

ACKNOWLEDGMENT OF RECEIPT SUMMARY ZONE CHANGE PACKET

LEGISLATURE 1

On

Lot 3-1, Block 3, Tract 243
Municipality of Yigo

32-14-1760

for

Agustin B. Sanchez, William B. Sanchez, Geraldine Owens,
Maria Evangeline S. San Nicolas, and Remedios B. Sanchez

Speaker

Hon. Pat. Ed. D.

6.20.14

3:37 PM

APPLICATION NO: SZC 2014-04

Legislative Secretary
32nd Guam Legislature

Signature: Elaine McDonald

Name (print): Elaine McDonald

6-20-14 3:27 PM
Date / Time

Building Official - Director's Office,
Department of Public Works

Signature: _____

Name (print): _____

Date / Time

2014 JUN 20 PM 3:48

FOR RECORDATION ONLY:
Deputy Civil Registrar

[_____]

NOT APPLICABLE

SEE ATTACHED NOTICE OF ACTION

[_____]

Building Official - Building Permits,
Department of Public Works

Signature: _____

Name (print): _____

Date / Time

Name of Applicant and or Representative

Signature

Date / Time

1760



DIPATTAMENTON MINANEHAN TANO'
 (Department of Land Management)
GUBETNAMENTON GUAHAN
 (Government of Guam)



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

EDDIE BAZA CALVO
 Governor

MONTE MAFNAS
 Director

RAY TENORIO
 Lieutenant Governor

DAVID V. CAMACHO
 Deputy Director

December 20, 2013

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

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

Re: **Summary Zone Change Application No. SZC 2014-04**
Lot 3-1, Block 3, Tract 243, Municipality of Yigo;
For: Agustin B. Sanchez, William B. Sanchez, Geraldine Owens,
Maria Evangeline S. SanNicolas, and Remedios B.
Sanchez; C/O Remedios B. Sanchez

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

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

Pursuant to 21 GCA (Real Property), Chapter 61 (Zoning Law), Part 3 (Changes of Zones), Section 61639 (Summary Procedure for Agricultural and Single - Family Residential Rezoning) and Executive Order 92-08 (Establishing Interim Rules and Regulations for Individual, Small Landowner Zone Changes), the Department of Land Management is herewith submitting to the Legislature, a Zone Change application for **Lot 3-1, Block 3, Tract 243, Municipality Yigo, from "R-1" (Single - Family Dwelling) to "R-2" (Multi-Family Dwelling) Zone in order to allow zoning compliance of Four (4) existing residential units for family and rentals.**

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

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

Your expeditious response on this action is greatly appreciated.

Senseramente,

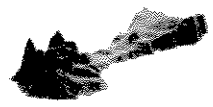
Telephone:
 671-649-LAND (5263)


 David V. Camacho
 Acting Director

Facsimile:
 671-649-5383

PCG
 w/Attachment(s):

1. Staff Report and Notice of Action
2. Certifications of Application Review Committee (ARC)
3. Zone Change Application with supporting documents
4. Amendment Map No.124 ; Zoning Map No. F3 67 S 42





COPY

SUMMARY ZONE CHANGE APPLICATION NO: 2014-04 LOT 3-1, BLOCK 3, TRACT 243

ORIGINAL DLM DIR PLANNING



SPACE FOR RECORDATION

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

File for Recordation 859784 On this 13 12 23 3:31

DE-OFFICIO

Sisa O. Mangera

SUMMARY ZONE CHANGE APPLICATION NO: 2014-04 APPLICANT: AGUSTIN B. SANCHEZ, WILLIAM B. SANCHEZ, GERALDINE OWENS, MARIA EVANGELINE S. SAN NICOLAS, and REMEDIOS B. SANCHEZ

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

PREPARED ON DECEMBER 19, 2013

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

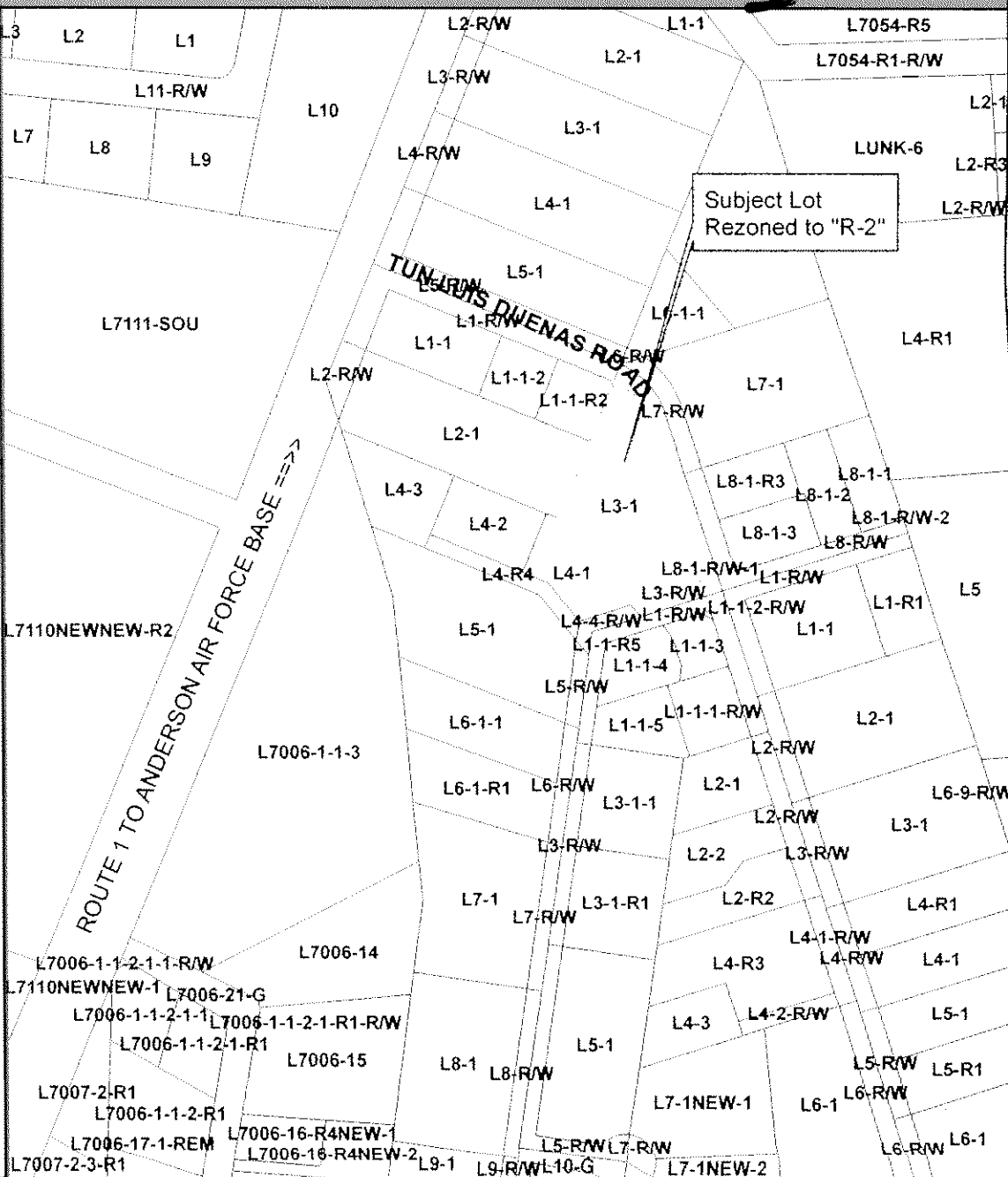
TO: "R-2" (MULTI FAMILY DWELLING)

