

ACKNOWLEDGEMENT OF RECEIPT

Summary Zone Change Packet

for

Lot 2394-8 Mangilao  
Mangilao

Tommy Y. & Young Ok Cho

Application No. 2015-18

DPW DIR /  
BUDG OFF

2015 OCT 19 PM 1:17

Legislative Secretary  
33rd Guam Legislature

Signature: [Signature]

Name (Print): ALAN, JIM

Date: 10/13/15

Time: 3:50 PM

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

Signature: [Signature]

Name (Print): ELEANOR BORJA

Date: 10/13/15

Time: 11:25 AM

**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: \_\_\_\_\_

33-15-0947  
Office of the Speaker  
Judith T. Won Pat, Esq.

Date: 10/13/15

Time: 9:18 AM

Received By: [Signature]

Applicant's Name(s)

0947 Tommy Y. & Young Ok Cho

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

**July 2, 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 2015-18**  
**Lot 2394-8, Municipality of Mangilao;**  
**For Tommy Y. Cho and Young Ok Cho**

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

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

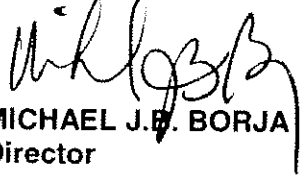
Pursuant to 21 GCA (Real Property), Chapter 61 (Zoning Law), Part 3 (Changes of Zones), Section 61639 (Summary Procedure for Agricultural and Single-Family Residential Rezoning) and Executive Order 92-08 (Establishing Interim Rules and Regulations for Individual, Small Landowner Zone Changes), the Department of Land Management is herewith submitting to the Legislature, a Zone Change application for Lot 2394-8, Municipality Mangilao, from "R-1" (Single Family) to "R-2" (Multi-Family Dwelling) Zone in order to put into zoning compliance existing 6-unit apartment for family and rentals.

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

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

Telephone:  
 671-649-LAND (5263)

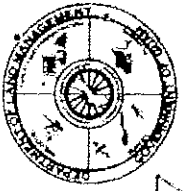
Facsimile:  
 671-649-5383

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. 75; Zoning Map No. F3 67 S40



**SUMMARY ZONE CHANGE  
APPLICATION NO: 2015-18  
LOT 2394-8  
MUNICIPALITY OF MANGILAO**



*Copy*



**Space for Recordation**

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

File for Record is Instrument No. **880243**

On the Year 15 Month 07 Day 06 Time 3:47

**DE-OFFICIO**

Recording Fee \_\_\_\_\_ Receipt No. \_\_\_\_\_  
Deputy Recorder Lisa M. Quitano  
LISA M. QUITANO

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

SUMMARY ZONE CHANGE  
APPLICATION NO.: 2015-18  
APPLICANT: TOMMY Y. CHO & YOUNG OK CHO  
PREPARED ON APRIL 22, 2015  
FROM: "R-1" (SINGLE FAMILY DWELLING)  
TO: "R-2" (MULTI-FAMILY DWELLING)  
LOT: 2394-8  
BLOCK: N/A  
TRACT: N/A  
MUNICIPALITY: MANGILAO  
PLACE NAME: N/A  
SCALE: N/A  
AMENDMENT NO.: A-75  
ZONING MAP NO.: F3-67S40

*Michael J. Borja*  
MICHAEL J. BORJA  
DIRECTOR  
DEPARTMENT OF LAND MANAGEMENT  
DATE 7/2/15



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



EDDIE B. CALVO  
 Governor of Guam

RAY TENORIO  
 Lieutenant Governor of Guam

MICHAEL J.B. BORJA  
 Director

DAVID V. CAMACHO  
 Deputy Director

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

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

E-mail Address:  
[llmdir@land.guam.gov](mailto:llmdir@land.guam.gov)

Telephone:  
 671-649-LAND (5263)

Facsimile:  
 671-649-5383

APR 13 2015

Honorable Nonito "Nito" Blas  
 Mayor of Mangilao, c/o Municipal Planning Council

Subject: Summary Zone Change Public Hearing Waiver

Hafa Adai Mayor Blas:

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


**Tommy Y. Cho and Young Ok Cho, Applicant/owners, of Lot 2394-8, Municipality of Mangilao, under Application No. SZC 2015-18 for a Zone Change from "R-1" (Single-Family) to "R-2" (Multi-Family) Dwelling zone in order to put into zoning compliance an existing 6-unit apartment for family and rentals.**

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).

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.

Thank you for your attention to this matter.

Senseramente,

  
**MICHAEL J.B. BORJA**  
 Director

**RECEIVED**  
 DATE: 04-14-15

Attachments: SZC Application No. 2015-18  
 Project Planner: Penmer C. Gulac

DLM-F  
 COPY

(Space above for Recordation)

## SUMMARY ZONE CHANGE

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

## NOTICE OF ACTION

June 25, 2015

Date

To: Tommy Y. Cho and Young Ok Cho  
P.O. Box 4017  
Hagatna, Guam 96932

Application No. 2015-18

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

### DEPARTMENT ACTION

N/A / APPROVED

XX / APPROVED WITH  
CONDITIONS

N/A / Disapproved

### ZONE CHANGE REQUEST

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

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

XX / FROM "R-1" (SINGLE-FAMILY DWELLING) TO  
"R-2" MULTI-FAMILY DWELLING) IN ORDER TO  
PUT INTO ZONING COMPLIANCE EXISTING 6-UNIT  
APARTMENT FOR FAMILY AND RENTALS.

Ref: ( Lot 2394-8, Mangilao)

N/A / OTHER:

NOTICE OF ACTION  
SUMMARY ZONE CHANGE

Application No. 2015-18

Tommy Y. Cho and Young Ok Cho  
Lot 2394-8, Municipality of Mangilao  
Date of Preparation of NOA: June 25, 2015

Page 2 of 5

1. APPLICATION SUMMARY:

Mr. and Mrs. Cho, the owners, requests approval for rezoning Lot 2394-8 Mangilao, from "R-1" (Single-Family Dwelling) to "R-2" (Multi-Family Dwelling) Zone in order to put into zoning compliance an existing 6-unit apartment 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 putting into compliance an existing residential 6-unit apartment for family and rentals. In this regard, applicants have cited primary purpose for residential uses for their children family. One primary purpose of this program (Summary Zone Change) is to allow the property owners to rezone their properties in order to utilize their property in a manner that enhances their livability or livelihood unlike those major zone changes that result in major developments.

We find that the rezoning is required for zoning conformance in order for the Applicants to realize future 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 fronting the property. Guam Power Authority have submitted their certification and have no objections. While we have not received certification from Guam EPA, and GWA, we note that water and sewer are fronting the property. It will be obvious that during the permitting phase, that requirements for water and sewer connections will be required for the propose development on the subject lot.

