

33-15-0708

ACKNOWLEDGEMENT OF RECEIPT

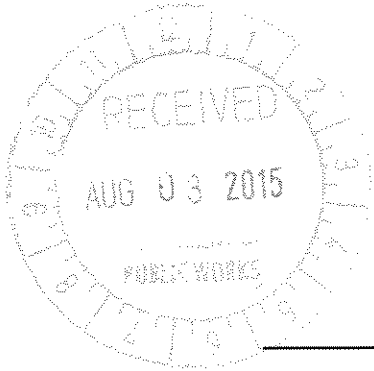
Summary Zone Change Packet

for

Lots 1065-2-R1 & 1065-R2
Municipality of Barrigada

Min-Jong Chong Sparks

Application No. SZC 2014-41



LEGISLATURE 3
COPY

2015 AUG -3 PM 12:15

Legislative Secretary
33rd Guam Legislature

Signature: Jina Arita

Name (Print): Allen, Oira

Date: 8/3/15

Time: 11:21 am

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

Signature: C. Santos

Name (Print): CAMARIN SANTOS

Date: 8/03/15

Time: 10:05 A.M.

FOR RECORDATION ONLY:

Deputy Civil Registrar

[_____]

NOT APPLICABLE

SEE ATTACHED

NOTICE OF ACTION

Building Permit/Building Official
Department of Public Works

Signature: _____

Name (Print): _____

Date: _____

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

[_____]

Office of the Legislative Secretary
Senator Tina M. M. Torres
Date: 8/3/15
Time: 11:21 am
Received by: Allen, Oira

Date: 8/3/15

Time: 11:44 am

Received By: [Signature]

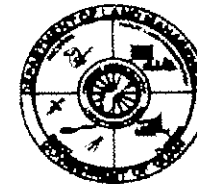
Applicant's Name(s)

Min-Jong Chong Sparks

Signature of Application or Authorize Representative



**SUMMARY ZONE CHANGE
APPLICATION NO: 2014-41
LOT 1065-2-R1 and 1065-R2
MUNICIPALITY OF BARRIGADA**



COPY

Space for Recordation

Island of Guam, Government of Guam
Department of Land Management

File for record is Instrument No. **876579**

For the Year 15, Month 03, Day 31, Time 10:40

DE-OFFICIO

Recording Fee _____ Receipt No _____

Deputy Recorder Jam Yamasaki

SUMMARY ZONE CHANGE
APPLICATION NO.: 2014-41

APPLICANT: MIN JUNG CHONG SPARKS

PREPARED ON MARCH 19, 2015

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

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

LOTS: 1065-2-R1 and
1065-R2

BLOCK: N/A

TRACT: N/A

MUNICIPALITY: BARRIGADA

PLACE NAME: N/A

SCALE: N/A

AMENDMENT NO.: A-103

ZONING MAP NO.: F3-67S35

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

ORIGINAL

Michael J. Borja 3/30/15
MICHAEL J. BORJA DATE
DIRECTOR
DEPARTMENT OF LAND MANAGEMENT



Subject Lot:
Lot 1065-2-R1
"R-2" (Multi Family Dwelling) Zone

Subject Lot:
Lot 1065-R2
"R-2" (Multi Family Dwelling) Zone



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

MAR 30 2015

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

Re: **Summary Zone Change Application No. SZC 2014-41**
Lots 1065-2-R1 & 1065-R2, Municipality of Barrigada;
for Ms. Min-Jung Chong Sparks

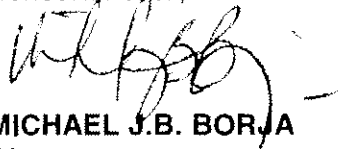
Buenas Yan Hafa Adai, Honorable Senator Tina Muna-Barnes:

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 Lots 1065-2-R1 & 1065-R2, Municipality Barrigada, from "R-1" (Single - Family Dwelling) to "R-2" (Multi -Family Dwelling) Zone in order to allow the construction of a residential Duplex on each lot and for future expansion to multi-family units for family and rentals.

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

MQA

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. 103; Zoning Map No. F3 67 S35



(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 24, 2015

Date

To: **Min-Jung Chong Sparks**
POB 10593
Tamuning, Guam 96931

Application No. 2014-41

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:

ORIGINAL

DEPARTMENT ACTION

N/A / APPROVED

XX / **APPROVED WITH
CONDITIONS**

N/A / Disapproved

ZONE CHANGE REQUEST

NA / From "A" (Agricultural to "R-1"
(Single-Family)

XX / **From "R-1" (Single-Family Dwelling) to
"R-2" (Multi-Family Dwelling) to allow for
construction of a residential Duplex on each lot
and for future expansion to multi-family units for
family and rentals; [Lots 1065-2-R1 & 1065-R2,
Barrigada].**

N/A / OTHER:

Page 2 of 6

1. APPLICATION SUMMARY:

Ms. Min-Jung Chong Sparks, the owner, requests approval for rezoning Lots 1065-2-R1 & 1065-R2, Barrigada, from "R-1" (Single-Family Dwelling) to "R-2" (Multi-Family Dwelling) Zone in order to allow construction of a residential Duplex on each lot and for future expansion to multi-family units for family and rentals.

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

We provide the following:

PUBLIC NECESSITY and CONVENIENCE

The requested zone change is from "R-1 to "R-2" for the purpose of future development/construction of a Duplex on each lot and multi-family units for family and public rental units. In this regard, applicant have cited primary purpose for residential use for family. One primary purpose of this program (Summary Zone Change) is to allow the property owners to rezone their properties in order to utilize their property in a manner that enhances their livability or livelihood unlike those major zone changes that result in major developments.

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

GENERAL WELFARE AND SAFETY

We have concluded our site inspection and did physically find that water, power, sewer, roadways and other utilities are existing and available near the lot and along the public easement. DPW, GPA, BoPS and DPR/HPO have submitted their certification and have no objections. While we have not received certifications from Guam Waterworks Authority and Guam EPA, we note that water and sewer are within the immediate area located along the public easement. It will be obvious that during the permitting phase, that requirements/clearance for water and sewer/waste water connections will be required for the proposed development of the subject lots. Connection to public sewer ensures protection of the water lens and public health and welfare.

