

33-15-0706

ACKNOWLEDGEMENT OF RECEIPT

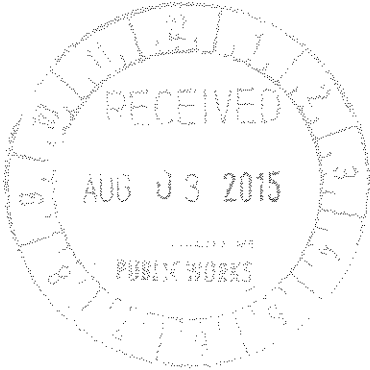
Summary Zone Change Packet

for

Lot 10064-S-4-4
Dededo

Jin Bin Su & Jin Lian Huang

Application No. 2015-08



LEGISLATURE
COPY 2

Legislative Secretary
33rd Guam Legislature

Signature: Alison, Jim

Name (Print): ALISON, JIM

Date: 8/3/15

Time: 11:30

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

Signature: Camarin Santos

Name (Print): CAMARIN SANTOS

Date: 8/03/15

Time: 10:05 a.m.

FOR RECORDATION ONLY:
Deputy Civil Registrar

[_____]

Building Permit/Building Official
Department of Public Works

Signature: _____

Name (Print): _____

Date: _____

NOT APPLICABLE

SEE ATTACHED

NOTICE OF ACTION

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

[_____]

Date: 8/3/15

Time: 11:40am

Received By: [Signature]

Applicant's Name(s)

Jin Bin Su & Jin Lian Huang

Office of the Legislative Secretary
Sanctuary Building, 1000 Santa Rosa Avenue
Date: 8/3/15
Time: 11:20 am
Received by: Alison Jim

2015 AUG -3 PM 12:14

0706

Signature of Application or Authorize Representative



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

MICHAEL J.B. BORJA
 Director

RAY TENORIO
 Lieutenant Governor

DAVID V. CAMACHO
 Deputy Director

March 6, 2015

Honorable Senator Tina Rose Muna-Barnes
 Legislative Secretary, 33rd Guam Legislature
 155 Hessler Place
 Hagåtña, Guam 96932

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

Re: **Summary Zone Change Application No. SZC 2015-08;**
Lot 10064-S-4-4, Macheche, Municipality of Dededo;
For Jin Bin Su & Jin Lian Huang

Website:
<http://land.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 10064-S-4-4, Macheche, Municipality Dededo, from "A (Agricultural) to "R-1" (Single - Family Dwelling) Zone in order to allow parceling of the basic lot into Three (3) residential lots.

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

PCG
 w/Attachment(s):

1. Staff Report and Notice of Action
2. Certifications of Utility Agency/Application Review Committee (ARC)
3. Zone Change Application with supporting documents
4. Amendment Map No. 183; Zoning Map No. F3 67 S39



**SUMMARY ZONE CHANGE
APPLICATION NO: 2015-08
LOT 10064-S-4-4
MUNICIPALITY OF DEDEDO**



COPY

Space for Recordation

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

File for Record is Instrument No. **875547**

On the Year 15 Month 03 Day 04 Time 4:44

Recording Fee DE-OFFICIO Receipt No. _____

Deputy Recorder [Signature]

SUMMARY ZONE CHANGE
APPLICATION NO.: 2015-08

APPLICANT: JIN BIN SU & JIN LIAN HUANG

PREPARED ON MARCH 4, 2015

FROM: "A" (RURAL)