LOT: 3-1 BLOCK: 3 TRACT: 243 MUNICIPALITY: YIGO

PLACENAME: N/A SCALE: N/A

AMENDMENT NO: A-124 ZONING MAP NO: F3-67S-42

DAVID V. CAMACHO Acting Director Date 12/24/13 Department of Land Management



Subject Lot Rezoned to "R-2"

COPY

(Space above for Recordation)

SUMMARY ZONE CHANGE

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

ORIGINAL

NOTICE OF ACTION

December 16, 2013

Date

To: **Agustin B. Sanchez, William B. Sanchez,
Geraldine Owens, Maria Evangeline S. Sanchez,
San Nicolas, and Remedios B. Sanchez**
C/O Remedios B. Sanchez
P.O. Box 26093 GMF
Barrigada, Guam 96921

Application No. 2014-04

The Director of Land Management Pursuant to 21 Guam Code Annotated, Chapter 61, (Zoning Law), Part 3 (Changes of Zone), §61639 (Summary Procedures for Agricultural and Residential rezoning), and Executive Order No. 92-08:

DEPARTMENT ACTION

N/A / APPROVED

XX / **APPROVED WITH
CONDITIONS**

N/A / Disapproved

ZONE CHANGE REQUEST

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

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

XX / FROM "R-1" (SINGLE-FAMILY DWELLING) TO
"R-2" MULTI-FAMILY DWELLING IN ORDER TO
ALLOW ZONING COMPLIANCE OF FOUR (4)
EXISTING RESIDENTIAL UNITS FOR FAMILY AND
RENTALS; LOT 3-1, BLOCK 3, TRACT 243, YIGO

N/A / OTHER:

**NOTICE OF ACTION
SUMMARY ZONE CHANGE**

Application No. 2014-04

Lot 3-1, Block 3, Tract 243, Municipality of Yigo;

Date of Preparation of NOA: December 16, 2013

Page 2 of 6

1. APPLICATION SUMMARY: The owners, Agustin B. Sanchez, William B. Sanchez, Geraldine Owens, Maria Evangeline S. Sanchez, San Nicolas, and Remedios B. Sanchez, request approval for rezoning Lot 3-1, Block 3, Tract 243, Yigo, from "R-1" (Single-Family Dwelling) to "R-2" (Multi-Family Dwelling) Zone in order to allow zoning compliance of Four (4) existing residential units for family and rentals.

2. JUSTIFICATION: The criteria of PUBLIC NECESSITY, CONVENIENCE and GENERAL WELFARE AND SAFETY must be justified.

PUBLIC NECESSITY and CONVENIENCE

The requested zone change is from "R-1 to "R-2" for the purpose of allowing zoning compliance of four (4) existing residential units) for family and rentals. In this regard, applicants have cited primary purpose for residential uses for their children and family. One primary purpose of this program (Summary Zone Change) is to allow the property owners to rezone their properties in order to utilize their property in a manner that enhances their livability or livelihood unlike those major zone changes that result in major developments.

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

GENERAL WELFARE AND SAFETY

We have concluded our site inspection and did physically find that water, power, sewer, roadways and other utilities are existing and available fronting the property. Department of Public Works, Guam Waterworks Authority, Bureau of Plans and Statistics, as well as Parks Recreation/Historical Preservation have no objections . While we have not received certifications from Guam EPA and Guam Power Authority, we note that water, sewer and power connections are fronting the property. It will be obvious that during the permitting phase, that requirements for all utility connections will be required for the proposed development and applicants/owners are to ensure a safe environment for the applicants and the adjacent neighbors.

Relative to the rezoning action, we found of no objections from the neighbors and or immediate lotowners. Submitted and made a part of this Report is a support petition from neighbors supporting and approving the zone change application and project for the family of Mrs. Remedios Sanchez and also to provide affordable housing rentals for the community.

**NOTICE OF ACTION
SUMMARY ZONE CHANGE**

Application No. 2014-04

Lot 3-1, Block 3, Tract 243, Municipality of Yigo;

Date of Preparation of NOA: December 16, 2013

Page 3 of 6

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

CONDITIONS OF APPROVAL: Applicant(s) shall:

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


NOTICE OF ACTION
SUMMARY ZONE CHANGE

Application No. 2014-04

Lot 3-1, Block 3, Tract 243, Municipality of Yigo;


Date of Preparation of NOA: December 16, 2013

Page 4 of 6



Marvin Q. Aguilar
Guam Chief Planner

12/20/2013
Date




David V. Camacho
Acting Director

12/20/13
Date

ATTACHMENTS

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

 Case Planner: Penmer Gulac

ORIGINAL

NOTICE OF ACTION
SUMMARY ZONE CHANGE

Application No. 2014-04

Lot 3-1, Block 3, Tract 243, Municipality of Yigo;

Date of Preparation of NOA: December 16, 2013
Page 5 of 6

ORIGINAL

CERTIFICATION OF UNDERSTANDING AND AGREEMENT

I/We _____ / Remedios B. Sanchez
Applicant [Please print name] (Representative [Please print name])

I/We _____
(Applicant [Please print name])

Understand and accept the Conditions cited above; and further agree to adhere to all of said Conditions made a part of and/or attached to this Notice of Action as approved by the Director of the Department of Land Management. I/We, acknowledged receipt of this Notice of Action.

I/WE, acknowledged that this Zone Change Approval does not constitute automatic approval or guarantee the issuance of any "**PERMITS**" for the construction of the proposed Development or issuance of any "**LICENSE**" for rentals or leases. I/We further understand that the issuance of any required "**PERMITS**" or "**LICENSE**" shall be contingent on the availability and/or adequacy of infrastructure in the area. Such infrastructure availability and/or adequacy shall be as determined by the appropriate and responsible mandated permitting Agency/Department (i.e., DPW, GEPA, GWA, GPA, PH&SS and GFD, etc).

Remedios Sanchez
Signature of Applicant

Date: 12/23/13

Remedios Sanchez
Signature of Representative

Date: 12/23/13

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

Applicant

Date

Remedios Sanchez
Representative

Date 12/25/13

**NOTICE OF ACTION
SUMMARY ZONE CHANGE
Lot 3-1, Block 3, Tract 243, Municipality of Yigo;**

Application No. 2014-04

**Date of Preparation of NOA: December 16, 2013
Page 6 of 6**

ORIGINAL

Planning Staff Review and Recommendation(s);

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

Comments: presently connected to public sewer, density
based on property size meets, setbacks okay

Signature *Frank Taitano* Date: 12-20-13

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

Comments: In line of Summary Zone Change Program is demonstrated
with subject application. All members and public do not object
to rezoning to "R-2". Should be considered favorably.

Signature *Celine Cruz-Aguilar* Date: 12.20.13



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



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

EDDIE BAZA CALVO
Governor

MONTE MAFNAS
Director

RAY TENORIO
Lieutenant Governor

DAVID V. CAMACHO
Deputy Director

December 20, 2013

MEMORANDUM

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

TO: Acting Director
FROM: Guam Chief Planner

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

SUBJECT: SZC Application No. 2014-04;
Re: Rezoning of Lot 3-1, Block 3, Tract 243, Yigo

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

Buenas Yan Hafa Adai:

Submitted is the SZC Packet for your review and action. I have reviewed the Application and concur with the recommendations of the Case Planner and Senior Planners for approval with conditions.

