EDDIE BAZA CALVO
Governor

RAY TENORIO
Lieutenant Governor

Office of the Governor of Guam

MAR 1 0 2014

32-14-1428

3:14 14
3:15
apb

The Honorable Judith Won Pat
Speaker, Thirty-Second Guam Legislature
155 Hesler Place
Hagåtña, Guam 96910

Re: **GLUC Zone Change Approval from "A" (Rural) to "R-2" (Multi-Family Dwelling) zone on Lot 91-1NEW, Municipality of Inarajan, Applicant Inarajan Garden House, Inc., Hang Chieng Tan, President, Application No. 2013-32**

Bueñas Yan Hafa Adai Speaker Won Pat:

I am pleased to submit for you and your colleagues the above-referenced zoning documents for the Legislature's consideration. This is pursuant to **Title 21, Guam Code Annotated (Real Property), Chapter 61 (Zoning Law), Part 4, Section 61647**.

I have **APPROVED** the Applicant, **Inarajan Garden House, Inc., Hang Chieng Tan, President,** represented by Harry D. Gutierrez, request for a Zone Change from "A" (Rural) to "R-2" (Multi-Family Dwelling) zone to allow multi-family uses for affordable rentals and for short/long transient accommodation, on Lot 91-1NEW, in the Municipality of Inarajan.

I am sure you recognize the public benefits of this endeavor, and respectfully ask your expeditious response.

2014 MAR 20 AM 8:36

Eddie Baza Calvo
Governor of Guam

Attachments

1428

Ricardo J. Bordallo Governor's Complex • Adelup, Guam 96910
Tel: (671) 472-8931/6 • Fax: (671) 477-4826 • www.governor.guam.gov

GUAM LAND USE COMMISSION
ZONE CHANGE
APPLICATION NO: 2013-32
LOT 91-1NEW
MUNICIPALITY OF INARAJAN

COPY

Attachment 1

Space for Recordation

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

File for Record is Instrument No. 862710

On the Year 14 Month 03 Day 14 Time 8:25

Recording Fee DE-OFFICIO Receipt No.

Deputy Recorder Lisa G. Mangaur.

GLUC ZONE CHANGE
APPLICATION NO.: 2013-32
APPLICANT: INARAJAN GARDEN HOUSE INC. & HANG CHIENG TAN

PREPARED ON JANUARY 29, 2013

FROM: "A" (AGRICULTURAL/RURAL)

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

LOT: 91-1NEW

BLOCK: N/A

TRACT: N/A

MUNICIPALITY: INARAJAN

PLACE NAME: N/A

SCALE: N/A

AMENDMENT NO.: A-06

ZONING MAP NO.: F3-67S48

THE GUAM LAND USE COMMISSION, AT ITS REGULAR HEARING ON OCTOBER 10, 2013, APPROVED IN WHOLE THE ZONE CHANGE FROM "A" TO "R-2" ON LOT 91-1NEW MUNICPALITY OF INARAJAN

[X] APPROVED IN WHOLE
[ ] APPROVED IN PART
[ ] DISAPPROVED

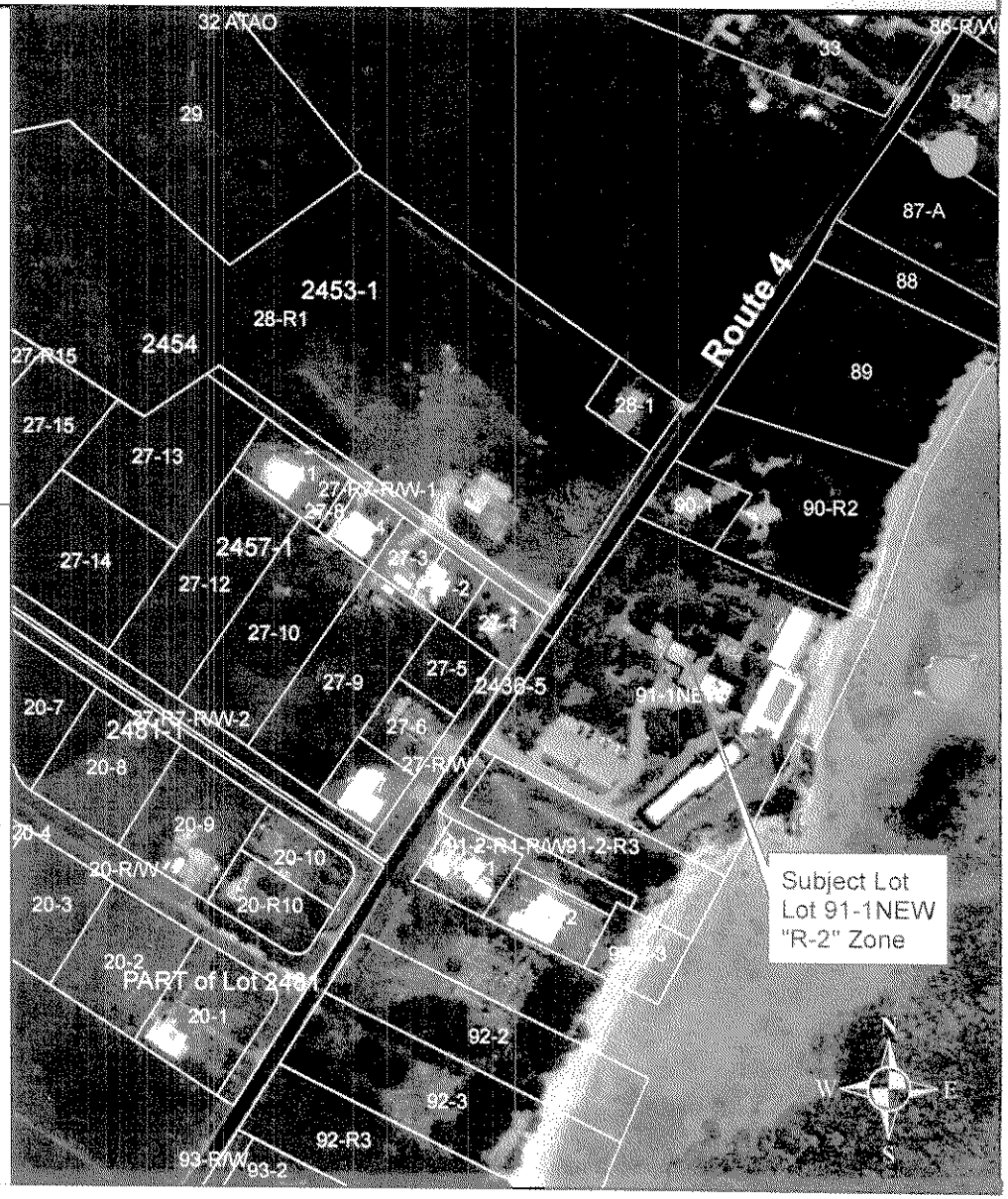
JOHN Z. ARROYO
CHAIRMAN, ACTING
GUAM LAND USE COMMISSION

2/5/2014
DATE

[X] APPROVED IN WHOLE
[ ] APPROVED IN PART
[ ] DISAPPROVED

EDDIE BAZA CALVO
GOVERNOR OF GUAM

MAR 10 2014
DATE



DIPÅTTAMENTON MINANEHAN TÅNO'
(Department of Land Management)
GUBETNAMENTON GUÅHAN
(Government of Guam)

EDDIE B. CALVO
Governor of Guam

RAY TENORIO
Lieutenant Governor of Guam

MONTE MAFNAS
Director

DAVID V. CAMACHO
Deputy

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

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

Website:
http://dlm.guam.gov

E-mail Address:
dlm@mail.gov.gu

Telephone:
671-649-LAND (5263)

Facsimile:
671-649-5383

RECEIVED
MAR 11 2014
Department of Land Management
Time: 9:10 Init:

OFFICE OF THE GOVERNOR
RECEIVED
MAR 07 2014
Time 8:00 AM
CENTRAL FILES

February 3, 2014

Memorandum

To: The Governor

From: Acting, Executive Secretary, Guam Land Use Commission

Subject: **GLUC Zone Change Approval from "A" (Rural) to "R-2" (Multi-Family Dwelling) zone Lot 91-1NEW, Inarajan**

Re: Inarajan Garden House, Inc., Hang Chieng Tan, President Application No. 2013-32

Bueñas Yan Hafa Adai Governor:

Submitted for your consideration and action is Zone Change Application 2013-32, affecting Lot 91-1NEW, in the Municipality of Inarajan. The Applicant, Inarajan Garden House, Inc., Hang Chieng Tan, President, represented by Harry D. Gutierrez, request for a Zone Change from "A" (Rural) to "R-2" (Multi-Family Dwelling) zone to allow multi-family uses for affordable rentals and for short/long transient accommodation

Application chronology is as follows:

- April 15, 2013 - Application officially accepted
- May 2, 2013- Reviewed by Application Review Committee (ARC)
- July 30, 2013 - Public Hearing, Inarajan's Mayor's Office
- October 10, 2013 - Guam Land Use Commission (GLUC) Public Hearing (approval of the Zone Change).

CFD 034-0909

Pursuant to the Guam Code Annotated, Title 21 (Real Property), Chapter 61 (Zoning Law), §61634 (Decision by the Commission), which states, *"If the application is approved in whole or in part by the Commission, the same shall be forwarded to the Governor who may approve or disapprove the proposed change in whole or in part"*, this application is being sent to you for your action.

This Application is being sent to you for decision pursuant to Title 21, GCA, Chapter 61 (Zoning) Section 61634.

Contact Land Planning Division at 649-5263, extension 371, should you have Additional questions or need further clarification.

Si Yu'os Ma'ase

David V. Camacho
Acting, Executive Secretary, GLUC

Attachments:

1. Amendment No. **A-06**, Zoning Map No. **F3-67S48**
2. Zone Change Application
3. Formal Letter to Mayors for Public Hearing (dated July 3rd, 2013)
4. Attendance Sheet of Public Hearing (dated July 30th, 2013)
5. Staff Report with Summary of ARC Position Statements
6. GLUC Agenda Notice – PDN (dated October 3rd & 8th, 2013)
7. GLUC Agenda of October 10th, 2013 – Disposition
8. GLUC Minutes for October 10th, 20132 (Doc. No. 860302)
9. Notice of Action – Findings of Facts
   * Exhibit A – Affidavit of Publication
     - Attachment A – Official Memorandum to PDN (dated July 3rd, 2013)
     - Attachment B –Public Hearing Advertisement (dated July 20th, 2013)
   * Exhibit B – Affidavit of Mailing
     - Attachment A – U.S. Postal Certified Receipts (dated July 19th, 2013)
     - Attachment B – Official Notice of Public Hearing (dated July 3rd, 2013)

EDDIE BAZA CALVO
Governor

RAY TENORIO
Lieutenant Governor

Office of the Governor of Guam

MAR 1 0 2014

The Honorable Judith Won Pat
Speaker, Thirty-Second Guam Legislature
155 Hesler Place
Hagåtña, Guam 96910

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I have **APPROVED** the Applicant, **Inarajan Garden House, Inc., Hang Chieng Tan, President,** represented by Harry D. Gutierrez, request for a Zone Change from "A" (Rural) to "R-2" (Multi-Family Dwelling) zone to allow multi-family uses for affordable rentals and for short/long transient accommodation, on Lot 91-1NEW, in the Municipality of Inarajan.

I am sure you recognize the public benefits of this endeavor, and respectfully ask your expeditious response.

Eddie Baza Calvo
Governor of Guam

Attachments

#2013-32

HARRY D. GUTIERREZ
Consultant
119 Gutierrez Way
Agana Heights, Guam 96910
482-5315

Application No.:	2013-32
Inarajan Garden Home Inc. (Hang Chieng Tar	
	Zone Change
Accepted Date:	15-Apr-13
Case Planner:	PenmerG

March 27, 2013

To: Mr. David V. Camacho, Acting Director,
Executive Secretary, Guam Land Use Commission
C/o Department of Land Management, ITC Bldg, Suite 700, Tamuning, Guam

Subject: Zone Change Application for Lot 91-1New, Inarajan, Guam
For Inarajan Garden House, Inc., c/o Harry D. Gutierrez, Rep

P Gutac 4/1/13
RECEIVED
DLM Planning

Dear Mr. Camacho:

On behalf of my client, and pursuant to Sections 61630 through 61634, Part 3, Article 6, Changes of Zones, Chapter 61 – Zoning Law, Title 21 Guam Code Annotated. I am submitting the enclosed zone change application for your review and consideration before the Guam Land Use Commission, for a Zone Change from **"A" (Agricultural) to ""R-2"" (Multi-Family Dwelling) Zone**

The property is located on the beach side and along Route No. 4, also known as Chalan Kanton Tasi in Inarajan. It also approximately 2 –miles south of Inarajan village. The property is well developed with a 3-storey structure, 24- studio units residential complex, a 2-storey, 5-unit residential housing for employees/staff. The existing amenities include a multi-purpose support facility/recreation, open pavilion, and a swimming pool as well administrative offices.

Informational Data:

Lot area: 158,826 square feet or 14, 755 square meters or 3.97 acres .(see attached survey map), Subject lots 90-2-1, 90-2-R1 & 90-1 was consolidated into Lot 91-1New in October 1989.
Parking: 62 stalls proposed for 29 units on site with 3 ADA ; There's presently 49 existing parking stalls on site, see attached site plans.

Previous Land Use Commission Action(s):

1. Conditional Use, October 7, 1982 by Territorial Planning Commission (TPC)
2. Seashore Clearance – Dredging, November 18, 1982 by Territorial Planning Commission (TPC).
3. Conditional Use and Zone Variance, Approved February 23, 1989, Territorial Planning Commission - To construct a 24 unit dormitory with accessory uses in "A" (Rural) zone, with Conditions noted:
   a. Archeological subsurface testing be done;
   b. Parking be paved;
   c. No conversion allowed to hotel use.

All conditions by the TPC were adhered to and was in full operation for many years by its former owners since its approval. It's a sprawling and well maintained complex and gated with beautiful landscaping near the seashore. Since acquired by clients, the units are unoccupied and is being upgraded for residential rentals/ apartment use and studio unit rentals.

Attachment 2

My clients intent to rezone the property and make it compatible with the same zoning for multi-family uses. The existing structures on site is well designed to conforms to current building codes and standards and to accommodate all required parking and loading, all drainage and other requirements by the zoning law and government permitting requirements for the intended use. My client will ensure all conditions and other requirements by permitting agencies are to be adhered to all other requirements for final occupancy for residential rentals. The rezoning of the property will not have any adverse impact within the surrounding properties, as the its already existing , with approved permits and commission approvals. If rezoned, the uses will only be for multi-family/residential rentals with accessory uses of amenities already in place for its tenants and occupants for long and short term occupancy.

The other current land uses in the immediate area are residential and vacant lots on the seashore and across the property. The structure on the lot is ready for residential uses and rentals for our local residents and transient residents who prefer a quiet surrounding near the beach and away from all commercial districts. Water, power, and paved roads are all existing within the facility and immediate area and along Chalan Kanton Tasi (Route No. 4). Public Sewer is not available on site. Any upgrade of existing support infrastructure (wastewater disposal systems) on site will be adhered to by the applicants/owners to minimizes impacts to the environment and immediate surroundings.

We believe that the rezoning of the lot will not be out of character in the area. The site is not feasible for agricultural uses, many surrounding lots within the immediate area residential uses already. Rental units will be available in support of the anticipated military buildup in the next few years and is in line for additional public housing needs of our community as well.

Section 61630 (GCA of the zoning law mandates that public necessity, general convenience, and public welfare are addressed and justified, that the Commission may recommend to the Governor for approval for an amendment of the zoning map. For the Commission's review and consideration on this application, these three important conditions are presented and justified below.

A. **Public Necessity** : The existing residential type development on the property with amenities will accommodate a growing island population and the anticipated military build up to support housing requirements in the next few years and beyond. There will be a demand for more housing for locals and transient residents. This existing development will beneficial in providing additional public housing for our island community;

B. **Public Convenience:** The existing residential units would be consistent with the current land uses in the immediate area, The location is along a major roadway and will provide public convenience for additional public housing for the southern areas and to the general public population. It is near schools and public facilities in the southern area;

C. **General Welfare:** The proposed rezoning and existing uses will protect the general public, the immediate surroundings and properties by being consistent for residential activities that is on-going at the present time and for future requirements of additional public housing of the our growing community. The owners will ensure that all permitting requirements and conditions of the land use commission and all government agencies are adhered to as well as to minimizing impacts to the immediate surroundings and to the general public and specially to our environment and the seashore area.

Again, all performance standards and requirements by the Application Review Committee (ARC), and the Guam Land Use Commission will be complied with as well as submission of an Environmental Impact Assessment (EIA), is attached and any other requirements pursuant to Sections 61630 through 61634, Part 3, Article 6, Changes of Zones, Chapter 61 – Zoning Law, Title 21 Guam Code Annotated shall be complied with.

Enclosed are additional supporting information for the application and a copy of the survey map. On behalf of my clients, we hope that your consideration of this request will be favorable. Should you need additional information or clarification, please don't hesitate to call me.

Respectfully,

Harry D. Gutierrez
Representative 482-5315

With Enclosures noted

IGH
INARAJAN GARDEN HOUSE

Inarajan Garden House, Inc.
P.O. Box 315654
Tamuning, Guam 96931

Tel: (671) 828-2608
Fax: (671) 828-2778

AUTHORIZATION

Lot No. 91-1NEW, Municipality of Inarajan, is owned by Inarajan Garden House, Inc (formerly known as D.K Enterprises (Guam), Inc.), a Guam corporation.

I, **Hang Chieng Tan,** President/Director of Inarajan Garden House, Inc., of legal age and with power bestowed as the President/Director of the corporation, through this instrument hereby do grant and authorize the following:

1. That HARRY D. GUTIERREZ is hereby authorized to represent me in obtaining a **Zone Change** from "A" with Conditional Use to "R-2" with the Department of Land Management.

2. That my authorized representative/consultant to conduct himself accordingly to arbitrate, negotiate, commit represent, mitigate and abate the proposed project through all reviewing instrumentalities involved along the process.

I hereunto affix my signatures to this affidavit:

Hang Chieng Tan
President/Director
Date: 3/18/13

Subscribed and Sworn to before me
this 18th day of MARCH, 20 13
By: Hang CHIENG TAN

IN AND FOR THE COMMONWEALTH OF THE NORTHERN MARIANA ISLANDS
ROSALIA A. PITPIT
NOTARY PUBLIC
CNMI

ROSALIA A. PITPIT
P.O. Box 506388 Saipan, MP 96950
Notary Public - Reg. No. 217A
Commonwealth of the Northern Mariana Islands
My Commission Expires: JUNE 7, 2014

ZONE CHANGE

TO: Executive Secretary, Guam Land Use Commission
c/o Land Planning Division, Department of Land Management
Government of Guåhan, P.O. Box 2950, Hagatna, Guåhan 96932

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

1. Information on Applicant:

Name of Applicant: Hang Chieng Tan & Inarajan Garden House, Inc., Harry D. Gutierrez, Rep/Consultant U.S. Citizen: [ ] Yes [X] No

Mailing Address: c/o 119 Gutierrez Way, Agana Heights, Guam 96910

Telephone No.: Business 482-5315 Home:

2. Location, Description and Ownership:

Subdivision Name: N/A

Lot(s): 91-1New Block: N/A Tract: N/A

Lot Area: Acres 3.97 Square Meters 14,755 Square Feet: 158,826

Village: Inarajan Municipality: Inarajan

Registered Owner: Inarajan Garden House. Inc. (c/o Hang Chieng Tan, President/Director) of Corporation - See attached Cert.)

Certificate of Title No.: Not Issued - See Affidavit Recorded Document No.: 840945

3. Current and Proposed Land Use:

Current Use: 1-3 storey, 24 unit studio residential/ 1-2 storey 5-unit residential housing for staff, multi-purpose facility and swimming pool (Existing). Zoned: "A" (Agricultural)

Proposed Use: Multi-Family uses for rentals for public and affordable rentals for transient accomodations short and long term. Proposed Zone: "R-2"(Multi-Family Dwelling

Master Plan Designation: None

4. Attached a one page typed, brief and concise justification (letter format explaining the compatibility of the proposed project with adjacent and neighborhood developments as they exist; your intentions and purpose of the Zone Change request justifying public necessity, public convenience and general welfare in accordance with ***Guåhan Code Annotated 21 GCA, Chapter 61, Section 61630.***

5. Support Information. The following supporting information shall be attached to this application:

a. 8 1/2" X 14" map, drawn to scale, showing existing zoning within 1000 feet radius from the subject lot's boundaries.

ATTACHMENT: Section 61630 (Requirements For Changes) and Section 61638 (Review by Municipal Planning Council is attached for your information and guidance in preparation of your Zone Change Application. For additional requirements, visit the Zoning Section, Land Planning Division.

5. Supporting Information (Continuation):

b. All parcels and their uses within 750 feet radius from the subject lot's boundaries. The map shall also 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 inclusive and exclusive easements and roads to the property, their widths, and condition of surfaces;
(4) The nearest location of all public utilities to the subject lot;
(5) All natural or topographic peculiarities.

c. 8 1/2" X 14" map, drawn to scale, showing all parcels within 500 feet radius of the subject lot's boundaries. Each parcel shall be identified with property lot number.

d. The most recent survey map, certified and recorded at the Department of Land Management, showing the subject property.

e. A detailed As-Built Plan of the lot shall include the following:

(1) Total number and types of building;
(2) Parcel size in square meters/feet;
(3) Layouts of utilities and drainage;
(4) Proposed lot coverage of building(s) and accessories in square meters/feet;
(5) Approximate gross and net densities allowed on parcel;
(6) Feasibility study;
(7) Topography;
(8) Existing earth faults and sinkholes;
(9) Water courses and lens;
(10) Reservation, conservation and historic places;
(11) Total percentage of open spaces exclusive of parking stalls and other man-man features;
(12) Percentage of building footprint (PD only); and
(13) Compatibility to surrounding uses (PD only).

f. If leased, lease agreement (the assignment of lease and the covenant).

g. An initial comprehensive ***Environmental Impact Assessment (EIA)*** in accordance with Executive Order 90-10.

h. Additional information as required by the Guåhan Chief Planner

Submit one set of the Application with all the supporting information listed above. Once the Application is reviewed and accepted, applicant must submit the required number of hard copies (32 sets) of the Application and nine (9) copies of the Application in electronic format (example: in CD format, etc.)

6. Filing Fee: Fifty Dollars ($50.00) filing fee for the first five pages, and $.25 for any additional page, 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 hereby certify that all information contained in this application and its supplements is true and correct. I also understand that any misrepresentation in this application shall void the entire submission. Further, that thirty-two (32) sets of the above listed required information is provided."

Inarajan Garden House, Inc. & Hang Chieng Tan, President/Director
March 27, 2013

(Owner(s) or Lessee(s) and Date)

FOR: Harry D. Gutierrez, March 27, 2013

(Representative, if any, and 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.

FOR OFFICIAL USE ONLY

Date Accepted: _____ Accepted By: _____

Date of Notice in Newspaper(s): _____ Date of Notice to Adjacent Property Owners: _____

Date of Public Hearing: _____

Filing Fee(s) Paid *($)*: Yes [ ] No [ ] Check [ ] Cash [ ] Other [ ] _____

Receipt No.: _____ Application Number: _____

Date of GLUC Action: _____ Conditions: Yes [ ] (See Below) No [ ]

Conditions of Approval: _____

_____

GLUC Resolution No.: _____ Date of Notice of Action: _____

(No Smaller than 4 FT X 8 FT Sign Board)

NOTICE TO REZONE*

*1. Shall Occupy Two (2') Feet X Eight (8') Feet of the Sign Area

*2. Letters are to be Twelve (12") Inches High, Colored Red on a White Background

3. Sign Shall be Erected and Displayed in a Visible and Prominent Place on the Subject Site No Less than **Five (5) Days** after Application is filed with the Commission and Shall be Removed when the Commission Renders a Final Decision or Applicant Officially Withdraws the Application.

PUBLIC NOTICE

AN APPLICATION HAS BEEN FILED WITH THE GUAM LAND USE COMMISSION (GLUC) FOR A

ZONE CHANGE

APPLICATION DESCRIPTION:

OWNER:

DEVELOPER:

LOT, BLOCK, TRACT, MUNICIPALITY:

PROPOSED CHANGE OF ZONE:

	DATE:	TIME:	PLACE:
PUBLIC HEARING:			
GLUC MEETING:			

IGH
INARAJAN GARDEN HOUSE

Inarajan Garden House, Inc.
P.O. Box 315654
Tamuning, Guam 96931

Tel: (671) 828-2608
Fax: (671) 828-2778

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2. That my authorized representative/consultant to conduct himself accordingly to arbitrate, negotiate, commit represent, mitigate and abate the proposed project through all reviewing instrumentalities involved along the process.

