

COUNTY OF HAWAII - STATE OF HAWAII

ORDINANCE NO. 465

AN ORDINANCE AMENDING SECTION 7.03 THE SOUTH KONA ZONE MAP ARTICLE 2, CHAPTER 8 (ZONING CODE) OF THE HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-1a) TO NEIGHBORHOOD COMMERCIAL (CN-7.5) AT KEALAKEKUA, SOUTH KONA, HAWAII COVERED BY TAX MAP KEY 8-2-13: PORTION OF 2.

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF HAWAII:

SECTION 1. Section 7.03, Article 2, Chapter 8 (Zoning Code) of the Hawaii County Code, as amended, is hereby further amended by adding hereto the following subsection:

"7.03 (z). The district classification of the following area situated at Kealakekua, South Kona, Hawaii, shall be Neighborhood Commercial (CN-7.5):

Beginning at the north corner of this parcel of land being the east corner of Lot 3-A, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU OHAU" being 7,600.25 feet South and 14,526.97 East and running by azimuths measured clockwise from True South:

- | | | |
|----|--------------------------|---|
| 1. | 309 ^o 00' | 28.27 feet along Road "F"; |
| 2. | 312 ^o 18' 30" | 136.67 feet along same; |
| | | Thence along a 20.00 feet radius curve to the right, the chord azimuth and distance being; |
| 3. | 357 ^o 18' 30" | 28.28 feet along Roadway Lot; |
| 4. | 42 ^o 18' 30" | 228.60 feet along same; |
| 5. | 121 ^o 43' 30" | 204.27 feet along the remainder of Lot 55-A; |
| 6. | 225 ^o 30' 30" | 284.93 feet along Lot 3-A to the point of beginning and containing an area of 51,287 Square Feet or 1.1774 Acres. |

"All as outlined in red on the map attached hereto, marked Exhibit 'A' and by reference made a part hereof."

This ordinance shall take effect forthwith upon the conditions that (A) the petitioner or his authorized representative shall submit a subdivision plan and secure tentative approval within one (1) year from the effective date of approval of the change of zone. The petitioner/representative shall also be responsible for securing final subdivision approval; (B) construction of commercial structures shall commence on two (2) of the proposed lots within one (1) year of receipt of final subdivision approval. Construction shall be completed within two (2) years thereafter; (C) the requirements of the County Department of Water Supply shall be complied with; and (D) all other applicable rules, regulations, and requirements, including the "Plan Approval" process shall be complied with. Should any of the foregoing conditions not be met, rezoning of the area to its original or more appropriate zoning designation may be initiated.

SECTION 2. In the event that any portion of this ordinance is declared invalid, such invalidity shall not affect the other parts of this ordinance.

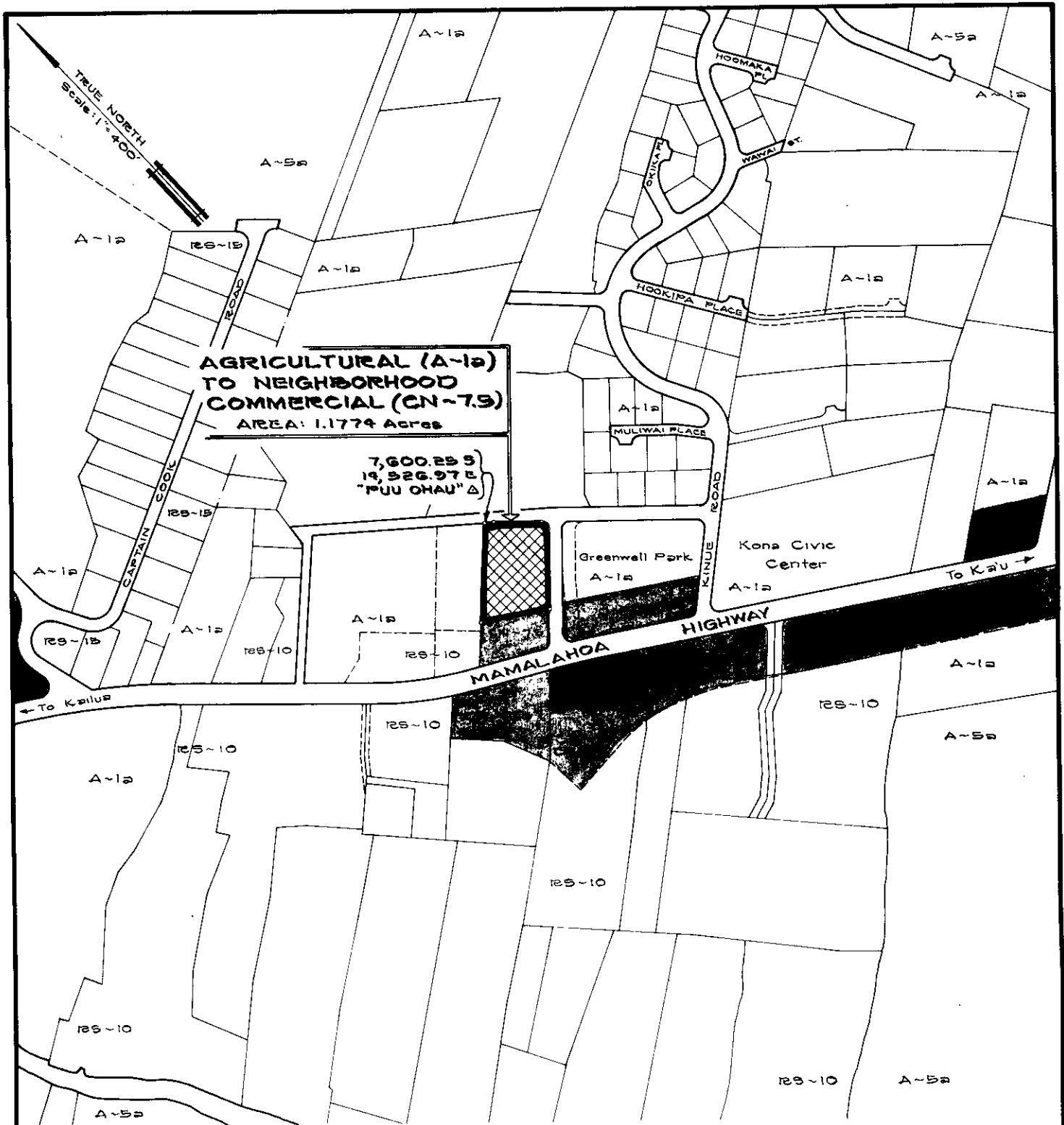
SECTION 3. This ordinance shall take effect upon its approval.

