

COUNTY OF HAWAII - STATE OF HAWAII

ORDINANCE NO. 28

AN ORDINANCE AMENDING SECTION 7.15, THE NORTH HILO DISTRICT ZONE MAP OF CHAPTER 8 (ZONING CODE), ARTICLE 2, HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-20a) TO SINGLE FAMILY RESIDENTIAL (RS-10) AT KIHALANI HOMESTEADS, NORTH HILO, HAWAII, COVERED BY TAX MAP KEY 3-5-04:25.

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

SECTION 1. Section 7.15 of Chapter 8 (Zoning Code), Article 2, Hawaii County Code as amended, is hereby further amended by adding thereto the following subsection:

"7.15(b). The district classification of the following area situated at Kihalani Homesteads, North Hilo, Hawaii, shall be Single Family Residential (RS-10):

Beginning at an iron pipe at the west corner of this lot and the Homestead, the coordinates of said point referred to Government Survey Triangulation Station "PAPAALOA" being: 3474.8 feet North and 609.2 feet West, as shown on Government Survey Registered Map No. 2496, and running by true azimuths:

- | | | |
|----|----------|--|
| 1. | 181° 25' | 139.5 feet along Homestead Road to a pipe; |
| 2. | 226° 26' | 92.0 feet along Homestead Road to a pipe; |
| 3. | 261° 39' | 273.0 feet along Homestead Road to a pipe; |
| 4. | 200° 12' | 160.0 feet along Homestead Road to a pipe; |
| 5. | 156° 16' | 88.0 feet along Homestead Road to a pipe; |
| 6. | 311° 15' | 752.0 feet along Lot 32 to a pipe; |
| 7. | 34° 03' | 598.0 feet along reserve 10 feet west of Grant 907 to Makaikuha, et al.; |
| 8. | 131° 15' | 786.0 feet along Lot 30 to the point of beginning and containing an area of 10.00 acres. |

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

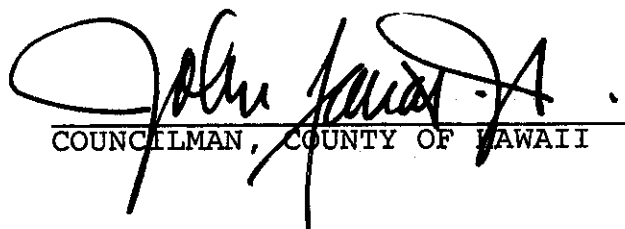
SECTION 2. Section 1 of this ordinance shall take effect forthwith upon the conditions that (A) the area be zoned in two (2) increments. The

first increment shall consist of 26 lots and the second increment the remaining lots. The effective date of zoning for the second increment shall be after development has occurred on the first increment. Development is defined as building permits issued for residential dwelling units and construction partially completed - partially completed in the sense of having roofs on nine (9) units within the first increment to assure that a minimum of 25 per cent of the lots are developed with dwellings; (B) the applicant submit and secure tentative approval of the first increment of the proposed subdivision within one (1) year from the date of approval of the change of zone and also assume the responsibility for securing final subdivision approval for the first increments; (C) a cost breakdown and a complete list of buyers be submitted to the Planning Commission for review prior to submittal of plans for preliminary subdivision approval for the second increment; and (D) all necessary improvements, i.e., roads, drainage, etc., shall be provided to assure that no adverse effects would be caused to surrounding areas. Should any of these conditions not be met, action shall be taken to rezone the subject area to a 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. The ordinance shall take effect upon its approval.