I hereunto affix my signatures to this affidavit:

Hang Chieng Tan
President/Director
Date: 3/18/13

Subscribed and Sworn to before me
this 18th day of MARCH, 20 13
By: Hang Chieng Tan

IN AND FOR THE COMMONWEALTH OF THE NORTHERN MARIANA ISLANDS
ROSALIA A. PITPIT
NOTARY PUBLIC
CNMI

ROSALIA A. PITPIT
P.O. Box 506388 Saipan, MP 96950
Notary Public - Reg. No. 217A
Commonwealth of the Northern Mariana Islands
My Commission Expires: JUNE 9, 2014

GUAM ENVIRONMENTAL PROTECTION AGENCY (GEPA)
ENVIRONMENTAL IMPACT ASSESSMENT (SHORT FORM)
October 1999

GEPA has developed this EIA form for use by developers proposing projects or land use activities which may pose only insignificant environmental impacts. This form is provided as an alternative to the EIA standard format provided to satisfy the requirements of Executive Order 96-26. If potential environmental impacts and issues are assessed or determined to be significant either by the applicant or GEPA, a more detailed EIA may be required including a thorough presentation and discussion of alternatives as required by the *Guidelines for the Preparation of Environmental Impact Assessments and Statements* (GEPA October 1999).

This EIA format constitutes the minimum necessary assessment and disclosure of potential impacts for a project. This form may also be used as a preliminary scoping guide or checklist in consultation with the Agency.

Case No : _____

Project Title : Zone Change

1. Name, address and business telephone of applicant:

Inarajan Garden House, Inc, and Hang Chien Tan (President and Director)

c/o Harry D. Gutierrez, Rep /Consultant

Tel No. 482-5315

2. Name, title and telephone number of Representative:

Harry D. Gutierrez, Rep / Consultant

Tel No. 482-5315

3. Name, title and telephone number of EIA document preparer :

Harry D. Gutierrez, Rep / Consultant

Tel No. 482-5315

4. Location of the proposed project: (include tract, block, lot, municipality and a location map): Lot 91-1New, Inarajan, Guam

5. Describe the general nature or type of proposed project: Zone Change from "A' (Agricultural) to "R-2" (Multifamily Dwelling) zone for existing development consisting of 1; 3 storey, 24 studio (residential), a 2 – storey, 5-unit residential structure for staff, with a multi-purpose support facility/recreation, open pavilion and swimming pool. Proposed to allow multi-family uses for affordable rentals to the public and for short/long term transient accommodation.

6. Are the following critical environmental factors affected by the proposed project? If yes, describe the impact and state why it would not be significant. If not affected, provide reasons why. If more space is required refer to and attach additional sheets.

a. Groundwater recharge area: No.

b. Watersheds: None

c. Wellhead protection zone: None

d. Streams, lakes or ponds: None

e. Marine waters: Yes, Minimal to no impact ; (Existing Development) all surface runoffs contained within the confines of the property. Any other requirements for mitigation will be complied with prior to full occupancy certification.

f. Reef flats: None – subject to ARC determination

g. Pristine forest: None

h. Critical habitat area: None

i. Wetlands: None

j. Flood hazard area: None

k. Archaeological feature(s) or historical sites:

Site disturbance made during the period of October 1982 through early 1990 (approximate dates), TPC approval for seashore dredging clearance and construction of the existing development near the seashore. Subject to ARC review, investigation, update and determination/recommendations.

7. Will the project result in any of the following environmental or infrastructure impacts?

a. Production of toxic or hazardous waste: None

b. Dislocation of existing businesses, residents or public areas:

None

c. Production of air contaminants (temporary or permanent): None.

8. Will the project require an increase in the requirements for any of the following public services (provide estimated quantities or volumes)? If answering yes to any of these items you must describe how the impact affects current infrastructure capacity. In addition, if the applicant/developer proposes contributions or mitigation to offset impacts, describe the contribution or mitigation.

a. Drinking water:

No. Existing usage metered with commercial account; subject to ARC recommendation of additional requirements will be submitted upon request.

b. Sewage disposal (public system) : Public sewer is not available. On site waste-water disposal sewer system in place for existing development. Subject to ARC review and determination/recommendation.

c. Vehicle traffic: No Impact

9. Will clearing and/or grading be required (include the number of acres and a general description of site soil and slope conditions):

Clearing and grading will be for additional parking requirements and permits will be obtained as required.

10. Will the project utilize an individual waste water disposal system such as septic tank/leaching field system, secondary package treatment system..etc.?)

Yes, existing development utilizes an individual waste water disposal system such as septic tank/leaching field system; subject to ARC review and determination/recommendation.

11. Will the project include the use of above or below ground storage tanks for fuel or water?

Yes; Already have above ground/self-contained fuel storage (standby Emergency Generator) on site.

12. Does the project require permitting, land resources, financial aid or other assistance from the federal government (please provide type of permit, issuing agency, application dates, and contact person)?

No. all financing will be funded with private funds of the applicant/owner.

13. Does the project include any special or unique features that are not covered above?

None.

If preliminary construction drawing, site plans, or related documents are available please provide such as attachments. For more information and assistance you may call GEPA Environmental Planning & Review Division at 475-1662/3

DECLARATION BY APPLICANT
Based on this assessment, it is reasonable to expect that this project will not result in significant adverse environmental impacts. I/we hereby declare a "finding of no significant impact".

Applicant (s): Hang Chieng Tan and Inarajan Garden House, Inc.

FOR: HARRY D. GUTIERREZ, REP/CONSULTANT 3/22/2013

Applicant or Representative(signature) Date

Providing false or misleading information in this assessment may constitute grounds for permit and EIA suspension or disapproval until such time as the applicant or document preparer makes all appropriate amendments or corrections as required by Guam EPA. Statements made in this form are binding for the purpose of environmental protection and the preparer and/or applicant is responsible for the timely implementation of protection and mitigation measures identified. Failure to fulfill stated avoidance, minimization or mitigation measures may also constitute grounds for Agency enforcement actions to the full extent of all applicable environmental regulations and statutes.

GEPA-EPR001 (12/12/96)

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

File for Record is Instrument No. 840945

On the Year 12 Month 08 Day 29 Time 9:10

Recording Fee 3.00 Receipt No. 34084

Deputy Recorder Elsa D. Mangaoang

(SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY.)

AFFIDAVIT

GUAM U.S.A.)
) ss.
Municipality of Hagåtña)

COMES NOW, YUTAKA OKANO, being first duly sworn on oath, deposes and says:

1. That the undersigned is the duly authorized representative of INARAJAN GARDEN HOUSE, INC., a Guam corporation;

2. That the undersigned is competent to testify as to the matters hereinafter set out;

3. That INARAJAN GARDEN HOUSE, INC. was formerly known as "D.K. ENTERPRISES (GUAM), INC.";

4. That, effective August 23, 2012, "D.K. ENTERPRISES (GUAM), INC." changed its corporate name to "INARAJAN GARDEN HOUSE, INC.", as evidenced by that certain Incorporation Certificate issued in the name of INARAJAN GARDEN HOUSE, INC. by the Department of Revenue and Taxation, Government of Guam, a copy of which is attached hereto as Exhibit A.

5. That INARAJAN GARDEN HOUSE, INC. (formerly known as D.K. ENTERPRISES (GUAM), INC.) is the owner of the following described real property:

Lot Number 91-1NEW, Inarajan, Guam as said Lot is described in that Consolidation Survey of Lots Nos. 90-2-1, 90-2-R1 and 91-1 into Lot No. 91-1NEW as shown on Drawing Number 319A-89, as L.M. Check Number 297 FY 89 dated October 3, 1989 and recorded on October 5, 1989, at the Records Division, Department of Land Management, Government of Guam under Instrument No. 423903.

For informational purposes only, the above referenced map indicates the property contains an area of 14,755 ± square meters or 158,826 ± square feet.

Last Certificate of Title Numbers and Last Registered Owners:

82993 - D.K. Enterprises (Guam), Inc., a Guam corporation (as to Basic Lot 91-1; Estate Number 23048);

82994 - D.K. Enterprises (Guam), Inc., a Guam corporation (as to Basic Lot 90-2-1; Estate Number 59546);

82995 - D.K. Enterprises (Guam), Inc., a Guam corporation (as to Basic Lot 90-2-R1; Estate Number 386);

AND FURTHER Affiant sayeth naught.

Dated this 28th day of August, 2012.

INARAJAN GARDEN HOUSE, INC.

By: _____
YUTAKA OKANO
Its Duly Authorized Representative

SUBSCRIBED AND SWORN to before me this 28th day of August, 2012, by YUTAKA OKANO.

_____

MARY PEREZ QUINATA
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: **May 26, 2013**
P.O. Box 1761 Hagatna, Guam 96932

4844-4871-5536.1 054465-00003

EXHIBIT A

GOVERNMENT OF GUAM

Department of Revenue and Taxation

File No.: D-7345

Incorporation Certificate

This is to certify that the Articles of Incorporation of

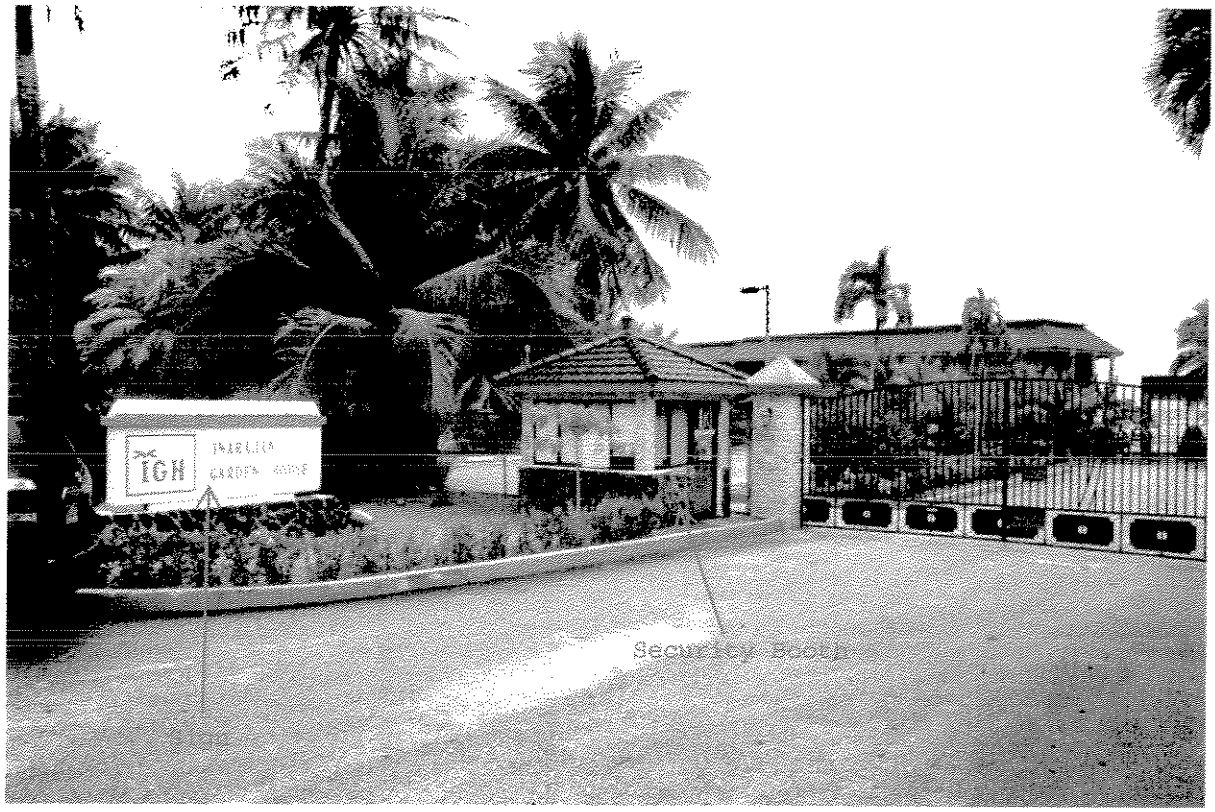
INARAJAN GARDEN HOUSE, INC.

have been duly filed and entered in accordance with the law under §281702(1), Title 18 GCA in the Records of Articles of Incorporation in the Department of Revenue and Taxation Government of Guam.

Approved and authorized to incorporate effective *10:30am* Guam Pacific Time *July 15, 1988* the persons signing said Articles of Incorporation and their associates and successors shall constitute in body politic and corporate under the former name: *D.K. Enterprises (Guam) Inc.* for the term in said Articles of Incorporation to be *50 Years* unless sooner legally dissolved.

In Witness Whereof, I have hereunto subscribed my hand officially and have hereon impressed my seal of office at the City of Hagatna, Guam U.S.A. on this *23rd* day of *August 2012.*

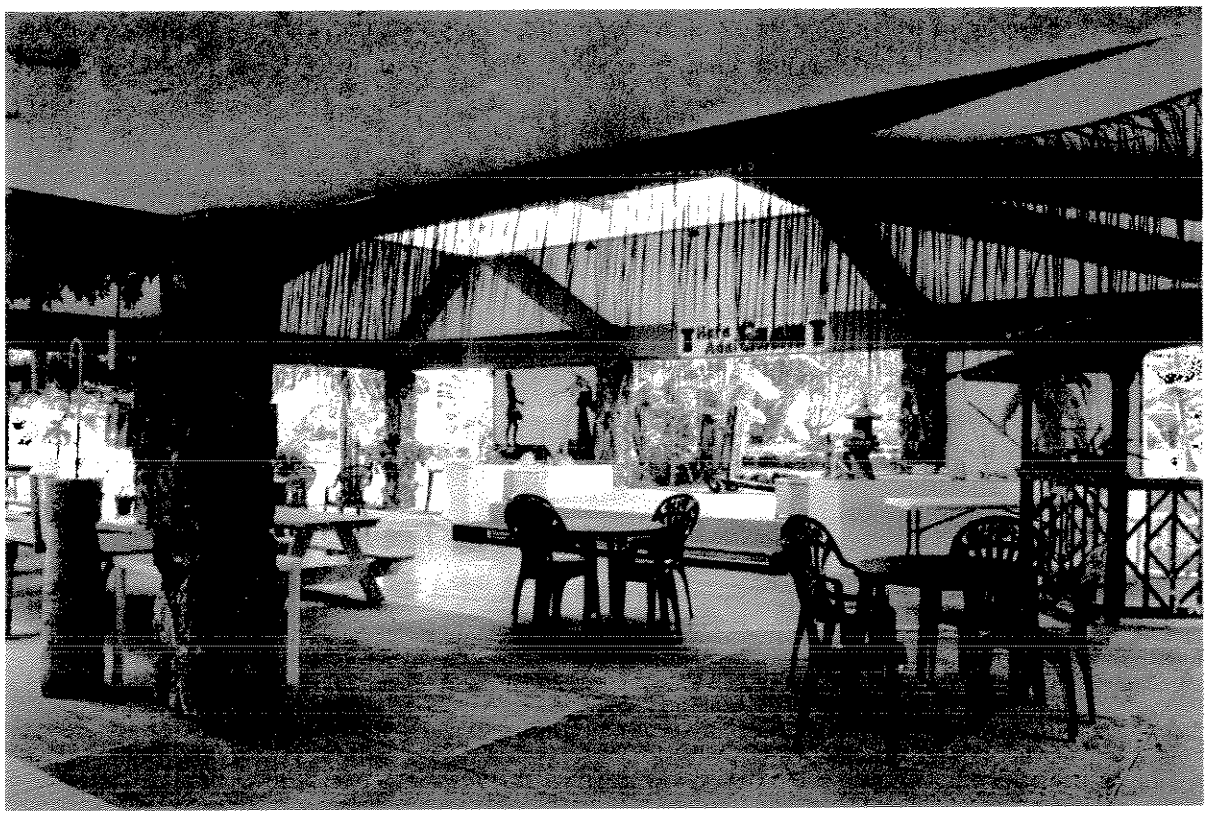
JOHN P. CAMACHO
Director of Revenue and Taxation


IGH
Security Booth

Three Storey Building
24 units

Two Storey Building
5 units

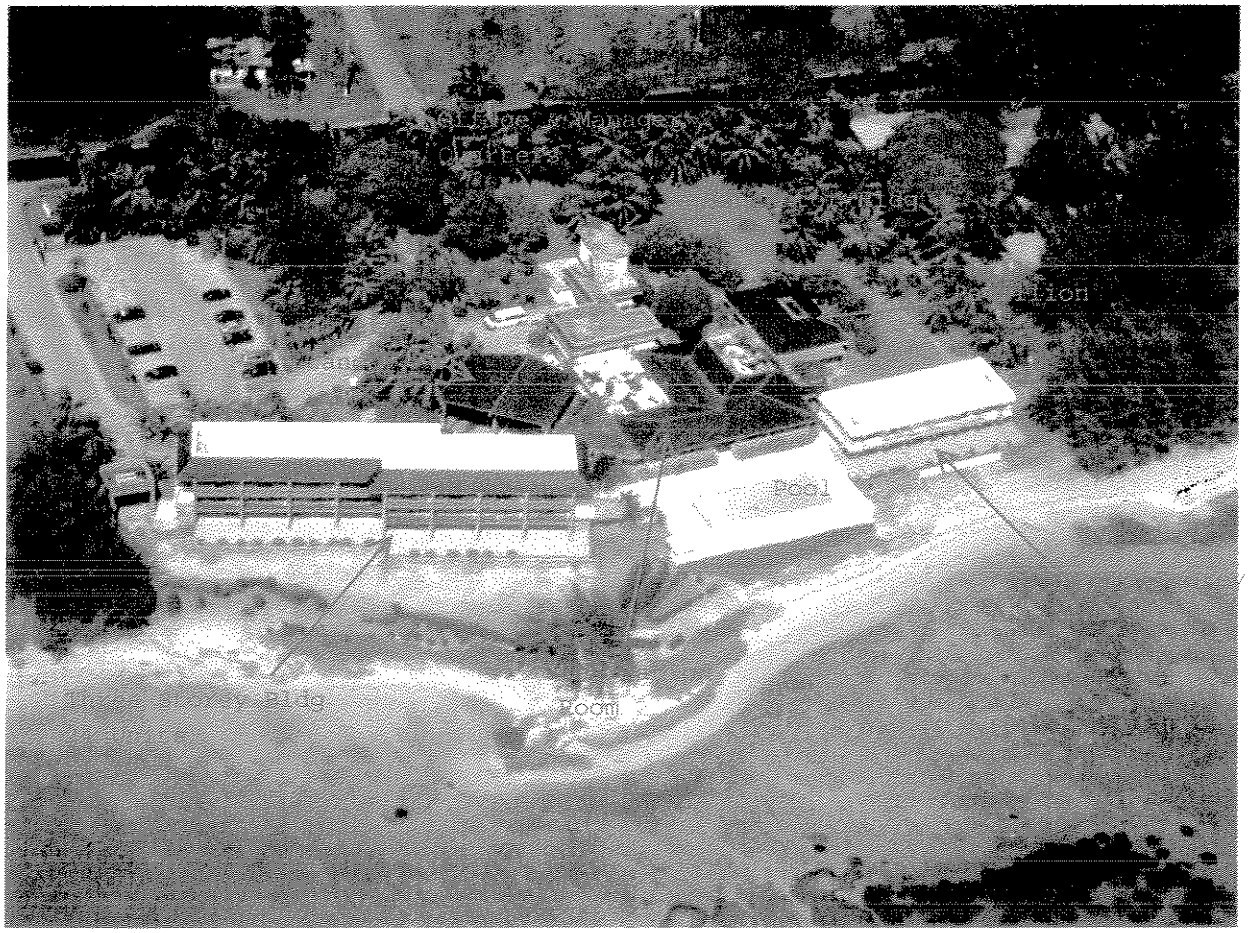
Recreation Room

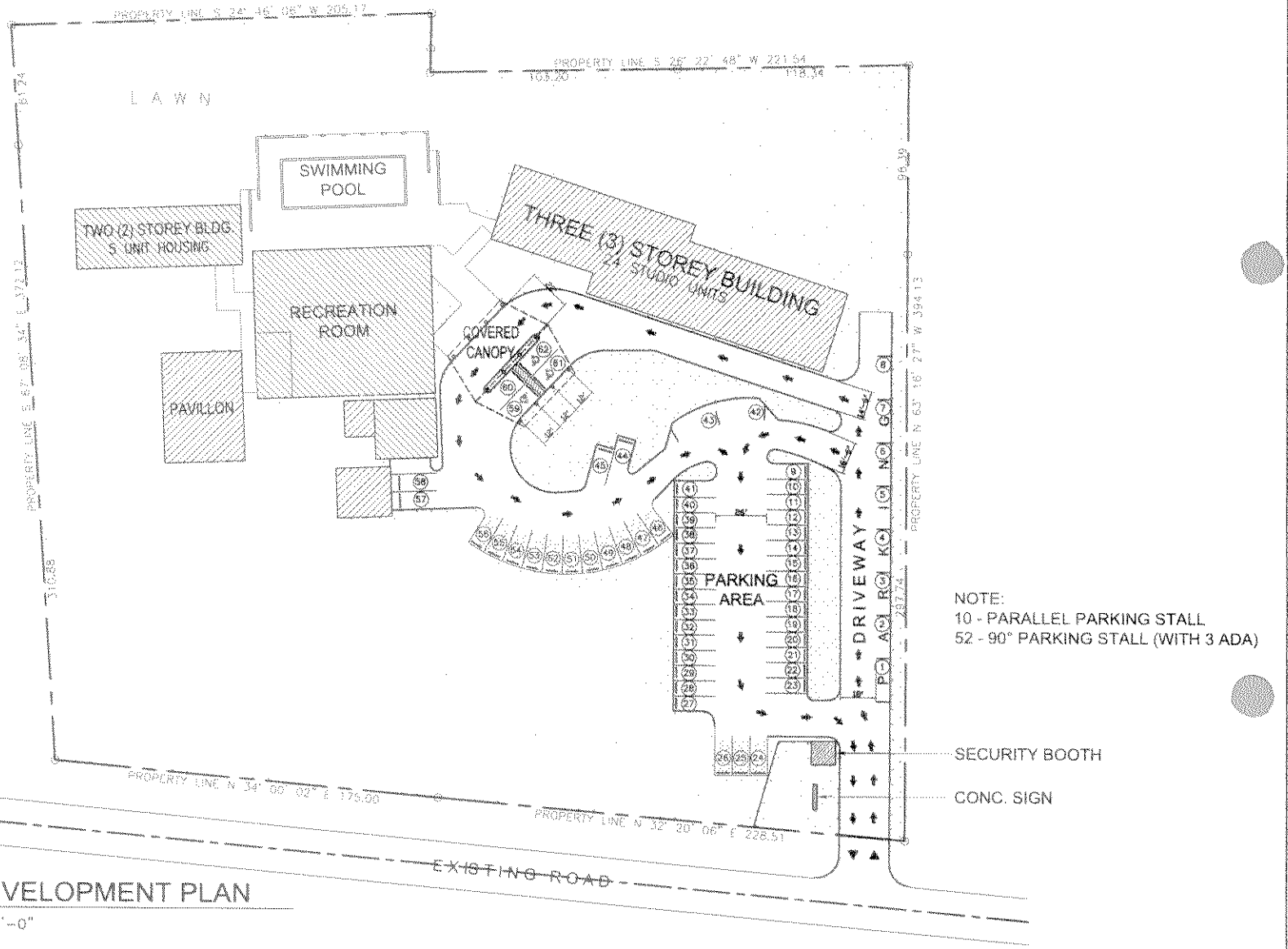


Pavilion

Garden

Driveway


Pool
Blag

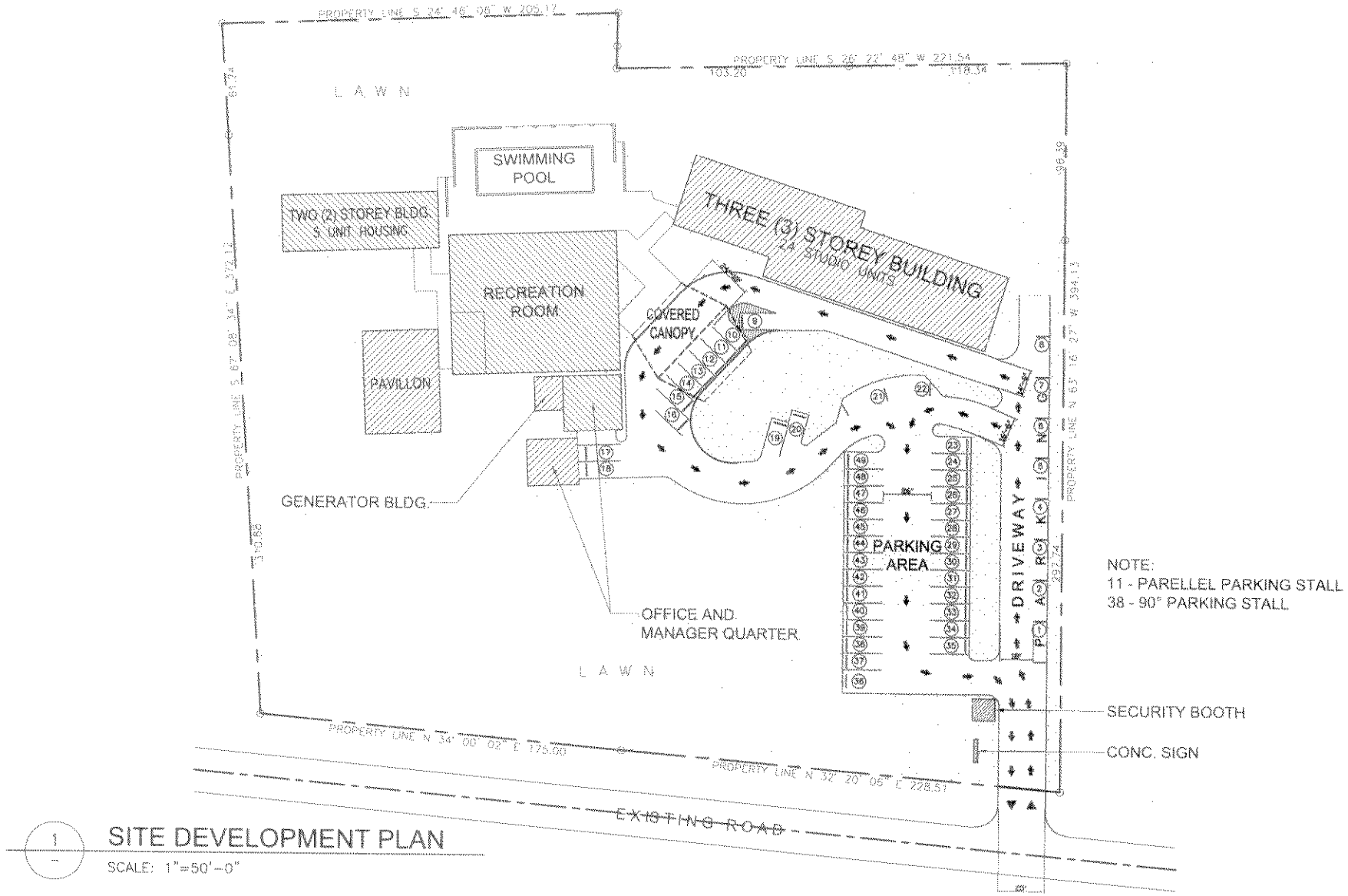


NOTE:
10 - PARALLEL PARKING STALL
52 - 90° PARKING STALL (WITH 3 ADA)

1 – SITE DEVELOPMENT PLAN

SCALE: 1"=50'-0"

(NEW SITE PLAN)



1 — SITE DEVELOPMENT PLAN

SCALE: 1"=50'-0"

* EXISTING SITE PLAN

SECURITY TITLE, INC.

