

COUNTY OF HAWAII STATE OF HAWAII

Bill No. 160

ORDINANCE NO. 86 42

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 OFFICE COMMERCIAL (CO-20) TO GENERAL COMMERCIAL (CG-20) AT WAIAKEA, SOUTH HILO, HAWAII, COVERED BY TAX MAP KEY 2-2-24:13.

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 Waiakea, South Hilo, Hawaii, shall be General Commercial (CG-20):

Beginning at the northeast corner of this parcel of land, being also the southeast corner of Lot 6 and along the southwesterly side of Kilauea Avenue, the coordinates of said point of beginning referred to Government Survey Triangulation Station "HALAI", being 3,051.52 feet South and 7,175.07 feet East, thence running by azimuths measured clockwise from True South:

- 1. 340° 06' 85.86 feet along Kilauea Avenue;
- 2. 58° 10' 256.25 feet along Grant 9145 to Mrs. Emma A. Naia (Lot 4);
- 3. 148° 10' 84.00 feet along Grant 9872 to Henry K. Martin;

4. 238° 10' 274.00 feet along Grant 9206 to Henry T.K. Kai (Lot 6) to the point of beginning and containing an area of 22,270 Square Feet.

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 applicant, successors or assigns shall be responsible for complying with all of the stated conditions of approval; (B) plans for the proposed development shall be submitted to the Planning Department for plan approval review within one year from the effective date of the change of zone; (C) construction shall commence within one year from the date of receipt of Final Plan Approval and be completed within two years thereafter; (D) only one access point shall be permitted off Kilauea Avenue, meeting with the approval of the Department of Public Works; (E) the ten-foot wide road widening strip along Kilauea Avenue shall be delineated on the plans submitted for plan approval review. No structural improvements shall be allowed within this road widening strip. Further, the applicable setbacks shall be taken from the future road widening strip. Any required landscaping, however, may be allowed within this road widening strip; (F) a drainage system shall be installed in accordance with the requirements of the Department of Public Works; and, (G) all other applicable rules, regulations and requirements be

complied with. The Planning Director may administratively grant extensions to the foregoing time conditions. Further, should any of the conditions not be met or complied with in a timely fashion, the Planning Director may initiate rezoning of the property to its original or more appropriate designation.

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.

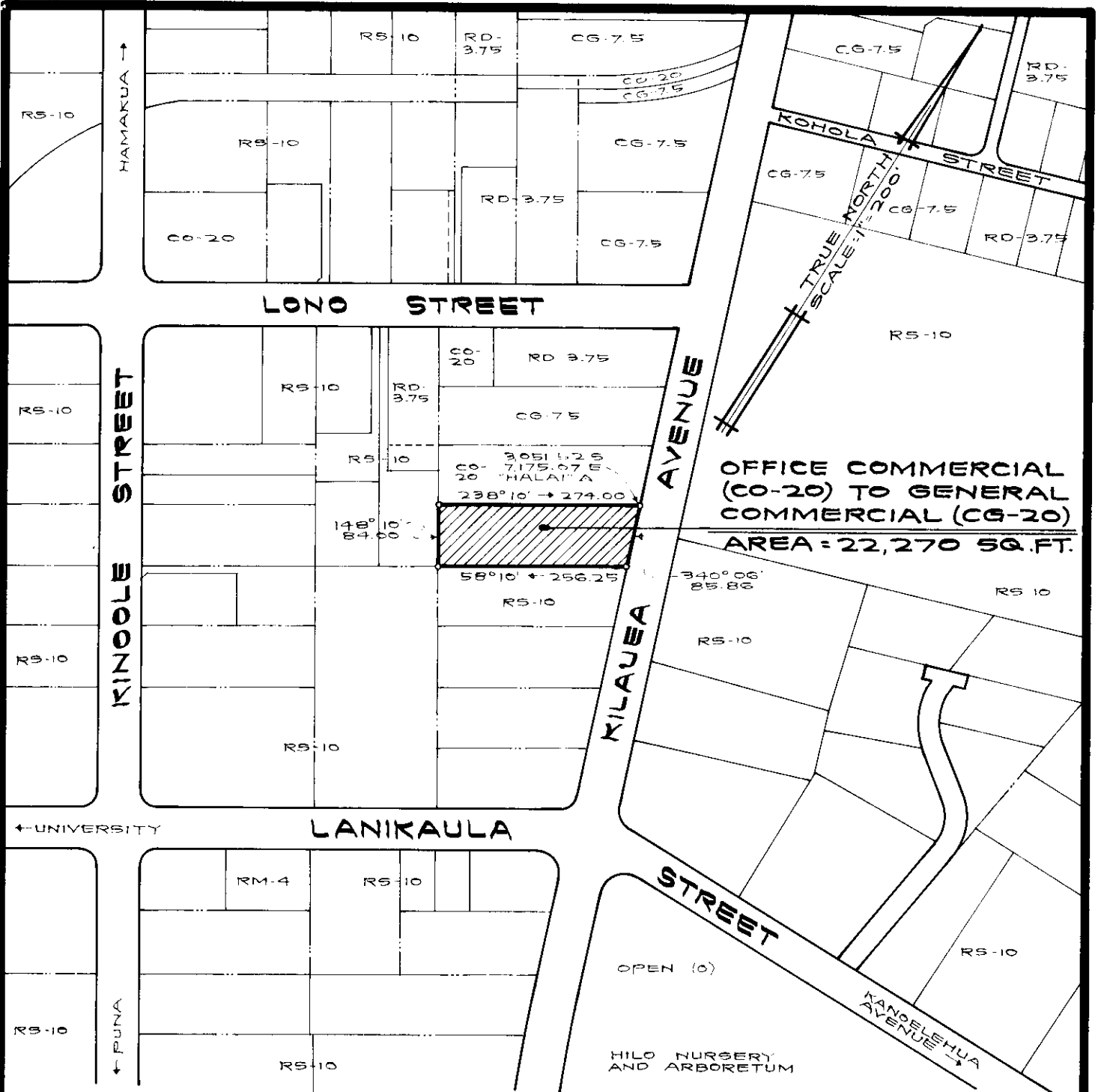
INTRODUCED BY:



COUNCIL MEMBER, COUNTY OF HAWAII

Hilo, Hawaii

Date of Introduction:	April 23, 1986
Date of 1st Reading:	April 23, 1986
Date of 2nd Reading:	May 7, 1986
Effective Date:	May 15, 1986



OFFICE COMMERCIAL (CO-20) TO GENERAL COMMERCIAL (CG-20)
 AREA = 22,270 SQ. FT.

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 OFFICE COMMERCIAL (CO-20) TO GENERAL COMMERCIAL (CG-20) AT WAIAKEA, SOUTH HILO, HAWAII.

PREPARED BY : PLANNING DEPARTMENT
 COUNTY OF HAWAII