

COUNTY OF HAWAII - STATE OF HAWAII

ORDINANCE NO. 84 50

AN ORDINANCE AMENDING SECTION 25-115 (PAPAIKOU-ONOMEA ZONE MAP) ARTICLE 3, CHAPTER 25 (ZONING CODE) OF THE HAWAII COUNTY CODE, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-20a) TO SINGLE FAMILY RESIDENTIAL (RS-15) AT PAUKAA, SOUTH HILO, HAWAII, COVERED BY TAX MAP KEY 2-7-03:26.

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

SECTION 1. Section 25-115, Article 3, Chapter 25 (Zoning Code) of the Hawaii County Code, is amended to change the district classification of property described hereinafter as follows:

The district classification of the following area situated at Paukaa, South Hilo, Hawaii, shall be Single Family Residential (RS-15):

Beginning at the Southwest corner of this parcel of land, on the Easterly side of Hawaii Belt Road, S. D. R. 3(4), being also the Northwest corner of Lot 19 of Block "B", Honolii Pali Tract 2 (File Plan 489), the coordinates of which referred to Government Survey Triangulation Station "ALALA" being 24,686.13 feet South and 6,111.64 feet East and running by azimuths measured clockwise from True South:

1. 164° 18' 129.50 feet along the Easterly side of Hawaii Belt Road, S. D. R. 3(4);
2. 74° 18' 70.00 feet along the Easterly side of Hawaii Belt Road, S. D. R. 3(4);
3. 164° 18' 1,018.42 feet along the Easterly side of Hawaii Belt Road, S. D. R. 3(4);
4. 244° 34' 20" 169.40 feet;

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|---|------|---------|---|
| 5.  | 326° | 30'     | 155.00 feet;                                      |
| 6.  | 306° | 30'     | 207.00 feet;                                      |
| 7.  | 336° | 42' 30" | 153.50 feet;                                      |
| 8.  | 303° | 41'     | 227.00 feet;                                      |
| 9.  | 284° | 14'     | 148.90 feet to the highwater mark<br>at seashore; |
| <p>thence along highwater mark<br/>at seashore for the next<br/>three (3) courses, the<br/>direct azimuths and<br/>distances between points<br/>along said highwater mark<br/>being:</p>  |      |         |   |
| 10.   | 62°  | 38' 30" | 277.20 feet;                                      |
| 11.   | 355° | 54'     | 174.80 feet;                                      |
| 12.   | 350° | 02'     | 172.50 feet to middle of stream;                  |
| <p>thence along middle of<br/>stream, along Lot 21 of<br/>Block "B", Honolii Pali<br/>Tract 2 (File Plan 489) for<br/>the next three (3) courses,<br/>the direct azimuths and<br/>distances between points<br/>along said middle of stream<br/>being:</p> |      |         |   |
| 13.   | 75°  | 00'     | 40.00 feet;                                       |
| 14.   | 114° | 30'     | 25.00 feet;                                       |
| 15.   | 93°  | 40'     | 54.00 feet;                                       |
| <p>thence along middle of<br/>stream, along Lot 19 of<br/>Block "B", Honolii Pali<br/>Tract 2 (File Plan 489) for<br/>the next six (6) courses,<br/>the direct azimuths and<br/>distances between points<br/>along said middle of stream<br/>being:</p>   |      |         |   |

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|-----|----------|--|
| 16. | 86° 00'  | 49.50 feet;  |
| 17. | 37° 20'  | 45.00 feet;  |
| 18. | 359° 30' | 15.00 feet;  |
| 19. | 350° 30' | 52.00 feet;  |
| 20. | 32° 00'  | 29.00 feet;  |
| 21. | 75° 35'  | 19.00 feet to the point of<br>beginning and containing an<br>area of 8.71 Acres more or<br>less. |

All as outlined in red 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, its  
successors or assigns shall be responsible for complying with  
all of the stated conditions of aproval; (B) subdivision plans  
shall be submitted for tentative approval within one year from  
the effective time of the change of zone. Final subdivision  
approval shall be secured within one year from the date of  
receipt of tentative subdivision approval; (C) single family  
dwellings shall be constructed on a minimum of twenty-five  
percent of the total number of lots proposed within three years  
from the date of receipt of Final Subdivision Approval; (D) a  
drainage system in accordance with the requirements of the  
Department of Public Works shall be installed; (E) the method  
of sewage disposal shall meet with the approval of the  
appropriate governmental agencies; (F) access(es) to the  
proposed subdivision shall meet with the approval of the State

Department of Transportation, Highways Division; and (G) 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 designation may be initiated.

SECTION 3. In the event that any portion of this ordinance is declared invalid, such invalidity shall not affect other parts of this ordinance.

