

ACKNOWLEDGMENT OF RECEIPT
SUMMARY ZONE CHANGE PACKET

LEGISLATURE 2
COPY

for

Lot 1101-2NEW-3, Municipality of Barrigada

Richard R. Manglona

SZC 2009-40

2013 JUL 29 AM 8:57
[Signature]

Legislative Secretary
32nd Guam Legislature
Signature: [Signature]
Name (print): Elaine McDonald
Date: 7-26-13
Time: 2:55 pm

Building Official (Director's Office)
Department of Public Works
Signature: [Signature]
Name (print): CARL DOMINGUEZ
Date: 6/26/13
Time: 4:14 pm

FOR RECORDATION ONLY:
Deputy Civil Registrar

Dept. of Public Works
Bldg. Permit/Bldg. Official

[]

[Signature]
Name (print)
J. N. [Signature] J.G.
Signature
6-21-13
Date

**THIS SECTION IS NOT
APPLICABLE, SEE NOTICE OF ACTION
(NOA).**

Office of the Speaker
Judith T. Wain Pat, Ed. D.
Date 7/26/13
Time 3:30 PM
Received by [Signature]

Applicant's Name(s)

32-13-017

Richard R. Manglona

Signature of Applicant or Auth Representative / Date



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

April 18, 2013

Honorable Senator Tina Rose Muna-Barnes
 Legislative Secretary, 32th Guam Legislature
 155 Hesler Place
 Hagåtña, Guam 96932

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

Re: **Summary Zone Change Application No. SZC 2009-40**
Lot 1101-2New-3, Municipality of Barrigada;
for Richard R. Manglona

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

Buenas Yan Hafa Adai, Honorable Senator Tina Muna-Barnes:

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 1101-2New-3, Municipality of Barrigada, from "R-1" (Single-Family Dwelling) to "R-2" (Multi - Family Dwelling) Zone to allow construction of a Four-Plex (4-units) apartment for family and rentals.

E-mail Address:
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.

Facsimile:
 671-649-5383

Senseramente,

David V. Camacho
 Acting Director

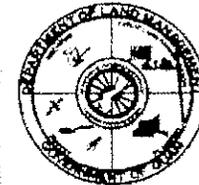
PCG
 w/Attachment(s):

1. Staff Report and Notice of Action
2. Certifications of Agencies/Application Review Committee (ARC)
3. Zone Change Application with supporting documents
4. Amendment Map No. 98; Zoning Map No. F3 67 S35