INTRODUCED BY:


COUNCIL MEMBER, COUNTY OF HAWAII

Hilo, Hawaii

Date of Introduction: August 1, 1979
Date of Adoption: August 22, 1979
Effective Date: August 29, 1979



NOTE:
SEE ORDINANCE NO. 465 FOR METES & BOUNDS
DESCRIPTION OF THE ABOVE ZONE CHANGE.

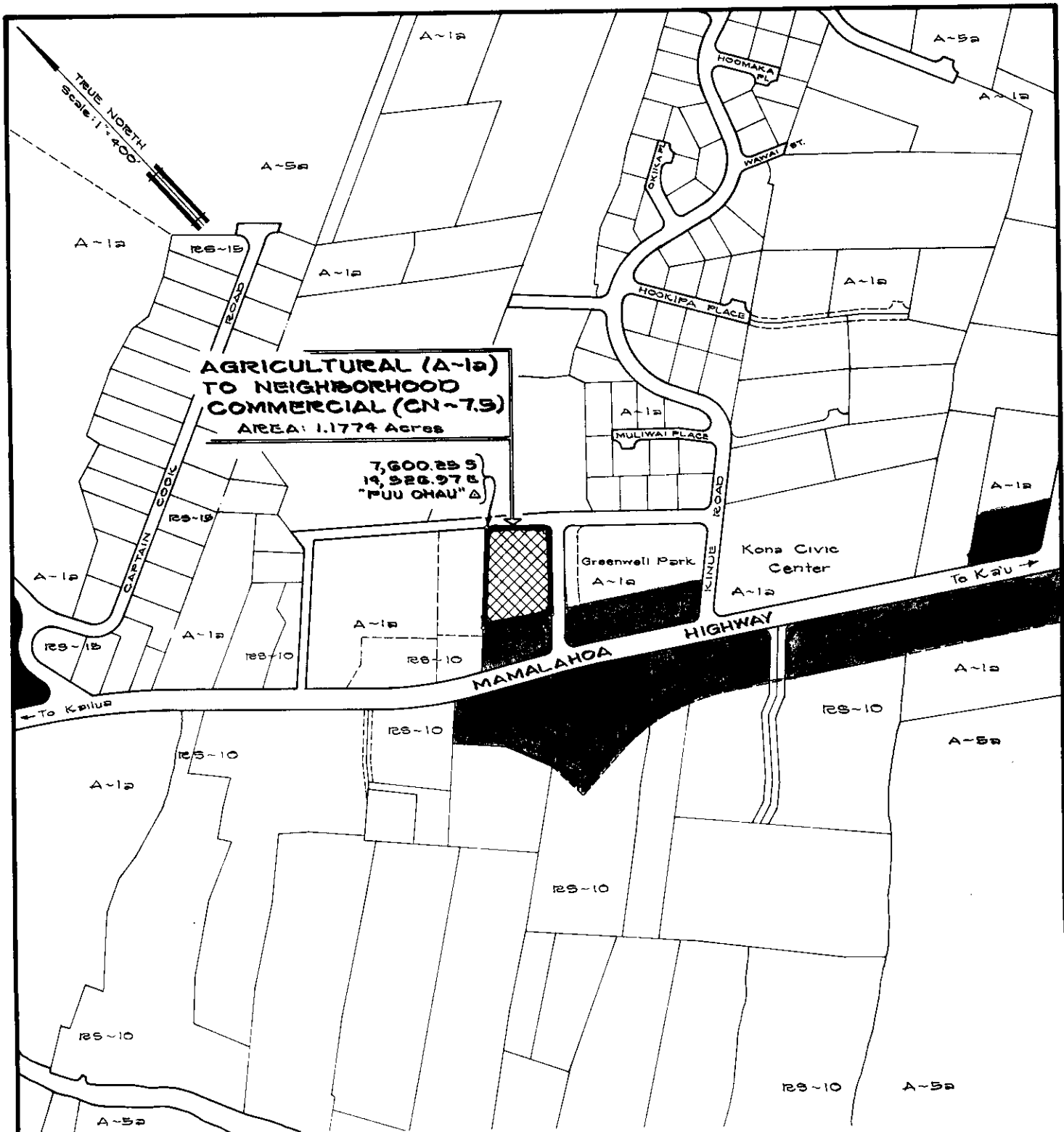
AMENDMENT TO THE ZONING CODE

AMENDMENT NO. 26 TO SECTION 7.03, THE SOUTH KONA ZONE MAP, ARTICLE 2, CHAPTER 8 (ZONING CODE) OF THE HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-1a) TO NEIGHBORHOOD COMMERCIAL (CN-7.5) AT KEALAKEKUA, SOUTH KONA, HAWAII.

DATE OF PUBLIC HEARING: MAY 31, 1979
EFFECTIVE DATE: AUG. 29, 1979
ORDINANCE NO. 465
PREPARED BY: PLANNING DEPARTMENT
COUNTY OF HAWAII

TMK: 8-2-13: PORTION OF 2
EXHIBIT "A"

JUNE 15, 1979



**AGRICULTURAL (A-1a)
TO NEIGHBORHOOD
COMMERCIAL (CN-7.5)**
AREA: 1.1774 Acres

7,600.25 S
14,526.97 E
"PUU OHAU" Δ

Greenwell Park
A-1a

Kona Civic
Center
A-1a

NOTE:
SEE ORDINANCE NO. 465 FOR METES & BOUNDS
DESCRIPTION OF THE ABOVE ZONE CHANGE.

