

MINA TRENTAI UNU NA LIHESLATURAN GUAHAN
2011 (FIRST) REGULAR SESSION

2011 JUN 27 PM 2:28
KAWA

BILL NO. 251-31(cor)

INTRODUCED BY:

D.G. Rodriguez, JR.

AN ACT RELATIVE TO RE-ZONING LOT NO.
54NEW-R1, LOCATED IN THE MUNICIPALITY
OF TAMUNING, FROM RESIDENTIAL ("R-1")
TO COMMERCIAL ("C") FOR PURPOSES OF
ESTABLISHING A MEDICAL RELATED
BUSINESS.

1 BE IT ENACTED BY THE PEOPLE OF GUAM:

2 Section 1. Legislative Findings and Intent. *I Liheslaturan Guåhan*
3 finds that the subject Lot No. 54 NEW-R1, Block 3 is presently zoned "R-1"
4 – Single-family residential zone. The adjacent, contiguous property on the
5 eastern side of the lot is zoned Commercial and is being utilized as a
6 medical clinic (aka The Doctors Clinic). The adjacent, contiguous property
7 on the western side of the lot is zoned Commercial and is being utilized as
8 a doctors office (aka Dr. Richardson). Directly across the street (Fr. Roman
9 Street) is the Guam Memorial Hospital Authority.

10 *I Liheslaturan Guåhan* finds that it is the intent of the owners to utilize
11 the subject lot solely for medically related commercial purposes. Today,
12 with a resurging economy and expanding population especially notable in
13 northern Guam, the application from its present zone to Commercial ("C")

1 would enable any future use of the designated property to comply with the
2 category of commercial economic movement developing in the area for
3 medical facility related purposes.

4 Therefore, it is the intent of *I Liheslaturan Guåhan* to support the
5 expanded use of existing properties in Guam that would provide economic
6 benefits to property owners, and most importantly positively contribute to
7 the creation of jobs and in providing other medical services type benefits to
8 the community.

9 It is, further, the intent of *I Liheslaturan Guåhan* that the rezoning of
10 Lot No. 54 New-R1, Block 3 be *solely* restricted for any category of
11 medically related commercial activities.

12 **Section 2. Re-Zoning of Lot No. 54 New-R1, Block 3, located in the**
13 **municipality of Tamuning (Formerly of Dededo) from Single Family**
14 **Residential Zone (“R-1”) to Commercial (“C”).** Lot No. 54 New-R1, Block
15 3, (Consolidation of Lots 52, 53, and 54, Block 3, into Lot 54 NEW, Block 3),
16 MUNICIPALITY OF TAMUNING (Formerly of Dededo), TERRITORY OF
17 GUAM, Estate Number 12954, Suburban, as said lot is marked on
18 DRAWING NUMBER PRB 93-100, L.M. Check Number 551 FY 93, as
19 described in that Consolidation Survey and Parceling Map, dated March
20 03, 1994 and recorded March 14, 1994, at the records Division, Department
21 of Land Management, Government of Guam, under document Number
22 504822, containing an area of approximately 1,195 +/- square meters (12,868

1 +/- Sq. Ft.), is hereby re-zoned from Residential (“R-1”) to Commercial
2 (“C”). The real property map for Lot No. 54 New-R1, Block 3 is hereby
3 incorporated and appended to this Act as EXHIBIT “A”.

