

COUNTY OF HAWAII - STATE OF HAWAII

ORDINANCE NO. 515

AN ORDINANCE AMENDING SECTION 7.06, THE NORTH AND SOUTH KOHALA DISTRICTS ZONE MAP, ORDINANCE NO. 63 (ZONING ORDINANCE), REVISED ORDINANCES OF THE COUNTY OF HAWAII 1967, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM MULTIPLE FAMILY RESIDENTIAL (RM-3.0) TO VILLAGE COMMERCIAL (CV-10) AND FROM VILLAGE COMMERCIAL (CV-10) TO MULTIPLE FAMILY RESIDENTIAL (RM-3.0) AT WAIKOLOA, SOUTH KOHALA, HAWAII, COVERED BY TAX MAP KEY 6-8-03:6 & 7.

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

SECTION 1. Section 7.06 of Ordinance No. 63 (Zoning Ordinance), Revised Ordinances of the County of Hawaii 1967, as amended, is hereby further amended by adding thereto the following subsections:

"7.06 (g-1). The district classification of the following area situated at Waikoloa, South Kohala, Hawaii, shall be Village Commercial (CV-10):

Beginning at the southwest corner of this parcel of land on the northerly side of Waikoloa Road, being also the southeast corner of Lot 110 of Waikoloa Village Unit 1-A, File Plan 1188, the coordinates of which referred to Government Survey Triangulation Station "PUU HINAI" being 9,039.49 feet north and 3,836.35 feet west and running by azimuths measured clockwise from true south:

1. 221^o 59' 32" 591.00 feet along Lot 110 of Waikoloa Village Unit 1-A, File Plan 1188;
2. 257^o 00" 275.00 feet along Lot 110 of Waikoloa Village Unit 1-A, File Plan 1188;
3. 190^o 41' 53" 301.61 feet along Lot 110 of Waikoloa Village Unit 1-A, File Plan 1188;

Thence along the westerly side of Paniolo Avenue, on a curve to the right with a radius of 460.00 feet, the chord azimuth and distance being:

4. 348^o 31' 28" 499.32 feet;
5. 21^o 23' 42" 306.21 feet along the westerly side of Paniolo Avenue;

Thence along the westerly side of Paniolo Avenue, on a curve to the right with a radius of 20.00 feet, the chord azimuth and distance being:

6. 64^o 46' 32" 27.47 feet;

Thence along the northerly side of Waikoloa Road, on a curve to the left with a radius of 1,042.00 feet, the chord azimuth and distance being:

7. 89° 02' 50.5" 682.22 feet to the point of beginning and an area of 280,101 square feet or 6.430 acres.

"7.06 (g-2). The district classification of the following area situated at Waikoloa, South Kohala, Hawaii, shall be Multiple Family Residential (RM-3.0):

Beginning at the northeast corner of this parcel of land, the coordinates of which referred to Government Survey Triangulation Station "PUU HINAI" being 10,221.09 feet north and 2,694.37 feet west and running by azimuths measured clockwise from true south:

1. 18° 03' 09" 690.13 feet along Lots 6 and 9 of Waikoloa Development, File Plan 1172;

Thence along the easterly side of Paniolo Avenue, on a curve to the left with a radius of 540.00 feet, the chord azimuth and distance being:

2. 155° 11' 54" 361.30 feet;
3. 135° 39' 14" 111.54 feet along the easterly side of Paniolo Avenue;

Thence along the easterly side of Paniolo Avenue, on a curve to the right with a radius of 460.00 feet, the chord azimuth and distance being:

4. 161° 38' 47" 403.19 feet;
5. 187° 38' 20" 49.91 feet along the easterly side of Paniolo Avenue;
6. 288° 03' 09" 592.90 feet along Lot 328 of Waikoloa Village Unit 1-B, File Plan 1189, to the point of beginning and containing an area of 5.336 acres.

