

32-13-774



ACKNOWLEDGEMENT OF RECEIPT

Summary Zone Change Packet

for

Lot 6 Block 16, Municipality of Dededo

Melinda A. Santillan

Application No. 2013-35

Legislature 2
CCNY

2013 SEP 12 AM 8:33

**Legislative Secretary
32nd Guam Legislature**

Signature: *Elaine McDonnell*
Name (Print): Elaine McDonnell
Date: 9-11-13
Time: 3:43 pm.

**Building Official (Director's Office)
Department of Public Works**

Signature: *[Signature]*
Name (Print): Jollyn Aquino
Date: 9/11/13
Time: 2:10pm

FOR RECORDATION ONLY:
Deputy Civil Registrar

[]

**Building Permit/Building Official
Department of Public Works**

Signature: *[Signature]*
Name (Print): Joseph D. Guevara
Date: 9-11-13

Office of the Registrar
Deputy Civil Registrar, P.D.
Date: 9-11-13
Time: 3:50
Received by: *[Signature]*

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

Applicant's Name(s)

Melinda A. Santillan

Signature of Application or Authorize Representative



**SUMMARY ZONE CHANGE
APPLICATION NO: 2013-35
LOT 6, BLOCK 16 (DEDEDO VILLAGE)
MUNICIPALITY OF DEDEDO**



COPY

Space for Recordation

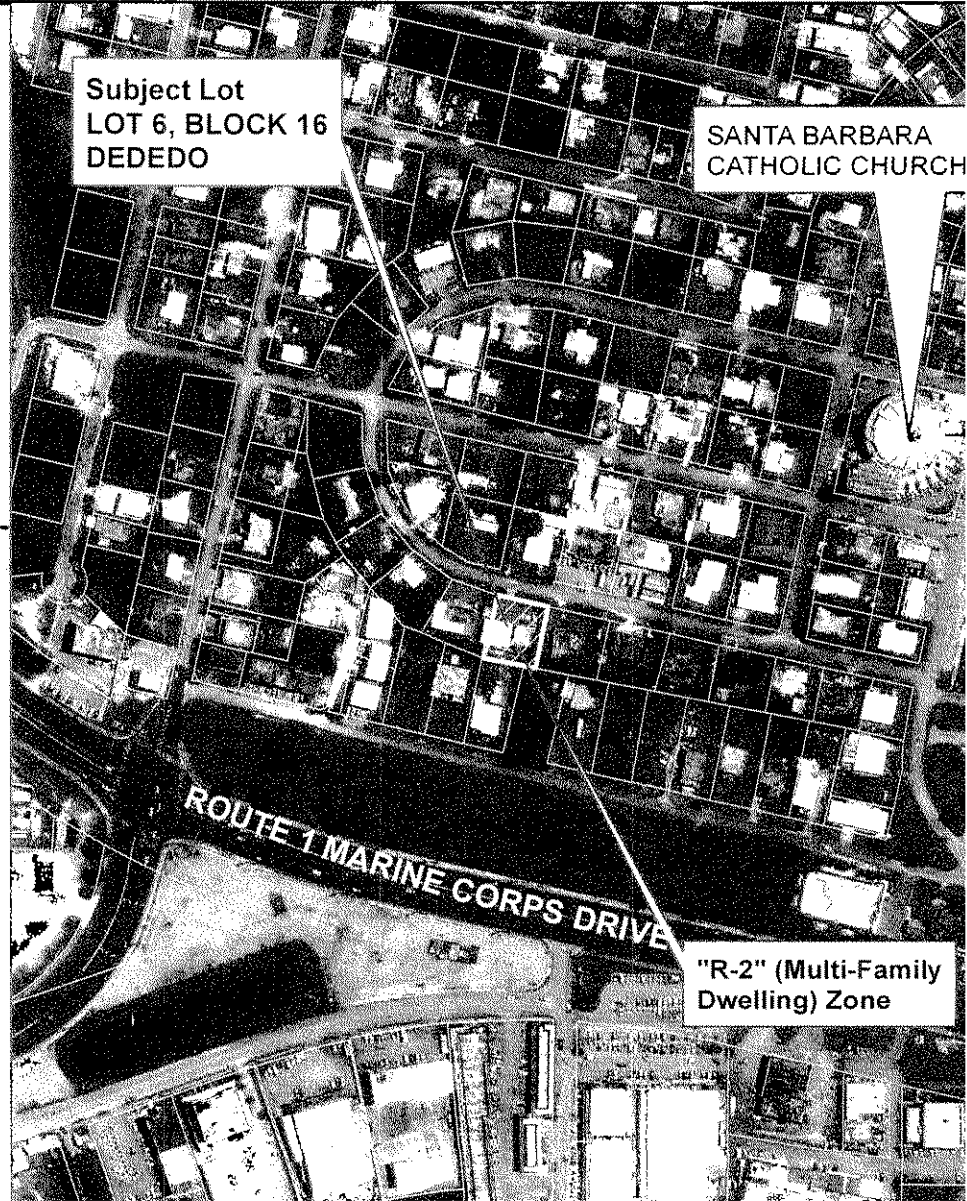
Island of Guam, Government of Guam
Department of Land Management Officer of the Recorder

File for Record is Instrument No. 8540834

On the Year 13 Month 07 Day 18 Time 8:00

Recording Fee DE OFFICIO Receipt No. _____

Deputy Recorder Lisa S. Manggar



SUMMARY ZONE CHANGE
APPLICATION NO.: 2013-35
APPLICANT: MELINDA A. SANTILLAN
PREPARED ON MAY 29, 2013

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

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

LOT: 6
BLOCK: 16
TRACT: N/A
MUNICIPALITY: DEDEDO

PLACE NAME: DEDEDO VILLAGE
SCALE: N/A

AMENDMENT NO.: A-179

ZONING MAP NO.: F3-67S39

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

Monte Mafnas 7-8-13
MONTE MAFNAS Date
Director
Department of Land Management

021123

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

File for Record is Instrument No. 854180 *kr*

On the Year 13 Month 07 Day 18 Time 8:00 *kr*

Recording Fee DE-OFFICIO Receipt No. _____

Deputy Recorder Sisa S. Manggur

(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 2, 2013

Date

To: Melinda A. Santillan
#160 Redondo Luchan,
Dededo, Guam 96913

Application No. 2013-35

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 PUT INTO ZONING COMPLIANCE EXISTING
DWELLINGS AND FOR EXPANSION TO 3-UNITS FOR
FAMILY AND FOR RENTALS.

RE: [LOT 6, BLOCK 16, DEDEDO]

**NOTICE OF ACTION
SUMMARY ZONE CHANGE**

Application No. 2013-35

Melinda A. Santillan
0411478
Lot 6, Block 16, Dededo Village, Dededo
Date of Preparation of NOA: July 2, 2013
Page 2 of 6

1. APPLICATION SUMMARY: Melinda A. Santillan, the owner request approval for rezoning Lot 6, Block 16, Dededo Village, Dededo, from "R-1" (Single-Family Dwelling) to "R-2" (Multi-Family Dwelling) Zone in order to put into zoning compliance existing dwellings and for future expansion to 3-units 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 existing dwelling for zoning compliance 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 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 and other utilities are existing and available fronting the property. Guam Power Authority , Bureau of Statistics and Plans have submitted their official certification with no objection. The existing structures are connected to public sewer to ensure a safe environment for the applicant and the adjacent neighbors. While we have not received certification from Guam Waterworks Authority, Guam EPA and DPW, we note that access to the property is available . That water and sewer connections are 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 apartment complexes in 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. 2013-35

Melinda A. Santillan

Lot 6, Block 16, Dededo Village, Dededo

Date of Preparation of NOA: July 2, 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 service with a Government approved Trash Receptacle; and
8. That each dwelling unit shall be provided 2-parking.

**NOTICE OF ACTION
SUMMARY ZONE CHANGE**

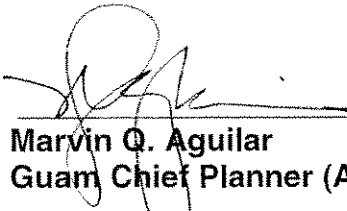
Application No. 2013-35

Melinda A. Santillan

Lot 6, Block 16, Dededo Village, Dededo

Date of Preparation of NOA: July 2, 2013

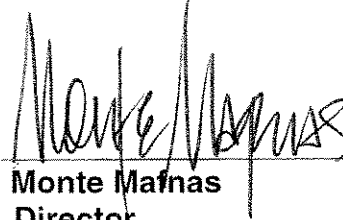
Page 4 of 6



Marvin Q. Aguilar
Guam Chief Planner (Acting)

July 5, 2013

Date




Monte Mafnas
Director

7-8-13

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
Melinda A. Santillan
Lot 6, Block 16, Dededo Village, Dededo
Date of Preparation of NOA: July 2, 2013
Page 5 of 6

Application No. 2013-35

CERTIFICATION OF UNDERSTANDING AND AGREEMENT

I/We MELINDA X. SANTILLAN /
(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).