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

LOT: 10064-S-4-4

BLOCK: N/A

TRACT: N/A

MUNICIPALITY: DEDEDO

PLACE NAME: N/A

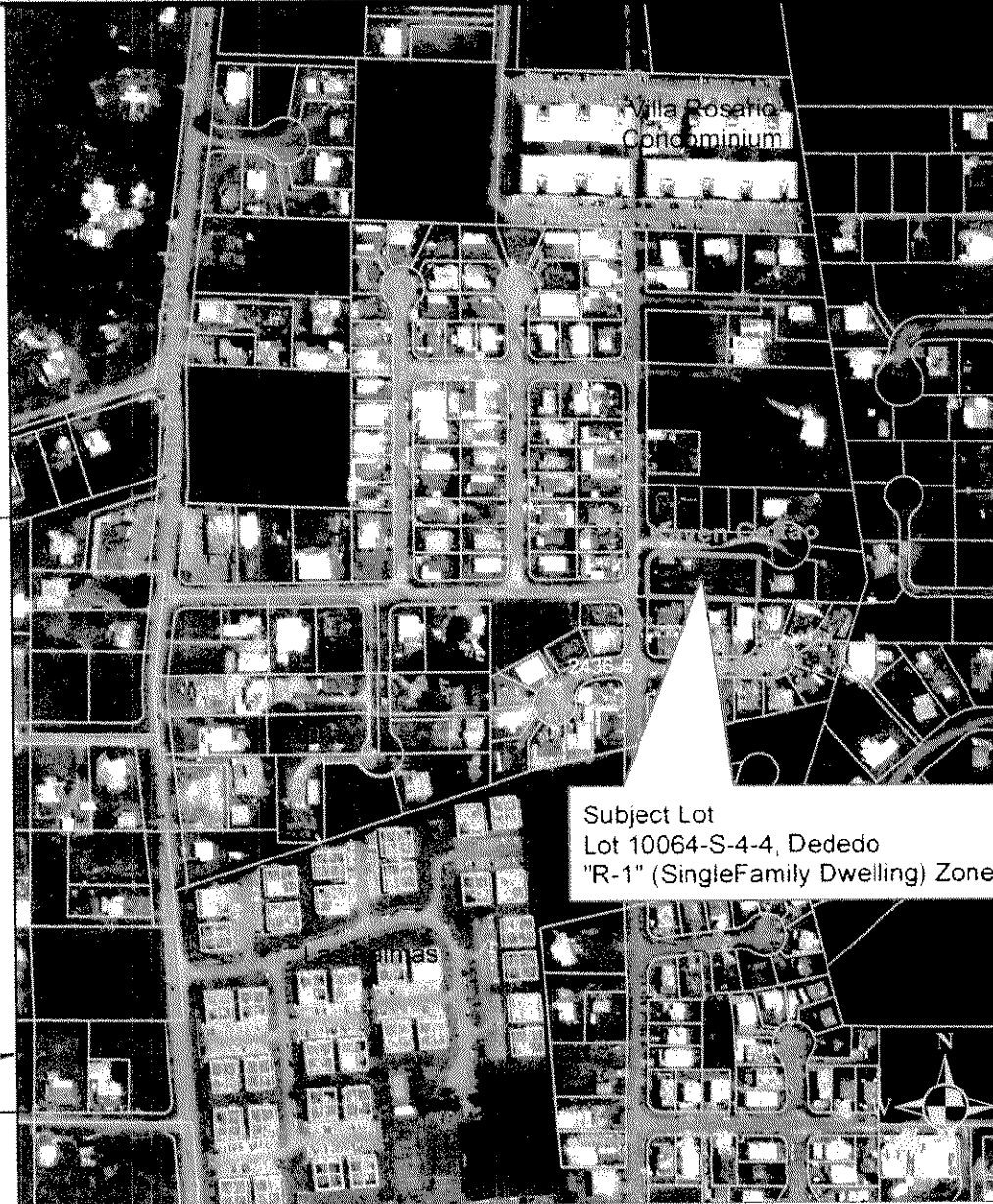
SCALE: N/A

AMENDMENT NO.: A-183

ZONING MAP NO.: F3-67S39

Approved with conditions
as noted in Notice of Action and
Pursuant to Title 21 GCA
Chapter 61 Section 61639 and
Executive Order 98-02.

[Signature] 3/6/15
DATE
MICHAEL J.B. BORJA
DIRECTOR
DEPARTMENT OF LAND MANAGEMENT



(Space above for Recordation)

SUMMARY ZONE CHANGE

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

NOTICE OF ACTION

March 3, 2015

Date

To: Jin Bin Su & Jin Lian Huang
Represented by Harry D. Gutierrez
#119 Gutierrez Way
Agana Heights, Guam 96910

Application No. 2015-08

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

XX / FROM "A" (RURAL / AGRICULTURAL)
TO "R-1" SINGLE-FAMILY DWELLING; FOR
PARCELLING OF BASIC LOT INTO 3-
RESIDENTIAL LOTS

[Ref: Lot 10064-S-4-4, Macheche, Dededo]

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

N/A / FROM "R-1" (SINGLE-FAMILY DWELLING) TO
"R-2" MULTI-FAMILY DWELLING

N/A / OTHER:

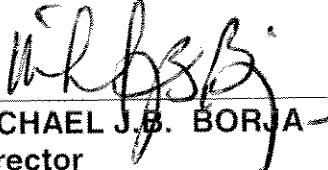
**NOTICE OF ACTION
SUMMARY ZONE CHANGE**

Application No. 2015-08


Jin Bin Su & Jin Lian Huang
Represented by Harry D. Gutierrez
Lot 10064-S-4-4, Municipality of Dededo
Date of Preparation of NOA: March 3, 2015
Page 2 of 4

1. **APPLICATION SUMMARY:** The Applicants/Owners, Jin Bin Su & Jin Lian Huang requests approval for rezoning of Lot 10064-S-4-4, Macheche, Dededo, from "A" (Rural/Agricultural) to "R-1" (Single-Family Dwelling) Zone in order allow parceling of the basic lot into Three (3) residential lots.
2. **DIRECTOR'S CONDITIONS OF APPROVAL:** Applicants/Owners shall:
 - a. Comply with all permitting Agency conditions and requirements; and
 - b. That any site Development Plan shall show details of proposed structure location, sewage disposal type and connection; and that the proposed division of the lot must meet the setback requirements in particular to the existing residential structures; and
 - c. That the Development be hooked up to public sewer abd comply with Guam EPA's wastewater disposal system requirements and conditions; and
 - d. That the applicants/owners comply with all subdividsion/parceling conditions and requirements.


MARVIN Q. AGUILAR
Guam Chief Planner
3-6-15
Date


MICHAEL J.B. BORJA
Director
3/6/15
Date

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

 Case Planner: Penmer Gulac, Planner IV

NOTICE OF ACTION
SUMMARY ZONE CHANGE
Jin Bin Su & Jin Lian Huang
Represented by Harry D. Gutierrez
Lot 10064-S-4-4, Municipality of Dededo
Date of Preparation of NOA: March 3, 2015
Page 3 of 4

Application No. 2015-08

CERTIFICATION OF UNDERSTANDING AND AGREEMENT

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

Harry D. Gutierrez, Consultant
(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]
Signature of Representative

Date: _____

Date: 3-6-15

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

Applicant

Date

[Signature]
Representative

3-6-15
Date

NOTICE OF ACTION (Attachment)
SUMMARY ZONE CHANGE
Jin Bin Su & Jin Lian Huang
Represented by Harry D. Gutierrez
Lot 10064-S-4-4, Municipality of Dededo
Date of Preparation of NOA: March 3, 2015
Page 4 of 4

Application No. 2015-08

Planning Staff Review and Recommendation(s):

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

Comments: form, context & the present of Public
school Mayor's support letter justify
reccommendation & Approval w/ conditions

Signature Frank Taitano Date: 3-4-2015

2. **Celine Cruz, Planner IV** Approved ___ Disapproved

Comments: Request for zone change is compatible w/
neighborhood and should be considered favorably.

Signature [Signature] Date: 3.4.15



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

MICHAEL J.B. BORJA
 Director

DAVID V. CAMACHO
 Deputy Director

March 4, 2015

MEMORANDUM

TO: Director

FROM: Guam Chief Planner

**SUBJECT: Summary Zone Change (SZC) Application No. 2015-08;
 Jin Bin Su & Jin Lian Huang (Owners)**

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

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

Buenas Yan Hafa Adai:

Submitted is the SZC Packet for your review and action.

I have reviewed the Application for **Jin Bin Su & Jin Lian Huang (Owners)** and concur with their recommendations of the Case Planner and the Panel of Senior Planners for approval with conditions.

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

Senseramente,


 Marvin Q. Aguilar
 Guam Chief Planner

with attachments

E-mail Address:
llmdir@land.guam.gov

Telephone:
 671-649-LAND (5263)

Facsimile:
 671-649-5383



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

MICHAEL J.B. BORJA
 Director

DAVID V. CAMACHO
 Deputy Director

March 3, 2015

To: Director, Department of Land Management

From: Guam Chief Planner

Subject: Staff Report - Case No. SZC 2015--08

Re: **Summary Zone Change - Lot 10064-S-4-4, Macheche, Municipality of Dededo; Jin Bin Su & Jin Lian Huang, Represented by Harry D. Gutierrez**

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

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

1. PURPOSE:

a. Application Summary. The Applicants/Owners, **Jin Bin Su & Jin Lian Huang**, are requesting for a for a zone change on Lot 10064-S-4-4, in the Municipality of Dededo, from "A" (Agricultural) to "R-1" (Single- Family Dwelling) Zone for proposed parceling of the lot into Three (3) residential lots.