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

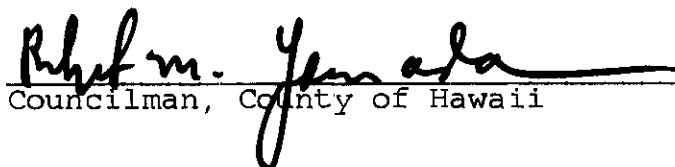
SECTION 2. Section 1 of this ordinance shall take effect forthwith upon the condition that the owner or lessee of the commercially-zoned area be responsible for securing a building permit and assuring construction started for a commercial "ranch center" complex within one

year from the official date of approval of the change of zone. Should this condition not be met, the Planning Director may act to rezone the land to an appropriate zoning classification.

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.

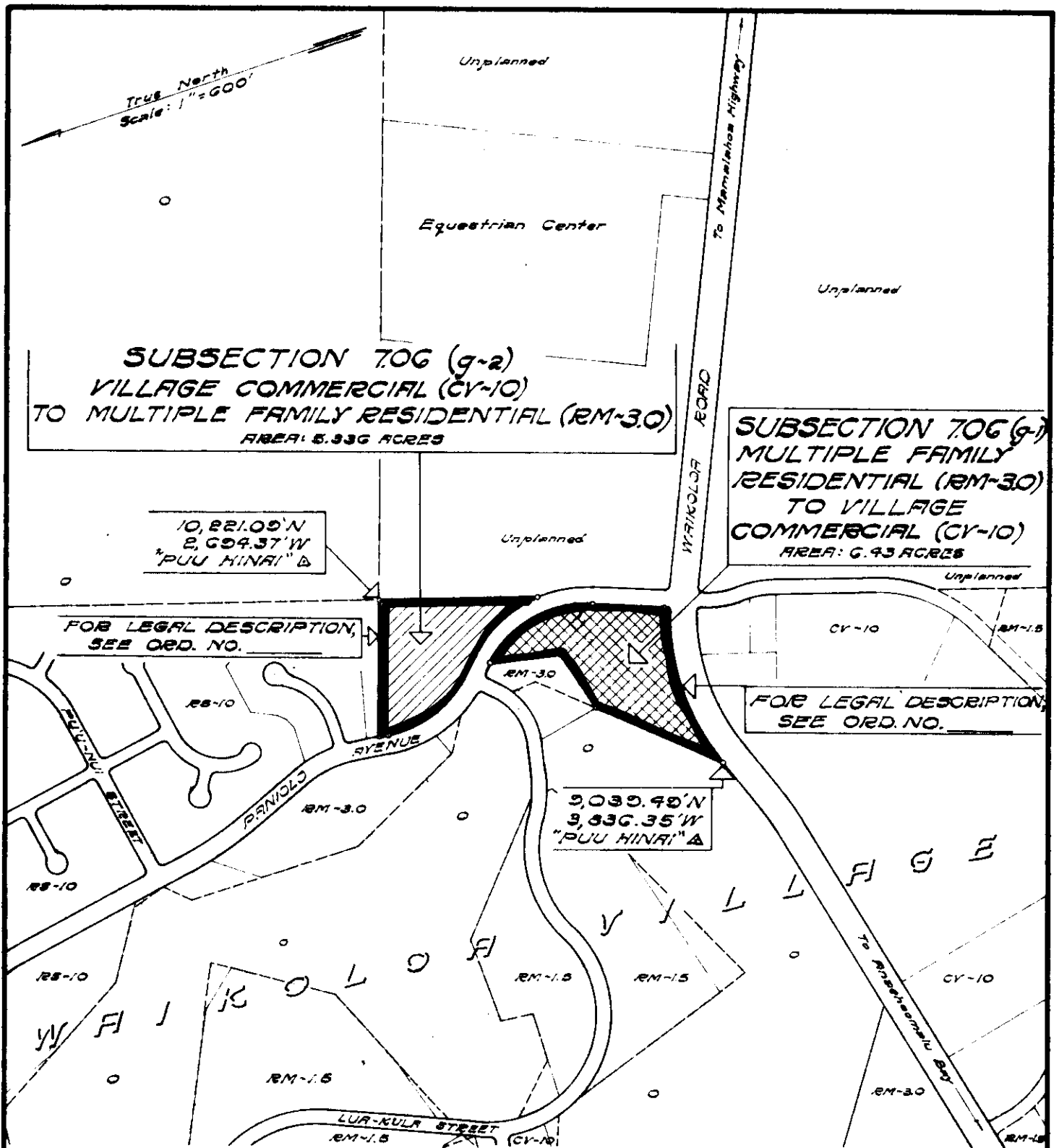
INTRODUCED BY:


