



Office of the Assistant Secretary  
 Date: 12-20-13  
 Time: 2:52  
 Received by: [Signature]

**SUMMARY ZONE CHANGE  
 APPLICATION NO: 2012-62  
 LOT 1084-1-1-3  
 MUNICIPALITY OF BARRIGADA**



2013 DEC 20 AM 9:23

**Space for Recordation**

Island of Guam, Government of Guam  
 Department of Land Management Officer of the Recorder

File for Record is Instrument No. **854817**  
 On the Year 13 Month 08 Day 02 Time 2:03

Recording Fee DE OFFICIO Receipt No. \_\_\_\_\_

Deputy Recorder [Signature]

SUMMARY ZONE CHANGE  
 APPLICATION NO.: 2012-62  
 APPLICANT: MIN JUNG SPARKS  
 PREPARED ON APRIL 24, 2013

FROM: "R-1" (SINGLE FAMILY DWELLING)

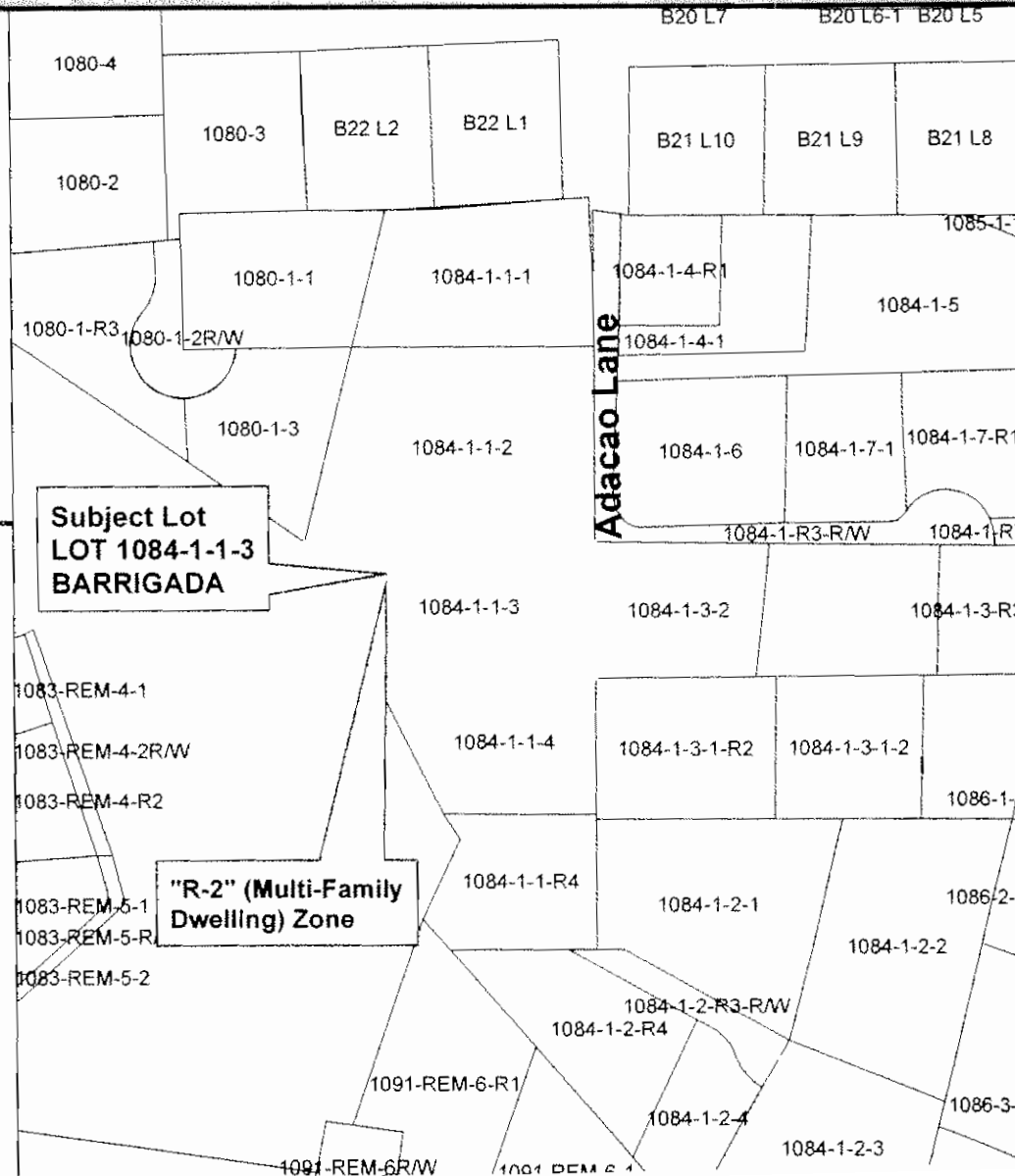
TO: "R-2" (MULTI-FAMILY DWELLING)

LOT: 1084-1-1-3  
 BLOCK: N/A  
 TRACT: N/A  
 MUNICIPALITY: BARRIGADA  
 PLACE NAME: N/A  
 SCALE: N/A  
 AMENDMENT NO.: A-99  
 ZONING MAP NO.: F3-67S35

[] Approved with Conditions  
 (As noted on Notice of Action and Prusuant to Title 21, GCA, Chapter 61 Section 61639 and Executive Order 92-08)

32-13-1098  
 Office of the Speaker  
 Judith T. Woon  
 Date: 12/20/2013  
 Time: 3:07  
 Received by: [Signature]

Monte Mafnas 8-1-13  
 Director  
 Department of Land Management



B20 L7 B20 L6-1 B20 L5



**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

EDDIE BAZA CALVO  
 Governor

RAY TENORIO  
 Lieutenant Governor

MONTE MAFNAS  
 Director

DAVID V. CAMACHO  
 Deputy Director

July 31, 2013

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

The Honorable Senator Tina Muna-Barnes  
 Legislative Secretary, 32<sup>nd</sup> Guam Legislature  
 155 Hesler Street  
 Hagåtña, Guam 96932

Re: **Summary Zone Change – Case No. SZC 2012-62**  
**Lot 8014-1-1-3, Municipality of Barrigada**  
**For Min Jung Sparks**

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

Pursuant to Title 21 GCA (Real Property), Chapter 61 (Zoning Law, Part 1) (Changes of Zones) Subsection 61639 (Summary Procedure for Agricultural and Single-Family Residential Rezoning) and Executive Order 92-08 (Establishing Interim Rules and Regulation for Individual, Small Landowner Zone Changes), the Department of Land Management is herewith submitting to the Legislature a Zone Change Application for **Lot 1084-1-1-3, Municipality of Barrigada, from "R-1" (Single-Family Dwelling) to "R-2" (Multi-Family Dwelling) Zone in order to convert an existing residential structure into a Duplex for family and future rental.**

E-mail Address:  
[dldir@dlm.guam.gov](mailto:dldir@dlm.guam.gov)

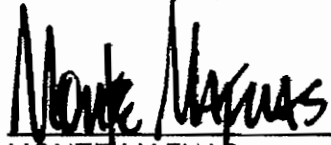
As such, I have **APPROVED WITH CONDITIONS** the Zone Change.