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 a corner lot and fronting Kayen Geftao, and also fronting Lemon China street and is approximately 1,200 east of Machece Avenue and 1,200 feet north of Las Palmas Development (Townhomes) in Dededo (**See attached vicinity map**).

b. Field Description. There are two residential dwellings on the subject lot. The topography is fairly flat. All public utilities such as sewer, water, power, telephone service connections are within 100 feet fronting the right-of-way (Lemon China Street). Per staff inspection, the residential structures are connected to public sewer.

c. Lot Area: 2,053 square meters or 22,130 square feet

d. Present Zoning. "A" (Agricultural) Zone

E-mail Address:
tlmdir@land.guam.gov

Telephone:
 671-649-LAND (5263)

Facsimile:
 671-649-5383

- e. 1967 Master Plan. Residential
- f. Community Design Plan. Residential ; Medium Density
- g. Surrounding Area. The surrounding area consists of single-family dwellings, duplexes and apartments (within 300 - 750 - 1,800 feet), and vacant lots, small subdivisions, as well as a planned development (Las Palmas I & II) Townhouses as well as Delmar Condominiums and commercial establishments along Macheche Avenue. The proposed rezoning and development is conducive to the existing land use trend comprising of mix uses of single-family, multi-family and commercial activities . The proposed development is not expected to have a major impact to existing infrastructure or immediate surroundings.

3. APPLICATION CHRONOLOGICAL FACTS.

- a. Date Application Accepted: Novembere 25, 2014
- b. Certifications:

DPW: No Official Certification have been received from DPW as of Staff Report Date. Per Planning Staff inspection, the property is accessible from a 40-foot right-of-way (Lemonchina Street)) which is fronting the subject lot. Planning staff advises the applicants to obtain a building permit before any construction is proposed on said lots. DLM is mandated by law to continue and process the application and file it to the legislature for their review and further actions.

GWA: No Official Certification have been received from GWA . Per Planning Staff inspection, the existing homes on the lot are connected to water and public sewer. Planning staff advises the applicants to obtain a building permit and agency clearances before any construction is proposed on said lots. Additional requirements may be coordinated with Engineering Section and or the Customer Services Unit at GWA. DLM is mandated by law to continue and process the application and file it to the legislature for their review and further actions.

GEPA: No Official Certification have been received from GEPA as of Staff Report Date. Staff inspection verified that other residential homes on the lot along are connected to public sewer and water lines located on the Right-of-way, fronting the subject lot.

GEPA: Planning staff advises the applicants to obtain a building permit before any construction is proposed on said lots. DLM is mandated by law to continue and process the application and file it to the legislature for their review and further actions.

BoPS: The Bureau recommends approval of the application (see attach Position Statement).

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: The Agency has no objection and recommends approval of the Summary Zone Change Application. (see attach Position Statement).

(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 Dededo.

d. Municipal Planning Council (MPC) Resolution: The Mayor of Dededo received a copy of the application for the proposed development by Jin Bin Su & Jin Liang Huang, a Mayor's Letter of support was received by DLM and that it is supporting and approving the application. (see attached Mayor's Letter)

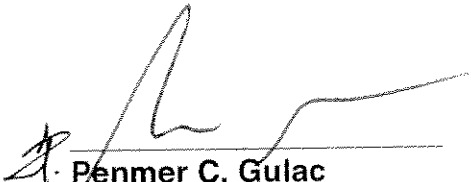
4. **STAFF RECOMMENDATION:** Planning Staff recommends **Approval** of the Summary Zone Change request with the following conditions:

- a. **Comply with all permitting Agency Conditions and requirements; and**
- b. **That the Site Development Plan shall show details of structure location,**

Cont.

sewage disposal type and connection; and that the proposed division of the lot must meet the setback requirements in particular to the existing residential structures; and

- c. That the development be shall be hooked up to public sewer and comply with Guam EPA's wastewater disposal system requirements and conditions; and**
- d. That the applicants comply with all subdivision/parceling conditions and requirements;**



Penner C. Gulac
Planner IV, Case Planner

3/03/2015
Date

PCG
Attachments (Application packet and Position Statements; (BoPS/GPA/DPR-HPO) &
Mayor's Letter of Support

Eddie Baza Calvo
Governor of Guam

BUREAU OF STATISTICS & PLANS

SAGAN PLANU SIIJA YAN EMFOTMASION
P.O. Box 2950 Hagåtña, Guam 96932
Tel: (671) 472-4201/3 Fax: (671) 477-1812



Lorilee T. Crisostom
Director

Ray Tenorio
Lieutenant Governor

JAN 26 2015

RECEIVED

1/27/2015

DCM

RECEIVED

JAN 29 2015

Department of Land Management
Time 10:00 Int'l

MEMORANDUM

To: Chairman, Guam Land Use Commission

Via: Executive Secretary, Department of Land Management

From: Director, Bureau of Statistics and Plans

Subject: **APPLICATION NO.** SZC 2015-08; **LOCATION:** LOT NO. 10064-S-4-4; (MACHECHE) DEDEDO; **APPLICANT:** JIN BIN SU & JIN LIAN HUANG; **PROPOSED USE:** SUMMARY ZONE CHANGE IN ORDER TO SUBDIVIDE LOT INTO THREE (3) LOTS FOR SINGLE FAMILY DWELLINGS.

Buenas yan Háfa Adai! The applicants, Jin Bin Su and Jin Lian Huang, is requesting for a summary zone change from "A" Agricultural zone to "R-1" One-Family Dwelling zone in order to subdivide the subject lot into three (3) separate lots for single family dwellings on Lot No. 10064-S-4-4, Macheche, Dededo. Currently, the subject lot has two (2) single family dwelling units and may not be connected into the public sewer. The rezoning of the subject lot will allow the applicant to apply for subdivision that, if approved, will bring the two existing single dwelling units into zoning compliance. The subject lot is accessible from Lemon China Street, north of Macheche Avenue, Dededo. The subject lot has an area of 2,056(±) square meters and has access to basic infrastructure of power, water and public sewer connection. The applicant stated the surrounding land uses consist predominantly of single family dwellings, multi-family dwellings, apartments/townhouses, and commercial land uses within a 1000 mile radius.

The Bureau of Statistics and Plans has completed its review of the subject application and has the following comments and recommendations:

- 1. Agricultural District.** Due to the property proximity in the northern area of the island and its current zoning "A", it's important for the applicant to maintain, preserve and protect the native plant and animal species and its existing habitats as well as the physical characteristics within the surrounding area pursuant to *North and Central Guam Land Use Plan, 2009*. Therefore, the Bureau recommends the applicant coordinate with Department of Agriculture's Division of Aquatic and

Wildlife Resources to avoid any adverse effects to the surrounding areas and to preserve agricultural lands.