**NOTICE OF ACTION  
SUMMARY ZONE CHANGE**

Application No. 2015-18

Tommy Y. Cho and Young Ok Cho  
Lot 2394-8, Municipality of Mangilao  
Date of Preparation of NOA: June 25, 2015

Page 3 of 5

Relative to the rezoning action, we find that there are no objections to the request. Submitted and made a part of this Report is the Mayor's MPC Resolution of Municipal Planning Resolution (MPC) #15-01, and stated their support for the application, that the zone change will allow for conformance and will not have any detrimental impact on the community, 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 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 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 when available or comply with GEPA's wastewater disposal system requirements and conditions; and

NOTICE OF ACTION  
SUMMARY ZONE CHANGE

Application No. 2015-18

Tommy Y. Cho and Young Ok Cho  
Lot 2394-8, Municipality of Mangilao  
Date of Preparation of NOA: June 25, 2015

Page 4 of 5

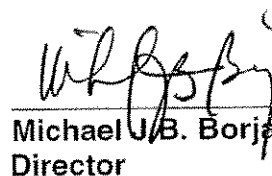
- g. That the Development shall be serviced with a Government approved Trash Receptacle; and
- h. That each dwelling unit constructed shall be provided 2-parking.



Marvin Q. Aguilar  
Guam Chief Planner

7.2.2015

Date



Michael U/B. Borja  
Director

7/2/15

Date

ATTACHMENTS

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



Case Planner: Penmer Gulac





NOTICE OF ACTION (Attachment)  
SUMMARY ZONE CHANGE  
Tommy Y. Cho and Young Ok Cho  
Lot 2394-8, Municipality of Mangilao  
Date of Preparation of NOA: June 25, 2015

Application No. 2015-18

Planning Staff Review and Recommendation(s):

1. Frank P. Taitano, Planner IV

Approved  Disapproved

Comments: \_\_\_\_\_

Signature

*Frank Taitano* Date: *7-1-15*

3. Celine Cruz, Planner IV

Approved  Disapproved

Comments: ARC members who have responded has no objections with conditions; therefore, application should receive favorable review.

Signature

*Celine Cruz* Date: *7/1/15*



**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

MICHAEL J.B. BORJA  
 Director

RAY TENORIO  
 Lieutenant Governor

DAVID V. CAMACHO  
 Deputy Director

June 23, 2015

To: Director, Department of Land Management

From: Planner IV, Project Planner

Subject: Staff Report - Case No. SZC 2015-18

Re: Summary Zone Change- Lot 2394-8, Municipality of Mangilao;  
 for Tommy Y. Cho and Young Ok Cho

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

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

**1. PURPOSE:**

- a. **Application Summary.** The Applicants, **Tommy Y. Cho and Young Ok Cho**, are requesting for a zone change on Lot 2394-8, in the Municipality of Mangilao from "R-1" (Single-Family Dwelling) Zone to "R-2" (Multi-Family Dwelling) Zone in order to put into zoning compliance an existing 6-unit apartment 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.

E-mail Address:  
[lmDir@land.guam.gov](mailto:lmDir@land.guam.gov)

**2. FACTS:**

- a. **Location.** The subject lot is fronting Blas Street and Dairy Road and is approximately 500 feet north of Department of Agriculture and Department of Youth Affairs and approximately 1,600 feet west of Route No. 10 in Mangilao (**see attached vicinity map**).
- b. **Field Description.** There is a residential structure and "Mom and Pop" store on the subject lot. The topography slopes toward the east by Blas and Cambo Street. All public utilities such as sewer, water, power, connections are within 100 feet fronting the right-of-way known as Blas Street.
- c. **Lot Area.** 2,084 square meters or 22,423 square feet
- d. **Present Zoning.** "R-1" (Single – Family Dwelling ) Zone

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 and multi-family dwellings (within 500 - 750 - 1,000 feet), and some vacant lots as well as multi-family (10-unit apartment across the street), and commercial activities. Other activities that exists are a bank, offices, restaurants and a public health center to the west and along Route No. 10. To the north and west of the lot within 1, 200 feet are apartment complexes in the R2 zones. The proposed development is conducive to the existing land use trend comprising of mix uses of single-family, multi-family and commercial activities that are sporadically increasing within 750 - 2,000 feet to the west, north, and northeast respectively. All public utilities are within 100 feet on the right-of-way. No major impacts are expected to existing infrastructure or immediate surroundings.

**Special Note:** Lot 2394-8 was granted a Zone Variance (Use) for a Retail (Mom & Pop Store) by Guam Land Use Commission for an Indefinite Term (with no expiration) on September 27, 2001; No restriction or conditions on the variance regarding rezoning the subject lot. Therefore, rezoning of the subject lot to (R2) does not affect the use variance for the existing retail activity. A zone variance (use) for retail activity is required under (R1 or R2) zones. The residential use has existed prior to (GLUC action) and is an extension of the owners residence to avail rental units on their property. All requirements, such as building permits for new residential occupancy must be coordinated with permitting agencies units can be rented out. Parking for the retail and residential rentals are adequate on site. Maximum density dwelling units on this lot is 17, the proposed is 6 rental units.

### 3. APPLICATION CHRONOLOGICAL FACTS.

- a. Date Application Accepted: April 7, 2015
- b. Certifications:

**DPW:** Have submitted their Official Certification with no objections with recommendations for required permits prior to any improvements or occupancy.

**GWA:** Have not submitted their Official Certification. Per DLM inspection water and sewer service are available along Blas Street within 100 feet of the subject development. The subject residence is connected to public sewer and water with active accounts. Any new sewer and water service requirements should coordinate with GWA's Customer Service unit.

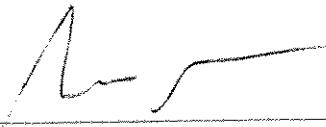
**GEPA:** Guam EPA have not submitted their Official Certification as of Staff Report Date. Per Planning Staff inspection, the property is within 100 feet of the public sewer and water connection along Blas Street which is fronting the subject lot. DLM is mandated by law to continue and process the application and file it to the legislature for their review and further actions.

**GPA:** The Authority have submitted their Official Certification. The Authority has no objection to the application and the applicant is advised to coordinated with GPA Engineering and Customer Service for all permit requirements and to comply with all requirements pursuant to the National Electric Safety Code and GPA's Service Rules and Regulations.

(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 Mangilao.
- d. Municipal Planning Council (MPC) Resolution: The Mayor of Mangilao received a copy of the application for the proposed development by Mr. and Mrs. Cho. A MPC hearing was conducted on May 6, 2015, at 6:00 pm, at the Senior Citizen Center. Present were Mayor Blas, MPC members, the applicant, and planning staff. There were no major concerns discussed and that the MPC all voted to support the application for the zone change and proposed development. An MPC Resolution No. 15-0, from the Mangilao Municipal Planning Council supporting the application was received by DLM on May 21, 2015.