Telephone:  
 671-649-LAND (5263)

Your expeditious response on this action is greatly appreciated.

Senseramente,

Facsimile:  
 671-649-5383

  
 \_\_\_\_\_  
 MONTE MAFNAS  
 Director

MRG/PCG  
 w/ Attachment(s):

1. Zone Amendment Map: Amendment Map No. F3-67S35 A-99
2. Staff Report and Notice of Action
3. Certifications of Utility Agencies
4. Zone Change Application



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



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

EDDIE BAZA CALVO  
Governor

RAY TENORIO  
Lieutenant Governor

MONTE MAFNAS  
Director

DAVID V. CAMACHO  
Deputy Director

May 28, 2013

MEMORANDUM

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

TO: Acting Director

FROM: Acting Guam Chief Planner

SUBJECT: SZC Application No.2012-62, Min Jung Sparks

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

Buenas Yan Hafa Aдай:


Submitted is the Summary Zone Change Packet for your review and action.

E-mail Address:  
[dlimdir@dlm.guam.gov](mailto:dlimdir@dlm.guam.gov)

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 any questions or need further clarification.  
Senseramente,

Telephone:  
671-649-LAND (5263)

  
\_\_\_\_\_  
Marvin Q. Aguilar  
Guam Chief Planner, Acting

Facsimile:  
671-649-5383

Attachment(s):

(Space above for Recordation)

## SUMMARY ZONE CHANGE

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

## NOTICE OF ACTION

July 31, 2013

Date

To: **Min Jung Sparks**  
**P.O. 10693**  
**Barrigada, Guam 96931**

Application No. 2012-62

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

NA / FROM "A" (RURAL/AGRICULTURAL) TO  
"R-1" SINGLE-FAMILY

N/A / FROM "A" (RURAL/AGRICULTURAL) TO  
"R-2" MULTI-FAMILY DWELLING

XX / FROM "R-1" (SINGLE-FAMILY DWELLING) TO  
"R-2" MULTI-FAMILY DWELLING IN ORDER  
TO CONVERT AN EXISTING RESIDENTIAL  
STRUCTURE INTO A DUPLEX FOR FAMILY  
AND FUTURE RENTALS.

NA / OTHER:

**SUMMARY ZONE CHANGE**

Application No. 2012-62

**Min Jung Sparks**

**Lot 1084-1-1-3, Municipality of Barrigada**

**Date of Preparation of NOA: July 31, 2013**

**Page 3 of 6**

Therefore, it is our conclusion that the criteria as cited above have been satisfied.

**CONDITIONS OF APPROVAL: Applicant(s) shall:**

1. That the Applicant complies with all Application Review Committee and permitting agency conditions and requirements; and
2. That any future increase in dwelling units or use intensity from the approved site plan shall require the owner/developer to resubmit a revised site development plan to the Guam Chief Planner for reevaluation to determine physical and social impacts prior to requesting for a building permit; and
3. That said zone change under this process shall not include the following conversions: Horizontal Property Regimes, 21 GCA, Chapter 45 (Horizontal Property Act) and Chapter 47 (Time Share Ownership), hotels/motels, and residential commercial activities such as laundry room, gift shop, and the likes; and temporary workers housing facility; and
4. That the applicant provide onsite measures for fire protection and applies for additional water meter and sewer account on the other unit of the existing two-storey building; and
5. That the duplex facility be serviced with a Government approved Trash Receptacle; and
6. That the applicant provides green areas and a play area.

**CERTIFICATION OF UNDERSTANDING AND AGREEMENT**

I/We Sparks, Min Jung, \_\_\_\_\_  
(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

\_\_\_\_\_  
Signature of Representative

Date: 8/27/2013

Date: \_\_\_\_\_

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

\_\_\_\_\_  
Applicant uj 8/27/2013 \_\_\_\_\_  
Date Representative Date







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



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

EDDIE BAZA CALVO  
Governor

RAY TENORIO  
Lieutenant Governor

MONTE MAFNAS  
Director

DAVID V. CAMACHO  
Deputy Director

April 30, 2013

**MEMORANDUM**

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

**TO:** Frank P. Taitano, Planner IV  
Marvin Q. Aguilar, Planner III  
Celine Cruz-Aguilar, Planner III

**FROM:** Acting Director

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

**Re:** Appointment as Panel Members  
Ref: Summary Zone Change Program (SZC)

Buenas Yan Hafa Adai:

E-mail Address:  
[dmdir@dlm.guam.gov](mailto:dmdir@dlm.guam.gov)

Pursuant to SZC Guidelines, Paragraph 17, effective 15 April 2013, I hereby appoint you as panel members to review and provide recommendations relative to SZC Application No. 2012-62 (Min Jung Sparks). Coordinate with Mr. Penmar Gulac who oversees the SZC Program on the matter.

Telephone:  
671-649-LAND (5263)

Your appointment as panel members shall expire upon your submittal of your recommendation(s) to the Guam Chief Planner.

Senseramente,

Facsimile:  
671-649-5383

DAVID V. CAMACHO  
Director (Acting)

MRG/PCG  
cc: Master File



April 15, 2013

Memorandum

TO: Director, Department of Land Management

FROM: Guam Chief Planner

SUBJECT: Staff Report – Case No#. SZC 2012-62

RE: Summary Zone Change – Lot 1084-1-1-3, Municipality of Barrigada

1. **PURPOSE:**

- a. Application Summary: The Applicant, **Min Jung Sparks**, is requesting for a Zone Change on Lot 1084-1-1-3, Municipality of Barrigada from “R-1” (Single-Family Dwelling) to “R-2” (Multi-Family Dwelling) Zone in order to allow for a duplex for family and future rentals.
- b. Legal Authority: 21 GCA (Real Property), Chapter 61 (Zoning Law), Part 3 (Changes of Zones, §61639 (Summary Procedure for Agricultural and Single Family Residential Rezoning) and Executive Order 92-08 (Establishing Interim Rules and Regulation for Individual, Small Landowner Zone Changes).

2. **FACTS:**

- a. Location: the subject lot is bounded on three sides with private property with frontage on Adacao Avenue and is approximately 400m (1312.4') from the intersection of San Vicente Dr. unto Route 10.
- b. Field Description: The property sits on fairly flat land with approximately less than 10% slope. Soil composition is predominantly mixed dirt and rock. The existing dwelling unit is served by all infrastructures (water, power, sewer, telephone, cable, etc.)
- c. Lot Area Size: .44 acre; or 1761sm; or 18,955.25 sf.
- d. Present Zoning: “R-1” Single-Family Dwelling.
- e. 1967 Master Plan: Residential-Low Density

**BOSP:** The Bureau of Statistics and Plans recommends approval with concerns: 1) The Bureau recommends that there are measures to ensure the property will be landscaped to provide a buffer between subject lot and other residential dwellings to assist reduce storm water runoff and to improve the area to be “aesthetically pleasing”; 2) The Bureau also recommends that native plants be used in the landscaping.

