

COUNTY OF HAWAII STATE OF HAWAII

BILL NO. 104

ORDINANCE NO. 85 101

AN ORDINANCE AMENDING SECTION 25-89, (KAILUA URBAN ZONE MAP), ARTICLE 3, CHAPTER 25 (ZONING CODE) OF THE HAWAII COUNTY CODE, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-1a) TO GENERAL COMMERCIAL (CG-20) AT LANIHOU 1ST, NORTH KONA, HAWAII, COVERED BY TAX MAP KEY 7-5-04:19.

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

SECTION 1. Section 25-89, 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 Lanihou 1st, North Kona, Hawaii, shall be General Commercial (CG-20):

Beginning at a 1/2 inch pipe in concrete (found and adopted by the State Department of Transportation) at the Westernmost corner of this parcel of land, being also a point on the Southerly boundary of Remainder (Parcel 8) of the Highway Project, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAILUA (NORTH MERIDIAN)" being 891.34 feet North and 194.03 feet East and running by azimuths measured clockwise from True South:

- 1. 232° 53' 20" 333.28 feet along Remainder (Parcel 8), and along Royal Patent 6851, Land Commission Award 8452, Apana 12 to A. Keohokalole, (Certificate of Boundaries No. 45) to a point;
2. 295° 51' 420.40 feet along the Southerly side of the Hawaii Belt Road (F.A.P. No. 11A-03-69) to a point;

Thence, for the next three (3) courses following along Ololi Road (Old Honokohau Road) (Remainder Parcel 10):

3. 71° 16' 162.34 feet to a point;

Thence, following a curve to the left with a radius of 240.00 feet, the chord azimuth and distance being:

4. 54° 31' 138.33 feet to a point;

5. 37° 46' 51.67 feet to a point;

6. 114° 11' 40" 379.41 feet along Parcel 41 of TMK: 7-5-04 and along the remainder of Royal Patent 7456, Land Commission Award 8559-B, Apana 11 to William C. Lunalilo (Certificate of Boundaries No. 25) to the point of beginning and containing an area of 2.48 Acres.

All as shown 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) the petitioner or its authorized representative shall submit plans for and secure final Plan Approval for any proposed development within one year from the effective date of approval of the change of zone; (C) construction of the proposed development shall commence within one year from the date of receipt of final plan approval and be completed within two years thereafter; (D) a drainage system, including the improvements for the off-site drainage shall be installed meeting with the requirements of the

Department of Public Works; (E) the method of sewage disposal shall meet with the approval of the appropriate governmental agencies. Further, the development shall be connected to the County sewer system; (F) access to the property shall meet with the approval of the County Department of Public Works and/or the State Department of Transportation, Highways Division; and (G) all other applicable rules, regulations, and requirements, including those of the Department of Water Supply, 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.

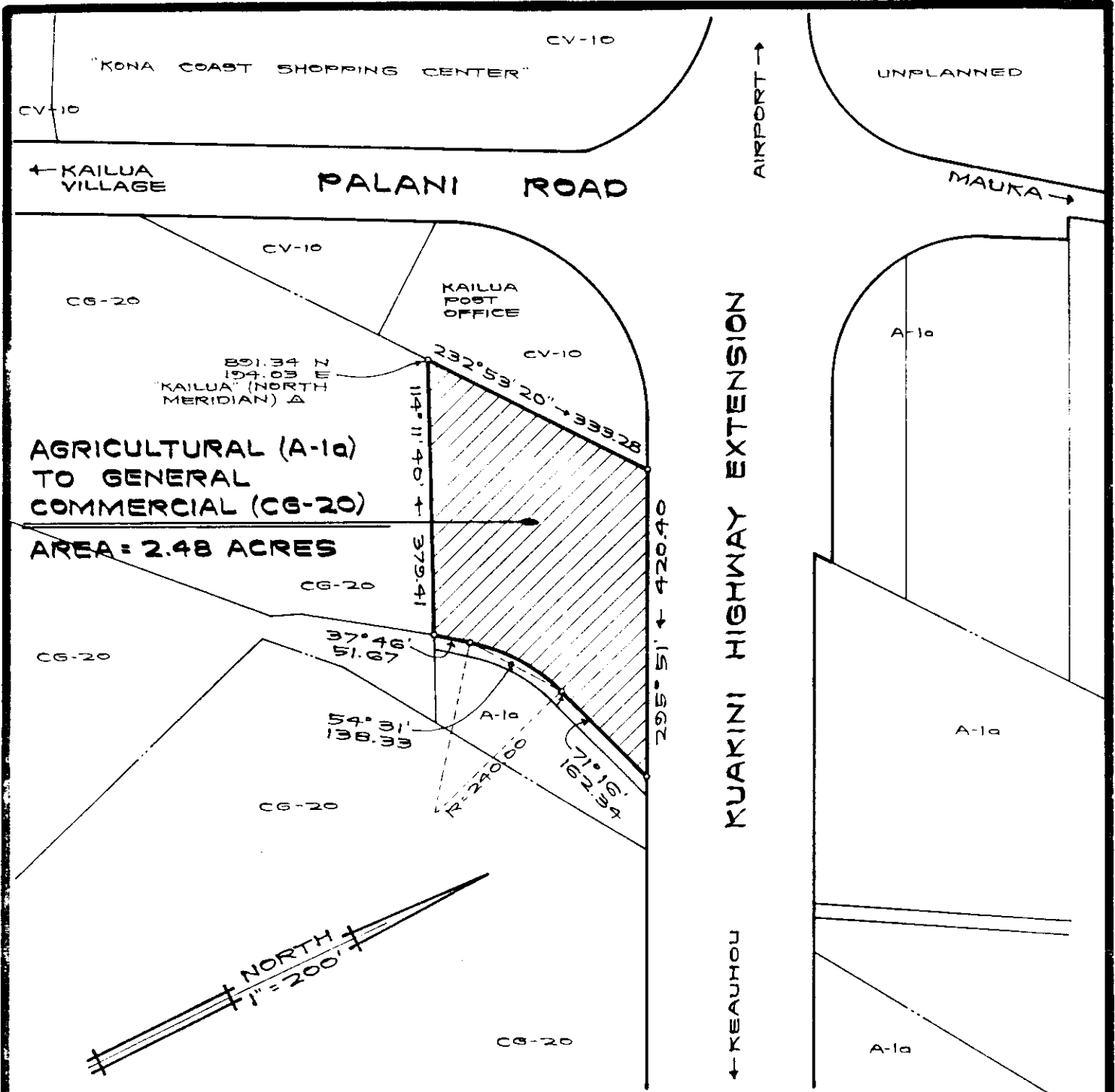
INTRODUCED BY:



COUNCIL MEMBER, COUNTY OF HAWAII

Hilo, Hawaii

Date of Introduction:	November 20, 1985
Date of 1st Reading:	November 20, 1985
Date of 2nd Reading:	December 4, 1985
Effective Date:	December 16, 1985



AMENDMENT TO THE ZONING CODE

AMENDING SECTION 25-89 (KAILUA URBAN ZONE MAP) ARTICLE 3, CHAPTER 25 (ZONING CODE) OF THE HAWAII COUNTY CODE, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-1a) TO GENERAL COMMERCIAL (CG-20) AT LANIHAU 1ST, NORTH KONA, HAWAII.

PREPARED BY: PLANNING DEPARTMENT
COUNTY OF HAWAII

TMK: 7-5-04:19

NOV. 4, 1985

EXHIBIT "A"