

**ACKNOWLEDGMENT OF RECEIPT
SUMMARY ZONE CHANGE PACKET**

LEGISLATURE
2
COPY

for

Lot 1101-2NEW-1, Municipality of Barrigada

Richard R. Manglona

SZC 2009-39

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

Building Official (Director's Office)
Department of Public Works
Signature: *CARL DOMINGUEZ*
Name (print): _____
Date: 6/20/13
Time: 4:10 pm

2013 JUL 23 AM 8:57
MB

FOR RECORDATION ONLY:
Deputy Civil Registrar

[_____]

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

VINCENT WONG PAT
Name (print)
J. W. T. G.
Signature
6-27-13
Date

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

Office of the Registrar
Judith T. Velez, Esq., M.D.
Date 7/26/13
Time 3:30 PM
Received by *feather*
32-13-018

Applicant's Name(s)

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

MONTE MAFNAS
 Director

RAY TENORIO
 Lieutenant Governor

DAVID V. CAMACHO
 Deputy Director

March 6, 2013

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

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

Re: **Summary Zone Change Application No. SZC 2009-39**
Lot 1101-2New-1, Municipality of Barrigada;
for Richard R. Manglona

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

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

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

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-1, Municipality 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 rentals.

Telephone:
 671-649-LAND (5263)

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

Your expeditious response on this action is greatly appreciated.

Senseramente,

Facsimile:
 671-649-5383


 David V. Camacho
 Director, Acting

PCG

PCG
 w/Attachment(s):

1. Staff Report and Notice of Action
2. Certifications of Utility Agencies/Application Review Committee(ARC)
3. Zone Change Application with supporting documents
4. Amendment Map No. 97; Zoning Map No. F3 67 S35





**SUMMARY ZONE CHANGE
APPLICATION NO: 2009-39
LOT 1101-2NEW-1
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. 850903

On the Year 13 Month 04 Day 26 Time 8:20

Recording Fee DE-OFFICIO Receipt No. _____

Deputy Recorder Lisa Manggaw

SUMMARY ZONE CHANGE
APPLICATION NO.: 2009-39
APPLICANT: RICHARD R. MANGLONA
PREPARED ON FEBRUARY 19, 2013

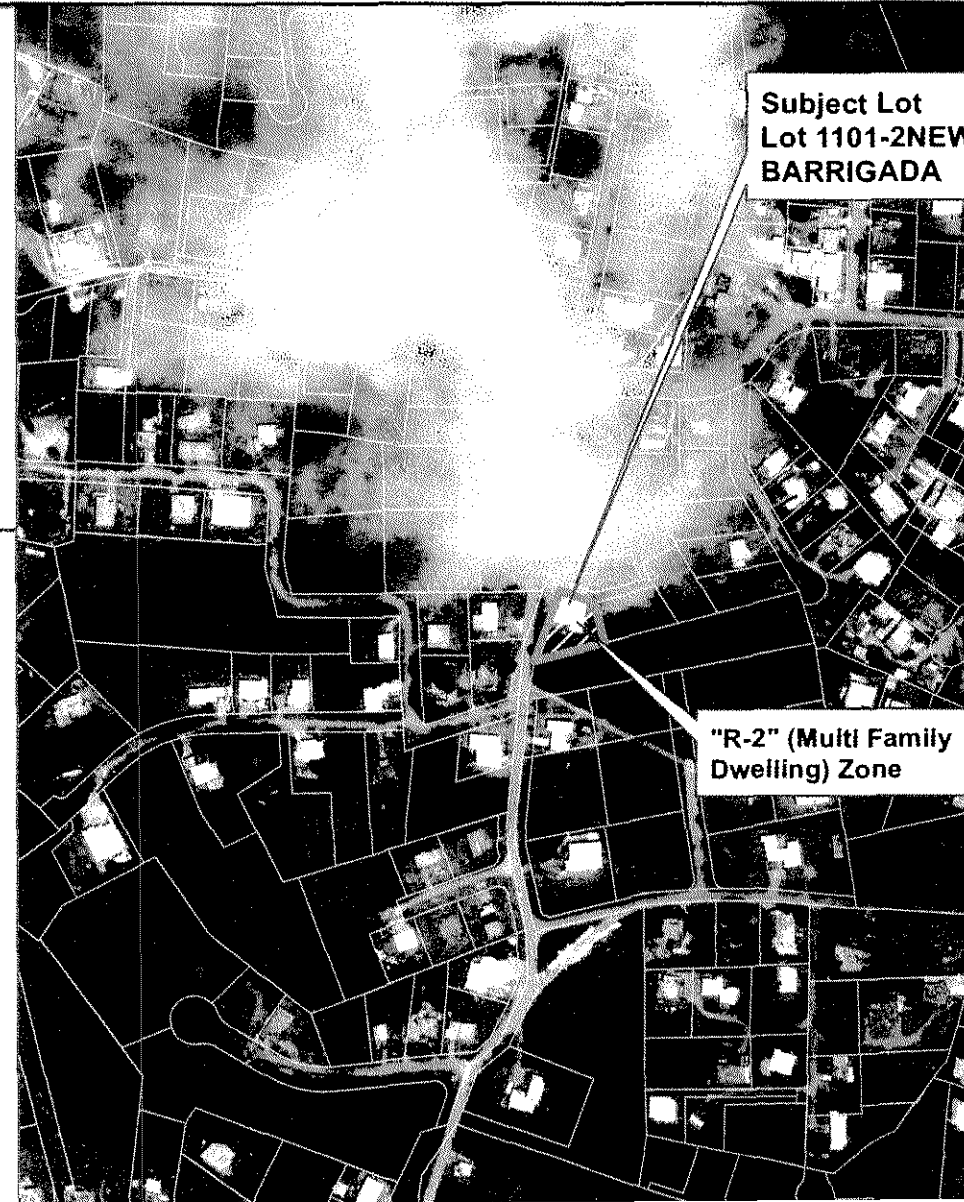
FROM: "R-1" (SINGLE FAMILY DWELLING)

