

COUNTY OF HAWAII - STATE OF HAWAII

ORDINANCE NO. 674

AN ORDINANCE AMENDING SECTION 7.02 (THE NORTH KONA ZONE MAP), ARTICLE 2, CHAPTER 8 (ZONING CODE) OF THE HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-1a) TO SINGLE FAMILY RESIDENTIAL (RS-7.5) AT KEALAKEHE, NORTH KONA, HAWAII, COVERED BY TAX MAP KEY 7-4-04:13.

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

SECTION 1. Section 7.02, Article 2, Chapter 8, (Zoning Code), of the Hawaii County Code, as amended, is further amended to add a new subsection, to read as follows:

"7.02 (aaa). The district classification of the following area situated at Kealakehe, North Kona, Hawaii, shall be Single Family Residential (RS-7.5):

Beginning at a pipe in concrete at the northwest corner of this parcel of land on the east side of Palani Road, the coordinates of said point of beginning referred to Government Survey Triangulation Station "LAPAUWILA" being 2,337.19 feet North, 699.40 feet East and running by azimuths measured clockwise from True South:

1. 246° 00' 244.62 feet along remainder of grant 3763 to Poke;
2. 272° 50' 27.22 feet along a 20 foot road;
3. 345° 32' 161.61 feet along land owned by Helen P. Wong and James Pahee;
4. 86° 26' 322.81 feet along L. C. Aw. 9252: Ap. 2 to Kauhai;
5. 201° 40' 84.38 feet along the east side of Palani Road to the point of beginning and containing an area of 35,420 square feet.

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

This subsection is conditioned upon the following:

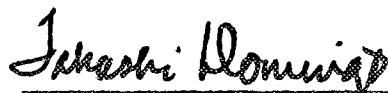
- (A) that the petitioner or his authorized representative submit a subdivision plan and secure tentative approval within one (1)

year from the effective date of the change of zone. The petitioner/representative shall also be responsible for securing final subdivision approval within one (1) year from the date of receipt of tentative subdivision approval; (B) that a 10-foot road widening easement be delineated along Palani Road. The structural setbacks will be taken from this easement. Further, the easement area shall not be included as part of the minimum building site area calculation; (C) that single family dwellings shall be constructed on two (2) of the lots within three (3) years from the date of final subdivision approval; (D) that no variances, e.g., lot size, setback, etc., shall be applied for any of the proposed lots; (E) that only one access be allowed from Palani Road; and (F) that all other applicable 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 2. In the event that any portion of this ordinance is declared invalid, such invalidity shall not affect the other parts of this ordinance.