Melinda X. Santillan
Signature of Applicant
Date: 7/02/13

For: _____
Signature of Representative
Date: _____

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

Applicant

Date

Representative

Date

NOTICE OF ACTION
SUMMARY ZONE CHANGE

Application No. 2013-35

Melinda A. Santillan

Lot 6, Block 16, Dededo Village, Dededo

Date of Preparation of NOA: July 2, 2013

Page 6 of 6

Planning Staff Review and Recommendation(s);

1. Frank P. Taitano, Planner IV Approved Disapproved

Comments: In good form & context

Signature [Signature] Date: 7-2-13

2. Marvin Q. Aguilar, Planner III Approved Disapproved

Comments: @ 929 sqm lot has potential 8-unit density. PLS. clarify applicant's request on future expansion to 3 units; Total 5 units?

Signature [Signature] Date: 7-5-13 (3 units only)

3. Celine Cruz-Aguilar, Planner III Approved Disapproved

Comments: Request to help property owners bring structures into compliance.

Signature [Signature] Date: 7-2-13



DIPATAMENTON MIINANERAN 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

MONTE MAFNAS
 Director

RAY TENORIO
 Lieutenant Governor

DAVID V. CAMACHO
 Deputy Director

July 8, 2013

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

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

Re: **Summary Zone Change Application No. SZC 2013-35**
Lot 6, Block 16, Dededo Village, Municipality of Dededo;
for Melinda A. Santillan

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

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

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

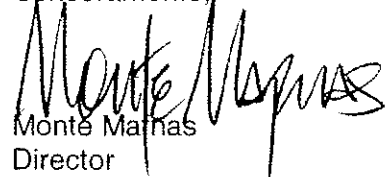
Pursuant to 21 GCA (Real Property), Chapter 61 (Zoning Law), Part 3 (Changes of Zones), Section 61639 (Summary Procedure for Agricultural and Single-Family Residential Rezoning) and Executive Order 92-08 (Establishing Interim Rules and Regulations for Individual, Small Landowner Zone Changes), the Department of Land Management is herewith submitting to the Legislature, a Zone Change application for **Lot 6, Block 16, Dededo Village, Municipality Dededo, from "R-1" (Single - Family Dwelling) to "R-2" (Multi - Family Dwelling) Zone for zoning compliance of existing dwellings and for future expansion to 3-units for family and 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,


 Monte Mafnas
 Director

Facsimile:
 671-649-5383

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. 179 ; Zoning Map No. F3 67 S39



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

July 5, 2013

MEMORANDUM

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

TO: Director
FROM: Guam Chief Planner (Acting)

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

SUBJECT: SZC Application No. 2013-35; for Melinda A. Santillan

Buenas Yan Hafa Adai:

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

Submitted is the SZC Packet for your review and action.

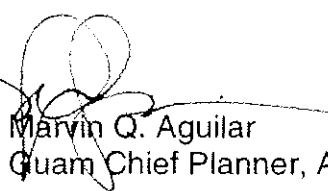
I have reviewed the Application and concur with the recommendations of the Case Planner and the Panel of Senior Planners for approval with conditions.

Telephone:
 671-649-LAND (5263)

I am available should you have additional questions or need further clarification.

Senseramente,

Facsimile:
 671-649-5383


 Marvin Q. Aguilar
 Guam Chief Planner, Acting

pcg
 Cc: Masterfile (SZC 2013-35)





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



Street Address:
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 Tamuning, GU 96913

EDDIE BAZA CALVO
 Governor

MONTE MAFNAS
 Director

RAY TENORIO
 Lieutenant Governor

DAVID V. CAMACHO
 Deputy Director

June 24, 2013

To: Director, Department of Land Management

From: Planner III

Subject: Staff Report - **Case No. SZC 2013-35**

Re: Zone Change - Lot 6, Block 16, Dededo Village, Municipality of Dededo ; for Melinda A. Santillan

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

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

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

Telephone:
 671-649-LAND (5263)

Facsimile:
 671-649-5383

PURPOSE:

a. Application Summary. The Applicant, Melinda A. Santillan, is requesting a zone change on Lot 6, Block 16, Dededo village, in the Municipality of Dededo from "R-1" (Single-Family Dwelling) to "R-2" (Multi-Family Dwelling) Zone for zoning compliance of existing dwellings and for future expansion to 3-units 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.

FACTS:

a. Location. The subject lot is fronting Redondo Luchan and approximately 900 feet south Santa Barbara School in Dededo (see attached vicinity map).

b. Field Description. There are residential structures on the subject lot. The topography is flat and slopes at the rear of the property. It is fronting a 40-foot right of way known as Redondo Luchan. It is across the street from Onedera's Retail Store. Per Planning staff inspection, all public utilities such as power, water, telephone service connections are within 100 feet of the property.

c. Lot Area. 929.03 square meters or 10,000 square feet



- d. Present Zoning. "R-1" (Single-Family Dwelling) Zone;
- e. 1967 Master Plan. None
- f. Community Design Plan. Residential /Low to Medium Density
- g. Surrounding Area. The surrounding area consists of vacant lots, a single family dwellings, residential duplexes, tri-plexes, four-plexes, apartments, retail stores and commercial activities . 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 major impact to existing infrastructure or immediate surroundings.

3. APPLICATION CHRONOLOGICAL FACTS.

- a. Date Application Accepted: May 17, 2013
- b. Certifications:

DPW: No Official Certification have been received from DPW as of Staff Report Date. Per Planning Staff inspection, the property is accessible from a 40-foot right-of-way fronting the subject lot. Planning staff advises the applicant to obtain all required permits before any clearing, construction or improvements 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.

GWA: No Official Certification have been received from GWA. Per DLM staff inspection the it was verified that the residence has active sewer and water connections/accounts and are located along the right-of-way. DLM advises the applicants to coordinate with GWA Engineering Staff and Customer Service Unit to obtain the required permits and clearances before any construction or additional water meter requirements.

GEPA: No Official Certification have been received from Guam EPA as of Staff Report Date. Per Planning Staff inspection, the proposed project is near all utility infrastructure. The project will be connected to all public utilities, such as sewer, water, power, etc.,. Planning staff advises the applicants to obtain the required permits from the agency before any clearing, or 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.

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).**

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 Dededo.
- d. Municipal Planning Council : The Mayor of Dededo 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 for zoning compliance on the existing residential structures for family and for future expansion to three (3) units 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 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. Guam Power Authority and Bureau of Plans and Statistics have submitted their official certification with no objection. The existing structures are connected to public sewer to ensure a safe environment for the applicant and the adjacent neighbors. While we have not received certification from Guam Waterworks Authority, Guam EPA and DPW, we note that access to the property is available. That water and sewer connections are 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 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 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.

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

6 / 24 / 2013
Date

Attachments; Application packet and Posn Statements from GPA & BOPs



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
 Acting Director

June 24, 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: Director

SUBJECT: Appointment as Panel Members ref: SZC Program

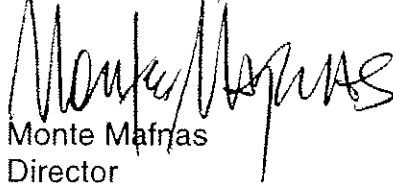
Buenas Yán Hafa Adai:

Pursuant to SZC Guidelines, Paragraph 17, effective June 24, 2013, I hereby appoint you as panel members to review and provide recommendations relative to **SZC Application No. 2013-35 (Mrs. Melinda A. Santillan)**.

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.

Senseramente,


 Monte Mafnas
 Director

pcg
 Cc: Masterfile

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

E-mail Address:
llmdir@dml.guam.gu
ov

Telephone:
 671-649-LAND (5263)

Facsimile:
 671-649-5383



Eddie Baza Calvo
Governor of Guam

Ray Tenorio
Lieutenant Governor

BUREAU OF
STATISTICS & PLANS

Department of Land Management
SAGAN PLANU SIHA YAN EMFOTMASION
P.O. Box 2950 Hagåtña, Guam 96932
Tel: (671) 472-4201/3 · Fax: (671) 477-1812

JUN 07 2013
Int: *[Signature]*
Lorilee T. Crisostom
Director

MEMORANDUM

JUN 05 2013

6-573
RECEIVED

To: Chairperson, Guam Land Use Commission

Via: Executive Secretary, Department of Land Management

From: Director, Bureau of Statistics and Plans

Subject: Position Statement on **Application No. SZC 2013-35**; Melinda A. Santillan; Lot No. 6, Block No. 16; Dededo; Summary Zone Change; Proposed Use: Residential: residential Triplex.

