

I MINA' BENTE NUEBI NA LIHESLATURAN GUAHAN
2007 (FIRST) Regular Session

Bill No. 120 (EC)

Introduced by:

E.B. CALVO *EC*

AN ACT TO REZONE LOT NO. 2149-4-7NEW FROM
MULTI-FAMILY-RESIDENTIAL ("R-2") TO COMMERCIAL
("C") ZONE.

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CPM

BE IT ENACTED BY THE PEOPLE OF GUAM:

Section 1. (a) Legislative Findings and Intent. *I Liheslaturan Guåhan* finds that

PL 21-78, PL 21-144, PL 21-72, PL 28-84 rezoned parcels of land situated along Governor Carlos G. Camacho Road and Farenholt Avenue from multi-family residential ("R-2") lots to Commerical ("C") lots except for Lot No. 2149-4-7NEW, adjacent to the lots that have been rezoned. The previous owners, the estate of Oliva T. Cruz, were off-island when the rezoning of the area was being addressed and were not included in the initial rezoning of this area from Multi-Family Residential ("R-2") to Commercial ("C"). *I Liheslaturan Guåhan* further find that most of the Governor Carlos G. Camacho Road and Farenholt Avenue areas has already been converted to and is presently being utilized as a commercial and hotel zone, so that the rezoning requested by the concerned property owner is not unique, objectionable nor incompatible with surrounding land uses. *I Liheslatura* finds improvements to the infrastructure of the area make the commercial zoning feasible and justified in an area so heavily commercialized providing a service to the area residents.

It is the intent of *I Liheslaturan Guåhan* to rezone Lot No. 2149-4-7 NEW from Multi-Family ("R-2") to Commercial ("C") at the request of the owners in order to continue the commercial utilization of the property for a retail grocery store thus realizing the full potential of their land and to provide better service and to better supply and address the needs of the area residents, who often times do not have transportation to purchase necessary goods. The Tamuning Municipal Council, realizing that this zoning will enhance the welfare of the community, unanimously passed Resolution No. 01-2007 on January 23, 2007 approving the rezoning. *I Liheslatura* further finds that the cost and time required by the owners to obtain the minor zone change through the Guam Land Use Commission would be unduly burdensome, additionally cost prohibitive causing them further financial duress and preventing them in the realization of continued income for their livelihood.

(b). Rezoning. Notwithstanding any provision of the law, Lot No. 2149-4-7NEW, Municipality of Tamuning, is hereby rezoned from Multi-Family Residential ("R-2") to Commercial ("C") zone.