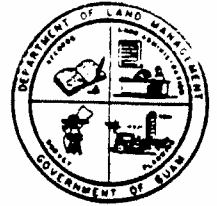




DEPARTMENT OF LAND MANAGEMENT  
(DIPATTAMENTON MANMANEHAN TANO')  
GOVERNMENT OF GUAM  
P.O. BOX 2950  
AGANA, GUAM 96910

TEL: (671) 475-LAND/FAX: (671) 477-0883



JOSEPH F. ADA  
Governor

F. L.G. CASTRO  
Director

FRANK F. BLAS  
Lieutenant Governor

October 22, 1991

JOAQUIN A. ACFALLE  
Deputy Director

Honorable Joe T. San Agustin  
Speaker  
21st Guam Legislature  
155 Hessler Street  
Agana, Guam 96910

**Re: Zone Change Approval on Block 10-R1 NEW, Tract 10, Oka,  
Tamuning (Nanbo Guam Limited c/o Jose Leon Guerrero)**

Dear Mr. Speaker:

Pursuant to 21 GCA, Chapter 61 (Zoning Law), Section 61647 (Submission to the Legislature), the Department of Land Management is herewith submitting, for the Legislature's review and action, a Zone Change approval for Zoning Map No. F3-67S36, Amendment No. 46, on Block 10-R1 NEW, Tract 10, Oka, Tamuning from an "R-2" (Multiple-Family Dwelling) to a "C" (Commercial) zone in order to construct a two (2) storey commercial building for office spaces and retail activities.

This zone change was adopted by the Territorial Land Use Commission on July 11, 1991 and approved by the Governor on October 17, 1991.

Your attention to this matter is greatly appreciated.

Sincerely,

  
F. L.G. CASTRO

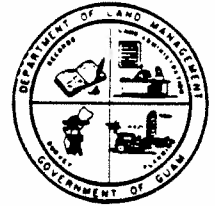
Attachments

cc: Building Official, Department of Public Works  
Director's Chronological Records, DLM  
Land Planning Division, DLM  
Chairman, Committee on Housing & Community Development, 21st  
Guam Legislature





DEPARTMENT OF LAND MANAGEMENT  
(DIPATTAMENTON MANMANEHAN TANO')  
GOVERNMENT OF GUAM  
P.O. BOX 2950  
AGANA, GUAM 96910



TEL: (671) 475-LAND/FAX: (671) 477-0883

JOSEPH F. ADA  
Governor

September 11, 1991

F. L.G. CASTRO  
Director

FRANK F. BLAS  
Lieutenant Governor

JOAQUIN A. ACFALLE  
Deputy Director

---

MEMORANDUM

To: The Governor

From: Executive Secretary, Territorial Land Use Commission

Subject: Zone Change Request on Block 10-R1 NEW, Tract 10, Oka, Tamuning (Nanbo Guam Limited c/o Jose Leon Guerrero)

Submitted herewith for your action is a Zone Change request by Nanbo Guam Limited c/o Jose Leon Guerrero for a zone change from an "R-2" ( Multiple-Family Dwelling) to a "C" (Commercial) zone in order to construct a two (2) storey commercial building for office spaces and retail activities.

This zone change application was accepted on December 6, 1990; reviewed by the Development Review Committee on January 22, 1991; a public hearing was held at the Tamuning Mayor's Office on April 3, 1991; and adopted by the Territorial Land Use Commission (formerly the Territorial Planning Commission) on July 11, 1991.

Under Guam Code Annotated, Title 21 (Real Property), Chapter 6 (Zoning Law), Section 61634 (Decision by the Commission) states that "If the application is approved in whole or in part by the Commission, the same shall be forwarded to the Governor who may approve or disapprove the proposed change in whole or in part."



The Governor

Re: Zone Change Request on Block 10-R1 NEW, Tract 10, Oka,  
Tamining (Nanbo Guam Limited c/o Jose Leon Guerrero)

Page 2

September 11, 1991

Your earnest consideration on this matter is greatly appreciated.

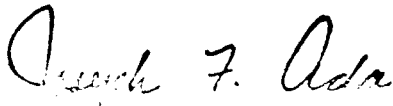


F. L.G. CASTRO

Attachments: (1) Zoning Map No. F3-67S36, Amendment No. 46  
(2) Commission minutes of July 11, 1991 (Excerpt)  
(3) Zone Change Application  
(4) Staff Report  
(5) DRC Position Statements  
(6) Village Public Hearing Notice  
(7) Commission Public Hearing Notice

( ) Approved

( ) Disapproved



---

JOSEPH F. ADA  
Governor of Guam



---

FRANK F. BLAS  
Lieutenant Governor of Guam

Date: OCT 17 1991

Date: OCT 17 1991

# **COMMITTEE REPORT**

**o n**

**Bill No. 672**

**An Act to rezone a certain parcel  
of land in Mangilao from  
Agricultural (A) to Single Family  
Residential (R-1)**

**Twenty First Guam Legislature  
Committee on Housing,  
Community Development  
Federal and Foreign Affairs**

**Senator Francisco R. Santos  
Chairman**

**January 6, 1992**

## Public Hearing

The Committee on Housing, Community Development, Federal and Foreign Affairs, to which was referred Bills No. 672 scheduled and conducted a public hearing on said measure on December 17, 1991, at 9:00 AM, in the Legislative Public Hearing Room.

In accordance with the Standing Rules of the Guam Legislature, the Committee caused to have published and announced notices for said hearings in a newspaper of general circulation. In addition, an invitation to submit testimony to the Committee was forwarded to:

The Legislative Review Committee  
Governor's Office  
The Department of Land Management  
The Municipal Planning Council of Mangilao  
The Mayor of Mangilao

Present at the public hearing were the following Committee members:

Senator Francisco R. Santos, Chairman  
Senator Pilar C. Lujan, Vice Chair  
Senator John P. Aguon  
Senator Elizabeth P. Arriola  
Senator Anthony C. Blaz  
Senator Marilyn D.A. Manibusan

Submitting testimony to the Committee were:

The Department of Land Management  
The Bureau of Planning  
Ms. Elizabeth R. Crisostomo

### SUMMARY OF TESTIMONY

Ms. Elizabeth R. Crisostomo approached the Committee on Housing, Community Development, Federal and Foreign Affairs requesting a rezoning of her property in the municipality of Mangilao, from Agricultural (A) to Single Family Residential (R-1), for the purpose of building two residential homes, one of which she would be using for her family. The lot, which is approximately a half acre in size, contains adequate land size for the intended purposes.. Basic infrastructure exists in the area and because the area is rapidly developing, infrastructure development is on going.

Ms. Crisostomo decided to approach the Legislature because she was advised that going through the Territorial Land Use Commission route would take approximately six months and that it would require her to hire a consultant in order to prepare the submissions required by the TLUC. Because of the financial burdens hiring a consultant would place on her and because she could not wait the six months which she was told it would take for her rezoning to be considered by the TLUC, Ms..Crisostomo elected to approached the Legislature.

The only testimony in opposition to the measure was that submitted by the Bureau of Planning as its standard form opposition to any rezoning by the Legislature. The Bureau of

Planning testifies against all rezonings, land sales or land exchanges performed by the Legislature because of their prevailing preference to refer everything to the TLUC methodology without any regard as to whether the rezoning is but a simple matter of redesignating land use or whether the request is totally reasonable and poses no problems with the infrastructure of the area.

The Department of Land Management deferred its comments on the matter, as it does with all other rezoning matters, preferring to defer to the zoning authority of the Legislature.

## **Committee Findings and Recommendations**

- The Committee finds that the rezoning being requested is not unreasonable nor does it pose a threat or problem to the existing infrastructure of the area.

- The Committee finds that the TLUC methodology, because of its cumbersomeness, would cause problems for rezoning requests such as the one contained in this measure simply because the TLUC process takes an inexorbitant and unreasonable amount of time and, in many instances, individuals requiring simple rezonings, such as this contained in Bill 672, are required to retain the services of expensive land use

consultants and engineers to prepare all the documentation demanded by the TLUC.


- The Committee recommends that the Legislature do pass the rezoning request contained in Bill 672, as referred to the Committee.



TWENTY FIRST GUAM LEGISLATURE  
FIRST REGULAR (1991) SESSION

Bill No. 672

Introduced by:

  
F.R. Santos

**AN ACT TO REZONE LOT NO. 3400-5-1, TAI,  
MUNICIPALITY OF MANGILAO FROM  
AGRICULTURAL (A) TO RESIDENTIAL (R-1).**

1 BE IT ENACTED BY THE PEOPLE OF THE TERRITORY OF  
2 GUAM:

3  
4 **Section 1. Legislative Statement.** The Guam Legislature has been  
5 approached by the owner of Lot No. 3400-5-1, Ms. Elizabeth R.  
6 Crisostomo and Enhance, Inc. to rezone said lot for the purpose of  
7 subdividing and constructing two single-family residential units on the  
8 property. Given the lot's present zoning designation as Agricultural, the  
9 owners are unable to proceed with their proposed plans and as such,  
10 sought the assistance of the Legislature to resolve their dilemma.

11  
12 **Section 2. Lot Rezoned.** Lot No. 3400-5-1, Tai Mangilao.  
13 containing an area of 20,287 square feet as delineated on Land  
14 Management Drawing No.191-FY 82 is hereby zoned Residential (R-1).

Elizabeth R. Crisostomo  
1359 N. Marine Drive  
Suite 211  
Upper Tumon, Guam  
96911

December 30, 1991

Senator Frank Santos  
Chairman in Housing and Community Development  
21st Guam Legislature  
Agana, Guam 96910

Re: Lot Number 3400-5-1, Tai, Mangilao

Dear Senator Santos,

Thank you for your immediate response in the re-zoning of the above lot to R-1. The following is my testimony stating my reasons for this request.

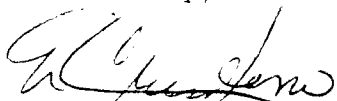
My name is Elizabeth Crisostomo, widow and mother of four children. I recently purchased Lot 3400-5-1, Tai, Mangilao, which consists of 1/2 acre.

My intent of purchasing this lot is to sub-divide the lots and have my contractor, Enhance, Inc., build two homes for my children.

I have just discovered that although several lots in the area are zoned Residential, and there is a Condominium project approved just down the street from my lot, my area is still Agricultural zoned. And for your information, the sewer line is right in front of my lot.

Senator Santos, I would appreciate any assistance you can give in helping the zoning of Lot 3400-5-1.

Sincerely,

  
Elizabeth Crisostomo

EC:ft



Paradise

PROPERTIES

"Commitment To Professionalism"

477-9125

Date \_\_\_\_\_

FACSIMILE TRANSMISSION COVER SHEET

Number of Pages to Follow: 7

(PLEASE CALL IF THERE ARE MISSING OR UNREADABLE PAGES).