4. **STAFF RECOMMENDATION:** Planning Staff recommends APPROVAL of the Summary Zone Change request with the following conditions:
1. That the applicant comply with all permitting agency conditions and requirements;
  2. That the building construction site development plan provide detail of structure location, parking layout, landscaping plan, disposal of sewage and access; and that the site development plan be approved by the Guam Chief Planner prior to issuance of a building construction permit;
  3. That any future increase in dwelling units or use intensity from the approved site development plan shall require the owner/developer to resubmit a revised site development plan to the Guam Chief Planner, Department of Land Management for re-evaluation and re-assessment to determine physical, as well as, social impacts prior to requesting for a building permit;
  4. That said zone change under this process shall not include the following uses or conversions: Horizontal Property Regimes (Title 21, GCA Chapters 45 (Horizontal Property Act) and 47 (Time Share Ownership), hotels/motels, and residential commercial activities such as laundry room, gift shop, and the likes; and temporary workers housing facilities;
  5. That the development be hooked up to public sewer and comply with GEPA's waste-water disposal system requirements and conditions;
  6. That the applicant provide a green and play area as well as a perimeter fence for the safety of children and tenants;
  7. That the applicant provide 2:1 parking for each dwelling unit.

  
\_\_\_\_\_  
**Penner C. Gulac**  
Planner IV, Project Planner

June 23, 2015  
Date



DIPÁTTAMENTON MINANEHAN TÁNO'  
(Department of Land Management)  
GUBETNAMENTON GUĀHAN  
(Government of Guam)



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EDDIE BAZA CALVO  
Governor

RAY TENORIO  
Lieutenant Governor

MICHAEL J. B. BORJA  
Director

DAVID V. CAMACHO  
Deputy Director

July 2, 2015

MEMORANDUM

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

TO: Director

FROM: Guam Chief Planner

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

SUBJECT: **Summary Zone Change (SZC) Application No. 2015-18;  
For Mr. & Mrs. Tommy Y. Cho**

Buenas Yan Hafa Adai:

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

Submitted is the SZC Packet for your review and action.

I have reviewed the Application for Mr. and Mrs. Cho and **concur** with the recommendations of the Case Planner and the Panel of Senior Planners for approval with conditions.

Telephone:  
671-649-LAND (5263)

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

Senseramente,

Facsimile:  
671-649-5383

  
Marvin Q. Aguilar  
Guam Chief Planner



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



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 Deputy Director

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

E-mail Address:  
[dimdir@land.guam.gov](mailto:dimdir@land.guam.gov)

Telephone:  
 671-649-LAND (5263)

Facsimile:  
 671-649-5383

April 28, 2015

MEMORANDUM

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

FROM: Director

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


Buenas Yan Hafa Adai:

Pursuant to SZC Guidelines, Paragraph 17, effective April 28, 2015, Hereby appoint you as panel members to review and provide recommendations relative to **SZC Application No. 2015-18 (Tommy Y. & Young Ok Cho)**.

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

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

Senseramente,

  
**MICHAEL J.B. BORJA**  
 Director

Cc: Land Planning Masterfile  
 Project Planner: Penmer C. Gulac



Nonito "Nito" C. Blas  
Mayor

Allan "Al" R.G. Ungacta  
Vice Mayor

# Office of the Mayor Municipality of Mangilao



Resolution 15-01

Sponsored By:

Mayor Nonito C. Blas  
Juan A. Aguon  
Ben Carbullido

Tomas S.N. Chargualaf  
Oscar L. G. Jesus  
Bobby Pelkey

Darlene N. Taitano  
Joseph A. Yatar  
Carmen C. Aguon

*R. Guler 5/20/15*  
**RECEIVED**  
*Land Planning Div*

Relative to the Mangilao Municipal Planning Council reviewing the application of Tommy Y. Cho and Young Ok Cho, applicant/owners of Lot 2394-8, Municipality of Mangilao, under Application No. SZC 2015-18 for a Zone Change from "R-1" (Single-Family) to "R-2" (Multi-Family) dwelling zone in order to put into zoning compliance an existing 6-unit apartment for family and rentals.

BE IT RESOLVED BY THE MANGILAO MUNICIPAL PLANNING COUNCIL, MUNICIPALITY OF MANGILAO:

WHEREAS, Lot 2394-8, Municipality of Mangilao, originally zoned as "R-1" (Single Family Dwelling) to "R-2" (Multi Family Dwelling) Zone, in order to put into zoning compliance an existing 6-unit apartment for family and rentals.

WHEREAS, the Department of Land Management Pursuant to Public Law 21-144, Section 3, waivers of a Public hearing for subject application and

WHEREAS, a public hearing was conducted on May 6, 2015 at 6:30 at the Mangilao Community Center conducted by Mayor Nonito "Nito" C. Blas and Council Secretary, Rosita D. Tosco. There was no one present to object to this application. Therefore be it

RESOLVED, that there is water, power and telephone services available in the vicinity and that prior to approval of this application that the applicant conform to the conditions imposed by Guam Water Waters Works and Guam Power Authority and other Government Agencies during building permit process. Be it further

RESOLVED, that the Mangilao Municipal Planning Council met on their regular monthly meeting on May 6, 2015 and voted unanimously to approve said application with no objection to this application. Be it further

P.O. Box 786 Hagatna, Guam 96932

Tel: (671) 734-5731 / 2163 ~ Fax: (671) 734-4130

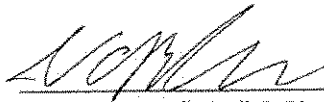
*The Community of Education, Culture, and Sports*

RESOLVED, that should the summary zone change be approved by Department of Land Management, the applicant must comply with all rules, regulations, codes and request from all required agencies. Be it further

RESOLVED, that the Chairman of the Mangilao Municipal Planning Council certifies and the Secretary attests the adoption hereof and copies of the same be therefore transmitted to the Summary Zone Change Section, Department of Land Management Planning Division.

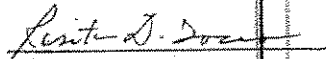
DULY RECORDED AND ADOPTED BY THE MANGILAO MUNICIPAL PLANNING COUNCIL ON THE 6<sup>TH</sup> DAY OF MAY 2015.