INTRODUCED BY:

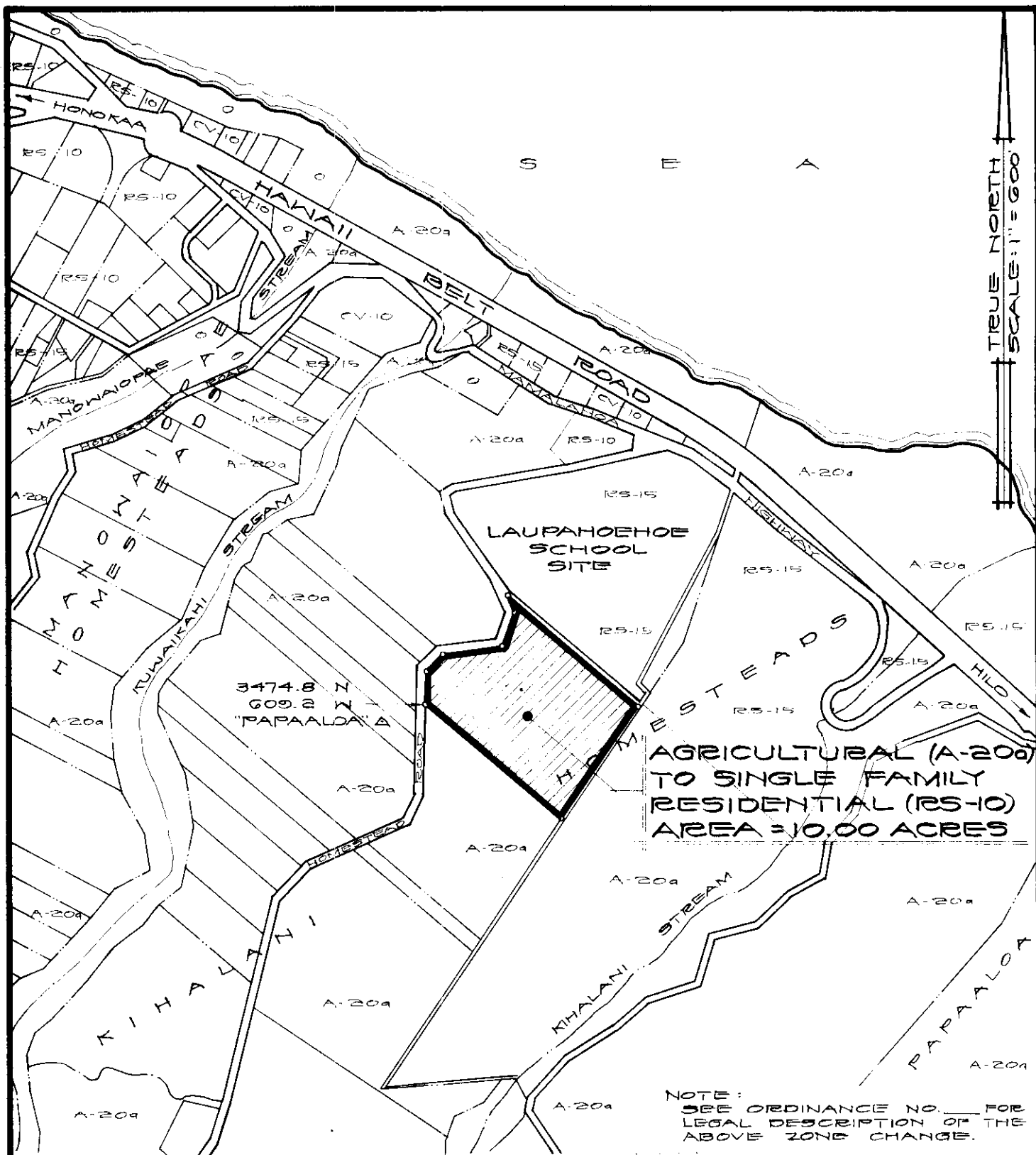

COUNCILMAN, COUNTY OF HAWAII

Hilo, Hawaii

Date of Introduction: April 3, 1974

Date of adoption: April 17, 1974

Date Effective: April 29, 1974

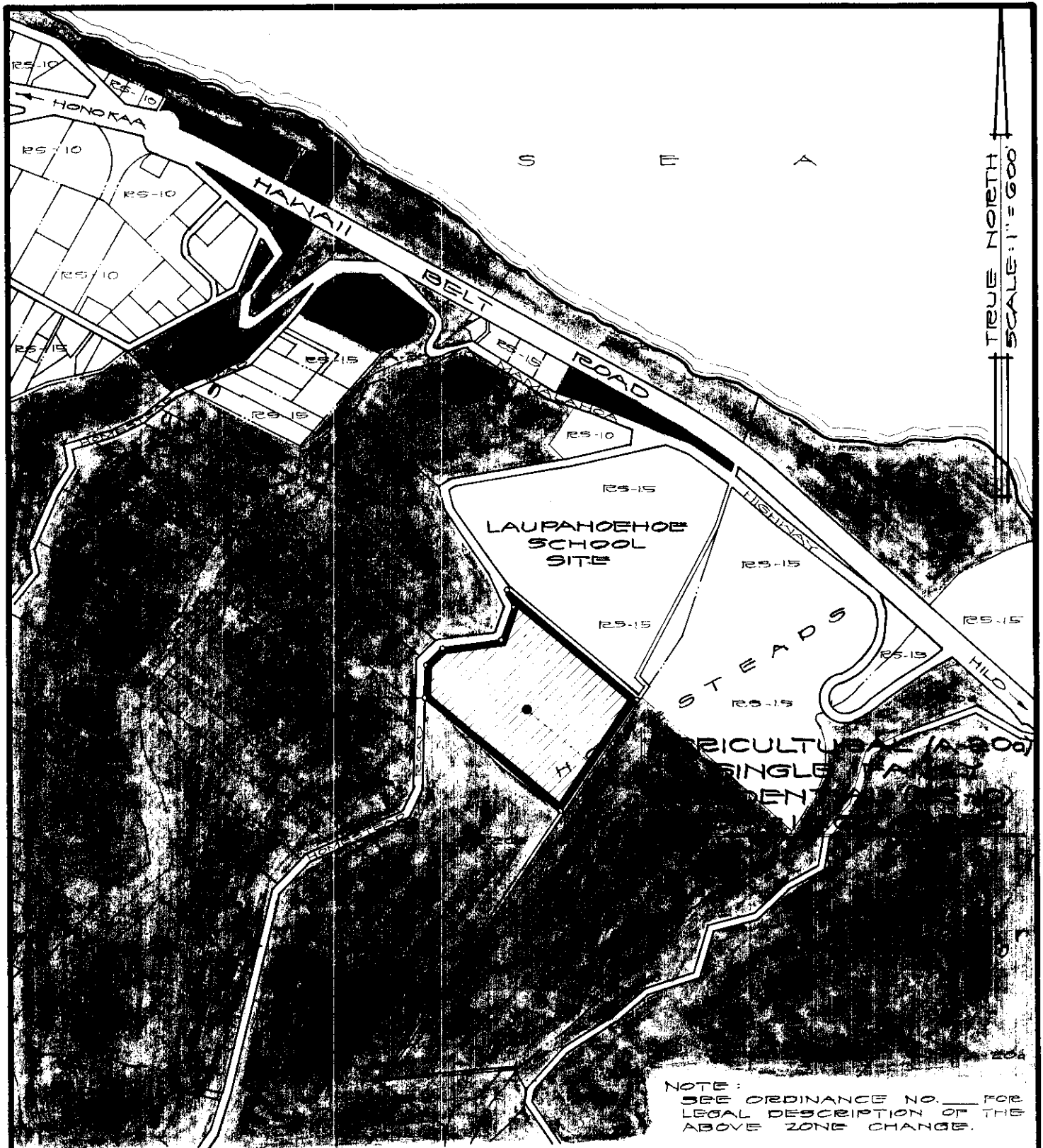


TIRE NORTH
SCALE: 1" = 600'

AMENDMENT TO THE ZONING CODE

AMENDMENT NO. _____ OF CHAPTER 8 (ZONING CODE), ARTICLE 2, SECTION 7.15, THE NORTH HILO DISTRICT ZONE MAP, CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-20a) TO SINGLE FAMILY RESIDENTIAL (RS-10) AT KIHALANI HOMESTEADS, NORTH HILO, HAWAII.

