

From: Committee on Rules 36GL <cor@guamlegislature.org>
Sent: Monday, October 18, 2021 10:31 AM
To: Clerks; Rennae Meno
Cc: Speaker Therese M. Terlaje
Subject: Messages and Communications for Doc. Nos. 36GL-21-1196 & 36GL-21-1197.
Attachments: 36GL-21-1196.pdf; 36GL-21-1197.pdf

Håfa Adai Clerks,

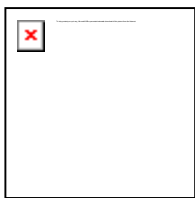
Please see attached M&C Doc. Nos. 36GL-21-1196 & 36GL-21-1197 for processing:

36GL-21-1196	Summary Zone Change Application No. SZC 2021-19 Lot 10111-11-3-R2, Municipality of Dededo; For: Jian Bing Wu and Amy Hongfang Guo.	Department of Land Management
36GL-21-1197	Summary Zone Change Application No. SZC 2020-46 Lot 3259-R2New-2, Municipality of Ordot-Chalan Pago; For: Nita International Trading, Inc.	Department of Land Management

Please note that a map is attached via hard copy for both Doc. Nos. and will need to be scanned and attached to the below attachments.

Hard Copies received.

Si Yu'os Ma'ase',



COMMITTEE ON RULES

Vice Speaker Tina Rose Muña Barnes
36th Guam Legislature
I Mina'trentai Sais Na Liheslaturan Guåhan
163 Chalan Santo Papa Hågatña Guam 96910
Email: cor@guamlegislature.org

"Disclaimer: This message is intended only for the use of the individual or entity to which it is addressed and may contain information which is privileged, confidential, proprietary, or exempt from disclosure under applicable law. If you are not the intended recipient or the individual responsible for delivering the message to the intended recipient, you are strictly prohibited from disclosing, distributing, copying, or in any way using this message. If you have received this communication in error, please notify the sender and immediately delete any copies you may have received. Thank you."

----- Forwarded message -----

From: Speaker Therese M. Terlaje <speaker@guamlegislature.org>
Date: Fri, Oct 15, 2021 at 4:05 PM
Subject: Messages and Communications for 36GL-21-1196 & 36GL-21-1197
To: Legislative Secretary Amanda Shelton <officeofsenatorshelton@guamlegislature.org>, Committee on Rules 36GL <cor@guamlegislature.org>

Håfa Adai,

Please see attached M&C Doc. No. 36GL-21-1196 & 36GL-21-1197.

36GL-21-1196	Summary Zone Change Application No. SZC 2021-19 Lot 10111-11-3-R2, Municipality of Dededo; For: Jian Bing Wu and Amy Hongfang Guo.	Department of Land Management
36GL-21-1197	Summary Zone Change Application No. SZC 2020-46 Lot 3259-R2New-2, Municipality of Ordot-Chalan Pago; For: Nita International Trading, Inc.	Department of Land Management

Si Yu'os Ma'åse',

Maria Abante
Legislative Assistant

Office of Speaker Therese M. Terlaje
Committee on Health, Land, Justice and Culture

I Mina'trentai Sais na Liheslaturan Guåhan

36th Guam Legislature

Office Location: Ada Plaza Center, Suite 207, 173 Aspinall Avenue, Hagåtña, Guam 96910

Address: Guam Congress Building, 163 Chalan Santo Papa, Hagåtña, Guam 96910

T: (671) 472-3586 F: (671) 989-3590 Email: speaker@guamlegislature.org

website: www.senatorterlaje.com



DIPĀTTAMENTON MINANEHAN TĀNO'
 (Department of Land Management)
GUBETNAMENTON GUĀHAN
 (Government of Guam)



Street Address:
 390 S. Marine Corps Drive
 Suite 733 ITC Building
 Tamuning, GU 96913

LOURDES A. LEON GUERRERO
 MAGA'HAGA • GOVERNOR

JOSHUA F. TENORIO
 SIGUNDO MAGA'LÁHI • LIEUTENANT GOVERNOR

JOSEPH M. BORJA
 Director

Doc Type: 36GL-21-1196

OFFICE OF THE SPEAKER
 THERESE M. TERLAJE

October 7, 2021

Honorable Senator Therese M. Terlaje
 Legislative Secretary, 36th Guam Legislature
 Guam Congress Building, 163 Chalan Santo Papa
 Hagåtña, Guam 96932

-10- 14 2021

Time: 2:24pm
 Received: [Signature]

Re: **Summary Zone Change Application No. SZC 2021-19**
Lot 10111-11-3-R2, Municipality of Dededo;
For: Jian Bing Wu and Amy Hongfang Guo

Website:
<http://land.guam.gov>

Buenas Yan Hafa Adai, Honorable Senator Therese M. Terlaje:

E-mail Address:
lmir@land.guam.gov

Pursuant to 21 GCA (Real Property), Chapter 61 (Zoning Law), Part 3 (Changes of Zones), Section 61639 (Summary Procedure for Agricultural and Single - Family Residential Rezoning and Executive Order 92-08 (Establishing Interim Rules and Regulations for Individual, Small Landowner Zone Changes), the Department of Land Management is herewith submitting to the Legislature, a Zone Change application for Lot 10111-11-3-R2, in the Municipality of Dededo, from "A" (Agricultural) to R-1" (Single - Family Dwelling) Zone in order to subdivide the basic lot into Five (5) residential lots and build new homes.

As such, I have **APPROVED WITH CONDITIONS** the Zone Change.

Your expeditious response on this action is greatly appreciated.

Senseramente,

[Signature]
 JOSEPH M. BORJA
 Director

COMMITTEE ON RULES
 RECEIVED:

October 15, 2021
 4:05 P.M.

[Signature]

Telephone:
 671-649-LAND (5263)

- a CC
~~PCG~~ PCG; w/Attachment(s):
1. Staff Report and Notice of Action; MPC Resolution of Support
 2. Certifications of Application Review Committee (ARC)
 3. Zone Change Application with supporting documents
 4. Amendment Map No. 199; Zoning Map No. F367S 39

Facsimile:
 671-649-5383



**SUMMARY ZONE CHANGE
APPLICATION NO: 2021-19
LOT 10111-11-3-R2
MUNICIPALITY OF DEDEDO**

COPY



Space for Recordation

**GOVERNMENT OF GUAM - Department of Land Management
Office of the Recorder**

965674

File for Record is Instrument Number _____

On the Year 21 Month 10 Day 12 Time 2:46

Recording Fee DE-OFFICIO Receipt No. DE-OFFICIO

Deputy Recorder Liza Q. Moon
LIZA Q. MOON



SUMMARY ZONE CHANGE

APPLICATION NO.: 2021-19

APPLICANT: JIANBING WU AND
AMY HONGFANG GUO

PREPARED ON: SEPTEMBER 27, 2021

FROM: "A" (AGRICULTURAL) ZONE

TO: "R-1"(SINGLE FAMILY DWELLING)
ZONE

LOT: 10111-11-3-R2

BLOCK: N/A

TRACT: N/A

MUNICIPALITY: DEDEDO

LOT AREA: 3,853 SQ.M. or 41,475 SQ.FT.

MAP REF NO. 003FY90 / DOC. # 437941

AMENDMENT NO.: A-199

ZONING MAP NO.: F3-67S39

1. Approved with conditions as noted in Notice of Action and Pursuant to Title 21 GCA Chapter 61 Section 61639 and Executive Order 98-02.
2. Subject to restrictions on land Use pursuant to PL 21-82:4; as amended by PL 21-144.

Joseph M. Borja
JOSEPH M. BORJA
DIRECTOR
DEPARTMENT OF LAND MANAGEMENT
DATE 10/7/21

GOVERNMENT OF GUAM – Department of Land Management
Office of the Recorder

File for Record is Instrument Number 965674
on the Year 20 21 Month 10 Day 12 Time 246
Recording Fee DE-OFFICIO Receipt No. DE-OFFICIO
Deputy Recorder: Liza Q. Moon
LIZA Q. MOON

(Space above for Recordation)

SUMMARY ZONE CHANGE

Department of Land Management
Government of Guam
P.O. Box 2950
Hagåtña, Guam 96932

NOTICE OF ACTION

September 29, 2021

Date

To: Jianbing Wu and Amy Hongfang Guo.
c/o Harry D. Gutierrez, Representative
#119 Gutierrez Way
Agana Heights, Guam 96910

Application No. 2019-19

The Director of Land Management Pursuant to 21 Guam Code Annotated, Chapter 61, (Zoning Law), Part 3 (Changes of Zone), §61639 (Summary Procedures for Agricultural and Residential rezoning), and Executive Order No. 92-08:

DEPARTMENT ACTION

N/A / APPROVED

XX / APPROVED WITH
CONDITIONS

N/A / Disapproved

ZONE CHANGE REQUEST

XX / FROM "A" (AGRICULTURAL) TO
"R-1" (SINGLE-FAMILY DWELLING) ZONE IN ORDER
TO SUBDIVIDE THE BASIC LOT INTO FIVE (5)
RESIDENTIAL LOTS.

Ref: Lot 10111-11-3-R2 (Wusstig), Dededo, Guam;
[3,853 S.M. or 41,475 S.F.], LM Map 003FY90, DOC
#437941

N/A / FROM "R-1" (SINGLE-FAMILY DWELLING) TO
"R-2" (MULTI-FAMILY DWELLING) ZONE

N/A / FROM "R-1" (SINGLE-FAMILY DWELLING) TO
"R-2" (MULTI-FAMILY DWELLING) ZONE

**NOTICE OF ACTION
SUMMARY ZONE CHANGE**

Application No. 2021-19

**Lot 10111-11-3-R2 (Wusstig), Dededo, Guam
Date of Preparation of NOA: September 29, 2021
Page 2 of 4**

1. APPLICATION SUMMARY: Jianbing Wu and Amy Hongfang Guo, c /o Harry D. Gutierrez, Representative, the owners, requests approval for rezoning of Lot 10111-11-3-R2 (Wusstig), Dededo, Guam; [3,853 S.M. or 41,475 S.F.], LM Map 003FY90, DOC #437941; from "A"(Agricultural) to "R-1" (Single-Family Dwelling) Zone in order to subdivide the basic into (Five (5) residential lots.

2. DIRECTOR'S CONDITIONS OF APPROVAL: A Municipal Planning Council (MPC) Resolution from the Dededo Mayor was submitted in support of the zone change; (Appropriate water, power and public sewer is available on the subject lot, verified by staff inspection); Applicant(s) shall:

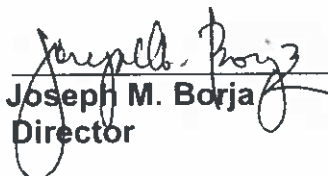
- a. Comply with all permitting Agency Conditions and requirements; and
- b. That the Building Construction Site Development Plan shall show details of the structure's location, sewage disposal type and connection; and
- c. That the development shall be connected to public sewer and shall comply with GWA and GEPA's wastewater disposal system requirements and conditions; and
- d. That the Applicants comply with all subdivision/parceling conditions and requirements.



Celine L. Cruz
Guam Chief Planner

10-4-21

Date



Joseph M. Borja
Director

10/7/21

Date

ATTACHMENTS

Cc: Building Permits Section, DPW (Attn: Administrator or Designee)
Real Property Tax Division, Department of Revenue and Taxation

* Case Planner: Penmer Gulac

NOTICE OF ACTION
SUMMARY ZONE CHANGE
Lot 10111-11-3-R2 (Wusstig), Dededo, Guam
Date of Preparation of NOA: September 29, 2021

Application No. 2021-19

Page 3 of 4

CERTIFICATION OF UNDERSTANDING AND AGREEMENT

I/We Jianbing Wu and Amy Hongfang Guo / Harry D. Gutierrez
(Applicant [Please print name]) (Representative [Please print name])

I/We _____
(Applicant [Please print name])

Understand and accept the Conditions cited above; and further agree to adhere to all of said Conditions made a part of and/or attached to this Notice of Action as approved by the Director of the Department of Land Management. I/We, acknowledged receipt of this Notice of Action.

I/WE, acknowledged that this Zone Change Approval does not constitute automatic approval or guarantee the issuance of any "**PERMITS**" for the construction of the proposed Development or issuance of any "**LICENSE**" for rentals or leases. I/We further understand that the issuance of any required "**PERMITS**" or "**LICENSE**" shall be contingent on the availability and/or adequacy of infrastructure in the area. Such infrastructure availability and/or adequacy shall be as determined by the appropriate and responsible mandated permitting Agency/Department (i.e., DPW, GEPA, GWA, GPA, PH&SS and GFD, etc).

