.m., in the County Council Room, County Building, by Vice Chairman Mauricio Valera, Jr.

PRESENT: Mauricio Valera, Jr.
Clara K. Kahumoku
Masayuki Kai
Shigeji Kawasaki
Roy H. Nagata
Ed. C. Watt
Skippy T. Yasutake
Philip I. Yoshimura
Glenn T. Miyao

ABSENT: O. W. Efurd
Anthony C. Veriato
Akira Fujimoto, Ex-officio
Member
Edward Harada, Ex-officio
Member

Arthur Isemoto, Public Works
Bruce Kawamura, Water Supply

and approximately 23 persons in public attendance

NOTICE OF A PUBLIC HEARING

Special Permit: Kalaoa, North Kona, Hawaii

NOTICE IS HEREBY GIVEN of a public hearing to be held in the County Council Room, County Building, Hilo, Hawaii, State of Hawaii, at 4:15 p.m., December 3, 1970 to consider the application of Hawaiian Telephone Company for a Special Permit within the County of Hawaii in accordance with the provision of Section 98H-6, Revised Laws of Hawaii 1955, as amended.

The Special Permit is for the purpose of allowing the construction of a communications equipment building on a 0.688 acre area situated within the State Land Use Agricultural District. The subject site is described as Parcel 24 of Tax Map Key 7-3-03.

Maps showing the area under consideration for Special Permit and the rules and regulations governing the application for Special Permit are on file in the office of the Planning Department in the County Building at 25 Aupuni Street and are open to inspection during office hours.

All written protests or comments regarding the above Special Permit application may be filed with the Planning Commission before the date of the public hearing or submitted in person at the public hearing or no later than fifteen (15) days following the public hearing.

PLANNING COMMISSION
OF THE COUNTY OF HAWAII
ANTHONY C. VERIATO, CHAIRMAN
By: Raymond H. Suefuji, Director

(Hawaii Tribune-Herald: November 23 and December 1, 1970)

Permanent Record
SOUTH WORTH CO.
VICE CHAIRMAN: It is now 4:12 p.m. The Hawaiian Telephone Company's public hearing is scheduled for 4:15 p.m. With your permission, we will go ahead with the public hearing.

FRANK CHANG: Yes, you may.

VICE CHAIRMAN: Thank you. (The Vice Chairman read the public hearing notice in its entirety.)

MIYAO: Mr. Chairman, Commissioners. The Hawaiian Telephone Company is requesting a special permit from the State Land Use Commission to construct a communications equipment building on a 0.688 acre parcel located within the State Land Use 'Agricultural' District. The parcel on which the structure is proposed to be located is presently owned by Marilyn Haleman. The Hawaiian Telephone Company has entered into an agreement to purchase with the owner.

The subject parcel is located between the Hawaii Belt Road and the Mamalahoa Highway within the Hamanamana land division, North Kona. This area is approximately 3 miles north of the Mamalahoa-Palani junction opposite the Kona Highlands subdivision.

The proposed communications equipment building is to be a one-story structure, 15 feet in height. The first building increment is proposed to be a 2,142 square foot building. A building addition containing 6,300 square feet is proposed in 1985.

The area under consideration is, as stated, within the State Land Use 'Agricultural' District with the County zoning designation being 'A-20a' and the General Plan being 'Range Land and Waste' which refers to 'Open' areas.

Situated on the subject parcel is a residential structure and a Hawaiian Telephone communications van. Surrounding land uses include residential dwellings as designated on the presentation maps as is the Roman Catholic Church. Surrounding subdivisions include the Makaula Subdivision, Kona Highlands, Kona Wonder View and Kona Coast View.

In support of the special permit request, Hawaiian Telephone Company has submitted the following:

"The following reasons justify our request for a special use permit:

- "1. There is no urban or rural zoned land in the area for our proposed use. The site Hawaiian Telephone Company is proposing to expand its communication facilities is completely surrounded by Agricultural land. The nearest urban or rural land use classification is toward the south, approximately four (4) miles away. On the north end, the nearest urban classification is at Waikoloa, approximately 18 miles away.
- "2. There should be no detrimental effect on the intent of the land usage as the building is occupied by equipment and the only personnel on the premises will be those who will install the equipment and others who will occasionally maintain the equipment. The building will be designed and landscaped to aesthetically blend into the surrounding environment. The proposed building will be one-story high (15 feet) and measure 51 feet by 42 feet or a total of 2,142 square feet of floor area. According to our forecasts the population growth in the Kalaoa area will warrant another addition in 1985 measuring approximately 70 feet by 90

Permanent Record
SOUTHWORTH CO.
RESOLUTIONS
feet. The total building will only occupy 26% of the total land area when developed.