TO: Firm: Sen. Dierking's Office

FROM: By: Liz Crisostomo

Attention: Mike Duenas

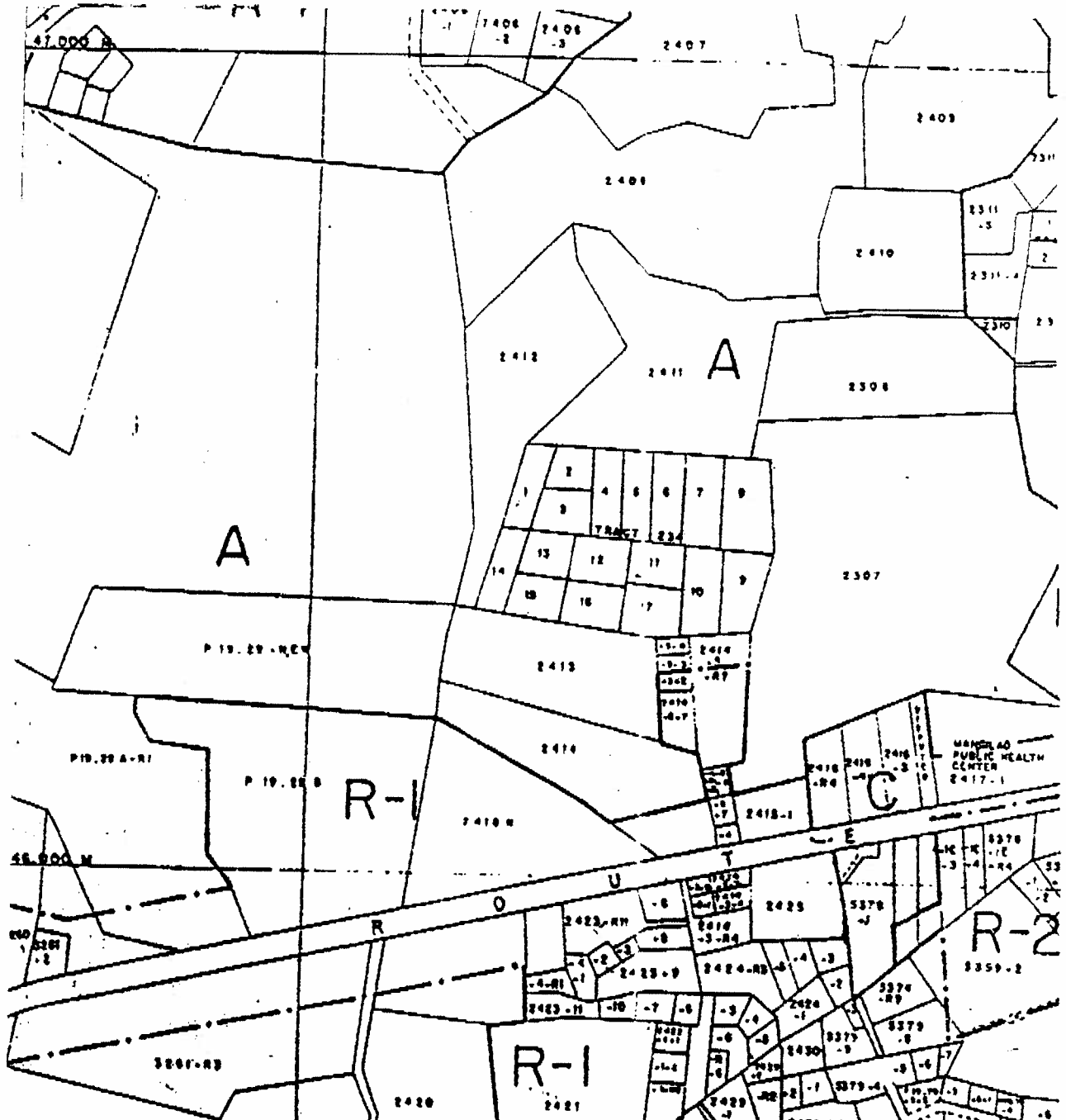
Re: \_\_\_\_\_

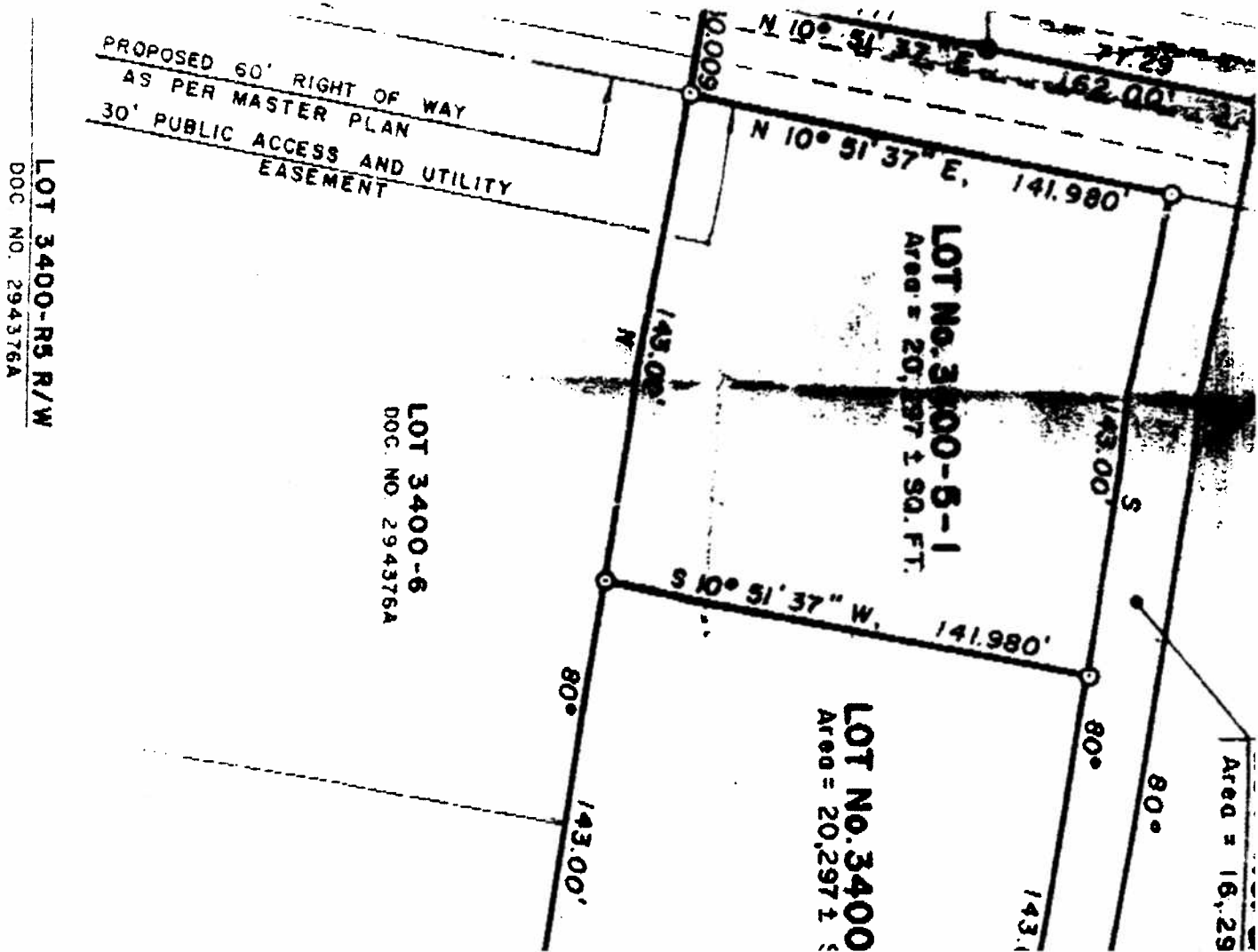
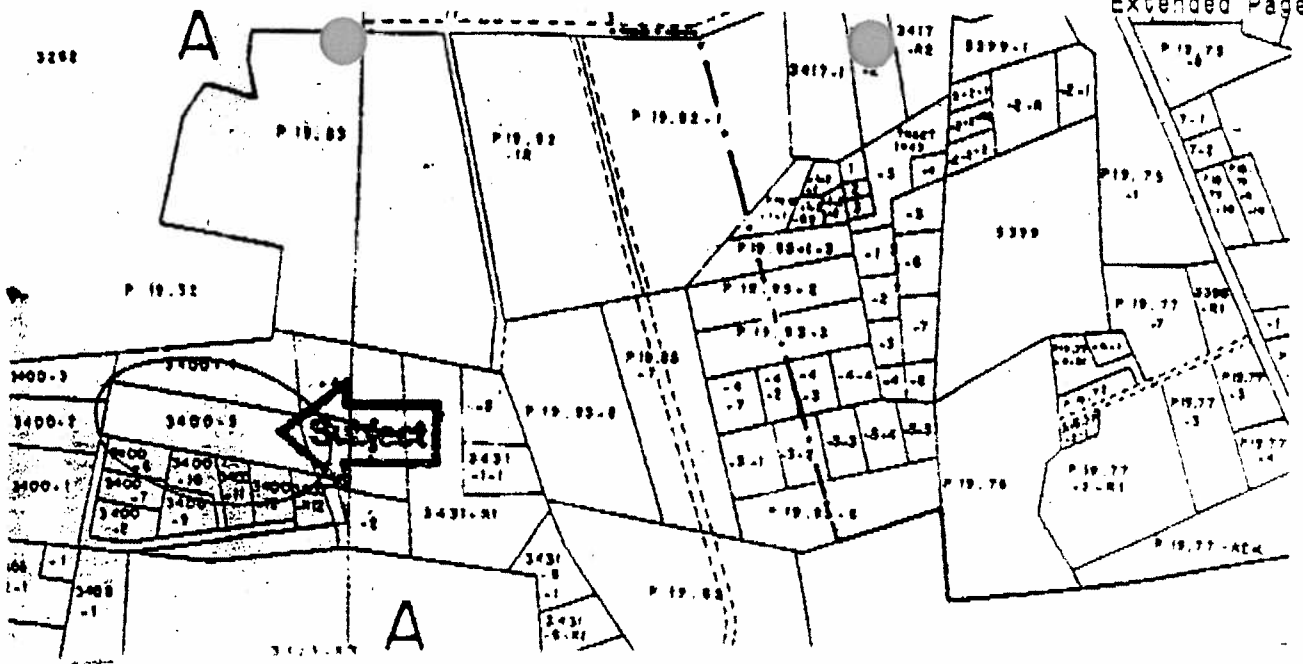
Additional Information: Enclosed is the information regarding Mangilao re-zoning.