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

LOT: 1101-2NEW-1
BLOCK: N/A
TRACT: N/A
MUNICIPALITY: BARRIGADA
PLACE NAME: N/A
SCALE: N/A
AMENDMENT NO.: A-97
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 3/6/13
DAVID V. CAMACHO Date
Acting Director
Department of Land Management



(Space above for Recordation)

SUMMARY ZONE CHANGE

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

NOTICE OF ACTION

February 27, 2013

Date

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

Application No. 2009-39

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:

**NOTICE OF ACTION
SUMMARY ZONE CHANGE**

Application No. 2009-39

Richard R. Manglona

Lot 1101-2New-1, Municipality of Barrigada

Date of Preparation of NOA: February 27, 2013

Page 2 of 6

1. APPLICATION SUMMARY: Mr. Richard R. Manglona, the owner requests approval for rezoning Lot 1101-2New-1, 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 for future 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 conversion of an existing residence into a Duplex for family and for future 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 fronting the property. Department of Public Works, Guam Power Authority, Department of Parks & Recreation /Historical Preservation Office have no objections. 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 Waterworks Authority, we note that there is public sewer and water connection available within 100 feet on the right of way fronting the property. 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 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.

**NOTICE OF ACTION
SUMMARY ZONE CHANGE**

Application No. 2009-39

Richard R. Manglona

Lot 1101-2New-1, Municipality of Barrigada

Date of Preparation of NOA: February 27, 2013

Page 3 of 6

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

CONDITIONS OF APPROVAL: Applicant(s) shall:

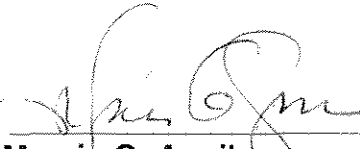
1. Comply with all permitting Agency Conditions and requirements; and
2. That the revised Building construction Site Development Plan shall show details of structure location, parking layout, landscaping plan, sewage disposal type and connection; and further, that a copy of the floor plans shall be submitted 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
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.

NOTICE OF ACTION
SUMMARY ZONE CHANGE

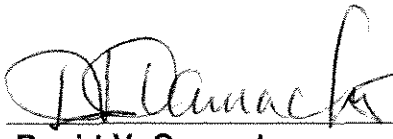
Application No. 2009-39

Richard R. Manglona
Lot 1101-2New-1, Municipality of Barrigada
Date of Preparation of NOA: February 27, 2013
Page 4 of 6

Cont.