ORIGINAL

**NOTICE OF ACTION
SUMMARY ZONE CHANGE
Lots 1065-2-R1 & 1065-R2, Barrigada
Date of Preparation of NOA: March 24, 2015**

Application No. 2014-41

Page 3 of 6

Relative to the rezoning action, we find that proposed development is for future construction on the subject lots. That the proposed rezoning and development is conducive to the immediate land uses of single-family and multi-family residences, condominium and commercial land use activities within immediate and nearby surroundings. All infrastructure are available and we therefore, find that there will be no significant impacts on existing infrastructure and surrounding neighborhood, and will further provide housing for their family and the general public.

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

3. DIRECTORS'S DECISION: APPROVED WITH CONDITIONS

4. CONDITIONS OF APPROVAL: Applicant(s) shall:

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

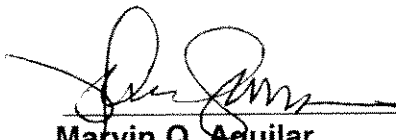
ORIGINAL

**NOTICE OF ACTION
SUMMARY ZONE CHANGE
Lots 1065-2-R1 & 1065-R2, Barrigada
Date of Preparation of NOA: March 24, 2015**

Application No. 2014-41

Page 4 of 6

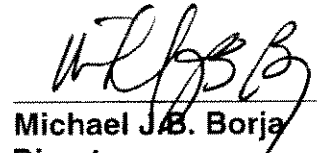
h. That each dwelling unit constructed shall be provided 2-parking.



Marvin Q. Aguilar
Guam Chief Planner

3/27/2015

Date




Michael J.B. Borja
Director

3/30/15

Date

ATTACHMENTS

Cc: Building Permits Section, DPW (Attn: Administrator or Designee)
Real Property Tax Division, Department of Revenue and Taxation

 Case Planner: Penmer Gulac, Planner IV

ORIGINAL

CERTIFICATION OF UNDERSTANDING AND AGREEMENT

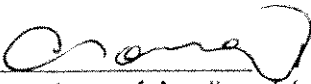
Min-Jung Chong Sparks
I/We _____ / _____
(Applicant [Please print name]) (Representative [Please print name])

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).

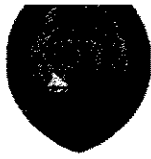
ORIGINAL

 _____
Signature of Applicant (s) Signature of Representative

Date: 3/31/15 Date: _____

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

Applicant(s) Date Representative Date



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 25, 2015

MEMORANDUM

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

TO: Director
FROM: Guam Chief Planner

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

SUBJECT: **Summary Zone Change (SZC) Application No. 2014-41;
Ms. Min-Jun Chong Sparks,
Lot 1065-2-R1 & 1065-2-R2, Barrigada**

Buenas Yan Hafa Adai:

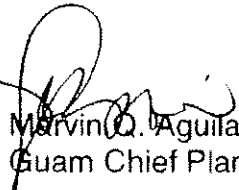
E-mail Address:
llmdir@land.guam.gov

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

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

Telephone:
671-649-LAND (5263)

Senseramente,


Marvin Q. Aguilar
Guam Chief Planner

Facsimile:
671-649-5383

Attachment: SZC Packet

 PCG

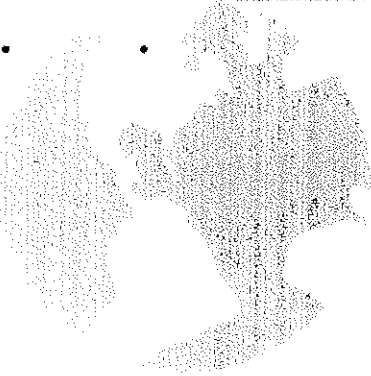
BARRIGADA MAYOR'S OFFICE
124 LUAYAO LANE, BARRIGADA, GU
PH (671)734-1736/373859
FAX (671)734-1988

MB 3/25

RECEIVED
MAR 25 2015
Department of Land Management
Time 8:15 AM

facsimile transmittal

To: Mr. Gulac Fax: 649-5383
From: Mayor June Blas Date: 3/24/2015
Re: Application No. SZC 2014-41 Pages: 5
CC:
 Urgent For Review Please Comment Please Reply Please Recycle



BARRIGADA

Office of the Mayor & Vice Mayor
124 Luayao Lane, Barrigada, Guam 96913

March 23, 2015

Chairman and Members

Guam Land Use Commission
Via: Executive Secretary
Department of Land Management
Tamuning, Guam 96931

Re: **Application No. SZC 2014-41**, request for summary zone change, Lot Nos. 1065-2-R1 and 1065-2-R2, Municipality of Barrigada, owned by Min-Jun Chong Sparks, from "R1" (Single Family) Dwelling to "R-2" (Multi Family) Dwelling zone, to allow construction of a residential duplex on each lot and for future expansion to multi-family units for family and rentals.

Mr. Chairman and Members of the Commission:

Buenas yan Hafu Adai! This is to inform you that Vice Mayor Jessie P. Bautista and I, together with the Barrigada Municipal Planning Council have reservations and elaborate our concerns regarding the above application. [Application No. SZC 2014-41] Members of the Barrigada Municipal Planning Council have reviewed the application and poses the following questions:

1. Although the zone change from "R1" Single Family Dwelling to "R-2" Multi Family Dwelling is the proper zoning designation for the intended use, the Municipal Planning Council and I have reservations on the Application as submitted.
2. Notwithstanding the comments received from departments and agencies of the government, the Municipal Planning Council, together with the Mayor and Vice Mayor finds that government services, facilities and infrastructure currently servicing the area, specifically, sewer and liquid waste disposal and storm water disposal are inadequate.
3. Furthermore, we find that applicant did not properly review the Floodplain Management Rules and Regulations pursuant to §66116, Article I, Chapter 66, as adopted the Department of Public Works.
4. The Municipal Planning together with the Mayor and Vice Mayor finds that the purpose of the Floodplain Management is designed to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in the area.
5. At this juncture, we reiterate these flood hazard areas have been identified by the Federal Emergency Management Agency (FEMA) in the Flood Insurance Study (FIS) dated September 1983. [See Attached Maps] The study, Flood Insurance Rate Maps (FIRMs) and Flood Boundary and Floodway Maps (FBFMs), are on file at Department of Public Works.