CERTIFIED:



Mayor Nonito "Nito" C. Blas  
Chairman, MMPC

ATTESTED:

  
Rosita D. Tosco  
MMPC Secretary

*P. Golac 5/20/15*  
**RECEIVED**  
*Land Planning Div*



DEPARTAMENTON NI'ANANĒTAN TANO  
 (Department of Land Management)  
**GUBETNAMENTON GUĀHAN**  
 (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 2950  
 Hagåtña, GU 96932

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

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

Telephone:  
 671-649-LAND (5263)

Facsimile:  
 671-649-5383

April 7, 2015

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): **Tommy Y. Cho and Young Ok Cho**

Application No. **SZC 2015- 18**

Project Description: **To rezone the subject lot from "R1" (Single-Family) to "R-2" (Multi-Family Dwelling) Zone in order to put into zoning compliance an existing 6-unit apartment for family and rentals; Ref: Lot 2394-8, Municipality of Mangilao**

Date Received: **March 10, 2015**

Date Accepted: **April 7, 2015**

**\*\* Due Date for Certification: April 21, 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- 18 and supporting documents



The Honorable  
Eddie Baza Calvo  
Governor

The Honorable  
Ray Tenorio  
Lieutenant Governor



**public works**  
DIPATTAMENTON CUE'CHO' PUPBLEKO  
Glenn Leon Guerrero  
Director  
Felix C. Benavente  
Deputy Director

RECEIVED  
MAY 21 2015  
Department of Land Management  
Time 4:00 PM

WBS/21

P. Gulac 5/21/15  
Land Plan Dev

May 20, 2015

MEMORANDUM

TO: Director, Department of Land Management

FROM: Acting Director

APPLICANT (s): Tommy Y. Cho and Young Ok Cho

APPLICATION NO.: SCZ 2015-18

SUBJECT: To rezone from "R-1" (Single-Family Dwelling) to "R-2" (Multi-Family Dwelling) zone, and intends to put zoning in compliance of an existing 6 units apartment for family use and rentals on Lot 2394-8 in the Municipality of Mangilao.

The Department of Public Works (DPW) recommends approval of the above subject application with a condition that the above applicant must submit a copy of the as-built drawings approved from building permit including a copy of an occupancy permit signed by DPW building official prior to the issuance of Notice of Action (NOA).


Should you have any questions, please call Mr. John F. Calanayan, Acting Engineer in Charge 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!

*Felix Benavente*  
FELIX C. BENAVENTE

Eddie Baza Calvo  
Governor of Guam

Ray Tenorio  
Lieutenant Governor



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



William M. Castro  
Acting Director

APR 30 2015

**MEMORANDUM**

**To:** Guam Chief Planner, Department of Land Management  
**Via:** Executive Secretary, Department of Land Management  
**From:** Acting Director, Bureau of Statistics and Plans

**Subject:** **APPLICATION NO.** SZC 2015-18; **LOCATION:** LOT NO. 2394-8, MANGILAO; **APPLICANT:** TOMMY YOUNG CHO AND YOUNG OK CHO; **PROPOSED USE:** SUMMARY ZONE CHANGE TO COME INTO ZONING COMPLIANCE OF AN EXISTING 6-UNIT APARTMENT FOR FAMILIES AND RENTALS.

*P. Gular 4/20/15*  
**RECEIVED**  
*Land Planning*

Buenas yan Háfa Adai! The Applicants, Tommy Young Cho and Young Ok Cho, are requesting for a summary zone change from "R-1" One-Family Dwelling to "R-2" Multiple Dwelling zone in order to come into zoning compliance of an existing 6-Unit apartment on Lot No. 2394-8, located in Mangilao. Currently, the Applicants are operating a mom & pop store under a Guam Land Use Commission (GLUC) approved application for Conditional Use (Application No. 2001-020 approved on 9/27/01). Moreover, the Applicants had constructed a 6-unit apartment "after-the-fact" on the subject lot. The subject lot is accessible from Blas Street through Sabana Maagas Road, Mangilao. The Applicant's property map shows Blas Street is serviced by a 60 feet wide right-of-way. The subject lot has an area of 2,084(±) square meters and has access to basic infrastructure of power, water and public sewer connection. The Applicants stated the surrounding land uses consist predominantly of single family dwellings, 12-unit apartment, vacant lots, Department of Agriculture plant station, and Department of Agriculture within 200 – 1000 feet to the south and south east of the property. According to the application, the topography of the land is fairly flat and slopes gradually to the east into Blas Street and Cambo Lane at the rear of the property.

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 of the island's drinking water to approximately 80% of the island population. 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.

It is determined that the subject property is located upland near freshwater marshes (*Attachment A*), and considering the project site comprises impervious surfaces from parking stalls, driveways, sidewalks, and rooftops, which accelerates polluted runoff into near shore waters, freshwater marshes and the aquifer, the Applicants are encouraged to apply best management practices (BMPs) such as rain gardens, and permeable pavers for sidewalks and driveways on their property as a means to manage runoff. 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.

In addition, since further development had taken place on the subject property without prior ARC review and GLUC approval, and based on submitted photos, the Applicants are highly recommended to implement additional BMPs to control erosion and stormwater runoff even after construction of the project. The Applicants are 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 Applicants 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 Applicants incorporate a landscaping plan into the project, the Bureau recommends the Applicants 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. **Historical and Archaeological.** It is determined that the Applicant's property is within "Historical Sites within 1000 feet" as per the Guam Resource Environmental Assessment Tool Map Viewer (GREAT) (website: <http://maps.guam.gov/>) which displays environmental resources and hazards for areas within Guam (*Attachment A*). Therefore, the Bureau recommends that the Applicants coordinate with Department of Parks and Recreation, State Historic Preservation Office to ensure the preservation, protection, excavation, and evaluation of specimens and sites pursuant to "*Historical Objects and Sites*", 21 GCA, Chapter 76.
4. **Government Clearances.** The Bureau recommends that the Applicants obtain the appropriate government agencies/departments review and approval to ensure the existing infrastructure is capable to meet the designs of any future developments.

Per the Bureau's records, during 1999, the Applicants submitted an application seeking a zone change from "R-1" One-Family Dwelling to "C" Commercial zone for the subject property. In October 28, 1999, the GLUC denied the request for zone change (Application No. 99-011). During 2001, the Applicants submitted an application requesting for a zone variance for conditional use to operate a mom & pop store for the subject property. The Applicants were approved by GLUC on September 27, 2001 (Application No. 2001-020). Within the time the Applicants were approved for the conditional use to present, the Applicants constructed a 6-unit apartment on the subject property without first requesting an amendment to the conditional use pursuant to §61303 "Zoning Law", 21 GCA, Chapter 6.