Marvin Q. Aguilar 3/1/2013
Guam Chief Planner (Acting) Date



David V. Camacho 3/6/13
Director (Acting) Date

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. 2009-39

Richard R. Manglona

Lot 1101-2New-1, Municipality of Barrigada

Date of Preparation of NOA: February 27, 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: 4/25/13

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. 2009-39

Richard R. Manglona

Lot 1101-2New-1, Municipality of Barrigada

Date of Preparation of NOA: February 27, 2013

Page 6 of 6

Planning Staff Review and Recommendation(s);

1. Frank P. Taitano, Planner IV Approved Disapproved

Comments: infrastructure is present, surrounding
property owners support - All in support

Signature [Signature] Date: 2-28-13

2. Marvin Q. Aguilar, Planner III Approved Disapproved

Comments: Project signed by ACP. pls. change
1st pg of staff report w/ cover letter.

Signature [Signature] Date: 3/1/2013

3. Celine Cruz-Aguilar, Planner III Approved Disapproved

Comments: Applicant provide justification for the
zone change request and received support from
adjacent property owners and similar review be favorable
consideration.

Signature [Signature] Date: 2/28/13



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
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RAY TENORIO
 Lieutenant Governor

MONTE MAFNAS
 Director

DAVID V. CAMACHO
 Deputy Director

March 6, 2013

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

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

Re: **Summary Zone Change Application No. SZC 2009-39**
Lot 1101-2New-1, 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-1, Municipality 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 rentals.

E-mail Address:
dlmdir@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


 David V. Camacho
 Director, Acting

PCG
 w/Attachment(s):

1. Staff Report and Notice of Action
2. Certifications of Utility Agencies/Application Review Committee(ARC)
3. Zone Change Application with supporting documents
4. Amendment Map No. 97; Zoning Map No. F3 67 S35



DIPĀTTAMENTON MINANEHAN TĀNO'
 (Department of Land Management)
GUBETNAMENTON GUĀHAN
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 Lieutenant Governor

MONTE MAFNAS
 Director

DAVID V. CAMACHO
 Deputy Director

March 6, 2013

MEMORANDUM

TO: Acting Director
FROM: Guam Chief Planner

SUBJECT: SZC Application No. 2009-39; Richard R. Manglona

Buenas Yan Hafa Adai:

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

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 additional questions or need further clarification.

Senseramente,


 Marvin Q. Aguilar
 Guam Chief Planner, Acting

Attachments

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

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

E-mail Address:
dldir@dln.guam.gov

Telephone:
 671-649-LAND (5263)

Facsimile:
 671-649-5383





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



Street Address:
 590 S. Marine Corps Drive
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 Tamuning, GU 96913

EDDIE BAZA CALVO
 Governor

RAY TENORIO
 Lieutenant Governor

MONTE MAFNAS
 Director

DAVID V. CAMACHO
 Deputy Director

February 22, 2013

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

To: Director, Department of Land Management

From: Guam Chief Planner

Subject: Staff Report - Case No. SZC 2009-39

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

Re: Summary Zone Change- Lot 1101-2New-1, Municipality of Barrigada;

E-mail Address:
Imdir@dml.guam.gov

1. PURPOSE:

- a. Application Summary. The Applicant, **Richard R. Manglona** requesting for a zone change on **Lot 1101-2New-1** in the Municipality of Barrigada, from "R-1" (Single-Family Dwelling) Zone to "R-2" (Multi-Family Dwelling) Zone for a proposed conversion of an existing residential structure into a Duplex for family and future 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.

Telephone:
 671-649-LAND (5263)

2. FACTS:

- a. Location. The subject lot is fronting 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. There is a residential structure on the subject lot. The topography is fairly flat and slopes toward the front. All public utilities such as sewer, water, power, telephone service connections are within 100 feet fronting the right-of-way known as Blas Street.
- c. Lot Area. 1,125 square meters or 12,109 square feet

Facsimile:
 671-649-5383



- 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 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 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 .



