

# ACKNOWLEDGMENT OF RECEIPT SUMMARY ZONE CHANGE PACKET

LEGISLATURE 2

On

Lot 5, Block 7, Municipality of Santa Rita  
for  
Esther Usita-Jennings (Administrator)

COPY

APPLICATION NO: SZC 2014-20

Legislative Secretary  
32<sup>nd</sup> Guam Legislature

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

Signature: [Signature]

Signature: [Signature]

Name (print): VINCE PAULINO

Name (print): Patrick C. Am

9-17 3:54  
Date / Time

9/17/14  
Date / Time

FOR RECORDATION ONLY:  
Deputy Civil Registrar

Building Official - Building Permits,  
Department of Public Works

[ ]

[Signature]

Signature

NOT APPLICABLE

Name (print)

SEE ATTACHED NOTICE OF ACTION

Date / Time

Office of the Speaker  
Judith T. Won Pat, Ed.D

Date: 9-17-14

Time: 4:20 pm

Received By: [Signature]

Name of Applicant and or Representative

Signature

Date / Time

2043

Office of the Legislative Secretary  
Senator Tim Rose  
Date: 9-17-14  
Time: 3:54  
Received by: [Signature]



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



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

EDDIE BAZA CALVO  
 Governor  
 RAY TENORIO  
 Lieutenant Governor

MICHAEL J.B. BORJA  
 Director  
 DAVID V. CAMACHO  
 Deputy Director

July 15, 2014

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

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

Re: **Summary Zone Change Application No. SZC 2014-20**  
**Lot 5, Block 7, Municipality of Santa Rita;**  
**for Ms. Esther Usita-Jennings**

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

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

E-mail Address:  
[dlmdir@dlm.guam.gov](mailto:dlmdir@dlm.guam.gov)

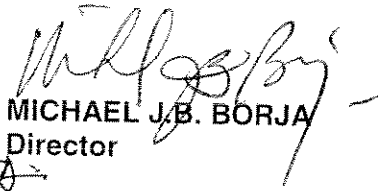
Pursuant to 21 GCA (Real Property), Chapter 61 (Zoning Law), Part 3 (Changes of Zones), Section 61639 (Summary Procedure for Agricultural and Single-Family Residential Rezoning) and Executive Order 92-08 (Establishing Interim Rules and Regulations for Individual, Small Landowner Zone Changes), the Department of Land Management is herewith submitting to the Legislature, a Zone Change application for Lot 5, Block 7, Municipality of Santa Rita, from "R-1" (Single-Family) to "R-2" (Multi-Family Dwelling) Zone in order to put into zoning compliance an existing residential Duplex and for future expansion to three (3) units for family and rentals to the community.

Telephone:  
 671-649-LAND (5263)

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

Your expeditious response on this action is greatly appreciated.

Senseramente,

  
**MICHAEL J.B. BORJA**  
 Director

Facsimile:  
 671-649-5383

PCG  
 w/Attachment(s):

1. Staff Report and Notice of Action
2. Certifications of Utility Agencies/Application Review Committee (ARC)
3. Zone Change Application with supporting documents
4. Amendment Map No. 68; Zoning Map No. F3 67 S44