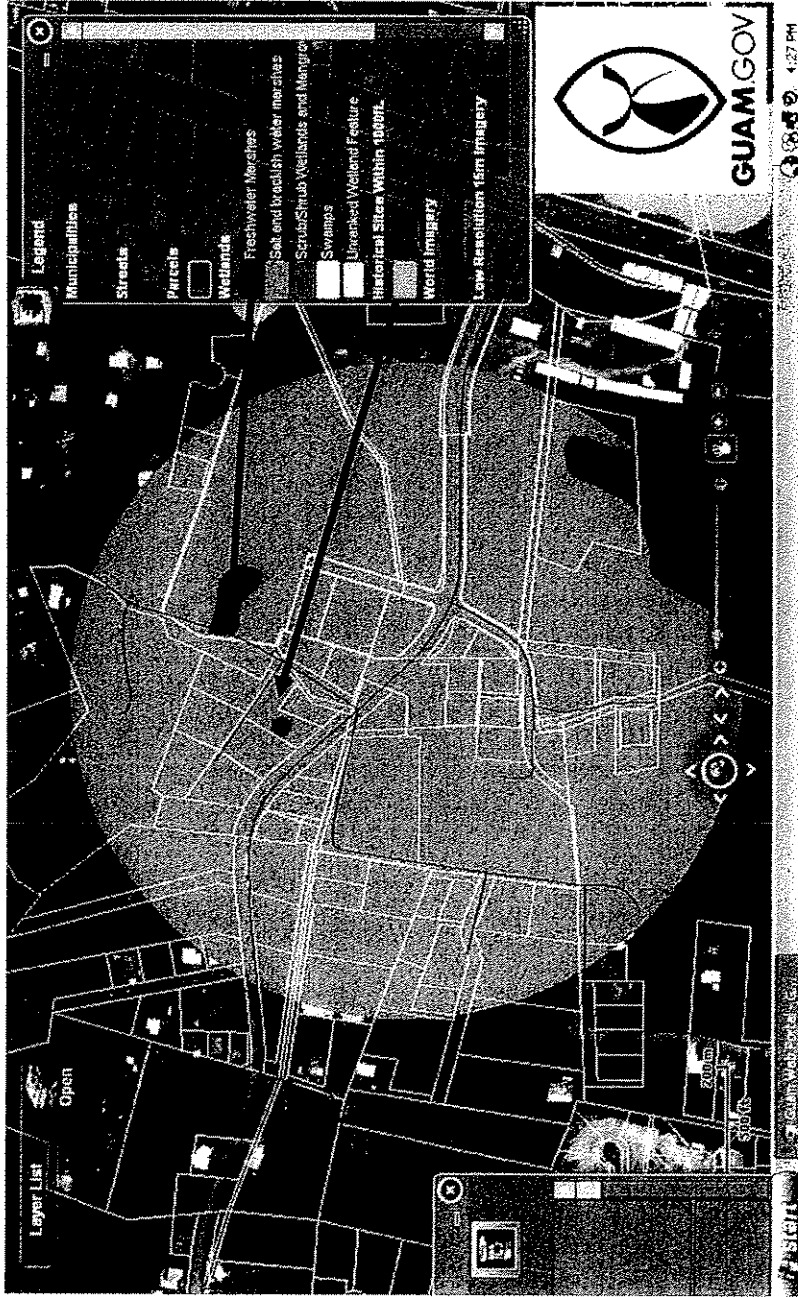
Therefore, should this application be approved, the Bureau recommends the Applicants to comply with the aforementioned conditions and to incorporate best management practices before and after construction of the project.

As government officials, it is our primary responsibility to ensure that the construction of buildings are in a manner designed to protect the public health, safety and to promote the public welfare and convenience. It is the Bureau's intent to ensure the balance of development with environmentally prudent use of coastal resources for current and future generations.

  
WILLIAM M. CASTRO

Attachment

**Attachment A**  
Application No. SZC 2015-18



- Property Site
- Historical Sites Within 1000ft.
- Freshwater Marshes

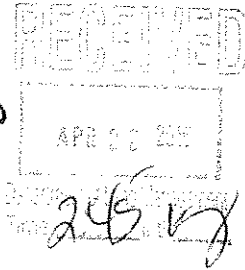




# GUAM POWER AUTHORITY

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

April 16, 2015



## MEMORANDUM

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

From: General Manager (Interim)

Subject: Lots 2394-8, Municipality of Mangilao, (Tommy Y. Cho and Young OK Cho); Summary Zone Change Application from "R-1" (Single-Family Dwelling) to "R-2" (Multi-Family Dwelling) for zoning compliance on existing apartment. **Application No. 2015-18 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.
- 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: Tommy Y. Cho and Young OK Cho  
 Location: Lots 2394-8, Mangilao

Type of Application: Summary Zone Change  
 GLUC/GSPC Application No. 2015-18 SZC  
 Brief Project Description:  
 "R-1" to "R-2" for zoning compliance on existing apartment.

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)

4-20-15  
 \_\_\_\_\_  
 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

|                                    |                 |
|------------------------------------|-----------------|
| Application No.:                   | <b>2015-18</b>  |
| <b>Tommy Y. &amp; Young Ok Cho</b> |                 |
| <b>Summary Zone Change</b>         |                 |
| Accepted Date:                     | <b>7-Apr-15</b> |
| Case Planner:                      | <b>PenmerG</b>  |

March 10, 2015

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

*T. P. G. ...*  
**RECEIVED**  
*Planning Div*

Subject: Summary Zone Change Application for Lot No. 2394-8, Dairy Road, Mangilao Guam; Rezoning from "R-1" (Single-Family) Dwelling to "R-2" (Multi-Family) Dwelling Zone

Hafa Adai Mr. Borja:

Pursuant to Guam Public Law 21-82, (as amended by P.L. 21-144, Section 8, ) we are submitting an application for Summary Zone Change on the above said property. The following information 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 ? Tommy Y. Cho and Young Ok Cho
- c. How did you acquire the property ? Purchase with Deed , DLM Recorded Document No. 541061, see attached with property map, DLM 215-FY77
- d. From who did you acquire the property? Pacific Financial Corporation on February 8, 1996 (see attached Deed ).
- e. What is currently on the property? A 2-storey apartment complex and a mom and pop retail store (approved by land use commission) .
- f. Are you hooked up to public sewer ? Yes, all structures are connected to public sewer on Camo Street.
- g. What are your intentions or plans? To put into zoning compliance our existing multi-family complex for family and rentals; parking of 12 stalls are available for 6 - rental units or more if required, and there are more for family parking and retail store parking. Two units are already being rented by tenants.
- h. Surrounding land uses: There are single family land uses, a 12-unit apartment near the west of our property (within 200 feet) , vacant lots, Department of Agriculture within 200 – 1,000 feet to the south and southeast of our property. Department of Agriculture plant station is near our area also as well as Department of Youth Affairs Center.
- i. Topography: Fairly flat and slopes gradually to the east into Blas Street and Cambo Lane at the rear of our property..
- j. Access: The property is accessible thru Blas Street (see vicinity map).
- k. All others: This area of Mangilao have public sewer and new water system has been improved and upgraded by the government . Our proposed rezoning and plans will not have a significant impact to existing infrastructure. The maximum units allowed on the lot is 17 units, and we will only have 6-units on site all will be connected to public sewer and we will comply to all regulatory requirements and permitting requirements.