ALTA COMMITMENT TO INSURE
SCHEDULE A

Commitment No.: 737502	Effective Date: **October 19, 2011** at **8:00 AM**

Prepared for: **Yumiko Blaisus**
Today's Realty
267 South Marine Corps Drive UIU Bldg., Ste. 3A
Tamuning, GU 96913

Telephone Number:

Policy or Policies to be issued:		**Amount**
(a)	ALTA Owner's Policy 1992 Proposed Insured:	$
(b)	ALTA Loan Policy 1992 Proposed Insured:	$

1. The estate or interest in the land described or referred to in this Commitment and covered herein is **Fee Simple.**

2. Title to said estate or interest in said land is at the effective date hereof vested in:

   D.K. Enterprises (Guam), Inc., a Guam corporation.

3. The land referred to in this Commitment is located in the Territory of Guam and is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

865 South Marine Drive Suite 202B
Tamuning, Guam 96913
Telephone: 671.647.8100
www.securitytitle.net

Commitment Number: 737502

Doc 423903

EXHIBIT "A"

Lot Number 91-1NEW, Inarajan, Guam, Suburban, as said Lot is described in that Consolidation Survey of Lots 90-2-1, 90-2-R1 & 91-1 into Lot 91-1NEW, as shown on Drawing Number 319A-89, as L.M. Check Number 297 FY 89, dated 03 October 89 and recorded on 05 October 89 under Instrument No. 423903 at Land Management.

For informational purposes only, the above referenced map indicates the property contains an area of 14,755 ± square meters or 158.826 ± square feet.

Last Certificate of Title Numbers:

82993 – D.K. Enterprises (Guam), Inc., a Guam corporation (as to Basic Lot 91-1; Estate Number 23048).

82994 – D.K. Enterprises (Guam), Inc., a Guam corporation (as to Basic Lot 90-2-1; Estate Number 59546).

82995 – D.K. Enterprises (Guam) Inc., a Guam corporation (as to Basic Lot 90-2-R1; Estate Number 386).

865 South Marine Drive Suite 202B
Tamuning, Guam 96913
Telephone: 671.647.8100
www.securitytitle.net

SCHEDULE B

Commitment Number: 737502

Schedule B of the policy or policies to be issued will contain the following exceptions unless the same are disposed of to the satisfaction of the Company.

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

Standard Exceptions:

2. Rights or claims of parties in possession not shown by the public records.
3. Easements, or claims of easement, not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
5. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the public records.
7. The liability of the Company by reason of any challenge, or claim against, or invalidity of the title herein insured, arising out of, relating to, or as a consequence of any alleged, attempted, or actual violation of any of the provisions of Section 1204 Title 21 of the Guam Code Annotated ("Alien Ownership"), or any of the provisions of 48 U.S.C.A Sections 1501-1506 ("Alien Ownership of Land"), together with the duty of the Company to defend the Insured by reason of such a challenge or claim, are specifically excepted from the coverage of this policy.

Special Exceptions:

8. Real property taxes for the year 2010 are paid in full.

   Land and Building Tax
   Under the Name of: D K Ent (Guam) Inc.
   Account Number: 7520101697
   Year: Amount:
   2010 = $2,940.00 *** PAID 17 February 2011 ***

   Building Tax
   Under the Name of: D K Enterprises (Guam) Inc. (Building 1)
   Account Number: 7520101800
   Year: Amount:
   2010 = $2,835.00 *** PAID 17 February 2011 ***

SCHEDULE B

Building Tax
Under the Name of: DK Ent (Guam) Inc. (Building 2)
Account Number: 7520101750
Year: Amount:
2010 = $630.00 *** PAID 17 February 2011 ***

Building Tax
Under the Name of: DK Ent (Guam) Inc. (Building 3)
Account Number: 1520101850
Year: Amount:
2010 = $268.88 *** PAID 17 February 2011 ***

9. 80' wide right of way for public access and utility easement as per master plan located on the property, as disclosed by that Consolidation Survey of Lots 90-2-1, 90-2-R1 & 91-1 into Lot 91-1NEW, as shown on Drawing Number 319A-89, as L.M. Check Number 297 FY 89, dated 03 October 89 and recorded on 05 October 89 under Instrument No. 423903 at Land Management.

10. Navigational servitudes and all other statutory, regulatory, and littoral claims, rights and powers of the United States of America, the Territory of Guam, and other governmental entities or the Public over land comprising the beds of oceans, seas, gulfs, bays, lakes or rivers and their shore lands extending to the ordinary high-water line or mean high tide line thereof; lands beyond the line of the border or bulkhead lines, filled in lands and submerged lands or artificial lands. 21 G.C.A. 1202; 21 G.C.A. 9202; Guam Territorial Seashore Protection Act of 1974, 21 G.C.A. Section 63101 through 63111 inclusive; 21 G.C.A. Sections 64101 through 64111 regulating Territory beach areas; and the Ocean Shore Public Access Law of 1987, 21 G.C.A. Section 65101 through 65109 inclusive.

11. Grant of Right-of-Way for the Erection and Maintenance of Power Lines, Poles, Wire, Cables and Underground Conduits, granted to Guam Power Authority, for a 10' x 130' foot strip of land extending partially across Lot 90-2-R1, dated 27 November 84 and recorded on 03 December 84 under Instrument No. 353458 at Land Management.

12. Grant of Right-of-Way for the Erection and Maintenance of Power Lines, Poles, Wire, Cables and Underground Conduits, granted to Guam Power Authority, for a 10' x 120' foot strip of land extending partially across Lot 90-2-1, dated 27 November 84 and recorded on 03 December 84 under Instrument No. 353459 at Land Management.

13. Furnish for examination certified copies of the articles and certificate of incorporation of D.K. Enterprises (Guam), Inc..

    Furnish evidence that D.K. Enterprises (Guam), Inc. is now in good standing with the Government of Guam, or the country of its incorporation.

    Furnish a certified copy of the resolution adopted by the Board of Directors of D.K. Enterprises (Guam), Inc. authorizing the execution of the proposed transaction.

14. Subject to the Final Approval of the Underwriters.

***** END *****
Commitment No.: 737502

865 South Marine Drive Suite 202B
Tamuning, Guam 96913
Telephone: 671.647.8100
www.securitytitle.net

DEPARTMENT OF LAND MANAGEMENT
GOVERNMENT OF GUAM
AGANA, GUAM 96910

DEC 30 1982

82.123

To: Mr. Melvin Kiaaina
P.O. Box 3308
Agana, Guam 96910

The Territorial Seashore Commission, at its meeting on 11/18/82 .

X / Approved

____/ Denied

____/ Approved with conditions

____/ Tabled

your request on Lot No. 90-1-2-1 & -2-R1, Inarajan for a

____/ Variance

____/ Final Approval

____/ Setback

____/ Resubdivision

____/ Determination of Policy Definition

____/ Subdivision Definition

____/ Subdivision

X / Miscellaneous-Seashore Clearance-Dredging

____/ Tent. Approval

Please submit this form with necessary plans to the appropriate agency. If request was tabled, approved with conditions, or involved a clarification, please see the conditions below for further details.

DOMETRO R. PABLO
Executive Secretary

Conditions: The Commission granted approval of this application, subject to Army Corps of Engineers approval.

JAN 04 83

Planning Cert Ref.

TERRITORIAL PLANNING COMMISSION
DEPARTMENT OF LAND MANAGEMENT
GOVERNMENT OF GUAM
AGANA, GUAM 96910

NOTICE OF ACTION

MAR 02 1983 82.106

To: Mr. Melvin Kiaaina
Post Office Box 3308
Agana, GU 96910

The Territorial Planning Commission, at its meeting on October 7, 1982,

XXX / Approved ____/ Denied

____/ Approved with conditions ____/ Tabled

your request on Lot No. 90-1-2-1 & -2-R1, Inarajan for a

____/ Change of zone (including PUD)** ____/ Subdivision

____/ Zone variance ____/ Tent. Approval

XXX/ Conditional use ____/ Final Approval

____/ PUD Amendment ____/ Resubdivision

____/ Preliminary PUD prior to Public Hearing ____/ Subdivision Definition

____/ Determination of Policy Definition ____/ Miscellaneous

Please submit this form with necessary plans to the appropriate agency. If request was tabled, approved with conditions, or involved a clarification, please see the conditions below for further details.

Antonio R. Charfauros
ANTONIO R. CHARFAUROS
Executive Secretary

Conditions:

The Commission granted approval of this application with no objections.

**NOTE: Approval by the TPC of a zone change does not constitute final approval but rather a recommendation to the Governor for his approval. Notification will be sent upon action taken by the Governor.

REFER TO
LEGISLATIVE SECRETARY

Territory of Guam
Teritorion Guam

OFFICE OF THE GOVERNOR
AGANA, GUAM U.S.A.

NOV 27 1991

The Honorable Joe T. San Agustin
Speaker, Twenty-First Guam Legislature
155 Hessler Street
Agana, Guam 96910

Dear Mr. Speaker:

Transmitted herewith is Bill No. 408, which I have signed into law this date as Public Law 21-72.

Sincerely,

Joseph F. Ada

JOSEPH F. ADA
Governor

Attachment

210545

RECEIVED
DEC 05 1991

Commonwealth Nc

and building permit procedures are designed to insure compliance w environmental regulations for each project.

(b) **Rezoning.** Lot No. 94, situated along Route 4, Inarajan, a belonging to Mariano D. Leon Guerrero and Ana Leon Guerrero, is here rezoned from Agricultural ("A") to Commercial ("C").

(c) **Rezoning.** Lot No. 191-1W, situated in **Malojloj**, Inarajan, record in the Department of Land Management as Instrument No. 27101 containing an area of 16,511.77 square feet, owned by Pedro Mantanoi Asanoma and Jane Naputi Asanoma, is hereby rezoned from Single Fami Residential ("R-1") to Multi-family Residential ("R-2").

(d) **Rezoning.** Tract 212, Block 7, Lot No. 6-2, situated in **Malojlo** Inarajan, containing an area of 65,472 square feet, and owned by Ignacio F and Lucille F. Leon Guerrero, is hereby rezoned from Agricultural ("A") t Commercial ("C").

(e) **Rezoning.** Lot No. 119, situated in **Peca**, Inarajan, containing ar area of 18,000 square meters, and owned by Ignacio R. and Lucille F. Leor Guerrero, is hereby rezoned from Agricultural ("A") to Commercial ("C").

(f) **Rezoning.** Lot 3, Block 3, Tract 212, situated in the **Malojlo** Subdivision, Inarajan, containing an area of 63,885 square feet, and owned by John T. and Josephine M. Naputi, is hereby rezoned from Agricultural ("A") tc Commercial ("C").

Section 18. Rezoning in Agat. Lots Nos. 194-2-2-1 and 194-2-2-2, situated in the Municipality of Agat, and containing areas of 8,361± square meters and 1,858± square meters, respectively, as shown on Land Management Check Map 370FY72, and belonging to Charles Makapugay, are hereby rezoned from Single Family Residential ("R-1") to Commercial ("C").

consolidate the zoning of her property to the zoning applicable to that port
of the property parallel to Route 1 (Marine Drive). Mrs. Dueñas wishes
utilize her property for commercial ventures to enable her to realize t
benefits of the property handed down to her by her parents. However, wh
Mrs. Dueñas went to the Territorial Land Use Commission ("TLUC") on th
matter, she was informed that the process would take no less than six mont
and that it would cost Mrs. Dueñas approximately $25,000 to hire a lar
consultant to prepare the applications and appropriate documentation fo
action by the TLUC. The Legislature finds this unreasonable an
unacceptable as the need for the rezoning was created by the governmer
when it permitted the "split zoning". This section therefore amends th
zoning map in order to provide just and consistent treatment of Mrs. Dueña
property.

(b) **Rezoning.** The following lots, situated along Route 1 in th
Municipality of Yigo, are hereby rezoned from Agricultural ("A") to
Commercial ("C"):

Lots:	Owner:
Lot No. 7023-1-2-2A-R1	Mrs. Laurent F. Dueñas
Lot No. 7023-1-2-2A-1	Mrs. Laurent F. Dueñas

Section 17. (a) **Legislative finding.** The Legislature finds that certain
parcels of land in Inarajan were rezoned for the construction of the hotel
known as "Inarajan Shores". Because of this rezoning, the Legislature has
been petitioned by several residents in the area requesting equal treatment in
the rezoning of their property in order that they may utilize it for its highest
and best uses. The Legislature finds that the rezoning of such property in the
same area as "Inarajan Shores" poses no problems as existing regulations

TERRITORIAL PLANNING COMMISSION
DEPARTMENT OF LAND MANAGEMENT
GOVERNMENT OF GUAM
AGANA, GUAM 96910

NOTICE OF ACTION

March 22, 1989
(DATE)

TO: D.K. Enterprises (Guam), Inc., c/o A.H. Tsutsui, AIA, Inc., and Richard Rosario

The Territorial Planning Commission, at its meeting on February 23, 1989

____/ Approved ____/ Denied

XX / Approved with Conditions ____/ Tabled

your request on Lot Nos. 90-1, 90-2, and 90-R2 (Basic Lot 90), Dongua, for a Inarajan

____/ Change of Zone (Including PUD)*** ____/ Subdivision

XX / Zone Variance ____/ Tentative Approval

XX / Conditional Use ____/ Final Approval

____/ PUD Amendment ____/ Resubdivision

____/ Preliminary PUD Prior to Public Hearing ____/ Subdivision Definition

____/ Determination of Policy Definition ____/ Miscellaneous

Please submit this form with necessary plans to the appropriate agency. If request was tabled, approved with conditions, or involved a clarification, please see the conditions below for further details.

NOTATION: Conditional Use and Zone Variance to construct a 24-unit dormitory with accessory uses in an "A" (Rural) zone.

CONDITIONS: The Commission approved the application with the following conditions:

1. archeological subsurface testing be done;
2. parking be paved;
3. plot plan be presented to Land Management;
4. no conversion allowed to hotel use.

Felix C. Benvente

FELIX C. BENVENTE, Territorial Planner

cc: Building Permits Section, DPW - Attention: Jesus Ninete

**NOTE: Approval by the TPC of a Zone Change does not constitute final approval but rather a recommendation to the Governor for his approval. Notification will be sent upon action taken by the Governor.

TERRITORIAL P[illegible] COMMISSION
Attendance Sheet

Meeting of: February 23, 1989

Meeting called to order by: Raymond Sablan at [signature]
in the Department of Land Management conference room [illegible] Agana.

COMMISSION MEMBERS: Raymond Sablan, Chairman (Actg.)
Carl Peterson [signature] for Carl Peterson
Eulogio Sanchez [signature]
Daniel B. Rios [signature]
Dale Hodgson [signature]
Anthony S.N. Tedtaotao [signature]
Bertha Evangeliste [signature]
Felix C. Benavente, Territorial Planner
Lucille L. Lauron, Recording Secretary

STAFF MEMBERS:

Asst. Attorney General

APPLICANTS & OTHERS, PLEASE PRINT

Name	Lot Number	Mailing Address	Phone #
Bert Unpingan	3381-9 New	P.O. Box 1032, Agana	477-2761
Lucia Inaulas	Lot #91 Item 10	Box 608-A marine Dr pite	477-7027
Josefa B. Torres	Lot 94 Item 15	PO Box 892 Agana	477-8120
Pamfilo S. Inaulas	Lot 91 Item 10	Box 608-A marine Dr.	477-7027
GERONIMO R REYES	Lot 91 Item 10	Box 433 AGANA GUA	477 6619
Jose R Cruz	Lot 91 Item 10	418 E. Pit Gu	477 7027
Denny Mafnas	Item # 3	Box 808, Agana	472-4691
Angelica M Inaulas	Lot # 91 Item 10	Box 2276 Agana	477-7027
Maria C. Reyes	Lot #91 Item 10	142 El Rose pite 96925	477-6619
Isabel Hayzaad		Commissioner of Pite	472-1234/3
NILO Q. VILLALUZ	5075-ITEM-3-R1	P.O. Box [illegible] GMF	477-5716
Gonzalo F. Johnson	5161-1-3	P.O. Box 21836 GMF	646-6651
Roland C. P. Villaverde	Item # 5 & 3	P.O. Box 3068 Agana	734-6034
IKE SANTOS	ITEM # 3, 6, 11	P.O. Box 651, Agana Gu 96910	472-8038
JEFF MILLER	Lot 90-1 Piti		472-6792
Richard Rosario	#4, #9, #10 Lot 90-1 Piti	P.O. Box 1534 Agana	649-0551
Jose Lon Guerrero		19 Lilac St Little Heights	632-7079
[illegible] H. Tsutsui	Lot No 90-1, Donoua Inarajan	P.O. Box 2993 Agana, Guam	472 8566
Peter Wang	No. 6	1 Yr Section Blvd W. Agana	472-6715
William Chu	# 1	Box 8779 Tam	646-9371
Jerry Camera	No. 1	Box 6085 Tam	637-5550
[illegible]	Item 3 Item 12	68 Chichirica Dededo	632 7888
ISHIZUKA	3381-9 NEW	Suite 705 GCIC Bldg	477-2761
KITAHARA	#3 "	"	"
Joaquin Cruz	8	Box 24668 GMF	649891.3
Tad Miyano	8	" " "	"
[illegible]	[illegible]		[illegible]

TERRITORIAL PLANNING COMMISSION
MINUTES OF FEBRUARY 23, 1989:

Concurred by:

Felix C. Benavente

FELIX C. BENAVENTE
Territorial Planner

Date: Mar 09, 1989

APPROVED:

RAYMOND G. SABLAN
Chairman
Territorial Planning Commission

Date: 3/9/89

F. L.G. CASTRO
Acting Executive Secretary
Territorial Planning Commission

Date: 3/21/89

Item no.	Page	Exec. Mtg.	Status/Commissioners
1	1	127	C. APPROVAL/DHODGSON-ESANCHEZ
2	6	128	C. APPROVAL/CPETERSON-DHODGSON
3	18	129	APPROVAL/ESANCHEZ-DRIOS
4	28	130	C. APPROVAL/CPETERSON-ESANCHEZ
5	41	131	C. APPROVAL/CPETERSON-DRIOS
6	50	132	TABLED
7	67	133	DISAPPROVAL/DHODGSON-ESANCHEZ
8	85	135	RESOLUTION/C. APPROVAL/ATEDTAOTAO-DRIOS
9	99	136	C. APPROVAL/C.PETERSON-ESANCHEZ
10	108	137	TABLED
11	113	139	TABLED
12	114	139	DISAPPROVAL/DHODGSON-ATEDTAOTAO

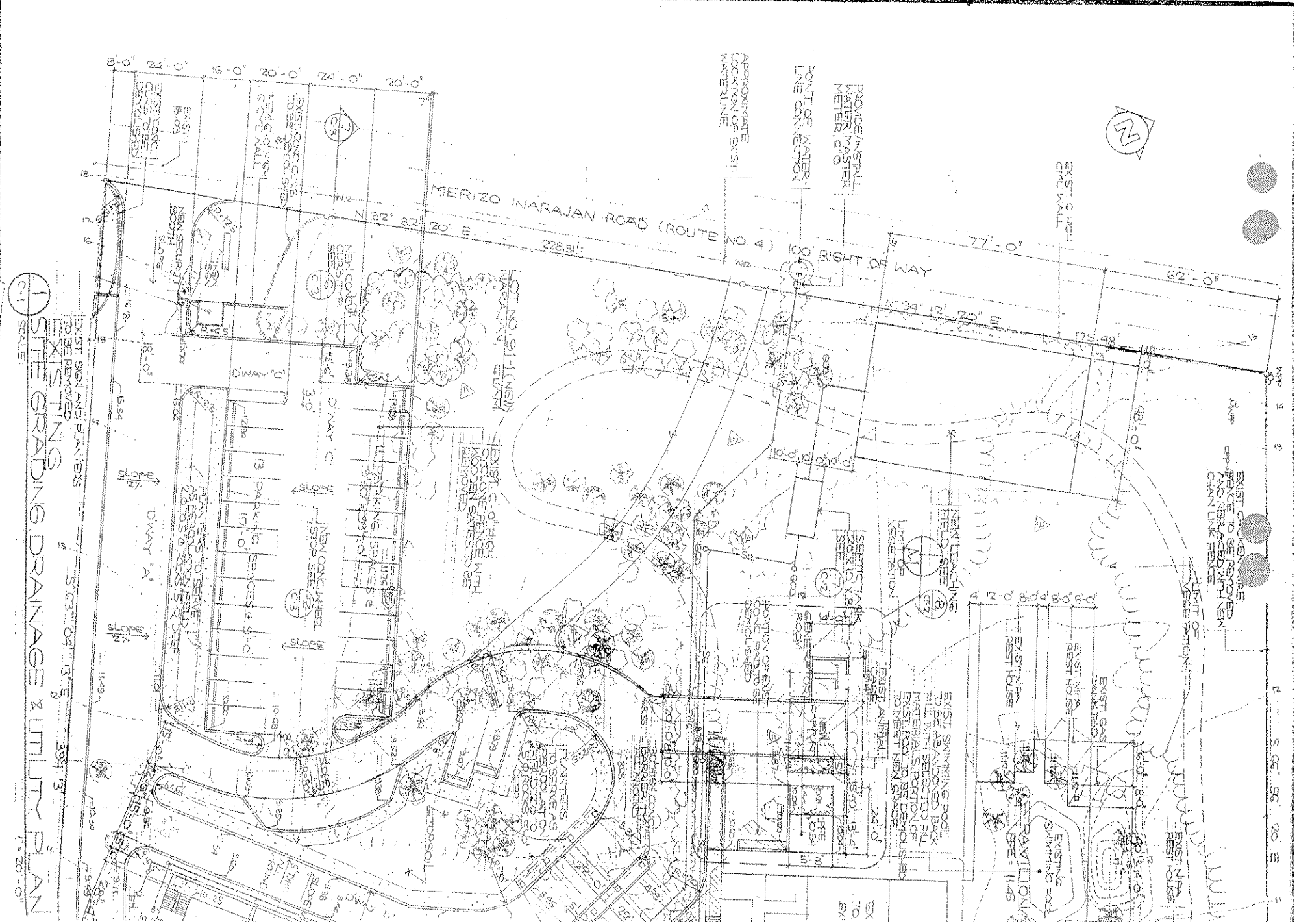
Minutes of February 9, 1989) Page 140
APPROVED (
)

