

COUNTY OF HAWAII - STATE OF HAWAII

ORDINANCE NO. 605

AN ORDINANCE AMENDING SECTION 7.02, THE NORTH KONA DISTRICT ZONE MAP, ORDINANCE NO. 63 (ZONING ORDINANCE), REVISED ORDINANCES OF THE COUNTY OF HAWAII 1967, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-1a) TO MULTIPLE FAMILY RESIDENTIAL (RM-1.25) AT MAIHI 1st AND 2nd, NORTH KONA, HAWAII, COVERED BY TAX MAP KEY 7-9-03:10.

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

SECTION 1. Section 7.02 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 subsection:

"7.02(gg). The district classification of the following area situated at Maihi 1st and 2nd, North Kona, Hawaii, shall be multiple family residential (RM-1.25):

Beginning at a spike in concrete at the southwest corner of this parcel of land, the coordinates of which referred to Government Survey Triangulation Station "PUU OHAU" being 11,793.77 feet North and 8,122.08 feet East, and thence running by azimuths measured clockwise from true South:

Along the northeasterly side of Mamalahoa Highway for the following twenty-nine (29) courses:

- | | | | |
|-----|--------------|------------|------------------------|
| 1. | 147° 47' 30" | 13.06 feet | to a pipe in concrete; |
| 2. | 134° 06' 30" | 46.57 feet | to a pipe in concrete; |
| 3. | 126° 35' | 30.96 feet | to a nail in concrete; |
| 4. | 115° 10' | 19.92 feet | to a pipe in concrete; |
| 5. | 118° 05' 30" | 25.74 feet | to a pipe in concrete; |
| 6. | 137° 13' | 31.32 feet | to a pipe in concrete; |
| 7. | 149° 17' | 66.37 feet | to a pipe in concrete; |
| 8. | 154° 24' | 24.33 feet | to a nail in concrete; |
| 9. | 166° 15' | 72.81 feet | to a pipe in concrete; |
| 10. | 136° 27' | 72.45 feet | to a pipe in concrete; |
| 11. | 122° 34' | 26.96 feet | to a pipe in concrete; |
| 12. | 88° 50' | 71.46 feet | to a pipe in concrete; |

13.	90° 44'	55.67 feet	to a pipe in concrete;
14.	112° 27'	30.04 feet	to a pipe in concrete;
15.	131° 03'	42.21 feet	to a pipe in concrete;
16.	149° 18' 30"	31.36 feet	to a pipe in concrete;
17.	163° 50' 30"	40.69 feet	to a pipe in concrete;
18.	167° 06' 30"	39.09 feet	to a pipe in concrete;
19.	155° 33'	27.18 feet	to a nail in concrete;
20.	136° 30'	18.65 feet	to a pipe in concrete;
21.	121° 56'	22.29 feet	to a nail in concrete;
22.	110° 51' 30"	30.02 feet	to a pipe in concrete;
23.	112° 22'	38.99 feet	to a pipe in concrete;
24.	123° 37'	41.87 feet	to a pipe in concrete;
25.	139° 19'	49.03 feet	to a pipe in concrete;
26.	154° 21' 30"	81.30 feet	to a nail in concrete;
27.	143° 38'	30.85 feet	to a pipe in concrete;
28.	139° 18' 30"	34.15 feet	to a pipe in concrete;
29.	155° 27' 30"	70.21 feet	to a pipe in concrete, thence;

Along stonewall, along Grant 1172 to Kamoehalau at Honalo for the following seven (7) courses:

30.	270° 49'	76.00 feet	to a spike in concrete;
31.	256° 35'	35.10 feet	to a pipe in concrete;
32.	268° 13'	92.00 feet	to a pipe in concrete;
33.	278° 47'	77.81 feet	to a pipe in concrete;
34.	266° 39'	88.92 feet	to a pipe in concrete;
35.	266° 10'	123.80 feet	to a pipe in concrete;
36.	261° 33'	123.50 feet	to a pipe in concrete, thence;

Along the Westerly side of the Old Government Road for the following eleven (11) courses:

37.	355° 55'	124.51 feet	to a pipe in concrete;
38.	330° 42'	99.72 feet	to a pipe in concrete;