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

Telephone:
671-649-LAND (5263)

Senseramente,


Marvin Q. Aguilar
Guam Chief Planner

Facsimile:
671-649-5383

Project Planner: Penmer C. Gulac

Attachment: SZC Packet



DIPATTAMENTON MINANEHAN TANO'
 (Department of Land Management)
GUBETNAMENTON GUAHAN
 (Government of Guam)



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

EDDIE BAZA CALVO
 Governor

RAY TENORIO
 Lieutenant Governor

MONTE MAFNAS
 Director

DAVID V. CAMACHO
 Deputy Director

December 16, 2013

MEMORANDUM

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

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

FROM: Director

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

SUBJECT: Appointment as Panel Members ref: SZC Program;
 Ref: Application No. 2014-04

E-mail Address:
lldir@dlm.guam.gv
ov

Buenas Yan Hafa Adai:

Pursuant to SZC Guidelines, Paragraph 17, effective December 16, 2013, I, hereby appoint you as panel member to review and provide recommendations relative to SZC Application No. 2014-04. Coordinate with Mr. Penmer Gulac who oversees the SZC Program on the matter.


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

Telephone:
 671-649-LAND (5263)

Senseramente,

Facsimile:
 671-649-5383


 David V. Camacho
 Acting Director

 Penmer C. Gulac, Project Planner





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



EDDIE B. CALVO
 Governor of Guam

MONTE MAFNAS
 Director

RAY TENORIO
 Lieutenant Governor of Guam

DAVID V. CAMACHO
 Deputy Director

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

December 16, 2013

CONFIDENTIAL

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

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

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

Telephone:
 671-649-LAND (5263)

Facsimile:
 671-649-5383

To: Director, Department of Land Management

From: Planner III

Subject: **Staff Report - Case No. SZC 2014-04**

**Re: Zone Change - Lot 3, Block 3, Tract 243,
 Municipality of Yigo;**

**Applicants: Agustin B. Sanchez, William B. Sanchez, Geraldine
 Owens, Maria Evangeline S. San Nicolas, and Remedios
 B. Sanchez**

PURPOSE:

a. Application Summary. The Applicants, are requesting a zone change on Lot 3-1, Block 3, Tract 243, in the Municipality of Yigo, from "R-1" (Single-Family Dwelling) to "R-2" (Multi-Family Dwelling) Zone in order to allow zoning compliance of Four (4) existing residential units for family and rentals.

b. Legal Authority. 21 GCA (Real Property), Chapter 61 (Zoning Law), Part 3 (Changes of Zones, Section 61639 (Summary Procedure for Agricultural and Single Family Residential Rezoning) and Executive Order 92-08 (Establishing Interim Rules and Regulations for Individual, Small Landowner Zone Changes), Public Law 21-82:4 as amended by P.L. 21-144:8.

FACTS:

a. Location. The subject lot is on Block 3, Tract 243 and is fronting a 40-foot right-of-way known as Tun Luis Duenas Street and is approximately 800 feet east of Our Lady of Lourdes Church and 400 feet south of Marine Corps Drive (Route No. 1 in Yigo (**see attached vicinity map**)).

b. Field Description. There are existing residential structures on the subject lot comprising of single and two-storey units. The topography is fairly flat and gradually slopes toward the southern portion of the property. Per DLM staff inspection, all public utilities such as sewer, water, power, telephone service connections are within 100 feet fronting the right-of-way.

- c. Lot Area. 4,020 square meters or 43,470.75 square feet
- d. Present Zoning. "R-1" (Single-Family Dwelling) Zone; Thru Per Public Law 21:82.
- e. 1967 Master Plan. Residential
- f. Community Design Plan. Residential ; Low to Medium Density.
- g. Surrounding Area. The surrounding area consists of single-family, a few duplexes, multi-family dwellings/apartments and an elementary school within 2,500 feet to the east and south. There are also a retail store located in a commercial zoned lot along Gayinero Drive south and north the subject property. There are a few lots that were rezoned via the Legislature and Public Law 21-82 (Summary Zone Change, DLM) in the immediate vicinity approximately 3 - 10 years ago and there are now duplexes and four-plex apartment rentals within Tract 243. The existing dwellings are conducive to the existing land use trend comprising of mix uses of single-family, multi-family and commercial activities within 300 – 2,500 feet to the south, east, northern sector of the land uses radius. The existing dwellings are not expected to have a major impact to existing infrastructure or immediate surroundings.

ORIGINAL

3. APPLICATION CHRONOLOGICAL FACTS.

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

DPW: Their Official Certification have been received and they have no objection to the zone change. DLM notes that a 40-foot right-of-way (Chalan Tun Jose) which is fronting the subject lot (**Attachment**).

GWA: An Official Certification have been received from GWA and verified that there's existing four units are connected to GWA's water and sewer system and have active accounts. DLM advises the applicants to obtain the required permits before any construction or adding additional units on said lot (**Attached**).

BoPS: Their Official Certification have been received and they have no objections (**Attached**).

GEPA: No Official Certification have been received from Guam EPA as of Staff Report Date. Per Planning Staff inspection, all units are connected to all public utilities, such as sewer, water, power, etc.,. Planning staff advises the applicants to obtain the required permits before any additional units/improvements on said lot. DLM is mandated by law to continue and process the application and file it to the legislature for their review and further actions.

GPA: The Authority has not submitted their official certification. Staff verified all units have active GPA accounts. DLM is mandated by law to continue and process the application and file it to the legislature for their review and further actions.

DPR/HPO: An Official Certification have been received from the agency and stated that the zone change will not affect historic properties that are within or around the subject lot. They have no objection to the approval of the Summary Zone Change.

Note: Pursuant to Section 61639 (a)((1), failure to provide the Department of Land Management, from any infrastructure agency as to the availability and/or adequacy of infrastructure (water, power, sewer), within ten (10) working days from receipt of this request, shall constitute an assumption by DLM that the agency not answering the request has no objection to the rezoning.

c. Municipal Public Hearing Results: Pursuant to P.L. 21-144:3, the public hearing on this zone change application has been waived and any hearing is deferred to the Mayor and the Municipal Planning Council of Yigo.

d. Municipal Planning Council (MPC): The Mayor of Yigo, received a copy of the application for the proposed development by the Mrs. Remedios Sanchez and her family.

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

PUBLIC NECESSITY and CONVENIENCE

The requested zone change is from "R-1 to "R-2" for the purpose of allowing zoning compliance of four (4) existing residential dwelling units for family and accommodate for rental units. In this regard, applicants have cited primary purpose for residential uses for their children family. One primary purpose of this program (Summary Zone Change) is to allow the property owners to rezone their properties in order to utilize their property in a manner that enhances their livability or livelihood unlike those major zone changes that result in major developments.

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

GENERAL WELFARE AND SAFETY

We have concluded our site inspection and did physically find that water, power, Sewer, roadways and other utilities are existing and available fronting the property. Department of Public Works, Guam Waterworks Authority, Department of Parks and Recreation/Historic Preservation Office and Bureaus of Plans and Statistics has no objection. The existing dwellings are all connected to public sewer to ensure a safe environment for the applicants and the adjacent neighbors. While we have not received certification from Guam EPA and Guam Power Authority, and we note that access to the property is available. That water and sewer connections are fronting the property. It will be obvious that during the permitting phase, that requirements for water and sewer connections will be required for clearance for the propose development.