PENGAD/WEST. FRESNO, CA 93725 — FORM A2.13

L42
L0
L35
L0
L0
L0
L0
L34
L85NEW
L33
L86-R3
L86-1
L86-3
L0
L87
L30NEW
L87-A
L28-R1
L89
L27-R1
L20-6
L20-7
L20-5
L20-4
L20-3
L20-2
L93-R1
L93-1
750'
RADIUS

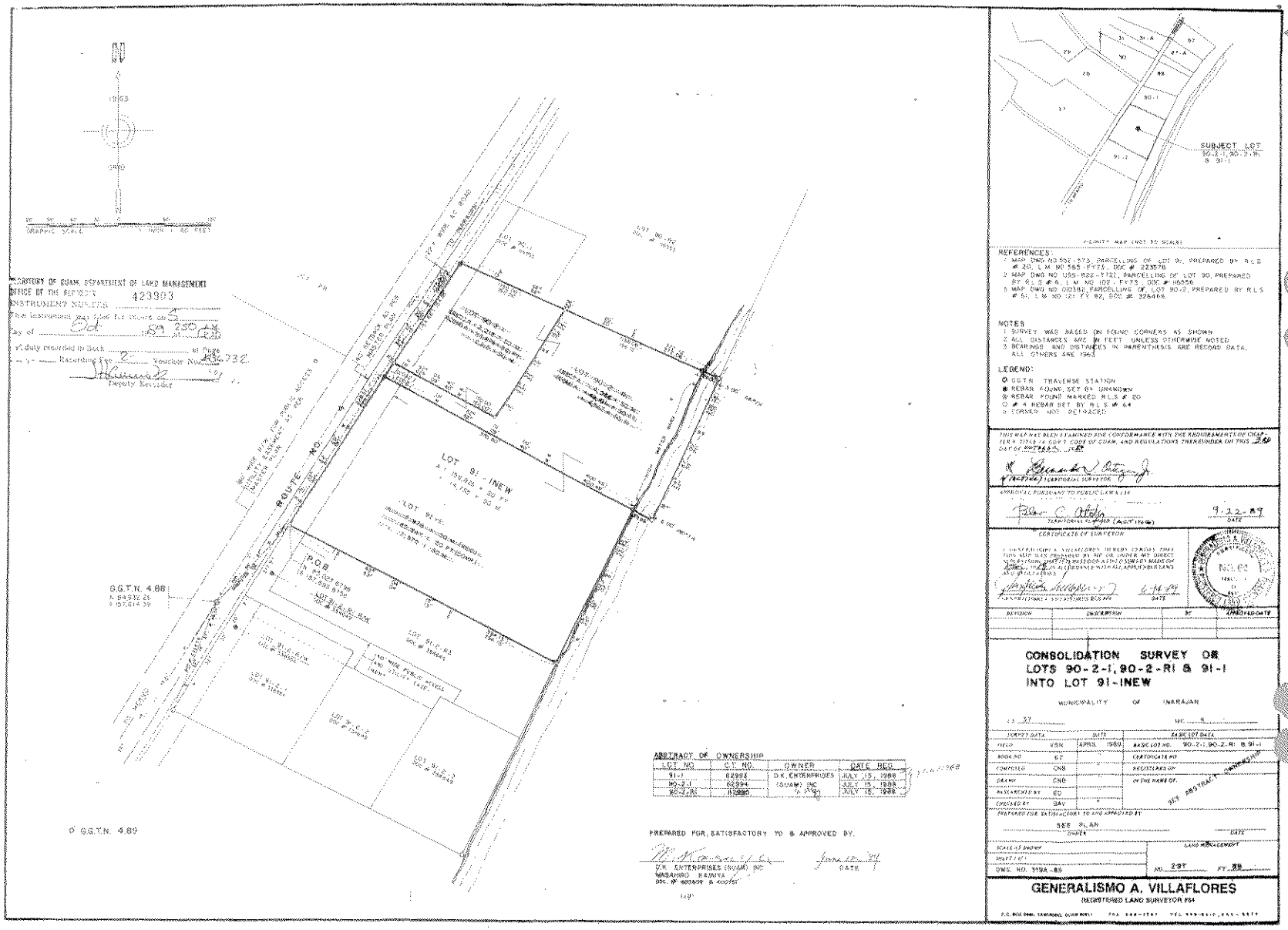
L0
L42
L35
L84
L34
L85NEW
L33
L86-R3
L86-1
L87
L87-A
L88
L89
L30NEW
L28-R1
L27-R7
L20-6
L20-7
L20-5
L20-8
L20-9
L20-4
L20-3
L20-2
L20-1
L93-R/W
L93-R1
L93-1
1,000'
RADIUS
EXISTING
ZONING "A"

EXISTING SITE PLAN LOT 91-1 NEW INARAJAN



1 SITE GRADING DRAINAGE & UTILITY PLAN
SCALE: 1" = 20'-0"

GENERAL NOTES:
1. EXISTING CONDITIONS, TOPOGRAPHY, HORIZONTAL AND VERTICAL CONTROL WAS BASED ON TWO GRAPHIC MAP PROVIDED BY GENERAL NOTES A VARIOUS SOURCES, SEE NOTES AND SPECIFICATIONS.
2. DIMENSIONS AND DISTANCES ARE GROSS DATA OF THE PROJECT.
3. SITE STRIPPING AND SITE PREPARATION FOR STREETS SHALL BE IN ACCORDANCE WITH STANDARD PUBLIC WORKS SPECIFICATIONS.
4. ALL GRADING WORKS SHALL CONFORM TO RULES AND REGULATIONS.
5. PERMITS AND APPROPRIATIONS FOR WATER LINE AND SEWERAGE SYSTEM SHALL BE SECURED PRIOR TO WITH DAS AUTHORITIES.
6. ALL EXISTING VEGETATION AND TREES THAT WOULD OBSTRUCT NEW STRUCTURES AND ROADS SHALL BE REMOVED ACCORDING TO ARCHITECT.
7. LOCATIONS, ELEVATIONS, SIZES AND DIMENSIONS OF EXISTING UTILITIES ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY ACTUAL LOCATIONS, SIZES AND ELEVATIONS BEFORE CONSTRUCTION.
LEGENDS AND SYMBOLS:
EXISTING GRADE OR CONTOUR
FINISHED GRADE GRADE
SCALE LINE
EXIST CHAIN LINK FENCE
EXIST TREES
EXIST WATERLINE
NEW WATERLINE SUBSCRIPT DENOTES WATER SIZE
NEW SEWERLINE SUBSCRIPT DENOTES SEWER PIPE SIZE
SANITARY SEWER CLEAN OUT
REVISION
DESCRIPTION
DATE
NO.
SITE GRADING, DRAINAGE AND UTILITY PLAN
SCALE
EXISTING SITE PLAN
SCALE
FIRE HYDRANT DET
SCALE
MERALCO
PLDT
GLOBE
SKYCABLE
SITE GRADING, DRAINAGE AND UTILITY PLAN
EXISTING SITE PLAN
FIRE HYDRANT DET
C-1
EXISTING SITE PLAN OF 91-NEW, INARAWAN


N
GRAPHIC SCALE
1 INCH = 80 FEET
TERRITORY OF GUAM, DEPARTMENT OF LAND MANAGEMENT
OFFICE OF THE RECORDER
INSTRUMENT NUMBER 423903
This instrument was filed for record on the
day of Oct 50 250 PM
and duly recorded in Book ... at Page ...
Recording Fee $ ... Voucher No. 48732
Deputy Recorder
ROUTE NO. 1
LOT 91-1NEW
AREA = 2.318 ± ACRS.
AREA = 100,970 ± SQ.FT.
LOT 91-2-RI
AREA = 1.238 ± ACRS.
AREA = 53,921 ± SQ.FT.
LOT 90-2-1
AREA = 1.080 ± ACRS.
AREA = 47,045 ± SQ.FT.
LOT 90-2-RI
AREA = 1.238 ± ACRS.
AREA = 53,921 ± SQ.FT.
LOT 91-1
AREA = 1.080 ± ACRS.
AREA = 47,045 ± SQ.FT.
LOT 91-2-RI
AREA = 1.238 ± ACRS.
AREA = 53,921 ± SQ.FT.
LOT 91-2-2
AREA = 1.238 ± ACRS.
AREA = 53,921 ± SQ.FT.
LOT 91-2-1
AREA = 1.238 ± ACRS.
AREA = 53,921 ± SQ.FT.
LOT 91-1-RI
AREA = 1.238 ± ACRS.
AREA = 53,921 ± SQ.FT.
LOT 91-1-RI
AREA = 1.238 ± ACRS.
AREA = 53,921 ± SQ.FT.
LOT 91-1-2
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LOT 91-1-1
AREA = 1.238 ± ACRS.
AREA = 53,921 ± SQ.FT.
LOT 91-2-RI
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AREA = 53,921 ± SQ.FT.
LOT 91-2-2
AREA = 1.238 ± ACRS.
AREA = 53,921 ± SQ.FT.
LOT 91-2-1

DIPATTAMENTON MINANEHAN TANO
(Department of Land Management)
GUBETNAMENTO GUÅHAN
(Government of Guam)

EDDIE B. CALVO
Governor of Guam

RAY TENORIO
Lieutenant Governor of Guam

MONTE MAFNAS
Director

DAVID V. CAMACHO
Deputy

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

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

[2013-32]

Website:
http://dlm.guam.gov

E-mail Address:
dlm@mail.gov.gu

Telephone:
671-649-LAND (5263)

Facsimile:
671-649-5383

RECEIVED
3:21 pm
JUL 2 2013
MAYORS' COUNCIL
OF GUAM

July 3, 2013

Honorable Doris Lujan
Mayor of Inarajan

Dear Mayor:

The following application has been filed with the Guam Land Use Commission (GLUC) by:

The Applicant, Inarajan Garden Home, Inc., Hang Chieng Tan, President, represented by Harry D. Gutierrez, request for a Zone Change from "A" (Rural) to "R-2" (Multi-Family Dwelling) zone to allow multi-family uses for affordable rentals and for short/long transient accommodation, on Lot 91-1NEW, in the Municipality of Inarajan, under Application No. 2013-32.

For any **Zone Change** requests that may have adverse impact on the public's interests, the GLUC is mandated by law to conduct a public hearing in the municipality where the subject lot is located. Accordingly, we would like to schedule a public hearing to be held at the **Inarajan Mayor's Office, Tuesday, July 30, 2013 at 7:00 p.m**.

Please confirm the time, date and place.

Si Yu'os Ma'ase,

MARVIN Q. AGUILAR
Guam Chief Planner, Acting

Attachment:
Application Packet

Attachment 3

DEPARTMENT OF LAND MANAGEMENT - LAND PLANNING DIVISION
GUAM LAND USE COMMISSION (GLUC)/GUAM SEASHORE PROTECTION COMMISSION (GSPC
PUBLIC HEARING ATTENDANCE SHEET

PLACE: Inarajan Mayor's Office

DATE: July 30, 2013 TIME: 7:00 Adjourned 8:0

APPLICATION TYPE: Zone Change APPLICATION NO: 2013-32

DESCRIPTION: To rezone the property from "A" (Agricultural) to "R-2 (Multi-Family) Dwelling Zone to allow multi-family uses for affordable rentals and for short/long transient accomodations.

APPLICANT/REP: Irajan GArden Home, Inc., & Hang Chieng Tan/ Represented by Harry Gutierre

LOT NO(s): 91-1New, Municipality of Inrajan

PRINT NAME	MAILING ADDRESS/LOT #	TELEPHONE
1. Penmer C. Gulac	DLM Planning	649-5263
2. Julie Manglona	HCR Bx 17054, INARAJAN GU 96915	687-9705
3. Rep Leo Guerrero	PO Box 688 lot 91-2-1	828-2988
4. Regina P. Duntonilla	HCR Box 17444 "Iredo"	828-8346
5. Louise D. Naholowaa	Home ADD- 2119 Chalan Kanton Tasi Inarajan Mail to P.O. Box 2627	687-1957
6. Linda T. Borja	P.O. Box 142 Hagatna, Gu. 96932	475-2511
7. Mayor Doris F. Lujan	POB 22125, Barrigada, Gu 96921	475-2511
8. Felix T. Manglona	HCR Bx 17054 INARAJAN 96915	687-9355
9. Jesse Perez	HCR Box 17086 Inarajan, GU 96915	707-3623
10. Judy Flores	POB 2329 Hagatna GU (Res. 161 Trogan Way Inarajan)	828-8040
11.		
12.		

Attachment 4

828-2543

DEPARTMENT OF LAND MANAGEMENT - LAND PLANNING DIVISION

GLUC/G[redacted] - PUBLIC HEARING ATTENDANCE [redacted]EET

PRINT NAME	MAILING ADDRESS/LOT #	TELEPHONE
13.		
14.		
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29.		
30.		

(Department of Land Management)
GUBETNAMENTON GUÅHAN
(Government of Guam)

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

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

EDDIE BAZA CALVO
Governor

RAY TENORIO
Lieutenant Governor

MONTE MA FNAS
Director

DAVID V. CAMACHO
Deputy Director

September 30, 2013

MEMORANDUM

TO: Chairman, Guam Land Use Commission

FROM: Guam Chief Planner

SUBJECT: Staff Report - Application No. 2013-32, Zone Change, Lot 91-1NEW, Municipality of Inarajan; GLUC Meeting date of October 10, 2013

1. PURPOSE:

A. Application Summary: The Applicants, Inarajan Garden House, Inc., and Hang Chieng Tan, (President/Director), represented by Harry D. Gutierrez, is requesting approval of a Zone Change from "A" (Agricultural) to "R-2" (Multi-Family-Dwelling) Zone, to allow multi-family uses for affordable rentals, and for short/long term transient accommodation, on Lot 91-1NEW, in the Municipality of Inarajan.

B. Legal Authority: Title 21, Guam Code Annotated, Chapter 61 Title 21, Guam Code Annotated, Chapter 61 Article 6, Part 3 (Changes of Zones), Sections 61630 thru 61638 (Zoning Law).

2. FACTS:

A. Location: The subject site is fronting Chalan Kantos Tasi (Route No. 4), Inarajan, and is approximately 2-miles south of Inarajan village, (See Map **ATACHMENT).**

B. Lot Area: 14,75 Square meters or 158,826 square feet or 3.97 acres

C. Present Zoning: A" (Agricultural) Zone.

Public comments and concerns that were noted are as follows:

Mr. Jesse Perez, Director, Historic Inalajan Foundation:

Submitted a Resolution from the foundation *supporting the rezoning and welcoming their request as they promote and make the facilities available to cater to the people of Inarajan*, the general public and the tourists industry here on island.. and..preserving the Chamorro culture and heritage, its customs and traditions. They have no objection to the rezoning and wishes Inarajan Garden Home success and progress.

Mrs. Judy Flores, Director, "Gef Pa'go Chamorro Cultural Village) :

She supports the rezoning as they have continued for many years to avail the use of the multi-purpose pavilion for our cultural events for years and they created many jobs for our local people they will continue to provide more benefits for housing and contribute to our tourism industry and economy..

Mr. Harry Gutierrez (representative):

Mr. Gutierrez had further explained in detail that the complex have been idle for a few years and that renovations have been on-going to be able to operate the complex in full operations. The owners have spent so much money to upgrade all the residential units and amenities and beach front ..and all will be compliance for occupancy. The owners have been investing in Guam for many years and the acquisition of this development will provide more housing and create more new jobs in our the community.

Ms Louise Nahollawaa(Neighbors):

Asked if her land taxes will increase due to this rezoning.

Response(from the Case Planner) :

For your property...it should not affect or will increase your land taxes...it may increase the value of your home and property..

Mayor Doris Flores Lujan:

Our village community supports the rezoning and we welcome them as part of our community, as they will provide good benefits to our people, such as housing, use of their facilities for cultural events, and provide new jobs..

GENERAL WELFARE

The rezoning and existing uses and activities will protect the general public, the immediate surroundings and properties by being consistent for residential activities. The improvements that are that are on-going and future requirements for additional housing of our growing community will be available. That the owners will ensure that all permitting requirements and conditions of the government agencies, land use commission are adhered to as well as to minimizing impacts to immediate surroundings, the general public, and environment and seashore area. The development is fenced and well maintained, and landscaped and will present an orderly and appealing site.

In supporting multi-family uses, we find that the added note to the protection of the general welfare of the public is that the subject lot well developed and maintained and is ready for full operation for its intended uses. The result of a public hearing with favorable support of the community and no objection from Application Review Committee (ARC), as such, it is the position of DLM planning Staff that the rezoning to "R-2" is best and highest use for intended activities/uses.

5. **RECOMMENDATION: Recommend approval and the applicants shall adhere to all ARC recommendations, conditions, and requirements relative to development restrictions as provided in the proposed zoning designation of "R-2" (Multi-Family Residential Dwelling).**

Marvin Q. Aguilar
Guam Chief Planner

ATTACHMENTS
Case Planner: Penmer C. Gulac

PO BOX 170051, INARAJAN, GU 96917 email:historic@teleguam.net
Tel. 671-[redacted]1671/2 Fax: 828-1672 Gift Shop: 828-1673

July 30, 2013

Rec'd 7/30/13 630
P. Gulac DLM

Chairman, GLUC
c/o Department of Land Management
Land Planning Division
P.O. Box 2950
Hagatna, Guam 96932

Attn: Mr. Marvin Q. Aguilar
Guam Chief Planner, Acting

Hafa Adai:

On behalf of Historic Inalahan Foundation, Inc. we welcome "Inarajan Garden ~~Home~~ House, Inc." Mr. Hang Chieng Tan, President, represented by Mr. Harry D. Gutierrez, relative to establish business in the Municipality of Inarajan, respectively requesting in rezoning their lot from "A" (Rural) to "R-2" (Multi-Family Dwelling) zone to allow multi-family uses for affordable rentals and for short/long transient accommodations, on Lot 91-1NEW, under Application No. 2013-32.

In addressing the Zone Change requests, Lot 91-1New was once own and managed by D.K. ENTERPRISE (Guam) Inc. dba INARAJAN GARDEN HOUSE, an outstanding business establishment officially opened on May 30, 1990, and basically used by employees of their parent company and/or its subsidiaries/affiliates as a dormitory-like resort;

INARAJAN GARDEN HOUSE was established on July 13, 1988 under the laws of the Territory of Guam; and its facilities consist of: Sixteen (16) twin rooms and two (2) suites, a kitchen and dining area (Maximum Capacity (50) people), a lounge (Maximum Capacity (30) people), outside pavilion for outdoor dining, a game room (billiard tables, table tennis, etc. and a small gift shop.

The Applicant, Inarajan Garden ~~Home~~ House, Inc., Hang Chieng Tan, President, represented by Mr. Harry D. Gutierrez, assumed property ownership of D.K. Enterprise (Guam) Inc. dba Inarajan Garden House, the Historic Inalahan Foundation, welcomes their request in rezoning to promote and make its facilities available to cater to the people of Inarajan, the general public and our tourists industry here on our island; and

Inarajan Garden ~~Home~~ House, with mutual respect acknowledges the existence of 'Gef Pa'go Chamorro Cultural Village" a living museum, showcasing our Chamorro culture to visitors and Educating our youths about their heritage; and

Board Members: Frances M. Chargualaf, Harold Cruz, Rick L.G. Meno, John Glenn Taitague
Mayor Doris F. Lujan, Ex-Officio

PO BOX 170051, INARAJAN, GU 96917 email:historic@teleguam.net
Tel. 671-828-1671 Fax: 828-1672 Gift Shop: 828-1673

Historic Inalahan Foundation, Inc., highly respect their business establishment among the community, and endorses the beneficial of our cultural heritage and their support in the establishment of an educational programs for the preservation of the Inalahan Village, its Chamorro Culture & Heritage, its customs and traditions.

Historic Inalahan Foundation, Inc. has no objection to the rezoning and wishes Inarajan Garden ~~Home~~ House success and progress.

Sincerely,

Jesse LG Perez
Director of Operations

Cc: HIF, Board of Directors
Mayor of Inarajan

Board Members: Frances M. Chargualaf, Harold Cruz, Rick L.G. Meno, John Glenn Taitague
Mayor Doris F. Lujan, Ex-Officio

(No Smaller than 4 FT X 8 FT Sign Board)

NOTICE TO REZONE*

*1. Shall Occupy Two (2') Feet X Eight (8') Feet of the Sign Area

*2. Letters are to be Twelve (12") Inches High, Colored Red on a White Backgroun

3. Sign Shall be Erected and Displayed in a Visible and Prominent Place on the Subject Site No Less than **Five (5) Days** after Application is filed with the Commission and Shall be Removed when the Commission Renders a Final Decision or Applicant Officially Withdraws the Application.

PUBLIC NOTICE

AN APPLICATION HAS BEEN FILED WITH THE GUAM LAND USE COMMISSION (GLUC) F

ZONE CHANGE

(GLUC APPLICATION NO: 2013-32)

APPLICATION DESCRIPTION: TO ALLOW MULTI-FAMILY USES FOR AFFORDABLE RENTALS AND FOR SHORT/LONG TERM TRANSIENT ACCOMODATIONS AND PUBLIC HOUSING FOR THE COMMUNITY.

OWNER: HANG CHIENG TAN & INARAJAN GARDEN HOUSE, INC. (REPRESENTED BY HARRY D. GUTIERRE CONSULTANT)

DEVELOPER: HANG CHIENG TAN & INARAJAN GARDEN HOUSE, INC.

LOT, BLOCK, TRACT, MUNICIPALITY: 91-1NEW, INARAJAN

PROPOSED CHANGE OF ZONE: TO REZONE FROM "A" (AGRICULTURAL) TO "R-2" (MULTI-FAMILY DWELLING) ZONE

	DATE:	TIME:	PLACE:
PUBLIC HEARING:	_____	_____	_____
GLUC MEETING:	_____	_____	_____

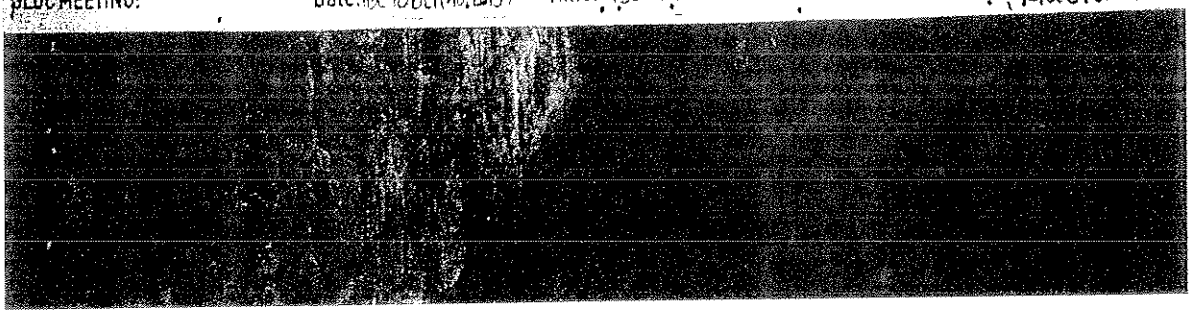
NOTICE TO REZON

PUBLIC NOTICE

'AN APPLICATION HAS BEEN FILED WITH THE GUAM LAND USE COMMISSION (GLUC) FOR A Z

APPLICATION DESCRIPTION:	TO ALLOW MULTI-FAMILY USES FOR AFFORDABLE RENTALS & FOR SHORT/LONG TERM TR/ ACCOMODATIONS & PUBLIC HOUSING FOR THE COMMUNITY. APP NO. 2013-32
OWNER:	HANG CHIENG TAN & INARAJAN GARDEN HOUSE, INC.
DEVELOPER:	HANG CHIENG TAN & INARAJAN GARDEN HOUSE, INC. C/O HARRY D. GUTIERREZ, REPRES
LOT, BLOCK, TRACT, MUNICIPALITY:	91-1 NEW MUNICIPALITY OF INARAJAN
PROPOSED CHANGE OF ZONE:	TO REZONE FROM "A" AGRICULTURE TO "R-2" (MULTI-FAMILY DWELLING) ZONE

PUBLIC HEARING:	Date: July 30, 2013	Time: 7PM	Place: Inarajan Mayor's Office
GLUC MEETING:	Date: OCTOBER 10, 2013	Time: 1:30 PM	Place: ITC BLDG 3RD FLR, TAMUNING



(Department of Land Management)
GUBETNAMENTON GUÅHAN
(Government of Guahan)

EDDIE B. CALVO
R.UNTALAN
Governor

RAY TENORIO
Lieutenant Governor

MONTE MAFNAS
Drector

DAVID V. CAMACHO
Deputy Director

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

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

September 30, 2013

MEMORANDUM

TO: Guam Land Use Commission (GLUC) Members

FROM: Chairman, Application Review Committee (ARC)

SUBJECT: Summary of Position Statements by ARC

Re: Zone Change - Application No. 2013-32 Lot 91-1NEW, Inarajan; **GLUC Hearing – October 10, 2013**

Listed below is the compilation of Positions received from various ARC Member Agencies as submitted to Planning Division. The conditions as imposed by the ARC Member Agencies are listed when applicable.