39.	328° 13' 30"	224.21 feet	to a pipe in concrete;
40.	331° 46'	31.59 feet	to a pipe in concrete;
41.	336° 06' 30"	61.39 feet	to a pipe in concrete;
42.	341° 33' 30"	46.28 feet	to a pipe in concrete;
43.	351° 44'	42.02 feet	to a pipe in concrete;
44.	358° 12'	66.25 feet	to a pipe in concrete;
45.	4° 00'	50.06 feet	to a pipe in concrete;
46.	1° 22' 30"	56.78 feet	to a spike in concrete;
47.	358° 40'	73.55 feet	to a pipe in concrete, thence;
48.	84° 59'	127.80 feet	along stonewall, along Grant 974 to Ehu at Kuamoo, to the point of beginning and containing an area of 8.31 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 conditions that (A) the development occur in five (5) increments of 30, 30, 36, 48, and 36 units respectively. Zoning for subsequent increments shall become effective only after substantial development has occurred on the previous increment. Substantial development is defined as building permits issued and construction of permanent structures commenced on 33 percent of the units within the previous increment. This would assure the construction of a minimum of 25 percent or 45 units of the total 180 units proposed; (B) construction conform substantially to that as submitted and that construction begin within one (1) year of the date of approval of the change of zone; (C) the rental price of the units be within a range to serve the low and moderate price income group. The income range and affordable rental shall be determined by appropriate agencies prior to occupancy of the units; and (D) the proposed ½ acre play area be developed as part of the second increment. Minimum improvements shall include but

not be limited to acceptable grading and grassing of the area. Should any of the conditions not be met or if performance of the conditions is deemed unsatisfactory in terms of the level of progress made and delinquent by the County Council or the Planning Director, action shall be taken to immediately rezone any portion or all of the subject area to its former zoning.

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:

A handwritten signature in black ink, appearing to read "John A. ...", is written over a horizontal line. Below the line, the text "Councilman, County of Hawaii" is printed in a serif font.