**SUMMARY ZONE CHANGE  
APPLICATION NO: 2014-20  
LOT 5, BLOCK 7  
MUNICIPALITY OF SANTA RITA**



**(SPACE FOR RECORDATION)**

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

File for Record is Instrument No. 867473

On this 14 Month 07 Day 18 Time 11:45

**DE-OFFICIO**

Respecting For [Signature] Receipt No. [Signature]  
Deputy Recorder

**SUMMARY ZONE CHANGE  
APPLICATION NO. 2014-20  
APPLICANT: Esther Usita-Jennings  
Prepared on July 15, 2014**

**FROM: "R-1" (SINGLE FAMILY DWELLING)  
TO: "R-2" (MULTI-FAMILY DWELLING)**

**LOT NO: 5  
BLOCK NO. 7  
TRACT: N/A**

**NAME PLACE: N/A**

**MUNICIPALITY: SANTA RITA**

**SCALE: N/A**

**AMENDMENT NO: A-68**

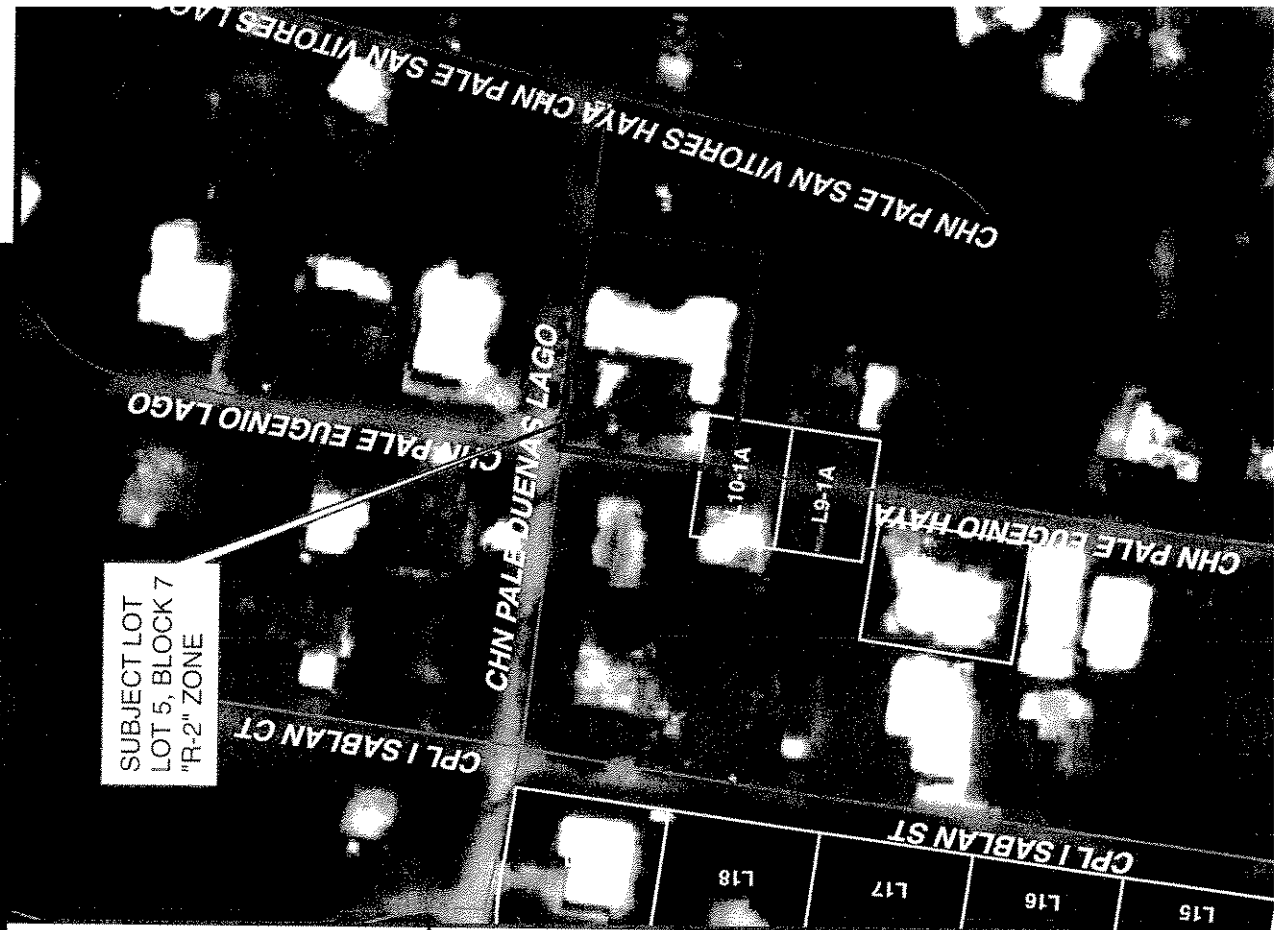
**ZONING MAP NO: F3-67 S44**

Approved with Conditions  
As noted on Notice of Action and  
Pursuant to Title 21 GCA  
Chapter 61 Section 61639 and  
Executive Order 92-08.

[Signature] 7/15/14  
**MICHAEL J.B. BORJA** **DATE**  
Director

Department of Land Management

**COPY**



SUBJECT LOT  
LOT 5, BLOCK 7  
"R-2" ZONE

(Space above for Recordation)

## SUMMARY ZONE CHANGE

COPY

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

## NOTICE OF ACTION

July 11, 2014

Date

To: **Esther Usita-Jennings**  
545 Bishop Olano Dr,  
Santa Rita, Guam 96915

Application No. 2014-20

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

### DEPARTMENT ACTION

N/A / APPROVED

XX / **APPROVED WITH  
CONDITIONS**

N/A / Disapproved

### ZONE CHANGE REQUEST

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

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

XX / FROM "R-1" (SINGLE-FAMILY DWELLING) TO  
"R-2" MULTI-FAMILY DWELLING IN ORDER  
TO PUT INTO ZONING COMPLIANCE AN EXISTING  
RESIDENTIAL DUPLEX AND FOR FUTURE EXPANSION  
TO 3-UNITS FOR FAMILY AND RENTALS.

RE: [ LOT 5, BLOCK 7, SANTA RITA ]

**NOTICE OF ACTION  
SUMMARY ZONE CHANGE**

**Application No. 2014-20**

**Applicant: Esther Usita-Jennings  
Lot 5, Block 7, Santa Rita  
Date of Preparation of NOA: July 11, 2014  
Page 2 of 5**

**1. APPLICATION SUMMARY:** Esther Usita –Jennings, (Administrator/Applicant), request approval for rezoning Lot 5, Block 7, Santa Rita, from “R-1” (Single-Family Dwelling) to “R-2” (Multi-Family Dwelling) Zone in order to put into zoning compliance an existing residential duplex and for future expansion to three (3-units) for family and rentals.

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

**PUBLIC NECESSITY and CONVENIENCE**

The requested zone change is from “R-1 to “R-2” for the purpose of allowing the existing duplex for zoning compliance for family and rentals. In this regard, applicants have cited primary purpose is for residential uses for family members . One primary purpose of this program (Summary Zone Change) is to allow the property owners to rezone their property in order to utilize their property in a manner that enhances their livability or livelihood or provide housing rental for the community. We find that the rezoning is required for zoning conformance in order for the Applicant to realize the enhancement and improvement of the property, future expansion for increase in density for rentals to the general public and still provide housing for their siblings and or their immediate families.

**GENERAL WELFARE AND SAFETY**

We have concluded our site inspection and did physically find that water, power, sewer, roadways and other utilities are existing and available fronting the property. Guam Waterworks, Guam Power Authority and Department of parks and Recreation-Historical Preservation Office have submitted their official certification with no objection. The existing structures are connected to public sewer to ensure a safe environment for the applicant and the adjacent neighbors. While we have not received certification from Department of Public Works and Guam EPA , 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 any requirements for new water and sewer connections will be required for the existing development on the property.

**NOTICE OF ACTION**

**SUMMARY ZONE CHANGE**

**Applicant: Esther Usita-Jennings**

**Lot 5, Block 7, Santa Rita**

**Date of Preparation of NOA: July 11, 2014**

**Page 3 of 5**

**Application No. 2014-20**

Relative to the rezoning action, we found of no objections from the neighbors and or immediate lot owners. The applicant garnered a petition of support from the neighbors. The Mayor of Santa Rita have submitted their Municipal Planning Council Resolution supporting the application. The rezoning and existing development is conducive to the immediate land uses of single-family and multi-family / apartment complexes in nearby surroundings, all infrastructure are available and we therefore, find that there will be no significant impact on existing infrastructure and surrounding neighborhood.

