

JESSICA STEVENS

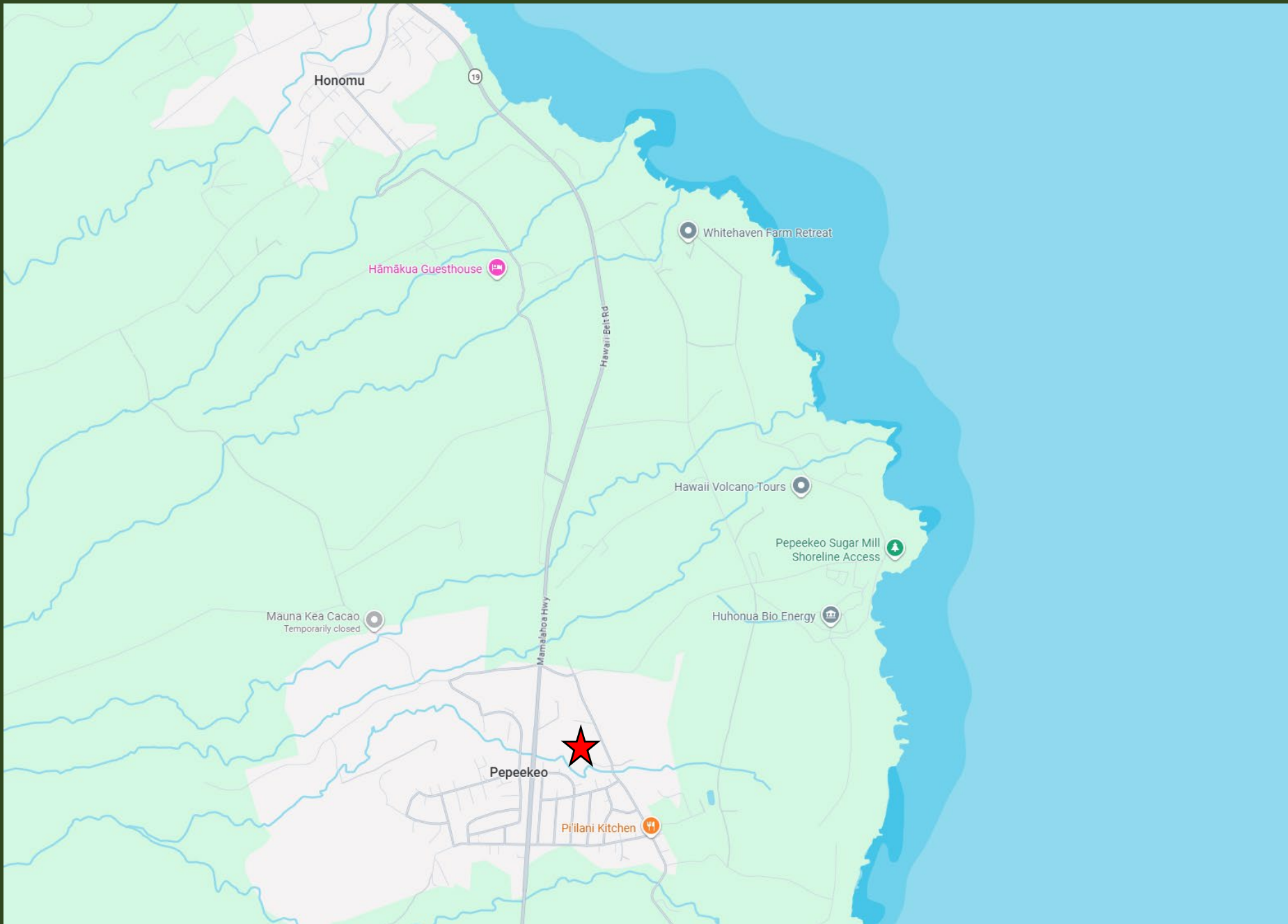
USE PERMIT APPLICATION

PL-USE-2026-000042

TMK (3): 2-8-007:084

Pepe'ekeō, South Hilo District, County of Hawai'i

LOCATION MAP



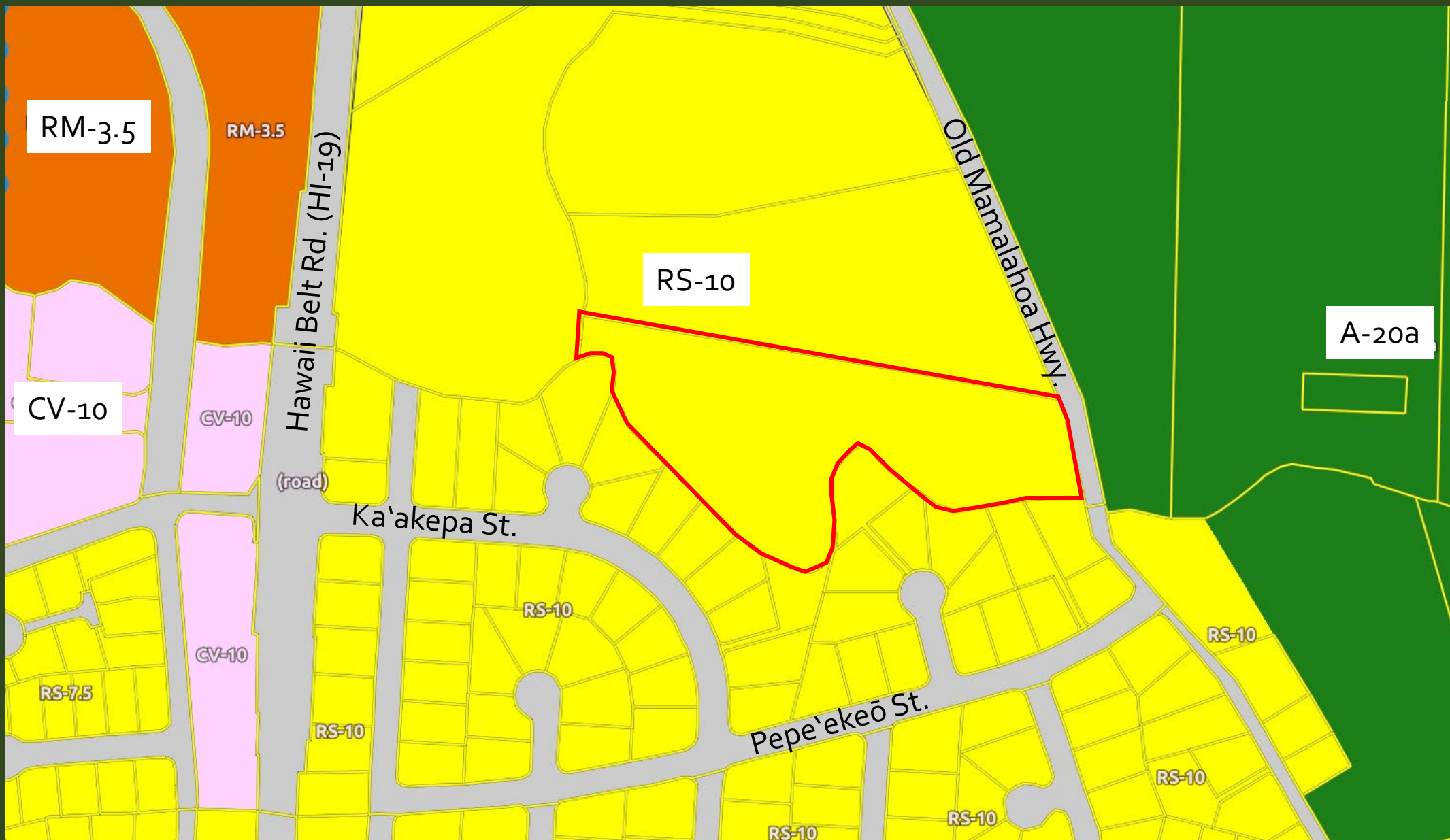
Requesting Approval to:

Establish an outpatient medical clinic within an existing two (2) story single-family residence. Clinic intended to provide outpatient medical evaluation, diagnosis, treatment, and follow-up care specializing in neuromodulation services.