Councilman, County of Hawaii

Hilo, Hawaii

Date of Introduction: August 9, 1972

Date of Adoption: August 23, 1972



**SUBSECTION 706 (g-2)
VILLAGE COMMERCIAL (CV-10)
TO MULTIPLE FAMILY RESIDENTIAL (RM-3.0)
AREA: 5.336 ACRES**

**SUBSECTION 706 (g-1)
MULTIPLE FAMILY
RESIDENTIAL (RM-3.0)
TO VILLAGE
COMMERCIAL (CV-10)
AREA: 6.43 ACRES**

10,821.09' N
2,694.37' W
"PUU HINAI" Δ

FOR LEGAL DESCRIPTION,
SEE ORD. NO.

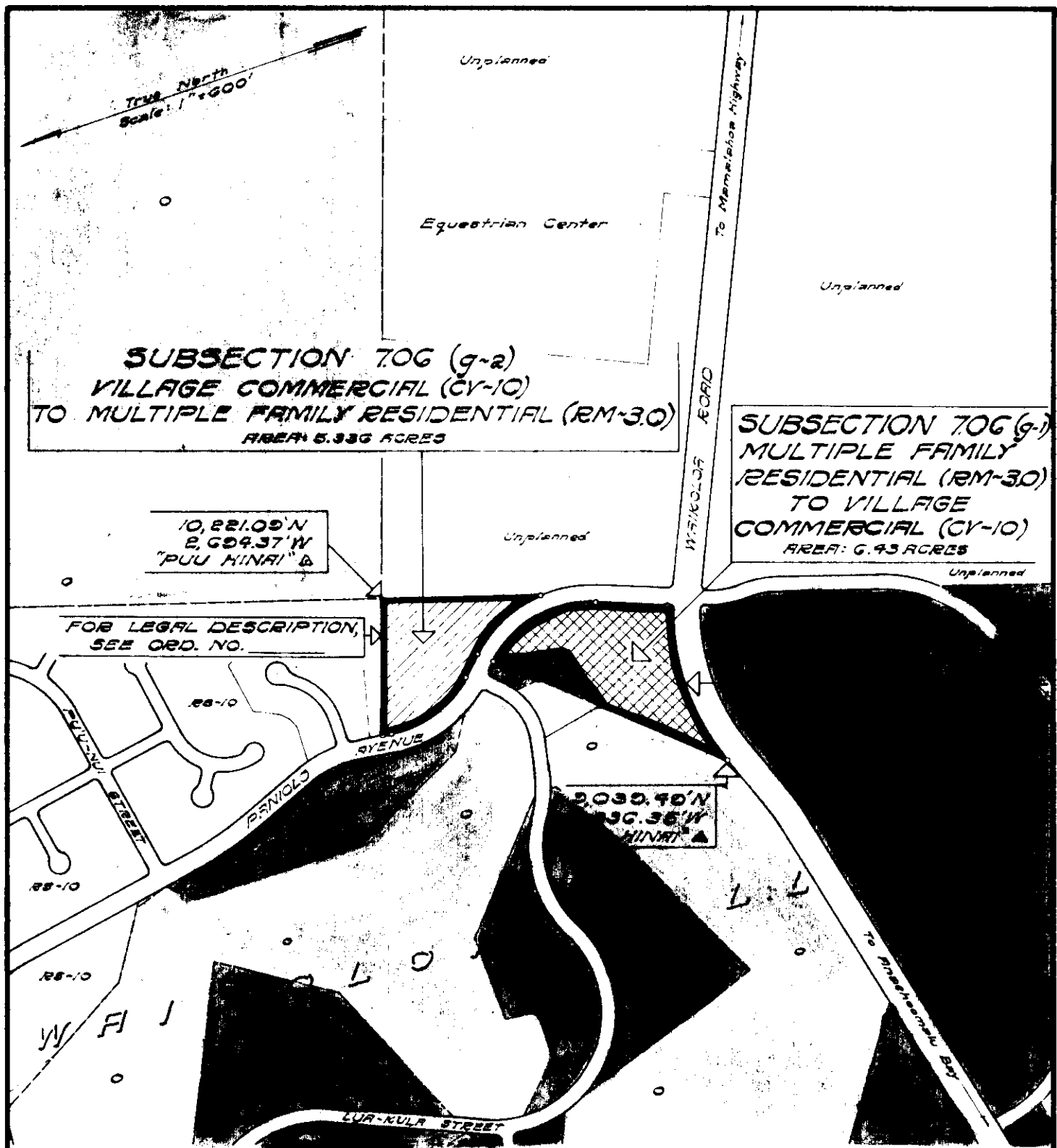
FOR LEGAL DESCRIPTION,
SEE ORD. NO.