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

**NOTICE OF ACTION  
SUMMARY ZONE CHANGE**

Application No. 2014-20

Applicant: Esther Usita-Jennings

Lot 5, Block 7, Santa Rita

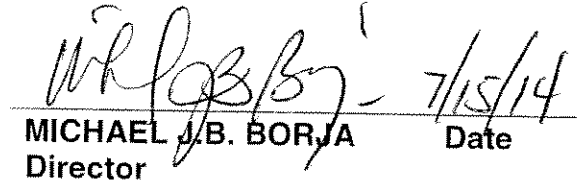
Date of Preparation of NOA: July 11, 2014

Page 4 of 5



**MARVIN Q. AGUILAR**  
Guam Chief Planner

7/15/2014  
Date



**MICHAEL J.B. BORJA**  
Director

7/15/14  
Date

**ATTACHMENTS**

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

16

Case & Project Planner: Penmer Gulac

NOTICE OF ACTION  
SUMMARY ZONE CHANGE  
Applicant: Esther Usita-Jennings  
Lot 5, Block 7, Santa Rita  
Date of Preparation of NOA: July 11, 2014  
Page 5 of 5

Application No. 2014-20

### CERTIFICATION OF UNDERSTANDING AND AGREEMENT

I/We Esther Usita-Jennings / \_\_\_\_\_  
(Applicant [Please print name]) (Representative [Please print name])

I/We \_\_\_\_\_  
(Applicant [Please print name])

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

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

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Signature of Applicant

Date: \_\_\_\_\_

Date: \_\_\_\_\_

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

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Representative

\_\_\_\_\_  
Date



**NOTICE OF ACTION (Attachment)  
SUMMARY ZONE CHANGE**

Application No. 2014-20

Applicant: Esther Usita-Jennings

Lot 5, Block 7, Santa Rita

Date of Preparation of NOA: July 11, 2014

**Planning Staff Review and Recommendation(s);**

1. Frank P. Taitano, Planner IV  Approved  Disapproved

Comments: Petition of support of surrounding property owners and MPC Resolution of support part of Application package structure existing w/ utility connections to power, water & sewer

Signature Frank Taitano Date: 7-15-14

2. Celine Cruz, Planner III  Approved  Disapproved

Comments: Request is to bring existing structure into compliance. Santa Rita community supports zone change. Recommend favorable action.

Signature Celine Cruz Date: 7-15-14



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



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

EDDIE BAZA CALVO  
 Governor

RAY TENORIO  
 Lieutenant Governor

MICHAEL J.B. BORJA  
 Director

DAVID V. CAMACHO  
 Deputy Director

July 11, 2014

To: Director, Department of Land Management  
 From: Planner IV  
 Subject: Staff Report - **Case No. SZC 2014-20**  
 Re: Zone Change - Lot 5, Block 7, Municipality of Santa Rita; Esther Usita-Jennings (Adminstrator/Applicant)

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

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

**PURPOSE:**

a. Application Summary. The Applicant, Esther Usita-Jennings, is requesting a zone change on Lot 5, Block 7, in the Municipality of Santa Rita, from "R-1" (Single-Family Dwelling) to "R-2" (Multi-Family Dwelling) Zone order to put into zoning compliance an existing Residential Duplex and for future expansion to three (3-units) for family and rentals.

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

**FACTS:**

a. Location. The subject lot fronts Pale Eugenio Haya and Pale Duenas Lago Street and approximately 1,000 feet east of Our Lady of Guadalupe church in Santa Rita (**see attached vicinity map**).

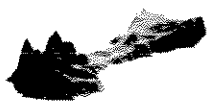
b. Field Description. There is an existing residential duplex for family and rentals on the subject lot. The topography gradually slopes to the north toward Pale Duenas Lago. Per Staff inspection, all public utilities such as sewer, water, power, telephone service connections are within 100 feet fronting the right-of-way.

c. Lot Area. 715 square meters or 7,696 square feet

E-mail Address:  
[dlmdir@dlm.guam.gov](mailto:dlmdir@dlm.guam.gov)

Telephone:  
 671-649-LAND (5263)

Facsimile:  
 671-649-5383



- e. 1967 Master Plan. Residential
- f. Community Design Plan. Residential ; Low to Medium Density
- g. Surrounding Area. The surrounding area consists of single-family, duplexes, multi-family dwellings (apartments) and many vacant lots on the southern border (within 500 - 750 – 1,000 feet). Some of the lots with duplexes and triplexes within 1,000 feet were rezoned by Public Law via the Guam Legislature in more than ten years ago, others such as apartments are located within an R2 zone within 1,200 feet west of the lot as permitted uses. The proposed development is conducive to the existing land use trend comprising of mix uses of single-family, multi-family activities within 500 – 1,200 feet to the west. The existing development is not expected to have a major impact to existing infrastructure or immediate surroundings.

**3. APPLICATION CHRONOLOGICAL FACTS.**

- a. Date Application Accepted: March 28, 2014
- b. Certifications:

**DPW:** No Official Certification have been received from DPW . Planning staff advises the applicants to obtain the required permits before any construction/improvements on said lot with existing duplex. DLM is mandated by law to continue and process the application and file it to the legislature for their review and further actions.

**GWA:** An Official Certification have been received from GWA and the have no objection and provide recommendations with GWA requirements. Per Planning Staff inspection of the property, public sewer located on the right of way which is fronting the subject lot. There is active GWA utility account with sewer connection. Planning staff advises the applicants to obtain the required permits before any construction/improvements on said lot.

Director of Land Management  
Staff Report- Case No. SZC 2014-20;  
Lot 5, Block 7, Santa Rita  
Page 3

**GEPA:** No Official Certification have been received from Guam EPA as of Staff Report Date. Per Planning Staff inspection, the property public sewer is located on the right of way which is fronting the subject lot. Planning staff advises the applicants to obtain the required permits before any clearing or construction/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 submitted their official certification. GPA has no objections, however, the customer is required to comply with all requirements pursuant to the National Electric Safety code and GPA's Service Rules and Regulations as noted in their official certification (**Attached**).