6. We take the position that no structure or land shall be constructed located extended, converted, or altered without full compliance with the term of the Floodplain Management Rules and regulations and other applicable laws, rules and or regulations.
7. Should the Guam Land Use Commission approve the **Application No. SZC 2014-41**, we request that the following government departments and agencies, Guam Waterworks Authority and the Department of Public Works work with the Applicant to insure that appropriate and necessary government facilities are available to the project site, and that the Applicant complies with the rules and regulations and laws pertaining to the development.
8. We take the position that approval of **Application No. SZC 2014-41**, the proposed development, absent the lack of storm water drainage / retention areas are absent from the proposed plan. This would cause storm water runoff from the golf course and P.C. Lujan Elementary school area (Route 10A); coupled with the runoff from Route 16 from Barrigada Heights and the Radio area will flow collect and find its way towards the Ungkulu and Aguon Streets (the Pinaula, Rivera, Labadnoy, Aguon and Santos area) San Antonio area behind L.P. Untalan Middle School where it collects and stagnates.

More importantly, the Vice Mayor and I, together with the Barrigada Municipal Planning Council have reservations and concerns regarding the above application and do not support the current application as submitted. [**Application No. SZC 2014-41**, request for summary zone change, Lot Nos. 1065-2-R1 and 1065-2-R2, Municipality of Barrigada, owned by Min-Jun Chong Sparks, from "R1" (Single Family) Dwelling to "R-2" (Multi Family) Dwelling zone, to allow construction of a residential duplex on each lot and for future expansion to multi-family units for family and rentals.]

A formal MPC resolution incorporating our concerns and reservations will be forwarded to you once adopted by the Council.

Thank you for your time, and should you have any questions concerning our reservations, please do not hesitate to call email us at bmomayor@teleguam.net; or jessie.bautista007@gmail.com or call us at 734-3737.

Sincerely,

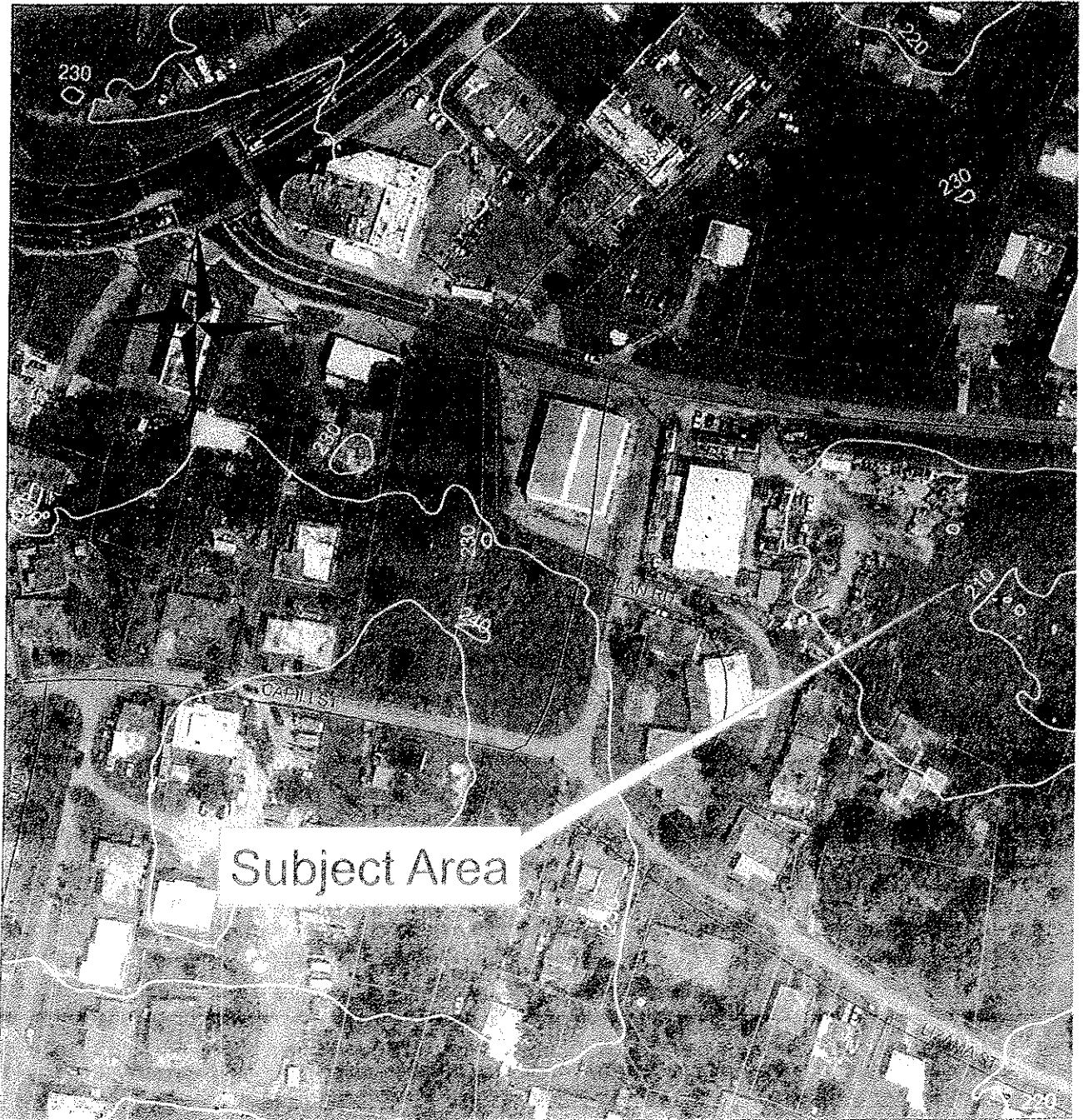

JUNE U. BLAS
Mayor


JESSIE P. BAUTISTA
Vice Mayor

Attachment:



Map Area of Concern



0.03 0.015 0 0.03





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 25, 2015

MEMORANDUM

TO: Director
FROM: Guam Chief Planner
SUBJECT: **Summary Zone Change (SZC) Application No. 2014-41;
Ms. Min-Jun Chong Sparks,
Lot 1065-2-R1 & 1065-R2, Barrigada**

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

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

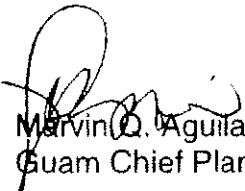
E-mail Address:
ilmdir@land.guam.gov

Buenas Yan Hafa Adai:

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

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

Senseramente,

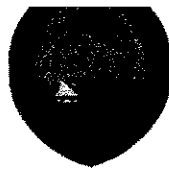

Marvin Q. Aguilar
Guam Chief Planner

Telephone:
671-649-LAND (5263)

Facsimile:
671-649-5383

Attachment: SZC Packet

 PCG



DIPATAMENTON MINANERHAN TANG
 (Department of Land Management)
GUBETNAMENTON GUAHAN
 (Government of Guahan)



MICHAEL J.B. BORJA
 Director

DAVID V. CAMACHO
 Deputy Director

EDDIE B. CALVO
 Governor of Guam

RAY TENORIO
 Lieutenant Governor of Guam

Street Address:
 590 S. Marine Corps Drive
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Website:
<http://land.guam.gov>

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

Telephone:
 671-649-LAND (5263)

Facsimile:
 671-649-5383

March 23, 2015

To: Director, Department of Land Management

From: Planner IV

Subject: Staff Report - **Case No. SZC 2014-41**

Re: Zone Change - Lot 1065-2-R1 & 1065-R2 (Radio Barrigada),
 Municipality of Barrigada; (Ms. Min- Jung Chong Sparks)

PURPOSE:

a. Application Summary. The Applicant, Min-Jung Chong Sparks, is requesting a zone change on Lot 1065-2-R1 & 1065-R2, in the Municipality of Barrigada, from "R-1" (Single-Family Dwelling) to "R-2" (Multi-Family Dwelling) Zone for a proposed construction a Duplex on each lot and for future expansion to multi-family units for family and rentals.

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

FACTS:

a. Location. The subject lot is fronting Route No. 8A (Extension) access to Radio Barrigada and Admiral Nimitz Golf course and approximately 500 feet east of the traffic light intersection of Route No. 8A Extension and Route No. 16 (Happy Market) and approximately 900 feet south of P.C. Lujan Elementary School in Barrigada (**see attached vicinity map**).

b. Field Description. The subject lots are vacant. The topography is flat on the front and slopes gradually on the east portion (rear) of the lots. It's fronting 50-foot right of way known as Route No. 8A/Radio Barrigada Access. Per Staff inspection, all public utilities such as power, water, telephone service connections are within 100 feet of the property.

c. Lot Area. 4,214 & 5,236 square meters

Director of Land Management
Staff Report- Case No. SZC 2014-41
Lots 1065-2-R1 & 1065-R2, Barrigada
Page 2

- d. Present Zoning. "R-1" (Single-Family Dwelling) Zone;
- e. 1967 Master Plan. None
- f. Community Design Plan. Residential; Low to Medium Density
- g. Surrounding Area. The surrounding area consists of vacant lots, a single family dwellings, residential duplexes, and tri-plexes, apartments, and commercial/retail uses. The proposed development is conducive to the existing land use trend comprising of mix uses of residential single-family, duplexes and multi-family development and commercial activities nearby. The proposed development is not expected to have a significant impact to existing infrastructure or immediate surroundings.

3. APPLICATION CHRONOLOGICAL FACTS.

- a. Date Application Accepted: December 9, 2014
- b. Certifications:

DPW: An Official Certification have been received from DPW with conditions that they comply with all permitting requirements and current building codes. They recommend approval to the application. Per Planning Staff inspection, the property is accessible from a Route No. 8A public right-of-way fronting the subject lot. **(Certification is Attached)**

GWA: Their Official Certification have not been received and per verification with GWA Engineering / Planning Staff , they stated that public sewer is available along the right-of-way. Per DLM staff inspection, it was verified that public sewer and water lines are along the right-of-way. DLM advises the applicant to coordinate with GWA Engineering Staff and obtain the required permits and clearances before any construction 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.

GEPA: An Official Certification have not been received from Guam EPA. Per DLM staff inspection, it was verified that public sewer and water lines are along the right-of-way. DLM advises the applicant to coordinate with GWA Engineering Staff and obtain the required permits and clearances before any construction on said lots (sewer and water connections). DLM is mandated by law to continue and process the application and file it to the legislature for their review and further actions.

GPA: The Authority has submitted their official certification. GPA has no objections to the proposed zone change, however, the customer/applicants are required to comply with all requirements pursuant to the National Electric Safety Code and GPA's Service Rules and Regulations as noted in their official certification. **(Certification is Attached).**

DPR/HPO: The Authority has submitted their official certification. The agency has no objections to the proposed zone change. **(Certification is Attached).**

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

- c. Municipal Public Hearing Results: Pursuant to P.L. 21-144:3, the public hearing on this zone change application has been waived by Director of Land Management and any hearing is deferred to the Mayor and the Municipal Planning Council of Barrigada.
- d. Municipal Planning Council : The Mayor of Barrigada received a copy of the application packet for the proposed development.

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

We provide the following:

PUBLIC NECESSITY and CONVENIENCE

The requested zone change is from "R-1 to "R-2" for the purpose of future development/construction of a Duplex on each lot and multi-family units for family and public rental units. In this regard, applicant have cited primary purpose for residential uses for their children family. One primary purpose of this program (Summary Zone Change) is to allow the property owners to rezone their properties in order to utilize their property in a manner that enhances their livability or livelihood unlike those major zone changes that result in major developments.

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

GENERAL WELFARE AND SAFETY

We have concluded our site inspection and did physically find that water, power, sewer, roadways and other utilities are existing and available near the lot and along the public easement. DPW, GPA, BoPS and DPR/HPO have submitted their certification and have no objections. While we have not received certifications from Guam Waterworks Authority and Guam EPA, we note that water and sewer are within the immediate area located along the public right of way. It will be obvious that during the permitting phase, that requirements/clearance for water and sewer/waste water connections will be required for the proposed development of the subject lots. Connection to public sewer ensures protection of the waterlens and public health and welfare.

