

COUNTY OF HAWAII STATE OF HAWAII

Bill No. 165

ORDINANCE NO. 86 50

AN ORDINANCE AMENDING SECTION 25-88 (SOUTH KONA ZONE MAP), ARTICLE 3, CHAPTER 25 (ZONING CODE) OF THE HAWAII COUNTY CODE, BY CHANGING THE DISTRICT CLASSIFICATION FROM NEIGHBORHOOD COMMERCIAL (CN-7.5) TO SINGLE FAMILY RESIDENTIAL (RS-10) and VILLAGE COMMERCIAL (CV-10) AND FROM SINGLE FAMILY RESIDENTIAL (RS-10) TO VILLAGE COMMERCIAL (CV-10) AT KEALAKEKUA, SOUTH KONA, HAWAII, COVERED BY TAX MAP KEY 8-2-15:PORTION OF 20.

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

SECTION 1. Section 25-88, 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 Kealahou, South Kona, Hawaii, shall be Single Family Residential (RS-10):

PARCEL 1:

Beginning at northwest corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU OHAU," being 8,234.86 feet South and 14,211.67 feet East, thence running by azimuths measured clockwise from True South:

- 1. 322° 28' 123.49 feet along the remainder of R.P. 3607 and 7533, L.C. Aw. 8452, Ap. 9 to A. Keohokalole;
2. 84° 13' 30" 65.00 feet along the remainder of R.P. 3607 and 7533, L.C. Aw. 8452, Ap. 9 to A. Keohokalole;

3. 174° 13' 30" 105.00 feet along the remainder of R.P. 3607 and 7533, L.C. Aw. 8452, Ap. 9 to A. Keohokalole to the point of beginning and containing an area of 3,413 Square Feet. (Refer to Parcel 1 as shown on Exhibit "A")

The district classification of the following area situated at Kealahou, South Kona, Hawaii, shall be Village Commercial (CV-10):

PARCEL 2:

Beginning at west corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU OHAU," being 8,234.86 feet South and 14,211.67 feet East, thence running by azimuths measured clockwise from True South:

1. 218° 54' 30" 66.17 feet along the remainder of R.P. 3607 and 7533, L.C. Aw. 8452, Ap. 9 to A. Keohokalole;
2. 221° 56' 65.29 feet along the remainder of R.P. 3607 and 7533, L.C. Aw. 8452, Ap. 9 to A. Keohokalole;
3. 300° 15' 30" 101.24 feet along the remainder of R.P. 3607 and 7533, L.C. Aw. 8452, Ap. 9 to A. Keohokalole;
4. 30° 13' 8.58 feet along the remainder of R.P. 3607 and 7533, L.C. Aw. 8452, Ap. 9 to A. Keohokalole;
5. 301° 43' 30" 179.99 feet along the remainder of R.P. 3607 and 7533, L.C. Aw. 8452, Ap. 9 to A. Keohokalole;

6. 45° 29' 30" 51.26 feet along the remainder of R.P. 3607 and 7533, L.C. Aw. 8452, Ap. 9 to A. Keohokalole;
7. Thence along same on a curve to the left with a radius of 525.00 feet, the chord azimuth and distance being: 90° 23' 55" 112.92 feet;
8. 84° 13' 30" 97.21 feet along the remainder of R.P. 3607 and 7533, L.C. Aw. 8452, Ap. 9 to A. Keohokalole;
9. 142° 28' 123.49 feet along the remainder of R.P. 3607 and 7533, L.C. Aw. 8452, Ap. 9 to A. Keohokalole to the point of beginning and containing an area of 34,878 Square Feet. (Refer to Parcel 2 as shown on Exhibit "A")

The district classification of the following area situated at Kealakekua, South Kona, Hawaii, shall be Village Commercial (CV-10):

PARCEL 3:

Beginning at south corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU OHAU," being 8,432.82 feet South and 14,363.76 feet East, thence running by azimuths measured clockwise from True South:

1. 142° 28' 126.15 feet along the remainder of R.P. 3607 and 7533, L.C. Aw. 8452, Ap. 9 to A. Keohokalole;
2. 264° 13' 30" 97.21 feet along the remainder of R.P. 3607 and 7533, L.C. Aw. 8452, Ap. 9 to A. Keohokalole;

3. Thence along same on a curve to the right with a radius of 525.00 feet, the chord azimuth and distance being:  
270° 23' 55" 112.92 feet;
4. 45° 29' 30" 40.35 feet along the remainder of R.P. 3607 and 7533, L.C. Aw. 8452, Ap. 9 to A. Keohokalole;
5. 52° 10' 30" 131.67 feet along the remainder of R.P. 3607 and 7533, L.C. Aw. 8452, Ap. 9 to A. Keohokalole to the point of beginning and containing an area of 11,960 Square Feet. (Refer to Parcel 3 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 applicant, successors or its assigns shall be responsible for complying with all of the stated conditions of approval; (B) tentative subdivision approval shall be secured within one year from the effective date of the zone change. Final subdivision approval shall be secured within one year thereafter; (C) prior to constructing any additional buildings on the Village Commercial (CV-10) zoned area, plans shall be submitted to the Planning Department of Plan Approval review; and (D) all other applicable rules, regulations and requirements be complied with. The Planning Director may administratively grant extensions to the foregoing time conditions. Further, should any of the foregoing

conditions not be met or substantially complied with in a timely fashion, the Director may initiate rezoning of the area to its original or more appropriate designation.

