

COUNTY OF HAWAII - STATE OF HAWAII

ORDINANCE NO. 83 55

AN ORDINANCE AMENDING SECTION 25-114 (CITY OF HILO ZONE MAP), ARTICLE 3, CHAPTER 25 (ZONING CODE) OF THE HAWAII COUNTY CODE, BY CHANGING THE DISTRICT CLASSIFICATION FROM SINGLE FAMILY RESIDENTIAL (RS-10) TO OFFICE COMMERCIAL (CO-20) AT WAIAKEA, SOUTH HILO, HAWAII COVERED BY TAX MAP KEY 2-2-24:12.

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

SECTION 1. Section 25-114, Article 3, Chapter 25 (Zoning Code) of the Hawaii County Code, is amended to change the district classification of property described hereinafter as follows:

The district classification of the following area situated at Waiakea, South Hilo, Hawaii, shall be Office Commercial (CO-20):

Beginning at a pipe at the North corner of this lot, the East corner of Lot 7, Block 92, and on the West side of Kilauea Avenue, the coordinates of said point of beginning referred to Government Survey Triangulation Station "HALAI" being 2970.80 feet South and 7145.85 feet East, as shown on Government Survey Registered Map No. 2705, and running by true azimuths:

1. 340° 06' 85.85 feet along West side of Kilauea Avenue;
2. 58° 10' 274.00 feet along Lot 5;
3. 148° 10' 84.00 feet along Lot 9;
4. 238° 10' 291.75 feet along Lot 7 to the point of beginning and containing an area of 23,761 Square Feet, or thereabouts.

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

SECTION 2. This change in district classification is conditioned upon the following: (A) the petitioner, successors or its assigns shall be responsible for complying with all of the stated conditions of approval; (B) plans shall be submitted

to the Planning Department for plan approval within one year from the effective date of the change of zone; (C) the proposed use shall be established within one year from the date of receipt of Final Plan Approval; (D) the method of sewage disposal shall meet with the approval of the appropriate governmental agencies; (E) the 10-foot road widening strip along Kilauea Avenue shall be delineated on the plans submitted for plan approval. No structural improvements, including parking, shall be allowed within this road widening strip. Further, the setbacks shall be taken from the future road widening strip. The required landscaping, however, may be allowed within this road widening strip; (F) access to the property shall meet with the approval of the Department of Public Works; (G) a drainage system in accordance with the Department of Public Works shall be installed; and (H) all other applicable rules, regulations, and requirements shall 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 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:

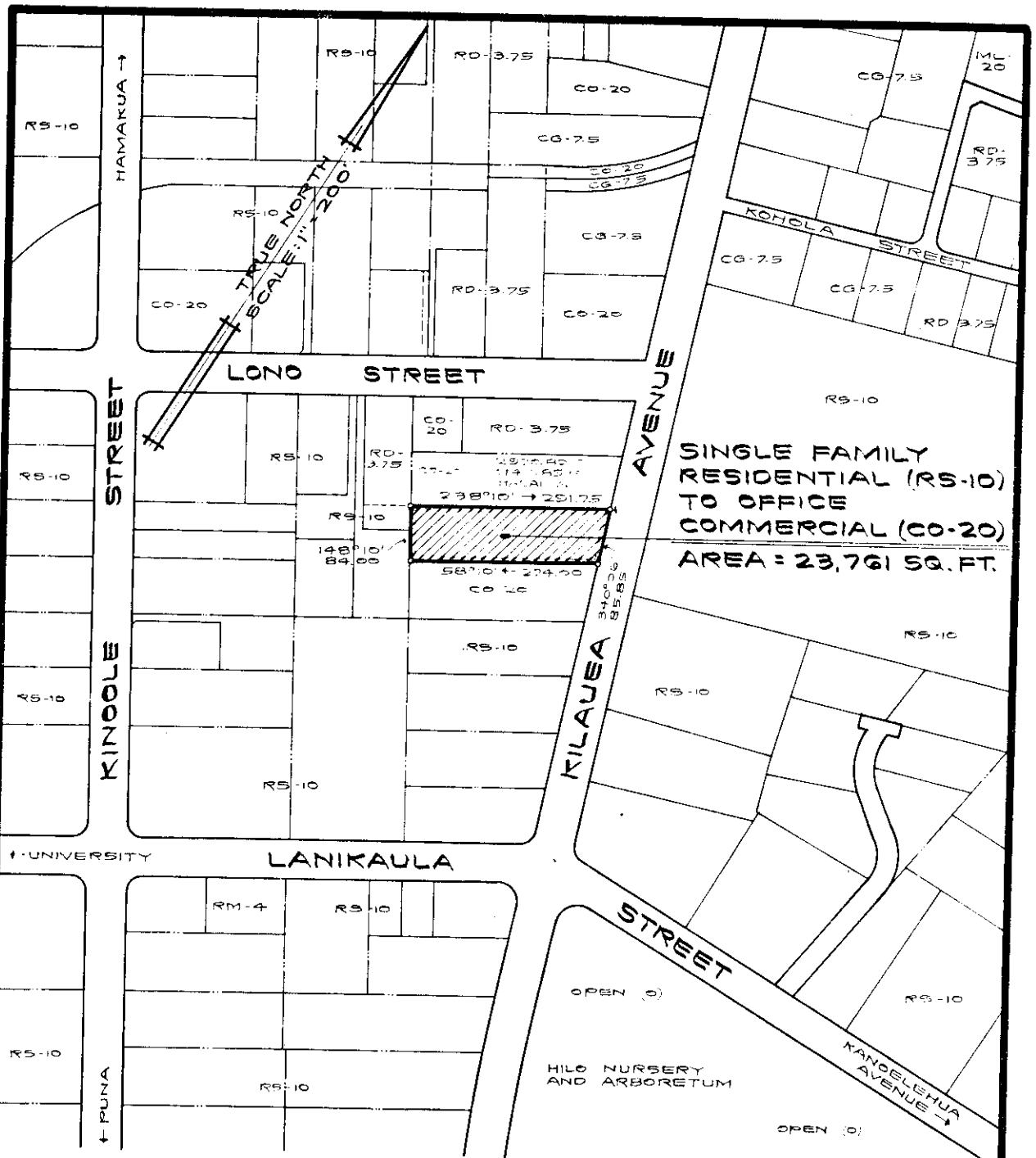
Jakeshi Domingo
COUNCIL MEMBER, COUNTY OF HAWAII

Hilo, Hawaii

Date of Introduction: November 16, 1983

Date of Adoption: December 6, 1983

Effective Date: December 12, 1983



AMENDMENT TO THE ZONING CODE

AMENDING SECTION 25-114 (CITY OF HILO ZONE MAP) ARTICLE 3, CHAPTER 25 (ZONING CODE) OF THE HAWAII COUNTY CODE, BY CHANGING THE DISTRICT CLASSIFICATION FROM SINGLE FAMILY RESIDENTIAL (RS-10) TO OFFICE COMMERCIAL (CO-20) AT WAIAKEA, SOUTH HILO, HAWAII.

PREPARED BY: PLANNING DEPARTMENT
COUNTY OF HAWAII

TMK: 2-2-24:12

OCT. 4, 1983

EXHIBIT "A"