- "3. The location of this communications equipment building falls within the 'economic wire center.' Any other location will cause economic penalties. In other words we can serve telephone subscribers in the Kalaoa area most economically from the location of the proposed site thus benefiting the public. The Kalaoa exchange area is an ideal residential area for local residents employed in Kailua. There exists large subdivisions such as Kona Highlands, Kona Wonder View and Kona Palisades which account for a substantial number of home lots with provisions for many more. We expect to provide an essential service to all the subscribers in that area primarily the agricultural residents.
- "4. Granting a special permit will not be contrary to State or County plans. The State Land Use designation is Agricultural for the surrounding Kalaoa area and under the regulations Hawaiian Telephone Company is permitted within Agricultural zoned land. Our use should not alter the character of agricultural use because we are primarily a 'static' type operation with a minimum of traffic. The Hawaii County General Plan designates the area as Range, and Waste Land. Granting a special permit will not be contrary to the County Plans because the Hawaii County Ordinances permit public utilities under any zoned designations.

"This project is part of the overall plan to provide service to the Kona area as discussed in previous public hearings concerning the Kona and Keauhou sites. Telephone service is necessary for the Kona area and the Kalaoa residents. It is recommended that the commission look favorably upon this request and grant us a special use permit."

Thank you.

VICE CHAIRMAN: Thank you.

Mr. Chang, you wish to make further comments as part of your request?

FRANK CHANG: Mr. Chairman and members. This is not really additional comments but I would like to state that under the County plans, we are permitted under any zoning designation as a public utility; and under the State plans, we are permitted under agricultural lands; except that our size is such that they declared that we should require a special permit.

Myself and Mr. Enomoto would be glad to answer any questions.

VICE CHAIRMAN: Any questions from the Commissioners? Thank you.

CHANG: Thank you very much.

VICE CHAIRMAN: What is your pleasure?

KAHUMOKU: I move that the public hearing be closed and the matter taken under advisement.

YASUTAKE: I second the motion.

VICE CHAIRMAN: It has been moved by Mrs. Kahumoku and seconded by Mr. Yasutake that the public hearing be closed and taken under advisement. All those in favor say aye.

Permanent Record
SOUTHWORTH CO.
RESOLUTIONS

MEMBERS: Aye.

VICE CHAIRMAN: Oppose? None. Motion is carried.

The public hearing was adjourned at 4:20 p.m.

Respectfully submitted,

Lei A. Tsuji

Lei A. Tsuji, Secretary

A T T E S T :

Mauricio Valera, Jr.

Mauricio Valera, Jr.
Vice Chairman
Planning Commission

HAWAIIAN TELEPHONE COMPANY

P. O. BOX 2200 • HONOLULU, HAWAII 96805 • TELEPHONE 537-7111 • CABLE: TELHAWAII

E. C. SCHOEN
CHIEF ENGINEER

RECEIVED
COUNTY PLANNING
Date: OCT 21 '70
File No.: _____

County of Hawaii
Planning Department
25 Aupuni Street
Hilo, Hawaii 96720

Gentlemen:

Attached are five (5) copies of our application for a Special Use Permit together with a check in the sum of \$100 for our filing fee.

Your immediate action on this matter will be greatly appreciated.

If there is any additional information that you wish provided, please call Mr. Jim Fernie of our Real Property Section in Honolulu at 546-3559.

Yours truly,

E.C. Schoen
by jstern

E. C. Schoen
Chief Engineer

COUNTY OF HAWAII

COUNTY PLANNING DEPARTMENT

RECEIVED:

COUNTY PLANNING

Date: OCT 21 '70

File No.: _____

FOR OFFICIAL USE ONLY

Date petition and fee received by
Commission _____

Date petition is scheduled for public
hearing _____

Date Commission took action and its
ruling _____

APPLICATION FOR SPECIAL PERMIT

(I) (We) hereby request approval for a Special Permit to use certain property located at Hamanamana, North Kona, Hawaii in accordance with provisions of Section 98H-6, Act 205, SLH 1963 for the following described purpose.

To construct a communications Equipment Building which is necessary to serve the Kalaoa area.

Description of Property: Being a portion of Lot 2 of the subdivision of Lot 42,

Grant 4123 to D. W. Haiha (TMK 7-3-03-24, 3rd Division) containing 0.754 acre. See Attachment A.

Petitioner's interest in subject property: Purchase agreement with

Marilyn Halemau - Owner.

Petitioner's reason(s) for requesting Special Permit:

NOTE: The applicant must show that all of the following conditions exist: 1) that there are unusual or exceptional circumstances applying to the subject property, building or use which do not generally apply to surrounding property or improvements in the same zone district; 2) that the unusual or exceptional circumstances which apply to the subject property, building or use are reasonable and proper and will not be materially detrimental to public health, safety, morals, and general welfare; nor will it be injurious to improvements or property rights related to property in the surrounding area; 3) that the strict enforcement of the zoning regulation would result in practical difficulties and unnecessary hardship inconsistent with the intent and purpose of Act 205; and 4) that the granting of a special permit will not be contrary to the objectives of the Master Plan or Plans of the State and/or County Government.