2. **Stormwater Runoff.** The Bureau suggests placing measures to ensure that the property will be landscaped in such a way to provide a buffer between the subject lots and the other residential dwellings as this will help reduce stormwater runoff and provide aesthetic features. Therefore, the Bureau recommends that native plants be used in landscaping and seek guidance from the Department of Agriculture (DOAg) on types of plants, trees, and shrubs to reduce stormwater runoff.

Additionally, the Applicant is encouraged to implement best management practices (BMPs) to control erosion and runoff during and after construction of the each project. The Applicant is advised to work with Guam Environmental Protection Agency (GEPA) for effective implementation of erosion and sediment control practices pursuant to the CNMI and Guam Stormwater Management Manual, October 2006.

3. **Government Clearances.** The applicant stated the intent of summary zone change is to subdivide the property into three (3) lots for three (3) single family dwellings that will be connected to the public sewer. In addition, the applicant stated that the upgrades to the infrastructure are ongoing by the government due to continued growth within the area. Therefore, the Bureau recommends that the applicant ensure it obtains the appropriate government agencies/departments review and approval to ensure the existing infrastructure is capable to meet the designs of any future developments.

Therefore, based on the above, the Bureau finds that 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. Should the application be approved, the Bureau recommends the applicant complies with the aforementioned conditions and to incorporate best management practices into the plans and implement those practices during and after construction of their project.


LORILEE T. CRISOSTOMO

cc: DOAg.
GEPA



GUAM POWER AUTHORITY

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

January 26, 2015

MEMORANDUM

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

From: General Manager (Interim)

Subject: Lots 10064-S-4-4, Municipality of Dededo, (Jin Bin Su & Jin Lian Huang); Summary Zone Change Application from "A" (Agricultural) to "R-1" (Single-Family Dwelling) to subdivide into 3 lots. **Application No. 2015-08 SZC**

RECEIVED
FEB 04 2015
Department of Land Management
Time 2:21 Int. [Signature]

MB 2/4

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

A. Comments and Recommendations Concerning GPA requirements:

- GPA has no objection, however customer is required to comply with the following pursuant to the National Electric Code, National Electric Safety Code and GPA's Service Rules and Regulations:
 - Coordinate overhead/underground power requirements with GPA Engineering for new structures.
 - Maintain minimum clearances as defined by the current edition of the National Electrical Safety Code and National Electrical Code.
 - Maintain adequate clearance between any structures and electric utility easements in accordance with NESC and GPA requirements.
 - Developer/Owner shall provide necessary electric utility easements to GPA prior to final connection.
 - Provide scheduling and magnitude of project power demand requirements for new loads.
 - All relocation costs for GPA's facilities, if necessary, is 100% chargeable to the applicant including but not limited to labor and materials.
 - GPA reserves its easement rights established under document number 87162
- Primary distribution overhead and underground line extensions and GPA service connections must adhere to the guidelines outlined in the current issue of GPA's Service Rules and Regulations.
- A system impact assessment may be required to determine the effect of this facility on GPA's existing power facilities.
- All costs associated with the modification of GPA facilities shall be chargeable to the customer. This includes relocation costs, new installation costs and any required system upgrades.

B. General Comments

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


JOHN M. BENAVENTE, P.E.

ASG/arp

VFSR



INFRASTRUCTURE CERTIFICATION FORM

Agency Certifying: **Guam Power Authority**
 Applicant: Jin Bin Su & Jin Lian Huang
 Location: Lots 10064-S-4-4, Dededo

Type of Application: Summary Zone Change
 GLUC/GSPC Application No. 2015-08 SZC
 Brief Project Description:
 "A" to "R-1" to subdivide into three lots.

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.


 JOHN M. BENAVENTE, P.E.
 General Manager (Interim)

1/30/15
 Date

Comments:

Based on a preliminary inspection of the site, the electrical facilities may require upgrading to meet the demand of the proposed project. A system impact assessment maybe required to determine the effect of this facility on GPA's existing power distribution system. The applicant will be responsible for the cost of any required system upgrade.

ASG/arp



Eddie B. Calvo
Governor

Ray Tenorio
Lt. Governor

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 1/30

In reply refer to:
RC2015-0260

January 30, 2015

Memorandum

To: Executive Secretary, Guam Land Use Commission
From: Director, Department of Parks and Recreation
Subject: DLM Application No. SZC 2015-08, Summary Zone Change
Lot 10064-S-4-4, (Macheche), Municipality of Dededo
Applicant: Jin Bin Su & Jin Lian Huang, c/o Harry D. Gutierrez
Case Planner: Penmer C. Gulac

RECEIVED
FEB 04 2015
Department of Land Management
Time *4:30* until *12*

We reviewed the above subject and determined that the request for a Summary 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.

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

Raymond F.Y. Blas
Raymond F.Y. Blas
RM

C



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



MICHAEL J.B. BORJA
 Director

DAVID V. CAMACHO
 Deputy Director

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

EDDIE BAZA CALVO
 Governor

RAY TENORIO
 Lieutenant Governor

December 30, 2014

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

From: Guam Chief Planner

Subject: Request for Certification



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

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

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

Applicant(s): **Jin Bin Su & Jin Lian Huang, C/O Harry D. Gutierrez**

Application No. **SZC 2015-08**

Project Description: **To rezone the property from "A" (Agricultural) to R-1" (Single-Family) Zone in order to subdivide the basic lot into 3-lots for 3 single family dwellings, on Lot 10064-S-4-4, (Macheche), Municipality of Dededo.**

Date Received: **November 3, 2014**

Date Accepted: **November 25, 2014**

**** Due Date for Certification: January 13, 2015**
(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 Q. Aguilar
 Guam Chief Planner

PCG: Attachment: SZC Application No. 2015-08 and supporting documents



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

MICHAEL J.B. BORJA
 Director

DAVID V. CAMACHO
 Deputy Director

March 3, 2015

MEMORANDUM

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

TO: Frank P. Taitano, Planner IV
 Celine Cruz, Planner IV

FROM: Director

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

SUBJECT: Appointment as Panel Members Ref: Summary Zone Change (SZC) Program

E-mail Address:
lm.dir@land.guam.gov

Buenas Yan Hafa Adai:

Pursuant to SZC Guidelines, Paragraph 17, effective March 3, 2015, I hereby appoint you as panel members to review and provide recommendations relative to **SZC Application No. 2015-08, (Jin Bin Su & Jin Lian Huang), c/o Harry D. Gutierrez**


Telephone:
 671-649-LAND (5263)

Coordinate with Mr. Penmer Gulac who oversees the SZC Program on the matter.