Relative to rezoning action, we find the proposed rezoning is for future development on both lots and is conducive to the immediate land uses of single-family and multi-family residences, condominium, and commercial/retail land use activities within immediate and nearby surroundings, all infrastructure are available and we therefore, find that there will be no significant impact on existing infrastructure and surrounding neighborhood.

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

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



Penmer C. Gulac
Planner IV, Project Planner

03 / 23 / 2015
Date

Attachments; Application packet and Position Statements from DPW, GPA, BoPS & DPR/HPO



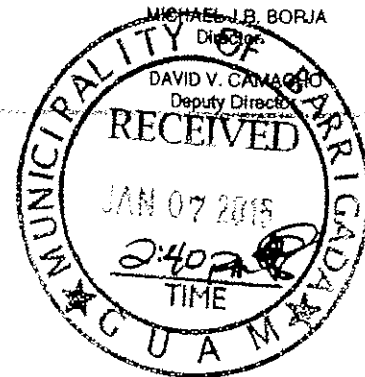
DIPĀTTAMENTON MINANEHAN TĀNO'
 (Department of Land Management)
GUBETNAMENTON GUĀHAN
 (Government of Guahan)



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



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

January 5, 2015

Honorable June U. Blas
 Mayor of Barrigada c/o Municipal Planning Council (MPC)

Subject: Summary Zone Change (SZC) Public Hearing Waiver

Hafa Adai Mayor Blas:

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

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

MIN-JUN CHONG SPARKS, Applicant/owner of Lots 1065-2-R1 & 1065-2-R2, Municipality of Barrigada, under Application No. SZC 2014-41 for a Zone Change from "R-1" (Single-Family) Dwelling to "R-2" (Multi-Family) Dwelling zone in order to allow construction of a residential duplex on each lot and for future expansion to multi-family units for family and rentals.

E-mail Address:
dlmdir@dlm.quam.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 with in 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 Division.

Facsimile:
 671-649-5383

Thank you for your attention to this matter.

Senseramente,

MICHAEL J.B. BORJA
 Director

Attachments: SZC Application No. 2014-41

Project Planner: Penmer C. Gulac

MQA



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



EDDIE B. CALVO
 Governor of Guam

MICHAEL J.B. BORJA
 Director

RAY TENORIO
 Lieutenant Governor of Guam

DAVID V. CAMACHO
 Deputy Director

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

Mailing Address:
 P.O. Box 2960
 Hagåtña, GU 96932

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

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

Telephone:
 671-649-LAND (5263)

Facsimile:
 671-649-5383

December 9, 2014

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

From: **Guam Chief Planner**

Subject: **Request for Certification**

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

Applicant(s): **Min-Jung Chong Sparks**

Application No. **SZC 2014-41**

Project Description: **To rezone the subject lots from "R1" (Single-Family) to "R-2" (Multi-Family Dwelling) Zone to allow construction of a residential duplex on each lot and for future expansion to multi-family units for family and rentals;**

Ref: Lots 1065-2-R1 & 1065-2-R2, Municipality of Barrigada.

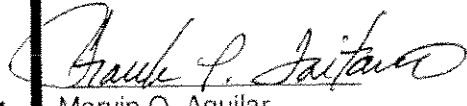
Date Received: **August 1, 2014**

Date Accepted: **December 9, 2014**

**** Due Date for Certification: January 6, 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.

for 

Marvin Q. Aguilar
 Guam Chief Planner

PCG: Attachment: SZC Application No. 2014-41 and supporting documents

August 1, 2014

TO: **Mr. Michael J.B. Borja**
Acting Director, Department of Land Management

Attention: Planning Division
PO BOX 2950
Hagatna, Guam 96932

FROM: Ms. Ming-Jung Chong Sparks

Subject: Summary Zone Change Application for Lot No.1065-R2 and Lot No.1065-2-R1,
Municipality of Barrigada

RECEIVED

1 Aug 14 1655
[Signature]

* Accepted 12/9/14
[Signature]

Dear **Mr. Borja**:

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

1. What is the current zone on the property? "R1" (Single-Family Dwelling)
2. Who currently owns the property? Min-Jung Chong-Sparks
3. How did you acquire the property? C.T. 129528 & C.T. 129527
4. What is currently on the property? Vacant
5. Is the parcels served by public sewer? Public sewer is available on Route 8A.
6. What are your intentions of plans? Proposed development of multi-family dwelling units for rentals
7. Surrounding uses: Subject parcels are surrounded by "C" (Commercial) and "R1" (Single-Family Dwellings)
8. Topography: the topography of the subject parcels is predominantly flat
9. Soil Composition: mix with rocks and clay
10. Access: Route 8A extension toward the old Admiral Nimitz Golf Course services the front of both subject parcels
11. Power and water services from Route 8A extension services the subject parcels.

With the recent passing of my mom and as a homemaker, the Summary Zone Change will allow me to develop several multi-family dwellings to meet public housing needs, within a school district and other residential buildings in the area. This will assist me in supporting my daughter's education and college.

Mr. **Borja**, I am hopeful for your favorable considerations in this matter. Should you require additional information, I can be reached at 482-3927 or 734-1551.

With utmost respect,

[Signature]
Min-Jun Chong Sparks

SUMMARY ZONE CHANGE

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

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

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

1. Information on Applicant:

Name of Applicant: Min-Jung Chong Sparks U.S. Citizen: Yes No

Mailing Address: PO BOX 10593 Tamuning, Guam 96931

Telephone No.: Business: 482-3927 Home: 734-1551

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): (1) Lot 1065-2-R1, (2) Lot 1065-R2 Block: N/A Tract: N/A

Lot Area: Acres: _____ Square Meters: 4214.06 sq.m. / 5236 sq.m. Square Feet: 45,359.6 & 56,359.6

Village: Barrigada Municipality: Barrigada

Registered Owner(s): Min-Jung Chong Sparks

Certificate of Title No.: 129530 & 129529 Recorded Document No.: 837739
Ref; C.T. 129527 & 129528 Affidavit Re: 877740

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

3. Current and Proposed Land Use:

Current Use: Vacant Land (Residential) > Both Current Zoned: R-1 (Single-Family)
lots are vacant

Proposed Use: Construct two story multi-family Dwelling units (Duplex on each lot), for family and rentals. Proposed Zone: R-2 (Multi-Family)

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

SUMMARY ZONE CHANGE

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

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

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*).