Please see attached explanation.

The application will be accompanied with a deposit of \$100.00 to cover publication and administrative costs and a map of the area proposed for change.

Signature E.C. Schoen by J. Henry
Address P.O. Box 7700, Honolulu
Telephone 546-3559

This space for official use

The property is situated in a(n) _____ District.

REMARKS:

ATTACHMENT TO APPLICATION FOR SPECIAL PERMIT

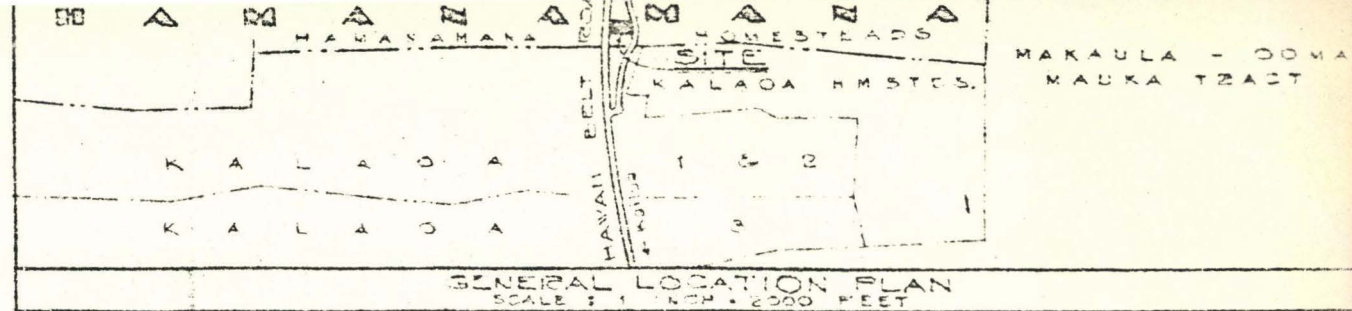
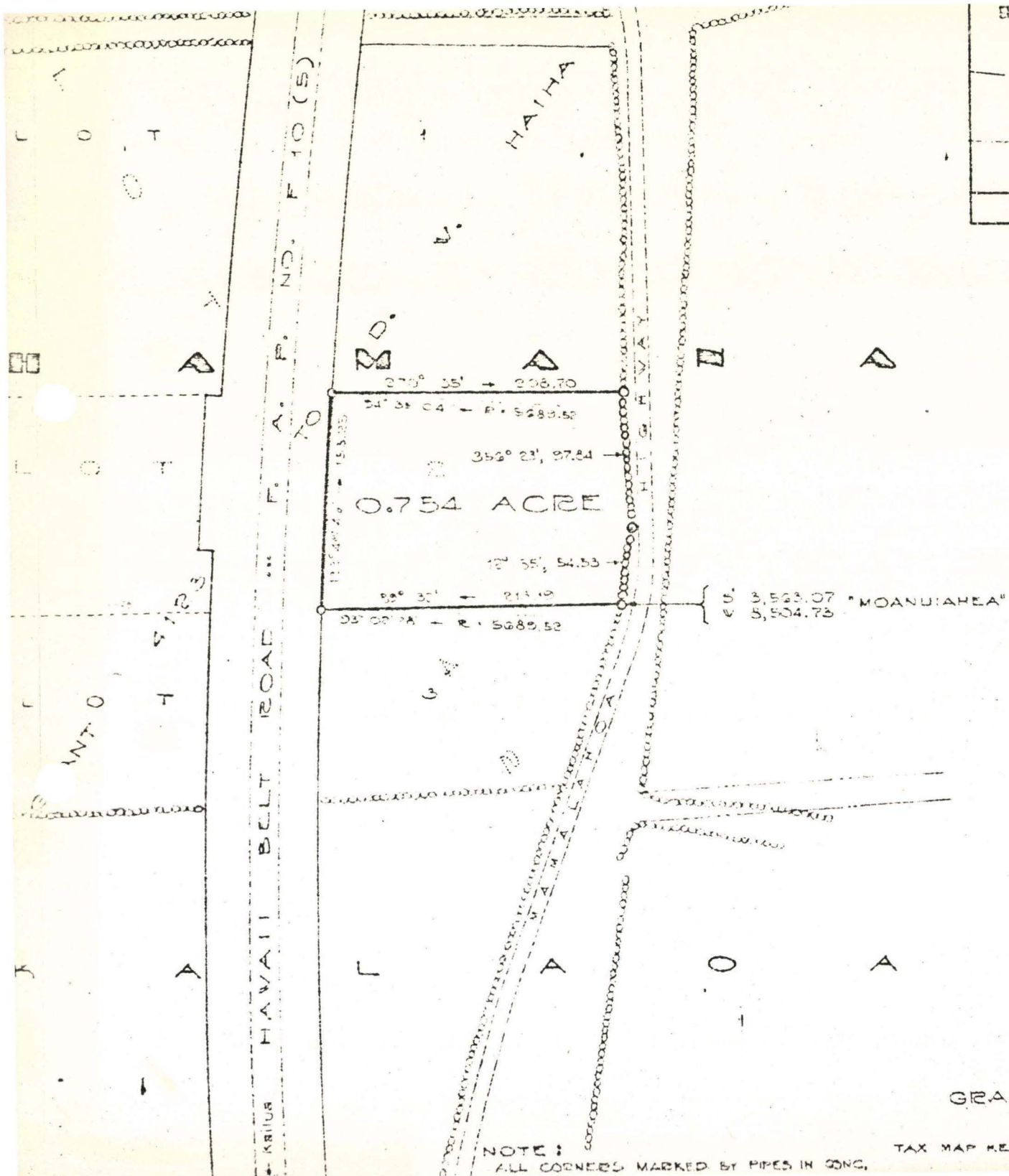
It is our understanding that the use of the proposed communications equipment building at Kalaoa is considered a permissive use under the Comprehensive Zoning Ordinance of the County of Hawaii under Section 30, Sub-Section B Paragraph 10, provided the Director does not find said use hazardous, dangerous or a nuisance to the surrounding area and grants the "Plan Approval". It is further understood that, under the State Land Use District Regulations Part II Sub-Part C Paragraph 2.14 subparagraph (g), a communications equipment building is considered a permissive use; however, the size of our proposed structure is of substantial size to require a special use permit.