**DPR/HPO:** Department of Parks and Recreation / Historical Preservation  
Office: No Objection

**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 Santa Rita.
- d. **Municipal Planning Council Resolution:** The Mayor's Municipal Council of SantaRita submitted a Resolution supporting the application for the zone change.

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

#### **PUBLIC NECESSITY and CONVENIENCE**

The requested zone change is from "R-1" (Single-Family Dwelling) to "R-2" (Multi-Family Dwelling) zone for the purpose of allowing the two (2) existing residential Duplexes for zoning compliance for family and rentals. In this regard, applicants have cited primary purpose for residential uses for family members. One primary purpose of this program (Summary Zone Change) is to allow the property owners to rezone their properties in order to utilize their property in a manner that enhances their livability or livelihood and also to provide affordable housing rental for the community.

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

#### **GENERAL WELFARE AND SAFETY**

We have concluded our site inspection and did physically find that water, power, sewer, roadways fronting the property. Guam Power Authority and Bureau of Plans and Statistics with no objection. The existing structures are connected to public sewer to ensure a safe environment for the applicants and the adjacent neighbors. While we have not received certification from Guam Waterworks Authority, Guam EPA and DPW, we note that access to the property is available. That water and sewer connections are fronting the property. It will be obvious that during the permitting phase, or any future requirements for new water and sewer connections will be required for permit clearance requirements.

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

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

**STAFF RECOMMENDATION:** Planning Staff recommends **Approval** of the 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 Guam Chief Planner, Department of 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 Duplexes shall 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 constructed shall be provided 2-parking.

  
\_\_\_\_\_  
Penmer C. Gulac  
Planner IV, Project/Case Planner

7/11/2014  
Date



# GUAM POWER AUTHORITY

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

May 7, 2014

## MEMORANDUM

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

From: General Manager

Subject: Lots 5, Block 7, Municipality of Santa Rita (Esther Usita-Jennings); Summary Zone Change Application from "R-1" (Single Family Dwelling) to "R-2" (Multi-Family Dwelling) for existing Duplex and future expansion. **Application No. 2014-20 SZC**

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

### A. Comments and Recommendations Concerning GPA requirements:

1. GPA has no objection, however customer is required to comply with the following pursuant to the National Electric 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.
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: Esther Usita-Jennings  
 Location: Lots 5, Block 7, Santa Rita  
 Type of Application: Summary Zone Change  
 GLUC/GSPC Application No. 2014-20 SZC  
 Brief Project Description:  
 "R-1" To "R-2" for existing Duplex and future expansion..

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.**

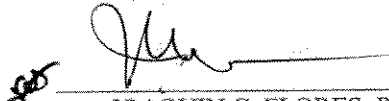
1. I hereby certify that the required **GOVERNMENT SERVICES, FACILITIES and INFRASTRUCTURE** are currently **AVAILABLE AND IN PLACE** to support this project:  
 Yes  No

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

  
 \_\_\_\_\_  
 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.





**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*

In reply refer to:  
RC2014-0628

April 25, 2014

Memorandum

To: Executive Secretary, Guam Land Use Commission

From: Director, Department of Parks and Recreation

Subject: DLM Application No. SZC 2014-20, Summary Zone Change  
Lot 5, Block 7, Municipality of Santa Rita  
Applicant: Esther Usita - Jennings

RECEIVED  
APR 25 2014  
Department of Land Management  
Time: 2:41 Int: [Signature]

[Handwritten initials/signature]

We reviewed the subject application and determined no historic properties will be affected by the summary zone change, within the subject lot. Therefore, we have no objection to the approval of this Summary Zone Change Application.

If you have any questions, please do not hesitate to call us.

*Raymond F.Y. Blas*  
Raymond F.Y. Blas

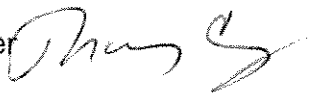
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April 11, 2014

4-15-14  
RECEIVED

**MEMORANDUM**

TO: Director, Department of Land Management

FROM: Thomas F.A. Cruz, P.E., Chief Engineer 

SUBJECT: Request for Certification

APPLICATION NO.: SZC 2014-20

APPLICANT: Esther Usita - Jennings

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 in order to put into zoning compliance an existing residential duplex and future expansion to 3-units for family and rentals on Lot 5, Block 7, Municipality of Santa Rita.

GWA has conducted a site investigation and has determined that there is an existing six (6.0") inches sewer line and a six (6.0") inches water line in diameters located along Pale Eugenio Street fronting the subject lot. Given the information provided in the application and the existing conditions observed in the field, the following are GWA's position on the summary zone change:

- 1.) The applicant will be required to apply for additional water meter and sewer account on the other unit of the existing duplex.
- 2.) GWA approval is based on the existing duplex. Any future expansion to multi-family units required 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. Thomas Cruz, P.E., Chief Engineer at 647-2613.



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



Street Address:  
 90 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

April 8, 2014

Honorable Dale E. Alvarez  
 Mayor of Santa Rita  
 c/o Municipal Planning Council

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

Subject: **SZC 2014- 20 Public Hearing Waiver**

Hafa Adai Mayor Alvarez

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

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

**Esther Usita - Jennings, owners of Lot 5, Block 7, Municipality of Santa Rita, under Application No. SZC 2014-20 , for a Zone Change from "R-1" (Single-Family Dwelling) to "R-2" (Multi-Family Dwelling) Zone in order to put into zoning compliance an Existing Residential Duplex and for expansion to 3-units for family and rentals.**

E-mail Address:  
[lmdir@dlm.guam.gov](mailto:lmdir@dlm.guam.gov)

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

Telephone:  
 671-649-LAND (5263)

On the basis of the application contents and availability of infrastructure in the immediate area, and that proposed zone change is for residential use and is conducive and consistent to the surroundings, as Director, I have waived the requirements of a formal public hearing and have made my final decision to approve the application with conditions. The "R2" Zone is the proper zoning designation for the intended use for residential dwellings.