"ORIGINAL COPY"

SUMMARY ZONE CHANGE

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

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

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



Min Jung Chong Sparks
Owner (Print/Sign)

Owner (Print/Sign)

8-1-14

Date

Date

Representative (If any)

Date

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

CERTIFICATE OF TITLE



TERRITORY OF GUAM DEPARTMENT OF LAND MANAGEMENT

Certificate of Title Number 129530 Document No. 837739
 Originally registered 20 February, 1928 Vol. 20
 Municipality of Agaña Page 462
 Guaranteed Claim No. 2730
 Certificate of Title No. _____
 Transfer from Number C.T. No. 129528
 TERRITORY OF GUAM)
 HAGATNA GUAM) ss

This is to certify that Min Jung Sparks, married to Samuel N. Sparks,
as her sole and separate property

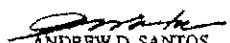
now residing at Barrigada Municipality/Territory of Guam
 Certificate of Identification No. _____ and by occupation Homemaker
 is/are the owner of an estate in Fee simple, in that certain piece of parcel of land situated in
 the municipality of Barrigada Territory of Guam, designated by

Cadastral Lot Number 1065-R2, Barrigada, Guam, Estate No. 18851, Suburban, containing an
area of 5236 square meters, as shown on Drawing No. M 184-70, prepared by Juan R. Mesa, RLS No. 20, filed
under Document No. 101777;


subject, however, to the estate, easements, liens, charges and encumbrances hereunder noted.

Said owner is of the age of _____ years; Civil status _____
 and is/are under no disability.

IN WITNESS WHEREOF, I have hereunto set my hand and caused my official seal to be affixed
 this 12th day of June 2012.


 ANDREW D. SANTOS
 Deputy Registrar of Titles
 In And For The Territory of Guam

Memorial of estates, assessments, liens, charges or encumbrances on the land described in the above Certificate of Title, other than taxes, for non-payment of which said property has not yet been sold.

Document No.	Kind of Instrument	Registration		Amount	In favor of	Signature Deputy Recorder of Title
		Date	Time			
837740	Affidavit	6/11/2012	3:47 PM		Min Jung Sparks	

ORIGINAL



The Honorable
Eddie Baza Calvo
Governor

The Honorable
Ray Tenorio
Lieutenant Governor

MB/23
RECEIVED
JAN 22 2015
Department of Land Management
Time 4:10 Ind [Signature]

public works
DIPARTAMENTON CHE'CHO' PUPLEKO
Glenn A. Leon Guerrero
Acting Director
Jessie B. Palican
Deputy Director

January 05, 2015

RECEIVED
1-22-15
[Signature]

MEMORANDUM

TO: Director, Department of Land Management (DLM)
FROM: Acting Director
APPLICATION: SCZ 2014- 41
APPLICANT: Min-Jung Chong Sparks
SUBJECT: Requests for Certification ¹²²
Lots 1065-2-R1 & 1065-2-R2, Barrigada

Buenas yan Hafa Adai!

The Department of Public (DPW) recommends approval of the subject application with a condition to submit a copy of the as-built drawings for the existing structure a Single Family Dwelling ("R-1"), which was approved by building permit. Design drawings must meet all the requirements in conformance with the latest building code applicable to structural, civil, architectural, electrical, mechanical, plumbing, including flood zone and ADA requirements.

Should you have any questions, please contact Mr. John F. Calanayan, Acting Chief Engineer or Maryrose M. Wilson, Engineer III in the Division of Capital Improvement Projects (CIP) at 646-3189/3224.

Dangkulu na Si Yu'os Ma'ase! [Signature]

[Signature]
GLENN A. LEON GUERRERO

[Handwritten mark]



GUAM POWER AUTHORITY

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

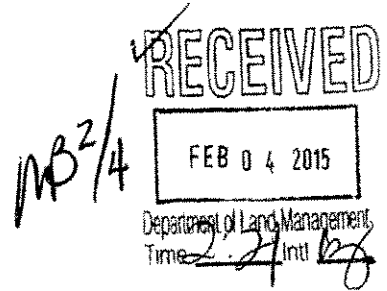
January 21, 2015

MEMORANDUM

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

From: General Manager (Interim)

Subject: Lots 1065-2-R1 & 1065-2-R2, Municipality of Barrigada, (Min-Jung Chong Sparks);
Summary Zone Change Application from "R-1" (Single-Family Dwelling) to "R-2"
(Multi-Family Dwelling) to construct duplex on each lot. **Application No. 2014-41 SZC**



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 for Bull Cart Trail under document number 101779.
- 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

INFRASTRUCTURE CERTIFICATION FORM

Agency Certifying: **Guam Power Authority**
 Applicant: Min-Jung Chong Sparks
 Location: Lots 1065-2-R1 & 1065-2-R2, Barrigada

Type of Application: Summary Zone Change
 GLUC/GSPC Application No. 2014-41 SZC
 Brief Project Description:
 "R-1" to "R-2" to construct duplex on each lot.

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

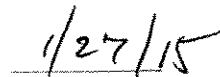
2. If the answer to #1 above is YES, then:
 I hereby certify that the required **GOVERNMENT SERVICES, FACILITIES and INFRASTRUCTURE** are currently **ADEQUATE** to support this project:
 Yes No

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)


 Date

Comments:

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

ASG/arp

Eddie Baza Calvo
Governor of Guam

Ray Tenorio
Lieutenant Governor

 **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. Crisosto
Director

JAN 26 2015

RECEIVED

1/27/2015
LTC

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 2014-41; **LOCATION:** LOT NO. 1065-2-R1 & 1065-R2; BARRIGADA; **APPLICANT:** MIN-JUNG CHONG SPARKS; **PROPOSED USE:** SUMMARY ZONE CHANGE FOR CONSTRUCTION OF RESIDENTIAL DUPLEXES AND FOR FUTURE EXPANSION TO MULTI-FAMILY UNITS.