*Liz*

Borrower/Client	<b>CRISOTOMO, Liz</b>	FILE#	<b>SF887-90</b>
Property Address	<b>Lot 3400-5-1, Manqileo</b>		
City	<b>Barrigada</b>	County	<b>N/A</b>
		State	<b>GUAM</b>
Lender		Zip Code	<b>96913</b>

# ZONING MAP



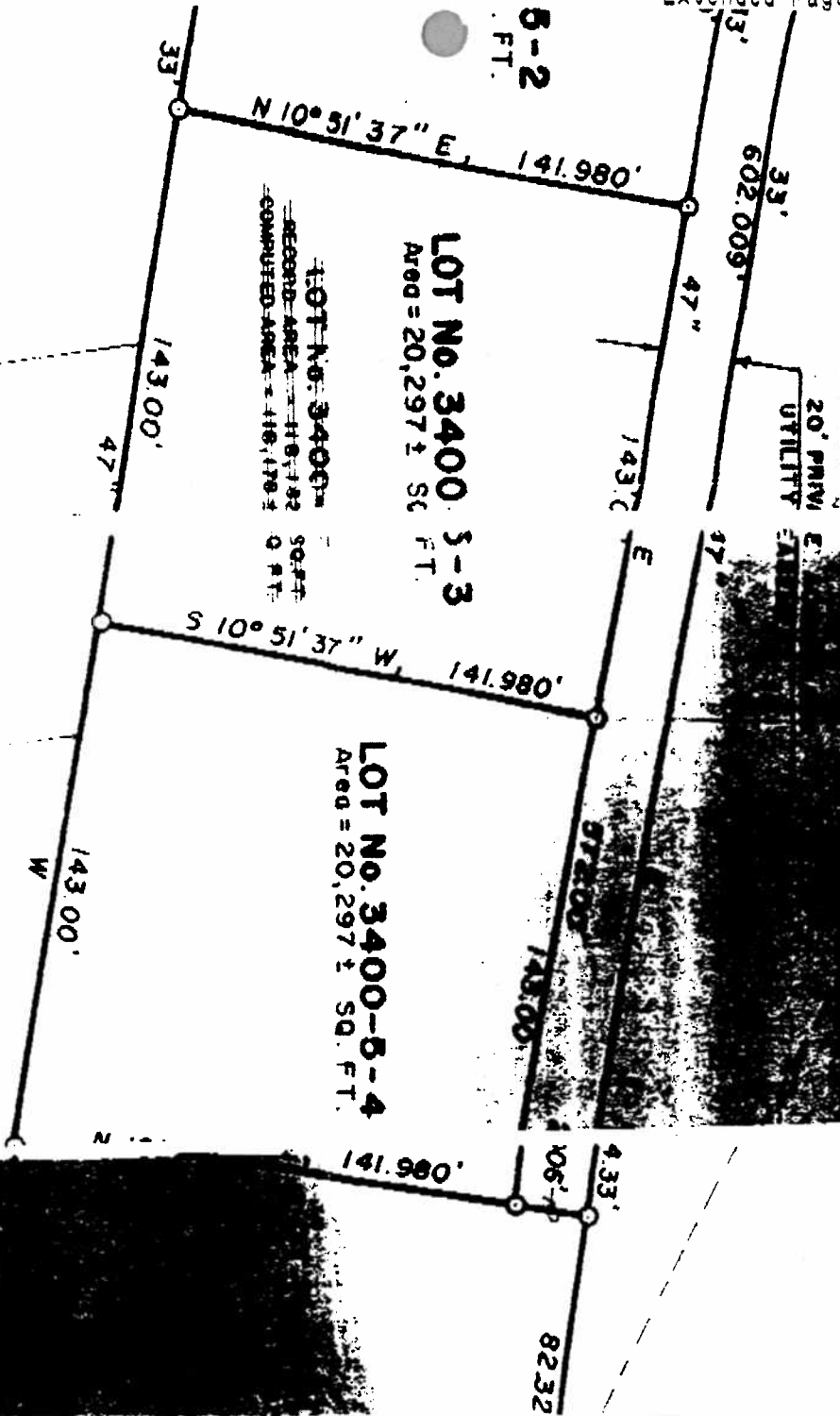


5-2  
FT.

LOT 3400-10  
DOC. NO. 294376A

LOT 3400-II  
DOC. NO. 294376A

LOT 3400-12  
DOC. NO. 294376A



LOT NO. 3400-5-3  
Area = 20,297 ± SQ. FT.  
RECORDED AREA = 118,182  
COMPUTED AREA = 118,178 ±

LOT NO. 3400-5-4  
Area = 20,297 ± SQ. FT.

20' PRIVATE UTILITY

17 '91 11:43 PACIFIC AMERICAN TITLE INSURANCE COMPANY

**COMMITMENT FOR TITLE INSURANCE**

ISSUED BY

**First American Title Insurance Company****AGREEMENT TO ISSUE POLICY**

We agree to issue a policy to you according to the terms of this Commitment. When we show the policy amount and your name as the proposed insured in Schedule A, this Commitment becomes effective as of the Commitment Date shown in Schedule A.

If the Requirements shown in this Commitment have not been met within six months after the Commitment Date, our obligation under this Commitment will end. Also, our obligation under this Commitment will end when the Policy is issued and then our obligation to you will be under the Policy.

# COMMITMENT FOR TITLE INSURANCE

ISSUED BY

*First American Title Insurance Company*

## AGREEMENT TO ISSUE POLICY

We agree to issue a policy to you according to the terms of this Commitment. When we show the policy amount and your name as the proposed insured in Schedule A, this Commitment becomes effective as of the Commitment Date shown in Schedule A.

If the Requirements shown in this Commitment have not been met within six months after the Commitment Date, our obligation under this Commitment will end. Also, our obligation under this Commitment will end when the Policy is issued and then our obligation to you will be under the Policy.

Our obligation under this Commitment is limited by the following:

- The Provisions in Schedule A.
- The Requirements in Schedule B-1.
- The Exceptions in Schedule B-2.
- The Conditions on the other side of this page 1.

This Commitment is not valid without SCHEDULE A and Sections 1 and 2 of SCHEDULE B.



*First American Title Insurance Company*

BY *[Signature]* PRESIDENT

ATTEST *William C. Zoyke* SECRETARY

BY \_\_\_\_\_ COUNTERSIGNED



Form No. 1344-A (1982)  
ALTA Plain Language Commitment

### SCHEDULE A

1. Commit Date: Tuesday, May 21, 1991

Commitment No: PAT-90-11-206

2. Policy or Policies to be issued:

Policy Amount:

Owner's Policy  
Proposed Insured:

Loan Policy  
Proposed Insured:

\_\_\_\_\_  
Proposed Insured:

3. FEE SIMPLE interest in the land described in this Commitment is owned, at the Commitment Date, by ELIZABETH CRISOSTOMO, As Her Sole and Separate Property

4. The land referred to in this Commitment is described as follows:

LOT NO. 3400-5-1, TAE, SINAJANA, GUAM, ESTATE NO. 59265, SUBURBAN, as said lot is marked and designated on Map Drawing No. 032 082M; dated: April 8, 1982 and recorded on April 12, 1982 in the Department of Land Management, Government of Guam under Document No. 328081.

AREA: 20,297 +/- Square Feet

CERTIFICATE OF TITLE NO: 71403

Form No. 1344-B1 (1992)  
ALTA Plain Language Commitment

P. 6/8

No. PAT-90-11-

## SCHEDULE B - Section 1 Requirements

The following requirements must be met:

- (a) Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- (b) Pay us the premiums, fees and charges for the policy.
- (c) Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
- (d) You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
- (e) Release(s) or Reconveyance(s) or item(s) \_\_\_\_\_
- (f) Other \_\_\_\_\_
- (g) You must give us the following information:
  - 1. Any off record leases, surveys, etc.
  - 2. Statement(s) of identity, all parties.
  - 3. Other



ALTA Plain Language Commitment

No. PAT-90-11-201

### SCHEDULE B - Section 2 Exceptions

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachment, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. Unpatented mining claims: reservations or exceptions in patents or in Acts authorizing the issuance thereof: water rights, claims, or title to water.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Real Estate Taxes for the year 1991 which are not yet due and payable.

*6* PURCHASE MONEY MORTGAGE in the amount of \$43,475.00 by SILVINO G. UNGACTA AND PACITA Q. UNGACTA;  
 recorded on : February 1, 1991 in the Department of Land Management, Government of Guam under Document No.  
 449397. *released under 458236:*

-----E N D-----

End.....

The following numbered exceptions \_\_\_\_\_ will be eliminated in an extended ALTA policy.

OCT 17 '91 11:45 PACIFIC AMERICAN TITLE

Forn No. 1344-B1 (1982)  
ALTA Plain Language Commitment

No. PAT-90-11-20

## CONDITIONS

### 1. DEFINITIONS

- (a) "Mortgage" means mortgage, deed of trust or other security instrument.
- (b) "Public Records" means title records give constructive notice of matters affecting the title according to the state law where the land is located.

### 2. LATER DEFECTS

The Exception in Schedule B - Section 2 may be amended to show any defects, liens or encumbrances that appear for the first time in public records or are created or attached between the Commitment Date and the date on which all of the requirements of Schedule B - Section 1 are met. We shall have no liability to you because of this amendment.

### 3. EXISTING DEFECTS

If any defects, liens or encumbrances existing at Commitment Date are not shown in Schedule B, we may amend Schedule B to show them. If we do amend Schedule B to show these defects, liens or encumbrances, we shall be liable to you according to Paragraph 4 below unless you knew of this information and did not tell us about it in writing.

### 4. LIMITATION OF OUR LIABILITY

Our only obligation is to issue to you the Policy referred to in this Commitment, when you have met its Requirements. If we have any liability to you for any loss you incur because of an error in this Commitment, our liability will be limited to your actual loss caused by your relying on this Commitment when you acted in good faith to:

comply with the Requirements shown in Schedule B - Section 1

or

eliminate with our written consent any Exceptions shown in Schedule B Section 2.

We shall not be liable for more than the Policy Amount shown in Schedule A of this Commitment and our liability is subject to the terms of the Policy form to be issued to you.

### 5. CLAIMS MUST BE BASED ON THIS COMMITMENT

Any claim, whether or not based on negligence, which you may have against us concerning the title to the land must be based on this Commitment and is subject to its terms.

**COMMITTEE ON HOUSING, COMMUNITY DEVELOPMENT,  
FEDERAL AND FOREIGN AFFAIRS  
TWENTY-FIRST QUAM LEGISLATURE**

163 Chalan Santo Papa  
Agaña, Guam 96910

Senator Francisco R. Santos  
Chairman

Tel: (671) 472-3414/3415  
Fax: (671) 477-3048

NOVEMBER 13, 1991

**MEMORANDUM**

**TO: MEMBERS, COMMITTEE ON HOUSING, COMMUNITY  
DEVELOPMENT, FEDERAL AND FOREIGN AFFAIRS**

**FROM: CHAIRMAN**

**SUBJ: PUBLIC HEARING, NOVEMBER 25, 1991**

THE COMMITTEE ON HOUSING, COMMUNITY DEVELOPMENT, FEDERAL AND FOREIGN AFFAIRS HAS SCHEDULED A PUBLIC HEARING MONDAY, NOVEMBER 25, 1991 AT 9:00 A.M. AT THE PUBLIC HEARING ROOM OF THE GUAM LEGISLATURE, 155 HESLER ST., AGANA, GUAM, TO RECEIVE PUBLIC INPUT AND TESTIMONY ON SEVERAL BILLS AS FOLLOWS;

**BILL NO.**

- 526- AN ACT TO AUTHORIZE THE GOVERNOR OF GUAM TO CHANGE THE ZONING OF LOT NO. 13, BLOCK 1, TRACT 1432, BARRIGADA, FROM SINGLE-FAMILY RESIDENTIAL (R-1) TO MULTIPLE-FAMILY DWELLINGS (R-2); BY: G. MAILLOUX
- 533- AN ACT TO AUTHORIZE THE SALE OF GOVERNMENT-OWNED REAL PROPERTY IN THE MUNICIPALITY OF BARRIGADA TO FRANCISCO F. FEJA; BY: M. Z. BORDALLO;
- 583- AN ACT TO REZONE LOT NOS. 2124 #1-3-3; LOT NO. 2124 #1-3-4; AND LOT NO. 2122 #1-REM1-R3, SITUATED ALONG CAMP WATKINS ROAD, TAMUNING, MUNICIPALITY OF DEDEDO, FROM MULTI-FAMILY DWELLINGS (R-2) TO COMMERCIAL (C); BY: C.T.C. GUTIERREZ;

- 609- AN ACT TO AUTHORIZE THE GOVERNOR TO CONVEY LOT NO. 65, PITI, TO MRS. ROSARIO S. QUENGA; BY: C.T.C. GUTIERREZ;
- 619- AN ACT TO SELL GOVERNMENT OF GUAM PROPERTY (BULL-CART TRAIL) TO CONCEPCION PAULINO PABLO; BY: J.P. AGUON;
- 636- AN ACT TO REZONE LOT NO.15, BLOCK NO. 3, TRACT NO. 232, MUNICIPALITY OF SINAJANA, CONTAINING AN AREA OF ELEVEN-THOUSAND ONE HUNDRED FORTY-NINE SQUARE FEET (11,149 SQ. FT.), FROM SINGLE-FAMILY RESIDENTIAL (R-1) TO MULTIPLE-FAMILY DWELLINGS (R-2); BY: F.R. SANTOS
- 638- AN ACT TO PROVIDE FOR A PARKING VARIANCE IN THE TUMON BEACH-SAN VITORES ROAD AREA; BY: F.R. SANTOS;

SHOULD YOU HAVE ANY QUESTIONS CONCERNING THE ABOVE SCHEDULED HEARING, PLEASE CONTACT THE OFFICE OF SENATOR FRANK SANTOS AT 472-3414/5.

