

COUNTY OF HAWAII - STATE OF HAWAII

ORDINANCE NO. 85 7

AN ORDINANCE AMENDING SECTION 25-91 (NORTH AND SOUTH KOHALA DISTRICTS ZONE MAP), ARTICLE 3, CHAPTER 25 (ZONING CODE) OF THE HAWAII COUNTY CODE, BY CHANGING THE DISTRICT CLASSIFICATION FROM MULTIPLE FAMILY RESIDENTIAL (RM-1.5) AND (RM-3) TO VILLAGE COMMERCIAL (CV-10) AT WAIKOLOA, SOUTH KOHALA, HAWAII, COVERED BY TAX MAP KEY 6-8-22:PORTIONS OF 2 AND 9.

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

SECTION 1. Section 25-91, 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 Waikoloa, South Kohala, Hawaii, shall be Village Commercial (CV-10):

Beginning at the Southeast corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU HINAI" being 13,748.72 feet North and 29,251.46 feet West, thence running by azimuths measured clockwise from True South:

1. 107° 25' 72.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
2. 73° 06' 154.54 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
3. 101° 10' 185.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;

4. 208° 10' 23" 370.02 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
5. 191° 16' 40.59 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
6. Thence along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu, on a curve to the left with a radius of 50.00 feet, the chord azimuth and distance being:
209° 24' 33" 66.73 feet;
7. 281° 16' 229.30 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
8. 6° 09' 394.04 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu to the point of beginning and containing an area of 3.020 Acres. (Refer to Parcel A as shown on Exhibit "A")

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, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU HINAI" being 13,748.72 feet North and 29,251.46 feet West, thence running by azimuths measured clockwise from True South:

1. 186° 09' 394.04 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
2. 228° 23' 453.11 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;

3. Thence along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu, on a curve to the left with a radius of 700.00 feet, the chord azimuth and distance being:
305° 24' 39" 223.50 feet;
4. 0° 00' 295.94 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
5. 51° 34' 511.81 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
6. 107° 25' 170.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu to the point of beginning and containing an area of 6.101 Acres. (Refer to Parcel B as shown on Exhibit "A")

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


SECTION 2. These changes in district classification are conditioned upon the following: (A) the petitioner, successors, or its assigns shall comply with all of the stated conditions of approval; (B) plans for Phase I of the proposed development shall be submitted for plan approval review within one year from the effective date of the change of zone; (C) construction of Phase I shall commence within one year from the date of receipt of final plan approval and be completed within two years thereafter; (D) plans for Phase II of the proposed development shall be submitted for plan approval

review within one year from the date of completion of Phase I; (E) a drainage system in accordance with the requirements of the Department of Public Works shall be installed; and (F) all other rules, regulations and requirements 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 the 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:	January 23, 1985
Date of 1st Reading:	January 23, 1985
Date of 2nd Reading:	February 8, 1985
Effective Date:	February 19, 1985