**SUMMARY ZONE CHANGE
APPLICATION NO: 2009-40
LOT 1101-2NEW-3
MUNICIPALITY OF BARRIGADA**



COPY

Space for Recordation

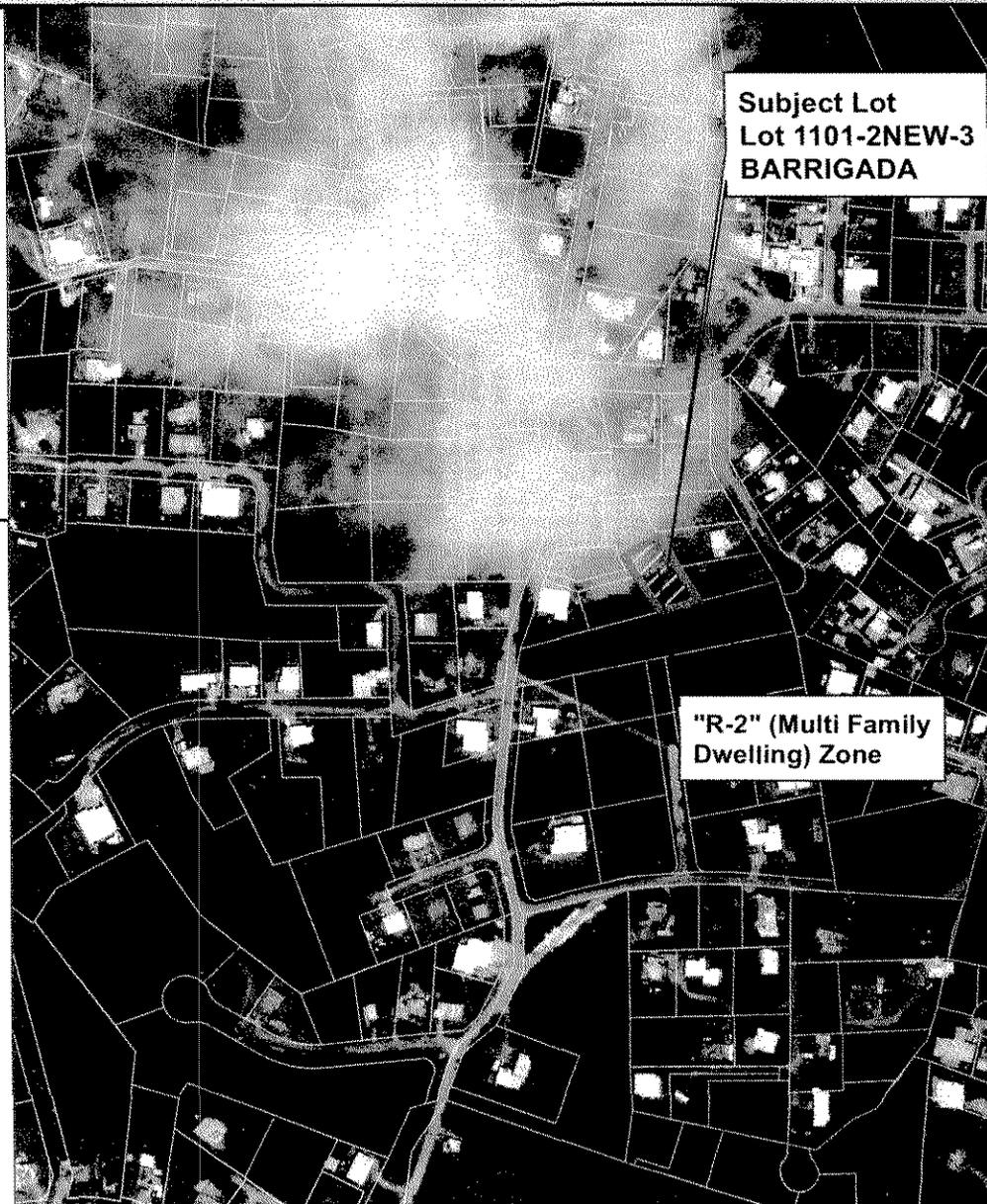
Island of Guam, Government of Guam
Department of Land Management Officer of the Recorder

File for Record is Instrument No. **850904**

On the Year 13 Month 04 Day 26 Time 8:24

Recording Fee DE-OFFICIO Receipt No. _____

Deputy Recorder Lisa O. Manggar



Subject Lot
Lot 1101-2NEW-3
BARRIGADA

"R-2" (Multi Family Dwelling) Zone

SUMMARY ZONE CHANGE
APPLICATION NO.: 2009-40
APPLICANT: RICHARD R. MANGLONA
PREPARED ON FEBRUARY 19, 2013

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

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

LOT: 1101-2NEW-3
BLOCK: N/A
TRACT: N/A
MUNICIPALITY: BARRIGADA
PLACE NAME: N/A
SCALE: N/A
AMENDMENT NO.: A-98
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)

David V. Camacho 4/18/13
DAVID V. CAMACHO Date
Acting Director
Department of Land Management

File for Record is Instrument No. **850904**
On the Year 13 Month Oct Day 26 Time 8:24
Recording Fee _____ DE-OFFICIO Receipt No. _____
Deputy Recorder Lisa B. Manggar

(Space above for Recordation)

SUMMARY ZONE CHANGE

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

NOTICE OF ACTION

April 1, 2013
Date

To: Richard R. Manglona
P.O. Box 2515 GMF
Barriaga, Guam 96921

Application No. 2009-40

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:

<u>DEPARTMENT ACTION</u>	
<u>N/A</u> /	APPROVED
<u>XX</u> /	APPROVED WITH CONDITIONS
<u>N/A</u> /	Disapproved

<u>ZONE CHANGE REQUEST</u>	
<u>NA</u> /	FROM "A" (RURAL/AGRICULTURAL) TO "R-1" SINGLE-FAMILY
<u>N/A</u> /	FROM "A" (RURAL/AGRICULTURAL) TO "R-2" MULTI-FAMILY DWELLING
<u>XX</u> /	FROM "R-1" (SINGLE-FAMILY DWELLING) TO "R-2" MULTI-FAMILY DWELLING IN ORDER TO CONTRUCT A FOUR-PLEX (4-UNITS) APARTMENT FOR FAMILY AND RENTALS.
<u>NA</u> /	OTHER:

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... ..
... ..