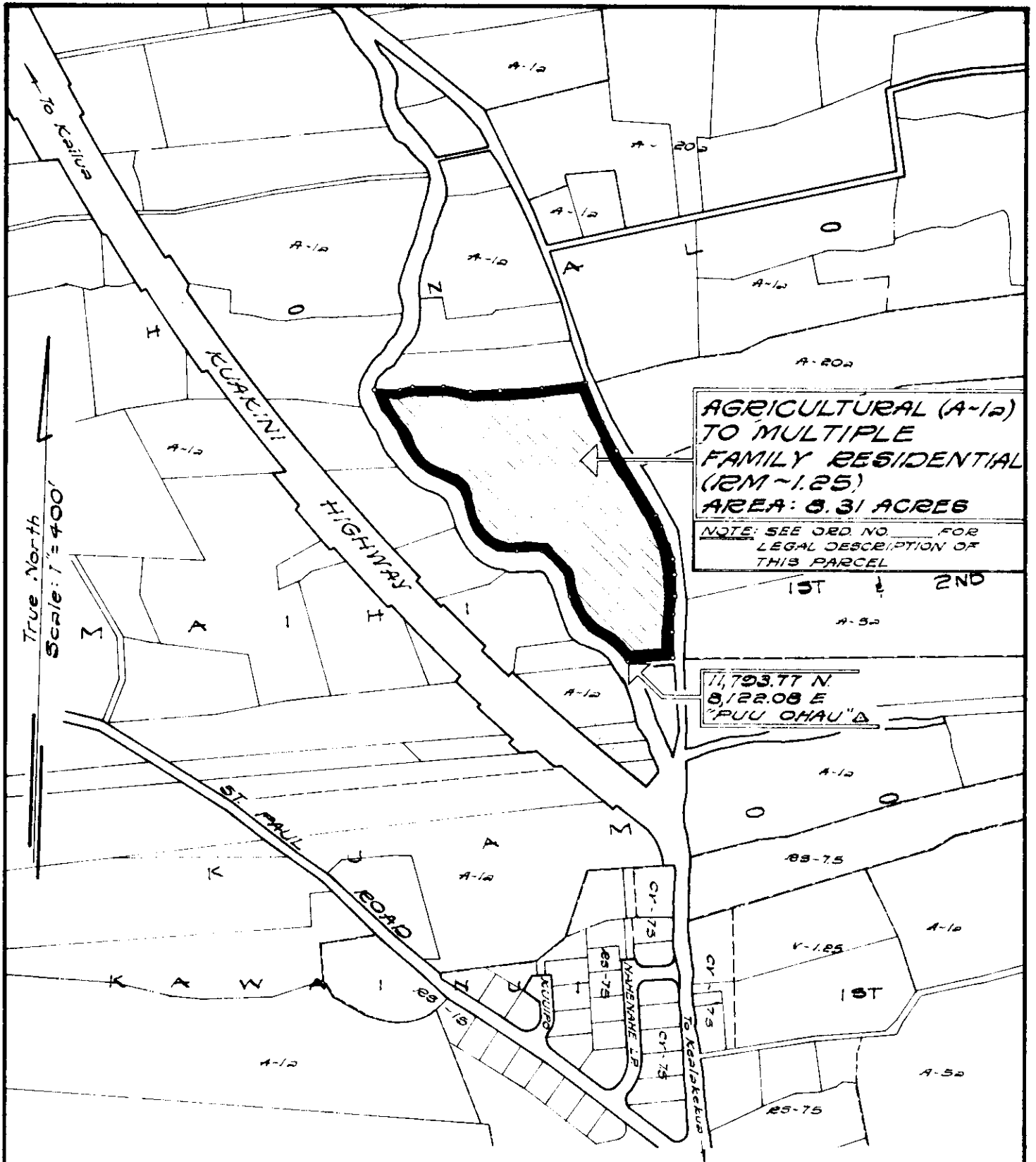
Councilman, County of Hawaii

Mt. View, Hawaii

Date of Introduction: August 15, 1973

Date of Adoption: August 29, 1973

Effective Date: August 30, 1973



AMENDMENT TO THE COUNTY ZONING ORDINANCE

AMENDMENT NO. 33 OF SECTION 702, THE NORTH KONA ZONE MAP, PORTION OF ORDINANCE NO. 74, CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-1a) TO MULTIPLE FAMILY RESIDENTIAL (RM-1.25) AT MAIHI 1st & 2nd, NORTH KONA, HAWAII.

DATE OF PUBLIC HEARING: June 22, 1973
 DATE OF APPROVAL:
 ORDINANCE NO:
 PREPARED BY: PLANNING DEPARTMENT
 COUNTY OF HAWAII

Mt. View, Hawaii
 Date: August 15, 1973

FIRST READING			
	AYES	NOES	A/E
Carpenter	X		
De Luz	X		
Farias	X		
Fujii	X		
Hisaoka	X		
Kawahara	X		
Matayoshi	X		
Yadao			X
Chr. Yamada	X		
	8		1

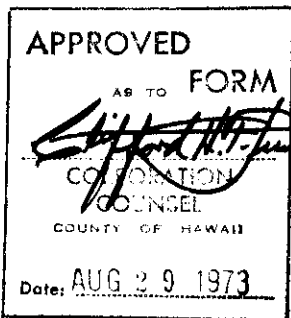
Publication Date: August 23, 1973

Hilo, Hawaii
 Date: August 29, 1973

SECOND & FINAL READING			
	AYES	NOES	A/E
Carpenter	X		
De Luz			X
Farias	X		
Fujii	X		
Hisaoka	X		
Kawahara	X		
Matayoshi	X		
Yadao	X		
Chr. Yamada	X		
	8		1