9,039.49' N
3,836.35' W
"PUU HINAI" Δ

AMENDMENT TO THE COUNTY ZONING ORDINANCE

AMENDMENT NO. 7 OF SECTION 706, THE NORTH & SOUTH KOHALA DISTRICT ZONE MAP, PORTION OF ORDINANCE NO. 109, CHANGING THE DISTRICT CLASSIFICATION FROM MULTIPLE FAMILY RESIDENTIAL (RM-3.0) TO VILLAGE COMMERCIAL (CV-10) & VILLAGE COMMERCIAL (CV-10) TO MULTIPLE FAMILY RESIDENTIAL (RM-3.0) IN WAIKOLOA, SOUTH KOHALA, HAWAII.

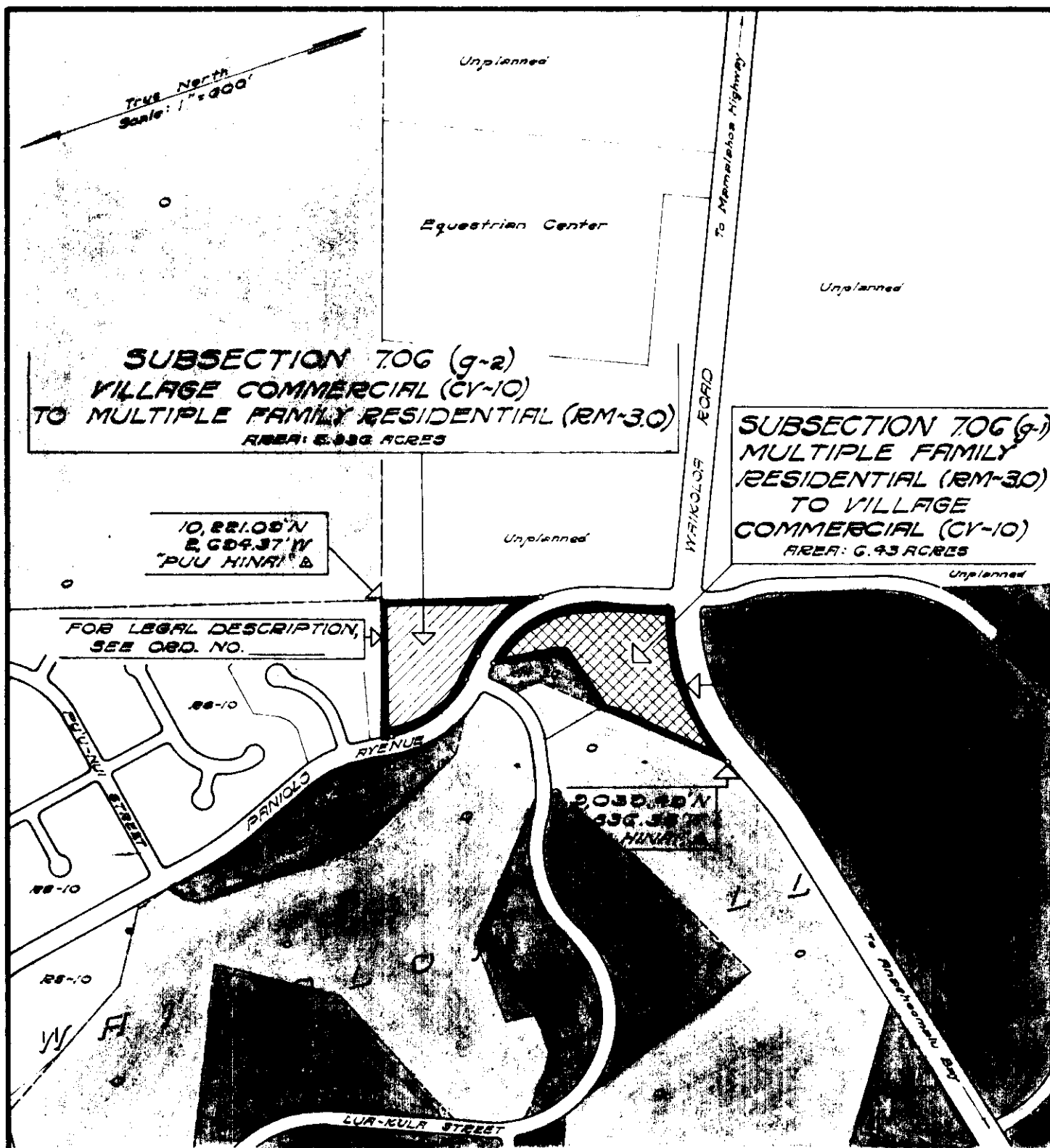
DATE OF PUBLIC HEARING: JULY 13, 1978
DATE OF APPROVAL:
ORDINANCE NO.
PREPARED BY: PLANNING DEPARTMENT
COUNTY OF HAWAII



