

COUNTY OF HAWAII STATE OF HAWAII

BILL NO. 234

ORDINANCE NO. 86 107

AN ORDINANCE AMENDING SECTION 25-107, (PAHOA ZONE MAP), ARTICLE 3, CHAPTER 25 (ZONING CODE) OF THE HAWAII COUNTY CODE, BY CHANGING THE DISTRICT CLASSIFICATION FROM SINGLE FAMILY RESIDENTIAL (RS-15) TO VILLAGE COMMERCIAL (CV-10) AT WAIAKAHIULA, PUNA, HAWAII, COVERED BY TAX MAP KEY 1-5-13:26, 27 AND PORTION OF 44.

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

SECTION 1. Section 25-107, Article 3, Chapter 25 (Zoning Code) of the Hawaii County Code, is amended to change the district classification of properties described hereinafter as follows:

The district classification of the following area situated at Waiakahiula, Puna, Hawaii, shall be Village Commercial (CV-10):

Beginning at a point at the east corner of this parcel of land, and on the southwesterly side of Government Road, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PAHOA" being 2,588.03 feet South and 2,841.59 feet East, and running by azimuths measured clockwise from True South:

- 1. 59° 15' 30" 114.98 feet along Lot A, Subdivision of Old Pahoia Section;
2. 65° 56' 100.00 feet along Lot A, Subdivision of Old Pahoia Section;
3. 66° 09' 132.88 feet along Lot A, Subdivision of Old Pahoia Section;
4. 98° 57' 30" 104.75 feet along Lot A, Subdivision of Old Pahoia Section;

5. 33° 07' 30" 166.97 feet along Lot A,  
Subdivision of Old Pahoa  
Section;
6. 140° 52' 45" 21.00 feet across the  
southwesterly end of a  
20-Foot Road;
7. 213° 07' 30" 192.60 feet along Lot 18,  
Subdivision of Old Pahoa  
Section;
8. 128° 27' 30.10 feet along Lot 18,  
Subdivision of Old Pahoa  
Section;
9. 222° 05' 87.00 feet along Lot 19,  
Subdivision of Old Pahoa  
Section;
10. 313° 20' 85.80 feet along Lot 21,  
Subdivision of Old Pahoa  
Section;
11. 231° 22' 251.00 feet along Lot 21,  
Subdivision of Old Pahoa  
Section to a point at the  
southwesterly side of  
Government Road;
12. 304° 03' 146.25 feet along the southwesterly  
side of Government Road to  
the point of beginning and  
containing an area of 46,146  
Square Feet.

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

SECTION 2. These changes in district classification are  
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 consolidation  
of the affected lots shall be submitted within six months from

the effective date of the change of zone; (C) plans for the proposed development shall be submitted to the Planning Department for plan approval review within one year from the date of receipt of the consolidation action; (D) construction shall commence within one year from the date of receipt of Final Plan Approval and be completed within two years thereafter; (E) a 15-foot wide road widening strip along the length of Pahoia Road shall be delineated on the plans submitted for plan approval review. No structural improvement shall be allowed within this road widening strip. Further, the applicable building setbacks shall be taken from the future road widening strip. Any required landscaping or curbs, gutters and sidewalks, however, may be allowed within this road widening strip; (F) at the time the property is developed, curbs, gutters and sidewalks shall be provided within the property along the frontage of both the private road and the Pahoia Road meeting with the approval of the Department of Public Works; (G) access to the property shall meet with the approval of the Department of Public Works; (H) a drainage system shall be installed meeting with the approval of the Department of Public Works; and (I) all other applicable rules, regulations and requirements, including those of the Fire Department and the State Department of Health, shall be complied with. The Planning Director may administratively grant extension to the foregoing time conditions. Further,

should any of the conditions not be met or substantially complied with in a timely fashion, the Planning Director may initiate rezoning of the area 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.