Publication Date: September 5, 1973

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



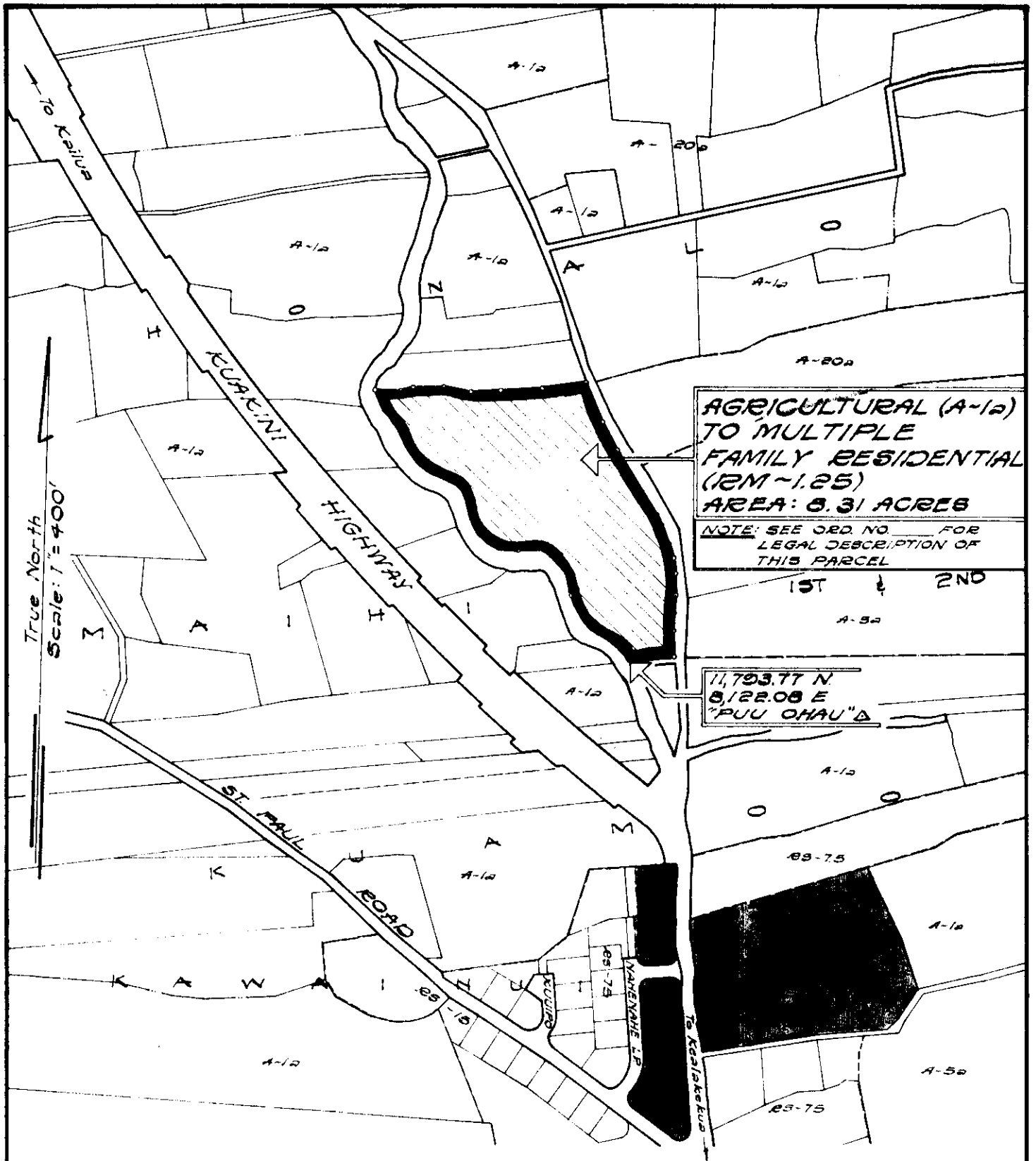
Robert Yamada
 Council Chairman

Tadashi Suzuki
 County Clerk

Approved/Disapproved this 30th day of August, 1973

Munichi Kimura
 Mayor, County of Hawaii

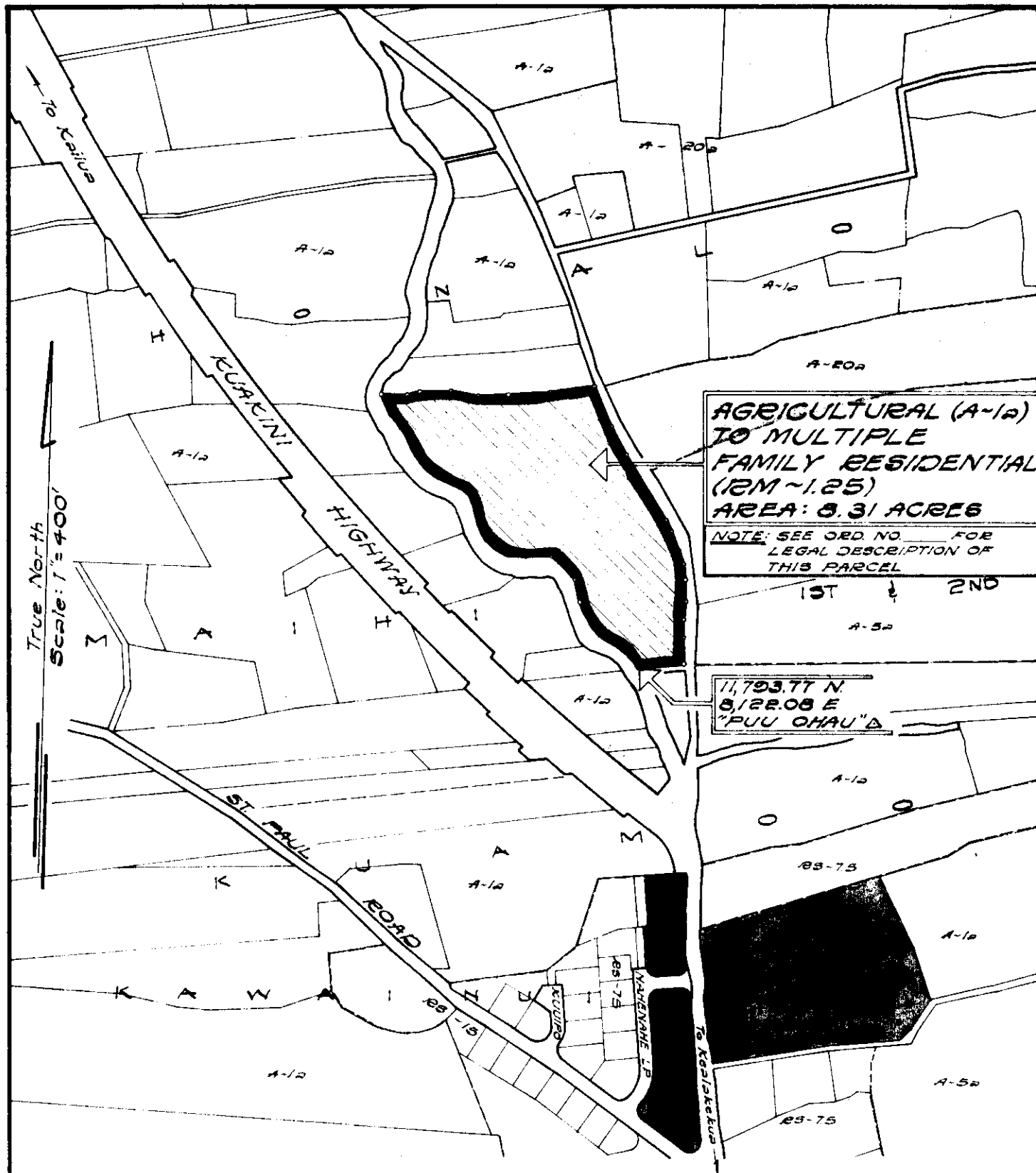
Bill No. 1009
 Reference: _____
 M.B. No. 318 - 221
 Ord. No. 605



AMENDMENT TO THE COUNTY ZONING ORDINANCE

AMENDMENT NO. 33 OF SECTION 7.02, THE NORTH KONA ZONE MAP, PORTION OF ORDINANCE NO. 74, CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-12) TO MULTIPLE FAMILY RESIDENTIAL (RM-1.25) AT MAIHI 1ST & 2ND, NORTH KONA, HAWAII.

DATE OF PUBLIC HEARING: June 22, 1973
 DATE OF APPROVAL:
 ORDINANCE NO:
 PREPARED BY: PLANNING DEPARTMENT
 COUNTY OF HAWAII



AMENDMENT TO THE COUNTY ZONING ORDINANCE

AMENDMENT NO. 33 OF SECTION 7.02, THE NORTH KONA ZONE MAP, PORTION OF ORDINANCE NO. 74, CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-1a) TO MULTIPLE FAMILY RESIDENTIAL (RM-1.25) AT MAIHI 1ST & 2ND, NORTH KONA, HAWAII.