Facsimile:  
 671-649-5383

Please contact Planning Division of this Department at 649-5383 extension 371 should you have questions or need further clarification on the matter.

Thank you for your attention to this matter.

Senseramente,

David V. Camacho  
 Acting Director

**RECEIVED**  
 4/14/14  
 Mayor's Council  
 OF GUAM

Attachment: SZC Application No. 2014- 20 and supporting documents  
 Project Planner: Penmer C. Gulac

DLM

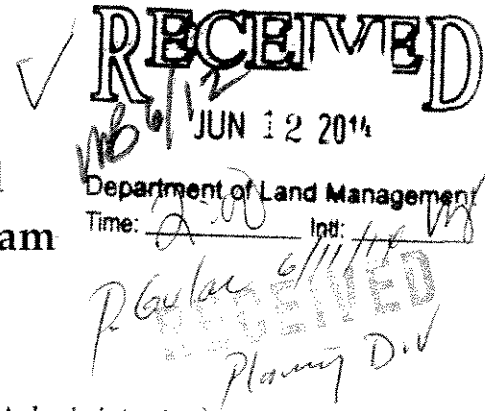
**COPY**

**RECEIVED**

**Municipal Planning Council  
Municipality of Santa Rita, Guam**

**Resolution No. Santa Rita 01-14**

Relative to the request of Mrs. Esther Usita-Jennings (Administrator)  
for a change of zoning on their property on Lot 5 Block 7, Municipality of Santa Rita.



*TO P. MOR 6.*

Be it resolved by the Municipal Planning Council of Santa Rita:

WHEREAS, Mrs. Esther Usita-Jennings, long time resident of Municipality of Santa Rita and the administrator/ owners of Lot No. 5 Block 7 situated along Pale Eugenio St.Haya, in Santa Rita want to rezone said property from R1 (Single Family), to R2 (Multi-Family Dwellings in order to put in to compliance existing duplex and future expansion uses; and

WHEREAS, Mrs. Usita-Jennings have expressed their desired to the Municipal Planning Council and have presented their justification to the council for the requested Rezoning; and

WHEREAS, the Municipal Planning Council of Santa Rita notes and is of the opinion that the property to be rezoned is suitable for multi-families for which the property is presently zoned R1 and that a change of zone authorizing higher land uses would be compatible with the contiguous and surrounding properties; residential/ multi-family residential

WHEREAS, the Municipal Planning council of Santa Rita holds no objections to the change requested by Mrs. Usita-Jennings, noting that the requested zone change will not prevent adequate environmental protections agencies of the government; and GWA verified public sewer is available,

WHEREAS, the Municipal Planning Council of Santa it is of the consensus that the requested rezoning will produce long term benefits for the contiguous and surrounding properties and the Municipality of Santa Rita; and

WHEREAS, the Municipal Planning Council notes that there is power and sewer along Pale Eugenio Street Haya and,

NOW THEREFORE, BE IT RESOLVED BY THE MUNICIPAL PLANNING COUNCIL,

THAT, the Municipal Planning Council of Santa Rita hereby approves the rezoning

*OL*

**Rezoning: R1 to R2 Lot 5, Block 7 Santa Rita  
Usita-Jennings**

request submitted by Mrs. Usita-Jennings and hereby recommends the Department of Land Management and the Territorial Land Use Commission that the zoning of Lot No. 5, Block 7 be changed from (R1) Single Family to Multi Dwellings (R2); and be it further resolved

THAT, the Chairman and Secretary of the Municipal Planning Council of Santa Rita certify the adoption hereof and that copies be thereafter transmitted to the Department of Land Management, the territorial Land Use Commission and Mrs. Usita-Jennings.

Duly adopted this 9<sup>th</sup> DAY OF June 2014.

Attested:

Certified:

  
\_\_\_\_\_  
DALE E. ALVAREZ  
Mayor and Chairman

  
\_\_\_\_\_  
DELISA D. KLOPPENBURG  
Secretary



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



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

EDDIE BAZA CALVO  
 Governor

MONTE MAFNAS  
 Director

RAY TENORIO  
 Lieutenant Governor

DAVID V. CAMACHO  
 Deputy Director

March 25, 2014

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

From: Guam Chief Planner, Acting

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): **Esther Usita - Jennings**

Application No. **SZC 2014-20**

Project Description: **To rezone the property from "R-1" (Single-Family) to "R-2" (Multi - Family Dwelling) Zone in order to put into zoning compliance an existing residential Duplex and future expansion to 3-units for family and rentals, on Lot 5, Block 7, Municipality of Santa Rita**

Date Received: **March 25, 2014**

Date Accepted: **March 28, 2014**

**\*\* Due Date for Certification: April 14, 2014**  
**(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.

Frank P. Taitano  
 Acting Guam Chief Planner

PCG: Attachment: SZC Application No. 2014-20 and supporting documents

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

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

E-mail Address:  
[flmdir@dlm.guam.gov](mailto:flmdir@dlm.guam.gov)

Telephone:  
 671-649-LAND (5263)

Facsimile:  
 671-649-5383

### 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 Guahan  
P.O.Box 2950, Hagatna, Guahan 96932

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

1. Information on Applicant:

*R. Goloc 3/25/14*  
**RECEIVED**  
*DLM/PLC*

Name of Applicant: Esther Usita-Jennings (Administrator) U.S. Citizen:  Yes  No

Mailing Address: 545 Bishop Olano Dr.