Pursuant to Public Law 21-82, Section 4, as amended by Public Law 21-144, Section 8, the applicant, Ms. Melinda A. Santillan, is requesting a summary zone change of Lot No. 6, Block No. 16 in the municipality of Dededo from an "R-1" Single-family residential to "R-2" multi-family residential. The rezoning of the subject lot will allow existing family-dwelling units to be in compliance. In the future, the applicant intends to convert the structures into a triplex for family and for future rentals. The subject lot has an area of 929.03 square meters, and is served by the basic infrastructure of sewer, power and water. The surrounding land uses consist predominantly of single family residences, some duplexes and multi-family dwellings.

Based on our review of the subject application as submitted, the Bureau provides the following comments and/or concerns.

1. Should the zone change be approved, the Bureau recommends that there are measures to ensure that the property will be landscaped in such a way to provide a buffer between the subject lot and the other residential dwellings. This will help reduce storm water runoff in addition to improving the area in order to be aesthetically pleasing. It is recommended that native plants be used in the landscaping.
2. Based on our calculations, the applicants meet the parking requirement on-site for the proposed units. There is a possibility of overflow parking, but we feel it would not be a major impact to the neighborhood.


In light of the points presented in the application, the Bureau finds the proposed summary zone change request to be adequately presented and believes that the rezoning of this lot will not have adverse effects on the surrounding neighborhood. The Bureau therefore recommends approval. In addition, the Bureau hopes our comments and recommendation are taken into consideration as the Commission reviews this application and makes its final decision.

[Signature]
LORILEE T. CRISOSTOMO

cc: GEPA
DPR
DPW
GWA

Eddie Baza Calvo
Governor of Guam

Ray Tenorio
Lieutenant Governor

**BUREAU OF
STATISTICS & PLANS**
SAGAN PLANU SIHA YAN EMFOTMASION
P.O. Box 2950 Hagåtña, Guam 96932
Tel: (671) 472-4201/3 · Fax: (671) 477-1812



Lorilee T. Crisostomo
Director

MEMORANDUM

JUN 05 2013

To: Chairperson, Guam Land Use Commission
Via: Executive Secretary, Department of Land Management
From: Director, Bureau of Statistics and Plans
Subject: Position Statement on **Application No. SZC 2013-35**; Melinda A. Santillan; Lot No. 6, Block No. 16; Dededo; Summary Zone Change; Proposed Use: Residential: residential Triplex.

Pursuant to Public Law 21-82, Section 4, as amended by Public Law 21-144, Section 8, the applicant, Ms. Melinda A. Santillan, is requesting a summary zone change of Lot No. 6, Block No. 16 in the municipality of Dededo from an "R-1" Single-family residential to "R-2" multi-family residential. The rezoning of the subject lot will allow existing family-dwelling units to be in compliance. In the future, the applicant intends to convert the structures into a triplex for family and for future rentals. The subject lot has an area of 929.03 square meters, and is served by the basic infrastructure of sewer, power and water. The surrounding land uses consist predominantly of single family residences, some duplexes and multi-family dwellings.

Based on our review of the subject application as submitted, the Bureau provides the following comments and/or concerns.

1. Should the zone change be approved, the Bureau recommends that there are measures to ensure that the property will be landscaped in such a way to provide a buffer between the subject lot and the other residential dwellings. This will help reduce storm water runoff in addition to improving the area in order to be aesthetically pleasing. It is recommended that native plants be used in the landscaping.
2. Based on our calculations, the applicants meet the parking requirement on-site for the proposed units. There is a possibility of overflow parking, but we feel it would not be a major impact to the neighborhood.

In light of the points presented in the application, the Bureau finds the proposed summary zone change request to be adequately presented and believes that the rezoning of this lot will not have adverse effects on the surrounding neighborhood. The Bureau therefore recommends approval. In addition, the Bureau hopes our comments and recommendation are taken into consideration as the Commission reviews this application and makes its final decision.


LORILEE T. CRISOSTOMO

cc: GEPA
DPR
DPW
GWA



GUAM POWER AUTHORITY

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

May 30, 2013

MEMORANDUM

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

From: General Manager

Subject: Lots 6, Block 16, (Dededo village), Municipality of Dededo, (Melinda A. Santilla),
Summary Zone Change Application from "R-1" (Single-Family Dwelling) to "R-2"
(Multi-Family Dwelling) with existing building for future expansion to 3-units.
Application No. 2013-35 SZC

RECEIVED
JUN 04 2013
Department of Land Management
Time: 9:13 Intt: [Signature]

Post

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 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.
- 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 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



INFRASTRUCTURE CERTIFICATION FORM

Agency Certifying: **Guam Power Authority**

Applicant: Melinda A. Santillan

Location: Lots 6, Block 16, Dededo

Type of Application: Summary Zone Change

GLUC/GSPC Application No. 2013-35 SZC

Brief Project Description:

"R-1" to "R-2" with existing building for future expansion to 3-units.

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.**

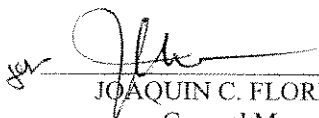
1. I hereby certify that the required GOVERNMENT SERVICES, FACILITIES and INFRASTRUCTURE are currently **AVAILABLE AND IN PLACE** to support this project:
 Yes No

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

7/3/13
 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.

ASG/arp



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

MONTE MAFNAS
 Director

RAY TENORIO
 Lieutenant Governor

DAVID V. CAMACHO
 Deputy Director

May 23, 2013

Honorable Melissa B. Savares
 Mayor of Dededo
 c/o Municipal Planning Council

Subject: SZC 2013-35 Public Hearing Waiver

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

Hafa Adai Mayor Savares:

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

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

Melinda A. Santillan, owner of Lot 6, Block 16, Dededo Village, Municipality of Dededo, under Application No. SZC 2013-35, for a Zone Change from "R-1" (Single-Family Dwelling) to "R-2" (Multi-Family Dwelling) Zone for zoning compliance of existing dwellings and for future expansion to 3-units for family and rentals.

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

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

Telephone:
 671-649-LAND (5263)

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.

Facsimile:
 671-649-5383

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.

Senseramente,

David V. Camacho
 Acting Director

Attachments: Application No. SZC 2013-35
 Project Planner: Penmer C. Gulac

Yvonne Adams
 5/30/13



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 22, 2013

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

From: Guam Chief Planner, Acting

Subject: Request for Certification

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

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

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

Applicant(s): **Melinda A. Santillan**

Application No. **SZC 2013-35**

E-mail Address:
lldir@dml.guam.g
OV

Project Description: To rezone the property from "R-1" (Single-Family) Dwelling to "R-2" (Multi-Family Dwelling) Zone for zoning compliance of existing dwellings and for future expansion to 3-units for family and rentals, on Lot 6, Block 16, (Dededo village), Municipality of Dededo.

Date Received: **May 8, 2013**

Date Accepted: **May 17, 2013**

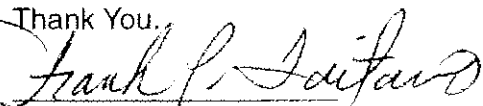
Telephone:
 671-649-LAND (5263)

**** Due Date for Certification: June 4, 2013**
 (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 Penmer C. Gulac, the assigned case planner.

Facsimile:
 671-649-5383

Thank You.


 Marvin Q. Aguilar

Attachment: SZC Application No. 2013-35 and supporting documents

May 8, 2013

To: Mr. David V. Camacho,
Acting Director, Department of Land Management
Attention: Land Planning Division
P.O. Box 2950, Hagatna, Guam 96932

Accepted 5/17/13
P. Golue 5/18/13
RECEIVED
Mrs. Mary DW

Subject: Summary Zone Change Application for Lot 6, Block 16 (Dededo village)
Dededo, Guam; Rezoning from "R-1" (Single-Family) Dwelling to "R-2" (Multi-Family)
Dwelling Zone; For Melinda A. Santillan & Jose E. Santillan

Dear Mr. Camacho:

Pursuant to Public Law 21-82, (as amended by P.L. 21-144, Section 8,) I am submitting an application for Summary Zone Change on the above property. The following information are required and are provided to you as follows:

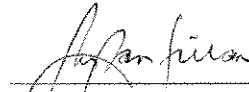
- a. What is the current zone on the property? "R-1" (Single-Family)
- b. Who currently owns the property? Melinda A. Santillan and Jose E. Santillan
- c. How did you acquire the property? Deed of Partition; Doc No. 676222, see attached with property map Doc No. P-203
- d. From who did you acquire the property? (see Warranty Deed attached).
- e. What is currently on the property? Residential Structures – 2- Single Family Dwellings
- f. Are you hooked up to public sewer? Yes
- g. What are your intentions or plans? To convert residence to a Duplex for family and rentals and for future expansion to 3-units.
- h. Surrounding land uses: There are single family, duplexes, and multi-family, and a store. Some vacant lots within 200 – 750 feet of my lot. Some of the lots were rezoned to R2 via Summary Zone Change application at Department of Land Management. To the rear of my property is already R2 Zone with apartments.
- i. Topography: Fairly flat
- j. Access: The property is accessible via Redondo Luchan fronting the property (see vicinity map).
- k. All others: Today we see more residential developments and in the area. The island is preparing for the incoming military forces build up and we must provide additional housing for our community. More schools are also being built and infra-structure is being upgraded by our government. Our proposed rezoning and plans will not have a significant impact to existing infrastructure as the structure is already existing. This project will provide affordable rental units to the public as well contribute to our economy. Therefore, this project is compatible to the ongoing developments in the immediate area and others nearby that will support the housing needs of the general public.