**DPR/HPO:** The Department of Parks and Recreation (DPR/HPO) has submitted their official certification. DPR/HPO has no objections to the proposed zone change. **(Certification 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, and 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.

d. Municipal Public Hearing Results: Pursuant to Public Law 21-144, Section 3, the Public Hearing on this zone change application is waived and any hearing is deferred to the Mayor and Municipal Planning Council of Barrigada. A signed petition from adjacent landowners supporting the zone change application was also received by DLM and a copy provided to the Barrigada Mayor.

d. Municipal Planning Council Resolution: The Mayor of Barrigada received a copy of the Application packet for the proposed development.

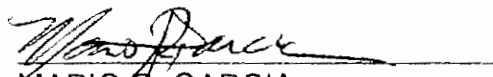
4. **DISCUSSION AND ANALYSIS:** The criteria of PUBLIC NECESSITY, CONVENIENCE and GENERAL WELFARE AND SAFETY must be justified.

#### **PUBLIC NECESSITY and CONVENIENCE**

The requested zone change is from “R-1” (Single-Family Dwelling) to “R-2” (Multi-Family Dwelling) zone for the purpose for allowing a two storey house of an existing residence to provide for family and future rentals. In this regard, the applicant has cited primary purpose for residential uses for family members. One

revised site development plan to the Guam Chief Planner for re-evaluation to determine physical and social impacts prior to requesting for a building permit; and

3. That said zone change under this process shall not include the following conversions: Horizontal Property Regimes, 21 GCA, Chapter 45 (Horizontal Property Act) and Chapter 47 (Time Share Ownership), hotel/motels, and residential commercial activities such as laundry room, gift shop, and the likes; and temporary workers housing facility, and
4. That the applicant applies for an additional water meter and sewer account on the other unit of the existing two-storey building, and
5. That the duplex facility be serviced with a Government approved Trash Receptacle; and
6. That applicant provides green areas and a play area.

  
MARIO B. GARCIA  
Planner II, Case Planner

15 Apr 13  
Date

Attachments (Application packet)



**TILE GUPI**  
**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

EDDIE BAZA CALVO  
 Governor

MONTE MAFNA:  
 Director

RAY TENORIO  
 Lieutenant Governor

11 February 2013

received  
 2/18/13  
 Barrigada Mayor's Office  
 124 Luayao Lane  
 Barrigada, Guam 96913

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

Honorable Mayor June Blas  
 Mayor of Barrigada  
 c/o Municipal Planning Council

Subject: **SZC 2012-62 Public Hearing Waiver**

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

Hafa Adai Mayor Blas :

E-mail Address:  
[dlmdir@dlm.guam.gov](mailto:dlmdir@dlm.guam.gov)  
 OV

An application had been filed with the Department of Land Management, Division of planning by:

**Min Jung Sparks, represented herself**, owner of Lot 1084-1-1-3, Municipality Barrigada, under Application No. SZC 2012-62, for a Zone Change from "R-1" (Single Family Dwelling) to "R-2" (Multi-Family Dwelling) Zone for a proposed conversion of exist two storey residence into a Duplex and for future rentals.

Pursuant to Public Law 21-144, Section 3 (Waiver of Formal Public Hearing), 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).

On the basis of the application contents and availability of infrastructure in the immediate area, and that proposed zone change is for residential use and is conducive and consistent to the surroundings, as Director I have waived the requirements of a formal public hearing and have made my final decision to approve the application with conditions. The "R2" Zone is the proper zoning designation for the intended use for residential dwellings.

Please contact Planning Division of this Department at 649-5383 extension 371 should you have questions or need further clarification on the matter.

Thank you for your attention to this matter.

Senseseramente,

David V. Camacho  
 Acting Director

Attachments: Application No. SZC 2012-62  
 Project Planner: Mario C. Garcia Penmer C. Gulac *16*





**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

EDDIE BAZA CALVO  
 Governor

MONTE MAFNA  
 Director

RAY TENORIO  
 Lieutenant Governor

11 February 2013

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

From: Guam Chief Planner, Acting

Subject: **Request for Certification**

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

Applicant(s): **Min Jung Sparks**

Application No. **SZC 2012-62**

Project Description: To rezone the property from "R-1" (Single-Family) to "R-2" (Multi-Family Dwelling) Zone in order to convert an existing existing two storey into a Duplex for family and for future rentals, on Lot 1084-1-1-3, Municipality of Barrigada

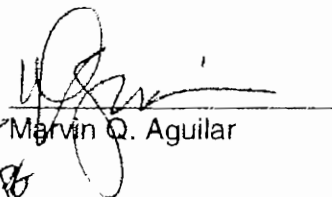
Date Received: **September 21, 2012**

Date Accepted: **October 9, 2012**

**\*\* Due Date for Certification: February 25, 2012**  
 (Public Law 21-144, Section 8(b)(A)(1))

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 Mario R. Garcia, the assigned case planner.

Thank You.

  
 Marvin Q. Aguilar

PCG: Attachment: SZC Application No. 2012-62 and supporting documents

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

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

E-mail Address:  
[llmdir@dlm.guam.gov](mailto:llmdir@dlm.guam.gov)  
OV

Telephone:  
 671-649-LAND (5263)

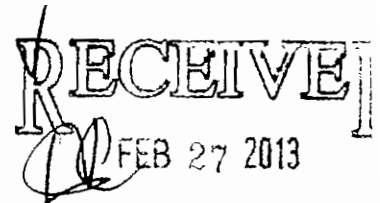
Facsimile:  
 671-649-5383



# GUAM POWER AUTHORITY

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

February 22, 2013



Department of Land Management  
Time: 11:45 Int: JH

## MEMORANDUM

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

From: General Manager

Subject: Lots 1084-1-1-3, Municipality of Barrigada, (Min Jung Sparks); Summary Zone Change Application from "R-1" (Single-Family Dwelling) to "R-2" (Multi-Family Dwelling) to convert an existing two story into a duplex. **Application No. 2012-62 SZC**

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

### A. Comments and Recommendations Concerning GPA requirements:

1. GPA has no objection, however 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.
2. 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.
3. A system impact assessment may be required to determine the effect of this facility on GPA's existing power facilities.
4. 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.

  
JOAQUIN C. FLORES, P.E.

ASG/arp




**GUAM WATERWORKS AUTHORITY**

578 North Marine Corps Drive | Tamuning | Guam 96913


March 14, 2013

**RECEIVED**  
22 MAR 13 11M

**MEMORANDUM**

TO: Director, Department of Land Management 

FROM: Martin L. Roush, P.E., General Manager

VIA: Thomas A. Cruz, P.E., Chief Engineer 

SUBJECT: Request for Certification

APPLICATION NO.: SZC 2011-62

APPLICANT: Min Jung Sparks

The Guam Waterworks Authority (GWA) has reviewed the Summary Zone Change application requesting approval to rezone the property from "R-1" (Single-Family) to "R-2" (Multi-Family Dwelling) Zone in order to convert an existing two-storey building into a duplex for family and for future rentals, on Lot 1084-1-1-3, Municipality of Barrigada.