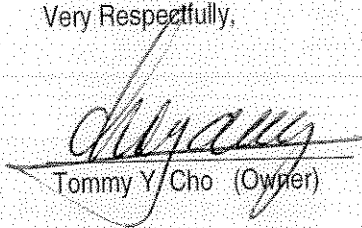
Page 2 (Lot No. 2394-8, Mangilao, Guam)  
Summary Zone Change Application  
Tommy Y. Cho & Young Ok Cho (Owners)

Guam is our home for many years with our children, our rezoning project will provide some additional rental income for our family with new tenants in the future. Our rezoning will be compatible to the ongoing development in the immediate area and nearby that will support the housing needs of the general public as well.

We are requesting your favorable consideration on our request.

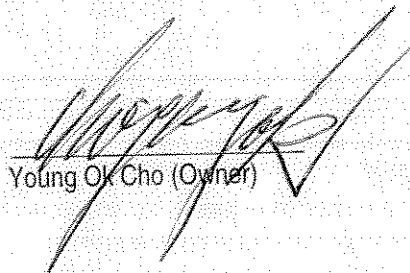
Thank You and God Bless You and your Department.

Very Respectfully,



Tommy Y. Cho (Owner)

Telephone No. 734-8770



Young Ok Cho (Owner)

"ORIGINAL COPY"

### 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: Tommy Young Cho & Young Ok Cho

U.S. Citizen:  Yes  No

Mailing Address: P.O. Box 4017 Hagatna, Guam 96932

Telephone No.: Business: 734-8770 Home: 688-3070 (Cell)

*P. Placer 3/10/15*  
**RECEIVED**  
*Planning Div*

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): 2394-8 Block: N/A Tract: N/A

Lot Area: Acres: 1/2+ Square Meters: 2,084 Square Feet: 22,423

Village: Mangilao Municipality: Mangilao

Registered Owner(s): Tommy Y. Cho & Young Ok Cho

Certificate of Title No.: 85593 Recorded Document No.: 541061

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

3. Current and Proposed Land Use:

Current Use: Retail Mom & Pop Store and existing 6-unit apartment family & rentals Current Zoned: "R-1" (Single-Family Dwelling)

Proposed Use: Put into zoning compliance 6-unit apartment for family and rentals Proposed Zone: "R-2 (Multi-Family Dwelling)

Note: Mom & Pop retail store will still be in operation (approved by GLUC)

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:

**GUÁHAN POWER AUTHORITY**

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

**GUÁHAN 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 Guáhan 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"

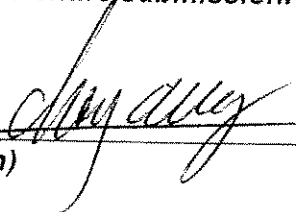
### SUMMARY ZONE CHANGE

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

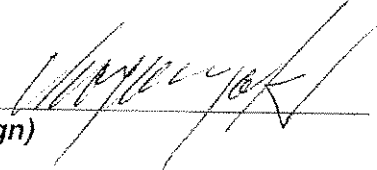
7. **Required Signatures:** All legal owners/lessees of designated parcel shall sign form with name(s) typed or handwritten, signed and dated:

*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.*

Tommy Y. Cho  
Owner (Print/Sign)



Young Ok Cho  
Owner (Print/Sign)



3/10/2015  
Date

3/10/2015  
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.**

# PETITION IN SUPPORT

We the undersigned have been advised that Mr/Mrs/Miss Cho, Tommy Young & Young

Ok Cho owner of Lot 2394-8 Block N/A Tract N/A

Municipality of Mangilao, Guåhan, has applied to rezone their property from "R-1" (Singl Family Dwelling)

to "R-2" (Multi-Family Dwelling Zone) according to Public Law 21-82, Section 4, as amended by Public Law 21-144, Section 8.

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

It is the applicant's intention to establish a multi-family dwelling complex (6-units) for family and rentals (6-units for zoning compliance) on subject lot.

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

| Name (Print)           | Signature | Lot/Block/Tract   | Resident Of   | Both |
|------------------------|-----------|-------------------|---------------|------|
| Augusta M. San Nicolas |           |                   | #301 Dairy Rd |      |
| Allen San Nicolas      |           |                   | #301 Dairy Rd |      |
| John W. G. Butikosa    |           | 1114-1            | 265 Dairy Rd  |      |
| Edna                   |           |                   |               |      |
| Donis Butikosa         |           | 1114-1            | 265 Dairy Rd  |      |
| Kristine I. Tosco      |           | 1114-2            | 132 Anones Ln |      |
| MARIA BENTON           |           |                   | 240A Dairy Rd |      |
| Gauche M. Diego        |           |                   | 4256 Dairy Rd |      |
| Nicolas Campos         |           | <del>1114-2</del> | 250 Dairy Rd  |      |
| Francis Santos         |           | <del>1114-2</del> | Dairy Rd      |      |
| Ronald Pereira         |           | 2397-R2           | 121 Dairy St  |      |
| Paul Santos            |           | 471 Dairy Rd      | Santos        |      |
|                        |           |                   |               |      |





TERRITORY OF GUAM, DEPARTMENT OF LAND MANAGEMENT  
OFFICE OF THE RECORDER  
INSTRUMENT NUMBER 541081

DEPARTMENT )  
(  
OF )  
(  
LAND )  
(  
MANAGEMENT )

This instrument was filed for record on 8  
Day of Feb, 19 96, at 202 AM  
and duly recorded on Book \_\_\_\_\_ at Page \_\_\_\_\_  
Recording Fee 24 Voucher No. 856088

John T. Benito  
GRANT DEED Deputy Recorder

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, PACIFIC FINANCIAL CORPORATION (GRANTOR), P.O. Box AT, Agana, Guam 96910, does hereby release, remise and grant to Tommy Young Cho and Young Ok Cho, Husband and Wife, mailing address \_\_\_\_\_, Social Security numbers, \_\_\_\_\_ and \_\_\_\_\_ respectively (GRANTEES), the Real Property in the Municipality of Barrigada, Territory of Guam described as:

LOT NUMBER 2394-8, (Subdivision of Lot Number 2394), Mangilao, MUNICIPALITY OF BARRIGADA, TERRITORY OF GUAM, ESTATE NUMBER 65129, SUBURBAN, as said Lot is marked and designated on Drawing Number 0876-7A, as L.M. Check Number 215 FY 77, dated April 27, 1978 and recorded June 12, 1978 in the Department of Land Management, Government of Guam, under Document Number 293417.

AREA: 2,084 +/- Square Meters

LAST CERTIFICATE OF TITLE NUMBER: 85593

Grantor hereby warrants that it has not transferred its right, title and interest in said property to any other party since acquiring said interest.