YOUR USUAL ATTENDANCE AND PARTICIPATION IS APPRECIATED.



F.R. SANTOS

cc EXECUTIVE DIRECTOR, 21ST GUAM LEG.;  
PROTOCOL;  
ALL MEDIA;  
GOVERNOR'S LRC  
LAND MANAGEMENT;  
MAYORS COUNCIL;  
GUAM AIRPORT AUTHORITY;  
BUREAU OF PLANNING.

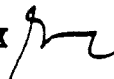
TWENTY-FIRST GUAM LEGISLATURE  
1991 (First) Regular Session

**Introduced**

AUG 27 '91

Bill No. 526 (cor)

Introduced by:

G. Mailloux 

---

**AN ACT TO AUTHORIZE THE GOVERNOR OF GUAM  
TO CHANGE THE ZONING OF LOT 13, BLOCK 1, TRACT 1432,  
BARRIGADA, FROM "R-1" ZONING TO "R-2"**

BE IT ENACTED BY THE PEOPLE OF THE TERRITORY OF GUAM:

- 1 Section 1. Legislative Finding. Paul Campus owns a two-storey  
2 duplex which is located in Barrigada. Each of these units has a large  
3 three bedroom, family room, living room and separate dining room.  
4 The owner proposes to take the two units and convert them in to  
5 four dwelling units.
- 6 Section 2. The master plan for this area of Barrigada calls for  
7 residential use. The conversion of the two units to four units will not  
8 increase the size of the floor space and will only increase the density  
9 by two. Therefore, Lot 13, Block 1, Tract 1432 shall be rezoned "R-2"  
10 to accommodate the additional two dwelling units.



Introduced

TWENTY-FIRST GUAM LEGISLATURE  
1991 (FIRST) REGULAR SESSION

AUG 27 '91

Bill No. 533 (COR)

Introduced by:

M. S. BORDALLO 

---

AN ACT TO AUTHORIZE THE SALE OF GOVERNMENT - OWNED  
REAL PROPERTY IN THE MUNICIPALITY OF BARRIGADA TO FRANCISCO F. FEJA

1 BE IT ENACTED BY THE PEOPLE OF THE TERRITORY OF GUAM:

2 Section 1. The Governor is authorized to sell a portion of  
3 government - owned real property described as Lot No. 5355-1-1A  
4 municipality of Barrigada containing an area of approximately  
5 one (1) acre to Francisco F. Feja. Mr. Francisco F. Feja's  
6 family has lived on same lot for over sixty (60) years. The  
7 sale price shall be Two Thousand Five Hundred Dollars (\$2,500).

8 The deed of conveyance shall contain a restriction on the sale  
9 or alienation of the real property for a period of ten (10)  
10 years. Alienation shall be allowed for purposes of bon -fide  
11 parental subdivision. In any event, the government retains the  
12 right of first refusal on the original lot or its subdivided  
13 parts. The Director of Land Management shall take all necessary  
14 action to effectuate the land sale. The provisions of Section 3  
15 of Public Law 12-61, as amended, shall not apply to the land  
16 sale authorized by this Act.

TWENTY FIRST GUAM LEGISLATURE  
FIRST REGULAR (1991) SESSION

NOV 05 '91

Bill No. 583(con)

Introduced by:

  
C.T.C. Gutierrez

AN ACT TO REZONE LOT NO. 2124 #1-3-3; LOT NO. 2124 #1-3-4; AND LOT NO. 2122 #1-REM1-R3, SITUATED ALONG CAMP WATKINS ROAD, TAMUNING, MUNICIPALITY OF DEDEDO, FROM MULTI-FAMILY DWELLINGS ("R-2") TO COMMERCIAL ("C").

1 BE IT ENACTED BY THE PEOPLE OF THE TERRITORY OF  
2 GUAM:

3  
4 Section 1. The following contiguous lots, which are situated along  
5 Camp Watkins, Tamuning, Municipality of Dededo, are hereby rezoned  
6 from Multi-Family Dwellings ("R-2") to Commercial ("C"):  
7

- |    |    |                         |                  |
|----|----|-------------------------|------------------|
| 8  | 1. | LOT NO. 2124 #1-3-3     | Mr. Lon Bottcher |
| 9  |    |                         |                  |
| 10 | 2. | LOT NO. 2124 #1-3-4     | Mr. Lon Bottcher |
| 11 |    |                         |                  |
| 12 | 3. | LOT NO. 2122 #1-REM1-R3 | Mr. Lon Bottcher |

TWENTY-FIRST GUAM LEGISLATURE  
1991 (FIRST) Regular Session

Bill No. 609 (COR)

Introduced by:

  
C.T.C. GUTIERREZ

AN ACT TO AUTHORIZE THE GOVERNOR OF GUAM TO CONVEY  
LOT NO. 65, PITI, TO MRS. ROSARIO S. QUENGA.

1           **BE IT ENACTED BY THE PEOPLE OF THE TERRITORY OF GUAM:**

2           **Section 1.** Land sale in Piti. Notwithstanding any other provision of law

3 the Governor is authorized to sell Lot No. 65, consisting of 4,000 square feet

4 presently leased to Rosario S. Quenga under land use permit No. 57-Piti. The sale

5 price of the lot shall be its fair market value as determined by the Department of

6 Land Management or by two (2) independent appraisals. The purchaser shall pay all

7 survey and appraisal costs, and the Director of Land Management and the Attorney

8 General shall take necessary action to effectuate the sale. 21 GCA §60112 does not

9 apply to the land sale authorized by this Section, which sale is hereby approved by

10 the Legislature.

NOV 05

Bill No. 619 (COR)

Introduced By

J. P. AGUON 

---

AN ACT TO SELL GOVERNMENT OF GUAM  
PROPERTY (BULL CART TRAIL) TO  
CONCEPCION PAULINO PABLO

1 BE IT ENACTED BY THE PEOPLE OF THE TERRITORY OF GUAM:

2 Section 1. Findings. It is the findings of this Legislature that since the  
3 Government or any of its agencies do not intend to use the bull cart trail  
4 which traverses between lots 5221-2 and Tract 1427, GAA Industrial Park  
5 Block No. 2, it is within the public's interest to sell this Government land to  
6 Concepcion Paulino Pablo, who is interested in purchasing it, for the purpose  
7 of improving and developing it.

8 Section 2. The Governor is authorized to sell to Concepcion Paulino Pablo  
9 that portion containing approximately 1340 +/- square feet of the above  
10 stated land.

TWENTY FIRST GUAM LEGISLATURE  
FIRST REGULAR (1991) SESSION

Bill No. 136

Introduced by:

  
F.R. Santos

AN ACT TO REZONE LOT NO. 15, BLOCK NO. 3, TRACT NO. 232, MUNICIPALITY OF SINAJNA, CONTAINING AN AREA OF ELEVEN THOUSAND ONE HUNDRED FORTY NINE SQUARE FEET (11,149 SQ. FT.), FROM SINGLE FAMILY RESIDENTIAL (R-1) TO MULTI-FAMILY DWELLINGS (R-2).

1 BE IT ENACTED BY THE PEOPLE OF THE TERRITORY OF  
2 GUAM:  
3

4 Section 1. Lot No. 15, Block No. 3, Tract No. 232, situated in  
5 the municipality of Sinajana, containing an area of Eleven Thousand  
6 One Hundred Forty Nine Square Feet (11,149 sq. ft.), owned by  
7 Dolores A. Cepeda, and delineated and shown on DLM Document  
8 No. 312516, is hereby rezoned from Single Family Residential (R-1)  
9 to Multi-Family Dwellings (R-2).

TWENTY FIRST GUAM LEGISLATURE  
FIRST REGULAR (1991) SESSION

Rec'd  
11/11/91 3:2

Bill No. 638

Introduced by:

F.R. Santos

AN ACT TO PROVIDE FOR A PARKING  
VARIANCE IN THE TUMON BEACH-SAN  
VITORES ROAD AREA.

1 BE IT ENACTED BY THE PEOPLE OF THE TERRITORY OF  
2 GUAM:  
3

4 **Section 1. Legislative Finding:** The Guam Legislature has been  
5 approached by Ms. Sylvia M. Flores, a Guam resident who desires to  
6 open a restaurant and lounge off San Vitores Road, and in the vicinity of  
7 the Fujita Hotel, requesting a variance to the parking requirements as  
8 specified in Title XVIII, Chapter VIII, Section 17350. Ms. Flores  
9 purchased the property and existing structure with the specific purpose of  
10 opening a restaurant and lounge to cater primarily to the tourist and  
11 visitors on foot traffic in the Tumon-San Vitores Road and only  
12 secondarily to potential patrons in vehicular traffic on San Vitores Road.  
13 This is evident when one considers that the building is not situated along  
14 San Vitores but rather in an obscure area off that thorough fare. After Ms.  
15 Flores renovated the structure as a restaurant and lounge, she was  
16 informed that she would not be able to open her restaurant and lounge  
17 because the property did not contain sufficient area to provide for  
18 adequate parking as specified in Title XVIII, Chapter VIII, Section 17350.

1 The Legislature finds that the parking situation along San Vitores Road  
2 has been aggravated by hotel developments granted variances, by  
3 government agencies and commissions, from the same provisions as that  
4 which threatens to prevent a local resident from succeeding as an  
5 entrepreneur. Where the application and enforcement of the parking  
6 requirements for hotels and large developments, by the Territorial  
7 Planning Commission and its successor, the Territorial Land Use  
8 Commission, has been loose, lax and lackadaisical when it is in these  
9 instances that enforcement and application should be most stringent, the  
10 Legislature finds that equity and the best interest of the people of Guam is  
11 not served. Likewise, the Legislature finds that the size of the restaurant  
12 and lounge itself provides natural limitations as to the number of  
13 individuals who will patronize the establishment, thus, rendering the  
14 impact of the variance herein provided as minimal.  
15

16 **Section 2. Variance granted.** Notwithstanding any other provision  
17 of law, a variance to the requirements of Title XVIII, Chapter VIII, Section  
18 17350 is hereby granted for the establishment of a restaurant and lounge  
19 on Lot No. 1-R1, Block No. 5, Tract 95, situated in Tumon, Municipality of  
20 Dededo.