GWA has conducted a site investigation and has determined the following(s);

1. GWA records show an existing eight-inch (8") sewer line located along Adacao Avenue Extension fronting the subject lot. However, the existing water line that is along Adacao Avenue Extension fronting the subject lot is only two-inch (2"). Given that the water line serving the area is only two-inch (2") in diameter, the system is not capable of providing fire protection for the proposed duplex without provision of additional onsite measures by the applicant.
2. The applicant will be required to apply for additional water meter and sewer account on the other unit of the existing two-storey building.
3. GWA approval is based on the existing two-storey building. Any future expansion to multi-family units required GWA review and approval.

This GWA certification shall remain valid for 365 calendar days from the date of this response. For additional information please contact Mr. Menglou Wang, Assistant Chief Engineer, at 647-2612.



### 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

6/10/11  
RECEIVED  
Mary A

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: Min-Jung Chong Sparks U.S. Citizen:  Yes  No  
Mailing Address: P.O. Box 10693 Tam. GU-9693  
Telephone No.: Business: 482-3927 Home: 734-1551

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: \_\_\_\_\_  
Lot(s): 1084-1-1-3 Block: \_\_\_\_\_ Tract: \_\_\_\_\_  
Lot Area: Acres: \_\_\_\_\_ Square Meters: 1761± Square Feet: \_\_\_\_\_  
Village: Barrigada Municipality: Barrigada  
Registered Owner(s): Min-Jung Chong Sparks  
Certificate of Title No.: \_\_\_\_\_ Recorded Document No.: \_\_\_\_\_  
Deed (Gift, Warranty, etc.): \_\_\_\_\_ Deed Document No.: 482836

3. Current and Proposed Land Use:

Current Use: Residential - 2-story Current Zoned: R1  
Proposed Use: Convert single family Dwelling to Duplex for family and Rental Proposed Zone: R2

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

October 9, 2012

To: Mr. Monte Mafnas  
Director, Department of Land Management

Attn: Planning Division  
P.O. Box 2950, Hagatna, Guam 96932

Subject: Summary Zone Change Application for Lot No. 1084-1-1-3, Barrigada, Guam  
Rezoning from "R-1" (Single Family Dwelling) to "R-2" (Multi-Family Dwelling)  
Zone; For Min-Jung Chong Sparks (Owner)

P. Gular 10/9/12  
**RECEIVED**  
Planning

Dear Mr. Mafnas:

Pursuant to Public Law 21-82, (as amended by P.L.1-144), I am submitting an application for a Summary Zone Change on the above property. The follow information are required and a provided to you as follows:

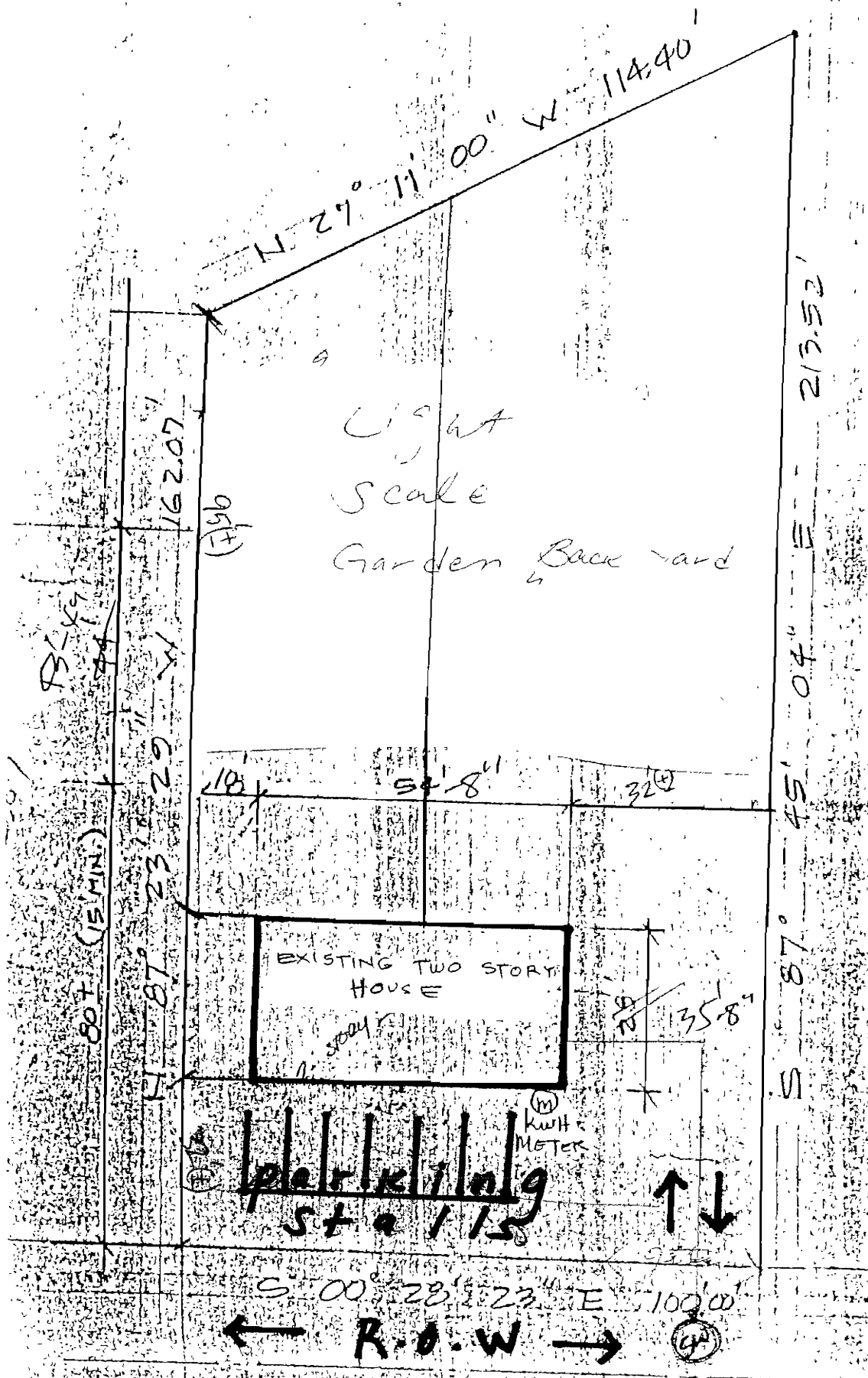
- a. What is the current zone on the property? "R-1" (Single Family Dwelling)
- b. Who currently owns the property? Min-Jung Chong Sparks
- c. How did you acquire the property? By purchase thru a Warranty Deed (Doc. No. 482836)
- d. What is currently on the property? A two-story residential structure, four (4) bedrooms, three (3) bath; in which my family and I occupy.
- e. Is your structure serviced by public sewer? Yes, my structure is serviced by public sewer.
- f. What are your intentions or plans? My plan is to convert my dwelling into a duplex.
- g. My property is currently surrounded by single family dwellings as well as parcels that are vacant.
- h. Topography: The topography on this parcel is flat land all around.
- i. Soil Composition: Mix with rocks and clay.
- j. Access: There is a documented 20' foot access road that runs right next to the property.
- k. All others: I'm seeking for a zone change to this property for the purpose of added on income. I am currently unemployed and care for my 88 years old mother, who has suffered a stroke and is now bedridden.