Page 2; Rezoning – Lot No. 6, Block No. 16 Dededo Village

Mr. Camacho and Staff, Thank You for your time to review our proposed rezoning. We are hoping for your favorable consideration so that this project can move forward. We are aware that all building permit requirements and conditions will be adhered to as required by law.

Should you need more information on this application, please feel free to contact me at Tel No. 482-5298.

Respectfully,



Melinda A. Santillan

With Attachments

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

The Undersigned owner(s)/lessee(s) of the following described property her
request consideration for a *Zone Change*.

RECEIVED
P. Gulac 5/8/11
Planning

1. Information on Applicant:

Name of Applicant: Melinda A. Santillan U.S. Citizen: Yes No

Mailing Address: #160 REdondo Luchan, Deededo, Guam 96929

Telephone No.: Business: 645-5157 Home: 637-0455

2. Location, Description and Ownership: (NOTE: The maximum lot cannot exceed tw
(2) acres or 8,093.743 square meters or 87,120 square feet, gross area.)

Subdivision Name: N/A

Lot(s): 6 Block: 16 Tract: N/A

Lot Area: Acres: 1/4 Square Meters: 929.03 Square Feet: 10,000

Village: Dededo Municipality: Dededo

Registered Owner(s): Melinda A. Santillan & Jose E. Santillan

Certificate of Title No.: N/A Recorded Document No.: _____

Deed (Gift, Warranty, etc.): Deed Deed Document No.: 676222

See Attached Warrantry Deed)

3. Current and Proposed Land Use:

Current Use: 2-Detached residential dwellings Current Zoned: "R-1" (Single-Family Dwelling)

Proposed Use: To put into zoning compliance existing dwellings and for future expansion to 3 units for family and rentals. Proposed Zone: "R-2" (Multi-Family Dwelling)

4. Justification Letter: Attach a typed, brief and concise justification (letter format possible) explaining your intentions and purpose of the Zone Change. Your letter sho 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.
 - e. The most recent survey map certified and recorded at the Department of Land Management, of 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 shall 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 setback or distances 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:

GUÅHAN POWER AUTHORITY

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

GUÅHAN 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.

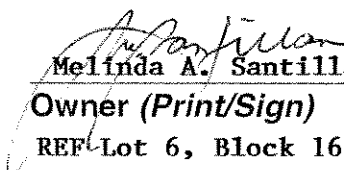
- 6. Filing Fee:** **Twenty-Five Dollars (\$25.00)** filing fee, signed and approved by the Governor of Guåhan on May 18, 2007, under Public Law 29-02, Chapter V, Part III (*Fees and Charges Assessed by the Department of Land Management*).

SUMMARY ZONE CHANGE

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

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 supplements are true and correct. I/We also understand that any misrepresentation in this application shall void the entire submission.


Melinda A. Santillan (Owner)

Owner (Print/Sign)

REF-Lot 6, Block 16, Dededo

Owner (Print/Sign)

May 8, 2013

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.

Plan plan
RECEIVED
P. Gular
5/13/13

Ref: Sze
Applicant
Unit 6, Block 16
De do do
[Signature]



The Copy Shop
724 E. University Way - Ellensburg WA 98926
P 509.962.2879 • F 509.962.2719

Date/Time:

5:30 5/10/2013

To:

Melinda Santillan

Fax Number:

671-649-6509

From:

Jose Santillan

Total Number of Pages:
(including cover sheet)

Message:

1

- Urgent
- For Review
- Please Comment
- Please Reply to: _____

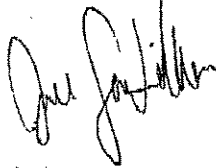
To who it may concern,

This is to authorize my mother Melinda A. Santillan to apply a Rezoning to R2 the above subject described property.

Lot #6 , Block #16 Dededo Village

Sincerely yours,

Jose E. Santillan



To view CTSI Logistics full disclaimer, click
<http://www.ctsi-logistics.com/disclaimer>

P. Galan Dum Plang
RECEIVED
5/13/13

Island of Guam, Government of Guam
Department of Land Management Office of The Recorder

676232

File for record is Instrument No. _____

on the year 20 03 Month 06 Day 06 Time 3:59

Recording Fee 53.- Receipt No. 1297402

Deputy Recorder Jane Yamasaki

(ABOVE SPACE FOR RECORDER'S USE ONLY)

WARRANTY DEED

JUSTINO A. TORRES and ERLINDA G. TORRES, husband and wife, SSN 586-84-6922 and 586-84-3455, respectively, and whose mailing address is 160 Redondo Luchan, Dededo, Guam 96912, hereinafter called **GRANTORS**, for and in consideration of the sum of Ten U.S. Dollars (\$10.00) cash and other good and valuable consideration, receipt of which is hereby acknowledged, do hereby give, grant, warrant, bargain, sell, convey and transfer to **MELINDA A. SANTILLAN**, a single woman, as her sole and separate property, SSN 486-98-6960, and whose mailing address is 162 Pugua St. Latte Plantation, Mangilao, Guam 96923, hereinafter called **GRANTEE**, and unto the successors, heirs and assigns of the **GRANTEE**, forever, all of that land located in the Territory of Guam, described as follows:

Lot No. 6, Block No. 16, Dededo Village, Municipality of Dededo, Guam, as said lot is marked and designated on the Map Drawing No. P.203, in the Department of Land Management, Government of Guam under Miscellaneous Instrument No. 19. Said map shows an area of 929.03 square meters. Said property is registered land and the Last Certificate of Title No. 112331, Estate No. 199, Urban, vested in the name of Justino A. Torres and Erlinda G. Torres, husband and wife as joint tenants with rights of survivorship.

JAT JGT egT

WARRANTY DEED

JUSTINO A. TORRES and ERLINDA G. TORRES, GRANTORS
MELINDA A. SANTILLAN, GRANTEE

Page 2 of 5

TOGETHER WITH all and singular any buildings, improvements, ways, streets, alleys, passages, water, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever thereunto belonging or in any wise appertaining and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the GRANTORS, at law or in equity, in and to the same.

TO HAVE AND TO HOLD the same, together with all the hereditaments and appurtenances thereunto belonging, connected with, and in any wise appertaining to said property, unto the GRANTEE, successors of and the assigns of the GRANTEE forever.

The GRANTORS, hereby for the GRANTORS and the heirs and executors of the GRANTORS, covenants and warrants with the said GRANTEE and the successors, heirs and assigns of the GRANTEE, that the GRANTORS are seized in fee of the granted premises; that the title is marketable and that the premises are free from all encumbrances except as follows:

1. Real property taxes for the current year, which are not yet due and payable.
2. Any covenants, conditions and restrictions, and easements of record.
3. Reservation of Easements and Right of Way as set forth on the Grant Deed, by The Naval Government of Guam to Francisco V. Santos, dated on July 23, 1948 and recorded on November 18, 1948, in the Department of Land Management, Government of Guam under Instrument No. 660.

that the GRANTORS has good right to sell and convey the same as aforesaid; that the GRANTORS and the GRANTORS' executors, heirs, and assigns shall warrant and defend the same to the said GRANTEE, and the GRANTEE'S successors, heirs, and assigns, forever, against lawful claims of all persons. Except for encumbrances and exceptions of title as above indicated, the GRANTORS warrant that the GRANTORS own the premises being conveyed.

  _____

WARRANTY DEED

JUSTINO A. TORRES and ERLINDA G. TORRES, GRANTORS
MELINDA A. SANTILLAN, GRANTEE

Page 3 of 5

The GRANTORS, or the heirs, administrators, assigns, and all persons hereafter claiming under the GRANTORS, will at any time hereafter, at the request and expense of the GRANTEE, or the heirs, administrators, assigns, or any person claiming under the GRANTEE, make all such further assurances for the more effectual conveying of the above-described property as may be reasonably required.