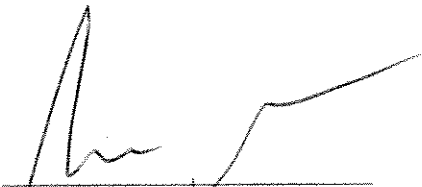
There were no objections from the neighbors or government review agencies. Submitted and made a part of this report is a petition of support from neighbors approving the zone change application and project for the family of Mrs. Sanchez to provide additional affordable housing rental for the community.

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

5. **STAFF RECOMMENDATION:** Planning Staff recommends **Approval** of the Summary Zone Change request with the following conditions:

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

- g. That the Development shall be serviced with a Government approved Trash Receptacle; and
- h. That each dwelling unit shall be provided for 2 parking stalls per unit.



Penner C. Gulac
Planner III, Case Planner

12 / 16 / 2013
Date

PCG

Attachments: Application packet and supporting documents,
and Position Statements from agencies noted



GUAM WATERWORKS AUTHORITY

578 North Marine Corps Drive | Tamuning | Guam 96913

November 19, 2013

11-25-13
RECEIVED

MEMORANDUM

TO: Director, Department of Land Management

FROM: Thomas A. Cruz, General Manager, Acting *Thomas Cruz*

VIA: Menglou Wang, Assistant Chief Engineer *Menglou Wang*

SUBJECT: Request for Certification

APPLICATION NO.: SZC 2014-04

APPLICANT: Agustin B. Sanchez, William B. Sanchez, Geraldine Owens,
Maria Evangeline S. San Nicolas, Remedios B. Sanchez

The Guam Waterworks Authority (GWA) has reviewed the Summary Zone Change application requesting approval to rezone the property from "R-1" (Single-Family) to "R-2" (Multi-Family Dwelling) Zone to allow zoning compliance of existing four (4) units for family and rentals on Lot 3, Tract 243, Municipality of Yigo.

(LOT 3-1, Block 3 Tract 243)

GWA has conducted a site investigation and has determined that there is an existing 8-inch sewer line and a 6-inch waterline located along Tun Luis Duenas Road fronting the subject lot. Given the information provided in the application and the existing conditions observed in the field, the followings are GWA's position on the summary zone change:

- 1.) GWA has verified that the applicant's existing four (4) units are connected to GWA's water and sewer systems and have an active account.
- 2.) The applicant will be required to apply for additional water meters and sewer account on the other units of the existing two-storey building.
- 3.) GWA's approval is based on the existing 4 units. Any future expansion to multi-family units will require GWA review and approval.

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



The Honorable
Eddie Baza Calvo
Governor

The Honorable
Ray Tenorio
Lieutenant Governor

RECEIVED
DEC 13 2013
Department of Land Management
Time: 9:00 Int: [Signature]

public works
DIPATTAMENTON CHE'CHO' PUPPLEKO
Carl V. Dominguez
Director
Jessie P. Palican
Deputy Director

December 10, 2013

12-12-13
RECEIVED
COPY

MEMORANDUM

TO: Director, Department of Land Management

FROM: Director

APPLICANT(s): Agustin B. Sanchez, William B. Sanchez, Geraldine Owens, Maria Evangeline S. San Nicolas & Remedios B. Sanchez

APPLICATION NO: SCZ 2014-04

SUBJECT: To rezone from "R-1" (Single-Family Dwelling) to "R-2" (Multi-Family Dwelling) to allow zoning compliance of existing four units for family use and rentals on Lot 3, Block 3, Tract 243, within the Municipality of Yigo. (lot 3-1)

Buenas yan hafa adai!

The Department of Public Works (DPW) recommends approval of the subject application with a condition that the above applicant, must submit a copy of the as-built drawings for the existing structure (Single-Family Dwelling) zone which was approved by building permit. Design drawings must meet all the requirements in conformance with the building code applicable to civil, electrical, architectural, mechanical, plumbing, flood zone and ADA requirement.

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


Dangkulu na Si Yu'os Ma'ase!

[Signature]
CARL V. DOMINGUEZ

Mrw: 12/10/13
cc: CIP - Acting Coe
Chrono

Eddie Baza Calvo
Governor of Guam

Ray Tenorio
Lieutenant Governor

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



Lorilee T. Crisostomo
Director

MEMORANDUM

NOV 29 2013

To: Chairperson, Guam Land Use Commission

Via: Executive Secretary, Department of Land Management

From: Director, Bureau of Statistics and Plans

Subject: Position Statement on **Application No. SZC 2014-04**; Maria Evangeline s. San Nicolas, Agustin B. Sanchez, William B. Sanchez, Geraldine Owens and Remedios B. Sanchez; Lot ~~No. 3~~; Block No. 3, Tract No. 243; Yigo; Summary Zone Change; Proposed Use: Residential: 4 residential units for family and rentals.

(²wt 3-1)

Pursuant to Public Law 21-82, Section 4, as amended by Public Law 21-144, Section 8, the above-mentioned applicants, are requesting a summary zone change of Lot No. 3, Block No. 3, Tract No. 243 in the municipality of Yigo from an "R-1" Single-family residential to "R-2" multi-family residential. The rezoning of the subject lot will allow existing family-dwelling units to be in compliance. The applicants intend to use the units for family and for future rentals. The subject lot has an area of 4,020 square meters, and is served by the basic infrastructure of sewer, power and water. The surrounding land uses consist predominantly of single family residences and multi-family dwellings.

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

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

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


LORILEE T. CRISOSTOMO

cc: GEPA
DPR
DPW



Eddie B. Calvo
Governor

Ray Tenorio
Lt. Governor

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



Raymond F.Y. Blas
Director

REC'D via fax 12/3/13

RECEIVED
DEC 04 2013

In reply refer to:
RC2014-0187

November 29, 2013

Memorandum

Department of Land Management
Time: 9:45 Int: [Signature]

To: Executive Secretary, Guam Land Use Commission

From: Director, Department of Parks and Recreation

Subject: DLM Application No. 2014-04, Summary Zone Change
(LOT 3-1) Lot 3, Block 3, Tract 243, Municipality of Yigo
Applicant(s): Agustin B. Sanchez, William B. Sanchez, Geraldine Owens
Maria Evangeline S. San Nicolas, Remedios B. Sanchez

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

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

Raymond F.Y. Blas

Raymond F.Y. Blas

[Signature]

CG
144



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



EDDIE B. CALVO
 Governor of Guam

RAY TENORIO
 Lieutenant Governor of Guam

RECEIVED

NOV 25 2013

MONTE MAFNAS
 Director
 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

November 14, 2013

**MAYORS' COUNCIL
 OF GUAM**

Honorable Rudy M. Matanane
 Mayor of Yigo, c/o Municipal Planning Council

Hafa Adai Mayor Matanane:

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

Agustin B. Sanchez, William B. Sanchez, Geraldine Owens, Maria Evangeline S. San Nicolas, and Remedios B. Sanchez, the applicants/owners of Lot 3, Block 3, Tract 243, Municipality of Yigo, under Application No. SZC 2014-04, for a Zone Change from "R-1" (Single-Family) to "R-2" (Multi-Family Dwelling) Zone, to allow zoning compliance of an existing four (4) units for family and rentals.

(Lot 3-1) *MS*

Pursuant to Public Law 21-144, Section 3 (Waiver of Formal Public Hearing), the Department of Land Management hereby waives the requirement of a formal public hearing and defers any hearing on the application to your Municipal Planning Council (the MPC).

