

COUNTY OF HAWAII STATE OF HAWAII

Bill No. 539

ORDINANCE NO. 88 73

AN ORDINANCE AMENDING SECTION 25-88 (SOUTH KONA ZONE MAP), ARTICLE 3, CHAPTER 25 (ZONING CODE) OF THE HAWAII COUNTY CODE, RELATING TO THE MODIFICATION OF CONDITION H OF ORDINANCE NO. 86 110 WHICH RECLASSIFIED CERTAIN LANDS 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: Ordinance No. 86 110 is hereby amended as follows:

"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 an 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 2. Material to be deleted is bracketed.

SECTION 3. This ordinance shall take effect upon its approval.

INTRODUCED BY:

  
COUNCIL MEMBER, COUNTY OF HAWAII

Hilo, Hawaii

Date of Introduction:	May 4, 1988
Date of 1st Reading:	May 4, 1988
Date of 2nd Reading:	May 18, 1988
Effective Date:	May 31, 1988

TRUE NORTH  
SCALE: 1"=100'

SINGLE FAMILY  
RESIDENTIAL (RS-10)  
TO VILLAGE  
COMMERCIAL (CV-7.5)  
AREA=16,392 SQ. FT.

HAWAII BELT ROAD

← HONAUANAU

## 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"