1. **DEPARTMENT OF LAND MANAGEMENT (DLM)**:
Recommends approval, Applicants shall adhere to all ARC recommendation, conditions and requirements.

2. **BUREAU OF STATISTICS AND PLANS (BSP):** BSP has completed its review of the subject application and finds it to meet the requirements of for the zone change, therefore has no objection to the applicant's request for a zone change and recommends approval with noted recommendations. (Attached).

3. **Department of Parks and Recreation/Historical Preservation Office (DPR/HPO)**:

The agency states they have reviewed the application and have conducted a site visit and have determined that the Zone Change will not affect historic properties within the vicinity of the subject lot. They have no objections to the approval of the zone change application.

4. **GUAM WATERWORKS AUTHORITY (GWA):**
No Position Statement Received as of Staff Report Date.

5. **DEPARTMENT OF PUBLIC WORKS (DPW):**
No Position Statement Received as of Staff Report Date.

6. **ENVIROMENTAL PROTECTION AGENCY (GEPA):**
No Position Statement Received as of Staff Report Date.

7. **GUAM POWER AUTHORITY (GPA):**
Places no objections to the zone change.

8. **DEPARTMENT OF AGRICULTURE (DoAG):**
No Objections; With recommended practices to be incorporated into current phase of operations. Agricutural Impact statement (AIS) is attached.

EX OFFICIO

1. **GUAM FIRE DEPARTMENT (GFD):**
No Position Statement Received as of Staff Report Date

2. **GUAM ECONOMIC DEVELOPMENT AGENCY (GEDCA):**

NO OBJECTIONS.

3. **DEPARTMENT OF EDUCATION (DOE):**
Has not submitted a Position Statement as of Staff Report date.

4. **DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES (DPHSS):**
Has not submitted a Position Statement as of Staff Report date.

Marvin Q. Aguilar
Guam Chief Planner

ATTACHMENTS
Position Statements as noted

Case Planner ; Penmer Gulac

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. Crisostor
Director

MAY 22 2013

RECEIVED
Stephanie Deenas
DLM planning DIV.
5/24/2013
9:32am

RECEIVED
MAY 28 2013
Department of Land Management
Time: Intl:

MEMORANDUM

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. 2013-32**; LOT NO. 91 1NEW; INARAJAN; INARAJAN GARDEN HOUSE, INC. C/O HANG CHIENG TAN; ZONE CHANGE; PROPOSED USE: MULTI-FAMILY USE FOR SHORT AND LONG TERM RENTAL.

POSITION

The applicant, Inarajan Garden House, Inc. c/o Hang Chieng Tan and Harry D. Gutierrez, is requesting for a zone change from "A" agricultural to "R-2" multi-family residential in order to upgrade for residential rentals/apartment use and studio unit rentals. In 1989, the Territorial Land Use Commission approved the previous owner of the property to construct a 24-unit dormitory with accessory uses. The existing amenities include a multi-purpose recreation room, pavilion and swimming pool. With minor changes, the structures can be converted to residential/apartment uses. The subject property is located approximately 2 miles south of Inarajan Village on the beach side along Route No. 4 also known as Chalan Kanton Tasi..

The subject lot has an area of 14,755 square meters or 3.97 acres. The surrounding land uses consist of predominantly single-family dwellings and family beach properties. Water, power, telephone, cable and paved roads are all existing within the facility and immediate area and along Chalan Kanton Tasi/Route No. 4. Public sewer is not available in the area.

The Bureau has completed its review of the attached application and has conducted a field inspection of the surrounding neighborhood. The Bureau offers the following comments based on its findings:

The proposed project is compatible with the surrounding area. In an R-2 zone, all permitted uses are also compatible with the surrounding area. Based on the lot area, the site has the potential to accommodate more units than what is presently on site. However, any additional units would be dependent on the availability of infrastructures and capacities and upon review and approval of the utility/infrastructure agencies and departments.

The Inarajan Garden House is listed as having public beach access to ocean shores. With the change of land use and zoning, the Bureau understands that the owners may have security concerns. We

want to ensure that the owners continue to provide the beach access.

Impacts from climate change and sea levels rise are becoming issues of concern. Because the owners obviously have investments and plans for improved returns as a result of the zone change, we suggest that the owners consider these issues as they move forward with this endeavor.

Based on what is contained in the zone change application and what was discussed at the Application Review Committee meeting, the Bureau has no objections and therefore recommends approval. Should the GLUC act favorably on the applicant's request for a zone change, we highly encourage the following be taken into consideration:

1. We highly encourage the applicant to work with the Department of Public Works (DPW), Traffic Division to determine if the proposed ingress/egress is in line with the existing Village Streets Master Plan. The Bureau is concerned with the increase in potential traffic resulting from the development. Will the proposed development adversely impact the existing traffic flow of Chalan Kanton Tasi during the project/landuse conversion and after the completion of the project for the new land use? Furthermore, we encourage the applicant to coordinate with DPW on flood zone matters to determine appropriate measures in order to mitigate for potential damage to property.

2. We highly encourage that the applicant works with the Guam Fire Department (GFD) to ensure that the access and access route to the subject establishment are sufficient and acceptable for emergency vehicles in the event of fire or an emergency.

3. The protection from invasive species is crucial in preserving Guam's native plant and animal species; thus, avoiding the use of invasive plants is encouraged. The applicant is highly encouraged to work with the Department of Agriculture's Division of Forestry and Soil Resources on using native plants for landscaping if needed to avoid invasive species outbreaks.

4. Stormwater management is a major factor in the protection of Guam's vital water resource. Surface runoff carries pollutants into Guam waters causing siltation, increasing sediment loads, which impairs receiving coral reefs. The BSP highly encourages the applicant to implement best management practices to reduce erosion and runoff during and after construction of the project. We further encourage the applicant to work with Guam Environmental Protection Agency for effective implementation of stormwater management practices. We refer the applicant to the CNMI and Guam Stormwater Management Manual, October 2006 specifically, sections:

    a. 2.1 Construction Stormwater Treatment Criteria and Standards;

    b. 2.2 Post-construction Stormwater Treatment Standards and Criteria;

    c. 3.1 Erosion and Sediment Control for Construction Sites;

    d. 3.2 Acceptable Post-Construction BMPs;

e. Figure 3.12 Bioretention diagram (dry swale)

f. and Figure 3-14 Wet Swale

5. Because the area is not served by public sewer, we encourage that the applicant to obtain concurrences from the Guam WaterWorks Authority and GEPA that the proposed development will have an adequate waste water facility to mitigate for the lack of public sewer services.

6. We high suggest that the owners provide signage indicating where the public beach access is located and make arrangements to ensure security of the development and the public's unrestricted access to the ocean shore work in harmony.

7. We suggest that all legitimate concerns that stems from the public hearing be appropriately addressed by the applicant.

LORILEE T. CRISOSTOMO

cc: GEPA
DPW
GFD
DoAG
GWA

GUAM POWER AUTHORITY
ATURIDÅT ILEKTRESEDÅT GUAHAN
P.O.BOX 2977 • AGANA, GUAM U.S.A. 96932-2977

RECEIVED
MAY 03 2013
Department of Land Management
Time: 10:47 Initial

April 30, 2013

MEMORANDUM

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

From: General Manager

Subject: Lot 91-NEW, Municipality of Inarajan, (Inarajan Garden House, Inc.); Zone Change Application from "A" (Agriculture) to "R-2" (Multi-Family Dwelling) for existing structures to be used for family uses and rentals. **Application No. 2013-32**

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

A. Comments and Recommendations Concerning GPA requirements:

1. GPA has no objection, however customer is required to comply with the following pursuant to the National Electric Code, National Electric Safety Code and GPA's Service Rules and Regulations:
   - Coordinate overhead/underground power requirements with GPA Engineering for new structures.
   - Maintain minimum clearances as defined by the current edition of the National Electrical Safety Code and National Electrical Code.
   - Maintain adequate clearance between any structures and electric utility easements in accordance with NESC and GPA requirements.
   - Developer/Owner shall provide necessary electric utility easements to GPA prior to final connection.
   - Provide scheduling and magnitude of project power demand requirements for new loads.
   - All relocation costs for GPA's facilities, if necessary, is 100% chargeable to the applicant including but not limited to labor and materials.
   - **GPA reserves its easement rights established under document number 423903, 353458 and 353459.**

2. Primary distribution overhead and underground line extensions and GPA service connections must adhere to the guidelines outlined in the current issue of GPA's Service Rules and Regulations.

3. A system impact assessment may be required to determine the effect of this facility on GPA's existing power facilities.

4. All costs associated with the modification of GPA facilities shall be chargeable to the customer. This includes relocation costs, new installation costs and any required system upgrades.

B. General Comments
GPA has no objection to the request subject to the conditions cited above.

JOAQUIN C. FLORES, P.E.

ASG/arp

INFRASTRUCTURE CERTIFICATION FORM

Agency Certifying: **Guam Power Authority**
Applicant: Inarajan Garden House, Inc.
Location: Lot 91-NEW, Inarajan
Type of Application: Zone Change
GLUC/GSPC Application No. 2013-32
Brief Project Description:
"A" to "R-2" for existing structures to be used for family uses and rentals.

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

5-2-13
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

Eddie Baza Calvo
Governor

The Honorable
Ray Tenorio
Lieutenant Governor

9:36 A'm. 5/23/13
Stephanie Demes

public works
DIPATTAMENTON CHE'CHO' PUPBLEKO
Carl V. Dominguez
Director
Jon Jay Rojas
Deputy Director

May 17, 2013

RECEIVED
MAY 23 2013
Department of Land Management
Time: 2:13 Intl:

POSTED

MEMORANDUM

TO: Executive Secretary, Guam Land Use Commission (GLUC)

VIA: Director, Department of Land Management (DLM)

FROM: Acting Director

SUBJECT: Position Statement on Application No. 2013-32
Lots No. 90-2-1, 90-2-R1 & 90-1 was consolidated into Lot 91-1NEW
Agricultural ("A") to Multi - Family Dwelling ("R-2") Zone,
Municipality of Inarajan

Buenas yan hafa adai!

The applicant, Hang Chieng Tan, represented by Harry D. Gutierrez, proposes 62 parking stalls including 3 accessible stalls. The property is located on the beach side along Route 4, also known as Chalan Kanton Tasi. The property consists of an existing 3- storey structure, 24 residential housing units, and a two storey of a five residential housing units for employees/ staff. The existing amenities include a multi-purpose support facility, recreation open pavilion, a swimming pool and administrative offices. Lot are consists of 158,826 square feet or 14,775 square meters and is within the Municipality of Inarajan.

The Department of Public Works (DPW) conducted a site inspection on April 25, 2013 and has no objection to the applicant's requests, with the following conditions:

a) the parking layout, including American Disability Act (ADA) must be acceptable to DPW to ensure that it conforms to the latest building code requirements;

b) if the owner chooses to use solid waste disposal or any private services, the location of the trash bin container should be situated in an area that will not impact the public rights of way; and,

c) must coordinate with the Division of Highways (Rights of Way Section) for public easement.

Should you have any questions please contact Mr. John F. Calanayan, CIP -Acting Chief Engineer or Maryrose M. Wilson, Engineer III in the Division of Capital Improvement Projects (CIP) at 646-3189/ 3225.

Dangkulu na Si Yu'os Ma'ase !

JON JAY ROJAS

542 North Marine Corps Drive, Tamuning, Guam 96913 • Tel (671) 646-3131 / 3232 • Fax (671) 649-6178

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

Eddie B. Calvo
Governor

Ray Tenorio
Lt. Governor

Raymond F.Y. Blas
Director

In reply refer to:
RC2013-0657

July 23, 2013

RECEIVED
JUL 21 2013
Department of Land Management
Time: 1:45 Intl:

Memorandum

To: Executive Secretary, Guam Land Use Commission

From: Director, Department of Parks and Recreation

Subject: DLM Application No.: 2013-32, Zone Change
Lot No. 91-1NEW, Municipality of Inarajan
Applicants: Hang Chieng Tan & Inarajan Garden House, Inc.
Rep. by: Harry D. Gutierrez, Case Planner: Penmer Gulac

We reviewed the subject application and have determined that the proposed Zone Change will not affect historic properties within the subject lot. Therefore, we have no objection to the approval of this Zone Change Application.

If you have any questions, please call us at 475-6339.

Raymond F.Y. Blas

Eddie Baza Calvo
Governor

Ray Tenorio
Lt. Governor

Director's Office 300-7970 / 7969 / 7966
Agricultural Development Services 300-7973 / 7972 / 7967
Plant Nursery 300-7974
Aquatic & Wildlife Resources 735-3955/56; Fax 734-6570
Forestry & Soil Resources 300-7975/6
Plant Inspection Station 475-1426/27; Fax 477-9487
Animal Health 300-7965 Fax 734-6569

Mariquita F. Taitag
Director

RECEIVED
SEP 25 2013
Department of Land Management
Time: 2:45 Intl:

September 13, 2013

Memorandum

To: Director, Department of Land Management

Attn: Executive Secretary, Guam Land Use Commission and Guam Seashore Protection Commission

From: Director of Agriculture

Subject: **Document to address both the "Agricultural & Environmental Impact Statements" for a "Zone Change request on Lot 91-1NEW from "Agricultural to an R2". Ref. Case 2013-32 (Inarajan Garden House Inc.) in the Municipality of Inarajan.**

Agriculture ADS Division has reviewed the subject Lot for a Zone Change request and has determined that there are no significant impacts on agriculture and to any protected flora and fauna species in the immediate area. Agriculture has no objections to the proposed zone change, but would like to recommend that following practices are incorporated into the current phase of the operation. If the area is to be developed further and nearer the shoreline it is vital that no foreign material and other debris is allowed to encroach into Guam waters therefore having any negative impacts to this valuable resource. It is vital that a mitigation plan and all the practices associated with running an operation of this sort follows the guidelines and safety measures designed to contain, prevent and clean up spillage as approved by Agriculture, Guam EPA and the U.S. EPA rules and regulations. The use of silt screens should be put into place in those sections of the lot where risks are higher.

Maintaining the current landscaping plan and further adding to it, to include native tree species that are adapted to both the southern environment and those adapted to live along shoreline areas that have higher salinity content and heavy wind periods throughout the year. We also recommend planting vetiver grass along the areas that are highly erodeable as this species grows deep into the soil structure binding it tightly together and preventing any landslides and heavy erosion from occurring. For assistance in implementing a windbreak and tree planting scheme using indigenous plants please consult our Forestry division at 300-7976/5.

Should you choose to add more fruit trees and vetiver grass to the current operation for windbreaks, shading and erosion control our nursery sells fruit trees for this purpose and provides free of charge the vetiver grass. Please consult the ADS division on the proper care and benefits of having fruit tree windbreaks incorporated into the property as well as vetiver stock available for use to farmers and those interested in protecting our vital resources. Contact our office at 300-7972/67 for further assistance and consultation. For questions and concerns regarding our agencies response please contact our office at 300-7973. Thank you in this regard.

MARIQUITA F. TAITAGUE

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Benefits: Round-trip airfare for off-island hire, food & lodging @ $320/mo.; Employer/Employee-paid commercial medical insurance offered; and local transportation to/from jobsite. Police and Court Clearance required within 3 working days from notification of hire.

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6 - AIR CONDITION & REFRIGERATION MECHANIC with minimum 2 yrs. exp. ..... $15.73 PER HR.
Performs air condition & refrigeration mechanic duties for residential, commercial and government projects.
3 - PLUMBER with minimum 2 yrs. exp. ..... $14.96 PER HR.
Performs plumber duties for residential, commercial and government projects.
2 - SHEET METAL WORKER with minimum 1 yr. exp. ..... $15.17 PER HR.
Performs sheet metal worker duties for residential, commercial and government projects.
2 - WELDER with minimum 1 yr. exp. ..... $16.09 PER HR.
Performs welder duties for residential, commercial and government projects.

For complete job duties, please refer to the Guam Job Bank @ www.dol.guam.gov or contact GES at 475-7000 or by visiting GES on the 1st Floor, GCIC Building in Hagatna.
(Ref #2013-109)

The recruitment associated with this job offer is closely monitored by the Department of Labor. Qualified, available and willing U.S. workers are being encouraged to apply. Should you qualify for the job and are not hired, you may appeal with the Department of Labor who will subsequently review matter.

GUAM LAND USE COMMISSION

Department of Land Management
ITC Building, Third Floor, Tamuning, GU
P.O. Box 2950, Hagåtña, Guam 96932
Telephone: (671) 649-5263 • Facsimile: (671) 649-5383

AGENDA

A Regular Meeting of the Guam Land Use Commission will be held on Thursday, October 10, 2013 at 1:30 p.m. at the Department of Land Management Conference Room, 590 S. Marine Corps Drive, 3rd Floor, ITC Building, Tamuning.

I. Roll Call.
II. Approval of Minutes - GLUC Mtg. September 12, 2013
III. Old Business
A. Fourth Status Report – Younex Ent., Corp.; for previously approved conditional use permit for temporary workforce housing facility. (Okodu Village). [2009-56E]

Zone Change
B. Texas A&M Foundation (Sigua Highlands); **zone change** from A to PDD zone on portions of Lot Nos. 177-4-R2-R1, 177-4-R2-1 and 177-4-R2-1, Yona, Asan, Ordot-Chalan Pago. [2013-4A] **(Continuation – GLUC Mtg 9/12/2013)**

IV. New Business
Zone Variance
C. Texas A&M Foundation (Sigua Highlands); zone variance for height for a portion of Lot Nos. 177-4-R2-R1 and 177-4-R2-1 for proposed multi-family dwelling structures and commercial activities. Yona, Asan, Ordot-Chalan Pago. [2013-4B]

Zone Change
D. Joseph Chua, Rowena Tan & Harry Schnell, Jr.; request from A to M1 zone for proposed warehouse/office/storage space, related light industrial uses, on Lot 7-R1, Blk1, T221, Barrigada. [2011-74]
E. Hang Chieng Tan (Inarajan Garden House); request from A to R2 zone to allow multi-family uses, on Lot 91-1NEW, Inarajan. [2013-32]

Tentative Development Plan
E. SOFtnTek, Inc. (SkyDrenaline Zone) TDP for proposed vertical wind tunnel amusement attraction on portion of Lot 5051-2NEW-6NEW-R3, Tamuning. [2011-38B]

V. Miscellaneous Matters
VI. Adjournment

Funding for Agenda Item VI : this ad provided by the Applicants above.
Persons requiring special accommodations please call 649-5263 Ext. 376

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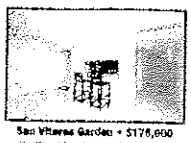

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TRISTAR Agility

Tristar Terminals Guam, Inc.

Request for Proposal

Invitation for bids from Qualified Contractors/Service Providers for the following project:

Refurbishment of three (3) 5.2 mile underground petroleum pipelines (24 inch X 2ea. and 16 inch X 1 ea.)

RFP No. TTGI 2013-07

Projects and contracts are for Tristar Terminals Guam, Inc. facilities at Agat and F-1 Berth Cabras Island.

Copies of the general scope of work may be picked up at the TTGI, Administration Office, Agat Terminal, Route 2A Santa Rita Industrial Drive, Agat, Guam 96915, or via email request to Leona Blas (lblas@tristar-guam.com), no later than 5:00PM, October 16, 2013. Please call (671)565-3303/2300 for directions and arrange access into the Agat Terminal Facility.

BABA CORPORATION

is looking for individuals who have great customer service skills with an outgoing and friendly personality to fill the following positions:

- **PURCHASING COORDINATOR** - Purchasing, retail and accounting experience; knowledge of purchasing policies, process and procedures; ability to negotiate; organized and can work independently.
- **RESERVATION STAFF** - Works closely with tour desk agents in receiving booking requests; Japanese, Korean and/or Chinese speaking preferred, but not necessary.
- **BARTENDER** - Responsible, energetic, outgoing, motivated and hard working individual. Experience preferred. Valid Health Certificate and ABC Card.

All jobs listed above require that the individual be able to work flexible hours and on weekends.

Interested applicants can apply in person at Baba Corp. in Tamuning, Monday through Friday, between 9:00 a.m.to 5:00 p.m. POLICE CLEARANCE REQUIRED. **No phone calls please.**

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JOB ANNOUNCEMENT FOR TEMPORARY POSITIONS

REF: 2013-110

01 PROJECT SUPERVISOR 1 YEAR EXPERIENCE 1 VACANCY $26.84 PER HOUR
Duties: Supervise, coordinates, and schedule the activities of construction workers. Read specifications such as blueprints to determine construction requirements and to plan procedures. Examine and inspect work progress, equipment and construction sites to verify safety and ensure that specifications are met. Record information such as personnel, production, and operational data on specified forms and reports. Assigns work to employees, based on materials and worker requirements of specified jobs.

07 CARPENTER 1 YEAR EXPERIENCE 14 VACANCIES $13.56 PER HOUR
Duties: Constructs, erects, installs and repairs structures and fixtures of wood, wallboard and plywood including framework. Uses carpenter's hand tools and power tools conforming to local building codes. Studies blueprints, sketches, and building plans for information pertaining to types of materials required such as lumber or fiberboard and dimensions of structure or fixture to be fabricated. Builds stairs and layout and install partitions and cabinet work.

07 CEMENT MASON 1 YEAR EXPERIENCE 7 VACANCIES $12.87 PER HOUR
Duties: Smoothes and finishes surfaces of poured concrete floors, walls, sidewalks or curbs to specified textures using hand tools and power tools including floats, trowels and screeds. Spreads soft concrete to specified depth and workable consistency using float to bring to water surface and produce soft topping. Levels, smoothes and shapes surfaces of freshly poured concrete using straightedge and float or power screed. Finishes concrete surface using power trowels or wets and rubs concrete with abrasive stone to impart finish. Removes rough or defective spots from concrete surfaces using power grinder or chisel and hammer and patches holes with fresh concrete or epoxy compound. Molds expansion joints and edges. May sprinkle colored stone chips, powdered steel or coloring powder on concrete to produce prescribed finish. May mix cement using hoe or concrete-mixing machine. May produce rough concrete surface using broom.

04 REINFORCING METAL WORKER 1 YEAR EXPERIENCE 4 VACANCIES $12.56 PER HOUR
Duties: Position and secures steel bars in concrete forms to reinforce concrete. Determine numbers, sizes, shapes and locations of reinforcing rods from blueprints, sketches, or oral instructions. Selects and places rods in forms and spacing, fastens them together using wire and pliers. Cuts bars to required.

BENEFITS: Round trip airfare for off-island hire, food & lodging @ $320/ mo., and local transportation to/from jobsite.

Classified News

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Classifieds

Rate is per line per day. Minimum 2 lines.
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CLASSIFIED

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1-3 Consecutive Days	$12.75
4 - 6 Consecutive Days	$11.00
7 - 9 Consecutive Days	$10.50
10 + Consecutive Days	$10.40
Non-Consecutive	$13.30

EMPLOYMENT

• Employment • Work Wanted
*Employment ads cannot be processed on Saturdays.