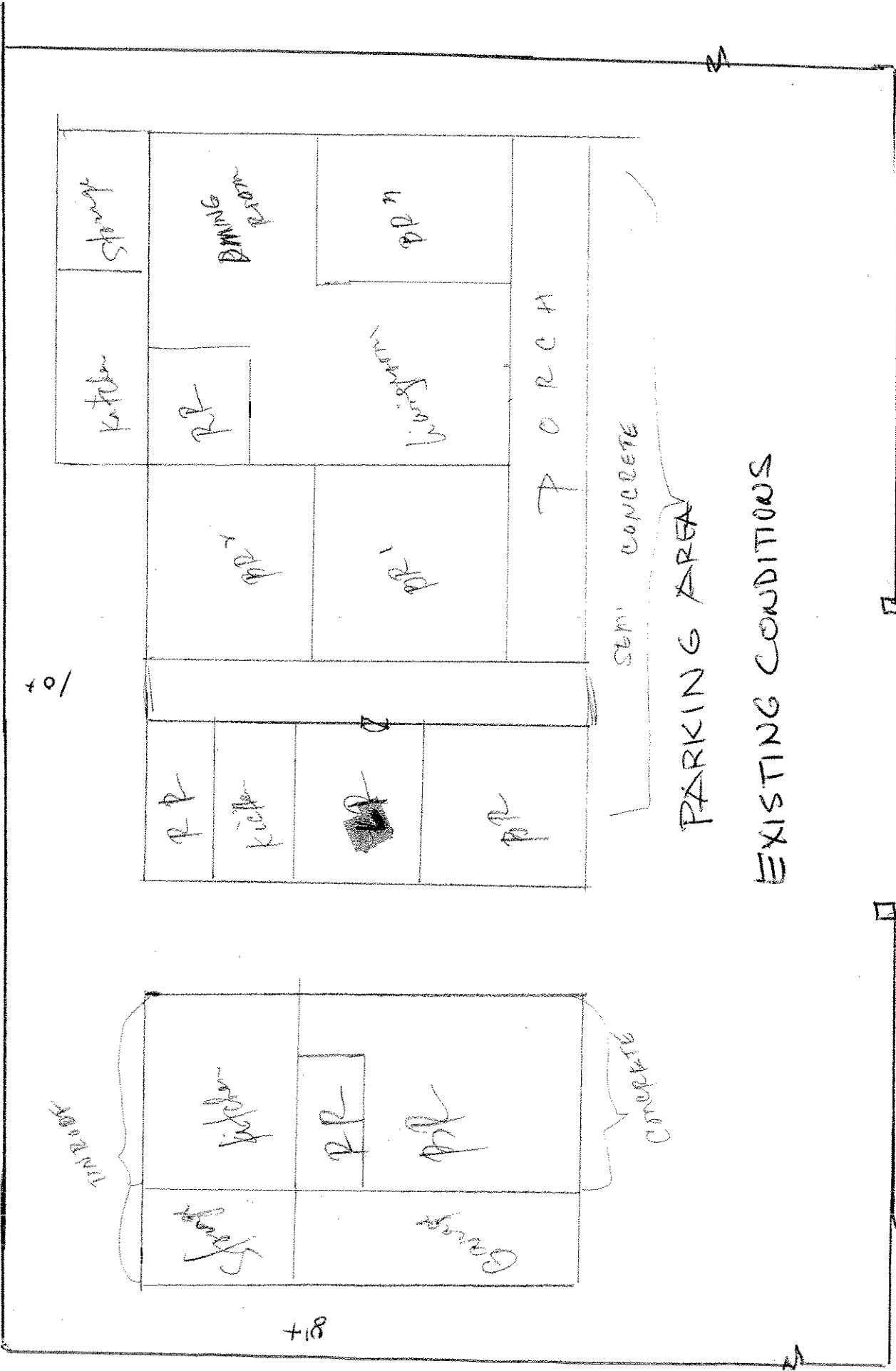
The GRANTEE states that POWER AND WATER ARE IMMEDIATELY AVAILABLE ON THE PROPERTY OR WITHIN 100 FEET OF THE PROPERTY.

IN WITNESS WHEREOF, the undersigned have hereunto set their hand this 5th day of June, 2003.

Justino A. Torres
JUSTINO A. TORRES, GRANTOR

Erlinda G. Torres
ERLINDA G. TORRES, GRANTOR

Melinda A. Santillan
MELINDA A. SANTILLAN, GRANTEE



10+

MINOR

8+

CONCRETE

SEMI CONCRETE

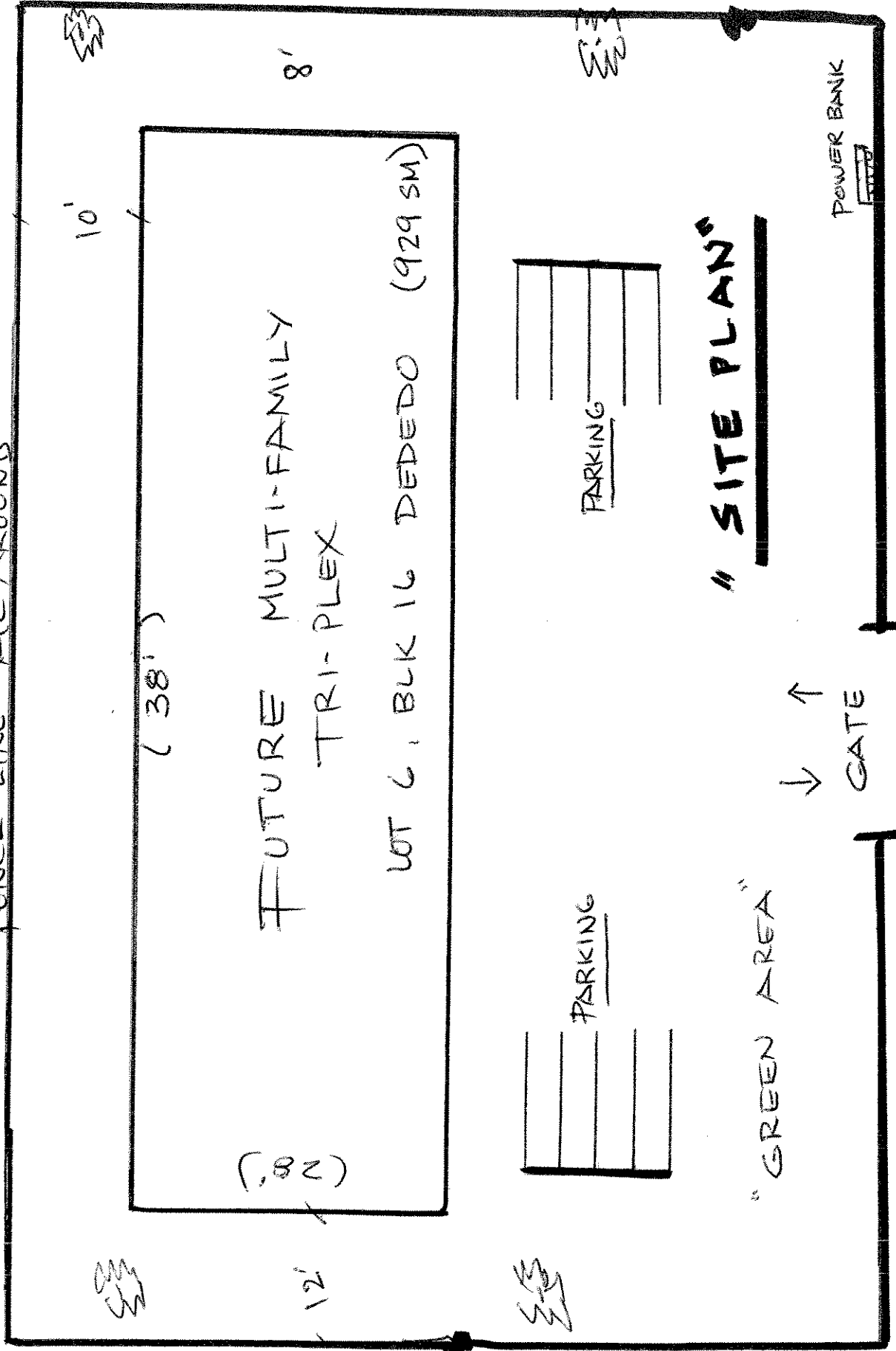
PARKING AREA

EXISTING CONDITIONS

(ATTACHMENT)