**TESTIMONY BEFORE THE COMMITTEE ON HOUSING, COMMUNITY  
DEVELOPMENT, FEDERAL AND FOREIGN AFFAIRS**

Bills 526, 533, 583, 609, 919, 636, 638, and other related  
matters

By

**MICHAEL L. HAM**  
Private Citizen



I appear before the Committee today, reluctantly, to relate to you the feeling of anger and betrayal felt by many professionals in this government, as a result of the actions of this Committee and, in fact, every Senator in this body.

I appear before you, as a land-owner, to relate my anger over the lack of respect shown by this and previous legislatures in all matters relating to private and public land resources.

I appear before you as a parent, fearful of the society my son and all other children will inherit because of the actions, deliberately taken by this legislature, to weaken and destroy the laws and procedures created to guarantee a viable, healthy community. I say, in all fairness, at the very start of this testimony, that I will have nothing positive to say about this legislature's actions. I come to bury Caesar, not to praise him.

The bills being heard by this Committee this morning, represent nearly the entire spectrum of deliberate sabotage being undertaken, designed to weaken laws, throw away land, destroy agency capabilities, and curry favoritism. In order not to take up time unnecessarily, for I have no illusions that my testimony will change anything, I will address the issues represented by these bills, rather than the specifics of the lack of merit for each bill.

Legislative zone changes. The agencies have told you over and

over again why this is harmful, but this body refuses to listen. We have a process, developed by the Guam Legislature, to ensure that zone changes, which by their very nature represent a dramatic, substantial, and often negative change to a community, can be thoroughly reviewed to discover, address and mitigate or eliminate potential impacts on police service, fire service, school service, traffic patterns and road congestion, sewer line and water line capacities, storm water disposal, impacts on adjacent properties and on properties less directly effected, impacts on property values, and on human and ecological health. There is not one single issue, of those listed above, which can be addressed or even discovered through the rezoning process this body insists on following.

We hear much about this process being an answer to impositions on property rights. Malarkey! We all live as a member of the community, and our property rights are no more unlimited than rights of free speech, or to bear arms, or free press. These rights are all bounded by the effect our actions will have on the community. You shouldn't be able to build a bar next to a school, or a whore house next to a residential community. You shouldn't have the right to unilaterally change the face of your community, no matter what size, without first gaining approval based on a discovery of the impacts.

While the recipients of these zone changes will be able to immediately realize an economic benefit, the entire rest of the

community will have to pay the price of infrastructure reroutings, unplanned traffic increases in areas unable to sustain them, increased storm water run-offs, and decreased property values due to someone else's activities.

In some respects, particularly from the long-range, these actions inflict mortal wounds on the government's ability to serve the people. This body established the laws, this body established the agencies and boards and commissions designed to be the experts for implementing the laws, and then this body refuses to assist in making the system work. In fact, the joke within agencies is that the members of this body don't really want to be senators, they want to be agency directors, and that is why we experience daily interference in the form of micro-management. In fact, that is why the system is failing.

If, as you say, the current system is not responsive enough, then change it. Change the law. But change it to the benefit of the entire community. If someone asks special treatment or favors in the form of special interest legislation, as we are seeing now, tell them that is not the way a democracy works. Democracy is a government of laws, not men.

This legislature created the Territorial Planning Council, imbued them with the charge to develop a master plan, allowed them to spend 1.1 million dollars of the public's money for that plan, and now takes actions which will make realization of any sensible

plan difficult if not impossible.

For years, the various agencies have suggested changes to the laws which would make the process more responsive to all, but this body has refused to entertain those changes. The zone changes that you pass, are not tied to any kind of development plan, and the laws don't currently require such, therefore all zone changes are in fact a form of land speculation. Up-zoning almost always increases land values, albeit artificially, which decreases the opportunities for first time home owners to enter the market. If someone wants to rezone their property, fine, but two processes should be tied to that. First; full and adequate review of the proposal by those designated as experts by law. Second; condition the change to a specific development plan which would be reviewed simultaneously with the change, and condition the approval to a time period for development. If an applicant tries to by-pass these processes, it is likely that they know their request is not beneficial to the community.

In lieu of making sensible changes to the law, if you insist on maintaining this imperial arrogance, then at least be honest enough to tell the people, we no longer have any laws, they are all now null and void. Why continue to fund agencies and experts when you refuse to let them do their job? No more planners or environmental experts, for you claim that privilege. Don't like the way highway development occurs? Get rid of DPW and let the legislature design all the roads. Don't like the books DOE uses,

let the legislature be the administrators and, in fact, let them be the teachers. Get rid of 10,000 government employees, because the legislature doesn't need the experts.

Of course that is facetious, but it is the way you treat the resource agencies. If you really want to improve the system, then do the job of legislators. Create the laws and the agencies of responsibility, and determine the funding levels, then let those given the responsibility do their job. Conduct oversight hearings on each and every department, find out how well they are functioning, and ask how you can help improve them. If they need more legal authorities, draft the laws. If they need more personnel, create the positions. If they need your support in withstanding the assaults of individuals who feel no responsibility to the community, don't stab them in the back, give them the support.

Now, after all this success at undermining the government in zone changing, you are entering the realm of zone variance by legislation. I am dumbfounded, flabbergasted, angry, and again, betrayed. Was the purpose of this law really to demonstrate that the legislature could make decisions drawn as badly as those of TLUC? If so, you've succeeded beyond your wildest dreams. For years you have screamed at TLUC for allowing parking variances in Tumon. We now understand why you did no more than yell, when you could have stopped that practice. It is because you really agreed with it. The bill granting an unspecified parking variance to a

restaurant in Tumon is nothing more than a condonance of the practice. For years you have also yelled that investments and developments on Guam should benefit the local residents. Yet, when this restaurateur states that the business is not for local patronage, you applaud her and grant her request. This bill is an incredible hypocrisy.

Another bill being heard is to sell an acre of government land to a woman, for reasons unknown. A simple check at Land Management reveals that this person holds title to nine other parcels of land now, so what is her driving need, or the government's driving need to dispose of this acre of public property?

This issue is so important, that it would take days of testimony just to breach the surface. But in passing, let me make these points. Point: There are currently, approximately 4,000 acres of public property under land-use permit. Point: It has been estimated by DLM that perhaps as many as 95% of them are in violation of their agreements, with a large portion having been utilized for unpermitted home building. Point: These permits are to encourage agricultural production, yet there is no requirement to prove that the land is being used for that purpose at all, or any method in place for determining the success of the program. Point: Many of these violators dump their raw sewage onto the ground over the water lens. Point: There isn't a politician on this island that will allow enforcement against these violators. Point: These 4,000 acres are no longer, in reality, in public

ownership. These violators have and will continue to obtain title from the government, for little or no compensation to the rightful owners, the people of Guam. Point: These same 4,000 acres, subdivided properly with infrastructure supplied, could be utilized for more than 25,000 single family homes, or more than 135,000 units of apartments. Instead, 4,000 individuals are allowed to usurp the land for their own benefit.

This abuse of public land, and the lack of return benefit to the owners, is not confined to this program. All government land, when sold or exchanged, is appraised at a rate several-fold lower per square meter than adjacent or comparable private lands. And those disposals, permanent losses to the owners, are approved by this body without question.

Government subdivisions are again, unnecessary losses. Lots are sold in 10,000 square foot sizes or larger, because they are without sewer. That and all other infrastructure are added later at a cost considerably higher than it would have been to put it in before hand. If it was added first, lots could be sold in 5,000 square foot sizes, and double the number of people could be accommodated. If a community asks why there aren't enough give-away lots for every, they need look no further than this body.

The government of Guam has no idea of the amount of land left in public ownership. The legislature has given it away as if there was no limitation. I must tell you, there are limits. It used to

be believed that GovGuam owned 1/3 of all the land. An inventory published in 1984 indicated that perhaps that percentage had dwindled to as low as 18%, but certainly, using common sense, the percentage is no higher than 25%. Since 1984, more land has been lost through lop-sided exchanges, sales, and usurpation. Those 4,000 acres are certainly gone forever.

All of these comments are made for one purpose, to alert this body that its actions and/or lack of concern and/or lack of demand for proper management, has resulted in permanent damage to our communities, and to the resource base which belongs not to this body, or to any political party, but to the people of Guam. My cries may be in vain, but I would not have been a responsible member of my community if I hadn't raised them.



ACKNOWLEDGEMENT

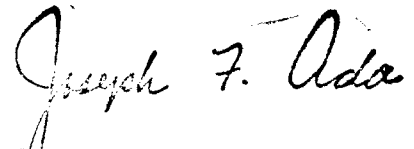
File with the Committee on Rules of the Guam Legislature on \_\_\_\_\_ day of \_\_\_\_\_, 199\_\_ in accordance with Title 21 GCA (Real Property) Chapter 61 (Zoning Law), §61201 and §61647.

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LEGISLATIVE SECRETARY

To: Director, Department of Land Management  
Director, Department of Public Works

Upon review of the decision of the Territorial Land Use Commission to approve the zone change and in accordance with Title 21 GCA (Real Property) Chapter 61 (Zoning Law), §61634, I hereby indicate my decision below on the proposed change, and any changes approved shall be endorsed and delineated upon the zoning map, and shall constitute an amendment to such map pursuant to Title 21 GCA, §61630.

- APPROVED IN WHOLE
- APPROVED IN PART
- DISAPPROVED



\_\_\_\_\_  
JOSEPH F. ADA  
Governor of Guam  
Date: OCT 17 1991

-----  
**DECISION GRANTING ZONE CHANGE  
(with findings)**

**Territorial Land Use Commission**

Whereas, the following decision of the Territorial Land Use Commission is made in accordance with Title 21 GCA (Real Property), Chapter 61 (Zoning Law), §61633, now therefore:

Whereas, prior to consideration of the application by the Territorial Land Use Commission a hearing on the zone change was held on the 3rd day of April, 1991, in the Municipal District of Tamuning, Municipality of Dededo.

Whereas, notice was mailed to the Mayor of the Municipal District concerned and to those landowners owning land within (500) feet of the property where the property to be rezoned is located as evidenced by the affidavit of mailing attached as Exhibit B.

BE IT RESOLVED, that on the 11th day of July, 1991, a hearing of the Territorial Land Use Commission was held in accordance with notices duly issued to consider the application of:

Nanbo Guam Limited c/o Jose Leon Guerrero, Lot 10-R-1-NEW, Tract 10 Oka, Tamuning for a zone change from "R-2" (Multi-Family Dwelling) to "C" (Commercial) zone to construct a two (2) storey commercial building for office spaces and retail activities and duty free shops.

A quorum of the Commission was present. In attendance were:

- 1) Jesus P. Cruz, Chairman
- 2) Patricia Long-Diego, Member
- 3) Bertha Evangelista, Member
- 4) Carl Peterson, Member
- 5) Eulogio Sanchez, Member

Appearing for the applicant was: Mr. Jose Leon Guerrero

No other parties testified on the above project.