1-3 Consecutive Days	$13.60
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7 - 9 Consecutive Days	$11.60
10 + Consecutive Days	$10.80
Non-Consecutive	$14.20

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• For Sale/Commercial • For Sale/Residential
• Real Estate Wanted

1-3 Consecutive Days	$13.00
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7 - 9 Consecutive Days	$11.10
10 + Consecutive Days	$10.70
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Classified Packages

Package rates are consecutive run days. These rates don't apply to commercial customers. Please contact Customer Service at 472-1736.
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*Personal Items Below $500 in total value.
Price must be included in the ad to qualify.
3 Lines, 7 Days $21.05
$11.10 each additional line.

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*Personal Items Below $2,500 in total value.
Price must be included in the ad to qualify.
3 Lines, 7 Days $29.40
$11.10 each additional line.

INCREDIBLE DEALS

*Personal Items $2,501 and above in total value.
3 Lines, 7 Days $52.60
$11.10 each additional line.

WHEEL DEALS

• Automotive • Trucks • Bikes • Boats • Motorcycles
Conditions/Restrictions: One vehicle per ad
Ad format: Make, Model, Year.
3 Lines, 7 Days $51.00

YARD SALE

• Fundraising • Rummage • Yard Sale
Conditions/Restrictions: 2 Consecutive Days
Ad format: Village, Date, Time
Yard Sale: Private residence
Rummage: School or Non-profit organization
3 Lines, 2 Days $21.05

ROOMMATES

Conditions/Restrictions: *Roommate a person who shares a room or apartment with another or others.
3 Lines, 7 Days $51.00

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All classified ads are subject to the applicable rate card, copies of which are available from our Advertising Dept. All ads are subject to approval before publication. The Pacific Daily News/Pacific Sunday News reserves the right to edit, refuse, reject, classify or cancel any ad at any time. Errors must be reported in the first day of publication. The Pacific Daily News/Pacific Sunday News shall not be liable for any loss or expense that results from an error in or omission of an advertisement. No refunds for early cancellation of order.

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[redacted]
Ded 3bd/1ba New Reno, corner lot w/ fence $175k OA, 488-4866

Tamuning Pacific Twrs 2bd 1ba w/ amenities, 597k. Call 632-7096

Yigo Lots 4 Sale 1/2 acre $49,500 $2,500 DOWN 687-3936

[redacted]
ANIGUA/TAM APT $650/$600/$50
CALL 646-0510/11

[redacted]
DED 5Bd/2Ba Nice, corner, fenced, SEC 8 OK 777-4410

Ded/Tam/Yigo 1bd/2bd/3bd/4bd Sec8/Mil ok 727-6466 Lv Msg

Dededo 3bd/2ba $1,350 w/wir Tam 3bd/2ba $1,600 w/pw&wir Section 8 okay 482-2644 MCFB

Dededo 3BR Ironwood 1st Month Free Rent 633-4347

Dededo Villa Rosario 2bd 2ba military ok $950/m Call 632-7096

Maite Apt 3bd/1ba Reno, SEC 8 OK, wsh/dryr, 477-4259 787-5879

MANGILAO 2BR/1BA APART $695. CALL 888-17753720

Tam, Pac Twrs 2bd 1ba sec, grd, pool, $900/mo wiwir, 632-7096

Tamuning 2bd/1ba Apt Nr GPO $695/m 647-0868

Tamuning 3bd/1.5ba Apt Nr GPO $850/m 647-0868

TAMUNING STUDIO $400 CALL 477-2345 / 649-5593

Tumon San Vitores Twn Condo 3Bd/2Ba, Cntrl AC, 3rd Flr, w/ Ocean view $1,190. 777-8358

Upper Tum, Royal Grdns Tumon 4Bdrm 2.5Ba $1,600/m. 632-7096

Yigo 3bd/2ba hse $1,000 mo Upper Tumon 2bd/1ba $850 mo. Section8 ok 649-4663 PM/gt.

[redacted]
Ded single roomate, 1bdrm avail, shared 2bdrm hse tv, intrnt, pwr, wtr, AC $450. 989-4284/888-5622

Dededo Room w/Utility & cable, AC, Bed, Good Location $425 Call 632-7930

[redacted]
Cadillac Escalade 2008 39k miles, Excellent Condition, asking $38,000 Call 488-5111

Chevy 2003 Cargo or Passenger Van, Fair Cond. $1,000 OBO 686-8094 Frank / 472-0020 Buddy

Chevy Aveo 2008 Auto, Cold AC, Pwr, Clean inside/out, Good Cond, $4,900. Call 486-3822/685-2727

Ford F-150 XL 07 Silver, Excellent cond., AC, 5.4 5R Rhinocoat bedliner, 66k miles. $8.9k OBO. 777-0501

[redacted]
Ford F350 Lariat 2006 4x4 Diesel, Xclnt Cond., 50k miles $29k or BO John 777-7639

HONDA-CRV 2011 (opal sage) 7K mi., Mint, bkup snsr, alloy tires, $20k obo. 788-5801 leaving island

Infiniti I35 2002
Good Condition, Lthr, Int., 66k mi $6,500 Jeff @ 777-3023

Lexus ES350 2011
Silver, 20k Miles
$26,500 OBO 477-1940

Lexus RX400h '06 51k miles M Levinson Audio 2 DVD Mnrr $26.5k (nego) Call 687-4720

NISSAN ALTIMA 2009 2.5S AUTO, AC, 4DR, PWR WIN/LOCK $8,600 734-4070/488-4070

Nissan Xterra 2004 AT, AC, CD, FULLY Loaded, Great Condition $6,800 OBO, 486-9022/685-2727

Scion xB 2012 Fully Loaded/Black 20" wheels/Bluetooth $16,900.Call 649-5930 or email: hr@usgdc.com

Toyota Camry '94 AC, AT, Good Condition, Clean inside, $2,900 OBO Call 888-2767

Toyota Corolla 2009
AC, CD, Smoke Free, 61k mi $9,352 Call Line 777-9288

Toyota Corolla 2009
AC, CD, Smoke Free, 71k mi. $8,990 Call Lew 777-9288

[redacted]
Toyota Corolla LE 2008, Silve Excellent cond., cold AC, 27k miles, $11.5k OBO. Call 777-05

Toyota Tacoma 2006 4x4 SSver, 4dr, 55,000 Miles $18,000 OBO 788-2479

Toyota Tundra '10 CrewMax Loaded, NewTires, MP3/DD/D Blue Tooth, 320KOBO, 727-25

[redacted]
Kirby Vacuum $600.00 OBO Like new, documents includ., pa + access. Dan 477-2068/472-23

Dell Latitude X1 laptop 12" scree Win XP, MS Office Pro, lots of xtras $475 OBO 687-1028 Marc

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GUAM LAND USE COMMISSION
Department of Land Management
ITC Building, Third Floor, Tamuning, GU
P.O. Box 2950, Hagåtña, Guam 96932
Telephone: (671) 649-5263 • Facsimile: (671) 649-5383

AGENDA

A Regular Meeting of the Guam Land Use Commission will be held on Thursday, October 10, 2013 at 1:30 p.m. at the Department of Land Management Conference Room, 590 S. Marine Corps Drive, 3rd Floor, ITC Building, Tamuning.

I. Roll Call.
II. Approval of Minutes - GLUC Mtg. September 12, 2013
III. Old Business
A. Fourth Status Report – Younex Ent., Corp.; for previously approved conditional use permit for temporary workforce housing facility. (Okodu Village). [2009-56E]

Zone Change
B. Texas A&M Foundation (Sigua Highlands); **zone change** from A to PDD zone on portions of Lot Nos. 177-4-R2-R1, 177-4-R2-1 and 177-4-R2-1, Yona, Asan, Ordot-Chalan Pago. [2013-4A] **(Continuation – GLUC Mtg 9/12/2013)**
IV. New Business

Zone Variance
C. Texas A&M Foundation (Sigua Highlands); zone variance for height for a portion of Lot Nos. 177-4-R2-R1 and 177-4-R2-1 for proposed multi-family dwelling structures and commercial activities. Yona, Asan, Ordot-Chalan Pago. [2013-4B]

Zone Change
D. Joseph Chua, Rowena Tan & Harry Schnell, Jr.; request from A to M1 zone for proposed warehouse/office/storage space, related light industrial uses, on Lot 7-R1, Blk1, T221, Barrigada. [2011-74]
E. Hang Chiang Tan (Inarajan Garden House); request from A to R2 zone to allow multi-family uses, on Lot 91-1NEW, Inarajan. [2013-32]

Tentative Development Plan
E. SOFinTek, Inc. (SkyDrenaline Zone) TDP for proposed vertical wind tunnel amusement attraction on portion of Lot 5051-2NEW-6NEW-R3, Tamuning. [2011-38E]
V. Miscellaneous Matters
VI. Adjournment

Funding Source for this ad provided by the Applicants above.
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Acting Chairman John Z. Arroyo
Commissioner Conchita D. Bathan
Commissioner (Pending)
Commissioner Roland S. Certeza

Commissioner Andrew C. Park
Commissioner Tricee P. Limtiaco
Commissioner Victor F. Cruz

David V. Camacho, Acting Executive Secretary
Vacant, Assistant Attorney General

AGENDA - Disposition

Regular Meeting
Thursday, October 10, 2013, 1:30 p.m.

Department of Land Management Conference Room
590 S. Marine Corps Drive, 3rd Floor, ITC Building, Tamuning

I. Notation of Attendance [X] Quorum 1:42 PM [ ] No Quorum

(Present were: Acting Chairman John Arroyo, Commissioners Tricee Limtiaco, Conchita Bathan, Andrew Park and Victor Cruz; Acting Executive Secretary Paul Santos, Chief Planner Marvin Aguilar, Case Planners Frank Taitano, Celine Cruz and Penmer Gulac)

II. Approval of Minutes

- GLUC Regular Meeting of September 12, 2013

(Motion to approve the Minutes of September 12, 2013 was passed unanimously subject to correction of minor typographical errors. 5 – ayes, 0 – nay)

III. Old or Unfinished Business

Status Report

A. **Fourth Status Report** for a previously approved conditional use permit for Younex Enterprises Corporation (Okodu Village) temporary workforce housing facility under Application 2009-56E. (Continuation – GLUC meeting of 9/12/2013).
Case Planner: Frank Taitano
(Chairman Arroyo stated that more discussion was needed among the Commissioners; no action was taken at this time and will "pick" this up at a later time.)

Zone Change

B. The Applicant, Texas A&M Foundation represented by Duenas, Camacho & Associates and Daniel Swavely; request for a **zone change** from "A" (Rural) to "PDD" (Planned Development District) zone on Lot Nos. 177-4-R2-1; 177-4-R2-R1 and Lot 177-4-R2-1, in the Municipalities of Yona, Asan and Ordot-Chalan Pago. Application No. 2013-04A (Continuation – GLUC meeting of 9/12/2013).
Case Planners: Frank Taitano and Celine Cruz
(The motion to approve Application No. 2013-04A zone change from "A" to "PDD" for Lot nos. 177-4-R2-5 (Sigua Town Center), 177-4-R2-2 (Lonfit), 177-4-R2-6 (Sigua Heights), 177-4-R2-1-1 (Batea) and Lot 177-4-R2-1-R1 (Pulantat) was approved unanimously subject to the following conditions:

1. These thresholds, [redacted]e conditions within each of the five (5) parcels [redacted]all adhere to certain general, but critical standards, [redacted]ndards that are in-line pursuant to the curre[redacted]w future planned development regulations and in particular Subsections (A) thru (H);
2. Criteria number 2 – that all parcels addressed certain footprint development schemes that would meet both 70% open space which includes the conservation areas and 30% footprint requirement and apply to the variety of land uses within each parcel.
3. That the applicant revise its plan and submit to the Chief Planner specifically for the Pulantat (177-4-R2-1-R1) which in its current plans submitted to the Commission has a footprint of 33% rather than 30%. That this plan be submitted to the Chief Planner within no less than 30 days from day of hearing.
4. With respect to infrastructure:
   a. With respect to water, wastewater and power infrastructure systems improvements required for the issuance of a building permit, the owner of each project, as indicated on the building permit application, shall be solely responsible to comply with conditions set forth in the attached position statements specifically issued by GWA and GPA;
   b. With respect to road and traffic related improvements required for the issuance of a building permit, the wonder of each project as indicated on the building permit application shall be solely responsible to comply with conditions set forth in the position statement issued by DPW;
   c. Project Owner for first project shall pave with asphaltic concrete or concrete the 225-foot long unpaved portion of the road connection between Pulantat and the Leo Palace access road as part of the initial development project, subject to the approval of the Director of DPW. Although the government shall bear the pre-requisite responsibility for securing government ownership or easement of the portion to be paved for this improvement that the owner shall work with DLM and DPW to identify the ownership of such property;
5. Environmental Protection requirements:
   a. With respect to environmental protection requirements for the issuance of a building permit the owner of each project as indicated on the building permit application shall be solely responsible to comply with the conditions and requirements set forth in the attached position statements issued the by the Guam EPA and Bureau of Statistics and Plans, and the attached revised position statement as issued by the Department of Agriculture.

6. Historical and Archeological requirements for the issuance of a building permit, the owner of each as indicated on the building permit application shall be solely responsible to comply with the conditions and requirements set forth in the attached (1) summary of meeting in response to DPR position statement January 31, 2013; (2) the attached August 21, 2013 letter entitled "Acknowledgement of Letter" dated March 16, 2013 regarding the summary of meeting in response in DPR position statement dated 1/31/2013 from the Director of Parks and Recreations.
7. Maximum number of residential units per parcel and maximum building height per parcel:
   a. Lot 177-4-R2-5 (Sigua Town Center) maximum density of 925 units; additionally the maximum height shall not exceed 25 stories (or 250 feet for two structures only); 3 stories for one town center structure, and 3 to 8 stories for multiple residential structures not to exceed 80 feet;
   b. Lot 177-4-R2-2 (Lonfit) maximum number of residential units per parcel shall not exceed 925 units; the height shall not exceed 15 stories (or 150 feet);
   c. Lot 177-4-R2-6 (Sigua Heights) the density shall not exceed 1,300 units; each building shall not exceed 15 stories (or 150 feet);
   d. Lot 177-4-R2-1-1 (Batea) the maximum number of density shall not exceed 925 units; and each building shall not exceed 15 stories (or 150-feet each); and,
   e. Lot 177-4-R2-1-R1 (Pulantat) the maximum number of density shall not exceed 925 units; and each building shall not exceed 15 stores (or 150-feet in height).
8. Notifications:
   a. The owner of each project shall notify, in writing, the Mayors of the villages of Yona, Chalan Pago-Ordot and Asan-Maina upon initiation of the design of improvements for each development project. In addition, as a courtesy, the Mayors shall be notified in writing upon initiation of construction of those improvements. A copy of this notification shall provided to the Chief Planner of the Department of Land Management and the Guam Land Use Commission; and,
   b. The property owner for each parcel shall submit a status report in letter form to the Chief Planner of the Department of Land Management regarding on-going and proposed development. Such annual report shall be submitted no later than March 30 of each year for the preceding calendar year.

9. For Lot 177-4-R2-5 (Sigua Town Center) –

   a. The Sigua Town Center PDD is permitted to increase its commercial area to an aggregate total of 180,000 square feet within the same footprint of development for Sigua Town Center per the revised Sigua Town Center land use plan as submitted by the applicant;
   b. The Sigua Town Center PDD shall set aside 50 rather than 35 acres for public facilities which may include educational facilities, fire station, satellite police station, museum or other public facilities approved by the Governor. To the maximum extent possible the 50 acres shall be located within the same footprint of development for Sigua Town Center as originally proposed and as submitted to the Commission as of date of this hearing;
   c. Notwithstanding other projects which may be planned as a result to responding to market demand on Guam, the 250 minimum density affordable housing for the elderly project shall be developed at Sigua Town Center parcel at the location noted in the revised Sigua Town Center land use plan as submitted to the Commission as of date of this hearing.

10. For Lots 177-4-R2-2 (Lonfit), 177-4-R2-6 (Sigua Heights), 177-4-R2-1-1 (Batea) and 177-4-R2-1-R1 (Pulantat) – those parcels shall be rezoned to Planned Development District on the basis of the land use plans in Application No. 2013-04A except that up to two acres shall be included in each parcel for commercial/public uses. The two acres for commercial/public uses shall be located within the proposed development footprint for each parcel at a location to be determined by the property owner which is convenient for residents and serves the purposes for which such commercial/public institutional uses are intended.

(Commission approves motion as stated unanimously; 5 – ayes , 0 – nay)

IV. New Business

Zone Variance

C. The Applicant, Texas A&M Foundation represented by Duenas, Camacho & Associates and Daniel Swavely; request for a zone variance for height for two proposed buildings ranging from 15 to 25 feet for a portion of Lot 177-4-R2-R1 (Lonfit and Sigua Heights parcels) and Lot 177-4-R2-1 (Batea/Pulantat parcels), in the Municipalities of Yona, Asan and Ordot-Chalan Pago. Application No. 2013-4B.
(In light of the zone change to PDD to include height for Application 2013-04A, Application 2013-04B is moot)

Zone Change

D. The Applicants, Joseph Chua, Rowena Tan and Harry P. Schnell Jr. represented by Harry D. Gutierrez; request for a zone change from "A" (Rural) to "M1" (Light Industrial) zone for a proposed warehouse, office, storage for construction materials and equipment, and rental storage units, on Lot No. 7-R1, Block 1, Tract 221, in the Municipality of Barrigada. Application No. 2011-74.
Case Planner: Penmer Gulac
(Motion to approve the zone change request to "M1" was approved unanimously by the Commission subject to adherence of the requirements/conditions as stated in the official ARC position statements; 5 – ayes, 0 – nay.)

E. The Applicant, Hang Chieng Tan (Inarajan Garden House) represented by Harry D. Gutierrez; request for a zone change from "A" (Rural) to "R2" (Multi-Family Dwelling) zone to allow multi-family uses for affordable rentals and short/long term transient accommodations, on Lot No. 91-1NEW, in the Municipality of Inarajan. Application No. 2013-32.
Case Planner: Penmer Gulac
(Motion to approve the zone change request to "R2" was approved unanimously by the Commission subject to adherence of the requirements/conditions as stated in the official ARC position states; 5 – ayes, 0 – nay)

Tentative Development Plan

F. The Applicant, SOFInTek, Inc., (SkyDrenaline Zone) represented by W.B. Flores & Associates; request for a tentative development plan for a proposed vertical wind tunnel amusement attraction on a portion of Lot 5051-2NEW-6NEW-R3, in the Municipality of Tamuning, in an "H" (Hotel/Resort) zone. Application No. 2011-38B.
Case Planner: Celine Cruz
(Acting Chairman Arroyo stated that there were a few issues that the Commission needed to resolve with respect to the Tagada approval (NOA); the proposed project on the site may have an effect on a condition contained with the NOA. It was the order of the Chairman to continue the hearing of this application until after the Commission has had some time to further discuss with the Chief Planner and Tagada on the issues that are affecting the notice of approval of Tagada.

V. **Miscellaneous Matters** (None)

VI. **Adjournment** (Meeting was adjourned at 5:30 p.m.)

File for Record is Instrument No. 860302

On the Year 14 Month 01 Day 06 Time 11:48.

Recording Fee DE-OFFICIO Receipt No.

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ORIGINAL

GUAM LAND USE COMMISSION
REGULAR MEETING MINUTES

Department of Land Management Conference Room
ITC Building, Tamuning

Thursday, October 10, 2013
1:42 p.m. to 5:30 p.m.

Attachment 8

GUAM LAND USE COMMISSION
Thursday, October 10, 2013
Regular Meeting

Department of Land Management Conference Room
ITC Building, Tamuning

MEMBERS PRESENT:

Mr. John Arroyo, Acting Chairman/Vice Chairman

Ms. Conchita Bathan, Commissioner

Mr. Andrew Park, Commissioner

Ms. Beatrice "Tricee" Limtiaco, Commissioner

Mr. Victor Cruz, Commissioner

Mr. Paul Santos, Acting Executive Secretary

Legal Counsel – Vacant

Attendance Sheet

Department of Land Management Conference Room
590 S. Marine Corps Drive, 3rd Floor, ITC Building, Tamuning

Date of Meeting: Thurs., October 10, 2013

Time of Meeting: 1:42pm

	GLUC		GSPC
X	Regular		Regular
X	Special		Special
✓	Quorum		Quorum
	No-Quorum		No-Quorum

COMMISSION MEMBERS	SIGNATURE
John Z. Arroyo, Acting Chairman	
Conchita D. Bathan, Commissioner	
Roland S. Certeza, Commissioner	
Andrew C. Park, Commissioner	
Beatrice "Tricee" P. Limtiaco, Commissioner	
Victor F. Cruz, Commissioner	
Lawrence S. Rivera, Commissioner	Pending reconfirmation

Paul Santos
~~David Camacho~~
Acting Executive Secretary

Vacant
Legal Counsel, Assistant Attorney General

Marvin Q. Aguilar, Guam Chief Planner

Frank Taitano, Case Planner

Penmer Gulac, Case Planner

Joseph I. Cruz, Case Planner

Celine Cruz, Case Planner

Mario Garcia, Case Planner

Joseph Guevara
Chief Bldg. Inspection Administrator (DPW)

Cristina Gutierrez, WPS II

ADJOURNMENT: 5:30pm

Speakers Sign-In Record

Location: DLM Conference Room, 3rd Floor ITC Building
590 S. Marine Corps Drive, Tamuning

X	GLUC	X	Regular	Date:	Thurs., October 10, 2013
	GSPC		Special	Time:	1:42pm
✓	Quorum		No Quorum	Adjournment:	5:30pm

(THIS RECORD WILL BE USED IN THE TRANSCRIPTION OF THE GLUC/GSPC MINUTES. PLEASE PROVIDE YOUR FULL NAME AND WHO YOU REPRESENT, I.E., ITEM ON AGENDA.)

Print Name	Applicant or Representative	Telephone No.
TIM OHNO	APPLICANT SOFINTEK INC	488-6340
ED CAMACHO	APPLICANT SOFINTEK INC	
EDDY REYES	Rep - YEC	777-1144
~~[illegible]~~		
DAN SWAVELY	SH	688-8029
ANGEL MARQUEZ	GEPA	300-4796
GREG HARTKOPF	Pacific Place	687-1763
GREGG KOBANKE	Pacific Place	477-5266
STEVE PALOMERO	THE WESTIN RESORT GUAM	647-0958
TOSHI DOI	THE WESTIN RESORT GUAM	647-0960
Mark Day	Yagada Guam	787-1030
Art DeOro	Public	688-4262

GLUC Form 20 - GLUC Speaker Log Record Form

Public Attendance Record

Location: Department of Land Management Conference Room
590 S. Marine Corps Drive, 3rd Floor, ITC Building, Tamuning

X	GLUC	X	Regular	Date:	Thurs., October 10, 2013
	GSPC		Special	Time:	1:42pm
✓	Quorum		No Quorum	Adjournment:	5:30pm

Print Name	Please specify application	Telephone No.
John Duenas	Sigua	7774445
Claudine Camacho	"	
Karen Charfauros		
GREG SAB[illegible]	SOFIntec	4867781

GLUC Form 21 - GLUC Public Attendance Record Form - APRIL 2010

Commissioner Conchita D. Bathan
Commissioner (R[illegible]ng)
Commissioner Roland S. Certeza

Commissioner Andrew C. Park
Commissioner Tricee P. Limtiaco
Commissioner Victor F. Cruz

David V. Camacho, Acting Executive Secretary
Vacant, Assistant Attorney General

AGENDA - Revised

Regular Meeting
Thursday, October 10, 2013, 1:30 p.m.

Department of Land Management Conference Room
590 S. Marine Corps Drive, 3rd Floor, ITC Building, Tamuning

I. Notation of Attendance [ ] Quorum [ ] No Quorum

II. Approval of Minutes

- GLUC Regular Meeting of September 12, 2013

III. Old or Unfinished Business

Status Report

A. **Fourth Status Report** for a previously approved conditional use permit for Younex Enterprises Corporation (Okodu Village) temporary workforce housing facility under Application 2009-56E. (Continuation – GLUC meeting of 9/12/2013).
Case Planner: Frank Taitano

Zone Change

B. The Applicant, Texas A&M Foundation represented by Duenas, Camacho & Associates and Daniel Swavely; request for a **zone change** from "A" (Rural) to "PDD" (Planned Development District) zone on Lot Nos. 177-4-R2-1; 177-4-R2-R1 and Lot 177-4-R2-1, in the Municipalities of Yona, Asan and Ordot-Chalan Pago. Application No. 2013-04A (Continuation – GLUC meeting of 9/12/2013).
Case Planners: Frank Taitano and Celine Cruz

IV. New Business

Zone Variance

C. The Applicant, Texas A&M Foundation represented by Duenas, Camacho & Associates and Daniel Swavely; request for a zone variance for height for two proposed buildings ranging from 15 to 25 feet for a portion of Lot 177-4-R2-R1 (Longfit and Sigua Heights parcels) and Lot 177-4-R2-1 (Batea/Pulantat parcels), in the Municipalities of Yona, Asan and Ordot-Chalan Pago. Application No. 2013-4B.