GRANTOR:

Galo E. Camacho  
Galo E. Camacho, SR. VICEPRESIDENT  
Pacific Financial Corporation

John T. Benito  
John T. Benito, VICE PRESIDENT  
Pacific Financial Corporation

TERRITORY OF GUAM )  
( SS:  
CITY OF AGANA )

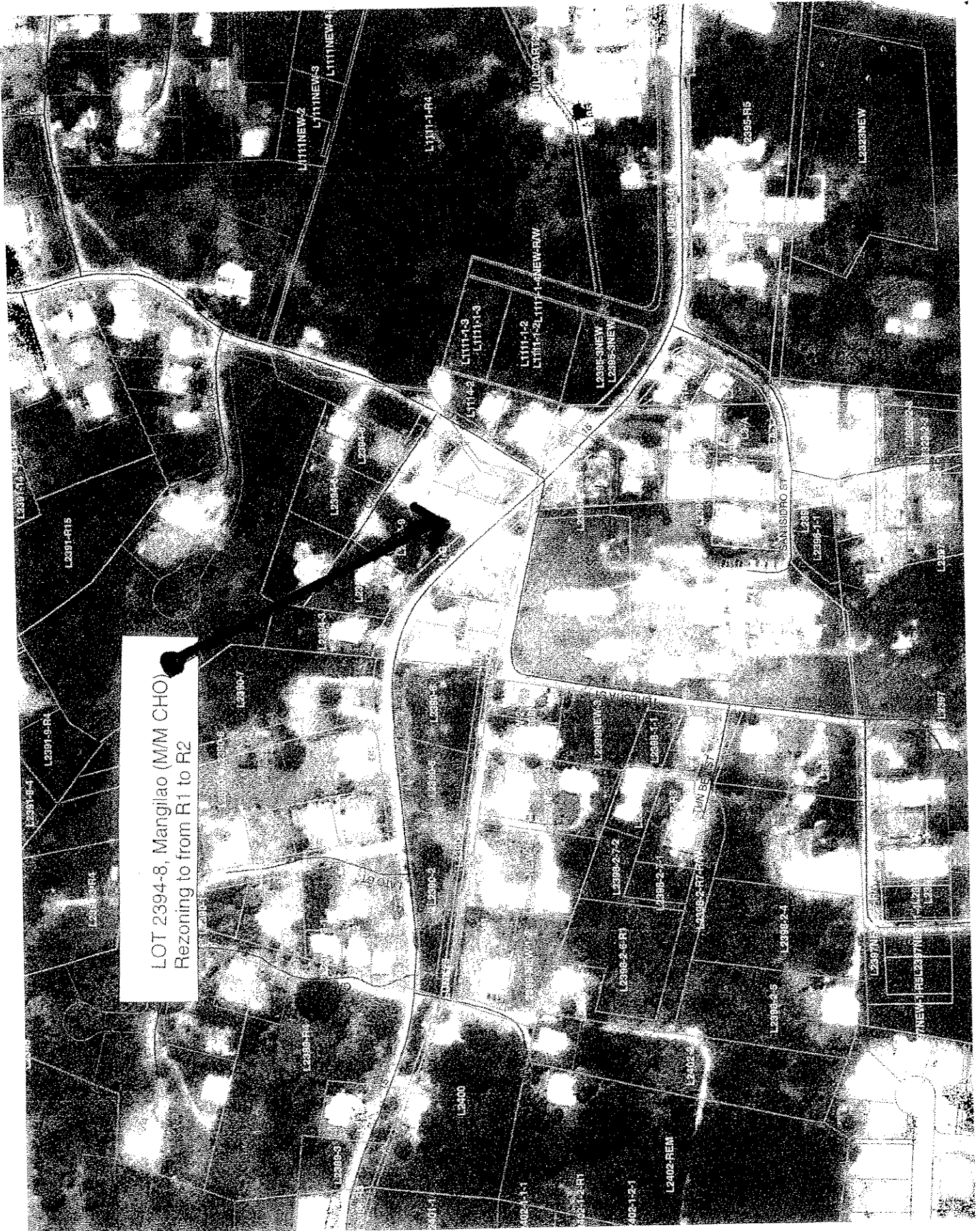
On this day 10 of February, 1996, before me appeared Galo E. Camacho and John T. Benito, to me personally known, who being by me duly sworn, did say that they are the Senior Vice President and Vice President of Pacific Financial Corporation, and that the instrument was signed on behalf of said entity.

Michael D. Dalida  
NOTARY PUBLIC

MICHAEL D. DALIDA  
NOTARY PUBLIC  
In and for the Territory of Guam







LOT 2394-8, Mangilao (MM CHO)  
Rezoning to from R1 to R2

LOT 2394-B  
M/M CHO  
APT COMPLEX



↗  
N

(2) UNITS (4) UNITS  
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(PARKING AREA)

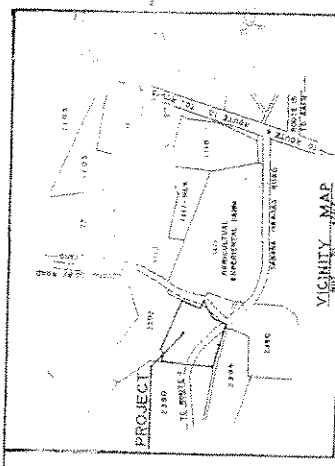
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CAMBO VN

PROPOSED FOR:  
6-UNIT RENTAL

LOT 2394-9  
MANILA

↙  
TO BUAS ST

THE OFFICE OF THE SURVEYOR, SAN FRANCISCO, CALIFORNIA



**PROJECT**  
 2394  
 13TH ST  
 14TH ST  
 15TH ST  
 16TH ST  
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 18TH ST  
 19TH ST  
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 21ST ST  
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 99TH ST  
 100TH ST

**SYMBOLS**  
 Δ GATH STATION  
 □ 4" x 4" CONC. MON. FOUND BY BLS 4.74  
 ○ 4" x 4" CONC. MON. FOUND BY BLS 4.74  
 ○ 4" x 4" CONC. MON. FOUND BY BLS 4.74  
 ○ 4" x 4" CONC. MON. FOUND BY BLS 4.74  
 ○ 4" x 4" CONC. MON. FOUND BY BLS 4.74

**NOTES**  
 1. THIS MAP WAS BASED ON RECORDS AND RECORDS.  
 2. ALL DISTANCES ARE IN METERS, U.S.M.  
 3. ALL DISTANCES ARE IN METERS, U.S.M.  
 4. ALL DISTANCES ARE IN METERS, U.S.M.