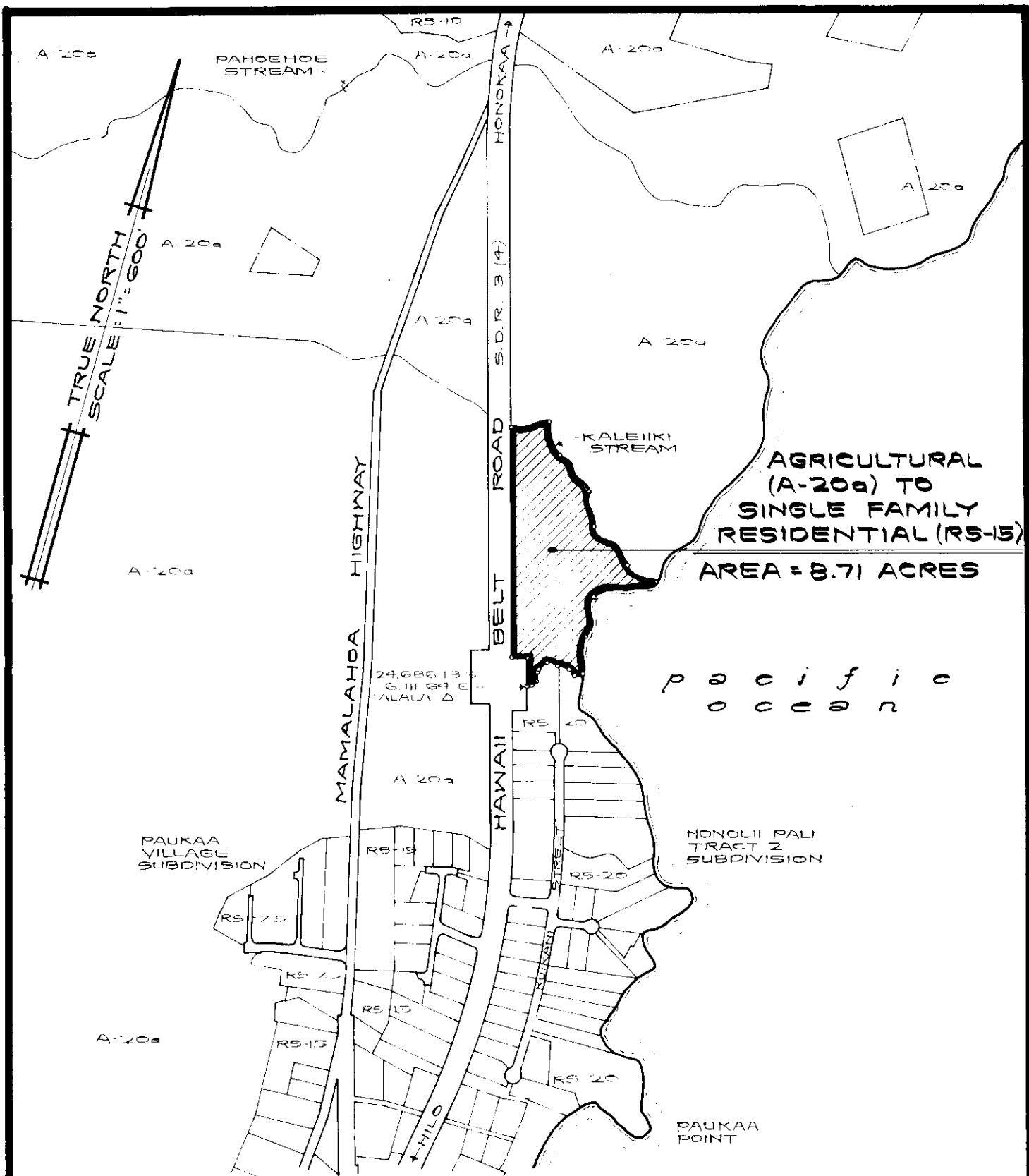
SECTION 4. This ordinance shall take effect upon its approval.

INTRODUCED BY:

  
COUNCIL MEMBER, COUNTY OF HAWAII

Hilo, Hawaii

Date of Introduction:	August 8, 1984
Date of 1st Reading:	August 8, 1984
Date of 2nd Reading:	August 22, 1984
Effective Date:	September 4, 1984



## AMENDMENT TO THE ZONING CODE

AMENDING SECTION 25-115 (PAPAIOU-ONOMEA ZONE MAP) ARTICLE 3, CHAPTER 25 (ZONING CODE) OF THE HAWAII COUNTY CODE, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-20a) TO SINGLE FAMILY RESIDENTIAL (RS-15) OF PAUKAA VILLAGE SUBDIVISION, TRACT 2, HONOLII PALI, PAUKAA POINT, HAWAII COUNTY, HAWAII.