

COUNTY OF HAWAII - STATE OF HAWAII

ORDINANCE NO. 84 78

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 MULTIPLE FAMILY RESIDENTIAL (RM-1) TO OFFICE COMMERCIAL (CO-20) AT PONAHAWAI, SOUTH HILO, HAWAII, COVERED BY TAX MAP KEY: 2-3-18:13.

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 Ponahawai, South Hilo, Hawaii, shall be Office Commercial (CO-20):

Beginning at the north corner of this parcel of land, being the west corner of Lot 2-B and on the southeast side of Ponahawai Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "HALAI" being 1,065.10 feet North and 3,109.81 feet East, thence running by azimuths measured clockwise from True South:

1. 331° 38' 30" 107.23 feet along Lot 2-B, Land Court Application 319 (Map 5);
2. 51° 25' 30" 72.60 feet along Lot 5-A and Lot 5-B, Land Court Application 319 (Map 2);
3. 152° 31' 108.90 feet along a 9.8-foot wide road lot;

4. 232° 30' 70.71 feet along Ponahawai Street to the point of beginning and containing an area of 7,622 Square Feet.

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 of the stated conditions of approval; (B) plans for the proposed development, including a detailed landscaping plan, shall be submitted for "Plan Approval" within one year from the effective date of approval of the change of zone; (C) construction of the proposed improvements shall commence within one year from the effective date of final "Plan Approval" and be completed within two years thereafter; (D) the State Department of Health requirements shall be complied with; (E) access(es) to the property shall meet with the approval of the Department of Public Works; (F) the requirements of the Department of Water Supply shall be complied with; and (G) all other County and State 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 the ordinance is declared invalid, such invalidity shall not affect other parts of this ordinance.

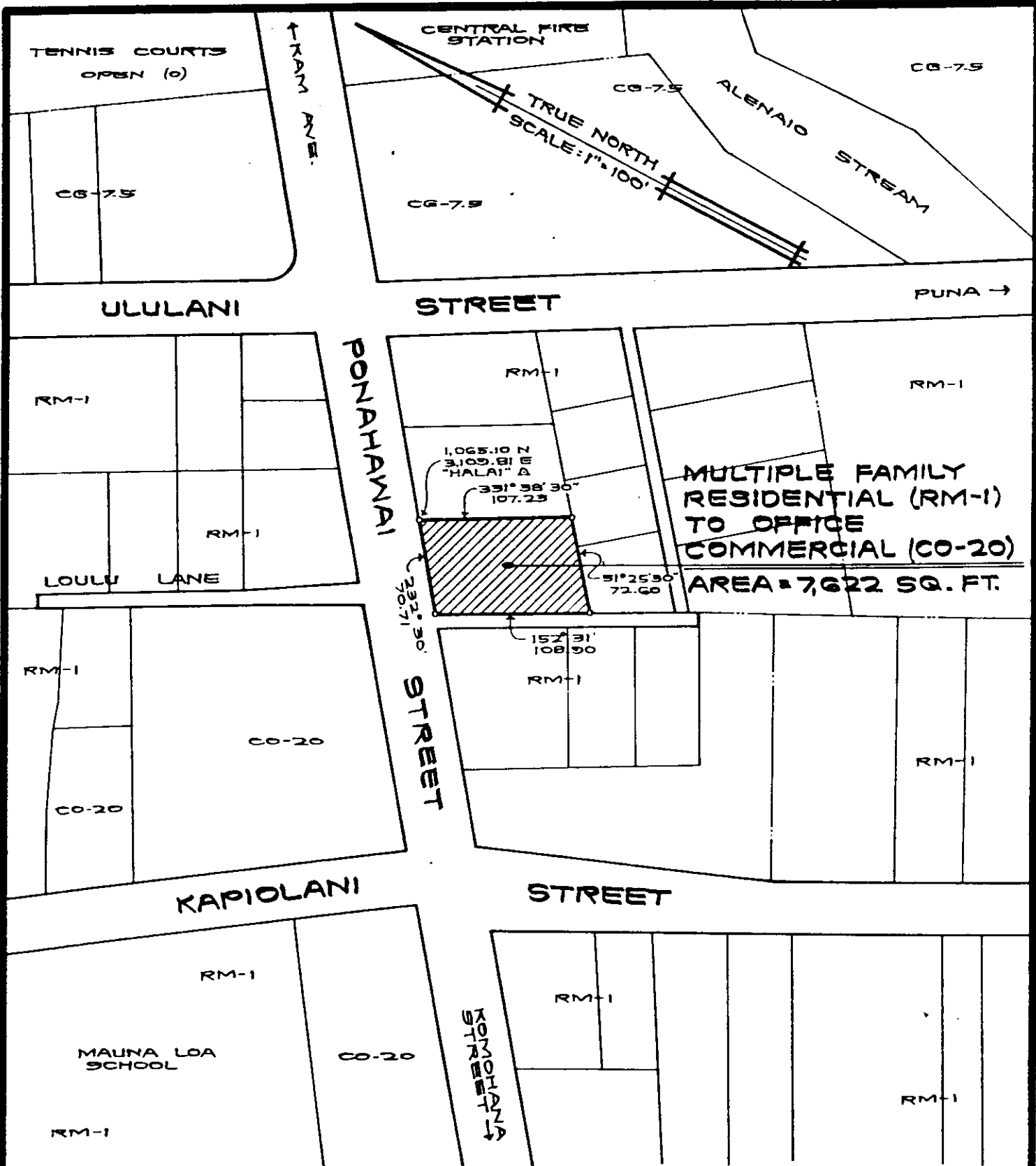
SECTION 4. This ordinance shall take effect upon its approval.

Introduced by:


COUNCIL MEMBER, COUNTY OF HAWAII

Hilo, Hawii

Date of Introduction:	October 17, 1984
Date of 1st Reading:	October 17, 1984
Date of 2nd Reading:	November 7, 1984
Effective Date:	November 20, 1984



AMENDMENT TO THE ZONING CODE