_____/_____
Signature of Applicant (s) Signature of Representative
Date: _____ Date: 10-7-21

ONE (1) COPY OF RECORDED NOTICE OF ACTION RECEIVED BY:

_____/_____/_____/_____
Applicant (s) Date Representative Date
5/10/21 10-12-21

NOTICE OF ACTION (Attachment)
SUMMARY ZONE CHANGE
Lot 10111-11-3-R2 (Wusstig), Dededo, Guam
Date of Preparation of NOA: September 29, 2021

Application No. 2021-19

Page 4 of 4

Planning Staff Review and Recommendation(s);

1. Frank P. Taitano, Planner IV Approved Disapproved

Comments: Meets SZC Requirements

Signature Frank Taitano Date: 10-1-21

2. M. Grace Vergara, Planner III Approved Disapproved

Comments: MEETS SZC REQS

Signature M. Grace Vergara Date: 09/30/2021



DIPATTAMENTON MINANEHAN TANO'
 (Department of Land Management)
GUBETNAMENTON GUAHAN
 (Government of Guam)



LOURDES A. LEON GUERRERO
 MAGA HAGA • GOVERNOR

JOSEPH M. BORJA
 Director

JOSHUA F. TENORIO
 SIGUNDO MAGA LAHI • LIEUTENANT GOVERNOR

October 7, 2021

Honorable Senator Therese M. Terlaje
 Legislative Secretary, 36th Guam Legislature
 Guam Congress Building, 163 Chalan Santo Papa
 Hagatña, Guam 96932

Re: **Summary Zone Change Application No. SZC 2021-19**
Lot 10111-11-3-R2, Municipality of Dededo;
For: Jian Bing Wu and Amy Hongfang Guo

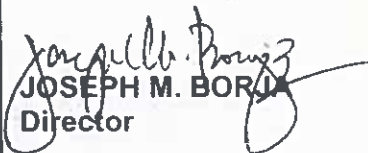
Buenas Yan Hafa Adai, Honorable Senator Therese M. Terlaje:

Pursuant to 21 GCA (Real Property), Chapter 61 (Zoning Law), Part 3 (Changes of Zones), Section 61639 (Summary Procedure for Agricultural and Single - Family Residential Rezoning and Executive Order 92-08 (Establishing Interim Rules and Regulations for Individual, Small Landowner Zone Changes), the Department of Land Management is herewith submitting to the Legislature, a Zone Change application for Lot 10111-11-3-R2, in the Municipality of Dededo, from " A " (Agricultural) to R-1 " (Single - Family Dwelling) Zone in order to subdivide the basic lot into Five (5) residential lots and build new homes.

As such, I have **APPROVED WITH CONDITIONS** the Zone Change.

Your expeditious response on this action is greatly appreciated.

Senseramente,


 JOSEPH M. BORJA
 Director

cc

PCG; w/Attachment(s):

1. Staff Report and Notice of Action; MPC Resolution of Support
2. Certifications of Application Review Committee (ARC)
3. Zone Change Application with supporting documents
4. Amendment Map No. 199; Zoning Map No. F367S 39

Street Address:
 S. Manne Corps Drive
 Suite 733 ITC Building
 Tamuning, GU 96913

Mailing Address:
 P.O. Box 2950
 Hagatña, GU 96932

Website:
<http://land.guam.gov>

E-mail Address:
dir@land.guam.gov

Telephone
 1-649-LAND (5263)

Facsimile:
 671-649-5383

- e. 1967 Master Plan. Open Space/Agricultural
- f. Community Design Plan. Mix Uses; Residential, Low – Density.
- g. Surrounding Area. The surrounding area consists of some vacant lots, single family dwellings, duplexes, to the east, west, south and that it across GovGuam Department of Agriculture Experiment Station and is nearby residential subdivision (Santos Subdivision) to the southeast border. There are several commercial activities (Mom and Pop Stores) along Wusstig road, and a 2-storey commercial complex along the corner of Route No. 1 and Wusstig Road, approximately one (1) mile east from the subject lot. The proposed development is conducive to the existing land use trend comprising of mix uses of residential single-family and duplexes and some commercial activities within the area. The proposed development is not expected to have a major impact to existing infrastructure or immediate surroundings as infrastructure, such as public sewer and other utilities are available in the immediate area to support and sustain residential growth and community development.

3. APPLICATION CHRONOLOGICAL FACTS.

- a. Date Application Accepted: July 20, 2021
- b. Certifications:

DPW: No Official Certification have been received from DPW as of Staff Report Date. Per Staff inspection, the property is accessible from the northeast east which is Chalan Adahi (a 40-foot right-of-way) and Wusstig Road (80-foot right of Way) directly fronting the subject lot. The existing house on the lot is under renovation during staff inspection and is connected to all utilities, to include public sewer. Planning staff advises the applicant to obtain all required permits before any clearing, construction or improvements on subject the lot. DLM is mandated by law to continue and process the application and file it to the legislature for their review and further actions.

GWA: An Official Certification have been received from GWA. The authority states that public sewer and water extensions for connections must be coordinated with GWA engineering and customer service units for plans and permitting requirements. That any extensions to the existing water/sewer systems shall be at the owners expense is available to serve the development. GWA's position is in favor to the approval of the application. Per DLM staff inspection, it was verified that sewer and water connections are located along the right-of-way fronting the subject lot. (Position Statement is Attached).

Director of Land Management
Staff Report- Case No. SZC 2021-19
Page 3

GEPA: No Official Certification have been received from Guam EPA as of Staff Report Date. Per Planning Staff inspection, the proposed project site is near all utility infrastructure (within 100 feet). The project will be connected to all public utilities, such as sewer, water, power, etc. Planning staff advises the applicants to obtain the required permits from the agency before any clearing, or construction on said lots. DLM is mandated by law to continue and process the application and file it to the legislature for their review and further actions.

GPA: An Official Certification have been received from the authority and they have no objection to the application. The agency advises the applicants to coordinate all permitting requirements with GPA Customer Services and comply with all Service Rules and Regulations of the agency. (Position Statement is Attached).

BoPS: An Official Certification have been received and the Bureau stating it objects to the zone change regarding protection of the Northern Water lens and density of 5 lots in 1-acre does not comply with North and Central Land Use Plan, and further provides recommendations to DLM Director and applicant with noted conditions to required for the applicant to comply with.

DPR/HPO: No Official Certification have been received from the agency. Applicants are advise to obtain required permits prior to any development the subject lot. DLM is mandated by law to continue and process the application and file it to the legislature for their review and further actions.

DoAG: An Official Certification have been received and the agency stating is supports the zone change.(Position Statement is Attached)

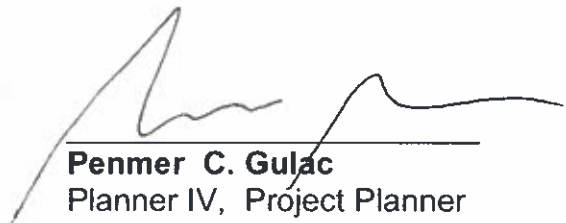
Note): Pursuant to Section 61639 (a)((1), failure to provide the Department of Land Management, from any infrastructure agency as to the availability and/or adequacy of infrastructure (water, power, sewer), within ten (10) working days from receipt of this request, shall constitute an assumption by DLM that the agency not answering the request has no objection to the rezoning.

- c. **Municipal Public Hearing Results:** Pursuant to P.L. 21-144:3, the public hearing on this zone change application has been waived by Director of Land Management and any hearing is deferred to the Mayor and the Municipal Planning Council of Dededo.

d. **Municipal Planning Council Resolution (MPC):** The Mayor of Dededo received a copy of the application packet for the proposed development. Submitted and made apart of this report MPC Resolution No. 2021-12, dated September 14, 2021, supporting the proposed rezoning and as there is a need for single-family dwellings for families to benefit the community.

5. **STAFF RECOMMENDATION:** Planning Staff recommends **Approval** of the Summary Zone Change request with the following conditions:

- a. Comply with all permitting Agency Conditions and requirements; and
- b. That a Building Construction Site Development Plan shall show details of structure location, sewage disposal type and connection; and
- c. That the development be hooked up to public sewer and comply with GWA and GEPA's waste-water disposal system requirements and conditions; and
- d. That the Applicant comply with all subdivision/parceling and permitting agency conditions and requirements



Penmer C. Gulac
Planner IV, Project Planner

9/24/21
Date

Attachments; Application packet and Position Statements, Supporting Documents



DIPATTAMENTON MINANEHAN TANO'
 (Department of Land Management)
GUBETNAMENTON GUAHAN
 (Government of Guam)



LOURDES A. LEON GUERRERO
 MAGA HAGA • GOVERNOR

JOSEPH M. BORJA
 Director

JOSHUA F. TENORIO
 SIGUNDO MAGA LAHI • LIEUTENANT GOVERNOR

October 7, 2021

Honorable Senator Therese M. Terlaje
 Legislative Secretary, 36th Guam Legislature
 Guam Congress Building, 163 Chalan Santo Papa
 Hagåtña, Guam 96932

Re: **Summary Zone Change Application No. SZC 2021-19**
Lot 10111-11-3-R2, Municipality of Dededo;
For: Jian Bing Wu and Amy Hongfang Guo

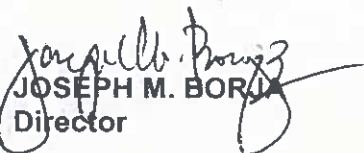
Buenas Yan Hafa Adai, Honorable Senator Therese M. Terlaje:

Pursuant to 21 GCA (Real Property), Chapter 61 (Zoning Law), Part 3 (Changes of Zones), Section 61639 (Summary Procedure for Agricultural and Single - Family Residential Rezoning and Executive Order 92-08 (Establishing Interim Rules and Regulations for Individual, Small Landowner Zone Changes), the Department of Land Management is herewith submitting to the Legislature, a Zone Change application for Lot 10111-11-3-R2, in the Municipality of Dededo, from "A" (Agricultural) to R-1" (Single - Family Dwelling) Zone in order to subdivide the basic lot into Five (5) residential lots and build new homes.

As such, I have **APPROVED WITH CONDITIONS** the Zone Change.

Your expeditious response on this action is greatly appreciated.

Senseramente,


 JOSEPH M. BORJA
 Director

a CC

~~PCG~~ PCG; w/Attachment(s):

1. Staff Report and Notice of Action; MPC Resolution of Support
2. Certifications of Application Review Committee (ARC)
3. Zone Change Application with supporting documents
4. Amendment Map No. 199; Zoning Map No. F367S 39

Street Address:
 0 S. Marine Corps Drive
 Suite 733 ITC Building
 Tamuning, GU 96913

Mailing Address:
 P.O. Box 2950
 Hagåtña, GU 96932

Website:
<http://land.guam.gov>

E-mail Address:
ndir@land.guam.gov

Telephone:
 71-649-LAND (5263)

Facsimile:
 671-649-5383



DIPATTAMENTON MINANEHAN TANO'
(Department of Land Management)
GUBETNAMENTON GUAHAN
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Street Address:
590 S. Marine Corps Drive
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LOURDES A. LEON GUERRERO
MAGA'HAGA • GOVERNOR

JOSEPH M. BORJA
Director

Mailing Address:
P.O. Box 2950
Hagåtña, GU 96932

JOSHUA F. TENORIO
SIGUNDO MAGA'LÁHI • LIEUTENANT GOVERNOR

October 4, 2021

MEMORANDUM

TO: Director
FROM: Guam Chief Planner

Website:
<http://land.guam.gov>

**SUBJECT: Summary Zone Change (SZC) No. 2020-46;
For: Jianbing Wu and Amy Honfang Guo**

Buenas Yan Hafa Adai:

Submitted is the SZC Packet for your review and action.

I have reviewed the application and **Concur** with the recommendations of the Case Planner and the Panel of Senior Planners for approval with conditions.

I am available should you have additional questions or need further clarification.

Senseramente,

Celine L. Cruz
Guam Chief Planner

With Attachments

Penmer C. Gulac, Project Planner

E-mail Address:
imdir@land.guam.gov

Telephone:
671-649-LAND (5263)

Facsimile:
671-649-5383



DIPĀTTAMENTON MINANEHAN TĀNO'
 (Department of Land Management)
GUBETNAMENTON GUĀHAN
 (Government of Guam)



JOSEPH M. BORJA
 Director

LOURDES A. LEON GUERRERO
 MAGA'HAGA • GOVERNOR

JOSHUA F. TENORIO
 SIGUNDO MAGA LÁHI • LIEUTENANT GOVERNOR

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 71-649-LAND (5263)

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October 4, 2021

MEMORANDUM

TO: Director

FROM: Guam Chief Planner

SUBJECT: **Summary Zone Change (SZC) No. 2020-46;**
For: Jianbing Wu and Amy Honfang Guo

Buenas Yan Hafa Adai:

Submitted is the SZC Packet for your review and action.