M. SANTILLAN

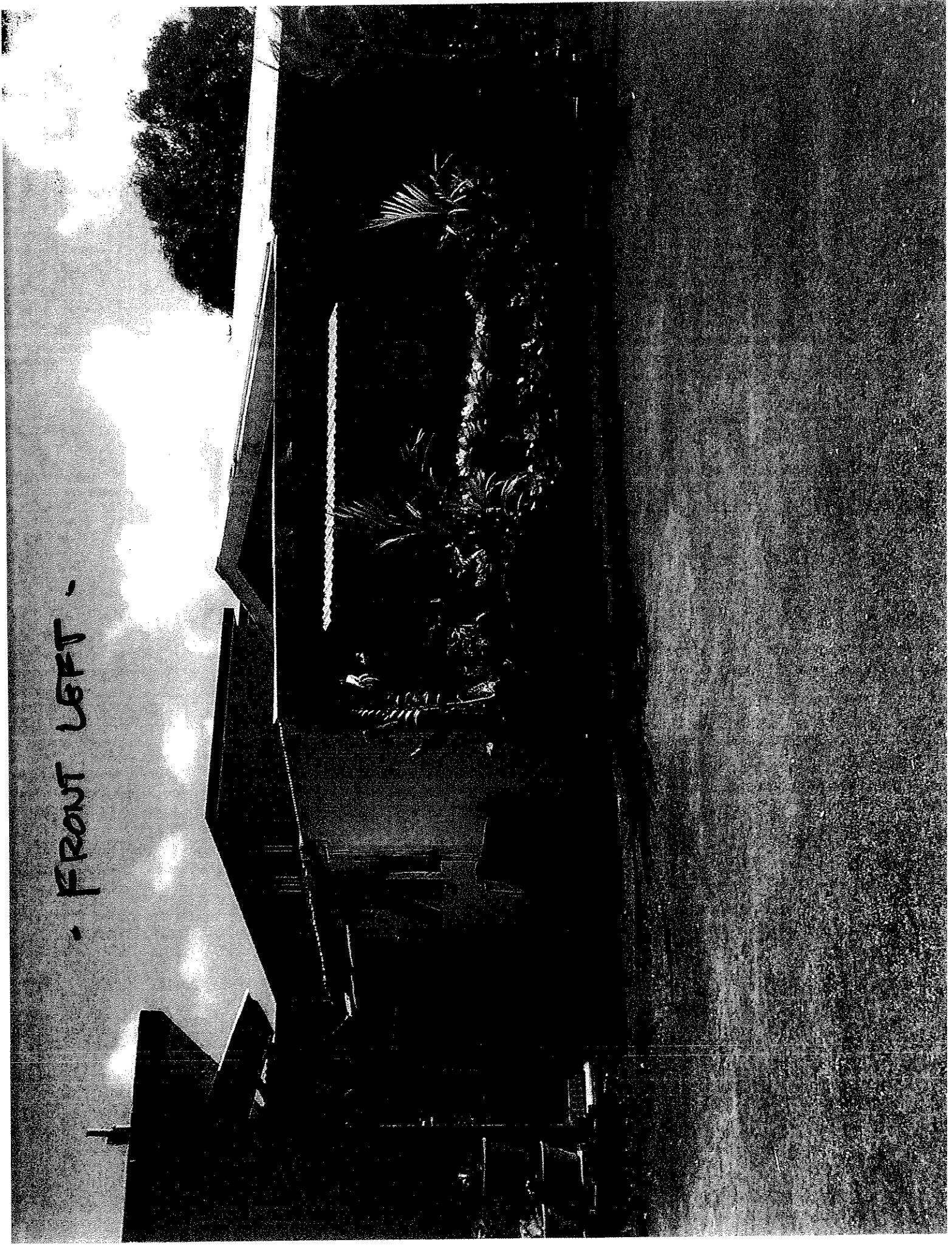
FENCE LINE - ALL AROUND

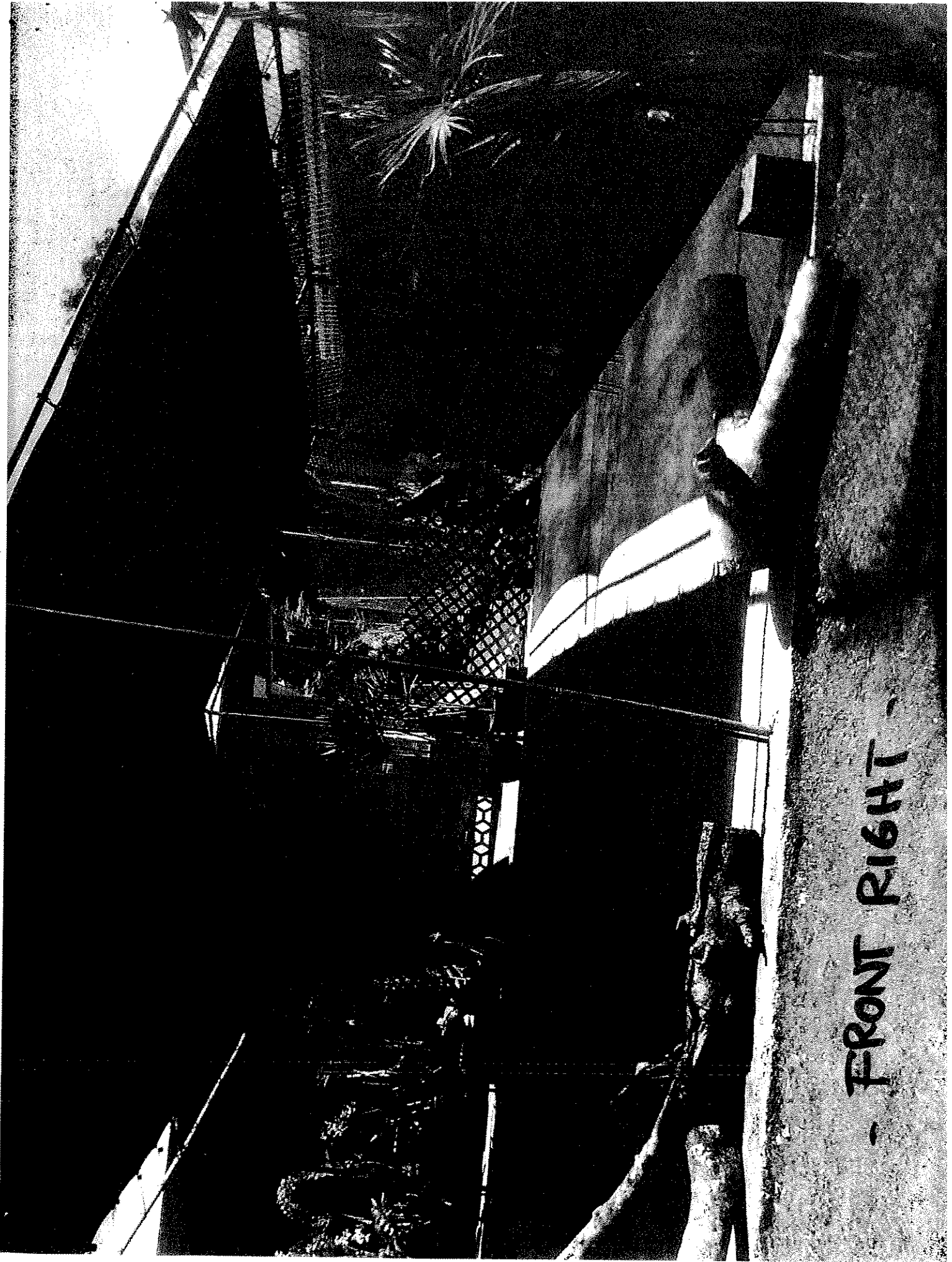


- FRONT -



- FRONT LEFT -





- FRONT RIGHT -



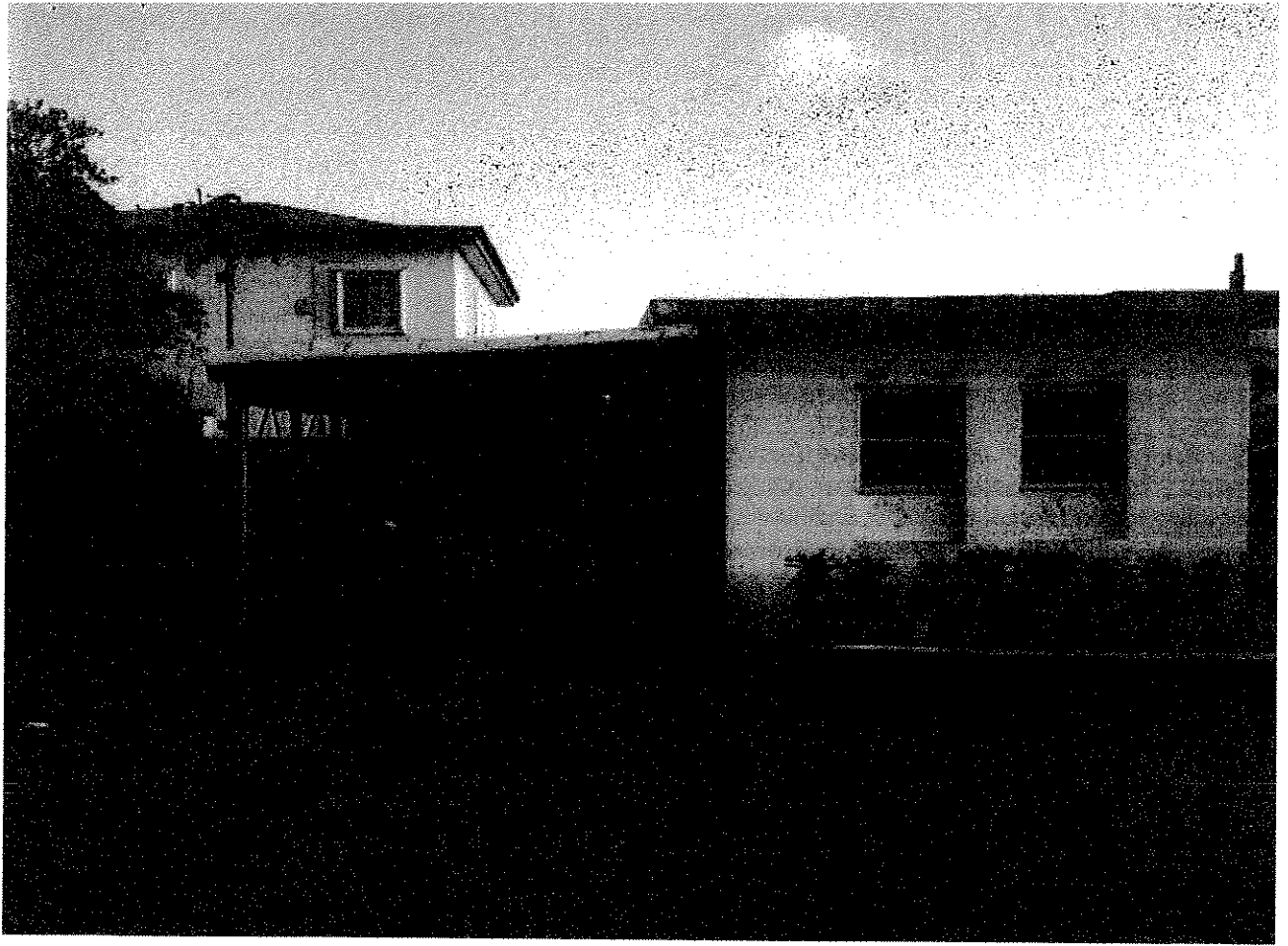
REAR

- REAR -



- REAR -

REAR



← Left side yard ← Front

• FRONT LEFT •

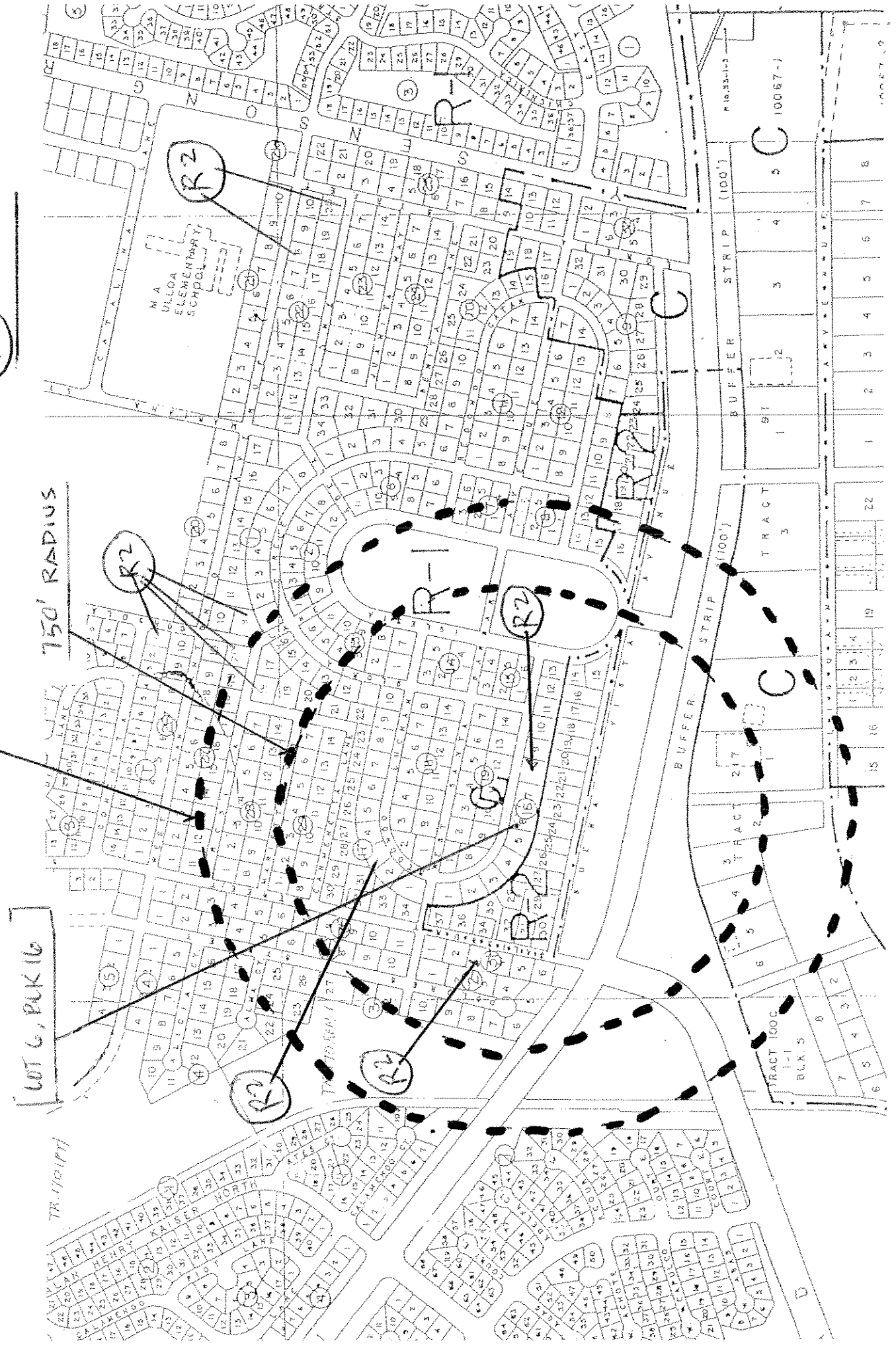
R2 ZONED

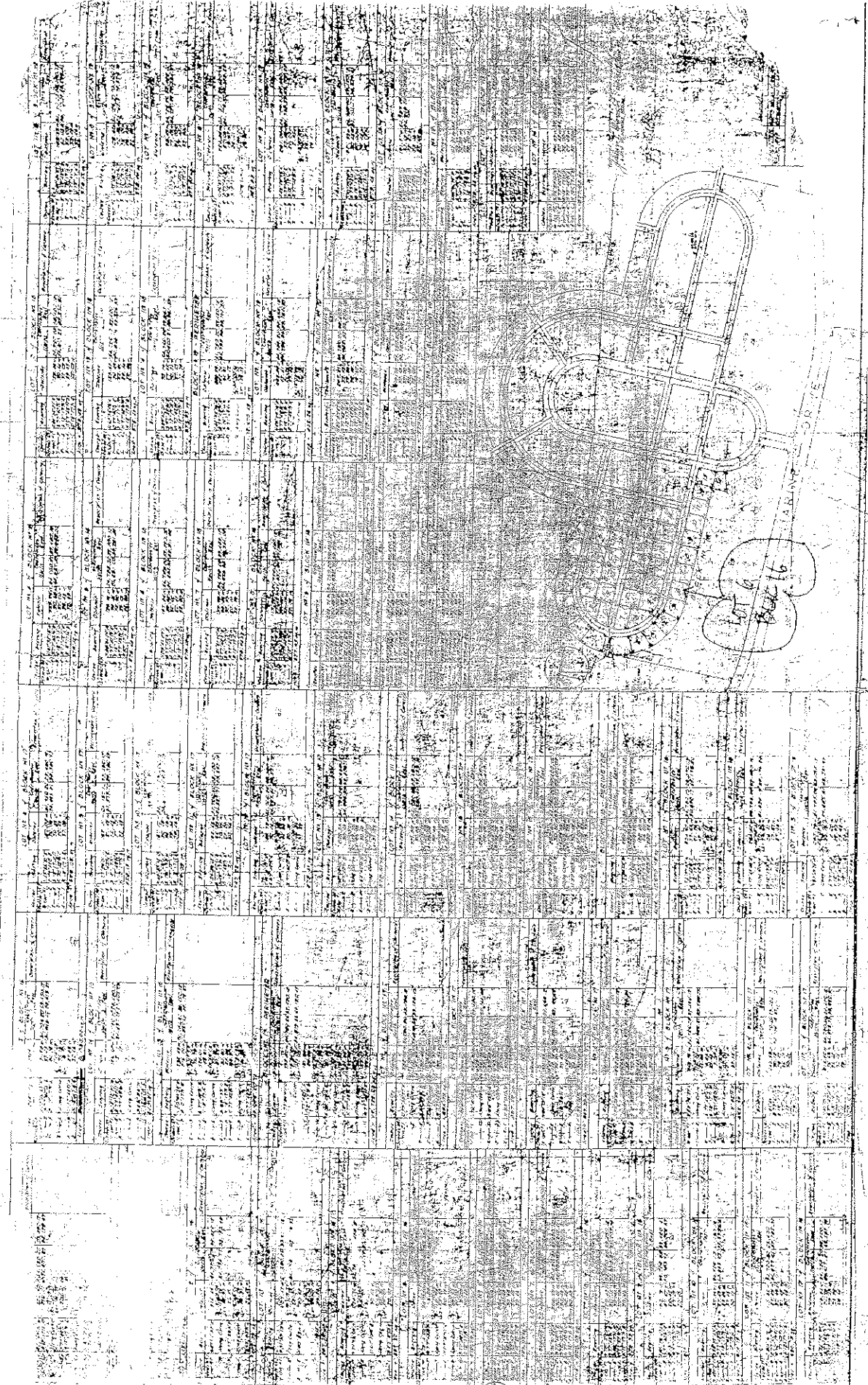
1,000' RADIUS

750' RADIUS

LOT 6, BLK 16

TR. 1101PT





E-514^{1/4}

(X)

), PUT YELLOW PLASTIC CAP MARKED PLS # 77
 YELLOW PLASTIC CAP SET, MARKED PLS # 77

NOTES:

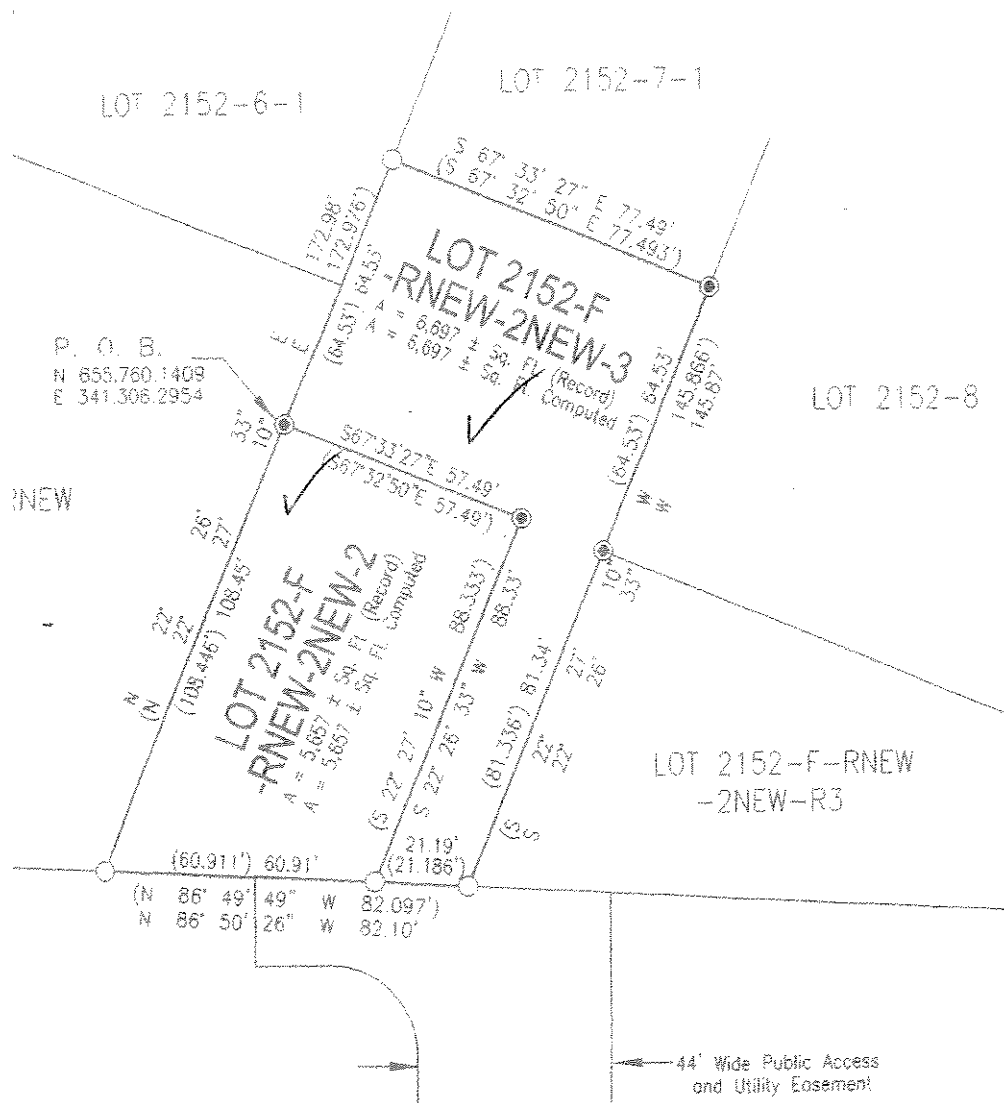
1. SURVEY WAS BASED ON FOUND PROPERTY CORNERS AS SHOWN
2. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED
3. BEARINGS AND DISTANCES IN PARENTHESIS ARE RECORD DATA ALL OTHERS ARE 1993 GRID