The following reasons justify our request for a special use permit:

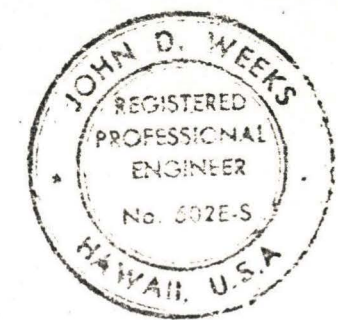
1. There is no urban or rural zoned land in the area for our proposed use. The site Hawaiian Telephone Company is proposing to expand its communication facilities is completely surrounded by Agricultural land. The nearest urban or rural land use classification is toward the South, approximately four (4) miles away. On the North end, the nearest urban classification is at Waikoloa, approximately 18 miles away.
2. There should be no detrimental effect on the intent of the land usage as the building is occupied by equipment and the only personnel on the premises will be those who will install the equipment and others who will occasionally maintain the equipment. The building will be designed and landscaped to aesthetically blend into the surrounding environment. The proposed building will be one-story high (15 feet) and measure 51 feet by 42 feet or a total of 2,142 square feet of floor area. According to our forecasts the population growth in the Kalaoa area will warrant another addition in 1985 measuring approximately 70 feet by 90 feet. The total building will only occupy 26% of the total land area when developed. (See Attachment B.)
3. The location of this communications equipment building falls within the "economic wire center". Any other location will cause economic penalties. In other words we can serve telephone subscribers in the Kalaoa area most economically from the location of the proposed site thus benefiting the public. The Kalaoa exchange area is an ideal residential area for local residents employed in Kailua. There exists large subdivisions such as Kona Highlands, Kona WonderView and Kona Palisades which account for a substantial number of home lots with provisions for many more. We expect to provide an essential service to all the subscribers in that area primarily the agricultural residents.
4. Granting a special permit will not be contrary to State or County Plans. The State Land use designation is Agricultural for the surrounding Kalaoa area and under the regulations Hawaiian Telephone Company is permitted within agricultural zoned land. Our use should

not alter the character of Agricultural use because we are primarily a "static" type operation with a minimum of traffic. The Hawaii County General Plan designates the area as Range and Wasteland. Granting a special permit will not be contrary to the County Plans because the Hawaii County Ordinances permit public utilities under any zoned designations.

This project is part of the overall plan to provide service to the Kona area as discussed in previous public hearings concerning the Kona and Keauhou sites. Telephone service is necessary for the Kona area and the Kalaoa residents. It is recommended that the commission look favorably upon this request and grant us a special use permit.