I have reviewed the application and **Concur** with the recommendations of the Case Planner and the Panel of Senior Planners for approval with conditions.

I am available should you have additional questions or need further clarification.

Senseramente,

Celine L. Cruz
 Guam Chief Planner

With Attachments

Penmer C. Gulac, Project Planner

**DEDEDO MUNICIPAL PLANNING COUNCIL
MUNICIPALITY OF DEDEDO**

RESOLUTION NO 2021-12

Introduced by:
Melissa B. Savares, Chairperson
Peter J. Benavente, Vice Chairperson

MEMBERS:

Acda, Romulo (Romy)
Artero, Pascual V.
Cepeda, Nadine T
Chan, Jose Arthur
Cing, Jonathon Anthony
Gaza, Edgar Noel L.
Mafnas, Frank

Makepeace, Annie M.
Obina, Samnak
San Nicolas, Joseph C.
Servino, Benito (Benny)
Tainatongo, Carmen N.
Wusstig, Ernie



Relative to the Dededo Municipal Planning Council's (DMPC) support of the request for zone change for Lot No. 10111-11-3-R2, on Wusstig Rd. from "A" (Agriculture) to "R-1" (Single-Family Dwelling) to subdivide the basic lot to Five (5) lots, in the Municipality of Dededo.

BE IT RESOLVED BY THE DEDEDO MUNICIPAL PLANNING COUNCIL:

WHEREAS, on Tuesday, September 14, 2021, Chairperson Savares shared the application for zone change from Jianbing Wu and Amy Hongfang Guo, with members of the DMPC; and

WHEREAS, members reviewed the Agency Review Committee and Dept. of Land Management Planning Division Site Inspection reports; and


WHEREAS, members agreed that there is a need for single-family dwelling for families on Guam; and

WHEREAS, after further discussions by members, a motion was made to support this zone change for Lot No. 10111-11-3-R2; and

BE IT RESOLVED, that the zone change request by Jianbing Wu and Amy Hongfang Guo is approved by members of the DMPC; therefore be it

FURTHER RESOLVED, that the Chairperson of the Dededo Municipal Planning Council certify to and the secretary attest the adoption hereof and that copies of the same be therefore transmitted to the Department of Land Management, Department of Public Works and Guam Environmental Protection Agency.

DULY RECORDED AND REGULARLY ADOPTED BY THE DEDEDO MUNICIPAL PLANNING COUNCIL ON THIS 14th DAY OF September 2021.


MELISSA B. SAVARES, Mayor of Dededo


YVONNE S. ACDA, Secretary

Meg

2021



DIPĀTTAMENTON MINANEHAN TĀNO'
 (Department of Land Management)
GUBETNAMENTON GUĀHAN
 (Government of Guam)



Street Address:
 30 S. Marine Corps Drive
 Suite 733 ITC Building
 Tamuning, GU 96913

LOURDES A. LEON GUERERO
 Maga Haga · Governor

JOSEPH M. BORJA
 Director

JOSHUA F. TENORIO
 Sigundo Maga Lahi · Lieutenant Governor

August 13, 2021

Honorable Melissa B. Savares
 Mayor of Dededo c/o Municipal Planning Council (MPC)

COPY

Subject: Summary Zone Change (SZC) Public Hearing Waiver

Hafa Adai Mayor Savares:

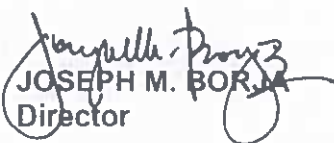
An application has been filed with the Department of Land Management, Division of Planning by: **Jianbing Wu and Amy Hongfang Guo, c/o Harry D. Gutierrez, Consultant, applicant/owner of Lot 10111-11-3-R2, (Wusstig Area) Municipality of Dededo, under Application No. SZC 2021-19 for a Zone Change from "A" (Agricultural) to "R- 1" (Single-Family Dwelling) zone in order to subdivide the basic lot into Five (5) lots and construct new homes.**

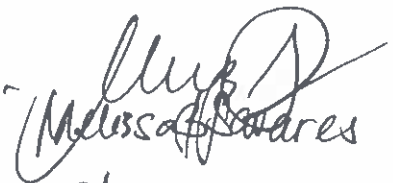
Pursuant to Public Law 21-144, Section 3 (Waiver of Formal Public Hearing), based on our review of the application, and the results of our site inspection on July 20, 2021, and the availability of all required infrastructure for proposed development on the subject lot. The Department of Land Management hereby waives the requirement of a formal public hearing and defers any hearing on the application to your Municipal Planning Council (the MPC).

Although the Department has waived the requirements of a formal public hearing, and pursuant to Public Law 33-68 (MPC Review of Applications), an MPC Resolution is required prior to any final action on the application. To ensure that our recommendation is consistent with the desire of your community, we request that your MPC submit a Resolution stating its position (i.e. support, objections, concerns, conditions, etc.) on the zone change. The Resolution should be transmitted with in fourteen (14) days from the date of DLM filing with your office. The Resolution can be faxed to the department at 649-5383, to the attention of Summary Zone Change Section, Land Planning Division.

Thank you for your attention to this matter.

Senseramente,


JOSEPH M. BORJA
 Director

Rec'd. 
 8/16/2021 9:40 AM

CC:  Penmer C. Gulac; Project Planner
 Attachment: SZC Application No. 2021-19



GUAM WATERWORKS AUTHORITY

Gloria B. Nelson Public Service Building
688 Route 15, Mangilao, Guam 96913




MEMORANDUM

August 25, 2021

TO: Joseph Borja, Director, Department of Land Management

CC: Mayor Melissa B. Savares, Municipality of Dededo
(melissa.savares@gmail.com)

FROM: Miguel C. Bordallo, P.E., General Manager 

SUBJECT: Position Statement on Zone Change Application 2021-19 for Lot 10111-11-3-R2 in the Municipality of Dededo

APPLICANT: Jianbing Wu and Amy Hongfang Guo

The Guam Waterworks Authority (GWA) has reviewed the applicant's request for a zone change from "A" (Agriculture) to "R1" (Single-Family) zone for the proposed lot parceling into 5-lots.

This memorandum shall serve as GWA's position statement for the referenced application related to the availability of water and sewer infrastructure to serve the above subject lot. This position statement shall not be construed as notice that water and sewer systems have the capabilities to accommodate the proposed development, including fire flow, without on-site or off-site improvements. Any extension of the water and sewer systems and/or capacity upgrades required to serve the property shall be subject to GWA rules and regulations. Any required extension to the existing facilities to serve the subject properties shall be at the applicant's expense.

The following comments are conditions for GWA's position in favor of the approval of this application:

1. Easements for water must have a minimum width of 10 feet. Easements for both water and sewer must be a minimum width of 20 feet. Larger easement widths might be required, depending on site-specific conditions and an anticipation of the installation of other utilities.
2. The applicant must provide GWA with site development plans to construct the proposed development. The site development plans must illustrate the proposed point of connection for water and sewer and is subject to GWA inspection and

*To: Penner
9.22.21*

11. After a GWA utility service account is opened, the account holder is responsible for informing GWA of onsite activity changes that may affect the account's classification and utility service requirements. Activity changes include, but are not limited to, laundry, food service, and vehicle maintenance activities.

This memorandum shall remain valid for 365 calendar days from the date of this response. Contact Brian Hess, P.E., GWA Permits and New Area Development Supervisor (#300-6041 or bhess@guamwaterworks.org) for water and sewer system standards or additional information.



GUAM POWER AUTHORITY

ATURIDÁT ILEKTRESEDÁT GUAHAN
P.O. BOX 2977 • AGANA, GUAM U.S.A. 96932-2977

September 17, 2021



MEMORANDUM

To: Chairman, Guam Land Use Commission
Executive Secretary, Guam Land Use Commission

From: General Manager

Subject: Lot 10111-11-3-R2, Municipality of Dededo, (Jianbing Wu and Amy Hongfang Guo); Summary Zone Change Application from "A" (Agricultural) to "R-1" (Single-Family Dwelling) to subdivide the basic lot into Five (5) residential lots and construct new homes. **Application No. 2021-19 SZC**

Guam Power Authority has reviewed the application described above and submits the following position statement:

A. Comments and Recommendations Concerning GPA requirements:

- Customer is required to comply with the following pursuant to the National Electric Code, National Electric Safety Code and GPA's Service Rules and Regulations:
 - Coordinate overhead/underground power requirements with GPA Engineering for new structures.
 - Maintain minimum clearances as defined by the current edition of the National Electrical Safety Code and National Electrical Code.
 - Maintain adequate clearance between any structures and electric utility easements in accordance with NESC and GPA requirements.
 - Developer/Owner shall provide necessary electric utility easements to GPA prior to final connection.
 - Provide scheduling and magnitude of project power demand requirements for new loads.
 - All relocation costs for GPA's facilities, if necessary, is 100% chargeable to the applicant including but not limited to labor and materials.
 - GPA reserves its easement rights established under Document No. 331246 & 350855.**
- Primary distribution overhead and underground line extensions and GPA service connections must adhere to the guidelines outlined in the current issue of GPA's Service Rules and Regulations.
- A system impact assessment may be required to determine the effect of this development on GPA's existing power facilities.
- All costs associated with the modification of GPA facilities shall be chargeable to the customer. This includes relocation costs, new installation costs and any required system upgrades.

B. General Comments

GPA has no objection to the request subject to the conditions cited above.


JOHN M. BENAVENTE, P.E.

ASG/arp

INFRASTRUCTURE CERTIFICATION FORM

Agency Certifying: **Guam Power Authority**
 Applicant: Jianbing Wu and Amy Hongfang Guo
 Location: Lot 10111-11-3-R2, Dededo
 Type of Application: Summary Zone Change
 GLUC/GSPC Application No. 2021-19 SZC
 Brief Project Description:

"A" to "R-1" to subdivide the basic into Five (5) residential lots and construct new homes.

For the purposes of this Certification, GOVERNMENT SERVICES, FACILITIES, and INFRASTRUCTURE include, but are not limited to: **power lines poles and facilities; water lines, pumps and facilities; sewer and liquid waste disposal; storm water disposal; solid waste disposal; telephone lines and facilities; schools; health facilities; police and fire fighting service and facilities; roads; traffic and street lights; parks and recreational activities.**

1. I hereby certify that the required GOVERNMENT SERVICES, FACILITIES and INFRASTRUCTURE are currently **AVAILABLE AND IN PLACE** to support this project:
 Yes No

2. If the answer to #1 above is YES, then:
 I hereby certify that the required GOVERNMENT SERVICES, FACILITIES and INFRASTRUCTURE are currently **ADEQUATE** to support this project:
 Yes No

3. If the required GOVERNMENT SERVICES, FACILITIES and INFRASTRUCTURE currently in place are **NOT AVAILABLE** or they are **AVAILABLE, BUT NOT ADEQUATE**, itemize the services, facilities and infrastructure that are needed, the estimated cost thereof and whether funds are currently available and identified to develop such services, facilities and infrastructure:

Services, Facilities and Infrastructure Needed	Cost of Upgrades	Funds Available	Date Available	Funds Identified
Please see comments below				

I hereby certify that the foregoing is true and correct to the best of my knowledge.



 JOHN M. BENAVENTE, P.E.
 General Manager

9/23/21
 Date

Comments:

Based on a preliminary inspection of the site, the electrical facilities may require upgrading to meet the demand of the proposed project. A system impact assessment may be required to determine the effect of this development on GPA's existing power distribution system. The applicant will be responsible for the cost of any required system upgrade.

ASG/arp

Lourdes A. Leon Guerrero
Governor of Guam

Joshua F. Tenorio
Lieutenant Governor

**BUREAU OF
STATISTICS & PLANS**
SAGAN PLANU SIIIA YAN EMEFOTMASION

Government of Guam
P.O. Box 2950 Hagåtña, Guam 96932
Tel: (671) 472-4201/3
Fax: (671) 477-1812



Tyrone J. Taitano
Director

Matthew C. Santos
Deputy Director

AUG 24 2021

Memorandum

To: Director, Department of Land Management
Attn: Division of Planning

From: Director, Bureau of Statistics and Plans

Subject: Application No. 2021-19 Summary Zone Change
Location: LOT 10111-11-3-R2
Municipality: Dededo
Applicant: Jianbing Wu and Amy Hongfang Guo
Proposed Use: Lot parceling into 5 lots



Buenas yan Háfa Adai! I am pleased to inform you that the Bureau of Statistics and Plans (Bureau) has completed its review of the above-mentioned application pursuant to its authorities under 5GCA Ch.1 Article 2 Centralized Planning and the Guam Coastal Zone Management Program (GCMP) Enforceable Policies pursuant to Executive Order 78-37. Moreover, in accordance with Executive Order 96-26, the Bureau hereby submits its position statement based on its professional and technical analysis of effects to statutory authorities under the Bureau's purview.