DATE OF PUBLIC HEARING: June 22, 1973
 DATE OF APPROVAL:
 ORDINANCE NO:
 PREPARED BY: PLANNING DEPARTMENT
 COUNTY OF HAWAII

Bill No. 1009 - 1973

AN ORDINANCE AMENDING SECTION 7.02, THE NORTH KONA DISTRICT ZONE MAP, ORDINANCE NO. 63 (ZONING ORDINANCE), REVISED ORDINANCES OF THE COUNTY OF HAWAII 1967, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-1a) TO MULTIPLE FAMILY RESIDENTIAL (RM-1.25) AT MAIHI 1ST AND 2ND, NORTH KONA, HAWAII, COVERED BY TAX MAP KEY 7-9-03:10.

This Bill amends the North Kona District Zone Map by changing the district classification from Agricultural (A-1a) to Multiple Family Residential (RM-1.25) at Maihi 1st and 2nd North Kona.

Date Introduced: August 15, 1973

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 15, 1973, by the following aye and no vote:

AYES: Councilmen Carpenter, De Luz, Farias, Fujii, Hisaoka, Kawahara, Matayoshi, and Chairman Yamada - 8.

NOES: None.

ABSENT AND EXCUSED: Councilman Yadao - 1.

BILL No. 1009 - 1973
AN ORDINANCE AMENDING SECTION 7.02, THE NORTH KONA DISTRICT ZONE MAP, ORDINANCE NO. 63 (ZONING ORDINANCE), REVISED ORDINANCES OF THE COUNTY OF HAWAII 1967, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-1a) TO MULTIPLE FAMILY RESIDENTIAL (RM-1.25) AT MAIHI 1ST AND 2ND, NORTH KONA, HAWAII, COVERED BY TAX MAP KEY 7-9-03:10.

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NOES: None.

ABSENT AND EXCUSED: Councilman Yadao - 1.

Tadashi Suzuki
COUNTY CLERK
COUNTY OF HAWAII

Tadashi Suzuki
COUNTY CLERK
COUNTY OF HAWAII

ORDINANCE NO. 605
(Bill No. 1009-1973)

AN ORDINANCE AMENDING SECTION 7.02, THE NORTH KONA DISTRICT ZONE MAP, ORDINANCE NO. 63 (ZONING ORDINANCE), REVISED ORDINANCES OF THE COUNTY OF HAWAII 1967, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-1a) TO MULTIPLE FAMILY RESIDENTIAL (RM-1.25) AT MAIHI 1ST AND 2ND, NORTH KONA, HAWAII, COVERED BY TAX MAP KEY 7-9-03:10.

Date Approved: August 29, 1973
Date Effective: August 30, 1973

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 29, 1973, by the following aye and no vote:

AYES: Councilmen Carpenter, Farias, Fujii, Hisaoka, Kawahara, Matayoshi, Yadao and Chairman Yamada - 8.

NOES: None.

ABSENT AND EXCUSED: Councilman De Luz - 1.

AN ORDINANCE AMENDING SECTION 7.02, THE NORTH KONA DISTRICT ZONE MAP, ORDINANCE NO. 63 (ZONING ORDINANCE), REVISED ORDINANCES OF THE COUNTY OF HAWAII 1967, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-1a) TO MULTIPLE FAMILY RESIDENTIAL (RM-1.25) AT MAIHI 1ST AND 2ND, NORTH KONA, HAWAII, COVERED BY TAX MAP KEY 7-9-03:10.

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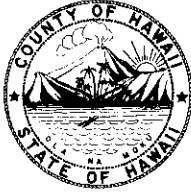
NOES: None.

ABSENT AND EXCUSED: Councilman De Luz - 1.

Tadashi STUZUKI
COUNTY CLERK
COUNTY OF HAWAII

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. 1009 passed by
the County Council on second and final reading.

Tadashi Suzuki
COUNTY CLERK

Encl.

Dated: August 29, 1973