FROM THE OFFICE OF



ATTACHMENT A

John D. Weeks
ALL WORK WAS DONE BY OR UNDER THE SUPERVISION OF THE ABOVE SIGNED ENGINEER, N. KONA, HAWAII

HAWAIIAN TELEPHONE COMPANY
115 KALAKAUA AVENUE, HILO

PLAN SHOWING A PORTION OF
LOT 2 OF THE SUBDIVISION OF LOT 42
GRANT 4123 TO D. V. HAIHA AT HAMANAMANA, N. KONA, HAWAII
SCALE: 1 INCH = 100 FEET

TAX MAP KEY: 7-3-03-24

FIELD BOOK 140

DATE: DECEMBER 18, 1954



PLANNING DEPARTMENT

25 AUPUNI STREET • HILO, HAWAII 96720

COUNTY OF
HAWAII

November 30, 1970

SHUNICHI KIMURA
Mayor

RAYMOND H. SUEFUJI
Director

RECEIVED

DEC 3, 1970

State of Hawaii
LAND USE COMMISSION

Dear Property Owner:

Re: Special Permit - Kalaoa, North Kona, Hawaii
Tax Map Key: 7-3-03:24

You are hereby notified that a request for a special permit to allow the construction of a communications equipment building on a 0.688 acre area situated within the State Land Use Agricultural District, in Kalaoa, North Kona, Hawaii, has been submitted by Hawaiian Telephone Company.

A public hearing on the subject will be held at 4:15 p.m. on December 3, 1970 in the County Council Room, County Building, Hilo, Hawaii.

You are invited to comment on the application at the hearing or submit written comments prior to the hearing or no later than fifteen (15) days following the public hearing.