Project Overview

The applicant is submitting a Summary Zone Change Application, to rezone the "A" Rural zone lot to a "R1" Single-Family Dwelling zone, in order to subdivide the basic lot into 5 residential lots and construct new homes. The subject lot is located within the municipality of Dededo and contains a land area of 3,853 square meters or approximately 1 acre.

Planning Considerations and Constraints

The subject lot is located on the Northern Watershed and sited above the Northern Guam Lens Aquifer. The proposed plans will change the overall landscape of the area and will contribute to the overall development rate of the Northern Watershed. According to the National Oceanic and Atmospheric Administration's Coastal Change Analysis Program (CCAP) land cover data from 2011, this watershed has changed by 9.03% due to increased impervious surfaces.

In terms of development impacts, 29.42 percent of the Northern Watershed is developed and 15.05% is comprised of impervious surfaces. An area is at greater risk of flooding the more an area is developed and levels of impervious surfaces are high. Areas with impervious surface rates will likely experience negative impacts to water quality. Impervious surfaces significantly reduce the water quantity and quality in a watershed. It is reported that the impervious surface degrades the watershed quality by greatly reducing the stream flow and increasing the stream temperature. They carry huge pollutant loads downstream, causing due harm to aquatic life. Severe degradation can be expected when rates reach 25 percent. Effects of runoff consist of channeling and loss of beach profile along untreated storm drain outfalls, sediment plumes and algae blooms, noxious orders as result in poor water quality, and coral mortality.

Lourdes A. Leon Guerrero
Governor of Guam



BUREAU OF STATISTICS & PLANS

SAGAN PLANU SIHA YAN FMOPTMASION

Government of Guam
P.O. Box 2950 Hagåtña, Guam 96932
Tel: (671) 472-4201/3
Fax: (671) 477-1812



Tyrone J. Taitano
Director

Matthew C. Santos
Deputy Director

Joshua F. Tenorio
Lieutenant Governor

AUG 24 2021

Memorandum

To: Director, Department of Land Management
Attn: Division of Planning

From: Director, Bureau of Statistics and Plans

Subject: Application No. 2021-19 Summary Zone Change
Location: LOT 10111-11-3-R2
Municipality: Dededo
Applicant: Jianbing Wu and Amy Hongfang Guo
Proposed Use: Lot parceling into 5 lots



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The recent devastation at Marbo Cave due to unmanaged runoff is a prime example of development impacts due to un-managed storm water.

Effects Test and Conditions

Development Policy: The subject lot is located in a Very Low (VLD) Residential land-use area under the North and Central Guam Land Use Plan (NCGLUP). The NCGLUP (PL 30-244) was approved as an element of the Guam Comprehensive Development Plan.

The VLD Residential designation under the NCGLUP provides for very low density residential development in the area over the sole source Northern Guam Lens Aquifer. The purpose of the designation is to provide for residential development while protecting the long-term viability and health of the Northern Guam Lens Aquifer. VLD Residential densities should generally be no more than one unit per acre. However, the proposed development intends to construct 5 single family dwellings within the 1-acre area. Therefore, the proposed use is not consistent with the future land-use designation in the NCGLUP.

Determination

Pursuant to Executive Order 96-26, Appendix A § 700 (g), the Bureau strongly objects to this application and hereby recommends disapproval of the summary zone change application based on the above-mentioned incompatibilities with GCMP's development policies and the goals and objectives of the Guam Comprehensive Development Plan. Please be reminded all agencies and instrumentalities of the Government of Guam are subject to compliance with EO 78-37 and the NCGLUP as authorized by PL 30-244.

Should you have any questions regarding this matter, please do not hesitate to contact Mr. Christian Benitez, Planner, at christianpaul.benitez@bsp.guam.gov or Mr. Edwin Reyes, Coastal Program Administrator, at edwin.reyes@bsp.guam.gov.

Si Yu'os Mo'ase'.


TYRONE J. TAITANO



Lourdes A. Leon Guerrero
Governor
Joshua F. Tenorio
Lt. Governor

Department of Agriculture
Dipattamenton Agrikottura
163 Dairy Road, Mangilao, Guam 96913



Chelsa Muña-Brecht
Director
Adrian Cruz
Deputy Director

To: Joseph Borja, Director
Department of Land Management

Attn: Executive Secretary
Guam Land Use Commission

From: Chelsa Muña-Brecht, Director 

Date: September 15, 2021

Subject: Position Statement for ^{Summary} "Zone Change from A to R-1", Application 2021-19 for Lot 10111-11-3-R2, located in Dededo (Jianbing Wu and Amy Hongfang Guo)

Rec'd P6
9/16/21

The Department of Agriculture (DOAG) has reviewed Application 2021-19 for a "Zone Change from A to R-1" for Lot 10111-11-3-R2 located in Dededo. The purpose of the zone change is for the applicant to subdivide the basic lot into five residential lots and construct new homes. There is an existing dwelling on Lot 10111-11-3-R2, and the property is cleared and maintained.

The Department has no concerns with zone change from agriculture to single-family residence application and is in support of the zone change request for the subject area.

Director's Office 300-7965 | Agricultural Dev. Services 300-7973 | Animal Health 300-7964/6
Aquatic & Wildlife Resources (DAWR) 735-0294 | Forestry & Soil Resources 300-7975/7
Plant Nursery 300-7974 | Biosecurity Division 175-4427 | Pest Hotline 475-7378
Website: doag.guam.gov

REPORT THREATS TO GUAM'S NATURAL RESOURCES 864-TOKA (8652)

DEPARTMENT OF LAND MANAGEMENT
LAND PLANNING DIVISION
SITE INSPECTION REPORT - FIELD WORK

Planner/Staff: P. Gulac Date of Request: 7/15/21
 Date of Inspection: 7/20/21 Time of Inspection: 9 AM

Project Name: N. Jianbing / Amy Guo

Lot Number: 10111-11-3-R2 Municipality: Dededo

Description: Proposed rezoning from A to R1 to parcel subject lot into Five (5) residential lots. Total of 41,473 SF or 3,453 SM.; Five lots meet minimum lot size for R1 zone w/ public sewer. Ref. Map U03FY10. Proposed plot sketch is attached.

Type of Inspection: Occupancy Site Other

Contact Person: Harry Gutierrez Phone: 482 5311

Findings: All utility infrastructure w/in 100 feet; access is available from Wassy Road. Existing single family on the large (Base lot); Public sewer man hole on Wassy Road. Applicant is acceptable for rezoning from "A" to R1 into (5) residential lots.

OCCUPANCY INSPECTION ONLY: IN COMPLIANCE NOT IN COMPLIANCE 7/20/21

ATTENTION: All inspection must be approved three (3) days in Advance by Guam Chief Planner.

Applicant:

P. Gulac Approved [Signature]

Case Planner [Signature] Guam Chief Planner



DIPATTAMENTON MINANEHAN TANO'
 (Department of Land Management)
GUBETNAMENTON GUAHAN
 (Government of Guam)



Street Address:
 590 S. Marine Corps Drive
 Suite 733 ITC Building
 Tamuning, GU 96913

LOURDES A. LEON GUERERO
 Maga Haga Governor

JOSEPH M. BORJA
 Director

Mailing Address:
 P.O. Box 2950
 Hagåtña, GU 96932

JOSHUA F. TENORIO
 Sigundo Maga Lahi Lieutenant Governor

Website:
<http://dlm.guam.gov>

July 29, 2021

E-mail Address:
dldir@land.guam.gov

To: Certifying Agencies/Departments
 Application Review Committee (ARC)

From: **Guam Chief Planner**

Subject: **Request for Certification**

Attached for your review and action is an application under Public Law 21-82, Section 4; Summary Zone Change Program.

Telephone:
 671-649-LAND (5263)

Applicant(s): **Jianbing Wu and Amy Hongfang Guo
 c/o Harry D. Guitierrez, Representative**

Application No. **SZC 2021- 19**

Project Description: **To rezone the subject lot from "A" (Agricultural) to "R1" (Single-Family Dwelling) Zone in order to subdivide the basic into Five (5) residential lots and construct new homes. Ref: Lot 10111-11-3-R2, Municipality of Dededo**

Date Received: **May 7, 2021**

Date Accepted: **July 20, 2021**

**** Due Date for Certification: August 11, 2021**
 (Public Law 21-144, Section 8(b)(A)(1))

Facsimile:
 671-649-5383

Certification must be directed to Director, Department of Land Management, Division of Planning. If you have any questions, please call 649-5385 or 5390, and ask for Penner C. Gulac, the assigned case planner.

Thank You.

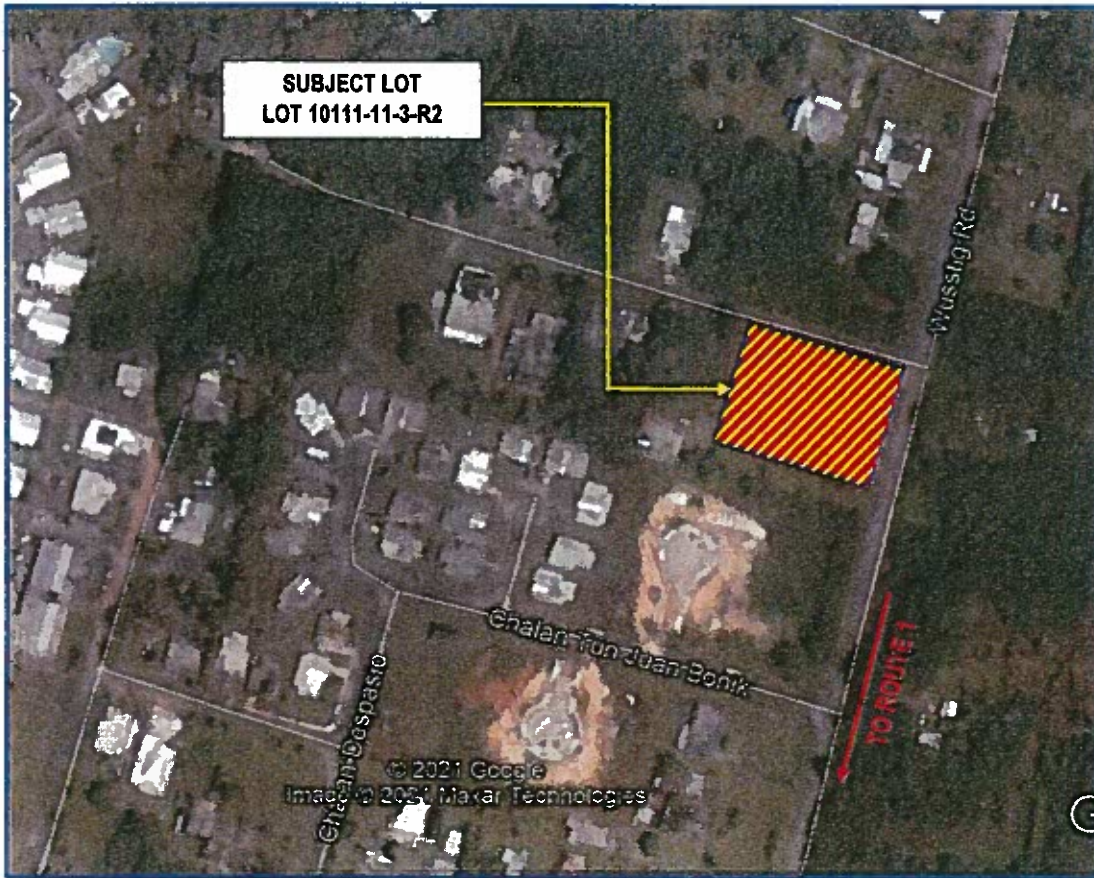

**Celine L. Cruz,
 Guam Chief Planner**

 PCG : Attachments

APPLICANT
JIANBING WU
and
AMY HONGFANG GUO

Application No.: 2021-19
SUMMARY ZONE CHANGE
Jianbing Wu/AmyHongfang Guo
Accepted Date: 20-Jul-21
Case Planner: Penmer Gulac

SUMMARY ZONE CHANGE APPLICATION
ON
LOT 10111-11-3-R2
Municipality of Dededo



PREPARED
ON
APRIL 28, 2021
BY
HARRY D. GUTIERREZ
CONSULTANT/REPRESENTATIVE
119 GUTIERREZ WAY, AGANA HEIGHTS 96932
CELL NO. 482-5315 EMAIL: harry.gutierrez@yahoo.com

*Rec'd - PAI
5/7/21
P. Gulac
Plann DW*

HARRY D. GUTIERREZ
uCONSULTANT
#119 Gutierrez Way
Agana Heights, Guam 96910
482-5315/email: harry.gutierrez@yahoo.com

May 6, 2021

To: Mr. Joseph M. Borja, Director, Department of Land Management
c/o Land Planning Division, Zone Change Section
P.O. Box 2950, Hagatna, Guam 96932

Subject: Summary Zone Change Application for Lot 10111-11-3-R2,
Municipality of Dededo, Guam; Rezoning from "A" (Agriculture) to
"R-1" (Single-Family) Dwelling Zone

Hafa Adai Mr. Borja:

Pursuant to PL 21-82 (as amended by PL 21-144, Section 8), submitted is an application for a Summary Zone Change for Lot 10111-11-3-R2, located in the Municipality of Dededo. The Application Packet contains all relevant documents as required.