DATE OF PUBLIC HEARING: AUG. 23, 1973
 DATE OF APPROVAL: _____
 ORDINANCE NO. _____
 PREPARED BY: PLANNING DEPARTMENT
 COUNTY OF HAWAII



TRUE NORTH
SCALE: 1" = 600'

AMENDMENT TO THE ZONING CODE

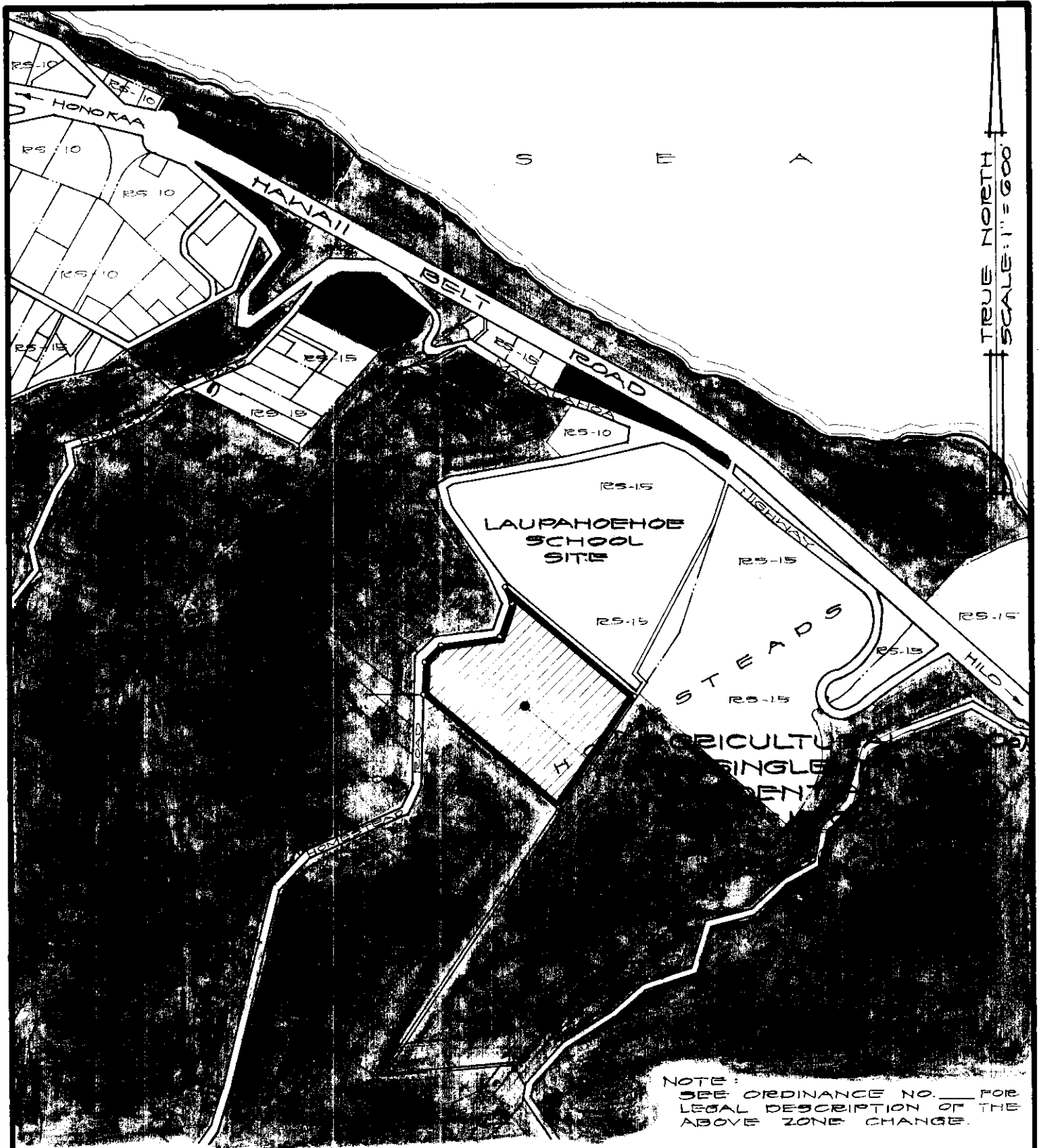
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 COUNTY OF HAWAII