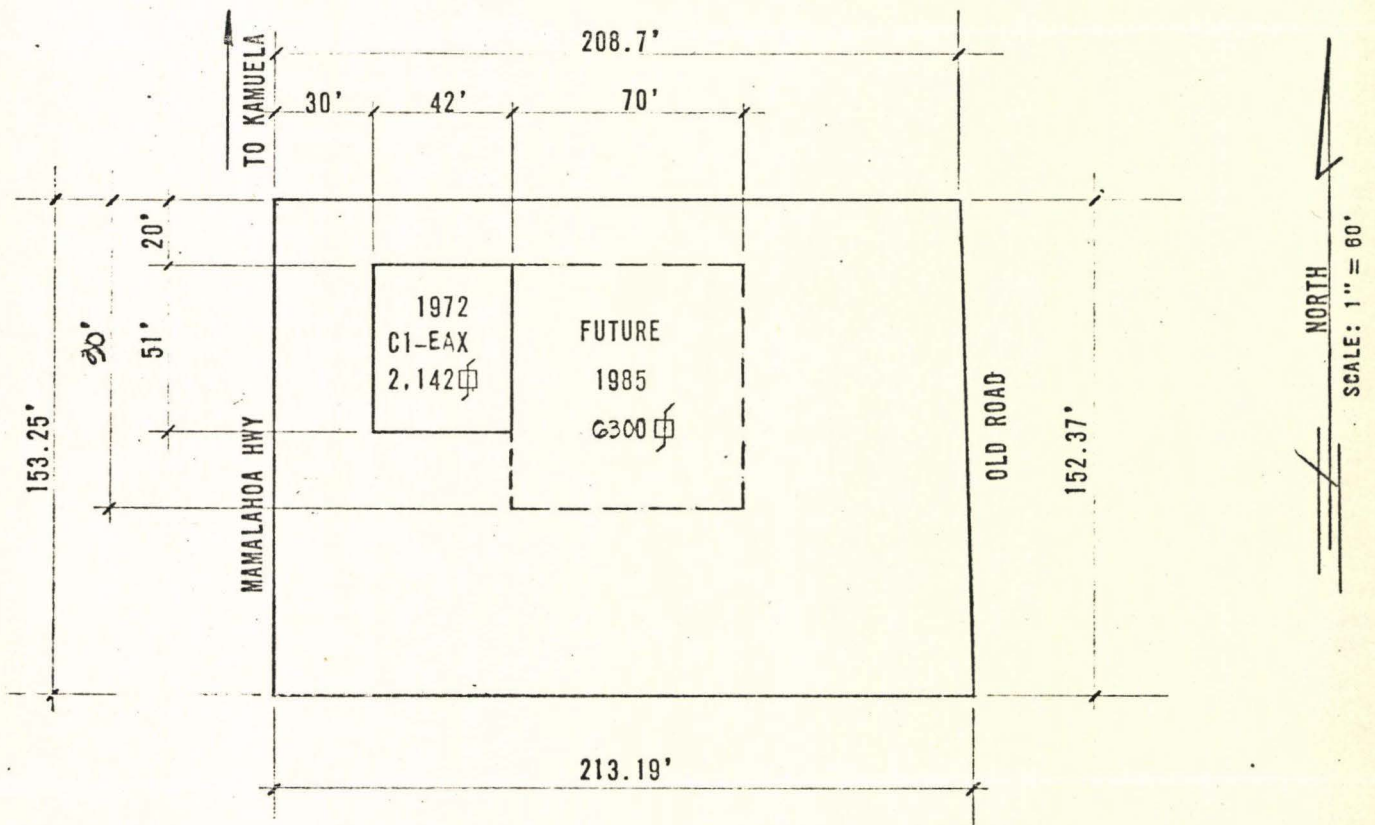
Raymond H. Suefuji
Director

lat

Enclosures

*How about
locating this on
our map - I can take it
with me to Hawaii*

PROPOSED KALAOA COMMUNICATIONS EQUIPMENT BUILDING
PRELIMINARY PLOT PLAN

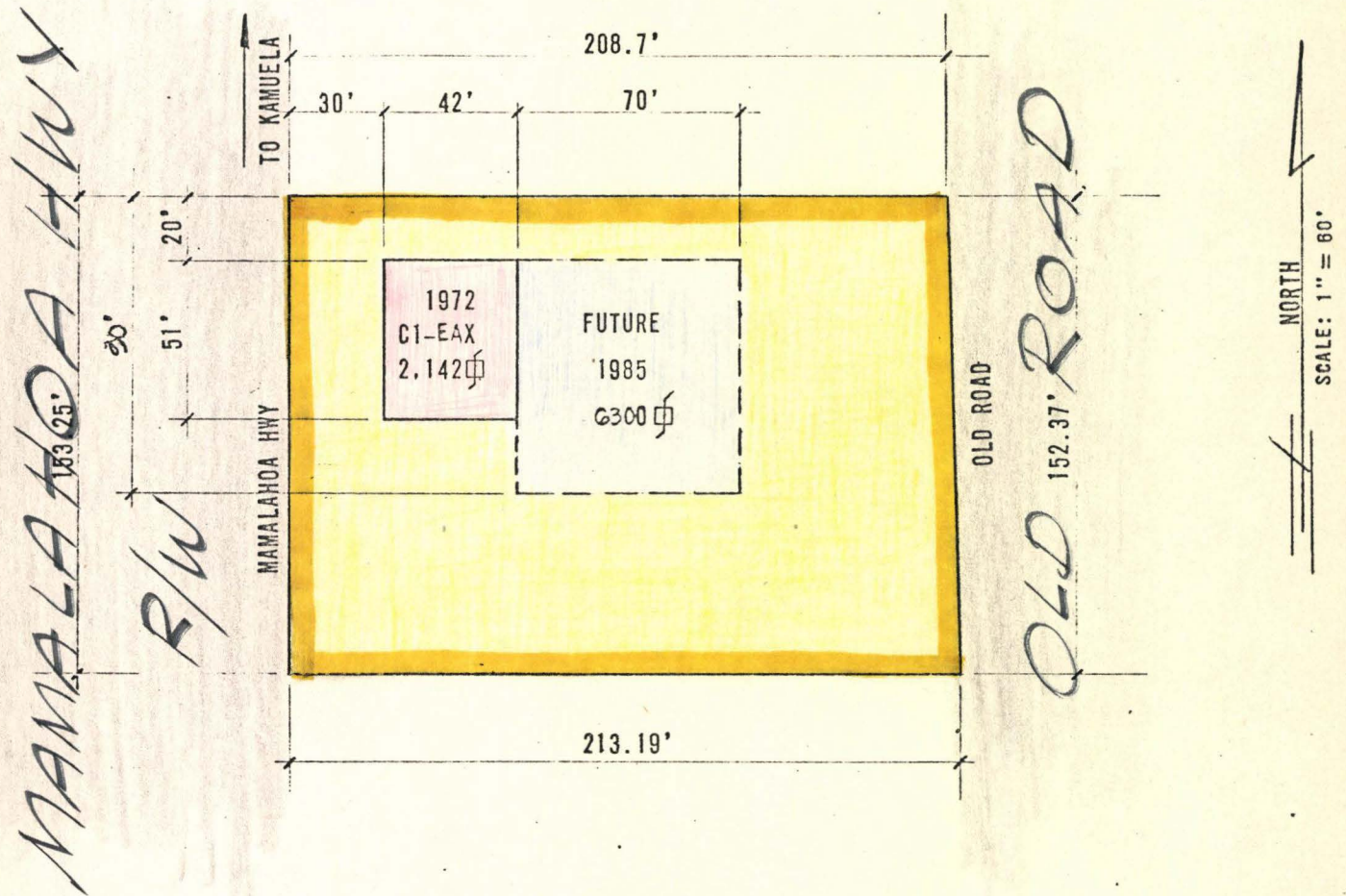


NOTES:

1. TOTAL LAND AREA - 0.754 ACRE
2. TAX MAP KEY 7-3-03-24
3. REQUIREMENTS: FRONT AND REAR SET BACK - ²⁵30'
SIDE SET BACK - 20'15
4. STATE LAND USE - AGRICULTURE
5. SINGLE FLOOR - 15' HIGH