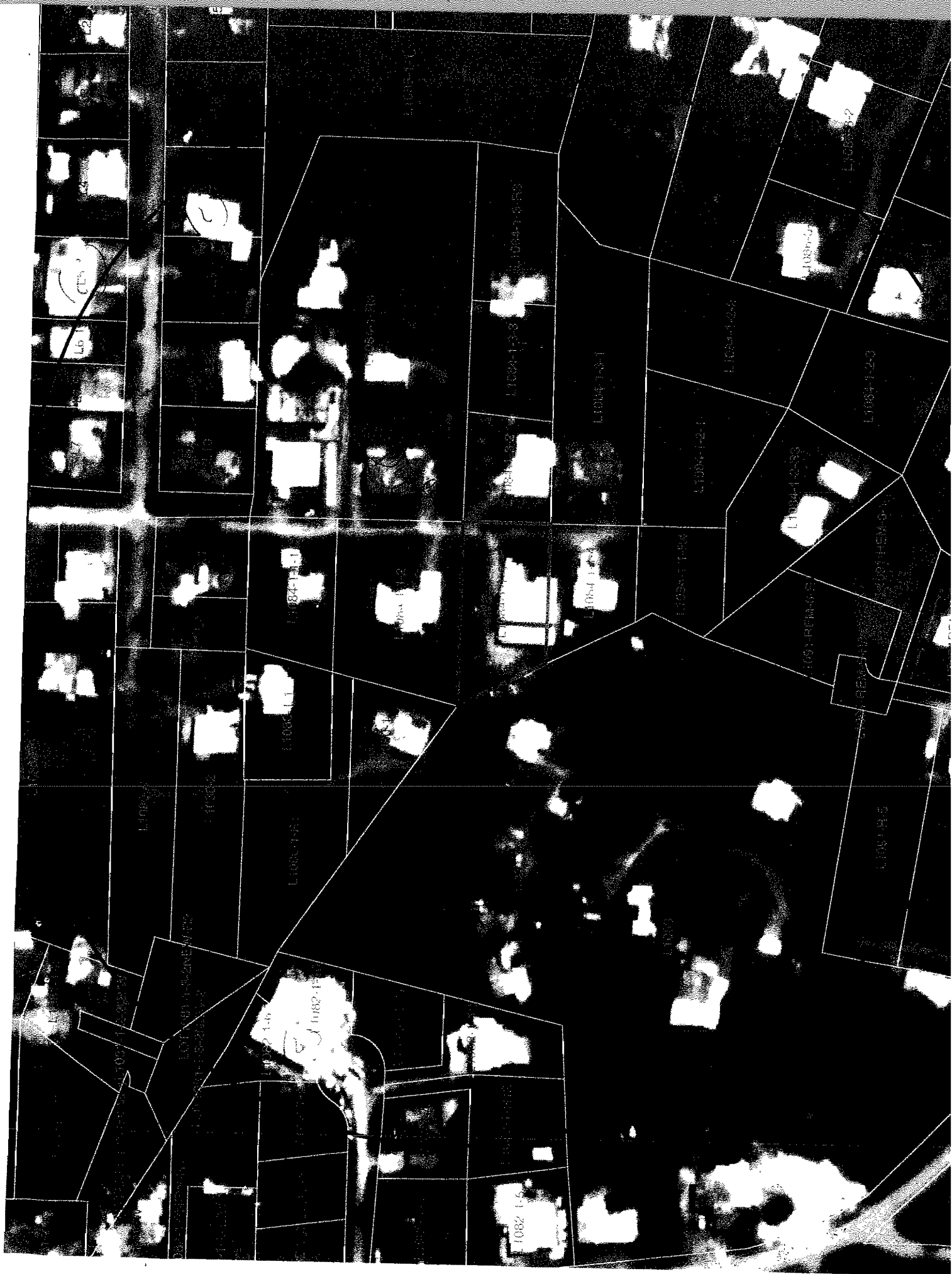
With the approval of the summary zone change, it will allow for me to purchase at least the needs my mother deserves, only because she is not under any government assistance.

Mr. Mafnas, I am hopeful for your favorable consideration in this matter. Should you require additional information, I can be reached at 482-3927 or 734-1551.

With outmost respect,

  
Min-Jung Chong Sparks





1 Filing with the )  
 2 registrar of land )  
 3 titles pursuant to )  
 4 the Land Title )  
 5 Registration Act )  
 6 requested by the )  
 7 Grantee. After )  
 8 filing, deliver )  
 9 copies to *Pacific* )  
 10 *American Title* )  
 11 *Insurance & Escrow* )  
 12 *Company*, Agaña, )  
 13 Guam. The real )  
 14 property affected )  
 15 by this instrument )  
 16 is registered land, )  
 17 the name of the )  
 18 last registered )  
 19 owner being *Can-* )  
 20 *delaria C. Ada* and )  
 21 the number of the )  
 22 certificate of last )  
 23 registration being )  
 No. 38515. )

TERRITORY OF GUAM, DEPARTMENT OF LAND MANAGEMENT  
 OFFICE OF THE RECORDER  
 INSTRUMENT NUMBER 482836

This instrument was filed for record on 15  
 Day of JAN, 19 93, at 9:05 <sup>A.M.</sup> P.M.  
 and duly recorded in Book \_\_\_\_\_ at Page

\_\_\_\_\_, Recording Fee 70- Voucher No. 6457

*Joe ...*  
 Deputy Recorder

(Space above this line for Recorder's use only.)

**WARRANTY DEED  
 CREATING SOLE AND SEPARATE PROPERTY**

TO ALL TO WHOM THESE PRESENTS MAY COME, GREETING:

*Parties, consideration and grant*

KNOW YE, we, FRANK G. CEPEDA and FE A. CEPEDA, husband and wife, both of age and residents of Saipan, whose mailing address is Post Office Box 562. CHRB, Saipan, M.P. 96950 (the "Grantors"), for and in consideration of the sum of Ten Dollars (\$10) to us in hand paid by CHONG MIN-JUNG, a single woman and a resident of Guam, whose mailing address is Post Office Box 10693, Tamuning, Guam 96931 (the "Grantee"), and other good and valuable consideration, the receipt of which is hereby

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23

*Warranties by Grantors*

And we, the Grantors, for the Grantee and the Grantee's heirs, executors and assigns, do COVENANT and AGREE, to and with the Grantee, and Grantee's heirs, executors, administrators and assigns, that at the time of the execution delivery of this deed, we are well seized of the Property as of a good, sure, and indefeasible estate of inheritance, in law, and have a good right, full power, and lawful authority to grant, bargain, sell and convey it in manner and form aforesaid; and it is free and clear from former and other grants, bargains, sales, liens, taxes, assessments and encumbrances of every kind and nature whatsoever except current taxes, covenants, easements and restrictions of record; and the Property in the quiet and peaceful possession of the Grantee and Grantee's heirs, executors, administrators and assigns, against all and every person or persons lawfully claiming or to claim, the whole or any part thereof, we, the Grantors, shall warrant and forever defend.