Zone Change

D. The Applicants, Joseph Chua, Rowena Tan and Harry P. Schnell Jr. represented by Harry D. Gutierrez; request for a zone change from "A" (Rural) to "M1" (Light Industrial) zone for a proposed warehouse, office, storage for construction materials and equipment, and rental storage units, on Lot No. 7-R1, Block 1, Tract 221, in the Municipality of Barrigada. Application No. 2011-74.
Case Planner: Penmer Gulac

E. The Applicant, Hang Chieng Tan (Inarajan Garden House) represented by Harry D. Gutierrez; request for a zone change from "A" (Rural) to "R2" (Multi-Family Dwelling) zone to allow multi-family uses for affordable rentals and short/long term transient accommodations, on Lot No. 91-1NEW, in the Municipality of Inarajan. Application No. 2013-32.
Case Planner: Penmer Gulac

Tentative Development Plan

F. The Applicant, SOFInTek, Inc., (SkyDrenaline Zone) represented by W.B. Flores & Associates; request for a tentative development plan for a proposed vertical wind tunnel amusement attraction on a portion of Lot 5051-2NEW-6NEW-R3, in the Municipality of Tamuning, in an "H" (Hotel/Resort) zone. Application No. 2011-38B.
Case Planner: Celine Cruz

V. Miscellaneous Matters

VI. Adjournment

Acting Chairman Arroyo motion has been moved and seconded. Any discussion?

Commissioner Limtiaco Mr. Chair we do have a letter from I guess some of the residents opposing this application. I just want to address for the record, a couple of the Chief's reasons that some of the nearby residents are complaining. From what I gather reading this opposition letter these residents are objecting to spot zoning. Specifically that they would not like the Commission to spot zone this particular parcel to have more industry in this area in which they live. My point here is that the Chief Planner had included this in his report that this area unfortunately, is right under the flight path of the airplanes. I think that as our only international airport on Guam, our only airport on Guam where they have more air traffic rather than less air traffic that things are going to be bigger. Unfortunately, that situation to going to make this area even more right for possible accidents, noise related to the airlines (to the flights rather). So in this case I don't believe that we are about to do or what Mr. Park had motioned to approve this application is considered spot zoning. I think it that it is more of a (undecipherable) planning of what this area should be and what is the best and highest use of this area because we don't have an updated master use plan, and I would be remiss not to point that out in this meeting. So with that, I just wanted to point that out and share by thoughts.

Commissioner Park thank you for Commissioner Limtiaco's excellent comment. Actually, that was my opinion too.

Acting Chairman Arroyo great ... great to have it on the record. All in favor please say "aye" **[Acting Chair Arroyo, Commissioners Park, Limtiaco, Bathan and Cruz]** and those oppose say "nay."

(Motion passes; 5 ayes, 0 – nay)

Zone Change

E. The Applicant, Hang Chieng Tan (Inarajan Garden House) represented by Harry D. Gutierrez; request for zone change from "A" (Rural) to "R2" (Multi-Family Dwelling) zone to allow for multi-family uses for affordable rentals and short/long term transient accommodations on Lot No. 91-1NEW, in the municipality of Inarajan under Application No. 2013-32.
Case Planner: Penmer Gulac

Penmer Gulac Mr. Chairman and Commissioners; basically this application is going before the Commission to legalize the uses that are existing already on the property from agricultural to multi-family dwelling uses. As stated by the Chief Planner it is going to be for affordable rentals and long/short transient accommodations. It is located in the beautiful village of Inarajan and the area is fully developed with all infrastructures in place.

(Mr. Gulac continues with the summarization of the staff report to include the public hearing results, staff analyses/discussion, recommendation and conditions.)

(Attachment E – Staff Report dated September 30, 2013)

Acting Chairman Arroyo questions for staff?

Commissioner Bathan I have a question. On your report there were two previous actions that was in 1982 approved conditional use permit and March 22, 1989 for conditional use permit and variance for use as a dormitory. If this application gets approved today what happens to those previous actions? Are they replaced or not in affect anymore?

Marvin Aguilar it is superseded by this action.

Commissioner Cruz at this time my question is normally other action that goes before we also ask if there is a resolution from the Municipal Planning Council. And somehow, although I understand that the Mayor did testify supporting it. I know where this project is and I've seen it and everything and have no objection. The only thing is that we normally did ask something from the Mayor's Council resolution. Is there anything from the Mayor other than her public testimony?

Penmer Gulac (Case Planner) she made it official that as the Mayor that she supports the application with no objection. And there were no objections from the agencies.

(There was a brief discussion amongst the Commissioners regarding conditions on this zone change application.)

Commissioner Park if we require a Municipal Council's resolution we may decide at the next meeting.

Commissioner Limtiaco does Inarajan have an MPC?

Penmer Gulac yes they do Commissioner.

Commissioner Park I agree with Commissioner Cruz that we usually require that resolution, and we would like to proceed with the condition, but unfortunately we cannot put any condition in zone change.

Commissioner Cruz I understand. That's just so called FYI.

Acting Chairman Arroyo so any other questions of the staff? (None)

Harry Gutierrez I think the Chief Planner has explained everything efficiently. I was called into this to verify the zoning on this property and through a thorough research they have been issued an R2 license to operate apartments/hotel for the last 14 years. And everybody took upon themselves that it is an R2 and after doing a thorough research with the planners we found out that it's not. So, we just wanted to make it legal. The owner right now has upgraded everything to put the ADA requirements and put in additional parking stalls to meet the 29-units; we have more than enough parking stalls.

Acting Chairman Arroyo any questions?

Commissioner Cruz no questions.

Acting Chairman Arroyo I'd like to open it up for public comment. Is there anyone present who would like to say anything with respect to this application?

(Public Comment – none noted; Acting Chair Arroyo closed public comment period)

Commissioner Bathan I move to approve Application No. 2013-32 for a request for zone change from agriculture to R2 multi-family dwelling to allow multi-family uses for affordable rentals and short/long term transient accommodations on Lot No. 91-1NEW in the municipality of Inarajan subject to staff conditions and ARC position statements.

Acting Chairman Arroyo I have a motion can I get a second. **(Motion is seconded by Commissioner Cruz)** Discussion?

Commissioner Bathan this is the right thing to do to change the zoning from "A" to "R2" since the project has already been in existence.

Commissioner Park as Commissioner Cruz mentioned about the municipality resolution. I think as we don't have any opposition from the public comment period and then we did not notice any objection opposing in the public hearing so I think we can maybe proceed.

Acting Chairman Arroyo any other discussion? (None) All in favor say "aye" **[Acting Chairman Arroyo, Commissioners Bathan, Cruz, Limtiaco and Park]** and those oppose say "nay."

(Motion passes; 5 ayes, 0 nay)

Marvin Aguilar reads the next agenda item –

Tentative Development Plan

F. The Applicant, SOFInTek, Inc., (SkyDrenaline Zone) represented by W.B. Flores & Associates; request for a tentative development plan approval for a proposed vertical wind tunnel amusement attraction on a portion of Lot 5051-2NEW-6NEW-R3, in the Municipality of Tamuning, in an "H" (Hotel/Resort) zone, under Application No. 2011-38B.
Case Planner: Celine Cruz

Celine Cruz I would like for the record provide clarification; the date the application was accepted was June 25, 2013 and it was heard by the ARC on July 18, 2013. (Ms. Cruz continues with the summarization of the staff report to include the purpose, facts, staff analysis/discussion, and recommendation/conditions.

(Attachment F – Staff Report dated September 23, 2013 and Attachment F-1 Supplemental Staff Report dated October 9, 2013.)

(Commission pauses to review the Supplemental Staff report that was given just prior to the beginning of today's hearing.)

Acting Chairman Arroyo questions of the staff?

Commissioner Park I remember that we approved Tagada before which includes the lot in this application. So will be the amendment or whether the first application or the current application has to be amended before we entertain this application. Would you clarify please.

The regular meeting of the Guam ... was adjourned at 5:35 p.m.

Approved by:

John Z. Arroyo, Acting Chairman
Guam Land Use Commission

Date approved: 11.14.13

Transcribed by:

Cristina Gutierrez, WPS II (Pro Tem)
DLM, Planning Division

(Space above for Recordation)

IMPORTANT NOTICE - READ CAREFULLY

"Pursuant to Section 5 of Executive Order 96-26, the applicant must apply for and receive a building or grading permit for the approved GLUC/GSPC project within one (1) year of the date of Recordation of this Notice of Action, otherwise, the approval of the project as granted by the Commission shall expire. This requirement shall not apply for application for Zone Change*."**

GUAM LAND USE COMMISSION

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

NOTICE OF ACTION

December 6, 2013
Date

To: **Inarajan Garden House**
& Hang Chieng Tan
Represented by Harry D. Gutierrez
c/o #119 Gutierrez Way
Agana Heights, Guam 96910

Application No. 2013-32

The Guam Land Use Commission, at its meeting on: **October 10, 2013**.

____/ Approved ____/ Disapproved **XX / Approved with No Conditions**

____/ Tabled

Your request for a **Zone Change for Lot 91-1New, from "A" (Agricultural) to "R-2" (Multi-Family Dwelling) Zone, in the Municipality of Inarajan,**

Attachment 9

Application No. 2013-32

ZONING

__XX__/ Zone Change***

_____/ Conditional Use Permit

_____/ Zone Variance

[ ] Height [ ] Use
[ ] Density [ ] Other (Specify)
[ ] Setback

_____/ TENTATIVE DEVELOPMENT PLAN

SUBDIVISION

____/ Tentative

___/ Final

___/ Extension of Time

___/ PL 28-126, SECTION 1(A)

NOTE ON ZONE CHANGE

***Approval by the Guam Land Use Commission of a ZONE CHANGE DOES NOT CONSTITUTE FINAL APPROVAL but rather a recommendation to the Governor for his approval. Applicant shall be notified upon action taken by the Governor. [Reference 21 GCA (Real Property), Chapter 61(Zoning Law), Section 61634 (Decision by the Commission).]

SEASHORE

___/ Wetland Permit

____/ Seashore Clearance

HORIZONTAL PROPERTY REGIME

___/ Preliminary

___/ Final

___/ Supplementary (Specify)

MISCELLANEOUS

___/ Determination of Policy and/or Definitions

___/ Other (Specify)

APPLICATION DESCRIPTION:

The Applicants, Inarajan Garden House & Hang Chieng Tan, Represented by Harry D. Gutierrez, request for a Zone Change from "A" (Agriculture) to "R-2" (Multi-Family Dwelling) Zone in order to allow multi-family uses for affordable rentals and for short/long transient accommodation on Lot 91-1New, Tract 221, in the Municipality of Inarajan.

COMMISSION DECISION:

The Guam Land Use Commission **APPROVED** the Applicants request without Conditions.

Marvin Q. Aguilar
Guam Chief Planner

4/5/2014
Date

John Z. Arroyo
Acting Chairman
Guam Land Use Commission

2/5/2014
Date

Case Planner: Penmer c. Gulac
Attachment(s): Staff Report ; GLUC Meeting, October 10, 2013

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

Application No. 2013-32

==========

CERTIFICATION OF UNDERSTANDING

I/We, _____/ Harry D. Gutierrez, Rep
(Applicant [Please print name]) (Representative [Please print name])

Understand that pursuant to Section 5 of Executive Order 96-26, that a building or grading permit must be obtained for the approved GLUC/GSPC project within one (1) year of the date of recordation of this Notice of Action, otherwise, the approval of the project as granted by the Commission shall expire.

The Commission may grant two (2) one-year extensions of the above approval period at the time of initial approval.

This requirement shall not apply for application for a Zone Change***

I/We, further **AGREE** and **ACCEPT** the conditions above as a part of the Notice of Action and further **AGREE TO ANY AND ALL CONDITIONS** made a part of and attached to this Notice of Action as mandated by the approval from the Guam Land Use Commission or from the Guam Seashore Protection Commission.

Signature of Applicant	Date	Signature of Representative	Date
			2-12-14

==========

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

Applicant(s)	Date	Representative	Date
			3-14-14

Reference No: **Application 2013-32**

To: Director, Department of Land Management
Director, Department of Public Works

Upon review of the decision of the GLUC to approve the zone change and in accordance with Title 21 GCA §61634, I hereby indicate my decision below on the proposed change, and any changes approved shall be endorsed and delineated upon the zoning map, and shall constitute an amendment to such map pursuant to Title 21 GCA §61630. **PERMITS SHALL NOT BE ISSUED UNTIL THE AMENDMENT TO THE MAP HAS BEEN MADE.**

[√] **APPROVED IN WHOLE**

[ ] **APPROVED IN PART**

[ ] **DISAPPROVED**

MAR 1 0 2014

EDDIE BAZA CALVO **Date**
Governor of Guam

DECISION GRANTING ZONE CHANGE
(with findings)

Guam Land Use Commission

WHEREAS, the following decision of the Guam Land Use Commission is made in accordance with 21 GCA §61630, now therefore;

WHEREAS, prior to consideration of the application by the Guam Land Use Commission, a hearing on the Zone Change was held on the **30th** day of **July 2013**, in the Municipal District of **Inarajan`** where the property to be rezoned was located pursuant to Title 21GCA §61633.

WHEREAS, notice of the time and place of the hearing was published in a newspaper of general circulation on the **20th** day of **July** , **2013** as evidenced by affidavit by an affidavit of publication attached as **Exhibit A**.

WHEREAS, notice was mailed to the Mayor of the Municipal district concerned and to those landowners owning land within 500 feet of the property where the property to be rezoned is located as evidenced by the affidavit of mailing attached as **Exhibit B**.

BE IT RESOLVED, that on the **10th** day of **October**, **2013**, a hearing of the Guam Land Use Commission (GLUC) was held in accordance with notices duly issued to consider the application of : **Inarajan Garden House & Hang Chieng Tan, (Lot 91-1New) ,** for a **Zone Change of the aforementioned lot in the Municipality of Inarajan.**

A quorum of the Commission was present. In attendance were:

1. **Mr. John Z. Arroyo, Chairperson, Acting**
2. **Mr. Victor F. Cruz, Commissioner**
3. **Ms. Conchita D. Bathan, Commissioner**
4. **Mr. Andrew Park, Commissioner**
5. **Ms. Tricee P. Limtiaco, Commissioner**

Appearing for the applicant was: **Mr. Harry D. Gutierrez, Consultant/Representative**

Also appearing and testifying on the above project was:
none in favor/against

After considering all the statements and testimony presented by interested parties the GLUC finds that the application for zone change is granted on the following grounds: (Note: All three (3) sections should be answered.)

(A) Public Necessity: The following facts support a finding that public necessity justifies the zone change.

We, the Commission, find and agree to the zone change of the lot and existing multi-family /residential type development on the property with amenities will accommodate a growing island population for housing accommodations, and the anticipated military build up to support housing requirements in the next few years and beyond. There will be a demand for more housing for locals and transient residents. The Commission finds, the existing development will be beneficial in providing needed additional public housing for our island community;

(B). Public Convenience: The following facts support a finding that public convenience justifies the zone change.

We the Commission, find, that the zone change of the lot with the existing residential units would be consistent with the current land uses in the immediate area. The location is along a major roadway (Route No. 4) Chalan Kanton Tasi, and easily accessible and will provide public convenience for the need of additional public housing for the southern areas and to the general public population. It is near schools and public facilities in the southern area;

(C). General Welfare: The following facts support a finding that general welfare justifies the zone change.

We, the Commission, find the zone change of the lot will protect the general public, the immediate surroundings and properties by being consistent for residential accommodations and related activities that is on-going at the present time and for future requirements of the community for additional public housing of the our growing community. The applicant/company will continue to employ residents and contribute to the economic tax base. The owners will ensure that all permitting requirements and conditions of the land use commission and all government agencies requirements are adhered to as well as to minimizing impacts to the immediate surroundings and to the general public and specially to our environment and the seashore area.

We, the Commission, further find that the rezoning this lot is best suited for residential type accommodations, currently existing facilities, and related type uses permitted by the zoning law.

The members, after due consideration voted to approve the application. The vote of the members was as follows:

5 Ayes 0 Nays 0 Abstentions

This decision was adopted this 10th day of October, 2013, and shall be submitted to the Governor for final approval pursuant to Title 21 GCA §61634.

John Z. Arroyo
Acting Chairman
Guam Land Use Commission

AFFIDAVIT OF PUBLICATION

I, the undersigned do hereby depose and state that:

1. I am an employee of the Department of Land Management, Government of Guam, and I am not an interested party in the above-entitled matter.

2. I have personal knowledge of all the facts herein.

3. I am competent to testify to the matters stated herein and would so testify in any hearing concerning this matter.

4. On **July 3rd, 2013**, I submitted the Official Memorandum (attached as **Attachment A**) from the Guam Chief Planner to the Pacific Daily News, Hagåtña, Guam, a request to publish the 2x2 legal notice to appear on July 20th, 2013, for Application No. 2013-32 (Inarajan Garden House) to be heard on July 30th, 2013, at the Inarajan Mayor's Office. Proof of advertisement is attached as **Attachment B**)

5. This Affidavit is executed as proof of the compliance with 21 G.C.A §61633 (Hearing Date-Notice).

IN WITNESS WHEREOF, I hereby affix my signature this 5th day of March, 2014.

PATRICIA A. MUNA
Administrative Assistant

Island of Guam)
) ss:
City of Tamuning)

Subscribed and sworn to before me this 5th day of MARCH, 2014.

Notary

THERESE A. YBARRA
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: December 03, 2016
ITC Bldg. Suite 511, 590 South Marine Corps Dr.
Tamuning, Guam 96913

Exhibit A

(Department of Land Management)
GUBETNAMENTO GUÅHAN
(Government of Guam)

EDDIE B. CALVO
Governor of Guam

RAY TENORIO
Lieutenant Governor of Guam

MONTE MAFNAS
Director

David V. Camacho
Deputy

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

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

Website:
http://dlm.guam.gov

E-mail Address:
dlm@mail.gov.gu

Telephone:
671-649-LAND (5263)

Facsimile:
671-649-5383

July 3, 2013

COPY

Pacific Daily News Advertising
P. O. Box DN
Agana, Guam 96910

Dear Sir/Madame:

Please publish this legal notice on a **2 X 2 inch** column, to appear on **July 20th, 2013.**

Attached are check(s)/monies amounting to **$ 146.00** to cover the enclosed advertisement fee scheduled.

Thank you for your anticipated cooperation in this matter.

Si Yu'os Ma'ase,

Marvin Q. Aguilar
Guam Chief Planner, Acting

RECEIVED

Attachments:
Public Hearing Notice 2" x 2" = $146.00
(Government rate per inch column - $36.50)
Check(s)

Attachment A – Exhibit A

Department of Land Management
P.O. Box 2950, Hagåtña, Guåhan 96932
Tel: 649-5263 Ext. 341; Fax: 649-5383

PUBLIC HEARING NOTICE

Date: July 30, 2013
Time: 7:00 pm
Place: Inarajan Mayor's Office

For: Inarajan Garden Home, Inc., Zone Change from "A" to "R-2" zone to allow multi-family uses for affordable rentals and for transient accommodation, on Lot 91-1NEW, Inarajan. [2013-32]

Funding Source provided by the Applicant.

runs great $3,900 obo. 488-2432

Power, New paint, Good condition $2,600. 486-9322 / 787-2280

$14K OBO Vic @ 898-8772

$18.50/ea. Only dscnt. 687-3439

SOME BRAND NEW 988-3246

218 Papatio Lane

Toyota Corolla 2007 Sedan CE 4dr, cold a/c, runs great, slight damage very fuel efficient. $7,500 OBO Call: 734-2573 or 687-3439

Toyota Tacoma 2001 4x4, V6, Good Condition, Great AC. Contact 482-1381

y Trike 2009. Running ards & many xtras. ng $33k OBO. 486-1903

HP notbook $250. Dell 14" wifi dvd $250. Dell netbook $270. Wifi router $40 Call 482-8695

Dededo Sat Only 7-11am Lots of House Items 151 Benbang Lane Paopao

SINAJANA Sat. Only 9am - 3pm tools, hsehold goods, jewelry Moving out Sale! 144 Kindo Circle

Toyota Highlander 2002 Excellent Condition $10,000 649-8346 between 8am-5pm

TOYOTA YARIS 2008 AUTOMATIC, AC, 4DR, $6,600 734-4070/486-4070

HONDA 750CC MAGNA Good Condition, Leaving Island. $2,500 Call John 777-7539

Kawasaki Z750 2006 Street Fighter Clean, Fast and Reliable. $3,800 Call 688-2100 Michael

Serta bed sets full $215,twin $185, dble $185, king $450, desks $65-$285, File cabinet $175, 649-8234

DEDEDO SATURDAY 7/20 8:00am - 2:00pm 199 Chichirica St., Dededo

Sinajana Sat/Sun 7-11a Clothing, shoes, toys & other items 261 Chalan Kanton Tutujan. 488-1484

TAM 7/20 7-10a PEREZVILLE CLEANING OUT Lots of STUFF Follow signs 646-5711 482-5711

Department of Land Management
P.O. Box 2950, Hagåtña, Guåhan 96932
Tel: 649-5263 Ext. 341 • Fax: 649-5383

PUBLIC HEARING NOTICE
Date: July 30, 2013
Time: 7:00 pm
Place: Inarajan Mayor's Office

For: Inarajan Garden Home, Inc., Zone Change from "A" to "R-2" zone to allow multi-family uses for affordable rentals and for transient accommodation, on Lot 91-1NEW, Inarajan. [2013-32]

Funding Source provided by the Applicant.

YAMAHA 14FT BOAT WITH TRAILER 30 HP Mercury MOTOR $3,300 obo. Telephone:797-6275

Kamalen Karidat 7/20 8-11am. All clothing .50ea or 10/$1. LOTS OF NEW STUFF! 777-5433/472-4589

MANGILAO 07/20&21 Sat-Sun 6-9am Segan Bonita, Behind DYA Hse#149 - 483-4878

Mangilao Sat Only 7am-12pm DVDs, Hsehld itms, Car Door, kids clths,shoes,etc. Across Pubic Hlth

TIyan Sat/Sun/Mon. 6am-10am. Moving Sale! Household and clothes. #109 below old GPO

YAMAHA JET SKI 700CC Trailer included. Lots of extras. Call John 777-7539

Chalan Pago Saturday 7/20 7am-11am Yard Sale!! No Early Birds! 120 Ed Brennan Dr. Maimai

MANGILAO SAT ONLY 7/20 7am-12pm MULTI FAMILY SALE 280 KOTPUS STREET

YIGO SAT/SUN 6AM-?? MULTI-FAMILY MARIANA TERR. 223 SENESA LOOP 777-4640

Hospital Bed, New, Semi-Electric $250 Call 789-3727

Ded. Sat & Sun 8a-1p Tv & New Items! Bty 2stry 118 Consolation St nr Mayors office. 832-3806

Mongmong Sat only 9am-1pm ent.ctr, carpets, clothes,etc. Tenbat-Chala St.

Yigo Sat/Sun, 7/20-21, 8a-??? Ghura 506 by Hafa Adai Market & SSHS. follow signs 777-1423

Genie Scissor Lifts 2 Just Serviced, Great Shape GS1530-$7,500, GS1930-$8,000 483-8078

Sheet Metal Eqmt. 4ft elec. shear, 4ft brake w/stand, pittsburg machine, all 3 $5,000 Harry 483-8078

Chihuahua 2 Male / 1 Female 11 weeks $300/ea. Call 477-0446

French Bulldogs 3 Male, $2,500 each obo Call 687-8568

Pure Pug Black 1Female 9 weeks old, parents on sight. $1,350 OBO. Call 727-8568

CARS PLUS www.carsplusguam.com
LIBERATION DAY SALE!
Over 90 Quality Used Cars to choose from!
PRICED TO MOVE!

