

COUNTY OF HAWAII - STATE OF HAWAII

ORDINANCE NO. 724

AN ORDINANCE AMENDING SECTION 7.04 (THE KAILUA URBAN ZONE MAP), ARTICLE 2, CHAPTER 8 (ZONING CODE) OF THE HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM RESORT-HOTEL (V-1.25) TO GENERAL COMMERCIAL (CG-7.5) AT LANIHOU 2ND, NORTH KONA, HAWAII, COVERED BY TAX MAP KEY 7-5-04:12.

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

SECTION 1. Section 7.04, Article 2, Chapter 8 (Zoning Code), of the Hawaii County Code, as amended, is further amended to add a new subsection, to read as follows:

"7.04 ( x ). The district classification of the following area situated at Lanihou 2nd, North Kona, Hawaii, shall be General Commercial (CG-7.5):

Beginning at the northwest corner of this parcel of land, on the northeast side of Kuakini Highway, the coordinates of said point of beginning referred to Government Survey Triangulation Station "NORTH MERIDIAN" being 347.58 feet South and 484.11 feet West and running by azimuths measured clockwise from True South:

- 1. 241° 59' 30" 88.82 feet along a stonewall, along a portion of R.P. 7456, L.C. Aw. 8559-B, Apana 11 to Wm. C. Lunailo to a nail;
- 2. 226° 04' 30" 193.88 feet along a stonewall, along the south side of Old Honokahau Road to a pipe;
- 3. 223° 55' 45.80 feet along a stonewall, along the south side of Old Honokahau Road to a pipe;
- 4. 216° 29' 5.92 feet along a stonewall, along the south side of Old Honokahau Road to a pipe;
- 5. 325° 51' 152.14 feet along a stonewall, along the remainder of Grant 1861, Apana 2 to Kahiamoo to a pipe;
- 6. 52° 34' 30" 274.68 feet partly along a stonewall, along the remainder of

Grant 1861, Apana 2 to Kahiamoe to a pipe;

7. 342° 20' 7.94 feet along a stonewall, along a portion of Grant 1861, Apana 2 to Kahiamoe to a pipe on the northeast side of Kuakini Highway;

Thence following along the northeast side of Kuakini Highway, along a curve to the right, having a radius of 778.51 feet, the chord azimuth and distance being:

8. 122° 13' 06" 57.46 feet to a pipe;

Thence continuing along the northeast side of Kuakini Highway, along a curve to the right having a radius of 1051.52 feet, the chord azimuth and distance being:

9. 126° 52' 06" 93.02 feet to the point of beginning and containing an area of 41,031 Square Feet.

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

This subsection is conditioned upon the following:

- (A) that the petitioners, F. Newell Bonnett and/or Kona Ranch House, Inc., shall be responsible for complying with all of the stated conditions of approval; (B) that prior to the establishment of any use and/or the construction of additional improvements that would require additional parking in accordance with Chapter 8 (Zoning Code), Hawaii County Code, improvements to Ololi Road and its intersection with Kuakini Highway shall be made meeting with the requirements and approval of the Department of Public Works; (C) that all water runoff generated by the proposed development shall be disposed of [on-site] by a drainage system acceptable to the Department of Public Works; and (D) that all other applicable


rules, regulations and requirements be complied with. Should any of the foregoing conditions not be met, rezoning of the area to its original or more appropriate designation may be initiated."

SECTION 2. Material to be repealed is bracketed. New material is underscored. In printing this ordinance, the brackets, bracketed material, and underscoring need not be included.

SECTION 3. In the event that any portion of this ordinance is declared invalid, such invalidity shall not affect the other parts of this ordinance.

SECTION 4. This ordinance shall take effect upon its approval.

INTRODUCED BY:

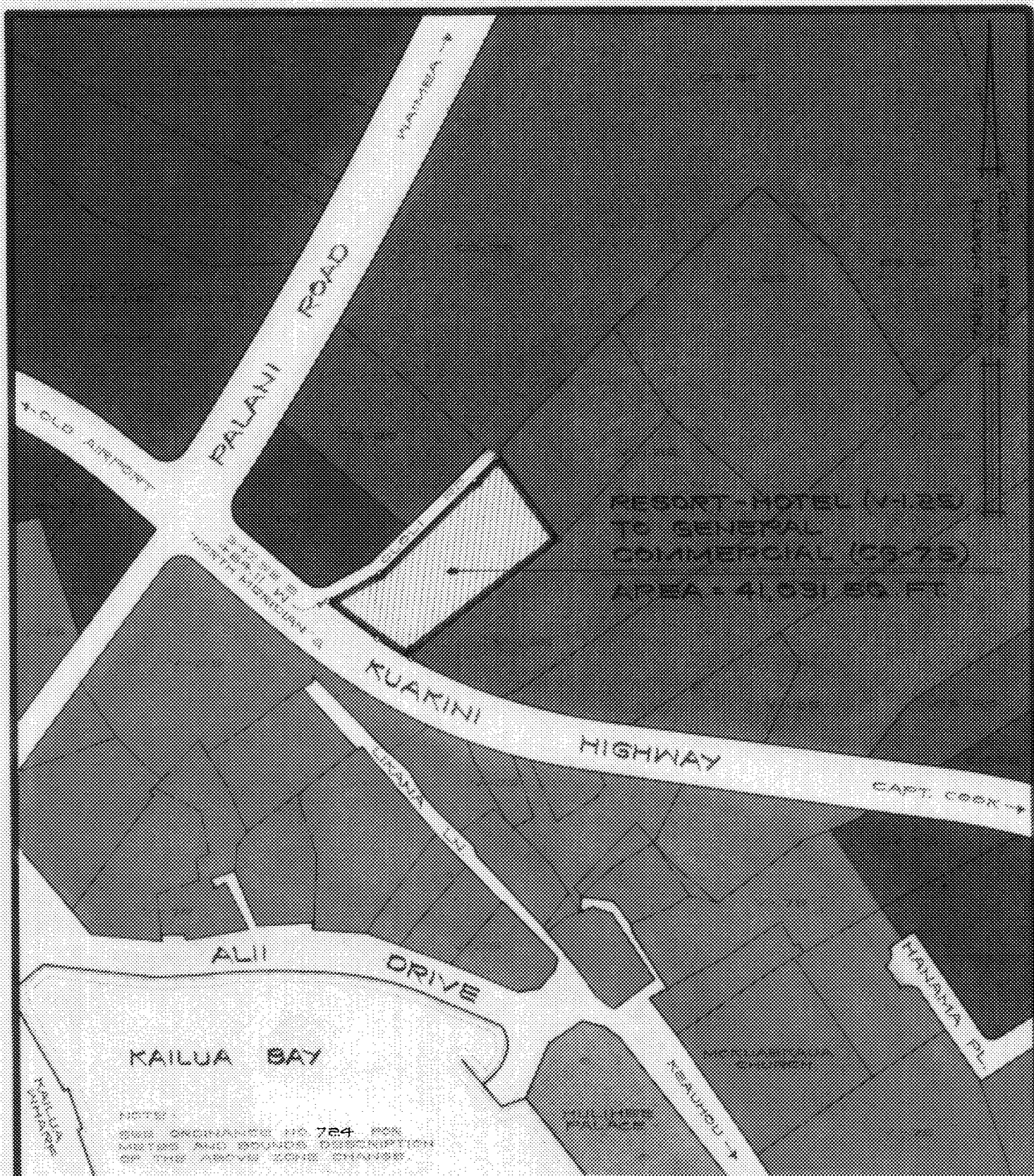
  
COUNCIL MEMBER, COUNTY OF HAWAII

Hilo, Hawaii

Date of Introduction: October 7, 1981

Date of Adoption: October 28, 1981

Effective Date: November 4, 1981



NOTE:  
SEE ORDINANCE NO. 724 FOR  
LISTS AND BOUNDS DESCRIPTION  
OF THE ABOVE ZONE CHANGE.

## AMENDMENT TO THE ZONING CODE

AMENDMENT NO. 24 TO SECTION 704 (THE KAILUA URBAN ZONE MAP) ARTICLE 2, CHAPTER 8 (ZONING CODE) OF THE HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM RESORT-HOTEL (Y-125) TO GENERAL COMMERCIAL (CS-75) AT LANIHOU END, NORTH KONA, HAWAII.

DATE OF PUBLIC HEARING : JULY 30, 1981  
EFFECTIVE DATE : NOV. 4, 1981  
ORDINANCE NUMBER : 724  
PREPARED BY : PLANNING DEPARTMENT  
COUNTY OF HAWAII

TMK : 7-5-04:12

AUG. 24, 1981

EXHIBIT 'A'

Hilo, Hawaii  
 Date: October 7, 1981

FIRST READING			
	AYES	NOES	A/E
Dahlberg	X		
De Luz	X		
Domingo	X		
Fujii	X		
Hale	X		
Kawahara	X		
Lai	X		
Schutte	X		
Chr. Yamashiro	X		
	9	0	0

Publication Date: OCT 13 1981

Hilo, Hawaii  
 Date: October 28, 1981

SECOND & FINAL READING			
	AYES	NOES	A/E
Dahlberg	X		
De Luz	X		
Domingo	X		
Fujii	X		
Hale	X		
Kawahara	X		
Lai	X		
Schutte	X		
Chr. Yamashiro	X		
	9	0	0

Publication Date: \_\_\_\_\_

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

*[Signature]*

*[Signature]*  
 Council Chairman

*[Signature]*  
 County Clerk

Approved/~~Disapproved~~ this 4<sup>th</sup> day of November, 1981.

*[Signature]*  
 Mayor, County of Hawaii

**AMENDED**  
 Bill No. 780 (REVISED)  
 Reference: C-471/PC-60  
 M.B. No. \_\_\_\_\_  
 Ord. No. 724