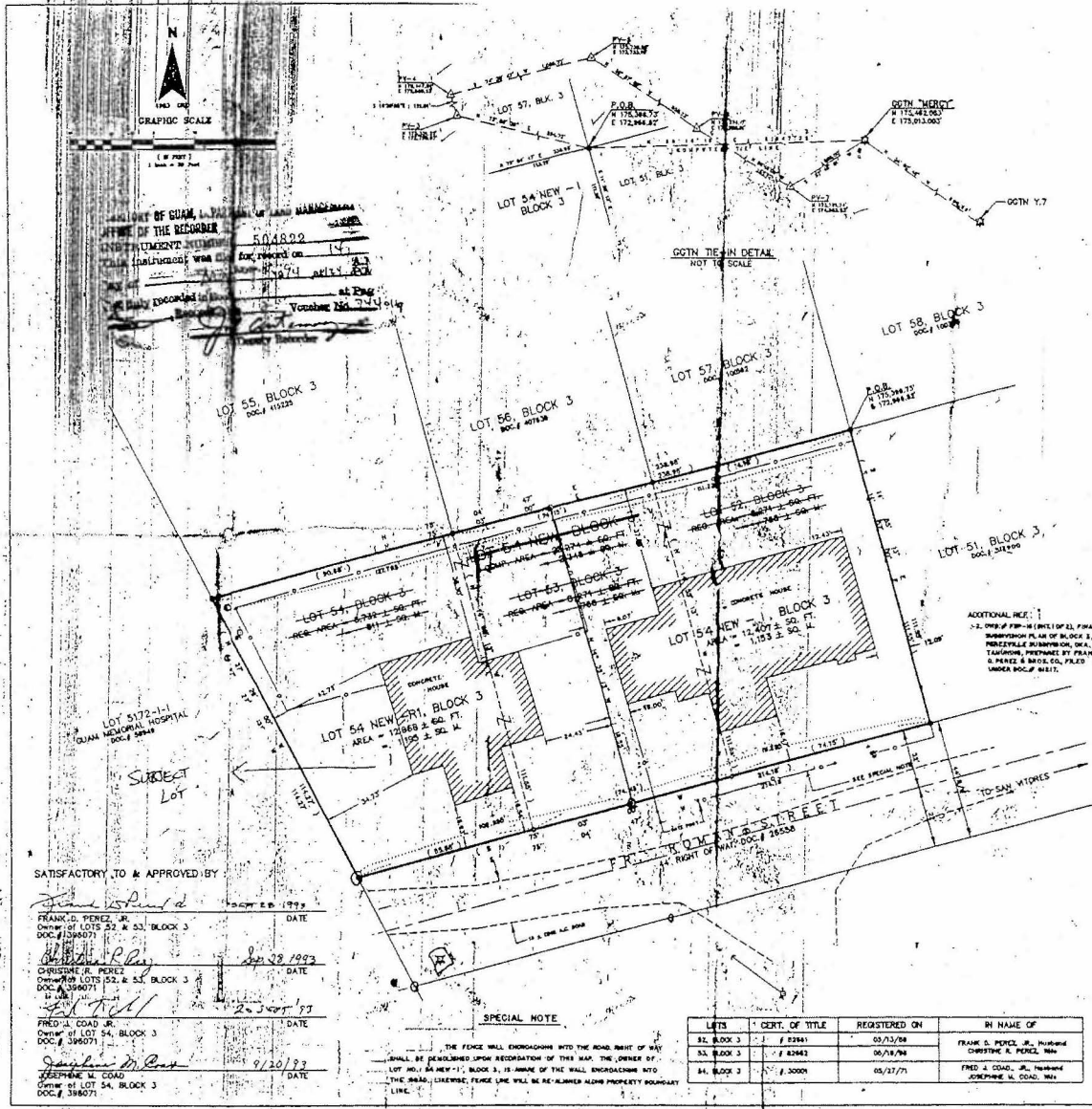
4 **Section 3. Commercial Use Restricted for Medically Related**
5 **Enterprises.** (a) The subject Lot No. 54 New-R1, Block 3, zoned “C”
6 pursuant to this Act, is restricted to medically related commercial activities.
7 For the purposes of this Act, *medically related commercial activity* shall
8 include, but is not limited to, doctors office(s), doctors clinic, pharmacy,
9 medical laboratory, radiological, physical therapy, and the like, etcetera.

10 (b) Commercial utilization of the subject property for any non-
11 medical related purposes will require a zoning variance for any other
12 intended purposes *prior* to conducting any other category of commercial
13 activity.

14 **Section 4. Effective Date.** This Act shall become immediately
15 effective upon enactment.

DRAWING NUMBER
9513

NUMBER
9513



APPLICANT OF GUAM, THE TERRITORY OF LAND MANAGEMENT
 OFFICE OF THE REGISTRAR
 REGISTRATION NUMBER: 504822
 INSTRUMENT NUMBER: 504822
 DATE OF REGISTRATION: 14/03/93
 VOLUME NO. 2141

SATISFACTORY TO & APPROVED BY:

FRANK S. PEREZ, JR. DATE: 05/28/93
 CHRISTINE A. PEREZ DATE: 05/28/93
 FRED S. COAD, JR. DATE: 05/28/93
 JOSEPHINE M. COAD DATE: 05/28/93

SPECIAL NOTE
 THE FENCE WALL ENCROACHES INTO THE ROAD RIGHT OF WAY
 SHALL BE DEMOLISHED UPON RECONSTRUCTION OF THIS MAP. THE OWNER OF
 LOT NO. 54 NEW 1/2 BLOCK 3, IS BOUND BY THE WALL ENCROACHING INTO
 THE ROAD. LIKEWISE, FENCE LINE WILL BE RE-ALIGNED WITH PROPERTY BOUNDARY
 LINE.