2006 Kia Sorento Stock #823024 $11,900
2008 Mazda5 Stock #892195 $9,000
2009 Nissan Altima Stock #823042 $10,900
2007 Honda Civic Stock #823848 $10,900
2010 Hyundai Sonata Stock #893042 $11,900
2011 Nissan Sentra Stock #893061 $12,900
2011 Toyota Corolla Stock #893072 $14,900
2006 BMW 325i Stock #842018 $14,900
2007 Toyota Avalon Stock #823067 $14,900
2008 Toyota Camry Stock #893066 $15,900
2010 Dodge Caravan SE Stock #893077 $15,900
2008 Toyota Camry Stock #893062 $10,900
2004 Chevy Corvette Stock #823066 $24,900
2012 Hyundai Veracruz Stock #833009 $27,900

CARS PLUS ADVANTAGE
- 48-HOUR EXCHANGE GUARANTEE*
- FIRST 2 OIL CHANGES FREE!
- 3 MONTH/3,000 MILE WARRANTY*
- NEW TIRES ON MOST VEHICLES!
- 128 POINT INSPECTION!
- FREE CARFAX REPORT!

ALL CARS ARE COMPLETELY RECONDITIONED AND READY FOR YOU!
THE HIGHEST QUALITY USED CARS ON ISLAND!
USED CAR CENTER
477-7758/7760 WWW.CARSPLUSGUAM.COM
895 South Marine Corps Drive, Tamuning

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Call us @ 646-7748

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Sea Grill Restaurant is seeking highly motivated individuals to fill the following positions:

Line Cooks Must have previous experience

Host/Hostess Must be outgoing and energetic
*Japanese language a plus

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UnderWater World Guam® and Sea Grill Restaurant

Apply in person at Sea Grill Rest., 3rd floor
(M-F, 2pm-4pm)
Tumon Aquarium, LLC is an
Equal Opportunity Employer
NO PHONE CALLS PLEASE

Guam's Complete House Site
Guamhomefinder.com
Guam Home finder
.com

To Advertise in the Home finder
please call 483-3201 or 472-1PDN

For Rent Residential 35

Barr 1bd/1ba Dplx, Semi-Furn, AC, incl wtr $450/mo. 777-4763

Chalan Pago 3bd/2ba Ghura Sale Washer/Dry/AC Call 929-8573

Deo Mechanao 3br/2ba, P/F Fence, Sec8 ok, $1,050 637-8887

Maite - 2 BR / 2BA Apt. w/pool $850/month, Call 646-4575

Maite/Yigo 4BR/2BA & 3BR/2BA Tastonong 2BR/1Ba Sec. 8 OK Call 646-1325/727-8669

For Rent Residential 35

Mang. 2 bdr pool, laundry, security 477-2983 / 788-4250

MONGMONG 3bd/2bd House Nice Area & Yard. 777-4671

Ordot 1bd/1ba spacious 9600/mon Text or Call 988-1236

Sinaj. 2bd/1ba Apt. Grnd flr. P/F incl Laundry Rm. $750. 483-0123

Yigo 3Bd/1Ba Semi-Furn Big Yard, AC Call 727-4046

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Attachment B – Exhibit A

AFFIDAVIT OF MAILING

I, the undersigned do hereby depose and state that:

1. I am an employee of the Department of Land Management, Government of Guam, and I am not an interested party in the above-entitled matter.

2. I have personal knowledge of all the facts herein.

3. I am competent to testify to the matters stated herein and would so testify in any hearing concerning this matter.

4. On **July 19th, 2013, Ms. Stephanie Duenas,** (Land Agent I) deposited in the United States Postal Service, in Hagatna, Guam, via certified return receipt mail (attached as **Attachment A**), forty-forty (44) sealed envelopes, with postage fully prepaid, each containing a true copy of the Notice of Public Hearing for ***Inarajan Garden House (2013-32)*** (attached as **Attachment B**) addressed to the following property owners:

1	Afaisan David T.	Lot 90-1	P.O. Box 4837	Inarajan, GU 96915
2	Afaisan Maria Diego	L90-R2	P.O. Box 6256	Inarajan, GU 96915
3	Afaisen Cyrus Denise	L28-R1	2123 Effingham, St.	Portsmouth, VA 23704
4	Afaisen Gail F.	L28-R1	P.O. Box 2410	Hagatna, GU 96932
5	Afaisen Johnny F.	L28-R1	339 San Miguel St.	Talofofo, GU 96915
6	Aguon Ana B.	L90-2	P.O. Box 8705	Yona, GU 96915
7	Chargualaf Dwayne A.	L28-R1	HCR Box 16068	Merizo, GU 96915
8	Chargualaf Norma A.	L28-R1	P.O. Box 170212	Inarajan, GU 96917
9	Chargualaf Roy R. JR. & Cassandra B.	L20-9	HCR Box 17485	Inarajan, GU 96917
10	Cruz Eugenia Quintanilla	L27-12	P.O. Box 17205	Inarajan, GU 96917
11	Doris Flores Lujan	Mayor of Inarajan	P.O. Box 786	Hagatna, GU 96932
12	Duenas Sherry Flores	L20-R10	HCR Box 17226	Inarajan, GU 96915
13	Duenas Steve B.	L20-10	HC 1 Box 17226	Inarajan, GU 96915
14	Flores Margarita D.	L20-R/W	HCR Box 17181	Inarajan, GU 96917
15	Flores Nichol M.	L28-R1	P.O. Box 170212	Inarajan, GU 96917
16	Flores Paul Diego	L20-8	P.O. Box 326068	Hagatna, GU 96932

Exhibit B

17	Flores Vicente D.	L20-2	P.O. Box 6274	Inarajan, GU 96917
18	Flores Vicente D. Etal	L20-1	P.O. Box 6274	Inarajan, GU 96917
19	Leon Guerrero Vicente LG.	L91-2-1	P.O. Box 688	Hagatna, GU 96932
20	Lujan Monessa G.	L87-A	P.O. Box 1889	Hagatna, GU 96932
21	Manglona Virginia T Q	L27-4	HC 1 Box 17451	Inarajan, GU 96915
22	Mendiola Joseph David P.	L90-2	P.O. Box 245	Hagatna, GU 96932
23	Pangelinan Jesus T.	L20-1	P.O. Box 1014	Hagatna, GU 96932
24	Paulino Herman T.	L28-1	P.O. Box 6278	Inarajan, GU 96917
25	Quintanila Catalina D.	L27-8	HCR Box 17205	Inarajan, GU 96917
26	Quintanilla Catalina D.	L27-R7-R/W-1 &-2	HCR Box 17205	Inarajan, GU 96917
27	Quintanilla Catalina Diego	L27-R/W	HCR Box 17205	Inarajan, GU 96917
28	Quintanilla Catherine M.	L27-11	P.O. Box 170036	Inarajan, GU 96917
29	Quintanilla John P.	L27-1	General Delivery	Inarajan, GU 96917
30	Quintanilla Juan D.	L27-2	HCR Box 17444	Inarajan, GU 96917
31	Quintanilla Juan Diego	L27-9	P.O. Box 17205	Inarajan, GU 96917
32	Quintanilla Michael	L27-13	P.O. Box 757	Hagatna, GU 96932
33	Quintanilla Moises D.	L27-3	P.O. Box 17451	Inarajan, GU 96917
34	Quintanilla Moises Diego	L27-10	P.O. Box 17205	Inarajan, GU 96917
35	Quintanilla Sharon L.	L27-4	HCR Box 17451	Inarajan, GU 96917
36	Reyes Eddy J. & Dawn C.	L91-2-2	HCR Box 17500	Inarajan, GU 96917
37	Sablan Bernice A.	L28-R1	P.O. Box 170397	Inarajan, GU 96917
38	Sapalaran Bernard F.	L91-2-R3	509 North "Z" Street	Lompoc, CA 93436
39	Sapalaran Bernard F. & Rosa Q.	L27-5	509 North "Z" Street	Lompoc, CA 93436
40	Sheridan-Hadroune Miriam Candice	L27-14	P.O. Box 1740	Kuwait 32018
41	Sisters of Our of Lady of Mercy	L27-7 & L91-2-3	211 San Vitores St., Perezville	Tamuning, GU 96911
42	Taimanglo Alfonsina Q.	L91-2-R1 & L91-2-R1-R/W	HCR Box 17203	Inarajan, GU 96917
43	Tenorio Linda B.	L28-R1	P.O. Box 11506	Yigo, GU 96929
44	Topasna Jordan Quintanilla	L27-11	P.O. Box 170036	Inarajan, GU 96917

5. The above referenced names and addresses are those of the landowners owning land within five hundred (500) feet of the property for which rezoning is requested, including notice to the Commissioner of the Municipal District concerned.

6. This Affidavit is executed as proof of the compliance with 21 G.C.A §61633.

IN WITNESS WHEREOF, I hereby affix my signature this 5th day of March, 2014.

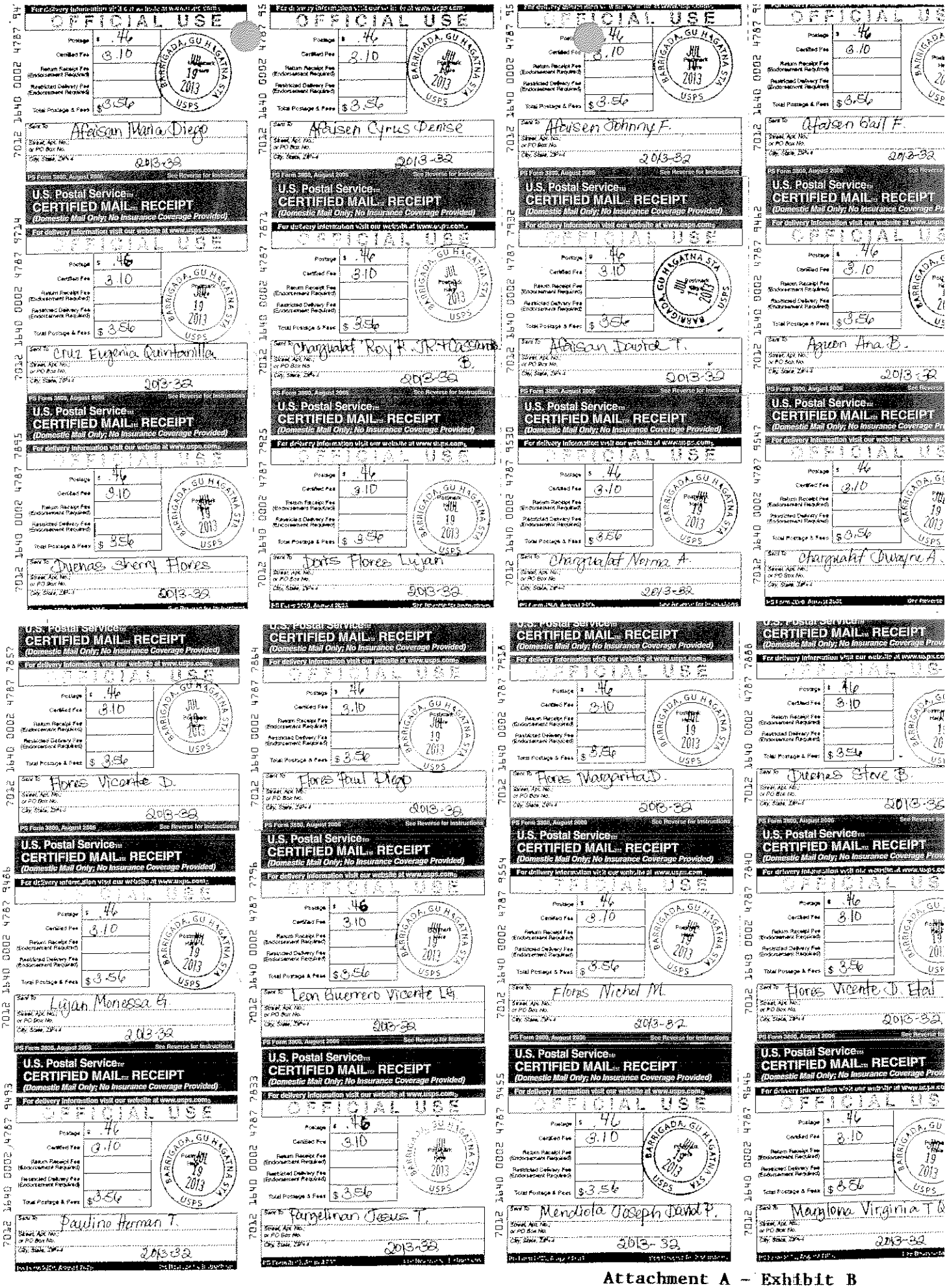
Matthew Leon Guerrero
Land Agent Supervisor

Island of Guam)
) ss:
City of Tamuning)

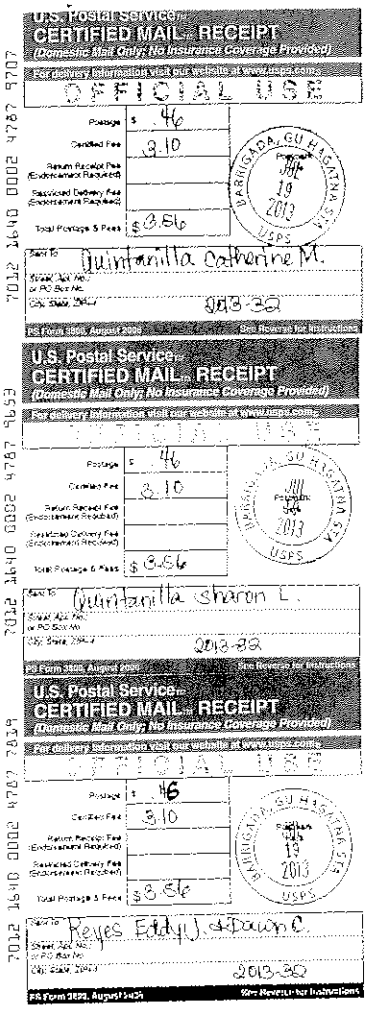
Subscribed and sworn to before me this 5th day of MARCH, 2014.

Notary

THERESE A. YBARRA
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: December 03, 2016
ITC Bldg. Suite 511, 590 South Marine Corps Dr.
Tamuning, Guam 96913



Attachment A - Exhibit B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Total Postage & Fees $3.56
Postmark Here JUL 19 2013 BARRIGADA, GU HAGATNA 96913 USPS
Sent To Quintanilla Catherine M.
Street, Apt. No. or PO Box No. 2013-32
City, State, ZIP+4
PS Form 3800, August 2006 See Reverse for Instructions
7012 1640 0002 4787 9707

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Sent To Quintanilla Sharon L.
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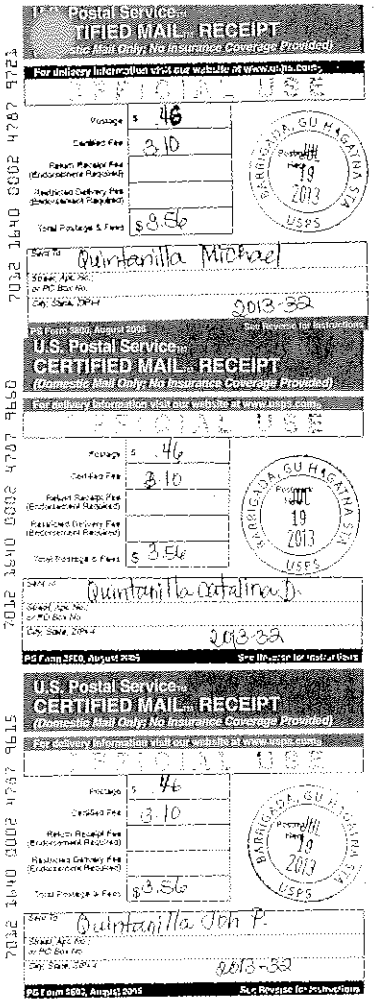
Total Postage & Fees $3.56
Postmark Here JUL 19 2013 BARRIGADA, GU HAGATNA 96913 USPS
Sent To Reyes Eddy J. & Dawn C.
Street, Apt. No. or PO Box No. 2013-32
City, State, ZIP+4
PS Form 3800, August 2006 See Reverse for Instructions
7012 1640 0002 4787 7839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Sent To Quintanilla Michael
Street, Apt. No. or PO Box No. 2013-32
City, State, ZIP+4
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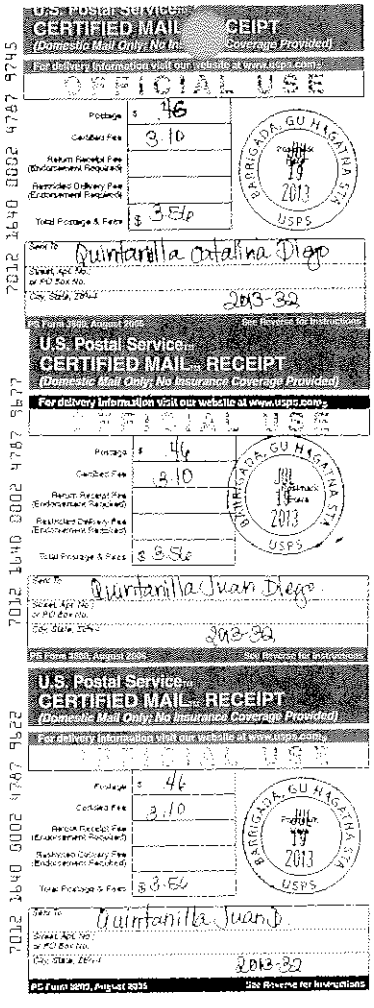
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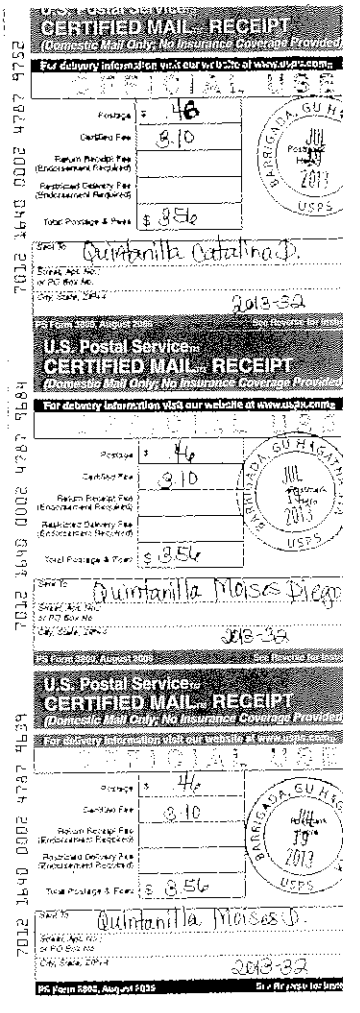
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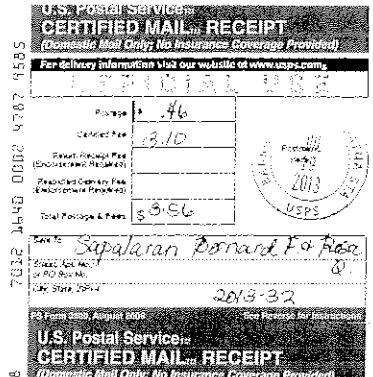
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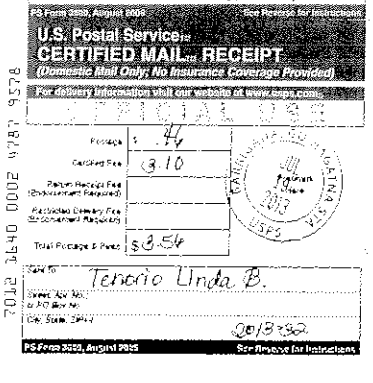
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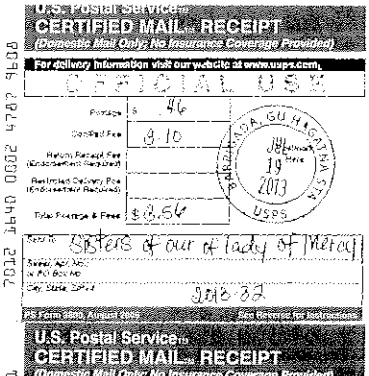
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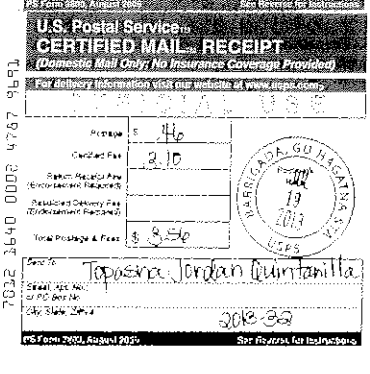
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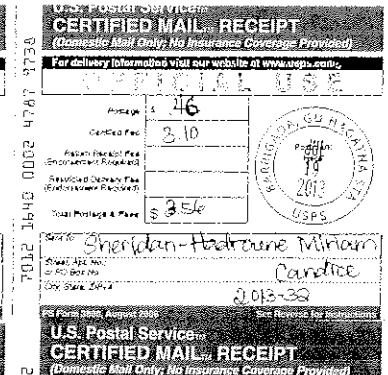
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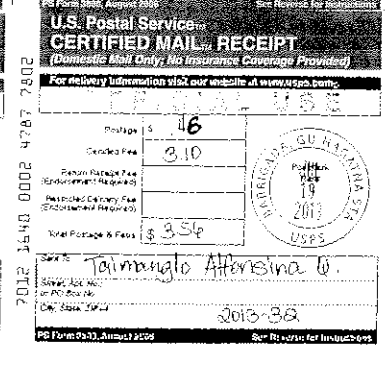
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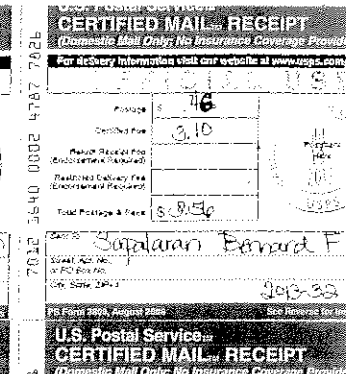
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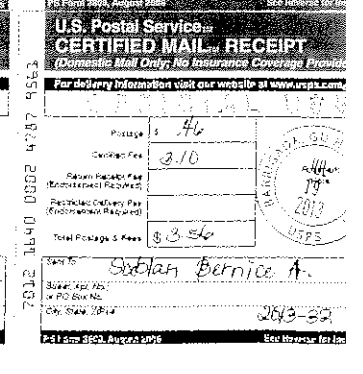
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DIPATTAMENTON MINANEHAN TANO'
(Department of Land Management)
GUBETNAMENTO GUÅHAN
(Government of Guam)

EDDIE B. CALVO
Governor of Guam

RAY TENORIO
Lieutenant Governor of Guam

MONTE MAFNAS
Director

DAVID V. CAMACHO
Deputy

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

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

Website:
http://dlm.guam.gov

E-mail Address:
dlm@mail.gov.gu

Telephone:
671-649-LAND (5263)

Facsimile:
671-649-5383

[2013-32]

July 3, 2013

Dear Sir/Madam:

An application has been filed with the Guam Land Use Commission (GLUC) by:

The Applicant, Inarajan Garden House Inc., Hang Chieng Tan, President, represented by Harry D. Gutierrez, request for a Zone Change from "A" (Rural) to "R-2" (Multi-Family Dwelling) zone to allow multi-family uses for affordable rentals and for short/long transient accommodation, on Lot 91-1NEW, in the Municipality of Inarajan, under Application No. 2013-32.

For any **Zone Change** requests, the Guam Land Use Commission is mandated by law to conduct a Public Hearing in the Municipal District where the property is located. Accordingly, a Public Hearing on this application is scheduled to be held:

PLACE:	**Inarajan Mayor's Office**
DATE:	**July 30, 2013, Tuesday**
TIME:	**7:00 p.m.**

As a property owner identified within 500 feet of this proposed development, we invite you to attend this Public Hearing and participate in the review process and to express your opinion on this application. If you are unable to attend the Public Hearing, please submit written comments to our office on or before, **July 29, 2013, Monday.** Written comments should be addressed to:

Chairman, GLUC or Executive Secretary, GLUC
c/o Department of Land Management
Land Planning Division
P.O. Box 2950, Hagatna, Guam 96932

Accordingly, a GLUC Hearing for this application will be advertised in the Pacific Daily News open ad, Government meeting, and the website.

Attachment B – Exhibit B

Should the public hearing be canceled due to unforeseen circumstances beyond our control, please consult with the village mayor's office.

You may review the development application at our office or your Mayor's Office.

Thank you for your interest.

Si Yu'os Ma'ase,

MARVIN Q. AGUILAR
Guam Chief Planner, Acting