820804

... ..
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... ..
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... ..

**NOTICE OF ACTION
SUMMARY ZONE CHANGE**

Application No. 2009-40

**Richard R. Manglona
Lot 1101-2New-3, Municipality of Barrigada
Date of Preparation of NOA: April 1, 2013
Page 2 of 6**

1. APPLICATION SUMMARY: Mr. Richard R. Manglona, the owner requests approval for rezoning Lot 1101-2New-3, Barrigada, from "R-1" (Single-Family Dwelling) to "R-2" (Multi-Family Dwelling) Zone in order to construct a Four-Plex (4-Units) apartment for family and rentals.

2. JUSTIFICATION : The criteria of Public Necessity, Convenience, General Welfare and Safety must be justified.

PUBLIC NECESSITY and CONVENIENCE

The requested zone change is from "R-1 to "R-2" for the purpose of allowing the construction of a residential Four-Plex (4-units) apartment for family and rentals. In this regard, applicant have cited primary purpose for residential uses for family members . One primary purpose of this program (Summary Zone Change) is to allow the property owners to rezone their property in order to utilize their property in a manner that enhances their livability or livelihood or provide future housing rental for the community.

We find that the rezoning is required for zoning conformance in order for the applicants to realize future expansion for increase in density for future rentals to the general public and still provide housing for their siblings and or their immediate families.

GENERAL WELFARE AND SAFETY

We have concluded our site inspection and did physically find that water, power, sewer, roadways and other utilities are existing and available at close proximity of the property. Department of Public Works, Guam Power Authority, Department of Parks & Recreation /Historical Preservation Office have no objections. The proposed structure will be required to connect to public sewer to ensure a safe environment for the applicants and the adjacent neighbors. While we have not received certification from Guam Waterworks Authority, we note that there is public sewer and water connection available within approximately 150 feet on the right of way on Blas Street. It will be obvious that during the permitting phase, that requirements for new water and sewer connections will be required for the propose development.

**NOTICE OF ACTION
SUMMARY ZONE CHANGE**

Application No. 2009-40

**Richard R. Manglona
Lot 1101-2New-3, Municipality of Barrigada
Date of Preparation of NOA: April 1, 2013
Page 3 of 6**

Relative to the rezoning action, we found of no objections from the neighbors and or immediate lot owners. The proposed rezoning and development is conducive to the immediate land uses of single-family and multi-family residences within the immediate area and nearby surroundings, all infrastructure are available and we therefore, find that there will be no significant impact on existing infrastructure and surrounding neighborhood.

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

CONDITIONS OF APPROVAL: Applicant(s) shall:

1. **Comply with all permitting Agency Conditions and requirements; and**
2. **That the revised Building construction Site Development Plan shall show details of structure location, parking layout, landscaping plan, sewage disposal type and connection; and further, that a copy of the floor plans shall be submitted to the Guam Chief Planner; and**
3. **That any future increase in dwelling units or on the "intensity of use" from the approved revised plans shall require the Applicant to resubmit a new request and the proposed new Site Development Plan to the Chief Planner, Land Management for his reevaluation; and**
4. **That such reevaluation may include another review by the appropriate Application Review Committee Agency and/or by the Municipal Planning Council to determine the physical, social and environmental impacts of the revised changes; and**
5. **That under this Zone Change process, it shall not include conversions to: HORIZONTAL PROPERTY REGIMES (under 21 GCA, Chapters 45); TIME SHARE OWNERSHIP (under 21 GCA, Chapter 47); HOTELS/MOTELS; and RESIDENTIAL COMMERCIAL ACTIVITIES SUCH AS LAUNDRY ROOMS, GIFT SHOPS, AND THE LIKE; and TEMPORARY WORKFORCE HOUSING FACILITIES ; and**
6. **That the development be hooked up to public sewer and comply with GEPA's wastewater disposal system requirements and conditions; and**

**NOTICE OF ACTION
SUMMARY ZONE CHANGE**

Application No. 2009-40

Richard R. Manglona

Lot 1101-2New-3, Municipality of Barrigada

Date of Preparation of NOA: April 1, 2013

Page 4 of 6

Cont.