Telephone No.: Business: 671 482-3784 Home: 671 565-2004

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: N/A

Lot(s): 5 Block: 7 Tract: \_\_\_\_\_ Lot Area: 715.53 S M

Square Feet: 7,701 Village: Santa Rita Municipality: Santa Rita

Registered Owner(s): Esther Usita-Jennings,

Linda Usita, Susan Casil and Nelanie C.U.Servino (See Attached)

Certificate of Title No.: 10860 Recorded Document No.: 27972 Deed (Gift,

Warranty, etc.): Deed Document No.: \_\_\_\_\_

3. Current and Proposed Land Use:

Current Use: Residential with Studio Current Zoned: R-1

Proposed Use: Put into compliance 2 exiting units and future expansion to 3 units for family

and rentals Proposed Zone: R2

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:

**GUÅHAN POWER AUTHORITY**

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

**GUÅHAN ENVIRONMENTAL PROTECTION AGENCY**

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

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



### SUMMARY ZONE CHANGE

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

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

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

Administrator: Esther Usita-Jennings

*Esther Usita-Jennings*

\_\_\_\_\_  
Owner (Print/Sign)

\_\_\_\_\_  
Owner (Print/Sign)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

*Esther Usita-Jennings* Administrator  
\_\_\_\_\_  
Representative (If any)

*3/19/2014*  
\_\_\_\_\_  
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.

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

Subject: Summary Zone Change Application on Lot 5 Block 7 Santa Rita.

Dear Sir:

3/25/14  
RECEIVED  
pk/ae  
plw/j

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. **What is the current zone on the property?**  
The current zone on the property is " R-1(Single Family).
- b. **Who currently owns the property?**  
Administrator Represented by Esther Usita-Jennings.
- c. **How did you acquire the property?**  
We have acquired this property Deeded to us through Gift.
- d. **What is currently on the property?**  
Currently, the property has 3 bedrooms with 3 baths with studio unit.
- e. **Is/Are your structure(s) serviced public sewer or by an individual septic tank/leaching field?**  
Serviced by public sewer.
- f. **What are your intentions or plans?**  
Our reason for applying for a zone change is to put into zoning compliance a residence with a studio unit and create a duplex on expand in the future for rentals.
- g. **Surrounding Uses:** Briefly identify other types of uses or structures in the immediate vicinity surrounding your property. (i.e., to the north is a duplex, to the south is a retail store, or vacant, etc.).  
Single Family and duplex units. In the immediate area just the west of us is another duplex home. 750ft south are commercial retail store, fourplex apartment and northeast is the church and public health center.  
  
To the east are more single family dwellings but further east, at the 750ft. mark is a Community Center that has a playground area, a basketball court, baseball field .
- h. **Topography:** Describe the topography of your property.  
The property is relatively flat and sloping.

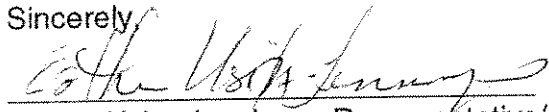
..

- i. **Soil Composition:** Very briefly describe your soil using layman's language. (i.e., rocky, clay, sand, mixed, etc.)  
The soil composition of our consists sand, clay and gravel.
- j. **Access:** Describe the legal access to your property.  
The access to the property is serviced by rights of way, Pale Eugenio Street.
- k. **All others:** Lastly, mention any other attributes of your property that will help us evaluate your application.

The subject lot has all the major elements required by an R-2 zone. Size of lot, existing access, and availability of public sewer and storm drain. As for its intended use to build a multi-family dwelling, it is consistent with it surrounding use. Development of the proposed duplex will be within the requirements of GovGuam Agencies: such as parking, setbacks, recreation are, and utility capacity.

Thank you for taking the time to evaluate our Summary Zone Change application and we hope you consider our request to rezone.

Sincerely



Esther Usita-Jennings –Representative/Administrator

3/19/2014

Date

Recording requested by )  
LINDA M. USITA )  
After )  
recording deliver copies )  
to: Maher & Thompson )  
140 Aspinall Avenue )  
Suite 201, Agana, Guam. )  
The real property affected )  
by this instrument is )  
registered land, the )  
registered owner being )  
ANNA D.G. USITA and the number )  
of the Certificate of Last )  
Registration is 11322 )  
\_\_\_\_\_ )

) Island of Guam; Government of Guam  
) Department of Land Management, Office of The Recorder  
) File for record is Instrument No. 640920  
) on the year 20 01, Month 07, Day 14, Time 2:00  
) Recording Fee 10- Receipt No. 12435  
) Deputy Recorder Jane Yamasaki

DEED OF GIFT

TO ALL WHOM THESE PRESENTS MAY COME, GREETINGS:

For and in consideration of her love and affection I, LINDA MARTINA USITA whose address is POB 21714, GMF, Guam 96921, hereinafter referred to as "Grantor" GRANT to LINDA MARTINA USITA whose address is POB 21714, GMF Guam, 96921; ESTHER USITA-JENNINGS, whose address is POB 9638, Santa Rita Guam, 96915; SUSAN U. CASIL, whose address is POB 151228, San Diego, Ca., 92175-1228; and NELANIE C.U. SERVINO, whose address is POB 6124, Tamuning, Guam 96931, hereinafter referred to collectively as "Grantee", AND CONVEY unto the Grantee, their successors and assigns, in fee simple, as tenants-in-common, the following described property:

Lot No. 5, Block 7, Santa Rita, Guam, Estate No. 8739, Suburban, containing an area of 715.53 plus/minus square meters, recorded under Document No. 27972, Last Certificate of Title No. 10860

LAST CERTIFICATE OF TITLE: 11322

TOGETHER with the reversions, remainders, rents, issues and profits thereof and all of the estate, right, title and interest of the Grantor, both at law and in equity, therein and thereto.

TO HAVE AND TO HOLD the same, together with all buildings, improvements, rights, easements, privileges and appurtenances thereon and hereto belonging or appertaining or held and enjoyed therewith by Grantor, unto the Grantee, in fee simple, their successors and assigns, forever.

Grantee under this Deed of Gift, acknowledge that they shall not hold the Government of Guam responsible for payment of any required power or water hookups, power line extensions, or water line extensions on the property which is the subject of the Deed of Gift.

IN WITNESS WHEREOF, this instrument has been executed the day and year first above written.