1993 GRID
 GRAPHIC SCALE:



SCALE: 1 INCH = 40 FEET

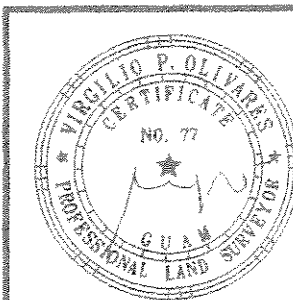


REFERENCE:

1. DWG. # ZIM-89-07-A, L. M. # 489 FY 89, PARCEL SURVEY MAP OF LOT 2152-6 & 2152-7, BLOCK 3, CARMEN MEMORIAL SUBDIVISION AND CONSOLIDATION OF LOT # 2152-6-R1, 2152-7-R1 & 2152-F-RNEW-3 INTO LOT 2152-F-RNEW-2NEW THEN PARCELLING OF LOT 2152-F-RNEW-2NEW, MUNICIPALITY OF DEDEDO, PREPARED BY RLS # 57, DOC. # 439487.

CERTIFICATION:

I, VIRGILIO P. OLIVARES, HEREBY CERTIFY THAT THIS SURVEY SKETCH WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, THAT IT WAS BASED ON A FIELD SURVEY MADE IN DECEMBER 2010.



Virgilio P. Olivares R-27-10
 VIRGILIO P. OLIVARES, P. L. S. # 77 DATE

EXP. DATE: 04/30/2011

RETRACEMENT SURVEY SKETCH

OF
**LOT 2152-F-RNEW-2NEW-2 &
 LOT 2152-F-RNEW-2NEW-3**

MUNICIPALITY OF TAMUNING
 (FORMERLY MUNICIPALITY OF DEDEDO)



V. P. OLIVARES SURVEYING, LLC

CERTIFICATE OF AUTHORIZATION NO. 261
 PROFESSIONAL LAND SURVEYOR NO. 77

P.O. BOX 4740 HAGATNA, GUAM 96932

TEL NO./CEL. NO. (671) 734-8856/727-7734
 E-MAIL ADDRESS: virgilio_olivares@yahoo.com

THE
STATE OF
MISSISSIPPI
COUNTY OF
JACKSON

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 19____.

Notary Public in and for the State of Mississippi
My Commission Expires _____

WITNESSES my hand and seal this _____ day of _____, 19____.

Notary Public in and for the State of Mississippi
My Commission Expires _____

WITNESSES my hand and seal this _____ day of _____, 19____.