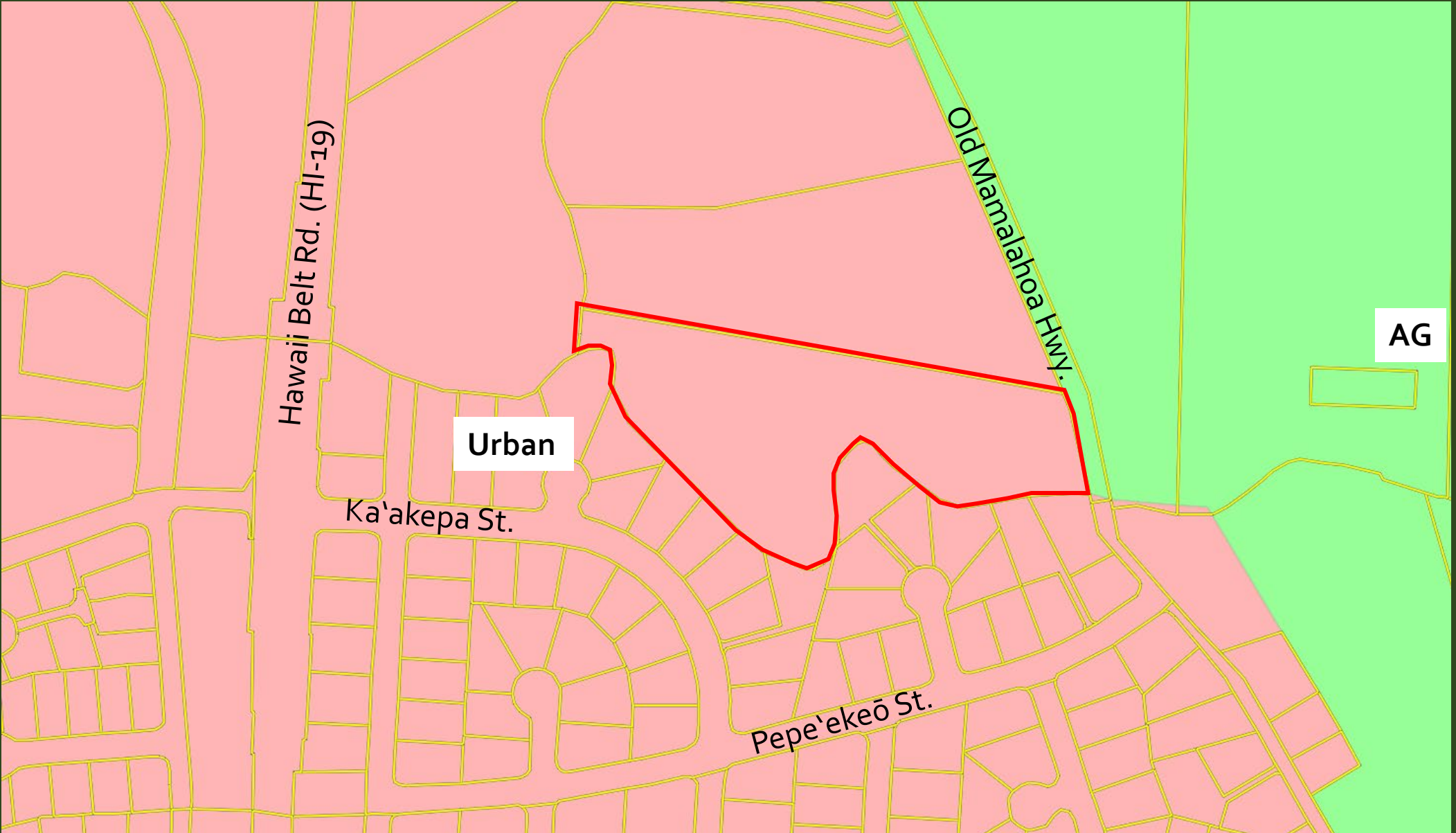
Project Details:

