

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

Bill No. 59 (EC)  
Introduced by:

J. V. Espaldon  
M. Forbes  
J. A. Lujan

**AN ACT TO ZONE THE PREVIOUSLY UNZONED LOT NOS. 5328-5NEW-R2, 5328-R6NEW-R2 AND 5328-6, ALL IN THE MUNICIPALITY OF DEDEDO TO LIGHT INDUSTRIAL ("M-1") ZONE.**

**BE IT ENACTED BY THE PEOPLE OF GUAM:**

1           **Section 1. Legislative Findings and Intent.** *I Liheslaturan Guåhan* finds that Lot  
2 Nos. 5328-5NEW-R2, 5328-R6NEW-R2 and 5328-6, all in the municipality of Dededo, which  
3 belonged to the estate of Juan Fuertes Delgado was deeded back to the family by the Guam  
4 Ancestral Lands Commission, pursuant to Public Laws 22-145, 23-23, 23-141, 25-45, 25-178,  
5 26-36, and 26-100 which requires that excess federal properties turned over to the  
6 Government of Guam then be transferred over to the estates of the original landowners  
7 pursuant to Public Law 25-145.

8           The said lots have recently been purchased by Adkins Partners, LLP and they have  
9 requested *I Liheslaturan Guahan* to zone Lot No. 5328-5NEW-R2, Municipality of Dededo  
10 containing an area of 4,081+/- square meters under the Division of Records of the  
11 Department of Land Management, Document No. 742502; Lot No. 5328-R6NEW-R2,  
12 Municipality of Dededo containing an area of 46,072+/- square meters under the Division of  
13 Records of the Department of Land Management, Document No. 742502, and Lot No. 5328-  
14 6, Municipality of Dededo containing an area of 985+/- square meters under the Division of  
15 Records of the Department of Land Management, Document No. 695936.

1 Without an existing zone designation, the Territorial Land Use Commission is  
2 unable to act on this matter. Authority to establish a comprehensive zoning plan for  
3 Ancestral Land Commission properties including those released by the Commission to  
4 original landowners lies exclusively with the Provisional Commission for the Zoning of  
5 Ancestral Lands. Said Commission has not been empanelled since the enactment of Public  
6 Law 28-133, leaving the landowner with no recourse other than to request *I Liheslaturan*  
7 *Guahan* to establish an appropriate zone for Lot Nos. 5328-5NEW-R2, 5328-R6NEW-R2 and  
8 5328-6, all in the Municipality of Dededo.

9 **Section 2. Lot Zoning.** Notwithstanding any provision of law, Lot Nos. 5328-  
10 5NEW-R2, 5328-R6NEW-R2 and 5328-6, all in the Municipality of Dededo, are hereby  
11 zoned to Light Industrial ("M-1") zone.