After considering all the statements and testimony presented by interested parties the Territorial Land Use Commission finds that the application for a zone change is granted on the following grounds:

- (a) **Public Necessity:** The following facts support a finding that public necessity justifies the zone change:

The public necessity exist to take care of the present demand for commercial uses of the land. A necessity whereby the outline activities would be addressed. Additionally, the need for professional offices, such as doctors and para-medical personnel cannot be overly emphasized. The recent expansion and the proposed construction of the new mental facility and the expansion of the Gue Memorial Hospital all leads toward greater need for support medical staff offices in the general area. An increased number of people moving into the Oka, Tamuning area clearly amplified the need for additional commercial activities such as gift shops, restaurants, and other outlets. In addition, the area (Farenholt Avenue and Governor Carlos G. Camacho Road) is phasing from a residential and undeveloped area to commercial-resort type activities.

- (b) **Public Convenience:** The following facts support a finding that public convenience justifies the zone change:

The re-zoning of this property to Commercial would bring benefits and services to the area residents as well as those individuals needing necessities in going to the medical facilities. These medical services could be pharmaceutical supplies; medical appliances and equipment; professional offices for medical and para-medical personnel; and even perhaps, dental offices, and related fields. Gradual growth developments (commercial and hotel activities) are slowly taking place in this area. This proposed project would enable the future residents as well as guests to enjoy a convenience place to shop as well as availability of other amenities normally found in the San Vitores area.

- (c) **General Welfare:** The following facts support a finding that the general welfare of the public is best served by the granting of a zone change:

The proposed project would enhance the property through its development plan. Re-zoning this property to Commercial would cause the owner to facilitate a land use plan which would enable the neighborhood to have an additional well-developed and attractive area. This would bring to the surrounding area, compatibility to the recent activities and hence, an atmosphere of adequate planning and aesthetic design. With the project being design properly, it is anticipated that the zone change would not have an adverse effect on the surrounding properties. It should develop into an attractive commercial park with professional and commercial activities.


The members, after due consideration voted to approve the application. The vote of the members was as follows:

4 Ayes

0 Nays

0 Absentions

This decision was adopted this 11th day of July, 1991, and shall be submitted to the Governor for final approval pursuant to Title 21 GCMR §61634.

  
\_\_\_\_\_  
JESUS P. CRUZ  
Chairman  
Territorial Land Use Commission

JOSE S. LEON GUERRERO, JR.  
REAL ESTATE & LAND USE PLANNING  
CONSULTANT  
19 LILAC COURT  
LATTE HEIGHTS, GU 96913  
PH: (671) 632 7079  
PAGER: 472 080096

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December 3, 1990

Mr. Jesus Cruz, Chairman  
Territorial Land Use Commission  
c/o Planning Division, DLM  
Government of Guam  
Agana, Guam 96910

**RE: RE-ZONING APPLICATION  
OF BLOCK 10-R1 NEW, TR. 10,**

Dear Mr. Cruz:

Nanbo Guam Limited is seeking the approval of the Territorial Land Use Commission to re-zone Block 10-R1New, Tract 10 in Oka Tamuning from its present zone status (R-2) to Commercial (C). The present trend in the growth of various activities in this area, particularly, fronting the Carlos Camacho road (camp Wakins) has demonstrated the need for more support services as well as minimum disruption of the surrounding community. The present R-2 zone designation would not accommodate the various activities demanded in the area, considering the present and anticipated large developments in the general vicinity. The total land area is 14,481 square meters or 155,873 square feet.

Nanbo Guam Limited envisions the property to have a two-storey commercial building with multiply uses such as office spaces in the second floor and in the ground floor, a duty free shop, a restaurant, and other gift shops. The concepts are shown in the attached drawings in this application.

This property is ideal for the above planned land uses as it is surrounded by PUD and Commercial zones on the corner of Carlos Camacho (Wakins) and Farenholt avenue across Payless Market. All utilities and needed infrastructures are available to the site. However, realizing the recent policy of PUAG, Nanbo Guam Limited is willing to participate and contribute its "fair share" assessment toward the general improvement of the infrastructure which may be impacted by this project.

Mr. Jesus Cruz, TLUC  
Page 2  
December 3, 1990

As indicated above, adjacent land uses within the general vicinity are PUD, commercial activities, office spaces, hotels, condominiums, multi-family residential and rentals. All of these economic activities are compatible with the proposed land uses of the property and should help to facilitate the enhancement of Oka Tamuning. A re-zone to "C" (commercial) would make it possible to conduct certain activities which would serve to meet the needs of the general public which are of great necessity, convenience and welfare.

Section 17600 of the zoning law stipulates when public necessity, general convenience, and public welfare are addressed and justified, the Commission may recommend to the Governor for approval for zone changes. For the Commission's review and consideration on this application, these three important conditions are presented and discussed below.

**A. PUBLIC NECESSITY:**

As briefly described above, the fast pace and growth of the neighborhood created a need for certain activities in land use which were not thought of some years. A necessity exists to take care of the present demand for commercial uses of the land. A necessity whereby the outlined above activities would be addressed. Please note that within the last few years, commercial buildings and other types of land uses are evident along Farenholt Avenue; hotels are coming up; condominiums and other buildings with few storeys high are either near completion or being planned and would be under construction shortly. Additionally, the need for professional offices, such as doctors and para-medical personnel can not be overly emphasized. The recent expansion and the proposed construction of the new mental facility all leads toward greater need for support medical staff offices in the general area.

The increased number of people moving into the Oka Tamuning area clearly amplified the need for additional commercial activities such as gift shops, restaurant, and other outlets.

Mr. Jesus Cruz, TLUC  
Page 3  
December 3, 1990

It is necessary to keep in mind that since this property is on the corner of two streets, that the proposed activities as outlined above would be ideal and should serve to meet the basic necessity of the people in the area.

**B. PUBLIC CONVENIENCE:**

A re-zoning of this property to Commercial would bring benefits and services to the area residents as well as those individuals needing necessities in going to the medical facilities. These medical services could be pharmaceutical supplies; medical appliances and equipment; professional offices for medical and para-medical personnel; and even perhaps, dental offices, and related fields.

The gradual growth developments are slowly taking place in this area. This proposed project would enable the future residents as well as guests to enjoy a convenience place to shop as well as availability of other amenities normally found the San Victores area.

**C. GENERAL WELFARE:**

Presently, Nanbo Guam Limited is enjoying a limited use of the property and apparently, the present usage is not utilized to its fullest extent. The proposed project would enhance the property through its development plan. Re-zoning this property to "C" would cause the owner to facilitate a land use plan which would enable the neighborhood to have an additional well-developed and attractive area. It would bring to the immediate surrounding compatibility to the recent activities and hence, an atmosphere of adequate planning and aesthetic design.

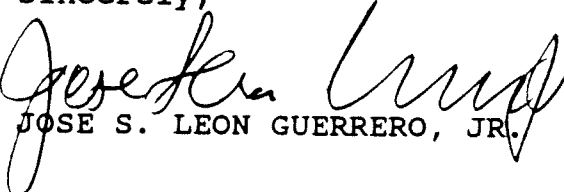
With the project being design properly, it is anticipated that the zone change would not have an adverse effect on the surrounding properties. It should developed into an attractive commercial park with professional and commercial activities.

Mr. Jesus Cruz, TLUC  
Page 4  
December 3, 1990

With the justifications provided above, I shall be glad to provide any other information you may wish to have in support of this application. I shall be glad to answer any questions you have during the public hearings. I am looking forward in discussing the merits of this application and hoped that you would place this application in your earliest available TLUC agenda.

Your consideration on this application is greatly appreciated.

Sincerely,



JOSE S. LEON GUERRERO, JR.



ZONE CHANGE APPLICATION  
Territorial Planning Commission  
Agana, Guam

To: Executive Secretary T.P.C.  
c/o Planning Division  
Department of Land Management  
Government of Guam

The undersigned, owner(s)/lessor(s), of the following described property hereby requests your consideration for a zone change.

1. Name of Applicant: NANBO GUAM LIMITED (c/o Jose Leon Guerrero)  
Mailing Address: 19 Lilac Court, Latte Heights, GU 96913  
Phone Number: Home: 632 7079 Work: 734 9572  
fax 734 8378 (beeper: 472 080096)

2. Location, Description & Ownership:

Subdivision Name: \_\_\_\_\_ Lot No. block 10, R-1 Rem  
Block: \_\_\_\_\_ Tract: 10 Village: oka Tamuning  
Municipality: Dededo Registered Owner: Nanbo Guam Limited  
Certificate of Title: \_\_\_\_\_ Registered Owner: \_\_\_\_\_  
Lot Area: \_\_\_\_\_ Square Meter: 14,481 Square Feet: 155,873 sq. ft.

3. Land Use and Proposed Use:

Existing Use: warehouse and storage of construction materials  
Proposed Use: 2-storey commercial building for office spaces & some  
retail activities, ie duty free shop, etc.  
Present Zoning: R-2

4. Summary: Below, give a brief summary of your intentions and purpose of the zone change.

With the increased business activities in the area, it is felt that a 2-storey commercial building would best suit the property. The second floor would be primarily office spaces for Nanbo Guam Limited, and other professional offices. In the ground floor, it is anticipated that a duty free shop and other small gift shops would be found. Additionally, a restaurant is planned.

5. Supporting information: Attached herewith are supporting information as required.

- Twenty-Five (25)  
(a) ~~Sixty~~ sets of maps showing the existing zoning within 1000 feet around the outer border of the parcels requested for change. Please circled the 1000' radius of subject lot.
- Twenty-Five (25)  
(b) ~~Sixty~~ sets of maps showing all parcels within 750 feet of the outer property lines of the subject lot(s). Please circle the 750' radius of subject lot. This map must also contain:
1. Lot number on every parcel(s),
  2. Identify all existing land uses on all parcel(s), by name, as well as use.
  3. Show all easements and roads within and adjacent to the property; their widths, plus conditions of surfaces.

4. The nearest location of all public utilities to the subject lot.
  5. The document number of the most recent survey map, recorded in Department of Land Management, showing the subject property.
  - Twenty-Five (25)
  - (c) ~~Sixteen (16)~~ sets of map showing all parcels within 500 feet of the outer property line of the subject lot. Each parcels shall be identified with property lot number, (also, see property owner(s) list)
  - (d) In a letter form to Territorial Planning Commission (to be attached). The applicant must demonstrate to the Territorial Planning Commission in details that this request is a necessity a general convenience, and for the general welfare of the public.
6. A detailed Master Plan of the proposed development to include the following: layouts of utilities, drainage, and waste disposal systems; topography; existing faults; sink holes; water courses; reservations; conservations; and historic places, if any.
  7. Additional information as may be required by the Chief Planner.
  8. Application fee is Ten (10) dollars.

-----

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

\_\_\_\_\_  
Date

12-3-90  
\_\_\_\_\_  
Date

MANBO GUAM LIMITED  
\_\_\_\_\_  
Applicant

*Jose Leon Guerrero, Jr.*  
\_\_\_\_\_  
JOSE S. LEÓN GUERRERO, JR.  
Representative for the Applicant

NOTE:

All approvals by the Commission, with conditions, must be completed prior to the issuance of an occupancy permit.

I do swear that all information contained herein is correct and current to the best of my knowledge, after consulting all available government records and the appropriate village commissioner.