PROPOSED KALAOA COMMUNICATIONS EQUIPMENT BUILDING

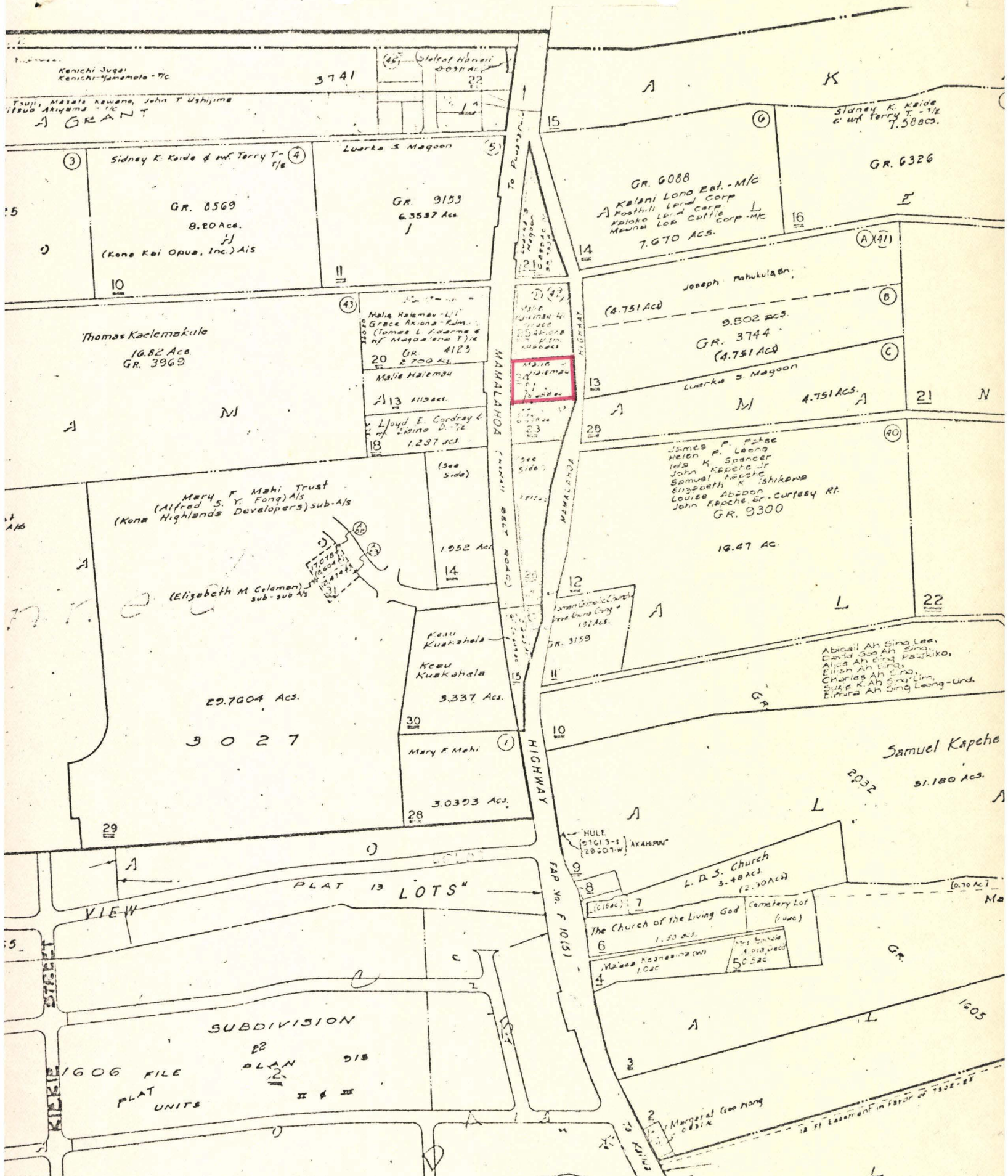
PRELIMINARY PLOT PLAN



NOTES:

1. TOTAL LAND AREA - 0.754 ACRE
2. TAX MAP KEY 7-3-03-24
3. REQUIREMENTS: FRONT AND REAR SET BACK - ²⁵30'
SIDE SET BACK - 20'¹⁵
4. STATE LAND USE - AGRICULTURE
5. SINGLE FLOOR - 15' HIGH

ATTACHMENT B





SP70-89 HAWAIIAN TELEPHONE CO.