*Availability of water and power*

We, the Grantors and the Grantee, AGREE that water and electric power may not be available on the Property or within one hundred feet (100') thereof, and that the government of Guam is not required to pay for water and power hookup.

*Execution*

IN WITNESS WHEREOF, we, the Grantors and the Grantee, have caused these presents to be duly executed this 14<sup>th</sup> day of January, 1993.

GRANTORS:

S.S.N.: 586-01-6942

  
FRANK G. CEPEDA,

**GAYLE & TEKER**  
A PROFESSIONAL CORPORATION  
AGANA BAY BUILDING  
222 EAST MARINE DRIVE  
AGANA, GUAM 96910  
TELEPHONE (671) 477-0891

1 territory of Guam, personally appeared CHONG MIN-JUNG, known to me to be the pe  
2 whose name is subscribed to the foregoing warranty deed, and she acknowledged to me  
3 she executed the same.

4 WITNESS my hand and official seal.

5

6 )SEAL(

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

*Elena L. Aquino*

MA. ELENA L AQUINO  
Notary Public  
In and for the Territory of Guam, USA  
My Commission expires: 12/17/96  
134 CHALAN STO. PAPA ST. SUITE 101  
AGANA, GUAM 96910

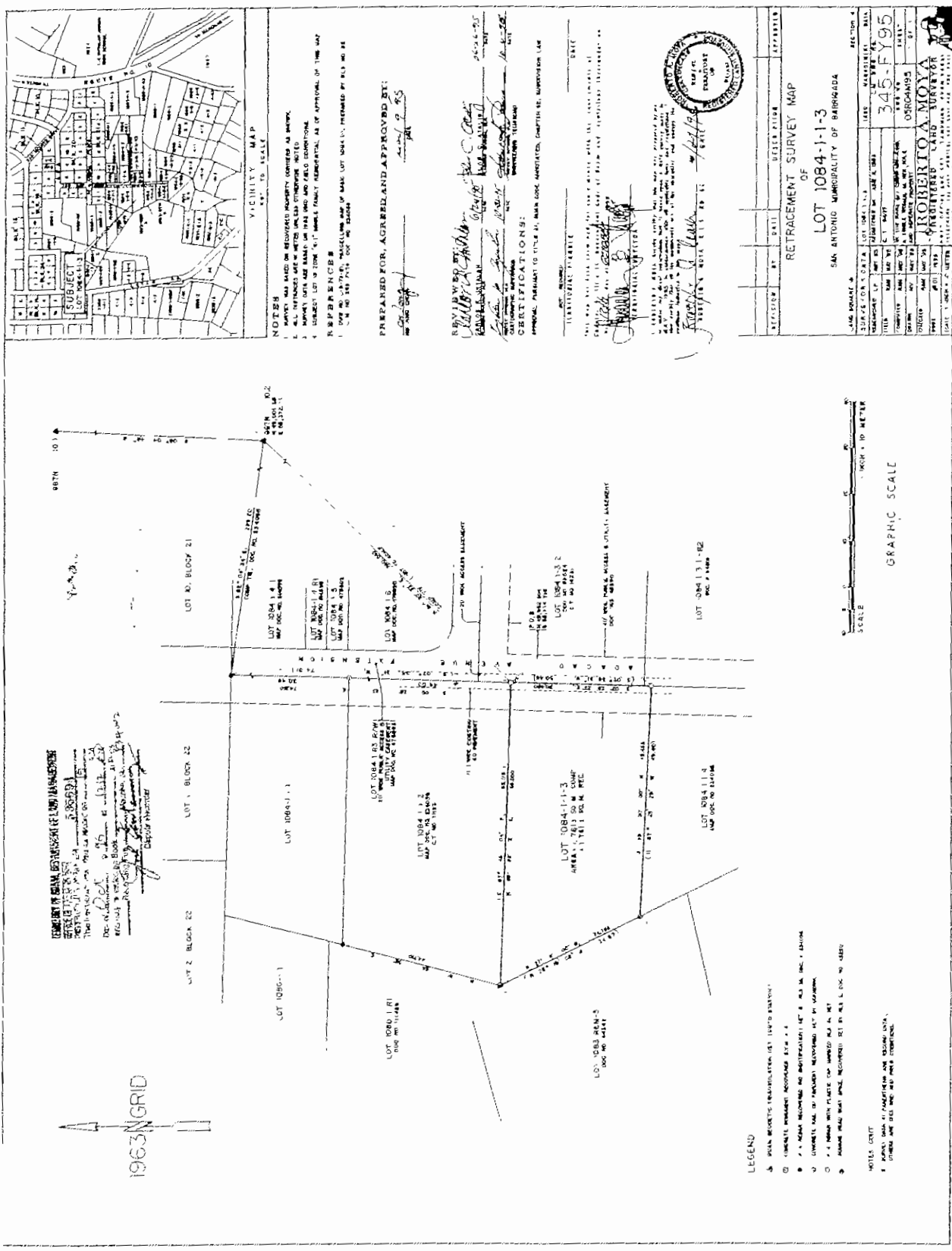
LJT.dmf  
68428-01/P-035



DRAWING

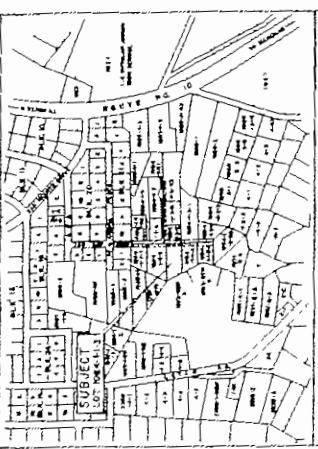
10264

10264



**COMMENT ON BEING REPRESENTED BY THE MANAGER**  
 I, the undersigned, being duly sworn, depose and say that I am the owner of the above described property and that I have executed the foregoing instrument in accordance with the provisions hereof.  
 Executed on this 15th day of June, 1954.  
 ROBERTO MOYA  
 My commission expires on 11/11/54.  
 Deposition taken at San Antonio, Texas.  
 Deposition taken at 10:30 AM on 6/15/54.  
 Deposition taken at 10:30 AM on 6/15/54.  
 Deposition taken at 10:30 AM on 6/15/54.

