

COUNTY OF HAWAII - STATE OF HAWAII

ORDINANCE NO. 84 72

AN ORDINANCE AMENDING SECTION 25-97 (HAMAKUA DISTRICT HOMESTEADS AREA 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 VILLAGE COMMERCIAL (CV-7.5) AT PAPAANUI, PAALAEA AND KAAO, HAMAKUA, HAWAII, COVERED BY TAX MAP KEY 4-5-10:85.

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

SECTION 1. Section 25-97, 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 Papaanui, Paalaea and Kaao, Hamakua, Hawaii, shall be Village Commercial (CV-7.5):

Beginning at a point at the northwest corner of this parcel of land and on the southerly side of Lot B, addition of Old Lehua Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAAO" being 898.87 feet South and 847.29 feet West and running by azimuths measured clockwise from True South:

1. 283° 00' 75.11 feet along the southerly side of Lot B, addition to Old Lehua Street;
2. 256° 00' 67.71 feet along the southerly side of Lot B, addition to Old Lehua Street;

3. 231° 00' 86.30 feet along the southeasterly side of Lot B, addition to Old Lehua Street; thence along the southerly side of Lot B, addition to Old Lehua Street along a curve to the right having a radius of 105.00 feet, the chord azimuth and distance being:
4. 241° 05' 36.77 feet; thence along the southerly side of Lot B, addition to Old Lehua Street along a curve to the right having a radius of 255.00 feet, the chord azimuth and distance being:
5. 262° 35' 100.95 feet; thence along the southerly side of Lot B, addition to Old Lehua Street along a curve to the right having a radius of 105.00 feet, the chord azimuth and distance being:
6. 286° 37' 30" 45.90 feet;
7. 299° 15' 47.95 feet along the southerly side of Lot B, addition to Old Lehua Street;
8. 326° 00' 23.64 feet along the westerly side of Old Lehua Street;
9. 338° 00' 112.44 feet along the westerly side of Old Lehua Street;
10. 13° 49' 239.01 feet along the westerly side of Lot C, addition to Pakalana Street; thence along Lot C, addition to Pakalana Street along a curve to the right having a radius of 30.00 feet, the chord azimuth and distance being:

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| 11. | 62° 32' 03" | 45.09 feet to a point at the northerly side of Hawaii Belt Road (F.A.P. No. F-019-1 (1)); |
| 12. | 111° 15' 06" | 120.26 feet along the northerly side of Hawaii Belt Road (F.A.P. No. F-019-1 (1)); thence along the northerly side of Hawaii Belt Road (F.A.P. No. F-019-1 (1)) along a curve to the left having a radius of 2,904.79 feet, the chord azimuth and distance being: |
| 13. | 110° 36' 09" | 65.82 feet; |
| 14. | 199° 57' 12" | 50.00 feet along a jog in the Hawaii Belt Road (F.A.P. No. F-019-1 (1)); thence along the northerly side of Hawaii Belt Road (F.A.P. No. F-019-1 (1)) along a curve to the left having a radius of 2,954.79 feet, the chord azimuth and distance being: |
| 15. | 107° 57' 12" | 206.24 feet; |
| 16. | 168° 58' 45" | 154.23 feet along remainder of Grant 3163 to J. D. Ackerman to the point of beginning and containing an area of 2.879 Acres. |

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, its successors or assigns, shall be responsible for complying with all conditions of approval; (B) plans shall be submitted for Plan Approval within one year from the effective date of the

change of zone; (C) construction shall commence within one year from the receipt of Final Plan Approval and shall be completed within two years thereafter; (D) no access shall be permitted directly off the Hawaii Belt Highway; (E) access to the property shall meet with the approval of the Department of Public Works; (F) the property shall be provided with a drainage system meeting with the approval of the Department of Public Works; and, (G) all other applicable rules, regulations and requirements shall be complied with. Should any of the foregoing conditions not be met, the rezoning of the property to its original or more appropriate designation may be initiated by the Planning Director.