Buenas yan Håfa Adai! The applicant, Min-Jung Chong Sparks, is requesting for a summary zone change from "R-1" One-Family Dwelling zone to "R-2" Multiple-Family Dwelling zone to allow for the construction of two 2-story duplex with future plans for expansion to multi-family units for rentals on Lot No. 1065-2-R1 and 1065-R2 located in Barrigada. The subject lots are currently vacant and have an area of 4214(±) square meters (m²) and 5236(±) m², respectively. The subject lots have access to basic infrastructure of sewer, power, and water within its proximity. The surrounding land uses consist predominantly of single family dwellings, apartments, duplexes and commercial buildings.

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

1. **Water Source Protection and Watershed Management.** The Applicant's property is located in the Northern Watershed, which is in the boundary of our Northern Guam Lens Aquifer. The aquifer is an essential resource for Guam and is the source for approximately 80% of the island's drinking water. Because of the paramount importance of Guam's water lens, which is designated as the sole source aquifer for our drinking water by the U.S. Environmental Protection Agency, threats to our water sources must be prevented. The primary goal for protecting

groundwater is to safeguard human health and the environment by maintaining the existing high quality of Guam's groundwater. Considering the project site will comprise impervious surfaces from parking stalls, driveways, and rooftops, which accelerates polluted runoff into near shore waters and the aquifer, the applicant is encouraged to incorporate low impact development practices such as permeable parking and walkways, grassed swales or rain gardens into their site plan as a means to reduce runoff from their property. A supplement to the CNMI Guam Stormwater Management Manual entitled Island Stormwater Practice Design Specifications can be obtained at the Bureau of Statistics and Plans, Guam Coastal Management Program office.

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

Therefore, should this application be approved, the Bureau recommends that the applicant work closely with Guam Environmental Protection Agency (GEPA) for an aquifer protection review pursuant to the "*Federal Safe Drinking Water Act, §1424 and Guam Safe Drinking Water Act, 10 GCA Chapter 53*, and for implementation of best management practices in preventing stormwater runoff from contaminating Guam's sole source aquifer pursuant to the CNMI and Guam Stormwater Management Manual, October 2006.

2. **Native Flora and Fauna Protection.** Considering the Rhino Beetle and Fire Ants outbreak, the protection from invasive species is crucial in preserving Guam's native plant and animal species. Should the Applicant incorporate a landscaping plan into the project, the Bureau recommends the Applicant to consult with the Department of Agriculture's(DOAg) Division of Forestry and Soil Resources Division and Agricultural Services Division on using native plants to avoid invasive species outbreaks such as the Rhino Beetle and the Fire Ants.
3. **Entrance/Exit.** The Bureau recommends the Applicant coordinate with the Department of Public Works (DPW) to determine appropriate ingress and egress as well as proper parking configurations and dimensions. Additionally, the Bureau suggests the applicant work with DPW to ensure all building codes and regulations mandated under 21 GCA Chapter 61 of the Parking and Loading Space Regulations and 21 GCA Chapter 67 of the Building Code.
4. **Automobile Parking Space.** The Applicant's site plan proposes parking stalls within the proposed site; however, the plan did not clearly state the parking dimensions. Therefore, the Bureau recommends the applicant to coordinate with Department of Land Management to ensure it meets the general requirements for this proposed project pursuant to "*Zoning Law, 21 GCA, Chapter 61*."

5. **Government Clearances.** The Applicant stated that future plans include the expansion to several multi-family dwelling rental units for the public. 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 the proposed project and 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.
DPW
GEPA



Eddie B. Calvo
Governor

Ray Tenorio
Lt. Governor

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



Raymond F.Y. Blas
Director

rec'd via F
1/30/15

In reply refer to:
RC2015-0261

January 29, 2015

Memorandum

RECEIVED

FEB 04 2015

Department of Law Management
Time 4:30 PM

To: Executive Secretary, Guam Land Use Commission

From: Director, Department of Parks and Recreation

Subject: DLM Application No. SZC 2014-41, Summary Zone Change
Lots 1065-2-R1 & 1065-2-R2, Municipality of Barrigada
Applicant: Min-Jung Chong Sparks
Case Planner: Penmer C. Gulac

1065-2-R2

We reviewed the above subject application and determined that the request for a Summary Zone Change may affect historic properties within the subject lot. However, we have no objection to the approval of this Summary Zone Change Application.

Therefore, we will work closely with the applicant to address our concerns through the issuance of a Certificate of Approval at the permitting stage.