Jianbing Wu and Amy Hongfang Guo, husband and wife, the owners, desire to take the opportunity to rezone their lot from an "A" (Agriculture) zone to an "R-1" (single-family) zone in order to conduct a 5-Lot parceling. The rezoning of the lot to "R-1" will enable the 5-lot parceling to occur.

All public utilities are available and will be used. The propose new lots are served on its northern side by Lot 10111-11-1R/W (a 50' wide paved road right-of-way) and by Wusstig Road on its northeastern side (an 80' wide road right-of-way); and in turn connects to Route 1.

On behalf of my Clients, I look forward to your Department's review and expeditious action and anticipate a favorable action on this Summary Zone Change Application.

Respectfully,


Harry D. Gutierrez
Consultant Representative

TAB LISTING

Affidavit of Authorization..... TAB A

Ownership DocumentTAB B

Summary Zone Change ApplicationTAB C
ATTACHMENT C-1 - (Water, Power and Sewer Location)

Summary Zone Change JustificationTAB D

Propose Lot Parceling TAB E
ATTACHMENT E-1- Retracement Survey Map
ATTACHMENT E-2 – Existing As-Builts
ATTACHMENT E-3 – Inages of As-Builts
ATTACHMENT E-4 – Propose Lot Lengths and Widths

Radius MapsTAB F
ATTACHMENT F-1 to TAB F – Land Uses
ATTACHMENT F-2 to TAB F – 750' Foot Radius
ATTACHMENT F-3 to TAB F – 1000' Foot Radius

Property Survey Map TAB G

TAB A
(AFFIDAVIT OF AUTHORIZATION)

AFFIDAVIT of AUTHORIZATION

We, **Jianbing Wu and Amy Hongfang Guo**, owners of Lot 10111-11-3-R2, Municipality of Dededo, of legal age and with power bestowed as the owners of the subject property, through this instrument hereby do depose and state:

1. That we acquired the property through a Warranty Deed recorded under Document Number 957856 on April 7, 2021; and
2. That we grant and authorize **Mr. Harry D. Gutierrez or Mr. Carlos R. Untalan**, to represent us in obtaining an application to Rezone the property from "A" (Agriculture) to "R-1" (Single-Family Dwelling) Zone; and
3. That my Authorized Representatives/Consultants are to conduct themselves accordingly to arbitrate, negotiate, represent, mitigate or abate any action relative to the rezoning request.

We hereunto affix our signatures to this Affidavit:



Jianbing Wu

5-4-2021
Date



Amy Hongfang Guo

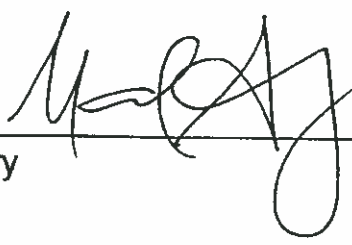
5-4-2021
Date

)
)
)

SUBSCRIBED AND SWORN TO before me this 4th day of May, 2021.



MARYLOU ANN Q. TAJERON
NOTARY PUBLIC
IN AND FOR GUAM U.S.A.
MY COMMISSION EXPIRES: JUNE 25, 2022
238 AFC FLORES ST.
STE. 102 HAGATNA, GU 96910



Notary

TAB B
(OWNERSHIP DOCUMENT)

GOVERNMENT OF GUAM Department of Land Management
Office of the Recorder

File for Record is Instrument Number 957856

On the Year 20 21 Month 4 Day 7 Time 1146

Recording Fee 257.50 Receipt No. 35041

Deputy Recorder Joel Antenor Cruz

JOEL ANTENORCRUZ

WARRANTY DEED

TO ALL WHOM THESE PRESENTS MAY COME, GREETINGS:

We, FRANCISCO Y. LEON GUERRERO JR. AND LEANDRA BRANDICS LEON GUERRERO AND GLADYS Y. LEON GUERRERO, whose mailing address is 2837 SW. 108th St., Oklahoma City, OK 73170, hereinafter referred to as "GRANTOR", for TEN DOLLARS (\$10.00) and other good and valuable consideration paid by JIANBING WU AND AMY HONGFANG GUO, whose mailing address is husband and wife, hereinafter referred to as "GRANTEE", do hereby grant, bargain, sell and convey any and all of the Grantor's right, title and interest unto GRANTEE, and GRANTEE'S heirs, administrators, executors, successors and assigns, in fee simple, as joint tenants with rights of survivorship, the following described real property in the MUNICIPALITY OF DEDEDO:

Lot Number 10111-11-3-R2, Dededo, Guam, Estate Number 66102, Suburban, as said Lot is described in that Parental Subdivision Survey Map of Lot No. 10111-11-3, as shown on Drawing Number MS-88037, as L.M. Check Number 003 FY 90, dated 06 July 90 and recorded on 10 July 90 under Instrument No. 437941 at Land Management.

For informational purposes only, the above referenced map indicates the property contains an area of 3,853± square meters or 41,475± square feet. Last Certificate of Title Number: 88764 - Francisco P. Leon Guerrero and Rosa C. Leon Guerrero, husband and wife.

TOGETHER with all and singular the tenements, privileges, hereditaments, and appurtenances, whatsoever belonging or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issue and profits thereof, and all the estate, rights, title interest, property, claim and demand whatsoever of the said GRANTOR, at law or in equity, in and to the same.

TO HAVE AND TO HOLD the same, together with all tenements, hereditaments, and appurtenances hereunto belonging and in anywise appertaining unto the said GRANTEE, their heirs, and executors administrators and assigns, forever.

AND GRANTOR DOES HEREBY for themselves and assigns, covenant with said GRANTEE, their heirs, and executors, administrators and assigns; that GRANTOR is lawfully seized in fee of the granted premises; that it is free from all encumbrances.

That to sell the same as aforesaid; that GRANTOR shall warrant and defend the same to the said GRANTEE, their heirs, and assigns, forever against the lawful claims and demands of all persons.

AND GRANTEE, for themselves and their successors and assigns does hereby acknowledge and confirm that water and power are immediately available on the property or within 100 feet of the property described above.

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//

//

IN WITNESS WHEREOF, this instrument has been executed this 02 day of April, 2021.

GRANTOR:

Francisco Y. Leon Guerrero, Jr.

FRANCISCO Y. LEON GUERRERO JR.

STATE OF Texas)
CITY OF Houston) SS

On this 02 day of April, 2021, before me, a Notary Public in and for The State of Texas, personally appeared **FRANCISCO Y. LEON GUERRERO, JR.**, and he acknowledged to me that he executed the foregoing WARRANTY DEED, as his voluntary act and deed for the purposes herein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.



Cynthia Allen

NOTARY PUBLIC
My Commission Expires: 02-28-2022

This instrument was acknowledged before me by means of an interactive two-way audio and video communication.

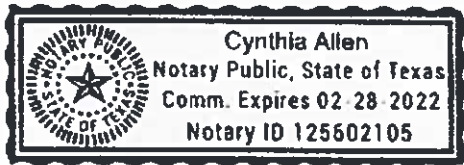
GRANTOR:

Leandra Brandice Leon Guerrero
LEANDRA BRANDICE LEON GUERRERO

STATE OF Texas
CITY OF Houston) SS

On this 02 day of April, 2021, before me, a Notary Public in and for The State of Texas, personally appeared **LEANDRA BRANDICE LEON GUERRERO, JR.**, and she acknowledged to me that she executed the foregoing WARRANTY DEED, as her voluntary act and deed for the purposes herein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.



Cynthia Allen
NOTARY PUBLIC
My Commission Expires: 02-28-2022

This instrument was acknowledged before me by means of an interactive two-way audio and video communication.

Warranty Deed
Lot Number 10111-11-3-R2, Dededo
21-26446-GU / 2021-0431CMM

GRANTOR:

Gladys Y Leon Guerrero

GLADYS Y. LEON GUERRERO

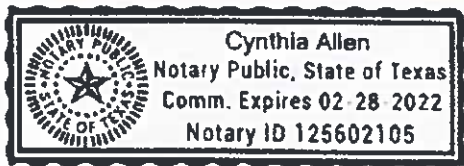
STATE OF Texas

CITY OF Houston

) SS

On this 02 day of April, 2021, before me, a Notary Public in and for The State of Texas, personally appeared **GLADYS Y. LEON GUERRERO**, and she acknowledged to me that she executed the foregoing WARRANTY DEED, as her voluntary act and deed for the purposes herein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.




Cynthia Allen

NOTARY PUBLIC
My Commission Expires: 02-28-2022

This instrument was acknowledged before me by means of an interactive two-way audio and video communication.

Warranty Deed
Lot Number 10111-11-3-R2 Dededo
21 26446 GU / 2021-0431CMM

GRANTEE:



JIANBING WU

GRANTEE:



AMY HONGFANG GUO

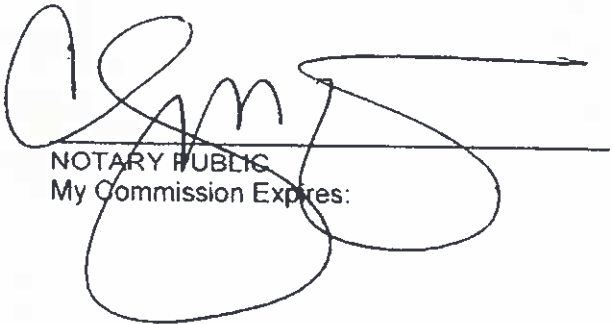
GUAM, U.S.A.

) SS

CITY OF TAMUNING

On this 16th day of April, 2021, before me, a Notary Public in and for GUAM, U.S.A., personally appeared JIANBING WU AND AMY HONGFANG GUO, and they acknowledged to me that they executed the foregoing WARRANTY DEED, as their voluntary act and deed for the purposes herein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.



NOTARY PUBLIC
My Commission Expires:

CLAIRE MENDIOLA MANGLONA
NOTARY PUBLIC
in and for Guam, U.S.A.
My Commission Expires: April 05, 2022
556 S. Marine Corps Dr. Tamuning, Guam 96912



Warranty Deed
Lot Number 10111-11-3-R2, Dededo
21-26446-GU / 2021-0431CMM

SPOUSAL CONSENT & RELEASE

I, MELISSA LA DAWN AGUIGUI LEON GUERRERO, spouse of FRANCISCO Y. LEON GUERRERO JR., do hereby relinquish any interest I may have on the following described property.

Lot Number 10111-11-3-R2, Dededo, Guam, Estate Number 66102, Suburban, as said Lot is described in that Parental Subdivision Survey Map of Lot No. 10111-11-3, as shown on Drawing Number MS-88037, as L.M. Check Number 003 FY 90, dated 06 July 90 and recorded on 10 July 90 under Instrument No. 437941 at Land Management.

For informational purposes only, the above referenced map indicates the property contains an area of 3,853± square meters or 41,475± square feet.

Last Certificate of Title Number: 88764 - Francisco P. Leon Guerrero and Rosa C. Leon Guerrero, husband and wife.

IN WITNESS WHEREOF, I have hereunto set my hand this 02 day of April, 2021.

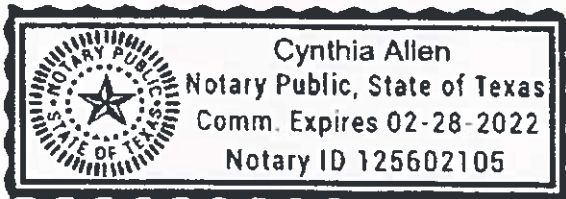
Melissa La Dawn Aguigui Leon Guerrero

MELISSA LA DAWN AGUIGUI LEON GUERRERO

STATE OF Texas)
CITY OF Houston) SS

On this 02 day of April, 2021, before me, a Notary Public in and for The State of Texas personally appeared MELISSA LA DAWN AGUIGUI LEON GUERRERO and she acknowledged to me that she executed the foregoing SPOUSAL CONSENT AND RELEASE, as her voluntary act and deed for the purposes herein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.