Facsimile:
 671-649-5383

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

Senseramente,


MICHAEL J.B. BORJA
 Director

COPY

Cc: Masterfile – Land Planning, Ref: SZC 2015-08
 PCG



DIPATAMENTON MIINANEHAN LANTU
(Department of Land Management)
GUBETNAMENTON GUÅHAN
(Government of Guahan)



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

EDDIE B. CALVO
Governor of Guam

RAY TENORIO
Lieutenant Governor of Guam

MICHAEL J.B. BORJA
Director

DAVID V. CAMACHO
Deputy Director

Febraury 6, 2015

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

Subject: Summary Zone Change Public Hearing Waiver

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

Hafa Adai Mayor Savares:

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

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

Jin Bin Su & Jin Lian Huang, (c/o Harry D. Gutierrez), applicants/owners of Lot 10064-S4 -4, Macheche, Municipality of Dededo, under Application No. SZC 2015-08 for a Zone Change from "A" (Agricultural) to "R-1" (Single - Family Dwelling) zone in order to subdivide the basic lot into 3-lots for 3 single-family dwellings.

E-mail Address:
flmdir@dml.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)

Although the Department has waived the requirements of a formal public hearing, a mandatory MPC Resolution is required prior to any final action on the application. To ensure that our recommendation is consistent with the desire of your community, we request that your MPC submit a Resolution stating its position (i.e, support, objections, concerns, conditions, etc.) on the zone change. The Resolution should be transmitted within fourteen (14) days from the date of DLM filing with your office. The Resolution can be faxed to the department at 649-5383, to the attention of Summary Zone Change Section, Land Planning.

Facsimile:
671-649-5383

Thank you for your attention to this matter.

Senseramente,

MICHAEL J.B. BORJA
Director

COPY

Attachments: SZC Application No. 2015-08
Project Planner: Penmer C. Gulac



Office of the Mayor

MUNICIPALITY OF DEDEDO

Mayor

Andrew Peter A. Benavente
Vice Mayor

February 25, 2015

Mr. Micheal J.B. Borja
Director
Department of Land Management
590 S. Marine Corps Drive
Suite 788 ITC Building
Tamuning, Guam 96913

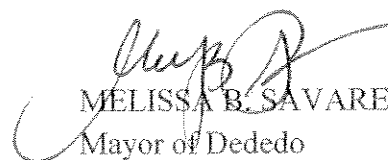
Handwritten note:
Borja 2/25/15
land Planning Div

Dear Mr. Borja,

Buenas yan Hafa Adai! I have reviewed documents submitted for the zone change of Lot 10064-S-4-4 from "A" (Agriculture) to "R-1" (Single-Family Dwelling). Applicants, Jin Bin Su & Jin Lian Huang, will subdivide this lot into 3-lots for 3 single family dwellings in the Municipality of Dededo. There are adequate utilities accessible to these lots for installation to these single family dwelling homes.

I approve the rezoning for Lot 10064-S-4-4 to "R-1" (Single-Family Dwelling). Should you have any concerns, please call me at the numbers below. Your immediate attention in this matter will be greatly appreciated.

Sincerely,


MELISSA B. SAVARES
Mayor of Dededo

cc: Harry D. Gutierrez, Consultant

Handwritten signature

HARRY D. GUTIERREZ
Consultant
119 Gutierrez Way
Agana Heights, Guam 96910
482-5315 / 477-7880

** Accepted 11/25/14 k*
P. G. 11/24/14
RECEIVED
Land Planning
Div.

November 20, 2014

To: Mr. Michael J.B. Borja, Director, Department of Land Management
Attention: Land Planning Division
P.O. Box 2950, Hagatna, Guam 96932

Subject: Summary Zone Change Application for Lot No. 10064-S-4-4, Macheche, Dededo, Guam; Rezoning from "A" (Agricultural) to "R-1" (Single-Family) Dwelling Zone, Jin Bin Su & Jin Lian Huang (Owners)

Hafa Adai Mr. Borja:

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

- a. What is the current zone on the property ? " R-1" (Single-Family)
- b. Who currently owns the property ? Jin Bin Su & Jin Lian Huang
- c. How did you acquire the property ? Purchase/Warranty Deed; Document No. 871226; see attached with property map, Drawing No. 086 FY84
- d. From who did you acquire the property? Lucito and Lolita Roque, October 31, 2014 (see Deed attached).
- e. What is currently on the property? There are 2 residential hoimes on the lot.
- f. Are you hooked up to public sewer ? Proposed additional structure will be hooked up to public sewer upon completion, the manhole is located approximately 100 feet to the south the property.
- g. What are your intentions or plans? To subdivide into 3 lots for 3-single-family dwellings and connect to public sewer.
- h. Surrounding land uses: There are numerous single family dwellings, some multi-family, and commercial land uses and activities within 700 – 1,200 feet to the south as well apartments and townhouses and condominiums witin 1,000 feet of the subject lot.
- i. Topography: Slopes from the front to the road ((Lemonchina Street) 5 – 15 percent grade.
- j. Access" The property is accessible from Leomonchina Street north of Macheche Avenue.
- k. All others: Today we see more residential developments and in the area of Dededo, as there are trends of continued growth of residential and commercial developments. The island is preparing to engage the incoming military forces build up and we must provide additional housing and for our community. More schools are also being built and infra-structure for sewer and water is being upgraded (ongoing) by our government. Our proposed rezoning and to build residential homes will not have a significant impact to existing infrastructure. This project will provide affordable homes for purchase and or rental units to the public and further contribute to our island's tax base.

Therefore, this project is compatible to the ongoing developments in the immediate area and others nearby that will support the housing needs of the general public.

Mr. Borja and Staff, Thank You for your time to review the proposed rezoning. My clients and I are hoping for your favorable consideration so that this project can move forward on what we are proposing. We are aware that all building permit requirements and regulations for subdivision development and other conditions will be adhered to as required by law.

Should you need more information on this application, please feel free to contact me at 483-5315.

Very Sincerely,



Harry D. Gutierrez
Consultant/Representative

with Attachments

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

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

1. Information on Applicant:

Jin Bin Su and Jin Lian Huang
Name of Applicant: c/o Harry D. Gutierrez, Consultant U.S. Citizen: Yes No
Mailing Address: c/o #119 Gutierrez Way, Agana Hts, Guam 96910
Telephone No.: Business: 482-5315 Home: _____

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 ; Basic Lot 10064-S-4
Lot(s): 10064-S-4-4 Block: N/A Tract: N/A
Lot Area: Acres: 1/2 + Square Meters: 2,053 Square Feet: 22,130
Village: Macheche Municipality: Dededo
Registered Owner(s): Jin Bin Su & Jin Lian Huang
Certificate of Title No.: N/A Recorded Document No.: N/A
Deed (Gift, Warranty, etc.): Deed Deed Document No.: 871226
Note: Survey Map Ref LM 086 FY 84

3. Current and Proposed Land Use:

Current Use: 2-Single Family Dwellings Current Zoned: "A" (Agricultural
Proposed Use: To Subdivide into 3-Residential Proposed Zone: "R-1" (Single-
lots. Family Dwelling)

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

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.)
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.
 - = 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 Charge Assessed by the Department of Land Management*).