7. That the Development shall be serviced with a Government approved Trash Receptacle; and
8. That each dwelling unit constructed shall be provided 2-parking.



Date 4/19/2013

Marvin Q. Aguilar
Guam Chief Planner (Acting)



Date 4/18/13

David V. Camacho
Director (Acting)

ATTACHMENTS

Cc: Building Permits Section, DPW (Attn: Bldg Official)
Real Property Tax Division, Department of Revenue and Taxation

Case Planner: Penmer Gulac

**NOTICE OF ACTION
SUMMARY ZONE CHANGE**

Application No. 2009-40

Richard R. Manglona
Lot 1101-2New-3, Municipality of Barrigada
Date of Preparation of NOA: April 1, 2013
Page 5 of 6

CERTIFICATION OF UNDERSTANDING AND AGREEMENT

I/We Richard R. Manglona, _____
(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: 4/26/13

Date: _____

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


Applicant

6/19/13
Date

Representative

Date

**NOTICE OF ACTION
SUMMARY ZONE CHANGE**

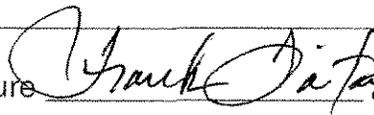
Application No. 2009-40

Richard R. Manglona
Lot 1101-2New-3, Municipality of Barrigada
Date of Preparation of NOA: April 1, 2013
Page 6 of 6

Planning Staff Review and Recommendation(s);

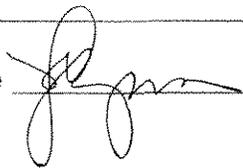
1. Frank P. Taitano, Planner IV Approved ___ Disapproved

Comments: looks like everything is in place

Signature:  Date: 4-16-13

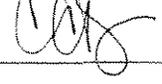
2. Marvin Q. Aguilar, Planner III Approved ___ Disapproved

Comments: press on!

Signature:  Date: 4/16/2013

3. Celine Cruz-Aguilar, Planner III Approved ___ Disapproved

Comments: Application justifies public necessity, convenience, and general welfare and safety and therefore should be given favorable consideration.

Signature:  Date: 4/17/13



DEPARTMENT OF LAND MANAGEMENT
 (Department of Land Management)
GUBETNAMENTON GUÅHAN
 (Government of Guam)



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

EDDIE BAZA CALVO
 Governor

MONTE MAFNAS
 Director

RAY TENORIO
 Lieutenant Governor

DAVID V. CAMACHO
 Deputy Director

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

April 18, 2013

Honorable Senator Tina Rose Muna-Barnes
 Legislative Secretary, 32th Guam Legislature
 155 Hesler Place
 Hagåtña, Guam 96932

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

Re: **Summary Zone Change Application No. SZC 2009-40**
Lot 1101-2New-3, Municipality of Barrigada;
for Richard R. Mangiona

E-mail Address:
dlmdir@dlm.guam.gov

Buenas Yan Hafa Adai, Honorable Senator Tina Muna-Barnes:

Telephone:
 671-649-LAND (5263)

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 1101-2New-3, Municipality of Barrigada, from "R-1" (Single-Family Dwelling) to "R-2" (Multi - Family Dwelling) Zone to allow construction of a Four-Plex (4-units) apartment for family and rentals.

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

Your expeditious response on this action is greatly appreciated.