- Clinic will operate by scheduled appointment only
- Approx. 8-12 patients per day – 9:00am to 5:30pm (M-F)
- 2-3 on-site personnel
- Improvements include minor interior renovations to accommodate the clinic on the first floor
- Driveway and parking lot improvements
- Second story of dwelling will remain a residence
- DWS water available, however, fire protection still required
- Cesspool existing, will have to convert to IWS for the new use (per DOH)

COUNTY ZONING



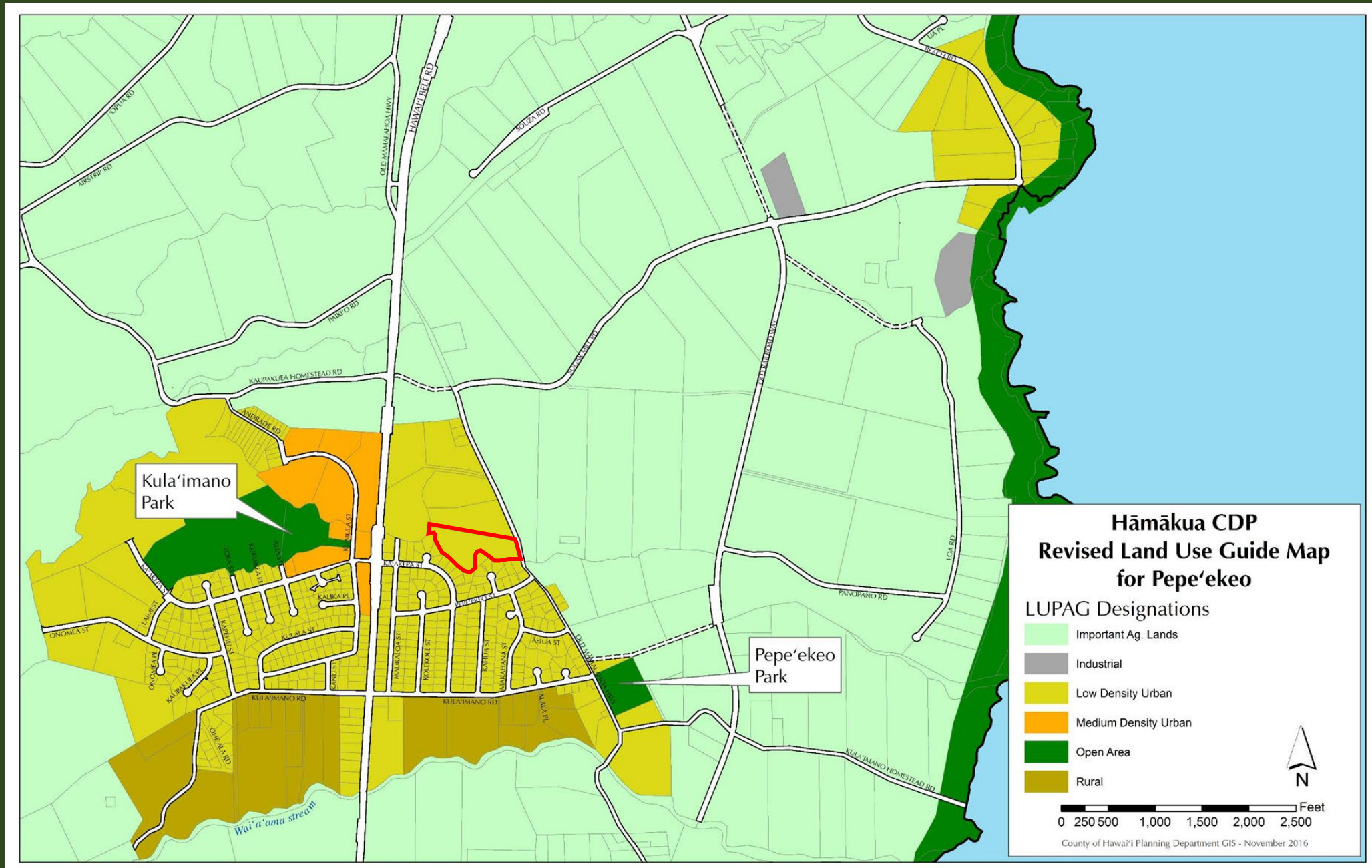
STATE LAND USE





LUPAG

HCDP – LAND USE MAP



AERIAL PHOTOGRAPH



AERIAL PHOTOGRAPH



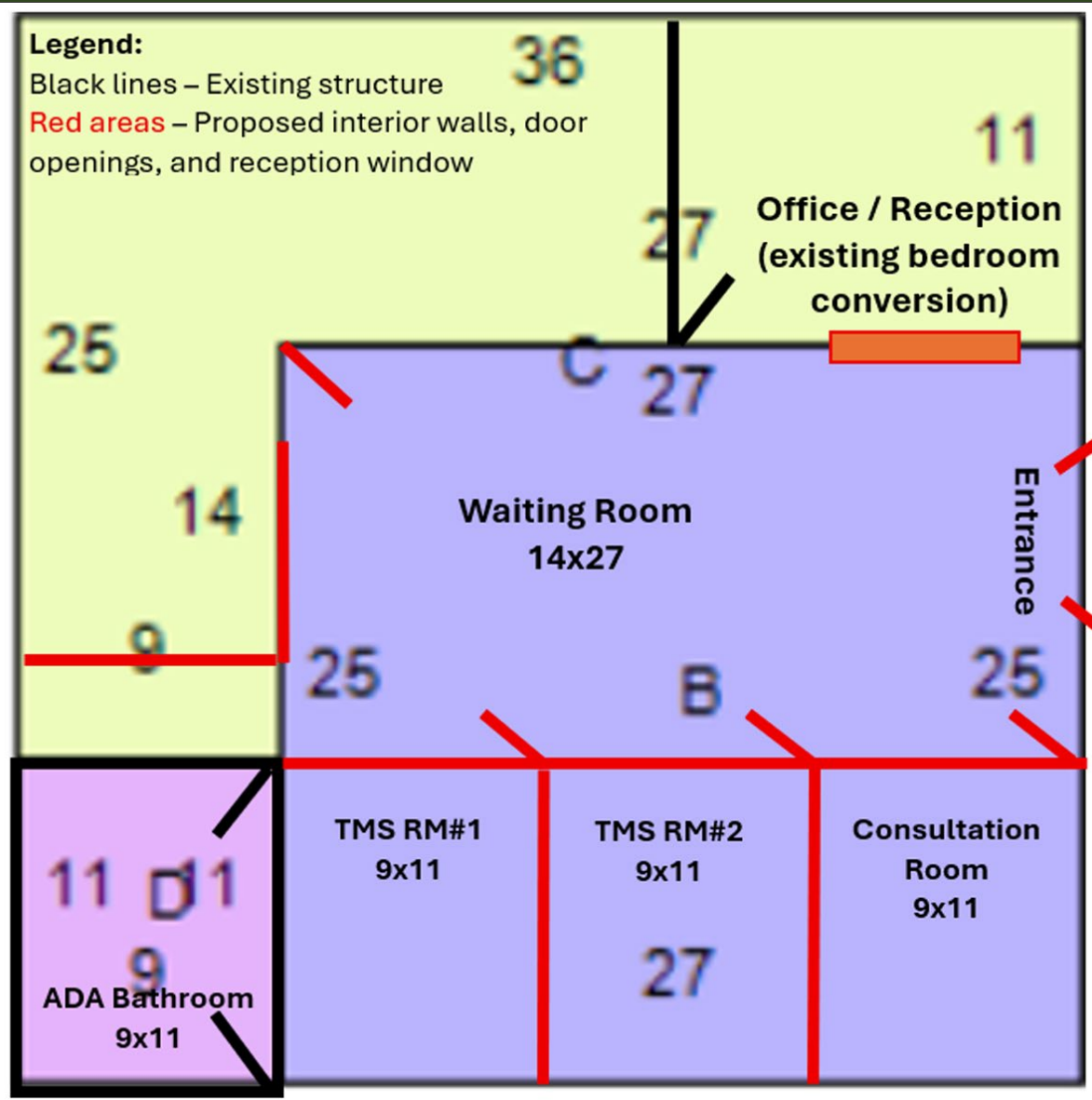
SITE PLAN



Legend:

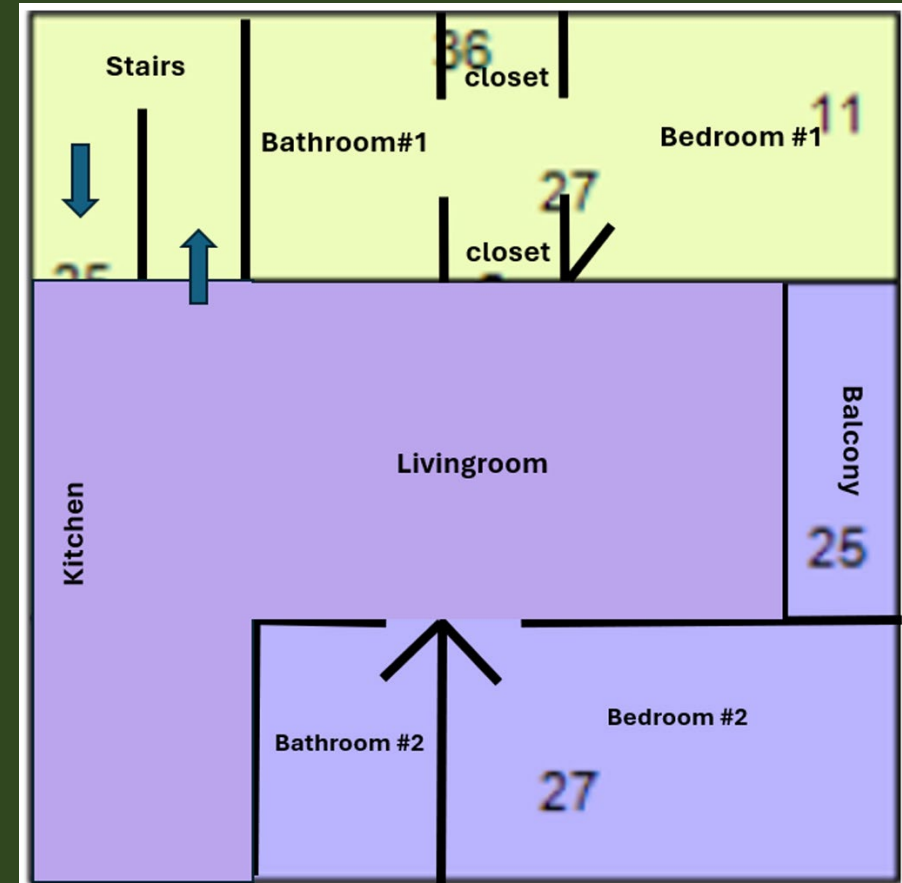
Black lines – Existing structure

Red areas – Proposed interior walls, door openings, and reception window



1st Floor Plan – Medical Clinic

2nd Floor Plan - Residence



FLOOR PLANS



View of property entrance – Looking North along Old Mamalahoa Highway



View of property entrance – Looking South along Old Mamalahoa Highway

DIRECTORS' RECOMMENDATION:

PL-USE-2026-000042

APPROVAL WITH STATED CONDITIONS