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

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

Jin Bin Su & Jin Lian Huang

Owner (Print/Sign)

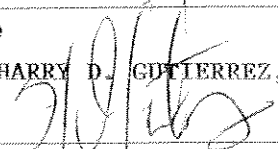
Owner (Print/Sign)

Date

Date

HARRY D. GUTIERREZ, CONSULTANT

November 19, 2014

for: 

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.

On the Year 14, Month 11, Day 04, Time 10:00

Recording Fee 675 Receipt No. 39022

Deputy Recorder [Signature]



WARRANTY DEED

TO ALL WHOM THESE PRESENTS MAY COME, GREETINGS:

We, **LUISITO N. ROQUE AND LOLITA A. ROQUE**, husband and wife, whose mailing address is P.O. Box 22401 GMF, Barrigada GU 96921, hereinafter referred to as "GRANTOR", for TEN DOLLARS (\$10.00) and other good and valuable consideration paid by **JIN BIN SU AND JIN LIAN HUANG**, husband and wife, whose mailing address is P.O. Box 315353, Tamuning GU 96931, hereinafter referred to as "GRANTEE", do hereby grant, bargain, sell and convey unto GRANTEE, and GRANTEE'S heirs, administrators, executors, successors and assigns, *as joint tenants with rights of survivorship*, in fee simple, the following described real property in the MUNICIPALITY OF DEDEDO:

Lot Number 10064-S-4-4, Dededo, Guam, Suburban, as said lot is described in that Subdivision Survey Plat of Basic Lot No. 10064-S-4, as shown on Drawing Number CC-8315 D, as L.M. Check Number 086 FY 84, dated 12 December 83 and recorded on 13 December 83 under Instrument No. 343248 at Land Management.

For informational purposes only, the above referenced map indicates the property contains an area of 2,056 ± square meters or 22,130 ± square feet.

Last Certificate of Title Number: 32175-Antonio M. Borja (as to Basic Lot 10064-S-4; Estate Number 20786).

Warranty Deed
Lot 10064-S-4-4, Dededo, GU 96929
2014-0764LJD

1

TOGETHER with all and singular the tenements, privileges, hereditaments, and appurtenances, whatsoever belonging or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issue and profits thereof, and all the estate, rights, title interest, property, claim and demand whatsoever of the said GRANTOR, at law or in equity, in and to the same

TO HAVE AND TO HOLD the same, together with all tenements, hereditaments, and appurtenances hereunto belonging and in anywise appertaining unto the said GRANTEE, its heirs, and executors administrators and assigns, forever.

AND GRANTOR DOES HEREBY for itself and its assigns, covenant with said GRANTEE, its heirs, and executors, administrators and assigns; that GRANTOR is lawfully seized in fee of the granted premises; that it is free from all encumbrances other than:

1. *Real property taxes for the year 2014 not yet due and payable.*
2. *Grant of Easement, granted to the Government of Guam, dated 07 December 64 and recorded on 14 December 64 under Instrument No. 58560 at Land Management.*
3. *Grant of Easement granted to the Government of Guam, dated 26 June 68 and recorded on 03 September 68 under Instrument No. 87162 at Land Management.*

That to sell the same as aforesaid; that GRANTOR shall warrant and defend the same to the said GRANTEE, their heirs, and assigns, forever against the lawful claims and demands of all persons.

AND GRANTEE, for themselves and their successors and assigns, does hereby acknowledge and confirm that water and power are ~~not~~ are not _____ immediately available on the property or within 100 feet of the property described above.

IN WITNESS WHEREOF, this instrument has been executed this 31st day of October 2014.

GRANTOR:

GRANTOR:



LUISITO N. ROQUE


LOLITA A. ROQUE

GUAM, U.S.A. }
CITY OF TAMUNING } ss

On this 31st day of October 2014, before me, a Notary Public in and for Guam, U.S.A., personally appeared Luisito N. Roque and Lolita A. Roque, and they acknowledged to me that they executed the foregoing Warranty Deed, as their voluntary act and deed for the purposes herein set forth.

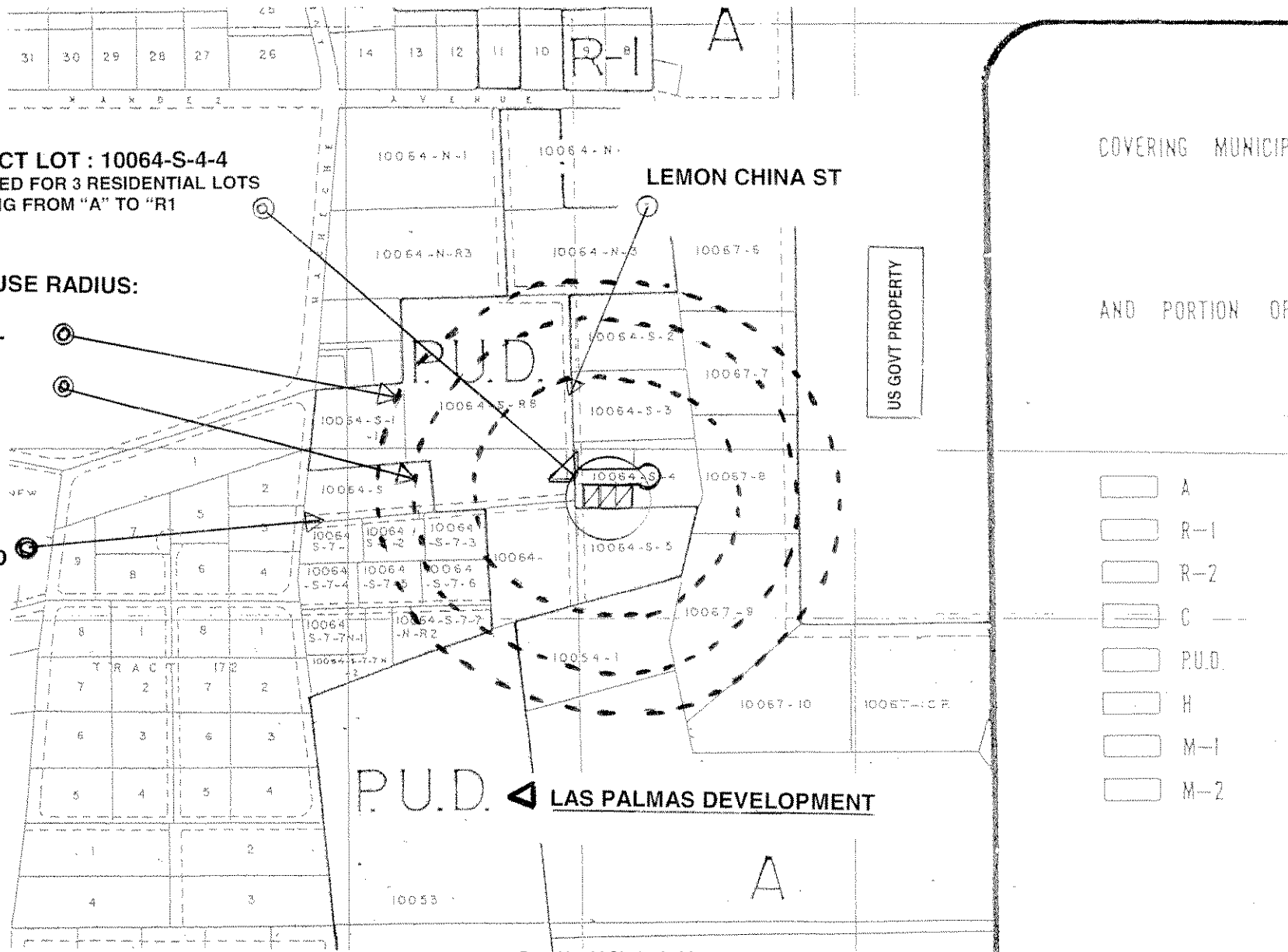
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.