Facsimile:
 671-649-5383

Senseramente,

David V. Camacho
 Acting Director

PCG

PCG
 w/Attachment(s):

1. Staff Report and Notice of Action
2. Certifications of Agencies/Application Review Committee (ARC)
3. Zone Change Application with supporting documents
4. Amendment Map No. 98; Zoning Map No. F3 67 S35





DIPATAMENTON MIIVANEHAN TANO
 (Department of Land Management)
GUBETNAMENTON GUÅHAN
 (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. CAMACO
 Deputy Director

April 17, 2013

MEMORANDUM

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

TO: Director
 FROM: Acting Guam Chief Planner

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

SUBJECT: **Summary Zone Change Application No. 2009-40;
 For Richard R. Manglona**

Buenas Yan Hafa Adai:

E-mail Address:
mdir@dlm.guam.gv
OV

Submitted is the SZC Packet for your review and action.

I have reviewed the Application and concur with 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 clarification.

Telephone:
 671-649-LAND (5263)

Senseramente,


 Marvin Q. Aguilar
 Guam Chief Planner, Acting

Facsimile:
 671-649-5383

Cc: Masterfile





DIKATAMENTON MAMANGAN TANTO
 (Department of Land Management)
GUBETNAMENTON GUÅHAN
 (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

March 28, 2013

To: Director, Department of Land Management

From: Guam Chief Planner

Subject: Staff Report - Case No. SZC 2009-40

Re: Summary Zone Change- Lot 1101-2New-3, Municipality of Barrigada

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

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

E-mail Address:
lmdir@dlm.guam.gov

Telephone:
 671-649-LAND (5263)

Facsimile:
 671-649-5383

1. PURPOSE:

- a. Application Summary. The Applicant, **Richard R. Manglona** is requesting for a zone change on **Lot 1101-2New-3** in the Municipality of Barrigada, from "R-1" (Single-Family Dwelling) Zone to "R-2" (Multi-Family Dwelling) Zone for a proposed construction of a Four-Plex (4-units) apartment for family and rentals.
- b. Legal Authority. 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), Public Law 21-82:4 as amended by P.L. 21-144:8.

2. FACTS:

- a. Location. The subject lot is accessible thru a public utility easement approximately 300 feet east off Blas Street and is approximately 500 feet south of Leyang Road and approximately 1,600 feet west of Route No. 10 in Barrigada (**see attached vicinity map**).
- b. Field Description. The subject lot is vacant. The topography is fairly flat on the front area and slopes to the rear portion of the lot. All public utilities such as sewer, water, power, telephone service connections are within 150 -200 feet located on the public easement.
- c. Lot Area. 1,125 square meters or 12,109 square feet



- d. Present Zoning. "R-1" (Single-Family Dwelling) Zone;
- e. 1967 Master Plan. None
- f. Community Design Plan. Conservation
- g. Surrounding Area. The surrounding area consists of vacant lots, a single family dwellings, residential duplexes, and tri-plexes. The proposed development is conducive to the existing land use trend comprising of mix uses of residential single-family, duplexes and multi-family development and commercial activities nearby. The proposed development is not expected to have a significant impact to existing infrastructure or immediate surroundings.

3. APPLICATION CHRONOLOGICAL FACTS.

- a. Date Application Accepted: August 17, 2010
- b. Certifications:

DPW: An Official Certification have been received from DPW with conditions that they comply with all permitting requirements and current building codes. They recommend approval to the application. Per Planning Staff inspection, the property is accessible from a 40-foot right-of-way fronting the subject lot. **(Certification is Attached)**

GWA: Their Official Certification have have not been received and per verification with GWA Engineering / Planning, they stated that public sewer is available along the right-of-way. Per DLM staff inspection the it was verified that the residence is connected to sewer and water lines along the right-of-way. DLM advises the applicant to coordinate with GWA Engineering Staff and obtain the required permits and clearances before any additional connections/construction on said lot. DLM is mandated by law to continue and process the application and file it to the legislature for their review and further actions.

GEPA: An Official Certification have been received from Guam EPA. They have no objections and have conditions noted as follows:

- a. The Agency will require that the owner secure the appropriate permits prior to construction.
- b. The subject lot is within a Well Head Protection radius. The Guam Waterworks Authority A-34 water production well is 430 feet away from the subject lot. The removal of all debris and silt deposited within the well premises shall be required during and after any construction activity on the subject lot.
- c. All storm water run-off shall be contained on-site and a storm water drainage system shall be required for development of the subject property.
- d. Development of the subject lot must be connected to public sewer.

(Certification is Attached).