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

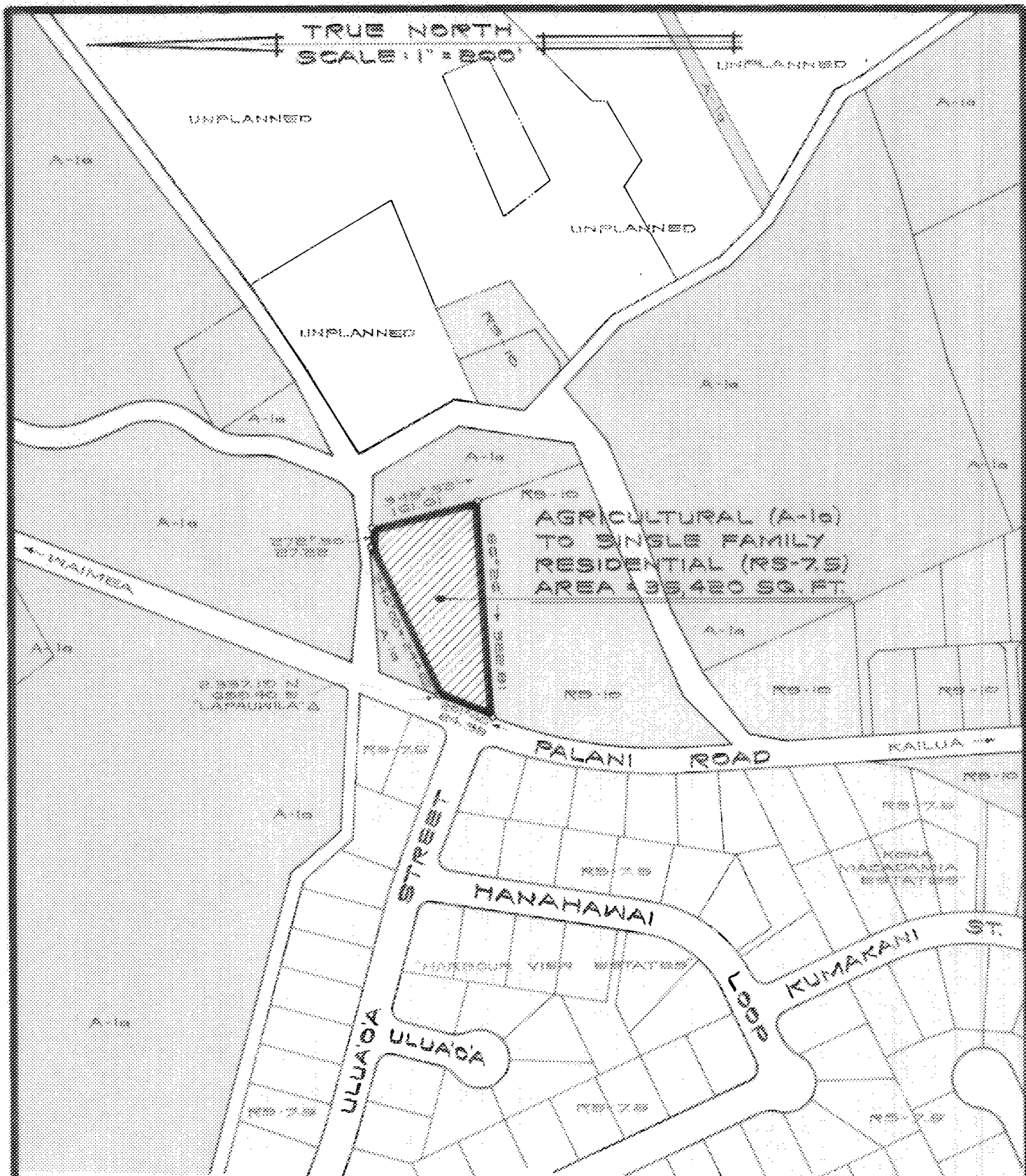
INTRODUCED BY:



COUNCIL MEMBER, COUNTY OF HAWAII

Hilo, Hawaii

Date of Introduction: February 4, 1981
Date of Adoption: February 18, 1981
Effective Date: February 20, 1981



AMENDMENT TO THE ZONING CODE

AMENDMENT NO. 55 TO SECTION 7.02 (THE NORTH KONA ZONE MAP) ARTICLE 2, CHAPTER 8 (ZONING CODE) OF THE HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-1a) TO SINGLE FAMILY RESIDENTIAL (RS-7.5) AT KEALAKEHE, NORTH KONA, HAWAII.

DATE OF PUBLIC HEARING: OCT. 30, 1980
 EFFECTIVE DATE: FEB. 20, 1981
 ORDINANCE NUMBER: 674
 PREPARED BY: PLANNING DEPARTMENT
 COUNTY OF HAWAII

Hilo, Hawaii
Date: February 4, 1981

FIRST READING			
	AYES	NOES	A/E
Dahlberg	X		
De Luz	X		
Domingo	X		
Fujii	X		
Hale	X		
Kawahara	X		
Lai	X		
Schutte	X		
Chr. Yamashiro	X		
	9	0	0

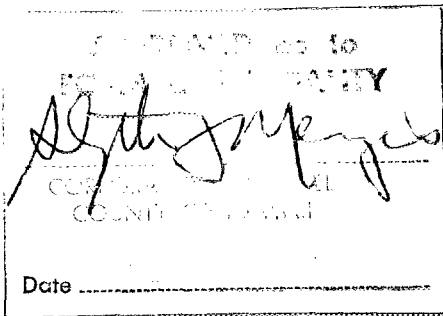
Publication Date: FEB 9 1981

Hilo, Hawaii
Date: February 18, 1981

SECOND & FINAL READING			
	AYES	NOES	A/E
Dahlberg	X		
De Luz	X		
Domingo	X		
Fujii	X		
Hale	X		
Kawahara	X		
Lai	X		
Schutte	X		
Chr. Yamashiro	X		
	9	0	0

Publication Date: FEB 25 1981

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



[Signature]
Council Chairman

[Signature]
County Clerk

Approved/Disapproved this 20th day of
February, 1981.

[Signature]
Mayor, County of Hawaii

Bill No. 715
Reference: C-63/PC-13
M.B. No. _____
Ord. No. 674