NOTARY PUBLIC
My commission expires:

LIA JOSHUA DUNGCA NOTARY PUBLIC In and for Guam, U.S.A. My Commission Expires: JUNE 02, 2016 356 S. Marine Corps. Dr., Tamuning, Guam 96913

Warranty Deed
Lot 10064-S-4-4, Dedado, GU 96929
2014-0764LD

3



SUBJECT LOT : 10064-S-4-4
PROPOSED FOR 3 RESIDENTIAL LOTS
REZONING FROM "A" TO "R1"

LAND USE RADIUS:

1,000' --

750' --

MAGOF RD

LEMON CHINA ST

COVERING MUNICIPAL

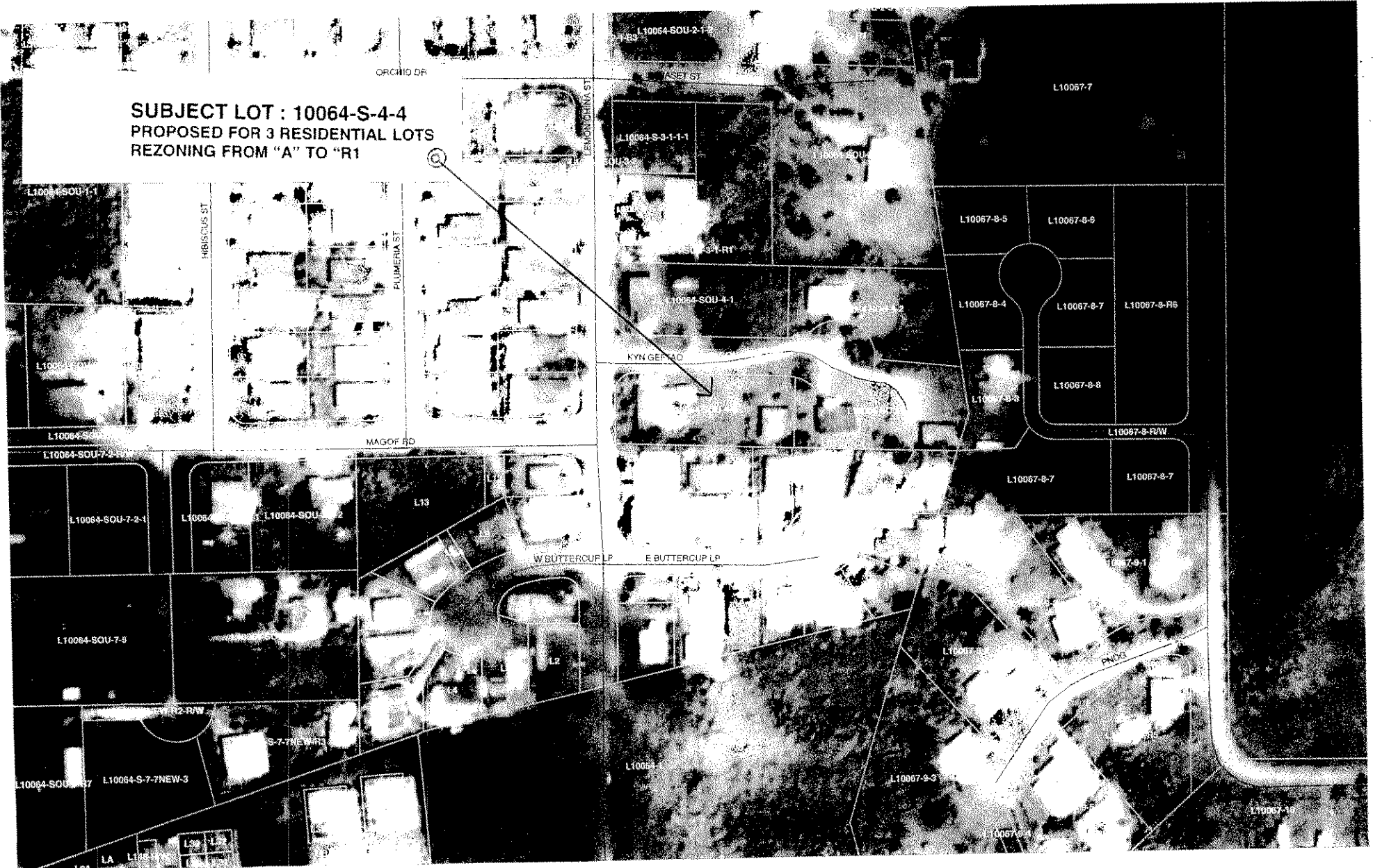
AND PORTION OF

US GOVT PROPERTY

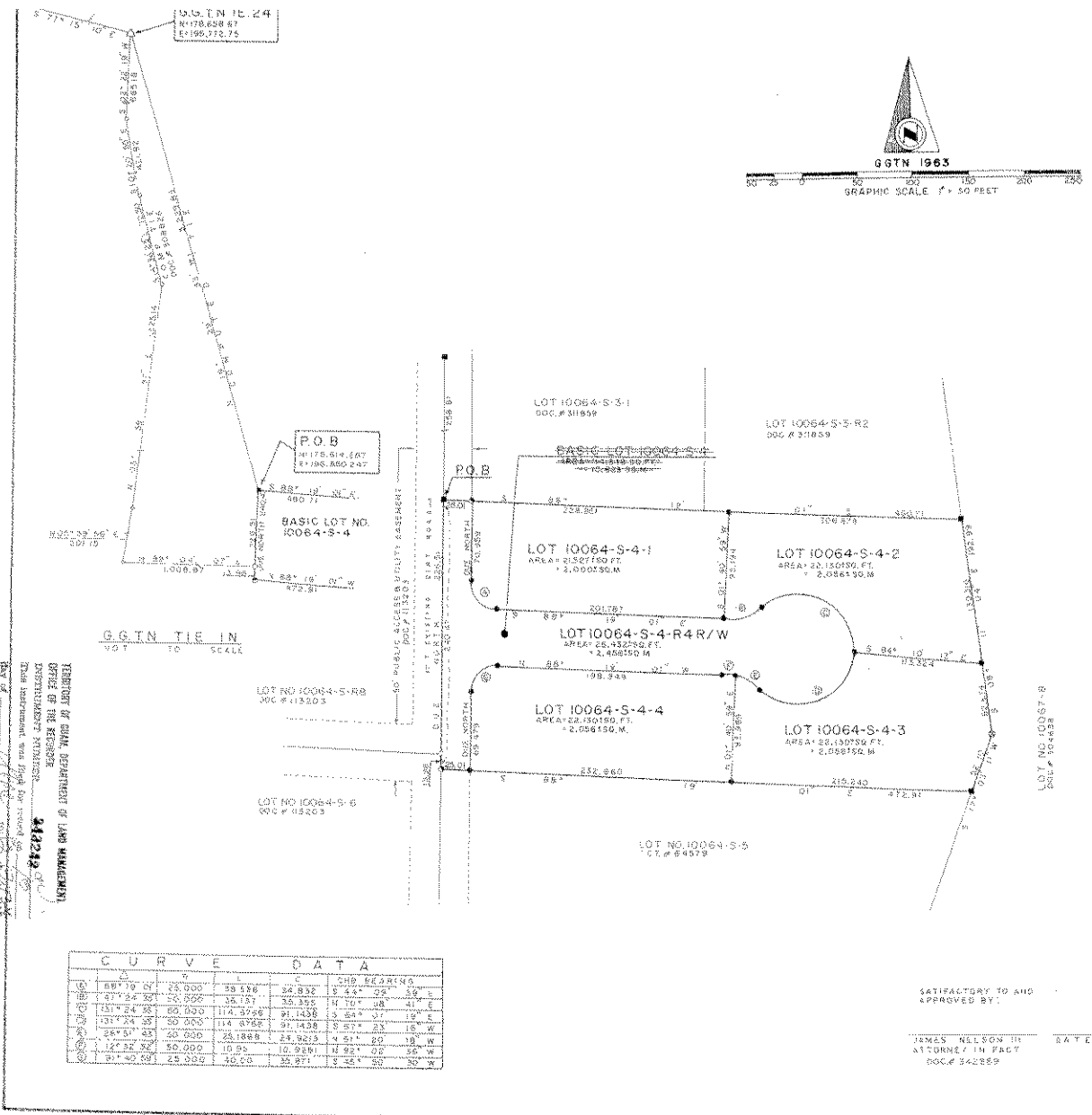
- A
- R-1
- R-2
- C
- P.U.D.
- H
- M-1
- M-2

P.U.D. LAS PALMAS DEVELOPMENT

SUBJECT LOT : 10064-S-4-4
PROPOSED FOR 3 RESIDENTIAL LOTS
REZONING FROM "A" TO "R1"



4626



TERRITORIAL PLANNER
 OFFICE OF THE ENGINEER
 ENGINEERING NUMBER: **44223**
 This instrument was filed for record on _____
 at _____, Texas.
 I, _____, Surveyor
 do hereby certify that _____
 is the true and correct copy of the original.

SUBJECT
LOT NO. 10064-S-4

VICINITY MAP
NOT TO SCALE

SYMBOLS

- ▲ 3.0 IN. TRAVERSE STATIONS
- 4x4 CONC. MON. FOUND. SET BY RLS #28 DOC. #13203
- ⊙ 4x4 CONC. MON. F.L. SET BY RLS #28
- 4x4 REBAR CONCRETE CAP MARKER R.L.S. #28
- CORNERS NOT SET BY LANDGRU