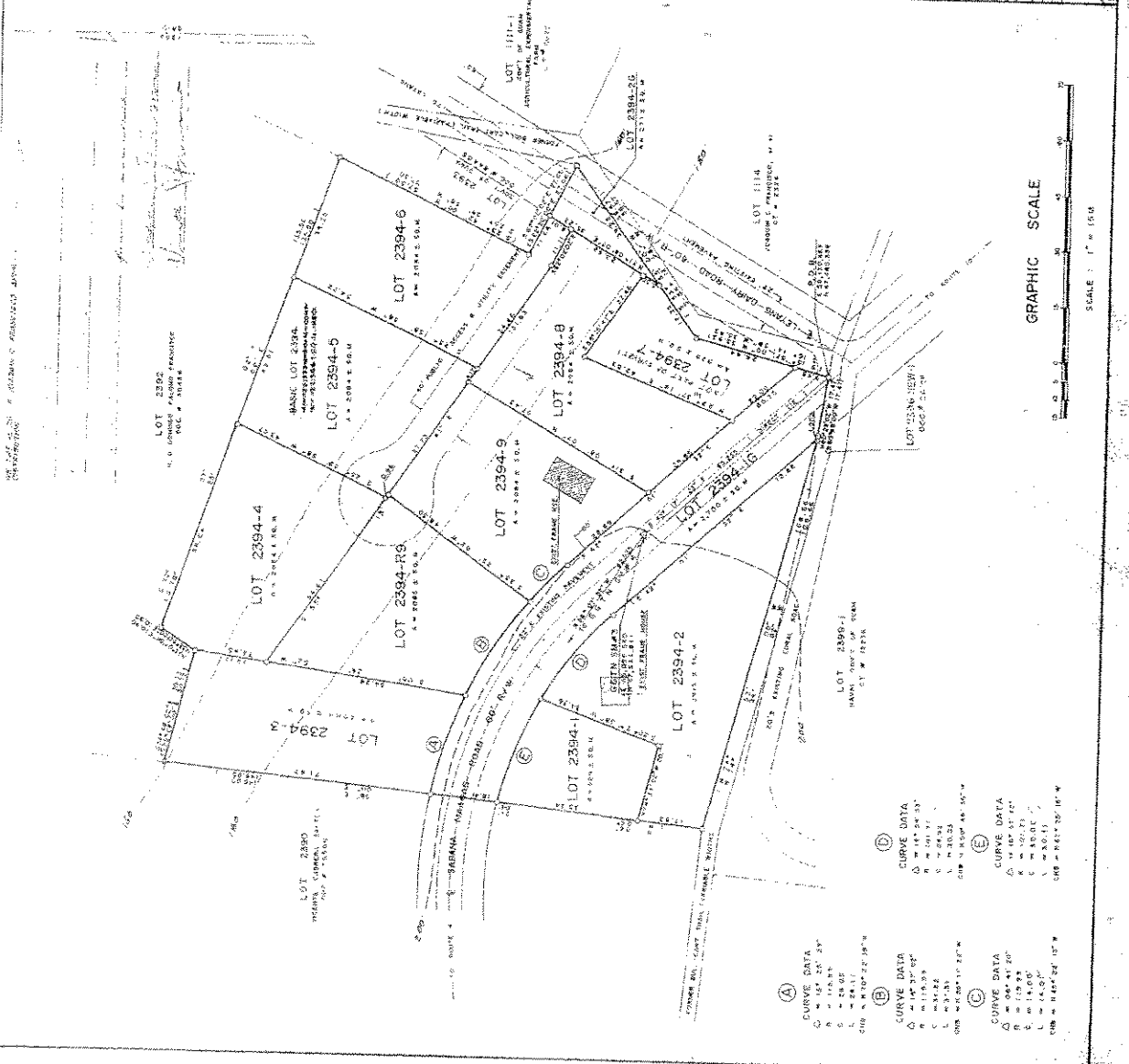
**REFERENCES**  
 1. CASE NO. 2394-02 BY S. J. JONES IN 1964 BY 1964 4 2005/4

**CERTIFICATIONS**  
 I, THOMAS T. ANDERSON, HEREBY CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION AND THAT IT IS BASED UPON A REASONABLY ACCURATE SURVEY AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF CALIFORNIA, LICENSE NO. 19722, IN CONFORMANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.  
 THOMAS T. ANDERSON  
 3/24/18  
 DATE

APPROVAL PURSUANT TO CHAPTER 3, TITLE 18, GOVERNMENT CODE OF CALIFORNIA  
 TERRITORIAL SURVEYOR  
 DATE 3/24/18

THIS MAP HAS BEEN EXAMINED FOR CONFORMANCE WITH THE REQUIREMENTS OF CHAPTER 9, TITLE 18, GOVERNMENT CODE OF CALIFORNIA AND REGULATIONS THEREUNDER ON THIS DATE, 3/24/18, BY OF 19722

|          |         |                      |                    |
|----------|---------|----------------------|--------------------|
| REVISION | DATE    | REVISION DESCRIPTION | BY                 |
| 1        | 3/24/18 | ISSUED FOR RECORD    | THOMAS T. ANDERSON |
| 2        | 3/24/18 | REGISTERED           | THOMAS T. ANDERSON |
| 3        | 3/24/18 | REGISTERED           | THOMAS T. ANDERSON |
| 4        | 3/24/18 | REGISTERED           | THOMAS T. ANDERSON |
| 5        | 3/24/18 | REGISTERED           | THOMAS T. ANDERSON |
| 6        | 3/24/18 | REGISTERED           | THOMAS T. ANDERSON |
| 7        | 3/24/18 | REGISTERED           | THOMAS T. ANDERSON |
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| 98       | 3/24/18 | REGISTERED           | THOMAS T. ANDERSON |
| 99       | 3/24/18 | REGISTERED           | THOMAS T. ANDERSON |
| 100      | 3/24/18 | REGISTERED           | THOMAS T. ANDERSON |



**CURVE DATA**  
 (A) Δ = 14° 24' 37"  
 R = 117.51  
 C = 24.02  
 L = 24.11  
 CH = 117.51 x 0.22738° = 26.68

**CURVE DATA**  
 (B) Δ = 14° 24' 37"  
 R = 117.51  
 C = 24.02  
 L = 24.11  
 CH = 117.51 x 0.22738° = 26.68

**CURVE DATA**  
 (C) Δ = 14° 24' 37"  
 R = 117.51  
 C = 24.02  
 L = 24.11  
 CH = 117.51 x 0.22738° = 26.68

**CURVE DATA**  
 (D) Δ = 14° 24' 37"  
 R = 117.51  
 C = 24.02  
 L = 24.11  
 CH = 117.51 x 0.22738° = 26.68

**CURVE DATA**  
 (E) Δ = 14° 24' 37"  
 R = 117.51  
 C = 24.02  
 L = 24.11  
 CH = 117.51 x 0.22738° = 26.68

**GRAPHIC SCALE**  
 SCALE: 1" = 100'