12-3-90  
(DATE)

Jose S. Leon Guerrero, Jr.  
(SIGNATURE)

ACKNOWLEDGEMENT

TERRITORY OF GUAM )  
( SS:  
MUNICIPALITY OF AGANA )

On this 3rd day of DECEMBER, 1990, before me personally appeared JOSE S. LEON GUERRERO, JR., known to me to be the person/<sup>L</sup>~~persons~~ whose name/names is/<sup>L</sup>~~are~~ subscribed to the written instrument and who acknowledged to me that <sup>he</sup>~~they~~ executed the same.

IN WITNESS WHEREOF, I have hereunto affixed my name and official seal in Agana, Guam the day and year first above written.

Thomas C. Lopez  
NOTARY PUBLIC

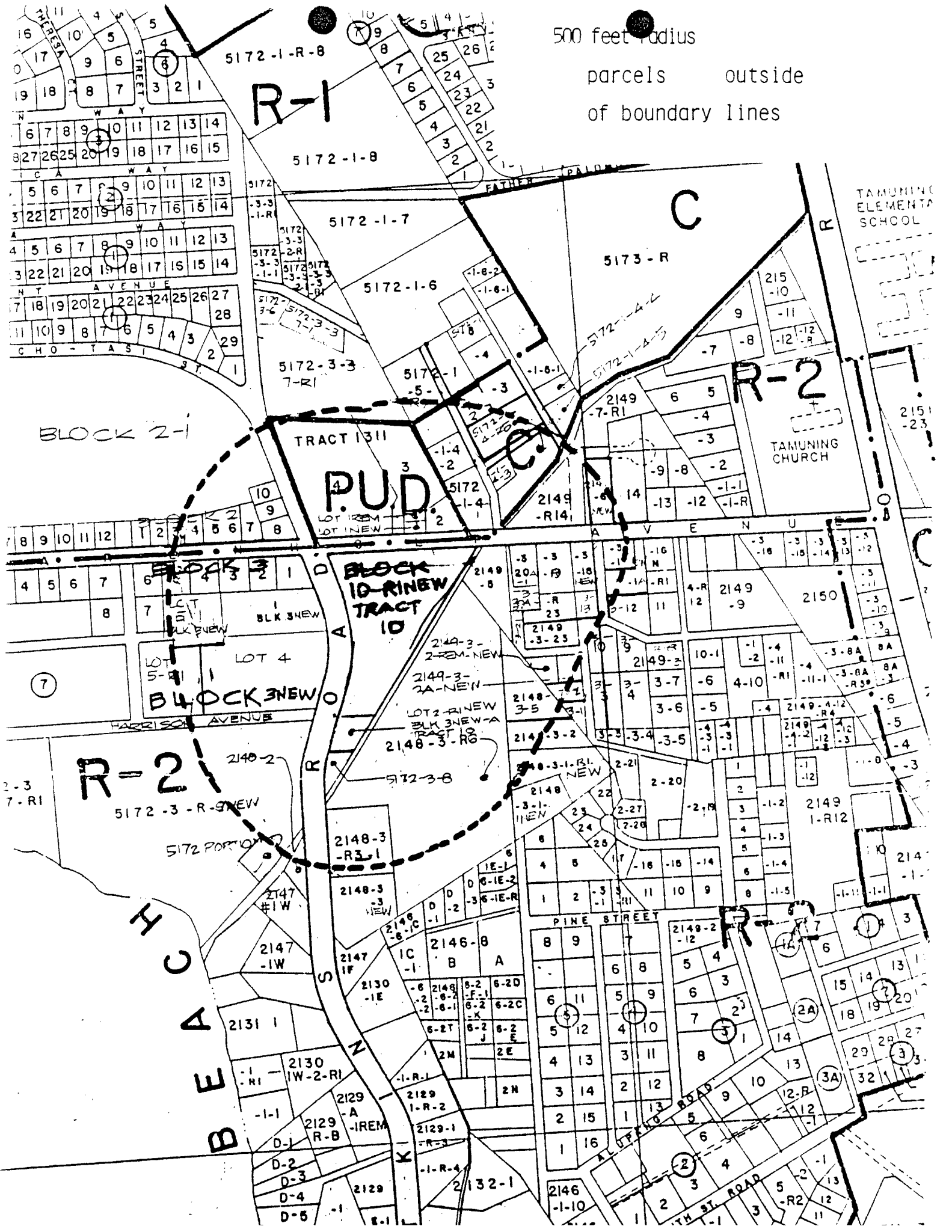
In and for the Territory of Guam

My Commission expires: \_\_\_\_\_

NOTICE!!

If all property owners within 500 feet are not included, this entire application is subject to rejection at any time.

500 feet radius  
parcels outside  
of boundary lines



LOT 2149-5-3 BLOCK  
TRACT MUN. DEDEDO  
OWNER Jose C. & Margarita J. Gatan  
ADDRESS P. O. Box 599  
Agana, Guam 96910

LOT 2149-3-20A-R1 BLOCK  
TRACT MUN. DEDEDO  
OWNER Angel Salvador & Robert Legaspi  
ADDRESS P. O. Box 1502  
Agana, Guam 96910

LOT 2149-3-19 BLOCK  
TRACT MUN. DEDEDO  
OWNER Jesus Blanco Cruz & Maria P. Cruz  
ADDRESS 147 Delta Circle  
Vallejo, CA 94589

LOT 2149-3-18NEW BLOCK  
TRACT MUN. DEDEDO  
OWNER Huang, Thomas S. S. & Paula Pi-Yu  
P. O. Box 8548, Tamuning, Guam 96911  
and  
ADDRESS Kao, Wu-Chang & shih-Ching  
P. O. Box 7586, Tamuning, Guam 96911

LOT 2149-3-R23 BLOCK  
TRACT MUN. DEDEDO  
OWNER Vincent C. & Judith D. Santos  
ADDRESS address unknown

LOT 2149-3-10 BLOCK  
TRACT MUN. DEDEDO  
OWNER Miramur & Martha M. Giramut  
ADDRESS P. O. Box 6837  
Tamuning, Guam 96911

LOT 2149-3-13 BLOCK  
TRACT MUN. DEDEDO  
OWNER Joseph Rosario Babauta  
ADDRESS P. O. Box 2423  
Agana, Guam 96910

LOT 2149-3-20A-1 BLOCK  
TRACT MUN. DEDEDO  
OWNER Jesus Cruz Sablan  
ADDRESS P. O. Box 1502  
Agana, Guam 96910

LOT 2149-3-21 BLOCK  
TRACT MUN. DEDEDO  
OWNER Tito Manahane Muna  
ADDRESS P. O. Box 6756  
Tamuning, Guam 96911

LOT 2149-3-17NEW BLOCK  
TRACT MUN. DEDEDO  
OWNER Ricardo P. & Carmen M. Benito  
ADDRESS P. O. Box 12  
Agana, Guam 96910

LOT 2149-3-23 BLOCK  
TRACT MUN. DEDEDO  
OWNER Concepcion Dungca Sablan  
ADDRESS address unknown

LOT 2149-6NEW BLOCK  
TRACT MUN. DEDEDO  
OWNER Lin Yi Hsiung & Lu A-Yang, Lin Angelo  
Chi-lien and Lin Vincent Chi-lla  
ADDRESS P. O. Box BH  
Agana, Guam 96910

LOT 2149-3-12 BLOCK  
TRACT MUN. DEDEDO  
OWNER Enrique B. & Isabel M. Sablan  
ADDRESS P. O. Box BH  
Agana, Guam 96910

LOT 2148-3-2 BLOCK  
TRACT MUN. DEDEDO  
OWNER FELISA B. DUENAS  
ADDRESS P. O. Box 1782  
Agana, Guam 96910

LOT 1NEW BLOCK \_\_\_\_\_  
TRACT 1311 MUN. DEDEDO  
OWNER FREDERICK & JEAN BEE  
ADDRESS P. O. Box BH  
Agana, Guam 96910

LOT 2 BLOCK \_\_\_\_\_  
TRACT 1311 MUN. DEDEDO  
OWNER SEBASTIAN K. & MARY J. KALLINGAL  
ADDRESS 164 Lirio Avenue  
Barrigada Hts., Guam 96913

LOT 4 BLOCK \_\_\_\_\_  
TRACT 1311 MUN. DEDEDO  
OWNER ANTONIO R., JR. & JOSEPHINE PALOMO  
ADDRESS 845 Oregon Avenue  
Palo Alto, CA

LOT 5172-1-4-1 BLOCK \_\_\_\_\_  
TRACT \_\_\_\_\_ MUN. DEDEDO  
OWNER GEORGE & SOOK C. LEE  
ADDRESS P. O. Box BH  
Agana, Guam 96910

LOT 5172-1-4-3 BLOCK \_\_\_\_\_  
TRACT \_\_\_\_\_ MUN. DEDEDO  
OWNER JOSE L. G. & AGNES M. CAMACHO  
ADDRESS P. O. Box 6669  
Tamuning, Guam 96911

LOT 5172-1-5-2 BLOCK \_\_\_\_\_  
TRACT \_\_\_\_\_ MUN. DEDEDO  
OWNER NIPAPAN M. MARTINEZ  
ADDRESS P. O. Box 12  
Agana, Guam 96910

LOT 2149-5-1 BLOCK \_\_\_\_\_  
TRACT \_\_\_\_\_ MUN. DEDEDO  
OWNER LOURDES D.D. & MARY D. CHAVEZ  
ADDRESS P. O. Box 8679

LOT 1-REM BLOCK \_\_\_\_\_  
TRACT 1311 MUN. DEDEDO  
OWNER FRANK & LILY YU  
ADDRESS P. O. Box 7146  
Tamuning, Guam 96911

LOT 3 BLOCK \_\_\_\_\_  
TRACT 1311 MUN. DEDEDO  
OWNER ANTONIO R., JR. & JOSEPHINE PALOMO  
ADDRESS 845 Oregon Avenue  
Palo Alto, CA

LOT 5172-3-3-7-R1 BLOCK \_\_\_\_\_  
TRACT \_\_\_\_\_ MUN. DEDEDO  
OWNER ANTONIO R., JR. & JOSEPHINE PALOMO  
ADDRESS 845 Oregon Avenue  
Palo Alto, CA

LOT 5172-1-4-2 BLOCK \_\_\_\_\_  
TRACT \_\_\_\_\_ MUN. DEDEDO  
OWNER LOURDES D.D. & MARY D. CHAVEZ  
ADDRESS P. O. Box 8679  
Tamuning, Guam 96911

LOT 5172-1-4-R5 BLOCK \_\_\_\_\_  
TRACT \_\_\_\_\_ MUN. DEDEDO  
OWNER JOSE L. G. CAMACHO  
ADDRESS P. O. Box 6669  
Tamuning, Guam 96911

LOT 2149-R14 BLOCK \_\_\_\_\_  
TRACT \_\_\_\_\_ MUN. DEDEDO  
OWNER CONSTANCIA D. RIVERA  
ADDRESS P. O. Box 839  
Agana, Guam 96910

LOT 2149-5-2 BLOCK \_\_\_\_\_  
TRACT \_\_\_\_\_ MUN. DEDEDO  
OWNER LOURDES D. D. & MARY D. CHAVEZ.  
ADDRESS P. O. Box 8679

LOT 2148-3-1-1NEW BLOCK \_\_\_\_\_  
TRACT \_\_\_\_\_ MUN. DEDEDO  
OWNER WINNER APTS. LTD. PARTNERSHIP  
ADDRESS (address unknown)