The proposed zone change is for residential use for affordable housing for our community and is conducive and consistent to the surroundings, all public infrastructure such as water, sewer, power are available on site, as Director, I have waived the requirements of a formal public hearing and have made my final decision to approve the application with conditions. The "R2" Zone is the proper zoning designation for the intended use for the property.

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

Thank you for your attention to this matter.

Senseramente,

David V. Camacho
 David V. Camacho
 Acting Director

Attachments: as noted

Project Planner: Penmer C. Gulac

** Mike Fajera*
DLM - COPY
FILE
RECEIVED

MS
MA



DIPATTAMENTON MINANEHAN TĀNO'
 (Department of Land Management)
GUBETNAMENTON GUĀHAN
 (Government of Guahan)



EDDIE B. CALVO
 Governor of Guam

MONTE MAFNAS
 Director

RAY TENORIO
 Lieutenant Governor of Guam

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:
dldir@dlm.guam.gov

Telephone:
 671-649-LAND (5263)

Facsimile:
 671-649-5383

November 8, 2013

"CORRECTED"

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

From: Guam Chief Planner

Subject: Request for Certification

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

Applicant(s): **Agustin B. Sanchez, William B. Sanchez, Geraldine Owens, Maria Evangeline S. San Nicolas, Remedios B. Sanchez**

Application No. **SZC 2014-04**

Project Description: **To rezone the property from "R1" (Single-Family) to "R-2" (Multi-Family Dwelling) Zone to allow zoning compliance of existing four (4-units) for family and rentals; Lot 3, Block 3, Tract 243, Municipality of Yigo.**

Date Received: **October 15, 2013**

Date Accepted: **October 17, 2013**

**** Due Date for Certification: November 25, 2013**
 (Public Law 21-144, Section 8(b)(A)(1))

Certification must be directed to Director, Department of Land Management, Division of Planning. If you have any questions, please call 649-5385 or 5390, and ask for Penmer C. Gulac, the assigned case planner.

Thank You.

Marvin G. Aguilar

PCG: Attachment: SZC Application No. 2014-04 and supporting documents

SUMMARY ZONE CHANGE

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

TO: Director, Department of Land Management
c/o Division of Land Planning
Government of Guåhan
P.O. Box 2950, Hagatna, Guåhan 96932

P. G. G. 10/15/11
RECEIVED
Planning Div

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

1. **Information on Applicant:** Maria Evangelina S. San Nicolas, Agustin B. Sanchez, William B. Sanchez, Geraldine Owens and
Name of Applicant: Remedios B. Sanchez U.S. Citizen: Yes No
Mailing Address: POB 26093 GMF Barrigada, Guam 96921
Telephone No.: Business: 929-8057/477-9065 Home: 653-5140/633-3883

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

Subdivision Name: Salas I Subdivision

Lot(s): 3-1 Block: 3 Tract: 243

Lot Area: Acres: 1.08 Square Meters: 4,020 Square Feet: 43,270.75

Village: Yigo Municipality: Yigo

Registered Owner(s): Maria Evangelina S. SanNicolas, Agustin B. Sanchez, William B. Sanchez, Geraldine Owens and Remedios B. Sanchez

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

Deed (Gift, Warranty, etc.): Deed/Coveyance Deed Document No.: 394258

3. **Current and Proposed Land Use:**

Current Use: Four Units/Residential Current Zoned: "R-1" Single-Family

Proposed Use: To put into zoning compliance 4-existing residential units on the subject lot for family and rentals. Proposed Zone: "R-2" (Multi-Family)

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

SUMMARY ZONE CHANGE

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

5. **Support Information.** The following information shall be attached to this application:
- b. A map, drawn to scale, showing existing zoning within 1000 feet radius and all parcels and their uses within 750 feet radius from the subject lot boundaries. The map shall contain:
 - (6) Lot number for every parcel(s);
 - (7) Identify by name and use all existing activities on all parcel(s) through a legend/code reference;
 - (8) All adjacent easements and roads leading to, and serving property, their widths, and condition of surfaces;
 - (9) The nearest location of all public utilities to the subject lot; and
 - (10) Show any/all features of property such as flat/hilly terrain, flood hazard, etc.
 - e. The most recent survey map certified and recorded at the Department of Land Management, of the subject property.
 - f. For "R-1" Zone Change request: A proposed property map showing how many lots are to be subdivided.
 - g. For "R-2" Zone Change request: Preliminary sketch plan shall be drawn to scale and show the following items:
 - (1) Density: Number of units and type. (i.e. Eight (8) units, three (3) bedroom, two baths, etc.)
 - (2) All setback or distances from proposed building to property boundary line.
 - (2) Parking Stalls must be numbered. Also, show one parking for persons with disabilities for every sixty (60) regular stalls (minimum).
 - (4) Recreational area or playground must be provided for children of tenants.
 - (5) Show nearest location of sewer, water, power connection or hook-up.
 - (6) Entrance and Exit of project area.
 - (9) Etc...Any other information you feel is necessary or pertinent to your request.
 - (10) In addition the following information is required by the Agencies as follows:

GUĀHAN POWER AUTHORITY

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

GUĀHAN ENVIRONMENTAL PROTECTION AGENCY

- 3. Copy of Site Layout showing the existing building structures and the outline of the septic tank and leaching field system, if not connected to public sewer.
- 4. Copy of building Permits for any extensions (additional structures) to the existing dwelling unit.


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

SUMMARY ZONE CHANGE

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

7. **Required Signatures:** All legal owners/lessees of designated parcel shall sign form with name(s) typed or handwritten, signed and dated:

I/We hereby certify that all information contained in this application and its supplements are true and correct. I/We also understand that any misrepresentation in this application shall void the entire submission.

x Maria Evangelina S. San Nicolas  10/06/13
x Geroldine Ovaras
x William B. Sanchez Remedios B. Sanchez, Rep
x Agustin B. Sanchez Remedios B. Sanchez 10/06/2013
Owner (Print/Sign) Owner (Print/Sign)

See Attached Letter/owners/Authorization
RE: Lot 3-1, Block 3, Tract 243, Yigo, Guam

Date

Remedios B. Sanchez

Date
10/06/2013

Representative (If any)

Date



THIS FORM SHALL NOT BE MAILED. APPLICANT OR REPRESENTATIVE SHALL SUBMIT IN PERSON, BY APPOINTMENT ONLY, TO THE LAND PLANNING DIVISION, DEPARTMENT OF LAND MANAGEMENT.