Cynthia Allen

NOTARY PUBLIC

My commission expires: 02-28-2022

This instrument was acknowledged before me by means of an interactive two-way audio and video communication.

Spousal Consent
Lot Number 10111-11-3-R2, 581 Wusstig Rd, Dededo
2021-0431CMM

TAB C
(SUMMARY ZONE CHANGE APPLICATION)

"ORIGINAL COPY"

SUMMARY ZONE CHANGE

(P. L. 21-82:4 Short Form as Amended by P.L. 21-144:8)

TO: Director, Department of Land Management
c/o Division of Land Planning
Government of Guåhan
P.O. Box 2950, Hagatna, Guåhan 96932

The Undersigned owner(s)/lessee(s) of the following described property hereby request consideration for a *Zone Change*.

1. Information on Applicant:

Name of Applicant: JIANBING WU and AMY HONGFANG GUO U.S. Citizen: Yes No

Mailing Address: c/o Harry D. Gutierrez, 119 Gutierrez Way, Agana Heights 96932

Telephone No.: Business: c/o 482-5315 Home: N/A

2. Location, Description and Ownership: (NOTE: The maximum lot cannot exceed two (2) acres or 8,093.743 square meters or 87,120 square feet, gross area.)

Subdivision Name: N/A

Lot(s): 10111-11-3-R2 Block: N/A Tract: N/A

Lot Area: Acres: 1.03 Square Meters: 3,853± Square Feet: 41,473.19±

Village: Dededo Municipality: Dededo

Registered Owner(s): Jianbing Wu and Amy Hongfang Guo

Certificate of Title No.: N/A Recorded Document No.: N/A

Deed (Gift, Warranty, etc.): Warranty Deed Document No.: 957856

3. Current and Proposed Land Use:

Current Use: Vacant Current Zoned: A

Proposed Use: Lot Parceling into 5-Lots Proposed Zone: R-1

4. Justification Letter: Attach a typed, brief and concise justification (letter format if possible) explaining your intentions and purpose of the Zone Change. Your letter should be addressed to the Director of Land Management.

SUMMARY ZONE CHANGE

(P. L. 21-82:4 Short Form as Amended by P.L. 21-144:8)

5. **Support Information.** The following information shall be attached to this application:
- b. A map, drawn to scale, showing existing zoning within 1000 feet radius and all parcels and their uses within 750 feet radius from the subject lot boundaries. The map shall contain:
 - (6) Lot number for every parcel(s);
 - (7) Identify by name and use all existing activities on all parcel(s) through a legend/code reference;
 - (8) All adjacent easements and roads leading to, and serving property, their widths, and condition of surfaces;
 - (9) The nearest location of all public utilities to the subject lot; and
 - (10) Show any/all features of property such as flat/hilly terrain, flood hazard, etc.
 - e. The most recent survey map certified and recorded at the Department of Land Management, of the subject property.
 - f. For "R-1" Zone Change request: A proposed property map showing how many lots are to be subdivided.
 - g. For "R-2" Zone Change request: Preliminary sketch plan shall be drawn to scale and show the following items:
 - (1) Density: Number of units and type. (i.e. Eight (8) units, three (3) bedroom, two baths, etc.)
 - (2) All setback or distances from proposed building to property boundary line.
 - (2) Parking Stalls must be numbered. Also, show one parking for persons with disabilities for every sixty (60) regular stalls (minimum).
 - (4) Recreational area or playground must be provided for children of tenants.
 - (5) Show nearest location of sewer, water, power connection or hook-up.
 - (6) Entrance and Exit of project area.
 - (9) Etc... Any other information you feel is necessary or pertinent to your request.
 - (10) In addition, the following information is required by the Agencies as follows:

GUÅHAN POWER AUTHORITY

- 2. Include Ownership and Encumbrance Title Report.
- 2. Provide Proposed Power Demand in Kilovolt Amps (KVA).

GUÅHAN ENVIRONMENTAL PROTECTION AGENCY

- 3. Copy of Site Layout showing the existing building structures and the outline of the septic tank and leaching field system, if not connected to public sewer.
- 4. Copy of building Permits for any extensions (additional structures) to the existing dwelling unit.

6. **Filing Fee: Twenty-Five Dollars (\$25.00)** filing fee, signed and approved by the Governor of Guåhan on May 18, 2007, under Public Law 29-02, Chapter V, Part III (*Fees and Charges Assessed by the Department of Land Management*).

"ORIGINAL COPY"

SUMMARY ZONE CHANGE

(P. L. 21-82:4 Short Form as Amended by P.L. 21-144:8)

7. **Required Signatures:** All legal owners/lessees of designated parcel shall sign form with name(s) typed or handwritten, signed and dated:

I/We hereby certify that all information contained in this application and its supplements are true and correct. I/We also understand that any misrepresentation in this application shall void the entire submission.

Owner (Print/Sign)

Owner (Print/Sign)

Date

Date



Harry D. Gutierrez
Representative (If any)

Date

5-06-2021



Carlos R. Untalan
Representative (If any)

Date

05-06-2021

THIS FORM SHALL NOT BE MAILED. APPLICANT OR REPRESENTATIVE SHALL SUBMIT IN PERSON, BY APPOINTMENT ONLY, TO THE LAND PLANNING DIVISION, DEPARTMENT OF LAND MANAGEMENT.

TAB D
(SUMMARY ZONE CHANGE JUSTIFICATION)

JUSTIFICATION LETTER
Pursuant to PL 21-82 (as amended by PL 21-144, Section 8)

The information provided below is required pursuant to the Department's Summary Zone Change Program process,

- a. **WHAT IS THE CURRENT ZONE ON THE PROPERTY.** The property is zone "A" (Agriculture).
- b. **WHO CURRENTLY OWNS THE PROPERTY.** It is owned by Jianbing Wu and Amy Hongfang Guo.
- c. **HOW DID YOU ACQUIRE THE PROPERTY.** Warranty Deed (Document No. 957856).
- d. **FROM WHO DID YOU ACQUIRE THE PROPERTY.** From Francisco Y. Leon Guerrero Jr., Leandra Brandics Leon Guerrero and Gladys Y. Leon Guerrero.
- e. **WHAT IS CURRENTLY ON THE PROPERTY.** A single-family dwelling with an outside kitchen.
- f. **IS/ARE YOUR STRUCTURE(S) SERVICED BY PUBLIC SEWER OR BY AN INDIVIDUAL SEPTIC TANK/LEACHING FIELD SYSTEM.** Yes, through Public Sewer.
- g. **WHAT ARE YOUR INTENTIONS OR PLANS.** Parcel Lot into Five (5) separate lots.
- h. **SURROUNDING LAND USES.** The surrounding land uses are predominately single-family and there has been 4-lots west of subject property that has been rezoned to "R-2".
- i. **TOPOGRAPHY.** The topography of the lot is generally flat.
- j. **ACCESS.** The property abuts Wusstig Road on its northeastern side; and abuts Lot 10111-11-1R/W on its northern side.
- k. **ALL OTHERS:** The property contains an area of 3,853± square meters or approximately 41,473.19 ± sf.

JUSTIFICATION LETTER

Pursuant to PL 21-82 (as amended by PL 21-144, Section 8),

Based on the lot area size of 3,853± sm or 41,473.19 ± sf, the lot can be parceled into Five (5) separate lots. Based on the minimum lot area size of 5000 sf each lot could potentially be approximately contain a lot area size of 8,294.6± sf. Sewer is available and therefore, it will allow for the lot parceling action to be realized.

The intent of the lot parceling into 5-lots is to subsequently construct single-family dwellings on each of the newly created lots.

Realistically, base on the actual survey calculation, each lot will contain an area approximately ranging from 6,770.47± sf to 11,291.29 ± square feet or from 629 ± square meters to 1,049 ± square meters, respectively as shown at **ATTACHMENT E-4 to TAB E**. These lot area sizes meet the minimum acreage in an "R-1" zone. All public utilities are available and will be use. The propose rezoning to "R-1" (single-family) dwelling zone is a compatible zone and the propose use will also be a compatible use in the area.

At **ATTACHMENT E-1 to TAB E- Retracement Survey Map** shows the existing structures as surveyed that is/are currently on the property; and **ATTACHMENT E-3 to TAB E** are images in relation to structures (buildings, paved road, utilities, etc., on the ground).

At **ATTACHMENT E-4A to TAB E** is the tentative propose lot parceling sketch/map. It will be noted that a single-family dwelling exist with related accessory structures. It is further noted that the outside kitchen straddles several of the propose lot lines. This structure is shown in order to provide what is currently on the property but will be removed upon approval of this Summary Zone Change and prior to submittal of the official lot parceling map for approval. The current action is to first obtain the SZC approval action. The point being emphasize is that If the SZC is not approved, the removal of the outside kitchen that straddles the lot line at this time would be a futile action.

At **ATTACHMENT E-4 to TAB E** – shows the propose lot length and widths of each of the propose lots.

Relative to infrastructure, The property is a corner lot. It abuts Wusstig Road on its Northeastern side and to its north, it abuts a 50' foot right of way (Lot 10111-11-1R/W).

Wusstig Road is an 80' (foot) right-of-way. The physical road within Wusstig Road is an improved paved roadway. Lot 10111-11-R/W also has a paved roadway

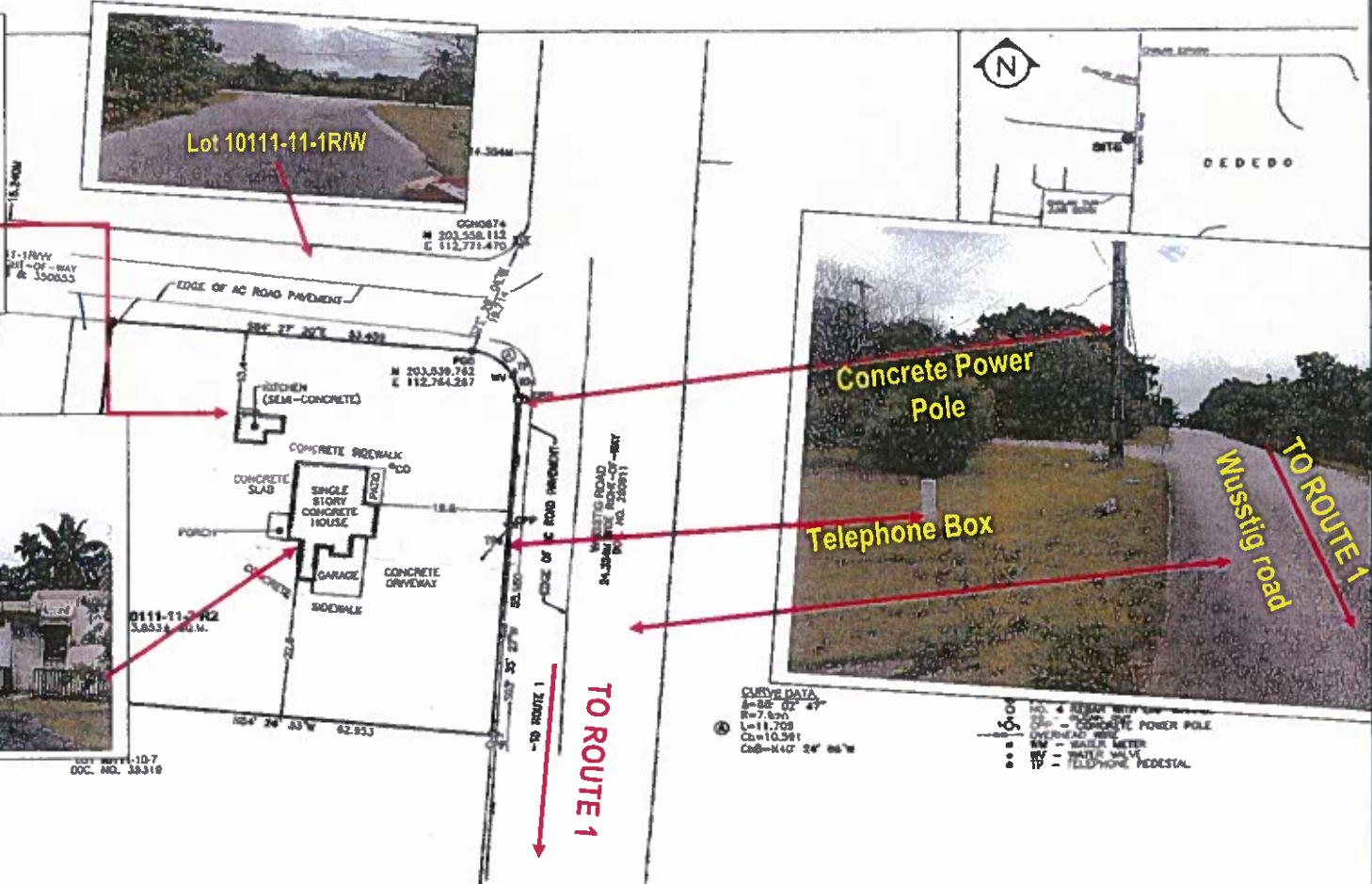
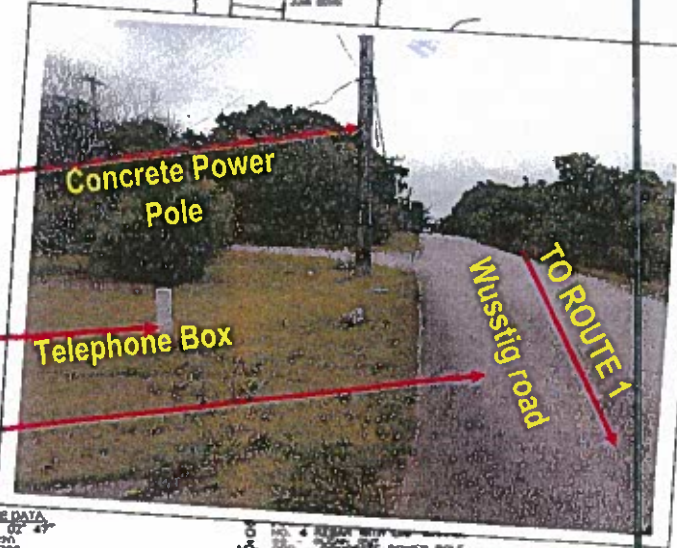
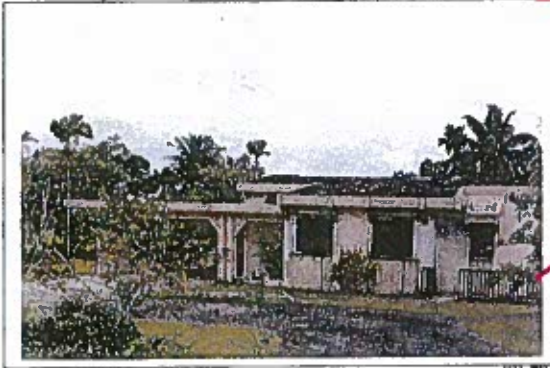
Water, power and Sewer are all available.