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

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. 2009-39 (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

2-16-09
RECEIVED 2009-31

Frank Jaitan
Planning Div. DLW
P.L. 21-144:8
"ORIGINAL COPY"

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 Guam
P.O. Box 2950, Agana, Guam 96932

R. Golan 7/20/09
RECEIVED
DLW

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. MARGOLAN* U.S. Citizen: Yes No
Mailing Address: *P.O. BOX 23515 GWF BARRIGADA, GUAM 96921*
Telephone No.: Business: *646-5539/0021* Home: *734-8666*

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-1* Block: *N/A* Tract: *N/A*
Lot Area: Acres: _____ Square Meters: *1125.58m* Square Feet: *12,109.35*
Village: *BARRIGADA* Municipality: *BARRIGADA*
Registered Owner(s): *RICHARD R. MARGOLAN*
Certificate of Title No.: _____ Recorded Document No.: *91902*
Deed (Gift, Warranty, etc.): *Warranty* Deed Document No.: *662922*

3. Current and Proposed Land Use:

Current Use: *CURRENT RESIDENCE* Current Zoned: *R-1*
Proposed Use: *DUPLEX* Proposed Zone: *R-2*

4. Justification Letter: Attach a typed, brief and concise justification (letter format if 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 supporting information shall be attached to this application:

- a. 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:
 - (1) Lot number for every parcel(s);
 - (2) Identify by name and use all existing activities on all parcel(s) through a legend/code reference;
 - (3) All adjacent easements and roads leading to, and serving property, their widths, and condition of surfaces;
 - (4) The nearest location of all public utilities to the subject lot; and
 - (6) Show any/all features of property such as flat/hilly terrain, flood hazard, etc.

RECEIVED SUMMARY ZONE CHANGE

LOT 1101-2NEC

5. Supporting Information (Continuation):

- b. The most recent survey map, certified and recorded at the Department of Land Management, showing the subject property.
- c. For "R-1" Zone Change request: A proposed property map showing how many lots are to be subdivided.
- d. 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 (2) baths, etc..)
 - (2) All setbacks or distance from proposed building to property boundary line.
 - (3) 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.
 - (7) Etc...Any other information you feel is necessary or pertinent to your request.

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.

Richard R. MANGLONA

[Signature]

Owner (Print/Sign)

Owner (Print/Sign)