SUMMARY ZONE CHANGE

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

7. **Required Signatures:** All legal owners/lessees of designated parcel shall sign form with name(s) typed or handwritten, signed and dated:

I/We hereby certify that all information contained in this application and its supplements are true and correct. I/We also understand that any misrepresentation in this application shall void the entire submission.

x	Maria Evangelina S. Sanchez		10/06/13
x	Georgina Owers		
x	William B. Sanchez	Remedios B. Sanchez, Rep	
x	Remedios B. Sanchez		10/06/2013
	Owner (Print/Sign)	Owner (Print/Sign)	

See Attached Letter/owners/Authorization
RE: Lot 3-1, Block 3, Tract 243, Yigo, Guam

Date _____

 Remedios B. Sanchez

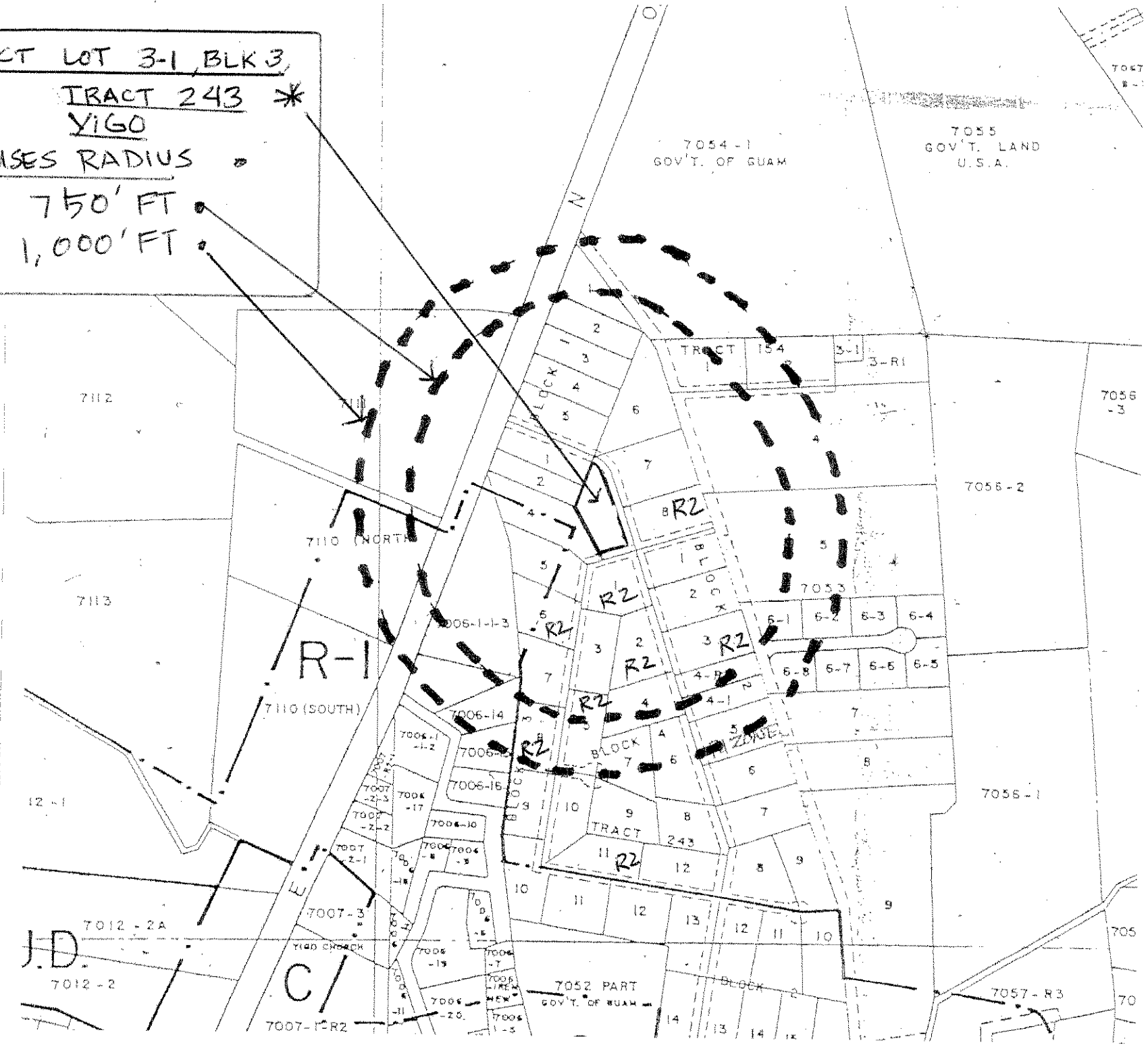
Date _____
 10/06/2013

Representative (If any)

Date

THIS FORM SHALL NOT BE MAILED. APPLICANT OR REPRESENTATIVE SHALL SUBMIT IN PERSON, BY APPOINTMENT ONLY, TO THE LAND PLANNING DIVISION, DEPARTMENT OF LAND MANAGEMENT.

SUBJECT LOT 3-1, BLK 3,
TRACT 243 *
Y160
 • LAND USES RADIUS •
 750' FT
 1,000' FT



LETTER OF SUPPORT

Director, Department of Land Management
c/o Land Planning Division, Zone Change Section
Government of Guåhan
P.O. Box 2950
Hagatna, Guåhan 96932

Manig Evangelina B. Sanchez
Geraldine Owens
William Sanchez
Agustine Sanchez

Re: Support of Summary Zone Change for Agustine Sanchez on
Lot/Block/Tract L3-1 Block 3 in the Municipality of Yigo

TRACT 243

Dear Sir:

I (Print Name), Rosario Calayanan a resident/property
Manig E. B. Sanchez, Geraldine Owens, William Sanchez
owner have been advised that Agustine Sanchez owner of Lot 3

Block 3 Tract 243 and a long time resident of this village of
Yigo has applied for a Zone Change with your Department under

the "Fast Track Zone Change Program" (P.L. 21-82:4). He/She plans to build a

Four plex from single-family residence/apartment complex to
provide for his/her children. I want to go on record as supporting his/her children. I want to
go on record as supporting his/her application as acknowledged by my signature below.

I know or have known Sanchez Family for 30
years and believe he/she is a person of good moral character, responsible and dedicated to
both his/her family and community. I believe that his/her plans to develop his/her property
will benefit _____ and will not be detrimental in any way.

Lastly, as a resident of Guåhan, born and raised on Guåhan, I strongly feel that
granting her R2 zone should be given the opportunity rarely afforded to
the average resident of Guåhan, but is all too often afforded to developers.

Therefore, I stand in support on his/her Zone Change Application.

x Rosario F. Calayanan
Signature

x 7/28/013 x 6:00 P.M.
Date Time

ATTACHMENT 4

PETITION IN SUPPORT

Maria E.B. Sanchez
Geraldine Owens

We the undersigned have been advised that Mr/Mrs/Miss William Sandre Agustin Sanchez,
owner of Lot 3-1 Block 3 Tract 243,

Municipality of Yigo, Guåhan, has applied to rezone their property from "R1" ("R2 (4-plex) according to Public Law 21-82, Section 4, as amended by Public Law 21-144, Section 8.

Maria E. B. Sanchez
Geraldine Owens
William Sanchez
Agustin Sanchez

We understand that Mr/Mrs/Miss William Sanchez Agustin Sanchez has complied with all Government requirements for rezoning, including their application directed to the Municipal Planning Council for their review and preparation of the MPC Resolution.

It is the applicant's intention to establish proper zoning for R-2

In light of the above I am in support of this Zone Change, Application No. _____ filed with the Department of Land Management as acknowledged by my signature below.

