

COUNTY OF HAWAII      STATE OF HAWAII

BILL NO. 39

ORDINANCE NO. 85 41

AN ORDINANCE AMENDING SECTION 25-106 (KEAAU ZONE MAP), ARTICLE 3, CHAPTER 25 (ZONING CODE) OF THE HAWAII COUNTY CODE, BY CHANGING THE DISTRICT CLASSIFICATION FROM LIMITED INDUSTRIAL (ML-20) TO SINGLE FAMILY RESIDENTIAL (RS-10) AT KEAAU, PUNA, HAWAII, COVERED BY TAX MAP KEY 1-6-143:19, 20 AND PORTION OF 22.

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

SECTION 1. Section 25-106, Article 3, Chapter 25 (Zoning Code) of the Hawaii County Code, is amended to change the district classification of properties described hereinafter as follows:

The district classification of the following area situated at Keaau, Puna, Hawaii, shall be Single Family Residential (RS-10):

(LOT A-17-C)

Beginning at a point at the east corner of this parcel of land and on the northwesterly side of Old Volcano Road, the coordinates of said point of beginning referred to Government Survey Triangulation Station "OLAA" being 7,222.83 feet North and 4,647.19 feet East and running by azimuths measured clockwise from True South:

Thence along the northwesterly side of Old Volcano Road along a curve to the left, having a radius of 980.37 feet, the chord azimuth and distance being:

1.    44° 10' 20"            122.45 feet;

2. 40° 35' 30" 501.83 feet along the northwesterly side of Old Volcano Road;
3. 43° 06' 457.73 feet along the northwesterly side of Old Volcano Road;
4. 124° 14' 53.56 feet along the northeasterly side of New Volcano Road; thence along the northeasterly side of New Volcano Road along a curve to the right, having a radius of 40.00 feet, the chord azimuth and distance being:
5. 169° 14' 56.57 feet;
6. 214° 14' 615.68 feet along the southeasterly side of New Volcano Road;
7. 304° 14' 10.00 feet along a jog in the southeasterly side of the New Volcano Road;
8. 214° 14' 462.99 feet along the southeasterly side of the New Volcano Road;
9. 315° 45' 235.57 feet along Lot 8, Land Court Application 1689 to the point of beginning and containing an area of 4.190 Acres. (Refer to Lot A-17-C as shown on Exhibit "A")

The classification of the following area situated at Keaau, Puna, Hawaii, shall be Single Family Residential (RS-10):

(LOT 10)

Beginning at a pipe at the east corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "Olaa" being 7,066.17 feet North and 4,799.80 feet East and running by azimuths measured clockwise from true South:

1. 45° 45' 40.00 feet along Lot A-18-A-1  
Land Court  
Application 1053;
2. 135° 45' 56.90 feet along Lot A-18-A-1  
Land Court  
Application 1053;
3. 45° 45' 33.50 feet along Lot A-18-A-1  
Land Court  
Application 1053;
4. 135° 45' 52.20 feet along Lot A-18-A-1  
Land Court  
Application 1053;
5. 225° 45' 33.50 feet along Lot A-18-A-1  
Land Court  
Application 1053;
6. 135° 45' 60.20 feet along Lot A-18-A-1  
Land Court  
Application 1053 to a pipe  
on the southeasterly side  
of Exception 8-A, New  
Volcano Road; thence  
following along a curve to  
the right, having a radius  
of 930.37 feet, the chord  
azimuth and distance being:
7. 226° 37' 44" 40.00 feet;
8. 315° 45' 168.70 feet along Lot 7, Land  
Court Application 1689 to  
the point of beginning and  
containing an area of  
0.195 Acres. (Refer to  
Lot 10 as shown on  
Exhibit "A")

The district classification of the following area situated at Keaau, Puna, Hawaii, shall be Single Family Residential (RS-10):

(LOT A-18-A-1)

Beginning at a pipe in concrete at the west corner of this parcel of land and on the southeasterly side of Old Volcano Road, the coordinates of said point of beginning referred to Government Survey Traingulation Station "OLAA" being 6,775.96 feet North and 4,320.02 feet East and running by azimuths measured clockwise from true South:

1. 220° 35' 30" 430.00 feet along the southeasterly side of Old Volcano Road to a pipe in concrete; thence along the Old Volcano Road along a curve to the right having a radius of 930.37 feet, the chord azimuth and distance being:
2. 222° 59' 40" 78.01 feet to a pipe in concrete;
3. 315° 45' 60.20 feet along Lot 10, Land Court Application 1689 to a pipe in concrete;
4. 45° 45' 33.50 feet along Lot 10, Land Court Application 1689 to a pipe in concrete;
5. 315° 45' 52.20 feet along Lot 10, Land Court Application 1689 to a pipe in concrete;
6. 225° 45' 33.50 feet along Lot 10, Land Court Application 1689 to a pipe in concrete;
7. 315° 45' 56.90 feet along Lot 10, Land Court Application 1689 to a pipe in concrete;
8. 225° 45' 40.00 feet along Lot 10, Land Court Application 1689 to a pipe in concrete;

- |     |              |   |
|-----|--------------|---|
| 9.  | 315° 45'     | 386.98 feet along Lot 7, Land Court Application 1689 to a pipe in concrete;   |
| 10. | 36° 01'      | 113.95 feet along Lot A-18-A-2, Land Court Application 1053 to a pipe in concrete;  |
| 11. | 56° 16' 30"  | 165.94 feet along Lot A-18-A-2 to a spike in concrete;  |
| 12. | 113° 23'     | 80.43 feet along Lot A-18-A-2, Land Court Application 1053 to a pipe in concrete;   |
| 13. | 34° 29'      | 137.30 feet along Lot A-18-A-2, Land Court Application 1053 to a pipe in concrete;  |
| 14. | 117° 54' 30" | 376.01 feet along Lot A-18-A-2, Land Court Application 1053 to a pipe in concrete;  |
| 15. | 141° 28'     | 97.83 feet along Lot A-18-A-2, Land Court Application 1053 to the point of beginning and containing an area of 5.809 Acres. (Refer to Lot A-18-A-1 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. This change in district classification is conditioned upon the following: (A) the petitioner, successors, or its assigns shall comply with all of the stated conditions of approval; (B) subdivision plans shall be submitted within one year from the effective date of the zone

change; (C) a drainage system in accordance with the requirements of the Department of Public Works shall be installed; (D) no direct access to the property from the State Volcano Highway (Highway 11) shall be allowed; and, (E) all other 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 affect other parts of this ordinance.