2/29/09 AM 7/29/10

Date

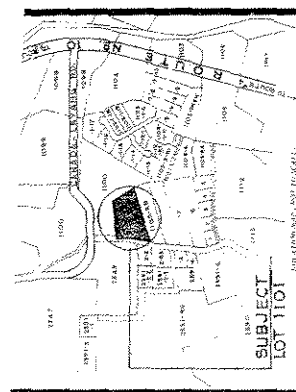
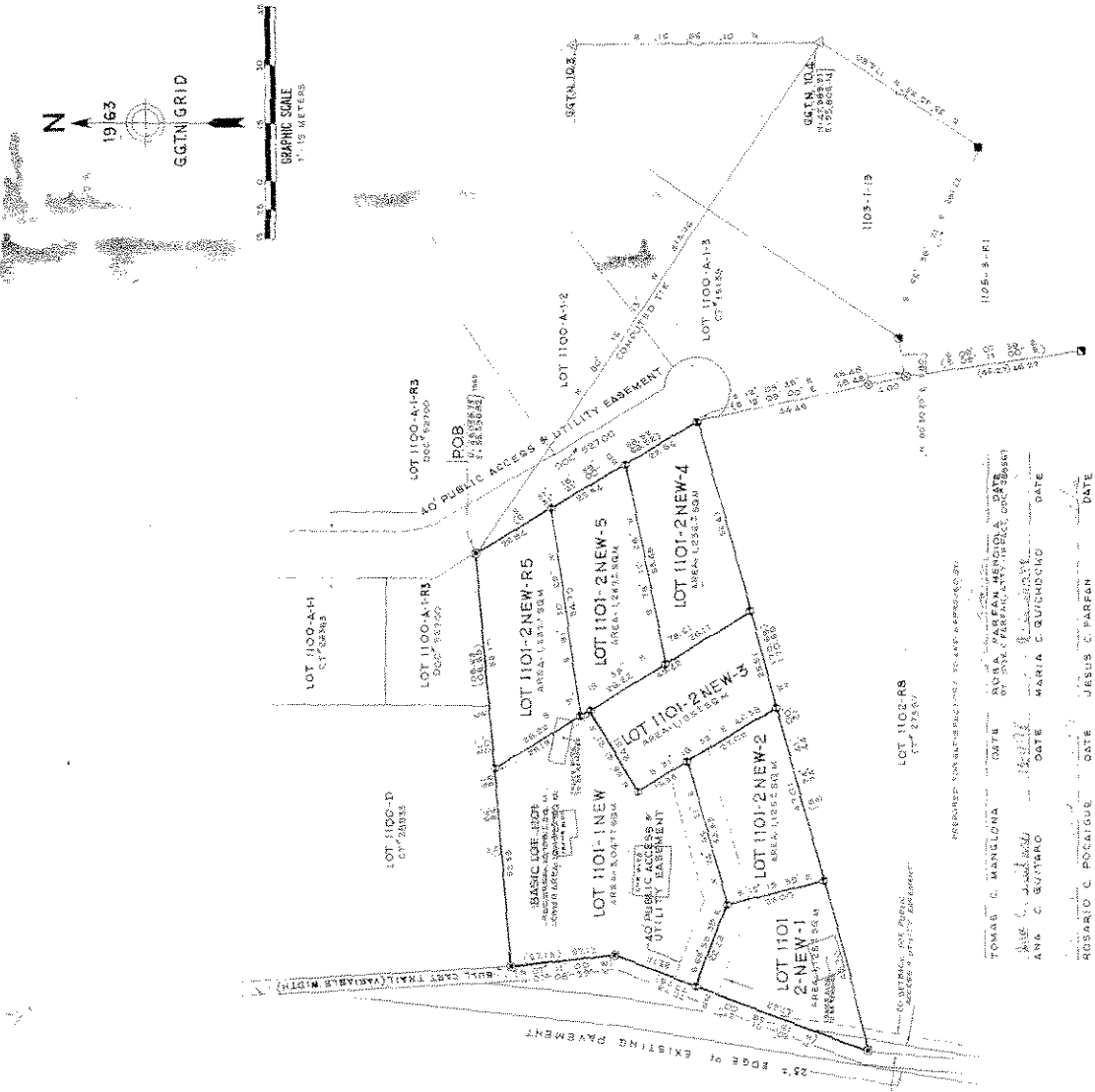
Date

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.

RECEIVED



SYMBOLS

- ① 1/4 CONC MON KEY, MARKED PLATE
- ② 1/4 CONC MON FOUND MARKED PLATE
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REFERENCES

1. SEE APPROVED MAP PARCELS OF LOT 1102 DWG# 103-1-19
2. SEE APPROVED MAP PARCELS OF LOT 1103 DWG# 103-1-19
3. SEE APPROVED MAP PARCELS OF LOT 1104 DWG# 103-1-19
4. SEE APPROVED MAP PARCELS OF LOT 1105 DWG# 103-1-19
5. SEE APPROVED MAP PARCELS OF LOT 1106 DWG# 103-1-19
6. SEE APPROVED MAP PARCELS OF LOT 1107 DWG# 103-1-19
7. SEE APPROVED MAP PARCELS OF LOT 1108 DWG# 103-1-19
8. SEE APPROVED MAP PARCELS OF LOT 1109 DWG# 103-1-19
9. SEE APPROVED MAP PARCELS OF LOT 1110 DWG# 103-1-19
10. SEE APPROVED MAP PARCELS OF LOT 1111 DWG# 103-1-19

NOTES

1. ALL DISTANCES ARE IN METERS.
2. BEARINGS & DISTANCES WITHIN PARANTHESIS ARE DECEASED ONLY. ALL OTHERS ARE AS SHOWN.
3. THE AREA OF THE LOT IS 100.00 SQ. METERS.
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APPROVED BY: *[Signature]*
 REGISTERED SURVEYOR