Name (Print)	Signature	Lot/Block/Tract	Resident Of	Both
JOHN CALKADYAN	John C. Calkadyan	8-1, B1 T243	YIGO	✓
Paula O. Darapiza	PAULA O. DARAPIZA		Yigo	
CHARI BERTAMTO	[Signature]	4-2 B3 T243	YIGO	✓
MARLO REBAYLO	[Signature]	5-1-R1 B2 T243	YIGO	✓
JOSEPH CASIM	[Signature]		Yigo	
ARLAN MARQUEZ	[Signature]		Yigo	
BENNY ABADAN	[Signature]		Yigo	
ADRIEL DE GUZMAN	[Signature]	8-1-2 B1 T243	Yigo	✓
Carolina Moudge	[Signature]		Yigo	
AGUSTIN PORTE	[Signature]	7-2 B3 T243	YIGO	
CIRILO T. NAVARRTE	[Signature]	7-1 B3 T243	YIGO CH.	✓
BPO Rudy Landato	[Signature]	6-1-1 B1 T243	YIGO	✓
Foster P. All	[Signature]		YIGO	

PETITION IN SUPPORT

Maria E.B. Sanchez
 Geraldine Owens
 William Sanchez
 Agustin Sanchez

We the undersigned have been advised that Mr/Mrs/Miss _____
 owner of Lot 3-1 Block 3 Tract 243

Municipality of Yigo, Guåhan, has applied to rezone their property from "R1" () "RZ" (4-plex) according to Public Law 21-82, Section 4, as amended by Public Law 21-144, Section 8.

Maria E.B. Sanchez
 Geraldine Owens
 William Sanchez
 Agustin Sanchez

We understand that Mr/Mrs/Miss _____ has complied with all Government requirements for rezoning, including their application directed to the Municipal Planning Council for their review and preparation of the MPC Resolution.

It is the applicant's intention to establish Proper zoning for R-2

In light of the above I am in support of this Zone Change, Application No. _____ filed with the Department of Land Management as acknowledged by my signature below.

Name (Print)	Signature	Lot/Block/Tract	Resident Of	Both
JOHN CALKUNYAN	John F. Calkunyan	8-1, B1 T 243	YIGO	✓
Paula O. Darapiza	PAULA O. DARAPIZA		YIGI	
CHARI BENJAMIN	[Signature]	4-2 B3 T243	YIGO	✓
MARLO REBOLO	[Signature]	5-1-R1 B2 T243	YIGO	✓
Joe Angel Casim	[Signature]		YIGO	
ARLAN MARQUEL	[Signature]		YIGD	
BENNY ABADAN	[Signature]		YIGO	
ADRIEL DE GUZMAN	[Signature]	8-1-2 B1 T243	YIGD	✓
Carolina Mendez	[Signature]		YIGO	
AGUSTIN PORTE	[Signature]	7-2 B3 T243	YIGD	
CIRILO T. NAVARRETE	[Signature]	7-1 B3 T243	YIGD CH.	✓
Bto Rudy Landano	[Signature]	6-1-1 B1 T243	YIGO	✓
Forster de Alay	[Signature]		YIGD	

LETTER OF SUPPORT

Director, Department of Land Management
c/o Land Planning Division, Zone Change Section
Government of Guåhan
P.O. Box 2950
Hagatna, Guåhan 96932

Manig Evangeline B. Sanchez
Geraldine Owens
William Sanchez

Re: Support of Summary Zone Change for Agustine Sanchez on
Lot/Block/Tract L3-1. Block 3 in the Municipality of Yigo
TRACT 243

Dear Sir:

I (Print Name) Rosario Calayanan a resident/property
Manig E.B. Sanchez, Geraldine Owens, William Sanchez
owner have been advised that Agustine Sanchez owner of Lot 3

Block 3 Tract 243 and a long time resident of this village of
Yigo has applied for a Zone Change with your Department under

the "Fast Track Zone Change Program" (P.L. 21-82:4). He/She plans to build a

Four plex from single-family residence/apartment complex to
provide for his/her children. I want to go on record as supporting his/her children. I want to
go on record as supporting his/her application as acknowledged by my signature below.

I know or have known Sanchez Family for 30
years and believe he/she is a person of good moral character, responsible and dedicated to
both his/her family and community. I believe that his/her plans to develop his/her property
will benefit _____ and will not be detrimental in any way.

Lastly, as a resident of Guåhan, born and raised on Guåhan, I strongly feel that
granting her R2 zone should be given the opportunity rarely afforded to
the average resident of Guåhan, but is all too often afforded to developers.

Therefore, I stand in support on his/her Zone Change Application.

x Rosario F. Calayanan
Signature

x 7/28/013 x 6:00 P.M.
Date Time

October 6, 2013

To: Director, Department of Land Management
C/O Land Planning Division, Zone Change Section
Government of Guahan
P.O. Box 2950
Hagatna, Guahan 96932

P. Gulae 10/15/13
RECEIVED
Planning Div

Subject: Summery Zone Change Application on **Lot 3, Block 3, Tract 243** Municipality of Yigo
(Lot 3-1)
26

Dear Sir:

Pursuant to Public Law 21-82, (as amended by P.L. 1-144), I am submitting an application for a Summary Zone Change on the above property.

- a. The current zone of this property is "R-1" (Single Family)
- b. This property is currently owned by Maria Evangeline S. Flores, William B. Sanchez, Geraldine Owens, and Agustine B. Sanchez **and Remedios B. Sanchez**
- c. This property was purchased through bank
- d. There is 1 two story four plex and each unit has 2 bedrooms and 1 bathroom. There is 1 separate house with 3 bedrooms and one bathroom existing on this same property.
- e. The structure is currently connected to public sewer
- f. I am applying for a zone change to "R-2" so that I can have a separate power meter for each structure. As of now, only 3 power meters is being used. I have tried to apply for an additional 2 more meters but was denied by GPA due to the current zoning is "R-1". So, that my brother can complete one of the units to a livable condition, I am requesting your expeditious approval.
- g. Structures surrounding this property are the following: 1) To the front is a 3 bedroom with one bath and a 5 bedroom with 3 bath re-zoned to "R-2". 2) 1 two story structure with 3 units to the right of my house.
- h. The topography of this area is flat.
- i. Soil composition is mixed.
- j. Access to this property is provided by 20 feet wide existing paved road.
- k. Existing structure is built concrete with the single unit built as concrete and tin. All utilities are on the existing property.