JUSTIFICATION LETTER
Pursuant to PL 21-82 (as amended by PL 21-144, Section 8),

The Legislative intent of this program is for landowners with small land acreage size (2.5 acres or less) to develop their properties in the highest and best utilization of various uses inherent in the specific zoning designation sought. The propose development, if the Zone Change is approved, is in line with this Legislative intent.

While this development is a small development, nonetheless, it will be an addition to the real property tax valuation which will further provide revenue to the Government.

TAB E
(PROPOSE LOT PARCELING SCHEME)

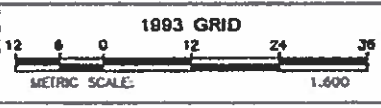


CERTIFICATE OF SURVEYOR
 I, RESTORIO C. IGARADO, HEREBY CERTIFY THAT THIS SURVEY MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, THAT IT IS BASED ON A FIELD SURVEY MADE IN MARCH 2021.
 Restorio C. Igarado DATE 4/8/21
 RESTORIO C. IGARADO, P.L.C. No. 63

SURVEYED BY:	AJI
DRAWN BY:	NRSD
CHECKED BY:	NCI
DATE:	MAR 2021

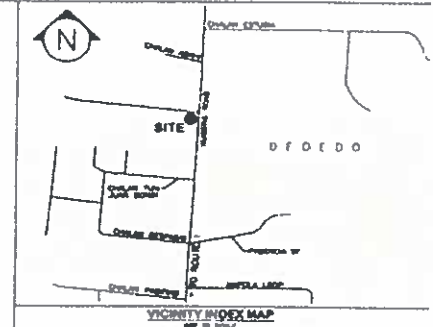
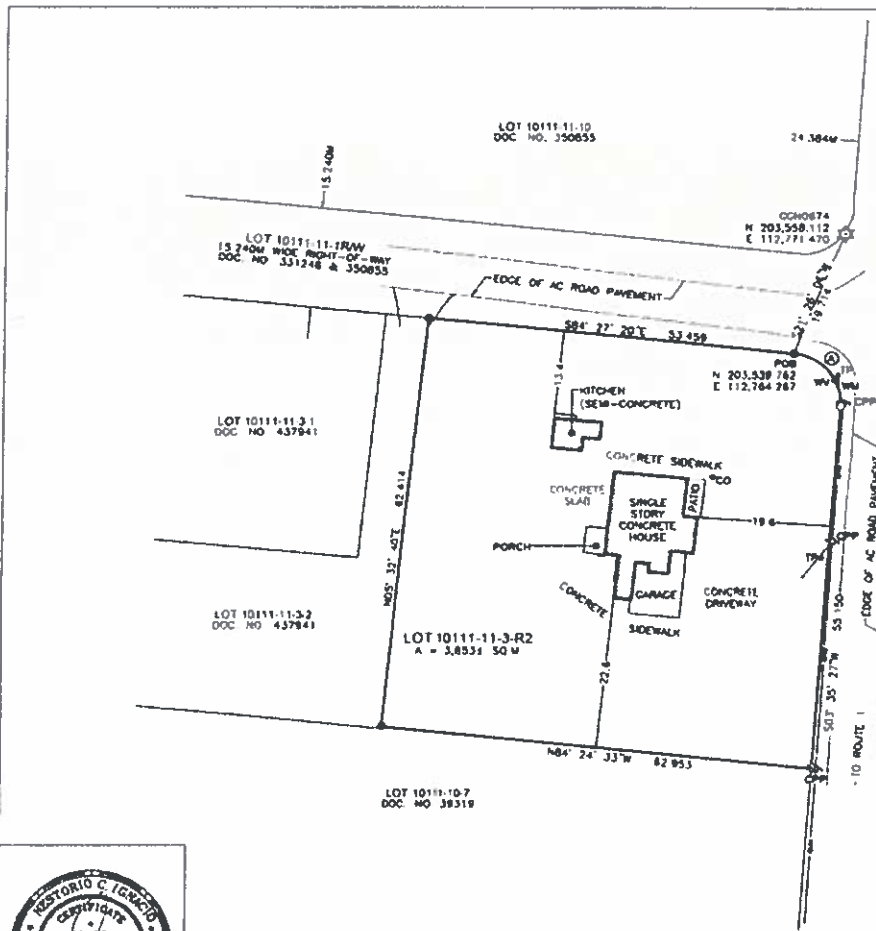


RETRACEMENT SURVEY MAP
 LOT 10111-11-3-R2
 MUNICIPALITY OF DEDEDO



SHEET NO.
RS

**ATTACHMENT E-3 TO TAB E
 (IMAGES OF AS-BUILTS ON-SITE)**



SURVEY NOTES:

1. HORIZONTAL CONTROL SURVEY WAS BASED ON FOUND CORNERS AND QUAM GEODETIC NETWORK (DGN) MONUMENT NO. 0674 AS SHOWN.
2. BEARINGS AND DISTANCES ARE 1993 GRID VALUES.
3. ALL DISTANCES, COORDINATES AND DIMENSIONS AS SHOWN ARE IN METERS AND DECIMALS THEREOF.

REFERENCE:

PARENTAL SUBDIVISION SURVEY MAP OF LOT NO. 10111-11-3, DNG NO. MS-88037, L.M. NO. 43784.

LEGEND & SYMBOLS:

- ⊙ DGN STATION
- ⊕ FOUND CONCRETE CAP, MARKED PLS. 53
- ⊕ FOUND NO. 4 REBAR, NO. 10
- ⊕ NO. 4 REBAR WITH CAP, MARKED PLS. 65 SE
- ⊕ CLEAN GUY
- ⊕ GEODETIC POWER POLE
- OVERHEAD WIRE
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ TELEPHONE PEDESTAL

CURVE DATA:
 $R=88' 07" 47"$
 $P=7.820$
 $L=11.709$
 $CH=10.581$
 $CB=140' 24" 56"$

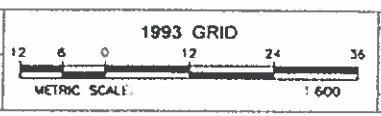


CERTIFICATE OF SURVEYOR
 I, NESTOR C. IGNACIO, HEREBY CERTIFY THAT THIS SURVEY MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, THAT IT IS BASED ON A FIELD SURVEY MADE IN MARCH 2021.
Nestor C. Ignacio 4/8/21
 NESTOR C. IGNACIO, P.L.S. No. 65 DATE