- LEGEND**
- 1. SPAN BENEATH TERRITORIES, 1917-1918
  - 2. SPAN BENEATH TERRITORIES, 1917-1918
  - 3. SPAN BENEATH TERRITORIES, 1917-1918
  - 4. SPAN BENEATH TERRITORIES, 1917-1918
  - 5. SPAN BENEATH TERRITORIES, 1917-1918
  - 6. SPAN BENEATH TERRITORIES, 1917-1918
  - 7. SPAN BENEATH TERRITORIES, 1917-1918
  - 8. SPAN BENEATH TERRITORIES, 1917-1918
  - 9. SPAN BENEATH TERRITORIES, 1917-1918
  - 10. SPAN BENEATH TERRITORIES, 1917-1918
  - 11. SPAN BENEATH TERRITORIES, 1917-1918
  - 12. SPAN BENEATH TERRITORIES, 1917-1918
  - 13. SPAN BENEATH TERRITORIES, 1917-1918
  - 14. SPAN BENEATH TERRITORIES, 1917-1918
  - 15. SPAN BENEATH TERRITORIES, 1917-1918
  - 16. SPAN BENEATH TERRITORIES, 1917-1918
  - 17. SPAN BENEATH TERRITORIES, 1917-1918
  - 18. SPAN BENEATH TERRITORIES, 1917-1918
  - 19. SPAN BENEATH TERRITORIES, 1917-1918
  - 20. SPAN BENEATH TERRITORIES, 1917-1918
  - 21. SPAN BENEATH TERRITORIES, 1917-1918
  - 22. SPAN BENEATH TERRITORIES, 1917-1918
  - 23. SPAN BENEATH TERRITORIES, 1917-1918
  - 24. SPAN BENEATH TERRITORIES, 1917-1918
  - 25. SPAN BENEATH TERRITORIES, 1917-1918
  - 26. SPAN BENEATH TERRITORIES, 1917-1918
  - 27. SPAN BENEATH TERRITORIES, 1917-1918
  - 28. SPAN BENEATH TERRITORIES, 1917-1918
  - 29. SPAN BENEATH TERRITORIES, 1917-1918
  - 30. SPAN BENEATH TERRITORIES, 1917-1918
  - 31. SPAN BENEATH TERRITORIES, 1917-1918
  - 32. SPAN BENEATH TERRITORIES, 1917-1918
  - 33. SPAN BENEATH TERRITORIES, 1917-1918
  - 34. SPAN BENEATH TERRITORIES, 1917-1918
  - 35. SPAN BENEATH TERRITORIES, 1917-1918
  - 36. SPAN BENEATH TERRITORIES, 1917-1918
  - 37. SPAN BENEATH TERRITORIES, 1917-1918
  - 38. SPAN BENEATH TERRITORIES, 1917-1918
  - 39. SPAN BENEATH TERRITORIES, 1917-1918
  - 40. SPAN BENEATH TERRITORIES, 1917-1918
  - 41. SPAN BENEATH TERRITORIES, 1917-1918
  - 42. SPAN BENEATH TERRITORIES, 1917-1918
  - 43. SPAN BENEATH TERRITORIES, 1917-1918
  - 44. SPAN BENEATH TERRITORIES, 1917-1918
  - 45. SPAN BENEATH TERRITORIES, 1917-1918
  - 46. SPAN BENEATH TERRITORIES, 1917-1918
  - 47. SPAN BENEATH TERRITORIES, 1917-1918
  - 48. SPAN BENEATH TERRITORIES, 1917-1918
  - 49. SPAN BENEATH TERRITORIES, 1917-1918
  - 50. SPAN BENEATH TERRITORIES, 1917-1918
- NOTES:**
- 1. SPAN BENEATH TERRITORIES, 1917-1918
  - 2. SPAN BENEATH TERRITORIES, 1917-1918
  - 3. SPAN BENEATH TERRITORIES, 1917-1918
  - 4. SPAN BENEATH TERRITORIES, 1917-1918
  - 5. SPAN BENEATH TERRITORIES, 1917-1918
  - 6. SPAN BENEATH TERRITORIES, 1917-1918
  - 7. SPAN BENEATH TERRITORIES, 1917-1918
  - 8. SPAN BENEATH TERRITORIES, 1917-1918
  - 9. SPAN BENEATH TERRITORIES, 1917-1918
  - 10. SPAN BENEATH TERRITORIES, 1917-1918
  - 11. SPAN BENEATH TERRITORIES, 1917-1918
  - 12. SPAN BENEATH TERRITORIES, 1917-1918
  - 13. SPAN BENEATH TERRITORIES, 1917-1918
  - 14. SPAN BENEATH TERRITORIES, 1917-1918
  - 15. SPAN BENEATH TERRITORIES, 1917-1918
  - 16. SPAN BENEATH TERRITORIES, 1917-1918
  - 17. SPAN BENEATH TERRITORIES, 1917-1918
  - 18. SPAN BENEATH TERRITORIES, 1917-1918
  - 19. SPAN BENEATH TERRITORIES, 1917-1918
  - 20. SPAN BENEATH TERRITORIES, 1917-1918
  - 21. SPAN BENEATH TERRITORIES, 1917-1918
  - 22. SPAN BENEATH TERRITORIES, 1917-1918
  - 23. SPAN BENEATH TERRITORIES, 1917-1918
  - 24. SPAN BENEATH TERRITORIES, 1917-1918
  - 25. SPAN BENEATH TERRITORIES, 1917-1918
  - 26. SPAN BENEATH TERRITORIES, 1917-1918
  - 27. SPAN BENEATH TERRITORIES, 1917-1918
  - 28. SPAN BENEATH TERRITORIES, 1917-1918
  - 29. SPAN BENEATH TERRITORIES, 1917-1918
  - 30. SPAN BENEATH TERRITORIES, 1917-1918
  - 31. SPAN BENEATH TERRITORIES, 1917-1918
  - 32. SPAN BENEATH TERRITORIES, 1917-1918
  - 33. SPAN BENEATH TERRITORIES, 1917-1918
  - 34. SPAN BENEATH TERRITORIES, 1917-1918
  - 35. SPAN BENEATH TERRITORIES, 1917-1918
  - 36. SPAN BENEATH TERRITORIES, 1917-1918
  - 37. SPAN BENEATH TERRITORIES, 1917-1918
  - 38. SPAN BENEATH TERRITORIES, 1917-1918
  - 39. SPAN BENEATH TERRITORIES, 1917-1918
  - 40. SPAN BENEATH TERRITORIES, 1917-1918
  - 41. SPAN BENEATH TERRITORIES, 1917-1918
  - 42. SPAN BENEATH TERRITORIES, 1917-1918
  - 43. SPAN BENEATH TERRITORIES, 1917-1918
  - 44. SPAN BENEATH TERRITORIES, 1917-1918
  - 45. SPAN BENEATH TERRITORIES, 1917-1918
  - 46. SPAN BENEATH TERRITORIES, 1917-1918
  - 47. SPAN BENEATH TERRITORIES, 1917-1918
  - 48. SPAN BENEATH TERRITORIES, 1917-1918
  - 49. SPAN BENEATH TERRITORIES, 1917-1918
  - 50. SPAN BENEATH TERRITORIES, 1917-1918