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

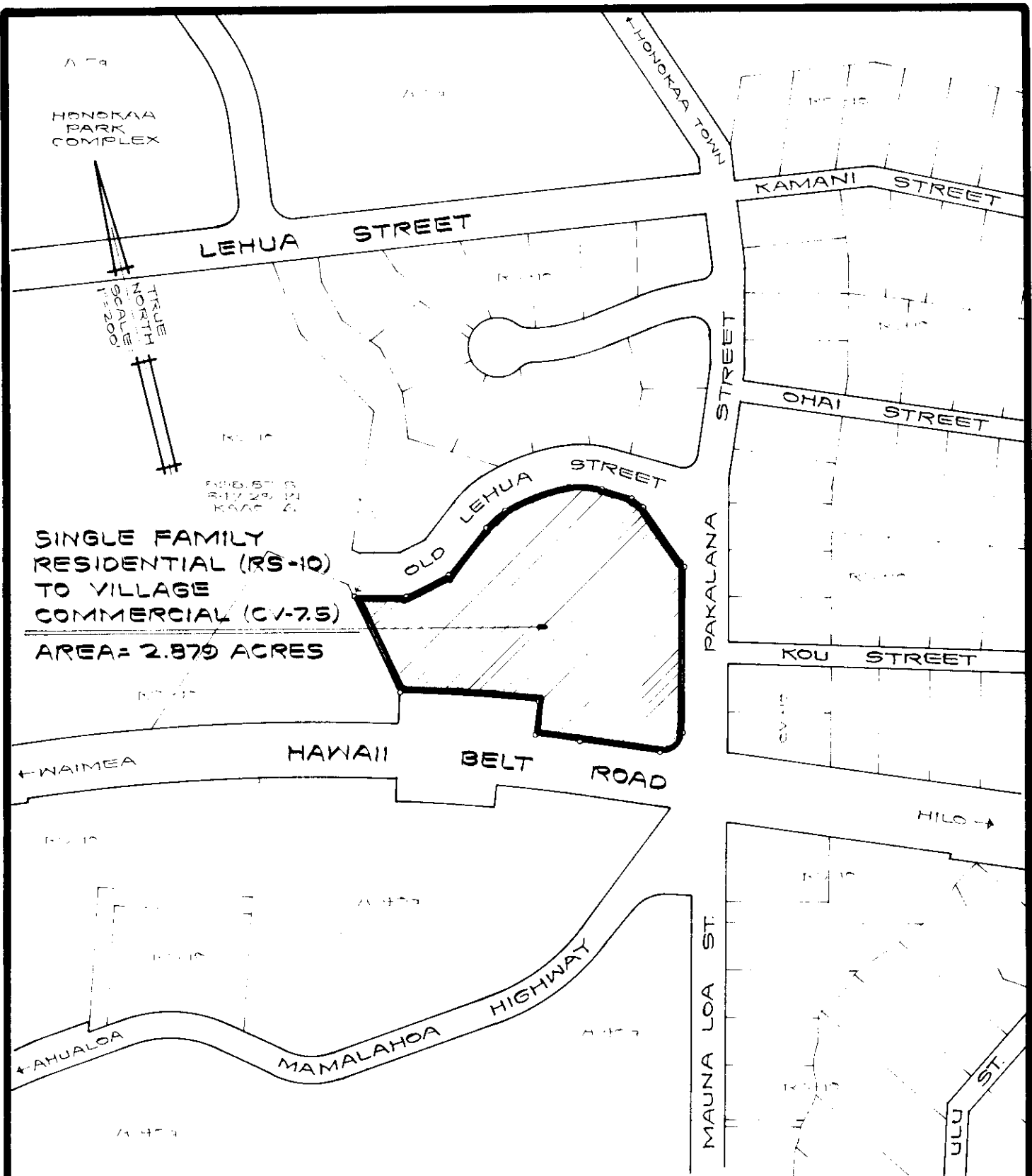
SECTION 4. This ordinance shall take effect upon its approval.

INTRODUCED BY:


COUNCIL MEMBER, COUNTY OF HAWAII

Hilo, Hawaii

Date of Introduction:	October 3, 1984
Date of 1st Reading:	October 3, 1984
Date of 2nd Reading:	October 17, 1984
Effective Date:	October 23, 1984



AMENDMENT TO THE ZONING CODE

AMENDING SECTION 25-97 (HAMAKUA DISTRICT HOME-STEADS AREA ZONE MAP) ARTICLE 3, CHAPTER 25 (ZONING CODE) OF THE HAWAII COUNTY CODE, BY CHANGING THE DISTRICT CLASSIFICATION FROM SINGLE