

COUNTY OF HAWAII STATE OF HAWAII

BILL NO. 22
(Draft 2)

ORDINANCE NO. 85 32

AN ORDINANCE AMENDING SECTION 25-94 (KAMUELA ZONE MAP), ARTICLE 3, CHAPTER 25 (ZONING CODE) OF THE HAWAII COUNTY CODE, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-1a) TO SINGLE FAMILY RESIDENTIAL (RS-10) AT WAIMEA HOMESTEADS, SOUTH KOHALA, HAWAII, COVERED BY TAX MAP KEY 6-5-04:21.

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

SECTION 1. Section 25-94, 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 Waimea Homesteads, South Kohala, Hawaii, shall be Single Family Residential (RS-10):

Beginning at a pipe at the West corner of this parcel of land, on the Northeasterly side of Spencer Road, being also the South corner of Grant 7708 to W. M. S. Lindsey, the coordinates of which referred to Government Survey Triangulation Station "WEST BASE" being 431.22 feet North and 1,565.57 feet West and running by azimuths measured clockwise from True South:

1. 235° 09' 500.00 feet along Grant 7708 to W. M. S. Lindsey, along Lot 4 of Block 1, Waimea Homesteads;
2. 325° 09' 225.00 feet along Government Land;
3. 55° 09' 500.00 feet along Grant 6280 to S. M. Spencer;
4. 145° 09' 225.00 feet along the Northeasterly side of Spencer Road to the point of beginning and containing an area of 2.583 Acres.

All as shown 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 approval; (B) plans for Plan Approval, including an overall site development plan and a drainage study, shall be submitted to the Planning Department within one year from the effective date of the change of zone. No development on the property shall occur until Final Plan Approval is secured; (C) construction of the project shall commence within one year from the date of Final Plan Approval and shall be completed within two years thereafter; (D) a drainage system as required by the Department of Public Works shall be installed; (E) development of the property shall be restricted to areas of less than 30% slopes; (F) should an improvement district or similar arrangements be initiated for Spencer Road, the property owner shall automatically participate in such an arrangement; (G) the requirements of the Department of Water Supply shall be complied with; and (H) 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 3. In the event that any portion of the ordinance is declared invalid, such invalidity shall not the affect other parts of this ordinance.

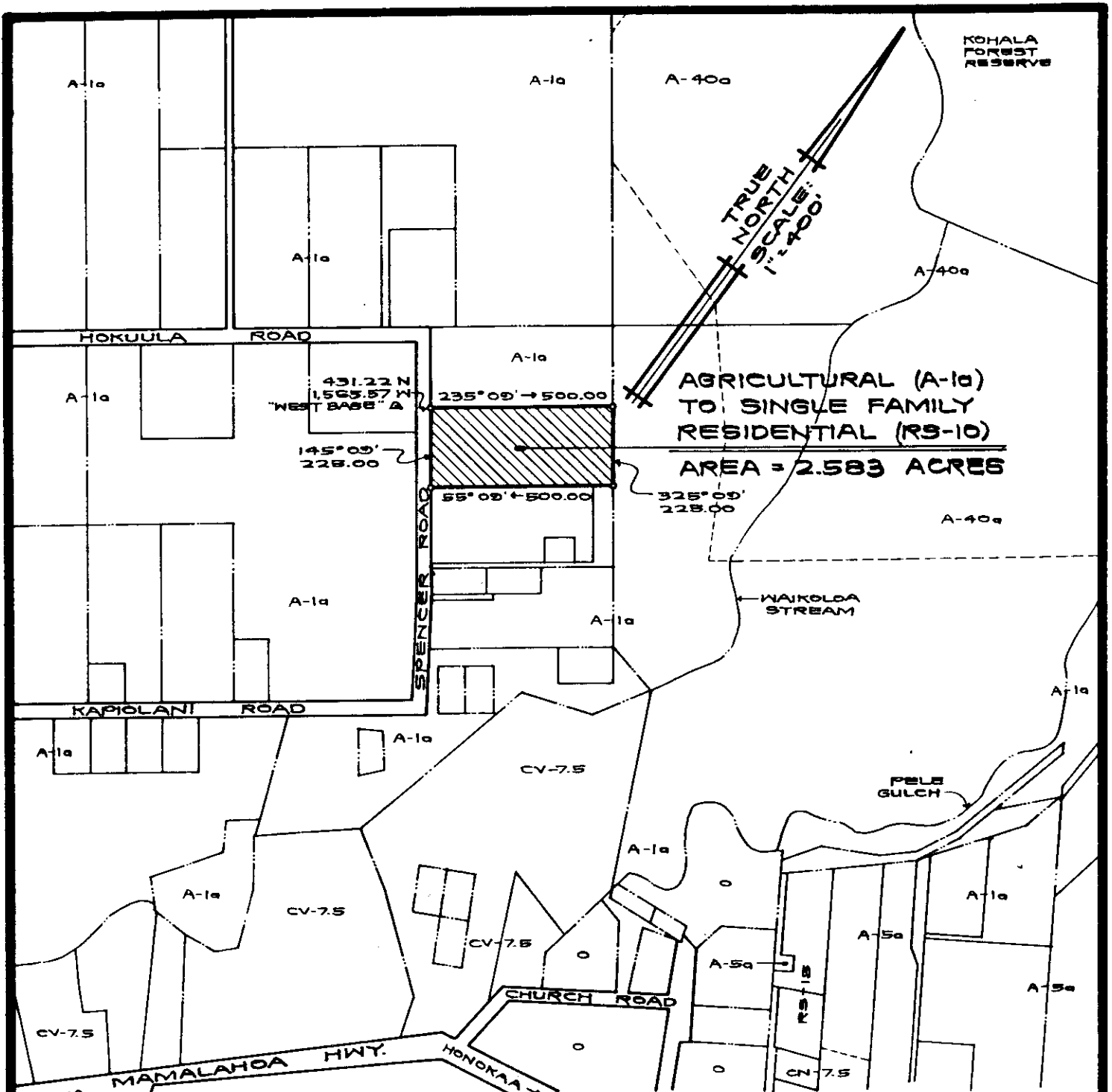
SECTION 4. This ordinance shall take effect upon its approval.

INTRODUCED BY:


COUNCIL MEMBER, COUNTY OF HAWAII

Hilo, Hawaii

Date of Introduction: March 6, 1985
Date of 1st Reading: March 7, 1985
Date of 2nd Reading: April 17, 1985
Effective Date: April 22, 1985



AMENDMENT TO THE ZONING CODE

AMENDING SECTION 25-94 (KAMUELA ZONE MAP), ARTICLE 3, CHAPTER 25 (ZONING CODE) OF THE HAWAII COUNTY CODE, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-1a) TO SINGLE FAMILY RESIDENTIAL (RS-10) AT WAIMEA HOMESTEADS, SOUTH KOHALA, HAWAII.

PREPARED BY: PLANNING DEPARTMENT
COUNTY OF HAWAII