Robert M. Yamada

10.300 acs

3741
Makua
UNIT
SEE
Map of Hawaii

GR. 1870

M

7

Makahi Estate
9.9 acs

Robert M. Yamada

10.000 acs

GR. 8563

GR. 9153

GR. 6088

GR. 6356

GR. 3818

GR. 9982

GR. 4154

GR. 3771

6

1

J. Kahanaui Est.
8.12 acs

GR. 6325

GR. 8563

GR. 9153

GR. 6088

GR. 6356

GR. 3818

GR. 9982

GR. 4154

GR. 3771

5

2

GR. 3740

GR. 6325

GR. 8563

GR. 9153

GR. 6088

GR. 6356

GR. 3818

GR. 9982

GR. 4154

GR. 3771

4

3

GR. 3740

GR. 6325

GR. 8563

GR. 9153

GR. 6088

GR. 6356

GR. 3818

GR. 9982

GR. 4154

GR. 3771

3

4

GR. 3740

GR. 6325

GR. 8563

GR. 9153

GR. 6088

GR. 6356

GR. 3818

GR. 9982

GR. 4154

GR. 3771

2

5

GR. 3740

GR. 6325

GR. 8563

GR. 9153

GR. 6088

GR. 6356

GR. 3818

GR. 9982

GR. 4154

GR. 3771

1

6

GR. 3740

GR. 6325

GR. 8563

GR. 9153

GR. 6088

GR. 6356

GR. 3818

GR. 9982

GR. 4154

GR. 3771

0

7

GR. 3740

GR. 6325

GR. 8563

GR. 9153

GR. 6088

GR. 6356

GR. 3818

GR. 9982

GR. 4154

GR. 3771

9

8

GR. 3740

GR. 6325

GR. 8563

GR. 9153

GR. 6088

GR. 6356

GR. 3818

GR. 9982

GR. 4154

GR. 3771

10

9

GR. 3740

GR. 6325

GR. 8563

GR. 9153

GR. 6088

GR. 6356

GR. 3818

GR. 9982

GR. 4154

GR. 3771

11

10

GR. 3740

GR. 6325

GR. 8563

GR. 9153

GR. 6088

GR. 6356

GR. 3818

GR. 9982

GR. 4154

GR. 3771

12

11

GR. 3740

GR. 6325

GR. 8563

GR. 9153

GR. 6088

GR. 6356

GR. 3818

GR. 9982

GR. 4154

GR. 3771

13

12

GR. 3740

GR. 6325

GR. 8563

GR. 9153

GR. 6088

GR. 6356

GR. 3818

GR. 9982

GR. 4154

GR. 3771

14

13

GR. 3740

GR. 6325

GR. 8563

GR. 9153

GR. 6088

GR. 6356

GR. 3818

GR. 9982

GR. 4154

GR. 3771

15

14

GR. 3740

GR. 6325

GR. 8563

GR. 9153

GR. 6088

GR. 6356

GR. 3818

GR. 9982

GR. 4154

GR. 3771

16

15

GR. 3740

GR. 6325

GR. 8563

GR. 9153

GR. 6088

GR. 6356

GR. 3818

GR. 9982

GR. 4154

GR. 3771

17

16

GR. 3740

GR. 6325

GR. 8563

GR. 9153

GR. 6088

GR. 6356

GR. 3818

GR. 9982

GR. 4154

GR. 3771

18

17

GR. 3740

GR. 6325

GR. 8563

GR. 9153

GR. 6088

GR. 6356

GR. 3818

GR. 9982

GR. 4154

GR. 3771

19

18

GR. 3740

GR. 6325

GR. 8563

GR. 9153

GR. 6088

GR. 6356

GR. 3818

GR. 9982

GR. 4154

GR. 3771

20

19

GR. 3740

GR. 6325

GR. 8563

GR. 9153

GR. 6088

GR. 6356

GR. 3818

GR. 9982

GR. 4154

GR. 3771

21

20

GR. 3740

GR. 6325

GR. 8563

GR. 9153

GR. 6088

GR. 6356

GR. 3818

GR. 9982

GR. 4154

GR. 3771

22

21

GR. 3740

GR. 6325

GR. 8563

GR. 9153

GR. 6088

GR. 6356

GR. 3818

GR. 9982

GR. 4154

GR. 3771

23

22

GR. 3740

GR. 6325

GR. 8563

GR. 9153

GR. 6088

GR. 6356

GR. 3818

GR. 9982

GR. 4154

GR. 3771

24

23

GR. 3740

GR. 6325

GR. 8563

GR. 9153

GR. 6088

GR. 6356

GR. 3818

GR. 9982

GR. 4154

GR. 3771

25

24

GR. 3740

GR. 6325

GR. 8563

GR. 9153

GR. 6088

GR. 6356

GR. 3818

GR. 9982

GR. 4154

GR. 3771

26

25

GR. 3740

GR. 6325

GR. 8563

GR. 9153

GR. 6088

GR. 6356

GR. 38