GPA: The Authority has submitted their official certification. GPA has no objections to the proposed zone change, however, the customer/applicants are required to comply with all requirements pursuant to the National Electric Safety Code and GPA's Service Rules and Regulations as noted in their official certification. **(Certification is Attached).**

DPR/HPO: The Authority has submitted their official certification. The agency 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, 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 Barrigada.
- d. **Municipal Planning Council :** 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.

We provide the following:

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 of allowing the conversion of an existing residence into a duplex and for future rentals. In this regard, applicants have cited primary purpose for residential uses for family members. One primary purpose of this program (Summary Zone Change) is to allow the property owners to rezone their properties in order to utilize their property in a manner that enhances their livability or livelihood and also to provide affordable housing rental for the community.

We find that the rezoning is required for zoning conformance in order for the Applicant to realize future expansion for increase in density for future rentals to the general public and still provide housing for their siblings and or their immediate families.

GENERAL WELFARE AND SAFETY

We have concluded our site inspection and did physically find that water, power, sewer, roadways fronting the property. Department of Public Works, Guam Environmental Protection Agency, Guam Power Authority and Department of Parks and Recreation/Historical Preservation Office with no objection. The existing structure is connected to public sewer to ensure a safe environment for the applicants and the adjacent neighbors. While we have not received certification from Guam GWA, we note that public sewer is available within 100 feet for connection for the proposed project. It will be obvious that during the permitting phase, that requirements for new water and sewer connections will be required for the propose development.

Relative to rezoning action, we found no objections from immediate neighbors and or immediate lot owners. The proposed rezoning and development is conducive to the immediate land uses of single-family and multi-family residences within immediate and nearby surroundings, all infrastructure are available and we therefore, find that there will be no significant impact on existing infrastructure and surrounding neighborhood .

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

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 any revised Building construction Site Development Plan shall show details of structure location, parking layout, landscaping plan, sewage disposal type and connection; and further, that a copy of the floor plans shall be submitted to the Guam Chief Planner; and
 - c. That any future increase in dwelling units or on the "intensity of use" from the approved revised plans shall require the Applicant to resubmit a new request and the proposed new Site Development Plan to the Chief Planner, Land Management for his reevaluation; and
 - d. That such re-evaluation may include another review by the required Application Review Committee Agency and/or by the Municipal Planning Council to determine the physical, social and environmental impacts of the revised changes; and
 - e. That under this Zone Change process, it shall not include conversions to: HORIZONTAL PROPERTY REGIMES (under 21 GCA, Chapters 45); TIME SHARE OWNERSHIP (under 21 GCA, Chapter 47); HOTELS/MOTELS; and RESIDENTIAL COMMERCIAL ACTIVITIES SUCH AS LAUNDRY ROOMS, GIFT SHOPS, AND THE LIKE; and TEMPORARY WORKFORCE HOUSING FACILITIES; and
 - f. That the development be hooked up to public sewer and comply with GEPA's wastewater disposal system requirements and conditions;
 - g. That the Development shall be serviced with a Government approved Trash Receptacle; and
 - h. That each dwelling unit shall be provided for 2 parking stalls per unit.



Penmer C. Gulac
Planner III, Project Planner

03 / 28 / 2013
Date

Attachments; Application packet and Posn Statements from DPW, GEPA, GPA & DPR/HPO



DIPATTAMENTON 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

MONTE MAFNAS
 Director

RAY TENORIO
 Lieutenant Governor

DAVID V. CAMACHO
 Deputy Director

February 18, 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>

SUBJECT: Appointment as Panel Members
 ref: Summary Zone Change Program (SZC)

E-mail Address:
dlmdir@dlm.guam.gov

Buenas Yan Hafa Adai:

Telephone:
 671-649-LAND (5263)

Pursuant to SZC Guidelines, Paragraph 17, effective February 18, 2013, I hereby appoint you as panel members to review and provide recommendations relative to **SZC Application No. 2009-40 (Richard R. Manglona)**. Coordinate with Mr. Penmer Gulac who oversees the SZC Program on the matter.

Your appointment as panel members shall expire upon your submittal of your recommendations to the Guam Chief Planner.