Sincerely,

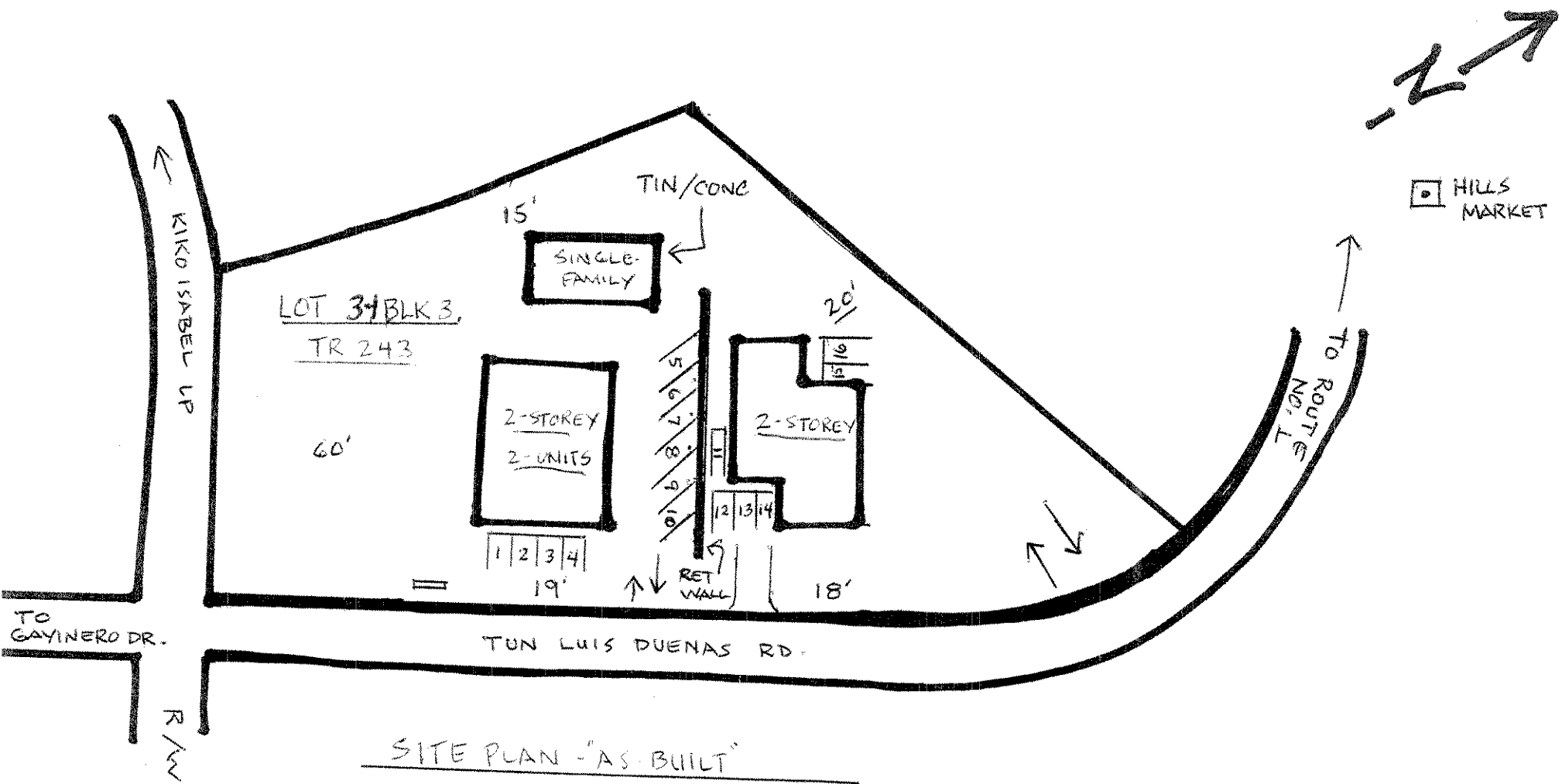
Agustin B. Sanchez

Geraldine Owens

William B. Sanchez

Maria Evangeline S. San Nicolas
Formerly Maria Evangeline S. Flores

Remedios B. Sánchez
Authorized Representative /Applicant





Territory of Guam
Territorio de Guam

OFFICE OF THE GOVERNOR
P.O. BOX 10000, AGANA
GUAM, GUAM 96911-0000

JAN 25 1992

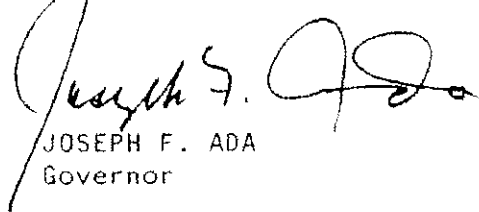
REFER TO
LEGISLATIVE SECRETARY

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

Dear Mr. Speaker:

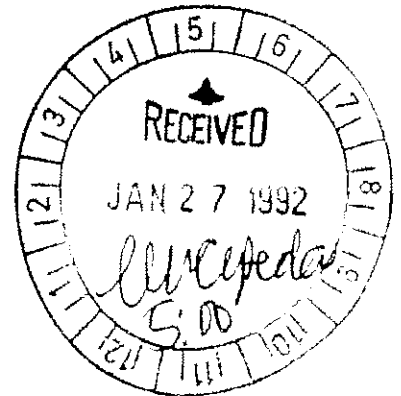
Transmitted herewith is Bill No. 621, which I have signed into
law this date as Public Law No. 21-82.

Sincerely,


JOSEPH F. ADA
Governor

Attachment


210612



TWENTY-FIRST GUAM LEGISLATURE
1992 (SECOND) Regular Session


CERTIFICATION OF PASSAGE OF AN ACT TO THE GOVERNOR

→ This is to certify that Substitute Bill No. 621 (COR), "AN ACT TO REZONE TRACTS 230, 243, AND 10413, YIGO, FROM AGRICULTURAL TO SINGLE FAMILY RESIDENTIAL, AND TO ADD §61639 TO CHAPTER 61, TITLE 2 GUAM CODE ANNOTATED, TO FACILITATE THE REZONING OF AGRICULTURAL AND SINGLE FAMILY RESIDENTIAL AREAS," was on the 10th day of January, 1992, duly and regularly passed.



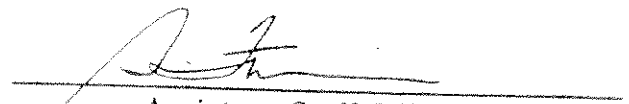
JOE T. SAN AGUSTIN
Speaker

Attested:



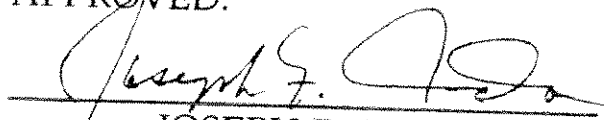
PILAR C. LUJAN
Senator and Legislative Secretary

This Act was received by the Governor this 15th day of January, 1992, at 5:05 o'clock P.M.



Assistant Staff Officer
Governor's Office

APPROVED:



JOSEPH F. ADA
Governor of Guam

Date: JAN 25 1992

Public Law No. 21-82

DEED OF CONVEYANCE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, ROSA TERESITA PEREZ SALAS, of legal age, citizen of the United States and resident of the City of Agana, Territory of Guam, hereinafter referred to as GRANTOR, hereby sell, grant, bargain and convey unto PETE T. SANCHEZ AND ANATALIA R. SANCHEZ (2/3 Share Hereof), husband and wife, citizens of the United States and residents of Yigo, Territory of Guam, and BETY R. SANCHEZ AND REMEDIOS B. SANCHEZ, (1/3 Share Hereof), husband and wife, citizens of the United States, hereinafter referred to as GRANTEEES, for and in consideration of the sum of EIGHT THOUSAND FORTY AND NO/100 DOLLARS (\$8,040.00), United States Currency, the receipt of which is hereby acknowledged, the following described real property located within the Territory of Guam, to wit:

Lot 3, Block 3, Tract 243, Municipality of Yigo, Territory of Guam, Suburban, containing an area of 4,020.0 Square Meters, more or less. Reference Instrument No. 95700 (Contract of Sale) and Instrument No. 282020 (Quitclaim Deed), Department of Land Management, Government of Guam, Agana, Guam.

TOGETHER WITH ALL AND SINGULAR the tenements, hereditaments, and appurtenances thereunto belonging, or in anywise appertaining, and the rents, issues and profits thereof.

TO HAVE AND TO HOLD, all and singular the above mentioned and described premises, together with the appurtenances, unto the said GRANTEEES and to their heirs and assigns, forever.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set her hand on this 17th day of September, 1983, in the City of Agana, Territory of Guam.

Rosa Teresita Perez Salas
ROSA TERESITA PEREZ SALAS, Grantor

Territory of Guam }
City of Agana } s s

On this 17th day of September, 1983, before me personally appeared Rosa Teresita Perez Salas, Grantor, known to me to be the person whose name is subscribed to the foregoing instrument as acknowledged to me that she executed

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the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



G. RICARDO SALAS, NOTARY PUBLIC
In and for the Territory of Guam.
My commission expires ~~March 29th, 1988.~~

April 5th, 1988. G