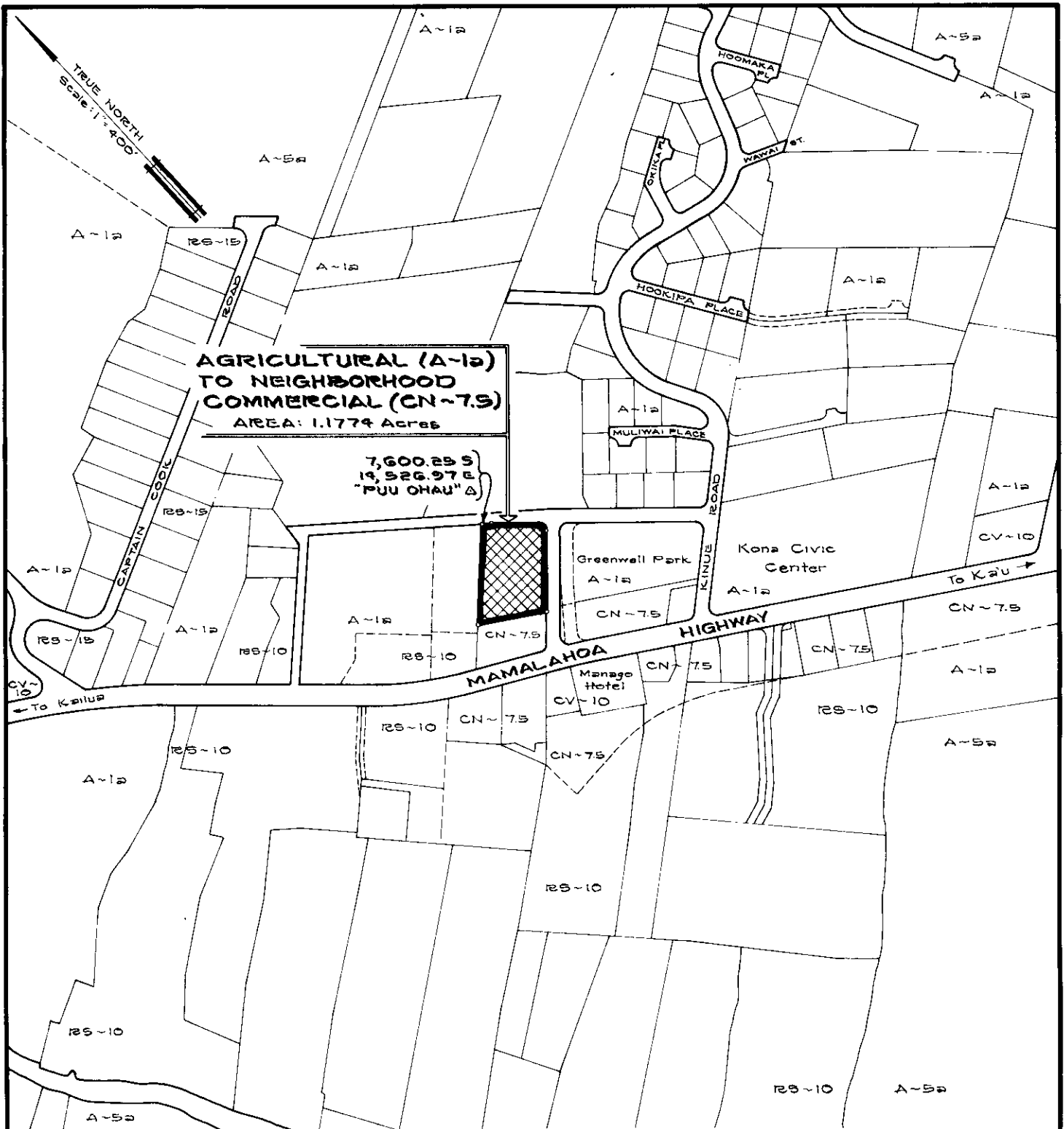
AMENDMENT TO THE ZONING CODE

AMENDMENT NO. 26 TO SECTION 7.03, THE SOUTH KONA ZONE MAP, ARTICLE 2, CHAPTER 8 (ZONING CODE) OF THE HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-1a) TO NEIGHBORHOOD COMMERCIAL (CN-7.5) AT KEALAKEKUA, SOUTH KONA, HAWAII.

DATE OF PUBLIC HEARING: MAY 31, 1979
EFFECTIVE DATE: AUG. 29, 1979
ORDINANCE NO. 465
PREPARED BY: PLANNING DEPARTMENT
COUNTY OF HAWAII

TMK: 8-2-13: PORTION OF 2
EXHIBIT "A"

JUNE 15, 1979



NOTE:

SEE ORDINANCE NO. 465 FOR METES & BOUNDS DESCRIPTION OF THE ABOVE ZONE CHANGE.

AMENDMENT TO THE ZONING CODE

AMENDMENT NO. 26 TO SECTION 7.03, THE SOUTH KONA ZONE MAP, ARTICLE 2, CHAPTER 8 (ZONING CODE) OF THE HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-1a) TO NEIGHBORHOOD COMMERCIAL (CN-7.5) AT KEALAKEKUA, SOUTH KONA, HAWAII.

DATE OF PUBLIC HEARING: MAY 31, 1979
EFFECTIVE DATE: AUG. 29, 1979
ORDINANCE NO. 465