Facsimile:
 671-649-5383

Senseramente,

David V. Camacho
 Acting Director

PCG
 Cc: Masterfile



SUMMARY ZONE CHANGE

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

R. 6/2/09 7h 9/10
RECEIVED
D. Murphy

TO: Director, Department of Land Management
c/o Division of Land Planning
Government of Guam
P.O. Box 2950, Hagatna, Guam 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: RICHARD R. MANGLOSA U.S. Citizen: Yes No
Mailing Address: P.O. Box 23515 Gulf BARRIGADA, GUAM 96921
Telephone No.: Business: 646-5539/0021 Home: 734-8666
707-4404

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): 1101-2NEW-3 Block: N/A Tract: N/A
Lot Area: Acres: _____ Square Meters: 1,125.90M Square Feet: 12,109.35
Village: BARRIGADA Municipality: BARRIGADA
Registered Owner(s): RICHARD R. MANGLOSA
Certificate of Title No.: 90160 Recorded Document No.: 6399
Deed (Gift, Warranty, etc.): W Deed Document No.: 604672

3. Current and Proposed Land Use:

Current Use: OPEN LOT (VACANT) Current Zoned: R-1
Proposed Use: FOURPLEX Proposed Zone: R-2

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.

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.

REF LOT 1101-2NEW-3
"ORIGINAL COPY"

R. MANOLONA

SUMMARY ZONE CHANGE

5. Supporting Information (Continuation):

- e. The most recent survey map, certified and recorded at the Department of Land Management, showing 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 should 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 setbacks or distance 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:

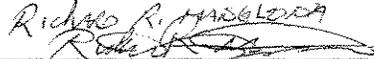
GUAM POWER AUTHORITY
2. Include Ownership and Encumbrance Title Report.
2. Provide Proposed Power Demand in Kilovolt Amps (KVA).

GUAM 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 as per the passage of Bill 74, signed and approved by the Governor of Guam on May 18, 2007, under Public Law 29-02, Chapter V, Part III (*Fees and Charges Assessed by the Department of Land Management*).

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)
<u>2/09/09 RA 7/29/10</u>	
Date	Date
Representative (If any)	Date

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.



The Honorable
Felix P. Camacho
Governor

The Honorable
Michael W. Cruz, M.D.
Lieutenant Governor


public works
DIPATAMENTON CHE'CHO' PUPBLEKO
Andrew S. Leon Guerrero
Director
Jesse G. Garcia
Deputy Director

PF 9-16-10
RECEIVED

Memorandum

To: Jay Lather, Chairman
Guam Land Use Commission (GLUC)

From: *for* Andrew S. Leon Guerrero, Director
Department of Public Works

Applicant (s): Richard R. Manglona

Subject: **Application No.: SZC 2009 - 40**
Lot No.1101-2NEW-3 Municipality of Barrigada
Rezone from ("R-1") Single Family Dwelling to ("R-2")
Multi Family Dwelling (Proposed Construction of Four-plex)
for rental purposes

Hafa Adai!

The Department of Public Works, (DPW) recommends approval of the subject application with conditions that a building permit is required prior to construction. Design drawings must meet all the requirements in conformance with the latest building code edition applicable to (Civil, Architectural, Mechanical, Electrical and Plumbing) including Flood Zone and ADA requirement.

Should you have any question, please contact Mr. Jesus Ninete Sr., Building Permits Administrator or Mr. Joseph Guevara, Chief Building Inspector of Building Permits Section at (671) 646-3108. *JM*

Attachments:



GUAM ENVIRONMENTAL PROTECTION AGENCY



AHENSIAN PRUTEKSION LINA'LA GUAHAN

P.O. Box 22439 GMF • BARRIGADA, GUAM 96921 • TEL: 475-1658/9 • FAX: 477-9402

22 SEP 2010

MEMORANDUM

TO: Director, Department of Land Management

ATTN: Planning Division

FROM: Administrator

SUBJECT: Lot 1101-2New-3, Barrigada, (Richard R. Manglona), Summary Zone Change
P.L. 21-82, Section 4 as amended by P.L. 21-144 and Executive Order 92-08
Application: **SZC 2009-40**

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Department of Land Management
Time: *07:29* Ind. *[Signature]*

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[Signature]

Buenas. The Guam Environmental Protection Agency has reviewed the subject application for a summary zone change from "R-1" (Single-family Dwelling) to "R-2" (Multi-family Dwelling) in order to convert an existing residence into a duplex. The property is within neighboring family members to the north and south of the subject lot. Nearby is a "mom and pop" store. The subject lot area is approximately 12,109 square feet.