APPROVED BY: *[Signature]*
 REGISTERED SURVEYOR

PARTITIONING OF DECEDENT'S ESTATE
OF
LOT No. 1101
LEYANG - MUNICIPALITY OF BARRAGADA

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SEE PLAT
 SEE PLAT

59-1077 109 79
SIAN DE CASTRO & CO., INC.
 JUNIORS DEVELOPMENT

PREPARED FOR THE PURPOSES OF THE MAP & APPROVAL BY:

TOWN	C. MANGLONA	DATE	BY	DATE
	ANA C. SUAREZ	10/17/17	ANA C. SUAREZ	10/17/17
	ANA C. SUAREZ	10/17/17	ANA C. SUAREZ	10/17/17
	RODRIGO C. POCAIGUE	10/17/17	JESUS C. PARRIN	10/17/17
	JOSE C. PARRIN	10/17/17	JOSE C. PARRIN	10/17/17



The Honorable
Felix P. Camacho
Governor

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



public works
DIPATTAMENTON CHE'CHO' PUPBLEKO

Andrew S. Leon Guerrero

Director

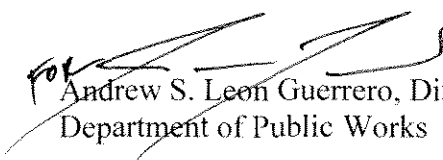
Jesse G. Garcia

Deputy Director

Memorandum

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

BJ 9.16.10
RECEIVED


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

Applicant (s): Richard R. Manglona

Subject: **Application No.: SZC 2009 - 39**
Lot No.1101-2NEW-3 Municipality of Barrigada
Rezone from ("R-1") Single Family Dwelling to ("R-2")
Multi Family Dwelling (Proposed Construction of Duplex)
for family and 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 Permit Section at (671) 646-3108. 

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

MEMORANDUM

22 SEP 2010

TO: Director, Department of Land Management

ATTN: Planning Division

FROM: Administrator

SUBJECT: Lot 1101-2New-1, 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 2009-39**

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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) to convert an existing dwelling into a duplex. Surrounding land uses include other residential dwellings and a nearby "mom and pop" store. Another lot in the area owned by the applicant is also in the process of rezoning to multi-family dwelling zone. The subject lot is 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. Guam Waterworks Authority's A-28 water production well is 230 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.
- A storm water drainage system shall be required for the proposed multi-family development on the subject property. All storm water run-off shall be contained on-site.
- Development of the subject lot must connect to public sewer.

Elisabeth T. Cruz
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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Department of Land Management
Time: Int:

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MEMORANDUM

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

From: General Manager, Guam Power Authority

Subject: Lot 1101-2NEW-1, 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 Duplex for family
and rentals. **Application No. 2009-39 SZC**

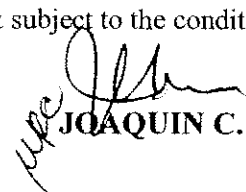
Guam Power Authority has reviewed the application described above and submits the following position statement:

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 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
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 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.

17

INFRASTRUCTURE CERTIFICATION FORM

Agency Certifying: **Guam Power Authority**
 Applicant: Richard R. Manglona
 Location: Lot 1101-2NEW-1, Barrigada
 Type of Application: Summary Zone Change
 GLUC/GSPC Application No. 2009-39 SZC
 Brief Project Description:
 "R-1" to "R-2" for a proposed construction of a Duplex.

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

Michael W. Cruz, MD
Lt. 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



Joseph W. Dueñas
Director

Jose M. Quinata, Jr.
Deputy Director

SZC 2009-39

In reply refer to:
RC2010-7377

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 2009-39~~ Richard R, Manglona

RECEIVED
SEP 24 2010

Department of Land Management
Time: 10:45 AM

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We have reviewed subject application to rezone Lot 1101-2NEW-1, 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 convert the existing dwelling of Richard R. Manglona into a Duplex for future financial benefit.

It is highly unlikely that historic properties are present within the existing residence and none have been identified within the near-by vicinity. We have no objection to the approval of subject Summary Zone Change application.

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

Joseph W. Duenas
Director

469
9/23/10