- ⊖ 4x4 REBAR FOUND SET BY LANDGRU

NOTES

- ALL CORNERS ARE TO BE SET BY THE SURVEYOR.
- ALL DISTANCES ARE IN FEET UNLESS OTHERWISE NOTED.
- THIS MAP WAS PREPARED BY R. VENTURA, DOC. # 31188.

REFERENCES

1. PLAN NO. 74-21-036, L.M. 628-FY21 PREPARED BY B.G. HOCKEY, DOC. # 13203.
 2. PLAN NO. 74-21-036, L.M. 628-FY21 PREPARED BY R. VENTURA, DOC. # 31188.

CERTIFICATIONS

APPROVAL AS NECESSARY TO CHAPTER 3, TITLE 26, GOVERNMENT CODE OF TEXAS.
 TERRITORIAL PLANNER: _____ DATE: _____
 TERRITORIAL SURVEYOR: _____

I, CANDIDO J. CASTRO, HEREBY CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, THAT IT IS BASED UPON A FIELD SURVEY MADE IN NOVEMBER, 1984, IN CONFORMANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

CANDIDO J. CASTRO RLS NO. 46 DATE: _____

REVISION	DATE	BRIEF DESCRIPTION	BY	APPROVED
1				

FIELD BY: M.C. MOORE
 BOOK NO. CC-27
 COMPUTED: L.P.P. DO
 RESEARCHED: M.C. DO
 DRAWN: M.C. DO
 CHECKED BY: C.C. DO
 SATISFACTORY TO AND APPROVED BY: _____

JEMAS NELSON III ATTORNEY IN FACT DOC. # 342889

SUBDIVISION SURVEY PLAN OF BASIC LOT NO. 10064-S-4
 MUNICIPALITY OF DEDECO
 L.S. 14 B.15
 SCALE: 1" = 50 FT
 SHEET 1 OF 1
 DRAWINGS NO. CC-B315 I

4626