TMR 3-5-04:25

FEB. 26, 1974

EXHIBIT "A"



TRUE NORTH
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 PREPARED BY: PLANNING DEPARTMENT
 COUNTY OF HAWAII

Hilo, Hawaii
Date: April 3, 1974

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

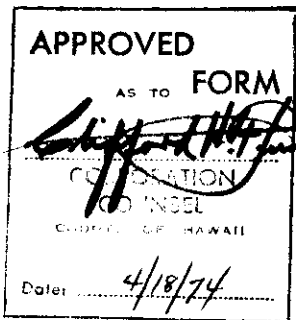
Publication Date: April 7, 1974

Hilo, Hawaii
Date: April 17, 1974

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		
	9		

Publication Date: MAY 3 1974

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



Robert M. Yamada

Council Chairman

Tadashi Suzuki

County Clerk

Approved/Disapproved this 29th day of
April 1974

Shunichi Kimura

Mayor, County of Hawaii

Bill No. 35
Reference: C-754/PRDC-27
M.B. No. 28
Ord. No. 28

Bill No. 35 - 1974

AN ORDINANCE AMENDING SECTION 7.15, THE NORTH HILO DISTRICT ZONE MAP OF CHAPTER 8 (ZONING CODE), ARTICLE 2, HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-20a) TO SINGLE FAMILY RESIDENTIAL (RS-10) AT KIHALANI HOMESTEADS, NORTH HILO, HAWAII, COVERED BY TAX MAP KEY 3-5-04:25.

This Bill amends Section 7.15, the North Hilo District Zone Map of Chapter 8 (Zoning Code), Article 2, Hawaii County Code, as amended, by changing the district classification from Agricultural (A-20a) to Single Family Residential (RS-10) at Kihalani Homesteads, N. Hilo.

Date Introduced: April 3, 1974

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 April 3, 1974, by the following aye and no vote:

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

NOES: None.

ABSENT AND EXCUSED: Councilman Carpenter - 1.

MAP OF CHAPTER 8 (ZONING CODE), ARTICLE 2, HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-20a) TO SINGLE FAMILY RESIDENTIAL (RS-10) AT KIHALANI HOMESTEADS, NORTH HILO, HAWAII, COVERED BY TAX MAP KEY 3-5-04:25.

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NOES: None.

ABSENT AND EXCUSED: Councilman Carpenter - 1.

TADASHI SUZUKI
COUNTY CLERK
COUNTY OF HAWAII

Tadashi Suzuki

COUNTY CLERK
COUNTY OF HAWAII

ORDINANCE NO. 28
(Bill No. 35-1974)

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Date Approved: April 17, 1974
Date Effective: April 29, 1974

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 April 17, 1974, by the following aye and no vote:

AYES: Councilmen Carpenter, De Luz, Farias, Fujii, Hisaoka, Kawahara, Matayoshi, Yadao and Chairman Yamada - 9.

NOES: None.

Tadashi Suzuki

COUNTY CLERK
COUNTY OF HAWAII

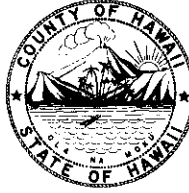
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NOES: None.
TADASHI SUZUKI
COUNTY CLERK
COUNTY OF HAWAII

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

Tadashi Suzuki
COUNTY CLERK

Encl.

Dated: April 18, 1974