DUENAS DRIVE
 BLOCK
 FATHER ROMAN STREET

SUBJECT LOTS
 LOTS 52, 53 & 54
 BLOCK 3

VICINITY MAP
 NOT TO SCALE

LEGEND:

- ② DTM MONUMENT AS SHOWN
- ③ AS SHOWN BY VISIBLE MARKS (DIMENSIONED)
- ④ AS REAR NEW YELLOW PLASTIC CAP, A/C
- ⑤ HANDED MARK #1
- ⑥ AS REAR FENCE, NO PHOTOGRAPH
- ⑦ BURNED CABLE
- ⑧ CONCRETE POWER POLE
- ⑨ IRONER
- ⑩ ELECTRIC METER
- ⑪ GUY WIRE
- ⑫ FIVE FOOT
- ⑬ FENCE
- ⑭ CONCRETE FOUNDATION
- ⑮ CONCRETE WALL
- ⑯ CONCRETE CURB
- ⑰ CONCRETE DRIVE
- ⑱ CONCRETE DRIVE
- ⑲ CONCRETE DRIVE
- ⑳ CONCRETE DRIVE

NOTES:

- ALL DISTANCES AND DIMENSIONS SHOWN HEREON ARE IN FEET AND INCHES.
- SURVEY WAS MADE ON PRIME PROPERTY CORNERS AS SHOWN.
- BEARINGS & DISTANCES IN PARENTS ARE RECORD DATA, ALL OTHERS ARE 1911.
- SUBJECT LOTS IS/ARE IN THE "B" SINGLE-FAMILY RESIDENTIAL ZONE, USE OF APPROVALS OF THE MAP.

REFERENCES:

1. ENCL. FM-11 (Sheet 1) 2. FINAL SUBDIVISION OF BLOCK 3 - PART 1, PERCELVILLE SUBDIVISION, AS PROVIDED BY FRANK S. PEREZ & WIFE, CO. FILED UNDER BOOK 123881.

APPROVAL SUBMITTED TO FILE BY: CHRISTOPHER DOCK ARCHITECTS, CHAPTER 93, SAN GUAN, GUAM

PRUDENCIO R. BALAGTAS
 PRUDENCIO R. BALAGTAS, PLS / 83
 9-16-93
 DATE

CHECKED BY:

PRUDENCIO R. BALAGTAS
 PRUDENCIO R. BALAGTAS, PLS / 83
 9-16-93
 DATE

REV. DATE DESCRIPTION BY APPROVED BY

SURVEY DATA
 FIELD P.M. CREW MAY, 1993
 BOOK NO. 53-100 MAY, 1993
 COMPUTED LTR MAY, 1993
 DRAWN LTR MAY, 1993
 RESEARCHED P.M. MAY, 1993
 CHECKED P.M. MAY, 1993
 SATISFACTORY TO & APPROVED BY: DATE:

DESCRIPTION: PRUDENCIO R. BALAGTAS, REGISTERED LAND SURVEYOR NO. 83, P.O. BOX 8218 TAMUNING, GUAM 96931, TEL. 848-7801

CONOLIDATION SURVEY MAP OF LOTS 52, 53 & 54, BLOCK 3 IN LOT 54 NEW, BLOCK 3 (PARCELLING SURVEY OF LOT 54 NEW, BLOCK 3)

PERCELVILLE, MUNICIPALITY OF TAMUNING, GUAM
 LAND SQUARE 14 SECTION 12

LOT SEE PLAN
 DEPT. OF TITLE SEE PLAN
 IN NAME OF SEE PLAN
 SEE PLAN
 DATE

LAND MANAGEMENT DATA
 551-FY93

SHEET 1 OF 1 DRAWING NUMBER
 SCALE 1"=20' PRB 93-100

EXHIBIT "A"