SURVEYED BY	AIJ
DRAWN BY	NHG
CHECKED BY	MCI
DATE	MAR 2021



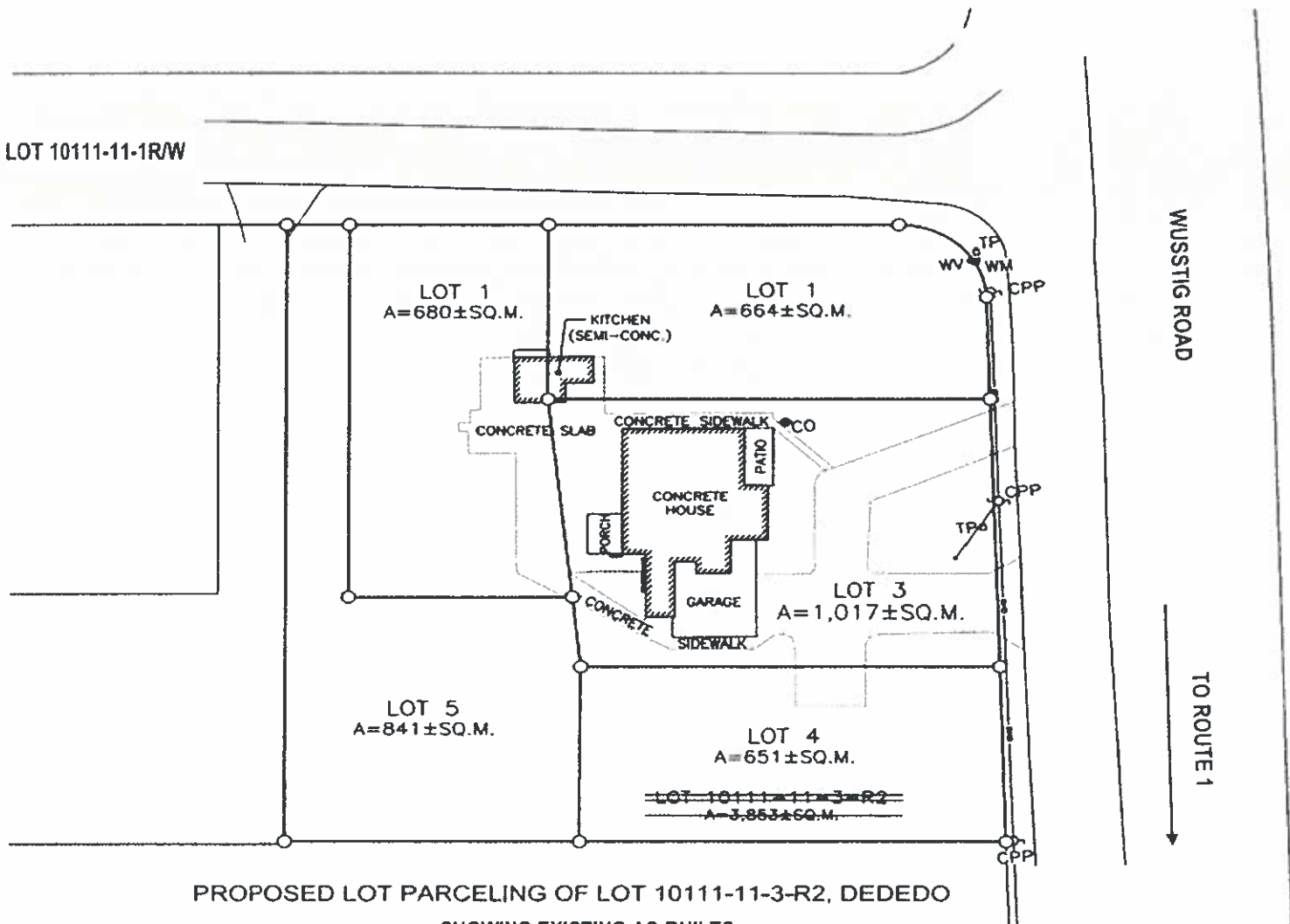
RETRACEMENT SURVEY MAP
 LOT 10111-11-3-R2
 MUNICIPALITY OF DEDEDO



SHEET NO.
RS

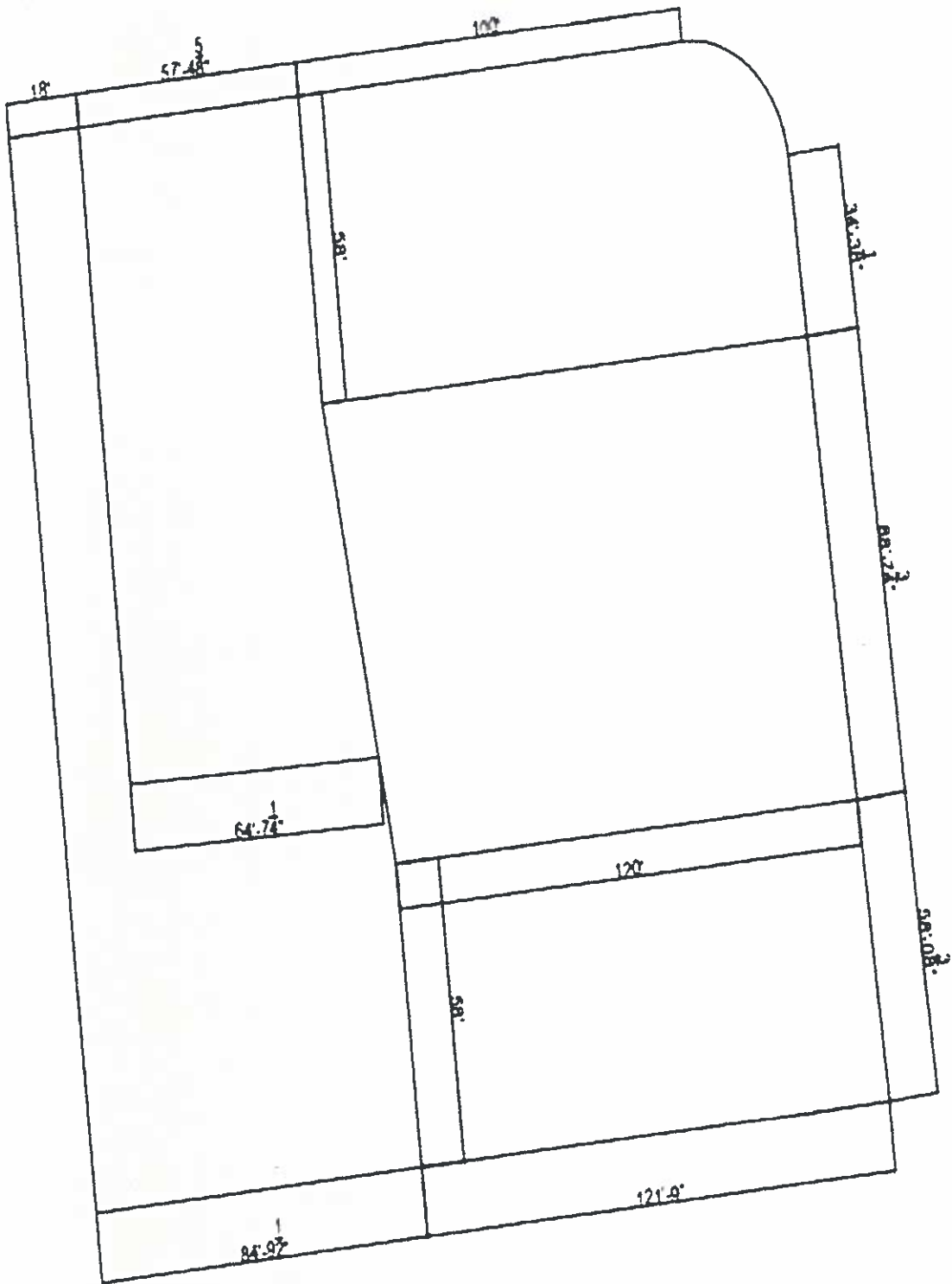
**ATTACHMENT E-1 TO TAB E
 (RETRACEMENT SURVEY MAP)**

LOT 10111-11-1RW

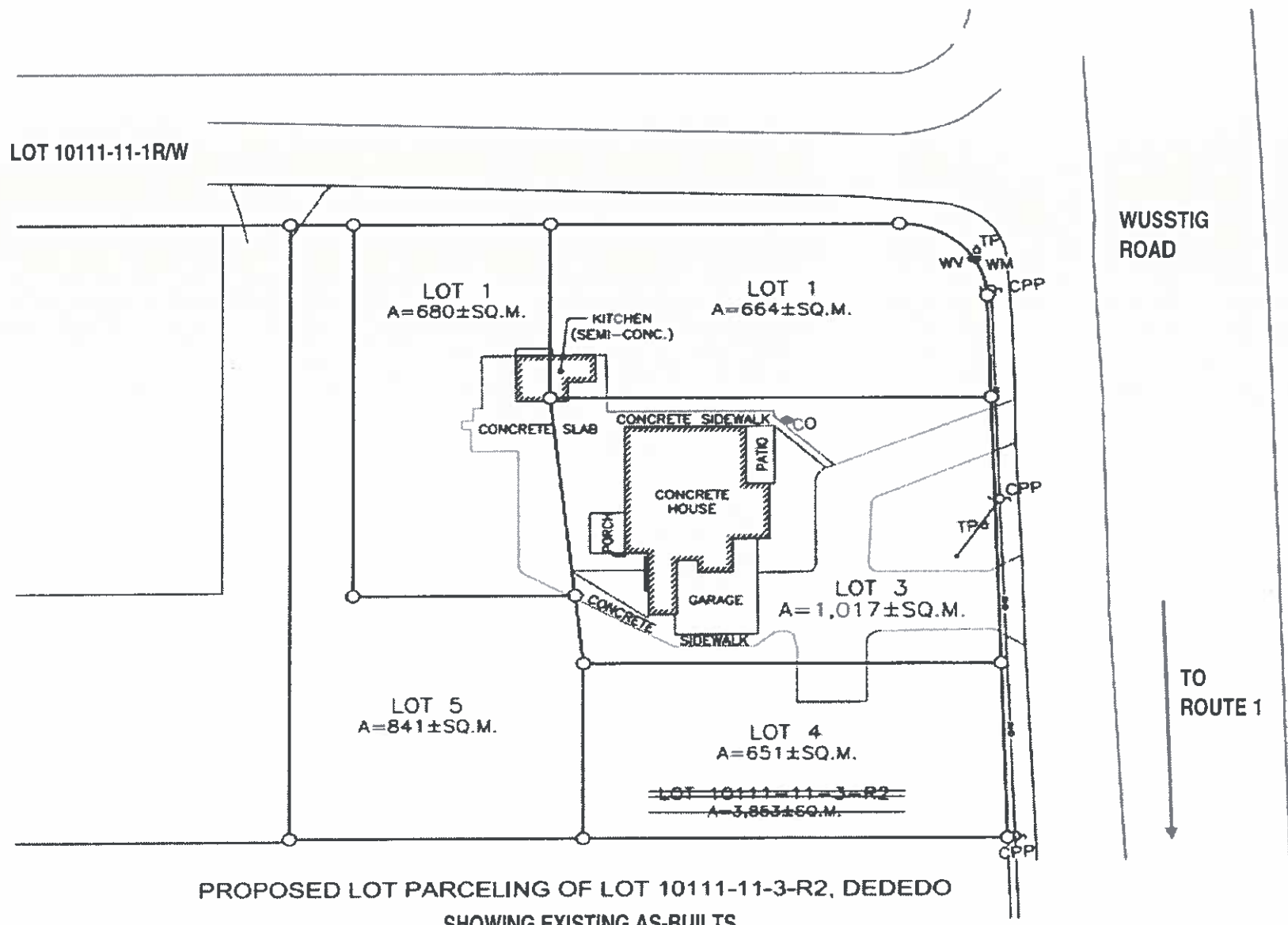


PROPOSED LOT PARCELING OF LOT 10111-11-3-R2, DEDEDO
SHOWING EXISTING AS-BUILTS

ATTACHEMNT E-2 to TAB E



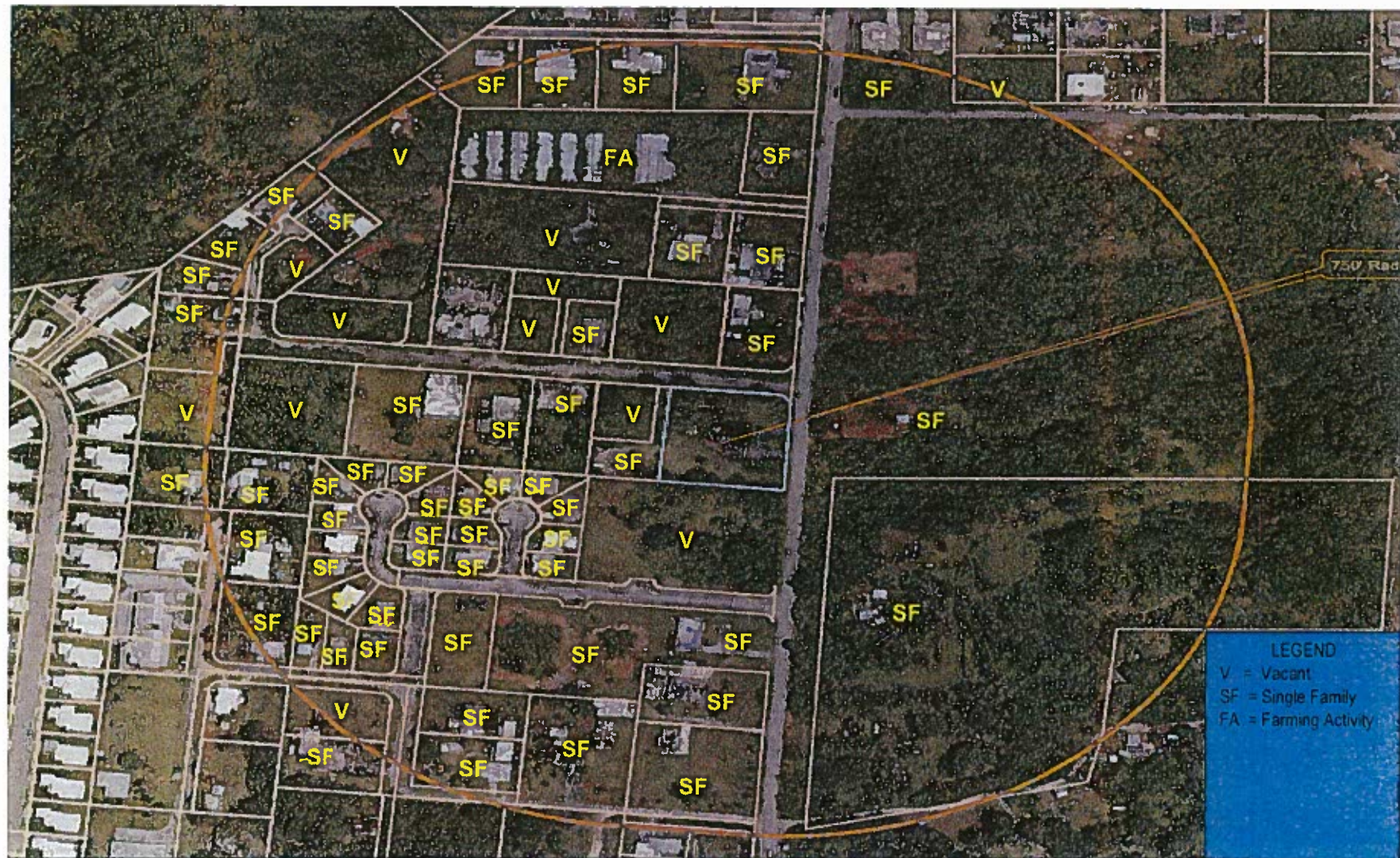
**ATTCHMENT 4 to TAB E
 (PROPOSE LOT PARCELING SCHEME SHOWING LOT LENGHTS and
 WIDTHS)**



PROPOSED LOT PARCELING OF LOT 10111-11-3-R2, DEDEDO
SHOWING EXISTING AS-BUILTS

ATTACHEMNT 4A to TAB E

TAB F
(RADIUS MAPS)



**ATTACHMENT F-1 TO TAB F
(750' RADIUS MAP-LAND USES)**



**ATTACHMENT F-2 TO TAB F
(500' RADIUS MAP -LAND PARCELS)**



**ATTACHMENT F-3 TO TAB F
(1000' FOOT RADIUS)**

TAB ~~H~~ G
(PROPERTY MAP)