GRANTOR:

  
\_\_\_\_\_  
LINDA MARTINA USITA

GRANTEE:

  
\_\_\_\_\_  
LINDA MARTINA USITA

GRANTEE:

Esther Usita Jennings  
ESTHER USITA-JENNINGS

GRANTEE:

Susan U. Casil  
SUSAN U. CASIL

GRANTEE:

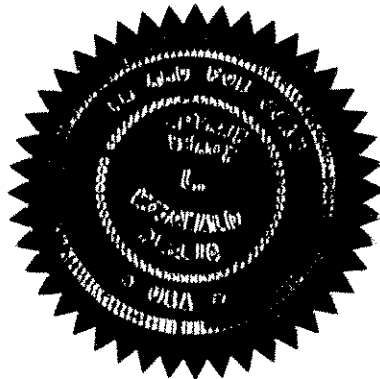
Nelanie C.U. Servino  
NELANIE C.U. SERVINO

ACKNOWLEDGEMENT

MUNICIPALITY OF GUAM, )  
CITY OF AGANA )

SS:

On this 17th day of July, 2001, before me a Notary Public, personally appeared LINDA M. USITA (Grantor), known to me to be the person whose name is subscribed to the within Deed and acknowledged that they executed the same.



Stacy L. McDonald  
NOTARY PUBLIC

STACY L. MCDONALD  
NOTARY PUBLIC  
In and for Guam U.S.A.  
My Commission Expires: April. 07, 2002  
615 Chalan Macjano Rd.  
Agana Heights, Guam 96919



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

File for record is Instrument No. 640923  
on the year 20 01, Month 07, Day 18, Time 2:57  
Recording Fee 2 Receipt No. 1243555  
Deputy Recorder Jane Yamazaki





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

File for record is Instrument No. 640925

on the year 20 01, Month 07 Day 18 Time 3:05

Recording Fee 2 Receipt No. 1243555

Deputy Recorder Jane Yamasaki



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

File for record is Instrument No. 640922

on the year 20 01, Month 07, Day 18, Time 2:55

Recording Fee 2 Receipt No. ~~202304~~ 1243555

Deputy Recorder

*Jane Yamazaki*



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

640925

File for record is Instrument No. \_\_\_\_\_  
on the year 20 01 Month 07 Day 18 Time 3:05  
Recording Fee 2 Receipt No. 1243555  
Deputy Recorder Jane Yamasaki



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

640924

File for record is Instrument No. \_\_\_\_\_  
on the year 20 01, Month 07, Day 18, Time 3:01

Recording Fee 2 Receipt No. 1243555

Deputy Recorder Jane Yamesaki



116 Manibusan Lane

Chalan Pago, Guam 96910

*31st*  
March-23, 2014

To Whom It May Concern,

I, Linda Usita, am writing this letter as administratrix for the Estate of Anna Dolores Usita, regarding the residential property in Santa Rita Village, Guam; 108 Pale Eugenio St; Lot 5 Block 7.

I grant and authorize my sister, Esther Usita Jennings, all the powers necessary to apply for and execute the rezoning of the above property to a commercial site.

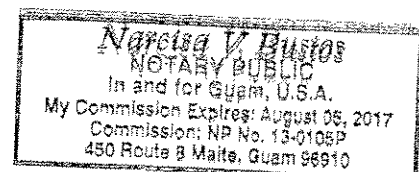
Thank you for your cooperation and understanding. If you should have any questions please feel free to contact me at 734-2250.

Sincerely,

*Linda Usita*  
Linda Usita

Subscribed and sworn to before me this 31st  
day of March, 2014 by Linda M. Usita

*Narcisa V. Bustos*  
\_\_\_\_\_  
Notary Public



[Back](#) | [Print](#)



Utility Billing  
PO Box 21868  
Barrigada, Guam 96921-1868  
Phone: (671) 647-5787, (617) 648-3000  
Fax: (671) 648-3164

### Guam Power Authority

USITA ESTHER R  
545 BISHOP OLANO  
SANTA RITA, GU 96915

Account Number	277268
Bill Date	3/31/2014
Due Date	4/15/2014
Previous Balance	\$98.91
Payments Received	Y
Adjustments	\$0.00
Current Bill Amount	\$172.34
Total Amount Due	\$172.34

Service Address	Account Number
108 CHALAN PALE EUGENIO HAYA	277268

#### Customer Rate Schedule: RRES

2/27/2014 - 3/31/2014	MONTHLY CUSTOMER CHARGE	\$11.00
	EMERGENCY WATER WELL/WASTE CHG (Over 500 KWH)	\$0.44
	FUEL RECOVERY CHARGE	\$113.48
	INSURANCE CHARGE	\$1.90
	NON-FUEL ENERGY CHARGE (First 500 KWH)	\$14.56
	NON-FUEL ENERGY CHARGE (Over 500 KWH)	\$27.90
	WORKING CAPITAL FUND SURCHARGE	\$3.06
	<b>Total</b>	<b>\$172.34</b>

Read Date	R/S	Meter No	Current Read	Prior Read	Mult	KWH Used	Unit	Days	Avg
3/25/2014	RRES	002014104	11407	10751	1	656	KH	29	23

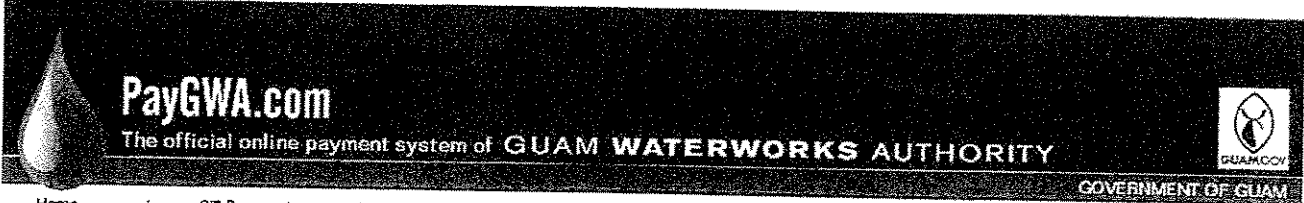
**Total Current Charges: \$172.34**

Please detach here and return with your payment

Guam Power Authority  
Utility Billing  
PO Box 21868  
Barrigada, Guam 96921-1868