Guam EPA will not object to the zone change to R-2. Water and public sewer are available for the proposed development.

- The Agency will require that the owner secure the appropriate permits prior to construction.
- The subject lot is within a Well Head Protection radius. The Guam Waterworks Authority A-34 water production well is 430 feet away from the subject lot. The removal of all debris and silt deposited within the well premises shall be required during and after any construction activity on the subject property.
- All storm water run-off shall be contained on-site and a storm water drainage system shall be required for development of the subject property.
- Development of the subject lot must connect to public sewer.

[Signature]
ELISABETH T. CRUZ



GUAM POWER AUTHORITY

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

September 1, 2010

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SEP 03 2010

MEMORANDUM

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

From: General Manager, Guam Power Authority

Subject: Lot 1101-2NEW-3, Municipality of Barrigada, (Richard R. Manglona); Summary Zone Change Application from "R-1" (Single-Family Dwelling) to "R-2" (Multi-Family Dwelling) for a proposed construction of a (4) Four-Plex for rentals. **Application No. 2009-40 SZC**

Department of Land Management
Time: 1:10 Int: 1:10

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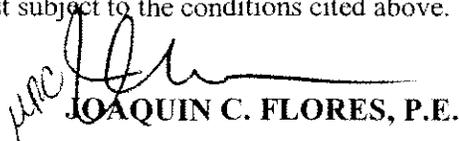
Guam Power Authority has reviewed the application described above and submits the following position statement:

A. Comments and Recommendations Concerning GPA requirements:

- GPA has no objection, however customer is required to comply with the following pursuant to the 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
 - 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
- 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 facility on GPA's existing power facilities.
- All costs for 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.

sf

INFRASTRUCTURE CERTIFICATION FORM

Agency Certifying: **Guam Power Authority**
 Applicant: Richard R. Manglona
 Location: Lot 1101-2NEW-3, Barrigada
 Type of Application: Summary Zone Change
 GLUC/GSPC Application No. 2009-40 SZC
 Brief Project Description:
 "R-1" to "R-2" for a proposed construction of a (4) Four-Plex.

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.



 JOAQUIN C. FLORES, P.E.
 General Manager

9/1/10

 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 maybe required to determine the effect of this facility on GPA's existing power distribution system. The applicant will be responsible for the cost of any required system upgrade.



Felix P. Camacho
Governor

Department of Parks and Recreation
Government of Guam
490 Chalan Palasyo
Agana Heights, Guam 96910
Director's Office: (671) 475-6296/7
Facsimile: (671) 477-0997
Parks Division: (671) 475-6288/9
Guam Historic Resources Division: (671) 475-6294/5
Facsimile: (671) 477-2822

SZC 2009-40



Joseph W. Dueñas
Director

Michael W. Cruz, MD
Lt. Governor

Jose M. Quinata, Jr.
Deputy Director

In reply refer to:
RC2010-7378

September 23, 2010

To: Director, Department of Land Management

From: Director, Department of Parks and Recreation

Subject: Request for Certification: Summary Zone Change Program
Application No. SZC 2010-40 Richard R, Manglona

RECEIVED
SEP 24 2010

Department of Land Management
Time: *10:45a* Date: *9/23/10*

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We have reviewed subject application to rezone Lot 1101-2NEW-3, comprising of 1125 square meters or .1125 hectares in area, from "R-1" (Single-Family Dwelling) to "R-2" (Multi-Family Dwelling) in order to construct a two-story four-plex for future financial benefit.

We have no objection to the approval of subject Summary Zone Change application. However, a site inspection will be conducted by our office to determine the presence or non-presence of historic properties within the vacant lot. This will be conducted during the DPW permitting process for the clearing of the lot or construction the four-plex units.

If you have any questions with regards to our position, please contact our office at 475-6294/95.

Upa
9/23/10

Joseph W. Duenas
Director

FULLY