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

Raymond F.Y. Blas
Raymond F.Y. Blas
U

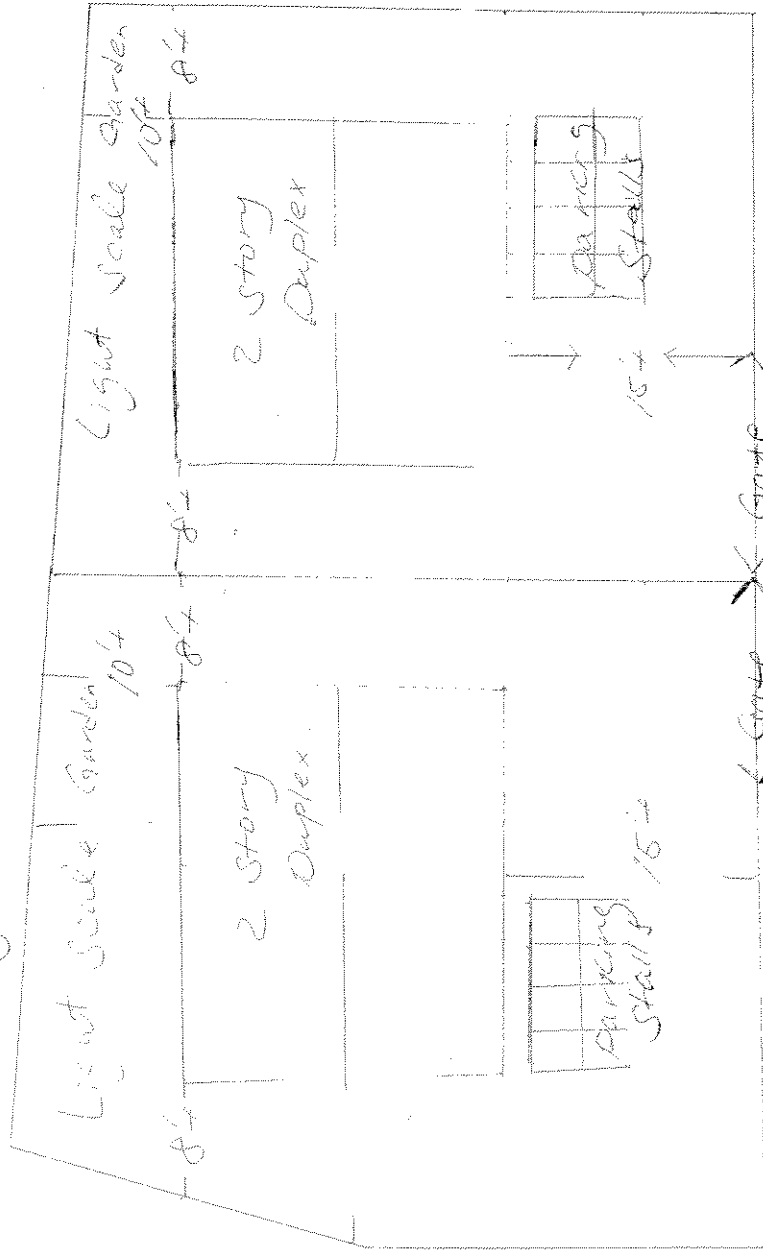
Cg

Design to be

approved during

Permitting process

Not to scale



NOT TO SCALE

← R. C. LUSAN ELEM / NAVY GOLF COURSE

750' Radius Map

LEGEND

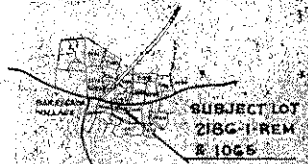
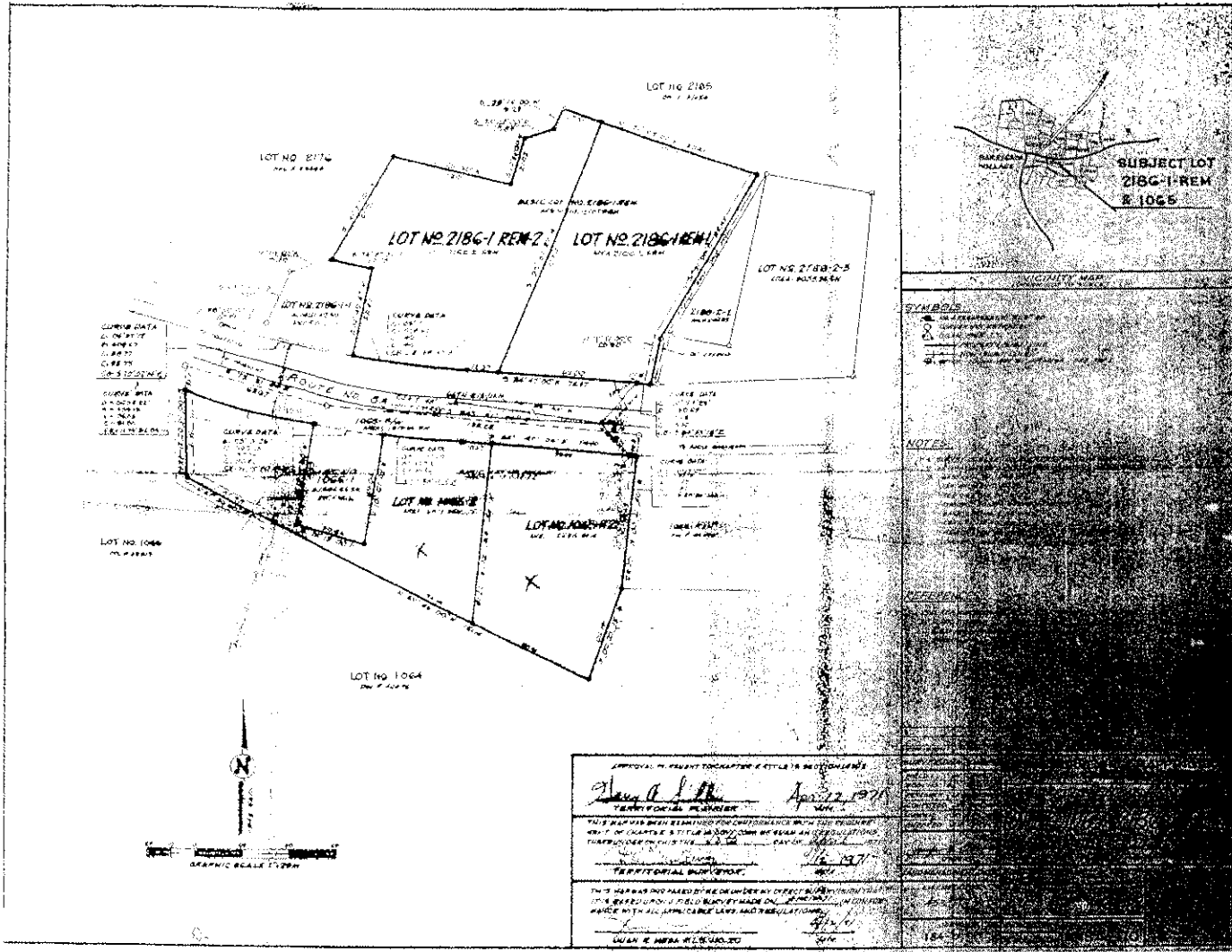
- C - Commercial Building
- S - Single Family Dwelling
- A - Apartments
- D - Duplex
- T - Trades Academy
- PF - Public Facility
- V - Vacant Lot (Subject Lot)



Pen
From
Munic

DRAWING NUMBER:
10093

DRAWING NUMBER:
56001



14/99

10/77