

COUNTY OF HAWAII STATE OF HAWAII

BILL NO. 237

ORDINANCE NO. 86 110

AN ORDINANCE AMENDING SECTION 25-88 (SOUTH KONA 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 KEOPUKA, SOUTH KONA, HAWAII, COVERED BY TAX MAP KEY 8-1-06:44.

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

SECTION 1. Section 25-88, Article 3, Chapter 25 (Zoning Code) of the Hawaii County Code is hereby further amended to read as follows:

The district classification of the following area situated at Keopuka, South Kona, Hawaii, shall be Village Commercial (CV-7.5):

Beginning at a pipe in concrete at the northwest corner of this parcel of land, and on the northeasterly side of Hawaii Belt Road, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU OHAU" being 5,615.09 feet south and 11,840.70 feet east, and thence running by azimuths measured clockwise from True South:

1. 242° 50' 119.99 feet along remainder of Grant 148 to Daniel Barratt, to a pipe in concrete;
2. 346° 52' 127.23 feet along Lot 2, along remainder of Grant 148 to Daniel Barratt, to a pipe in concrete;
3. 65° 06' 150.00 feet along portion of Lot 8 (Roadway), to a pipe in concrete;
4. 180° 10' 30" 132.28 feet along the northeasterly side of Hawaii Belt Road to the point of beginning and containing and area of 16,392 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 petitioner, successors or assigns shall be responsible for complying with all stated conditions of approval; (B) detailed and dimensioned plans including a detailed landscaping plan for the proposed development shall be submitted to the Planning Department within one year from the effective date of approval of the change of zone; (C) the construction of the new service station shall commence within one year from the date of receipt of final Plan Approval and completed within two years thereafter; (D) automotive repair work shall not be performed on the premises; (E) the proposed driveways shall meet with the approval of the Department of Public Works; (F) drainage system(s) shall be installed in accordance with the requirements of the Department of Public Works; (G) the requirements of the Department of Water Supply shall be complied with; (H) hours of operation shall be limited to between 6:00 a.m. and 12:00 p.m. Landscaping shall be employed to minimize light effects on adjacent property; and (I) all other applicable 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 zoning designation may be initiated.

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

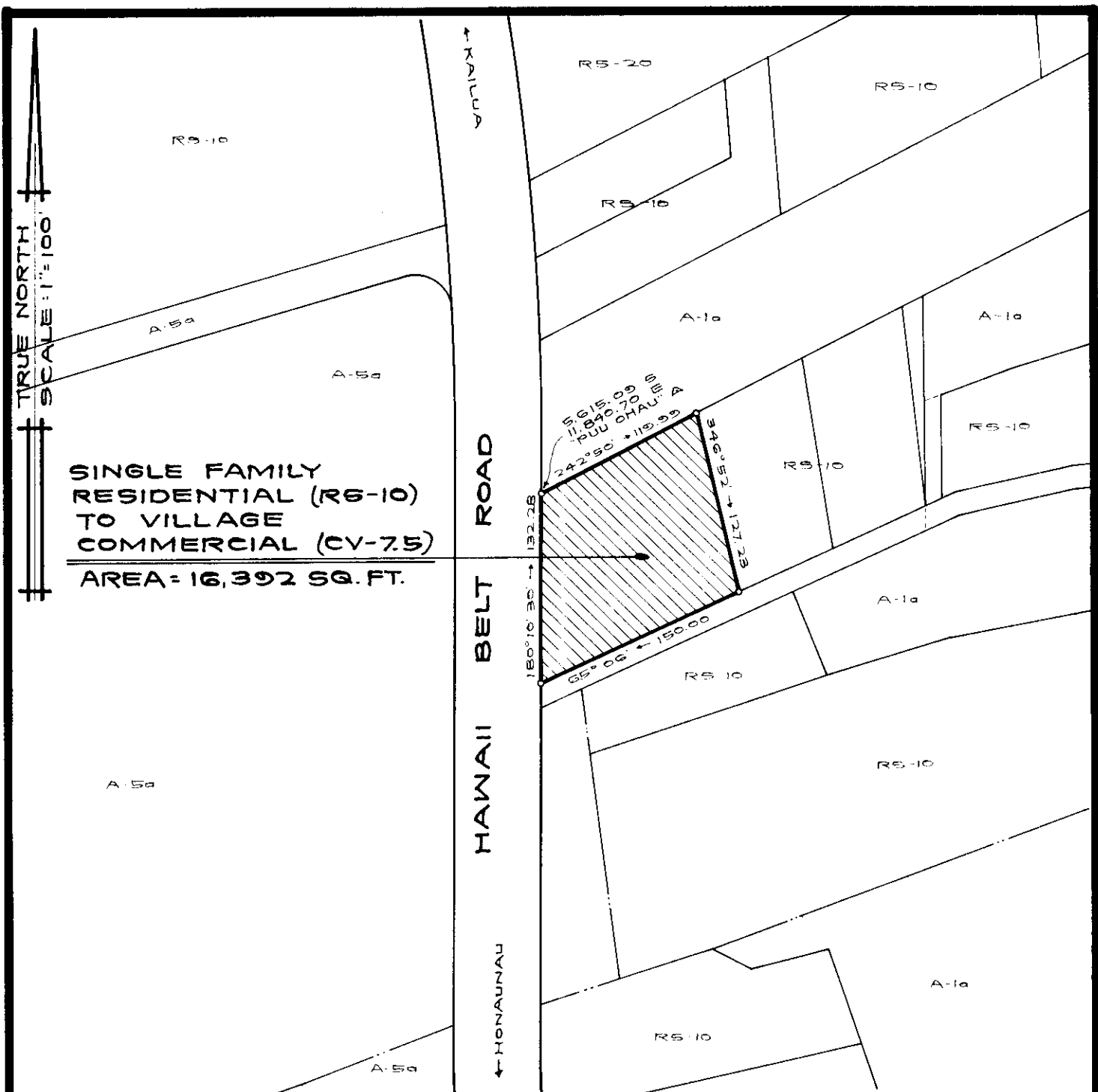
SECTION 4. This ordinance shall take effect upon its approval.

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-10)
TO VILLAGE
COMMERCIAL (CV-7.5)**
AREA = 16,392 SQ. FT.

AMENDMENT TO THE ZONING CODE

AMENDING SECTION 25-88 (SOUTH KONA 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 KEOPUKA, SOUTH KONA, HAWAII.

PREPARED BY : PLANNING DEPARTMENT
COUNTY OF HAWAII

TMK: 8-1-06: 44

JULY 25, 1986

EXHIBIT "A"