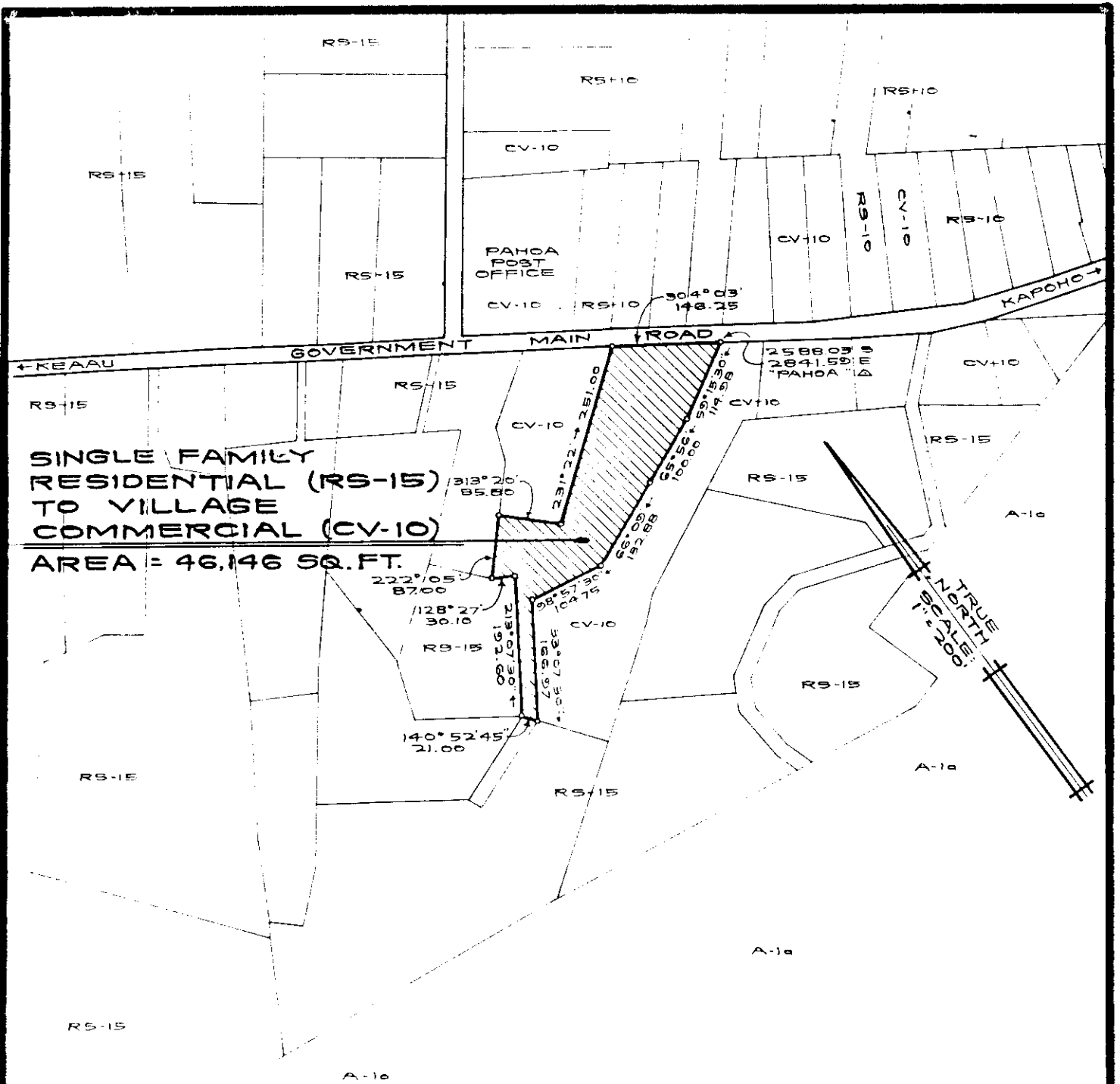
SECTION 4. This ordinance shall take effect upon its approval.

INTRODUCED BY:

  
COUNCIL MEMBER, COUNTY OF HAWAII

Hilo, Hawaii

Date of Introduction:	September 3, 1986
Date of 1st Reading:	September 3, 1986
Date of 2nd Reading:	September 17, 1986
Effective Date:	September 26, 1986



**SINGLE FAMILY  
RESIDENTIAL (RS-15)  
TO VILLAGE  
COMMERCIAL (CV-10)  
AREA = 46,146 SQ. FT.**

## AMENDMENT TO THE ZONING CODE

AMENDING SECTION 25-107 (PAHOA ZONE MAP) ARTICLE 3, CHAPTER 25 (ZONING CODE) OF THE HAWAII COUNTY CODE, BY CHANGING THE DISTRICT CLASSIFICATION FROM SINGLE FAMILY RESIDENTIAL (RS-15) TO VILLAGE COMMERCIAL (CV-10) AT WAIAKAHIULA, PUNA, HAWAII.

PREPARED BY : PLANNING DEPARTMENT  
COUNTY OF HAWAII

TMK : 1-5-13 : 26, 27 AND PORTION OF 44

JULY 7, 1986

EXHIBIT "A"