AMENDMENT TO THE COUNTY ZONING ORDINANCE

AMENDMENT NO. 7 OF SECTION 706, THE NORTH & SOUTH KOHALA DISTRICT ZONE MAP PORTION OF ORDINANCE NO. 109, CHANGING THE DISTRICT CLASSIFICATION FROM MULTIPLE FAMILY RESIDENTIAL (RM-3.0) TO VILLAGE COMMERCIAL (CV-10) & VILLAGE COMMERCIAL (CV-10) TO MULTIPLE FAMILY RESIDENTIAL (RM-3.0) IN WAIKOLOA, SOUTH KOHALA, HAWAII.

DATE OF PUBLIC HEARING: JULY 13, 1972
DATE OF APPROVAL:
ORDINANCE NO.
PREPARED BY: PLANNING DEPARTMENT
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DATE OF PUBLIC HEARING: JULY 13, 1972
 DATE OF APPROVAL:
 ORDINANCE NO.
 PREPARED BY: PLANNING DEPARTMENT
 COUNTY OF HAWAII

Hilo, Hawaii

Date: August 9, 1972

FIRST READING			
	AYES	NOES	A/E
Carpenter	X		
De Luz	X		
Edwards	X		
Greenwell	X		
Hisaoka	X		
Souza	X		
Yadao	X		
Yamada	X		
Chr Matayoshi	X		
	9	0	0

Publication Date: August 14, 1972


Hilo, Hawaii

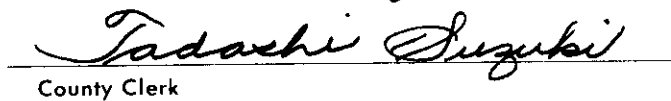
Date: August 23, 1972

SECOND & FINAL READING			
	AYES	NOES	A/E
Carpenter	X		
De Luz	X		
Edwards	X		
Greenwell	X		
Hisaoka	X		
Souza	X		
Yadao	X		
Yamada	X		
Chr Matayoshi	X		
	9	0	0

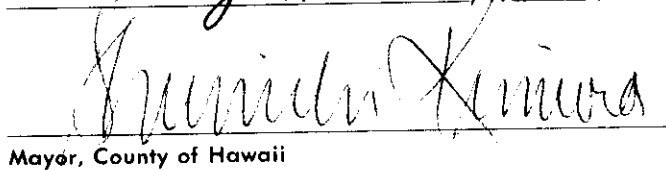
Publication Date: September 5, 1972

We do hereby certify that the foregoing BILL was adopted by the County Council and published as indicated above.