**NOTES**

1. SUBJECT PROPERTY SHOWN AS SHOWN.
2. SUBJECT PROPERTY SHOWN AS SHOWN.
3. SUBJECT PROPERTY SHOWN AS SHOWN.
4. SUBJECT PROPERTY SHOWN AS SHOWN.
5. SUBJECT PROPERTY SHOWN AS SHOWN.
6. SUBJECT PROPERTY SHOWN AS SHOWN.
7. SUBJECT PROPERTY SHOWN AS SHOWN.
8. SUBJECT PROPERTY SHOWN AS SHOWN.
9. SUBJECT PROPERTY SHOWN AS SHOWN.
10. SUBJECT PROPERTY SHOWN AS SHOWN.
11. SUBJECT PROPERTY SHOWN AS SHOWN.
12. SUBJECT PROPERTY SHOWN AS SHOWN.
13. SUBJECT PROPERTY SHOWN AS SHOWN.
14. SUBJECT PROPERTY SHOWN AS SHOWN.
15. SUBJECT PROPERTY SHOWN AS SHOWN.
16. SUBJECT PROPERTY SHOWN AS SHOWN.
17. SUBJECT PROPERTY SHOWN AS SHOWN.
18. SUBJECT PROPERTY SHOWN AS SHOWN.
19. SUBJECT PROPERTY SHOWN AS SHOWN.
20. SUBJECT PROPERTY SHOWN AS SHOWN.
21. SUBJECT PROPERTY SHOWN AS SHOWN.
22. SUBJECT PROPERTY SHOWN AS SHOWN.
23. SUBJECT PROPERTY SHOWN AS SHOWN.
24. SUBJECT PROPERTY SHOWN AS SHOWN.
25. SUBJECT PROPERTY SHOWN AS SHOWN.
26. SUBJECT PROPERTY SHOWN AS SHOWN.
27. SUBJECT PROPERTY SHOWN AS SHOWN.
28. SUBJECT PROPERTY SHOWN AS SHOWN.
29. SUBJECT PROPERTY SHOWN AS SHOWN.
30. SUBJECT PROPERTY SHOWN AS SHOWN.
31. SUBJECT PROPERTY SHOWN AS SHOWN.
32. SUBJECT PROPERTY SHOWN AS SHOWN.
33. SUBJECT PROPERTY SHOWN AS SHOWN.
34. SUBJECT PROPERTY SHOWN AS SHOWN.
35. SUBJECT PROPERTY SHOWN AS SHOWN.
36. SUBJECT PROPERTY SHOWN AS SHOWN.
37. SUBJECT PROPERTY SHOWN AS SHOWN.
38. SUBJECT PROPERTY SHOWN AS SHOWN.
39. SUBJECT PROPERTY SHOWN AS SHOWN.
40. SUBJECT PROPERTY SHOWN AS SHOWN.
41. SUBJECT PROPERTY SHOWN AS SHOWN.
42. SUBJECT PROPERTY SHOWN AS SHOWN.
43. SUBJECT PROPERTY SHOWN AS SHOWN.
44. SUBJECT PROPERTY SHOWN AS SHOWN.
45. SUBJECT PROPERTY SHOWN AS SHOWN.
46. SUBJECT PROPERTY SHOWN AS SHOWN.
47. SUBJECT PROPERTY SHOWN AS SHOWN.
48. SUBJECT PROPERTY SHOWN AS SHOWN.
49. SUBJECT PROPERTY SHOWN AS SHOWN.
50. SUBJECT PROPERTY SHOWN AS SHOWN.

**PREPARED FOR, AGREED AND APPROVED BY:**

\_\_\_\_\_  
 \_\_\_\_\_

**CERTIFICATIONS:**

\_\_\_\_\_  
 \_\_\_\_\_

**APPROVED FOR THE CITY OF SAN ANTONIO:**

\_\_\_\_\_  
 \_\_\_\_\_

**APPROVED FOR THE COUNTY OF BEXAR:**

\_\_\_\_\_  
 \_\_\_\_\_

**APPROVED FOR THE STATE OF TEXAS:**

\_\_\_\_\_  
 \_\_\_\_\_

**APPROVED FOR THE MUNICIPALITY OF BARRIO GUADALUPE:**

\_\_\_\_\_  
 \_\_\_\_\_

**APPROVED FOR THE MUNICIPALITY OF BARRIO GUADALUPE:**

\_\_\_\_\_  
 \_\_\_\_\_

**APPROVED FOR THE MUNICIPALITY OF BARRIO GUADALUPE:**

\_\_\_\_\_  
 \_\_\_\_\_

**APPROVED FOR THE MUNICIPALITY OF BARRIO GUADALUPE:**

\_\_\_\_\_  
 \_\_\_\_\_

**APPROVED FOR THE MUNICIPALITY OF BARRIO GUADALUPE:**

\_\_\_\_\_  
 \_\_\_\_\_

**APPROVED FOR THE MUNICIPALITY OF BARRIO GUADALUPE:**

\_\_\_\_\_  
 \_\_\_\_\_

**APPROVED FOR THE MUNICIPALITY OF BARRIO GUADALUPE:**

\_\_\_\_\_  
 \_\_\_\_\_

**APPROVED FOR THE MUNICIPALITY OF BARRIO GUADALUPE:**

\_\_\_\_\_  
 \_\_\_\_\_

**APPROVED FOR THE MUNICIPALITY OF BARRIO GUADALUPE:**

\_\_\_\_\_  
 \_\_\_\_\_

1963 GRID

GRAPHIC SCALE

SECTION	BY	DATE	REVISION
1	SAUL	1954	1
2	SAUL	1954	2
3	SAUL	1954	3
4	SAUL	1954	4
5	SAUL	1954	5
6	SAUL	1954	6
7	SAUL	1954	7
8	SAUL	1954	8
9	SAUL	1954	9
10	SAUL	1954	10
11	SAUL	1954	11
12	SAUL	1954	12
13	SAUL	1954	13
14	SAUL	1954	14
15	SAUL	1954	15
16	SAUL	1954	16
17	SAUL	1954	17
18	SAUL	1954	18
19	SAUL	1954	19
20	SAUL	1954	20
21	SAUL	1954	21
22	SAUL	1954	22
23	SAUL	1954	23
24	SAUL	1954	24
25	SAUL	1954	25
26	SAUL	1954	26
27	SAUL	1954	27
28	SAUL	1954	28
29	SAUL	1954	29
30	SAUL	1954	30
31	SAUL	1954	31
32	SAUL	1954	32
33	SAUL	1954	33
34	SAUL	1954	34
35	SAUL	1954	35
36	SAUL	1954	36
37	SAUL	1954	37
38	SAUL	1954	38
39	SAUL	1954	39
40	SAUL	1954	40
41	SAUL	1954	41
42	SAUL	1954	42
43	SAUL	1954	43
44	SAUL	1954	44
45	SAUL	1954	45
46	SAUL	1954	46
47	SAUL	1954	47
48	SAUL	1954	48
49	SAUL	1954	49
50	SAUL	1954	50

**RETRACEMENT SURVEY MAP**

OF

**LOT 1084-1-1-3**

SAN ANTONIO MUNICIPALITY OF BARRIO GUADALUPE

SECTION 4

TOWNSHIP 10 N

RANGE 12 W

COUNTY OF BEXAR

STATE OF TEXAS

345-FY95

OSBORN 495

ROBERTO MOYA

REGISTERED SURVEYOR

NO. 1000

EXPIRES 11/11/54