Please Pay this Amount \$172.34  
Current Charges Due By 4/15/2014

Account Number 277268  
Service Address 108 CHALAN PALE EUGENIO HAYA  
Customer Name USITA ESTHER R  
Customer Address 545 BISHOP OLANO  
SANTA RITA, GU 96915



Home | Bill Payment | Manage Profile | FAQs | Contact Us

### View Bill Details

**Bill Details**

BILLING DATE: 2014-03-03  
 ACCOUNT NO: W9511423  
 SVC LOC: 108 PALE EUGENIO ST  
 SANTA RITA

INVOICE NO: 1403000983  
 USITA, ANNA D  
 545 BISHOP OLANO DR  
 SANTA RITA, GU

PAYMENT DATE APPLIED THRU: 2014-03-03  
 PREVIOUS BALANCE: 49.15  
 AMOUNT PAID: -49.15

ARREARS: 0.00  
 CURRENT BILLING PERIOD: 48.77  
 ADD: DEBIT ADJUSTMENTS 0.00  
 LESS: CREDIT ADJUSTMENTS 0.00

TOTAL DUE: 46.77

DUE DATE: 2014-03-13

READ DATE	METER NO.	BILL TABLE
2014-02-26	7013887	R1
CURRENT READING	PREVIOUS READING	USAGE
58239	54820	1319
UNIT	DAYS	DAILY AVERAGE
GAL	30	43.97

**WATER**  
 Water Service charge 15.71  
 Water charge  
 -First 5000 GAL per month 1319 x 0.002910 = 3.84

**SEWER**  
 Residential Lifeline Sewer 28.61  
 PUC 2001 SURCHARGE: Utility Arrearages  
 SUPPLEMENTAL ANNUITY SURCHARGE: 0.61  
 TOTAL CURRENT CHARGE 46.77  
 TOTAL CURRENT PERIOD BILLING 46.77

[CONTINUE](#)

Welcome eusita

You are currently logged in.

[Logout](#)

Questions about your water bill  
 Other water disputes

**CUSTOMER SERVICE**  
 call **647-7800**  
 or **647-7803**

Water leaks • No water

**WATER HOTLINE**  
 call **646-4211**

Secured  
 by  
 Citicore  
 2014-04-01



March 26, 2014

REAL PROPERTY TAX DIVISION  
**CERTIFICATION OF BUILDING ASSESSMENT**

To whom this may concern: The Real Property<sup>i</sup> described as **CLICK HERE TO ENTER TEXT.**, in the Municipality of **Santa Rita Urban** is assessed for tax purpose an improvement<sup>ii</sup> with a gross living area of **1300 ±** square feet. Real property assessment records indicate that the improvement was originally constructed in the year **1978** and entered on the **1978** Real Property Assessment roll.

Physical Address:	None on Record
Type/Use:	Residential / Single Family to 4 plex
Foundation:	Masonry Walls
Ext Wall Const:	Concrete Hollow Block (CHB)
Roof:	Flat Concrete
Stories:	1
Condition:	Normal
Porch:	Yes
Carport/Garage:	Yes
Basement:	No
No. Bedrooms:	3
No. Bath:	(3Fixture): 2
	(2Fixture): 2

Building Permit/Certificate of Occupancy No. **4470** Date of Occupancy: **March 14, 1978**

Other Information/Remarks:

As of the date of certification, the improvement to land is owned and assessed in the name of:  
**USITA Linda M. USITA-JENNINGS Esther. CASIL Susan U. SERVINO Nalanie C U**

This office certifies the foregoing to be true and correct.

) SEAL (

Certified By:

**John J. Terlaje**  
Appraisal Supervisor, Real Property Tax

<sup>i</sup> §24102 (a) Property defined: "Property means land and improvements on land"

<sup>ii</sup> §24105 Improvements Defined: The term *improvements* as used in §24103 of Title 11 shall be construed to mean buildings and permanent structures on land.

## PETITION IN SUPPORT

We the undersigned have been advised that Mr/Mrs/Miss Esther Usita Jennings  
 \_\_\_\_\_ owner of Lot 5 Block 7 Tract N/A  
 Municipality of Santa Rita, Guåhan, has applied to rezone their property from " R1 " ( )  
 " ( R2 ) according to Public Law 21-82, Section 4, as amended by Public Law 21-144, Section 8.

We understand that Mr/Mrs/Miss Esther Usita Jennings  
 \_\_\_\_\_ 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 Multi-Family Dwelling units for family and rentals

In light of the above I am in support of this Zone Change, Application No. 2014-20 filed with the Department of Land Management as acknowledged by my signature below.

Name (Print)	Signature	Lot/Block/Tract	Resident Of	Both
Gregorio M. Bosa	<i>[Signature]</i>	L4 B7	Santa Rita	
Quinsa G. Bosa	<i>[Signature]</i>	L4 B7	Santa Rita	
Ester B. Topasna	<i>[Signature]</i>	L4 B7	Santa Rita	
Gregorio G. Bosa	<i>[Signature]</i>	L4 BT	SANTA RITA	
Willie Anderson	<i>[Signature]</i>	L6 B8	Santa Rita	
Marcelina D. Pocaique	<i>[Signature]</i>	L5 B10	Santa Rita	
Luis B. Pocaique	<i>[Signature]</i>	L5 B10	Santa Rita	
Amy Bakato	<i>[Signature]</i>	L8 B10	Santa Rita	
Coronelita Mendicuti	<i>[Signature]</i>	L5 B10	Santa Rita	
<del>BENAVENTE, Kenneth</del>	<del><i>[Signature]</i></del>	L9-B10	Santa Rita	
<del>BENAVENTE, Kenneth</del>	<del><i>[Signature]</i></del>	L9-B10	Santa Rita	
Consolacion Dizz	<i>[Signature]</i>	L9-B10	Santa Rita	