PREPARED BY: PLANNING DEPARTMENT
COUNTY OF HAWAII

Hilo, Hawaii
Date: August 1, 1979

FIRST READING			
	AYES	NOES	A/E
Dahlberg	X		
Domingo	X		
Fujii	X		
Garcia	X		
Kawahara	X		
Lai	X		
Sameshima	X		
Tajiri	X		
Chr. Yamashiro	X		
	9	0	

Publication Date: AUG 5 1979

Hilo, Hawaii
Date: August 22, 1979

SECOND & FINAL READING			
	AYES	NOES	A/E
Dahlberg	X		
Domingo	X		
Fujii	X		
Garcia	X		
Kawahara	X		
Lai	X		
Sameshima	X		
Tajiri	X		
Chr. Yamashiro			X
	8	0	1

Publication Date: SEP 5 1979

We do hereby certify that the foregoing BILL was adopted by the County Council and published as indicated above.

DEPUTY
APPROVED as to FORM and LEGALITY
Sanh O. Peck
 CORPORATION COUNSEL
 COUNTY OF HAWAII
 Date AUG 24 1979

Joseph P. Garcia, Jr.
 Acting Council Chairman

R. B. Legaspi
 County Clerk

Approved/~~Disapproved~~ this 29th day of
August, 1979
[Signature]
 Mayor, County of Hawaii

Bill No. 501
 Reference: C-1216/PC-112
 M.B. No. _____
 Ord. No. 465