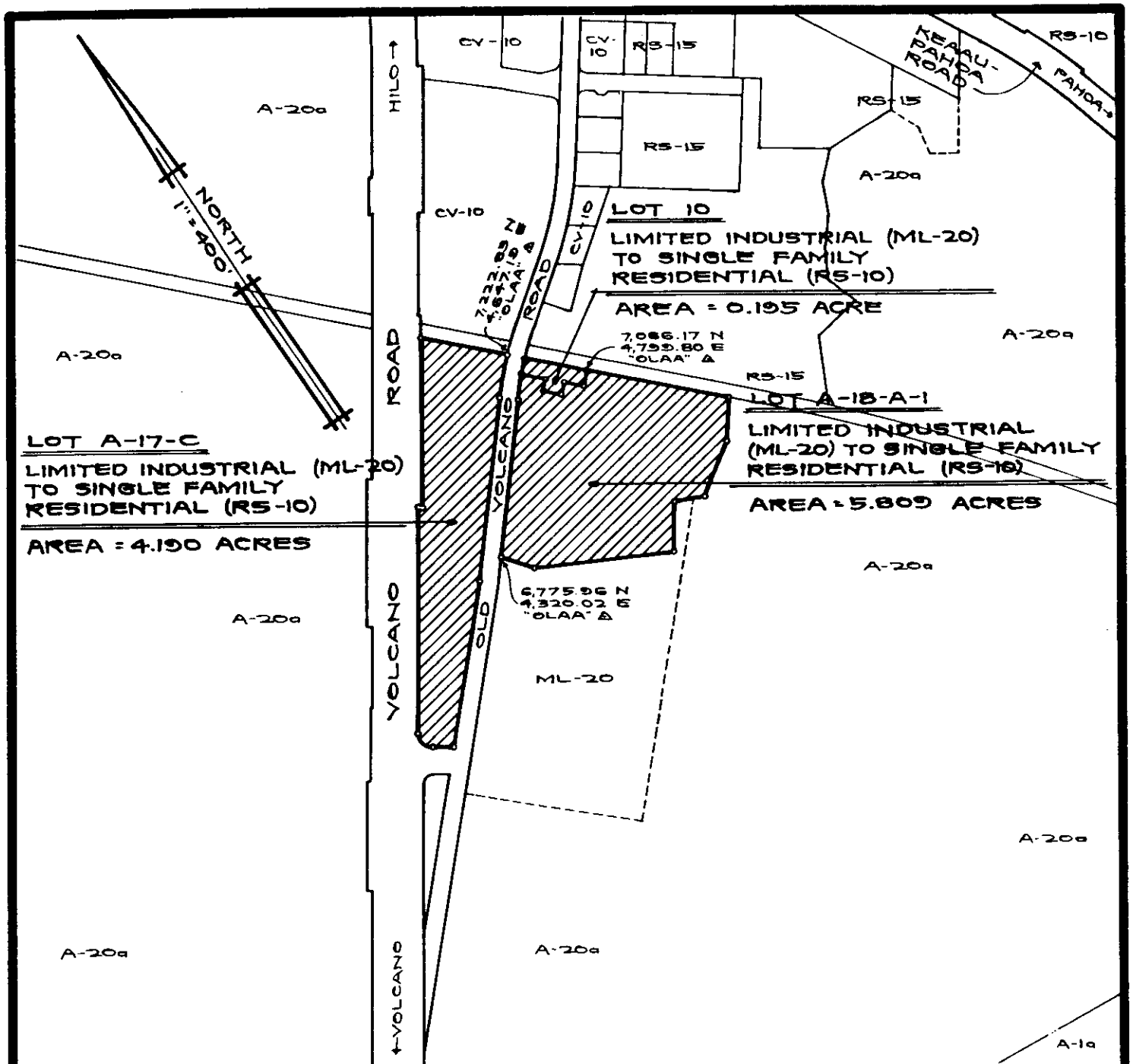
SECTION 4. This ordinance shall take effect upon its approval.

INTRODUCED BY:

  
COUNCIL MEMBER, COUNTY OF HAWAII

Hilo, Hawaii

Date of Introduction:	April 17, 1985
Date of 1st Reading:	April 17, 1985
Date of 2nd Reading:	May 8, 1985
Effective Date:	May 22, 1985



## AMENDMENT TO THE ZONING CODE

AMENDING SECTION 25-106 (KEAAU ZONE MAP) ARTICLE 3, CHAPTER 25 (ZONING CODE) OF THE HAWAII COUNTY CODE, BY CHANGING THE DISTRICT CLASSIFICATION FROM LIMITED INDUSTRIAL (ML-20) TO SINGLE FAMILY RESIDENTIAL (RS-10) AT KEAAU, PUNA, HAWAII.

PREPARED BY : PLANNING DEPARTMENT  
COUNTY OF HAWAII

TMK : 1-6-143 : 19, 20 AND PORTION OF 22

MARCH 5, 1985

EXHIBIT "A"