 Council Chairman


 County Clerk

Approved/Disapproved this 28th day of August, 1972


 Mayor, County of Hawaii

Bill No. 913
 Reference: C-2075/PEDLC-84
 M.B. No. 1274, 1711
 ORD. No. 515

Bill No. 913 - 1972

AN ORDINANCE AMENDING SECTION 7.06, THE NORTH AND SOUTH KOHALA DISTRICTS ZONE MAP, ORDINANCE NO. 63 (ZONING ORDINANCE), REVISED ORDINANCES OF THE COUNTY OF HAWAII 1967, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM MULTIPLE FAMILY RESIDENTIAL (RM-3.0) TO VILLAGE COMMERCIAL (CV-10) AND FROM VILLAGE COMMERCIAL (CV-10) TO MULTIPLE FAMILY RESIDENTIAL (RM-3.0) AT WAIKOLOA, SOUTH KOHALA, HAWAII, COVERED BY TAX MAP KEY 6-8-03:6 & 7.

This Bill proposes to amend the North and South Kohala Districts Zone Map by changing the district classifications as follows: for a 5.336 acre area from a village commercial (CV-10) to a multiple-family residential (RM-3.0) zoned district and for a 6.43 acre area from a multiple-family residential (RM-3.0) to a village commercial (CV-10) zoned district, both of which are located in Waikoloa Village Unit I-A, Waikoloa, South Kohala, Hawaii.

Date Introduced: August 9, 1972

Copies of the foregoing Bill, in full, are on file in the Office of the County Clerk for use and examination by the public.

I hereby certify that the foregoing Bill passed first reading at the meeting of the County Council on August 9, 1972, by the following aye and no vote:

AYES: Councilmen Carpenter, De Luz, Edwards, Greenwell, Hisaoka, Souza, Yadao, Yamada and Chairman Matayoshi - 9.

NOES: None.

BILL No. 913-1972
AN ORDINANCE AMENDING SECTION 7.06, THE NORTH AND SOUTH KOHALA DISTRICTS ZONE MAP, ORDINANCE NO. 63 (ZONING ORDINANCE), REVISED ORDINANCES OF THE COUNTY OF HAWAII 1967, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM MULTIPLE FAMILY RESIDENTIAL (RM-3.0) TO VILLAGE COMMERCIAL (CV-10) AND FROM VILLAGE COMMERCIAL (CV-10) TO MULTIPLE FAMILY RESIDENTIAL (RM-3.0) AT WAIKOLOA, SOUTH KOHALA, HAWAII, COVERED BY TAX MAP KEY 6-8-03:6 & 7.

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AYES: Councilmen Carpenter, De Luz, Edwards, Greenwell, Hisaoka, Souza, Yadao, Yamada and Chairman

Tadashi Suzuki
COUNTY CLERK
COUNTY OF HAWAII

ORDINANCE NO. 515
(Bill No. 913-1972)

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Date Approved: August 23, 1972
Date Effective: August 28, 1972

Copies of the foregoing Ordinance, in full, are on file in the Office of the County Clerk for use and examination by the public.

I hereby certify that the foregoing Ordinance passed second and final reading at the meeting of the County Council on August 23, 1972, by the following aye and no vote:

AYES: Councilmen Carpenter, De Luz, Edwards, Greenwell, Hisaoka, Souza, Yadao, Yamada and Chairman Matayoshi - 9.

NOES: None.



COUNTY CLERK
COUNTY OF HAWAII

ORDINANCE NO. 515
(Bill No. 913-1972)

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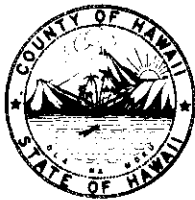
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Date Effective: August 28, 1972
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AYES: Councilmen Carpenter, De Luz, Edwards, Greenwell, Hisaoka, Souza, Yadao, Yamada and Chairman Matayoshi - 9.

NOES: None.
TADASHI SUZUKI
COUNTY CLERK
COUNTY OF HAWAII

Tadashi Suzuki
COUNTY CLERK



Robert Shioji
DEPUTY COUNTY CLERK

OFFICE OF THE COUNTY CLERK

COUNTY OF HAWAII
HILO, HAWAII 96720

Mayor Shunichi Kimura
County of Hawaii
Hilo, Hawaii

I hereby transmit Ordinance Bill No. 913 passed by
the County Council on second and final reading.

A handwritten signature in cursive script that reads "Tadashi Suzuki".

COUNTY CLERK

Encl.

Dated: August 23, 1972