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

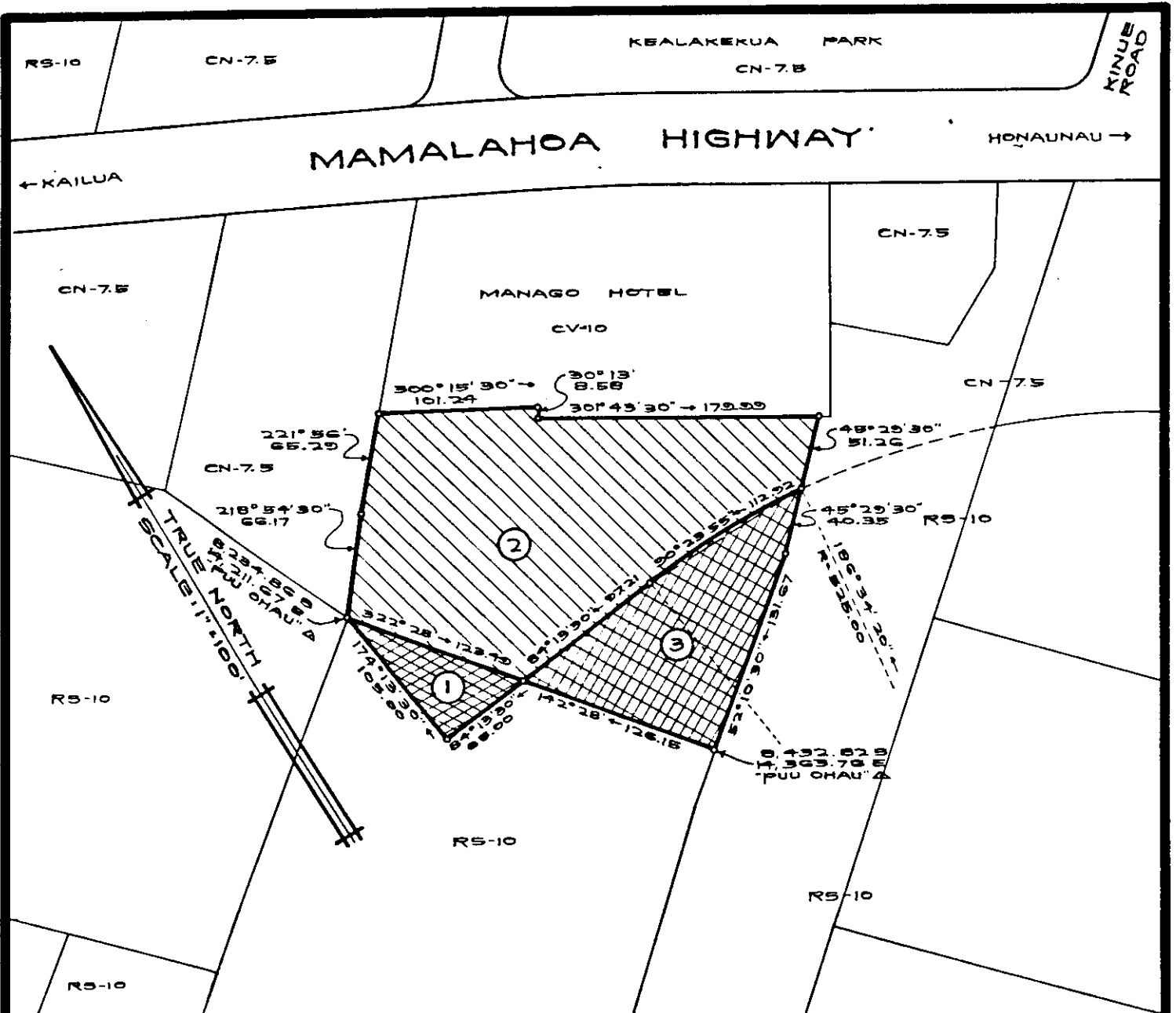
SECTION 4. This ordinance shall take effect upon its approval.

INTRODUCED BY:

  
\_\_\_\_\_  
COUNCIL MEMBER, COUNTY OF HAWAII

Hilo, Hawaii

Date of Introduction:	May 7, 1986
Date of 1st Reading:	May 7, 1986
Date of 2nd Reading:	May 21, 1986
Effective Date:	June 2, 1986



① PARCEL 1

NEIGHBORHOOD COMMERCIAL (CN-7.5) TO SINGLE FAMILY RESIDENTIAL (RS-10)  
 AREA = 3,413 SQ. FT.

② PARCEL 2

NEIGHBORHOOD COMMERCIAL (CN-7.5) TO VILLAGE COMMERCIAL (CV-10)  
 AREA = 34,878 SQ. FT.

③ PARCEL 3

SINGLE FAMILY RESIDENTIAL (RS-10) TO VILLAGE COMMERCIAL (CV-10)  
 AREA = 11,960 SQ. FT.

## AMENDMENT TO THE ZONING CODE

AMENDING SECTION 25-88 (SOUTH KONA ZONE MAP) ARTICLE 3, CHAPTER 25 (ZONING CODE) OF THE HAWAII COUNTY CODE, BY CHANGING THE DISTRICT CLASSIFICATION FROM NEIGHBORHOOD COMMERCIAL (CN-7.5) TO SINGLE FAMILY RESIDENTIAL (RS-10) AND VILLAGE COMMERCIAL (CV-10) AND FROM SINGLE FAMILY RESIDENTIAL (RS-10) TO VILLAGE COMMERCIAL (CV-10) AT KEALAKEKUA, SOUTH KONA, HAWAII.

PREPARED BY : PLANNING DEPARTMENT  
 COUNTY OF HAWAII

TMK : 8-2-15:20 (POR.)

JAN. 23, 1986

EXHIBIT "A"