LOT 2148-3-R6 BLOCK \_\_\_\_\_  
TRACT \_\_\_\_\_ MUN. DEDEDO  
OWNER ROSA B. CALVO & FELISA B. DUENAS  
ADDRESS 115 Chalan Santo Papa, Agana, Guam 96911  
and P. O. Box 1782, Agana, Guam 96910,  
respectively

LOT 2148-3-3NEW BLOCK \_\_\_\_\_  
TRACT \_\_\_\_\_ MUN. DEDEDO  
OWNER ROSA B. CALVO  
ADDRESS 115 Chalan Santo Papa  
Agana, Guam 96910

FARENHOLT GARDENS CONDO  
LOT Apt.#2A BLOCK \_\_\_\_\_  
TRACT \_\_\_\_\_ MUN. DEDEDO  
OWNER Vicki E. Gayer  
ADDRESS P. O. Box 6661  
Tamuning, Guam 96911

FARENHOLT GARDENS CONDO  
LOT Apt.#4A BLOCK \_\_\_\_\_  
TRACT \_\_\_\_\_ MUN. DEDEDO  
OWNER Leonard Rivera Baza  
ADDRESS P. O. Box 1782  
Agana, Guam 96910

FARENHOLT GARDENS CONDO  
LOT Apt.#6A BLOCK \_\_\_\_\_  
TRACT \_\_\_\_\_ MUN. DEDEDO  
OWNER Rlene S. Perez  
ADDRESS P. O. Box 8828  
Tamuning, Guam 96911

FARENHOLT GARDENS CONDO  
LOT Apt.#8A BLOCK \_\_\_\_\_  
TRACT \_\_\_\_\_ MUN. DEDEDO  
OWNER Jose L. G. & Richard J. Untalan  
ADDRESS P. O. Box 164

LOT 2148-3-1-R1NEW BLOCK \_\_\_\_\_  
TRACT \_\_\_\_\_ MUN. DEDEDO  
OWNER WINNER APTS. LTD. PARTNERSHIP  
ADDRESS (address unknown)

LOT 2148-3-R3-1 BLOCK \_\_\_\_\_  
TRACT \_\_\_\_\_ MUN. DEDEDO  
OWNER Felisa B. Duenas  
ADDRESS P. O. Box 1782  
Agana, Guam 96910

BASIC LOT 2148-3-5 FARENHOLT GARDENS CONDO  
LOT Apt.#1A BLOCK \_\_\_\_\_  
TRACT \_\_\_\_\_ MUN. DEDEDO  
OWNER Helen R. Perez  
ADDRESS P. O. Box 7521  
Tamuning,

FARENHOLT GARDENS CONDO  
LOT Apt.#3A BLOCK \_\_\_\_\_  
TRACT \_\_\_\_\_ MUN. DEDEDO  
OWNER Felisa Baza Duenas  
ADDRESS P. O. Box 1782  
Agana, Guam 96910

FARENHOLT GARDENS CONDO  
LOT Apt.#5A BLOCK \_\_\_\_\_  
TRACT \_\_\_\_\_ MUN. DEDEDO  
OWNER Thomas P. Keefer  
ADDRESS #5A Farenholt Gardens  
Tamuning, Guam 96911

FARENHOLT GARDENS CONDO  
LOT Apt.#7A BLOCK \_\_\_\_\_  
TRACT \_\_\_\_\_ MUN. DEDEDO  
OWNER Grace Chen  
ADDRESS #7A Farenholt Gardens  
Tamuning, Guam 96911

FARENHOLT GARDENS CONDO  
LOT Apt.#8B BLOCK \_\_\_\_\_  
TRACT \_\_\_\_\_ MUN. DEDEDO  
OWNER Jose L. G. & Richard J. Untalan  
ADDRESS P. O. Box 164

BASIC LOT 2148-3-5 FARENHOLT GA' NS CONDO  
LOT Apt.#1B BLOCK  
TRACT MUN. DEDEDO  
OWNER Christopher & Susan Felix  
ADDRESS P. O. Box 7988  
Tamuning, Guam 96911

LOT Apt. #3B BLOCK  
TRACT MUN. DEDEDO  
OWNER Clara Mae Okada  
ADDRESS 414 W. Soledad Avenue  
GCIC Building, Suite 801, Agana 96910

LOT Apt.#5B BLOCK  
TRACT MUN. DEDEDO  
OWNER Junko M. Atalig  
ADDRESS P. O. Box 2370  
Agana, Guam 96910

LOT Apt.#7B BLOCK  
TRACT MUN. DEDEDO  
OWNER Albert C. Okada  
ADDRESS 414 W. Soledad Avenue  
GCIC Building, Suite 801, Agana, Guam 96910

LOT 5 BLOCK 2  
TRACT BASIC LOT 5172 MUN. DEDEDO  
OWNER DANIEL R. & MARITZA R. DEL PRIORE  
ADDRESS Suite 507, GCIC Building  
414 W. Soledad Avenue, Agana, Guam 96910

LOT 7 BLOCK 2  
TRACT BASIC LOT 5172 MUN. DEDEDO  
OWNER Melvin B. Borja & Judith Won Pat  
ADDRESS P. O. Box 7212  
Agat, Guam 96928

LOT 9 BLOCK 2  
TRACT BASIC LOT 5172 MUN. DEDEDO  
OWNER Roger R. & Lydia I. Ruellos  
ADDRESS 11 Decatur Avenue, Tamuning, Guam 96911

LOT Apt. 2B BLOCK  
TRACT MUN. DEDEDO  
OWNER John T. Moore, III  
ADDRESS 911 Marine Drive  
Tumon Bay, Guam 96911

LOT Apt. 4B BLOCK  
TRACT MUN. DEDEDO  
OWNER Luis Rivera Baza  
ADDRESS P. O. Box 1782  
Agana, Guam 96910

LOT Apt. #6B BLOCK  
TRACT MUN. DEDEDO  
OWNER Debbie S. Brooks  
ADDRESS P. O. Box 2616  
Agana, Guam 96910

LOT 4 BLOCK 2  
TRACT BASIC LOT 5172 MUN. DEDEDO  
OWNER Barry Stephen & Jamie S. Wendell  
ADDRESS P. O. Box 8578  
Tamuning, Guam 96911

LOT 6 BLOCK 2  
TRACT BASIC LOT 5172 MUN. DEDEDO  
OWNER DANIEL R. & MARITZA R. DEL PRIORE  
ADDRESS Suite 507, GCIC Building  
414 W. Soledad Avenue, Agana, Guam 96910

LOT 8 BLOCK 2  
TRACT BASIC LOT 5172 MUN. DEDEDO  
OWNER George H. & Rosaline S. Kauloku  
ADDRESS (address unknown)

LOT 10 BLOCK 2  
TRACT BASIC LOT 5172 MUN. DEDEDO  
OWNER Yong Ok Garcia  
ADDRESS (address unknown)



LOT 2149-3-21 BLOCK             
TRACT                    MUN. DEDEDO  
OWNER Tito M. Muna & Alicia M.S. Muna  
ADDRESS Post Office Box 6756  
Tamuning, Guam 96911

LOT 1 BLOCK 3  
TRACT SATPON POINT  
SUBDIVISION MUN. DEDEDO  
OWNER James Henry Peters & Shirley Peters  
ADDRESS c/o P. O. Box CR  
Agana, Guam 96910

LOT 3 BLOCK 3  
TRACT SATPON POINT  
SUBDIVISION MUN. DEDEDO  
OWNER PBS International Inc.  
ADDRESS (address unknown)

LOT 5 BLOCK 3.  
TRACT SATPON POINT  
SUBDIVISION MUN. DEDEDO  
OWNER Tokyu Land Corporation (Guam)  
ADDRESS P. O. Box 7992  
Tamuning, Guam 96911

LOT 4 BLOCK 3NEW  
TRACT SATPON POINT  
SUBDIVISION MUN. DEDEDO  
OWNER Granada Corporation  
ADDRESS P. O. Box 6497  
Tamuning, Guam 96911

LOT 5-R1 BLOCK 3NEW  
TRACT SATPON POINT  
SUBDIVISION MUN. DEDEDO  
OWNER Scan Orient, Inc.  
ADDRESS P. O. Box 7448  
Tamuning, Guam 96911

LOT 5172-3-R9NEW BLOCK             
TRACT                    MUN. DEDEDO  
OWNER First Living Service, USA, Inc.  
ADDRESS P. O. Box 8899

LOT 3 BLOCK 2  
TRACT SATPON POINT  
SUBDIVISION MUN. DEDEDO  
OWNER Tamuning Baptist Church  
ADDRESS P. O. Box 3008  
Agana, Guam 96910

LOT 2 BLOCK 3  
TRACT SATPON POINT  
SUBDIVISION MUN. DEDEDO  
OWNER Jack Peters & Co., Inc.  
ADDRESS P. O. Box CR  
Agana, Guam 96910

LOT 4 BLOCK 3  
TRACT SATPON POINT  
SUBDIVISION MUN. DEDEDO  
OWNER Richard James & Gertrude Cotelesse  
ADDRESS Dandan, Inarajan 96917

LOT 1 BLOCK 3NEW  
TRACT SATPON POINT  
SUBDIVISION MUN. DEDEDO  
OWNER Tamuning Baptist Church  
ADDRESS P. O. Box 3008  
Agana, Guam 96910

LOT 5-1 BLOCK 3NEW  
TRACT SATPON POINT  
SUBDIVISION MUN. DEDEDO  
OWNER Alupang Sunset Gardens  
ADDRESS P. O. Box 7448  
Tamuning, Guam 96911

LOT 5172 PORTION BLOCK             
TRACT                    MUN. DEDEDO  
OWNER First Living Service, USA, Inc.  
ADDRESS P. O. Box 8899  
Tamuning, Guam 96911

LOT 2148-2 BLOCK             
TRACT                    MUN. DEDEDO  
OWNER Indian Temple of Guam  
ADDRESS P. O. Box 6986

LOT 5172-3-8 Unit #1 BLOCK EL DORADO EAST CONDO  
TRACT \_\_\_\_\_ MUN. DEDEDO  
OWNER Donald L. Pierce  
ADDRESS P. O. Box 24121  
GMF 96921

LOT 5172-3-8 Unit#3 BLOCK EL DORADO EAST CONDO  
TRACT \_\_\_\_\_ MUN. DEDEDO  
OWNER Myong S. Mendez  
ADDRESS P. O. Box 187  
Agana, Guam 96910

LOT 5172-3-8 Unit#5 BLOCK EL DORADO EAST CONDO  
TRACT \_\_\_\_\_ MUN. DEDEDO  
OWNER Daniel L. Sala & Joan Mosher  
ADDRESS P. O. Box 6164  
Tamuning, Guam 96911

LOT 5172-3-8 Unit#7 BLOCK EL DORADO EAST CONDO  
TRACT \_\_\_\_\_ MUN. DEDEDO  
OWNER Tamotsu & Masako Iizuka  
ADDRESS P. O. Box 7704  
Tamuning, Guam 96911

LOT 5172-1-5-3 BLOCK \_\_\_\_\_  
TRACT \_\_\_\_\_ MUN. DEDEDO  
OWNER Patrick Charles & Theodore Santos  
ADDRESS P. O. Box 6158  
Tamuning, Guam 96911

LOT 2149-3-2A-NEW BLOCK \_\_\_\_\_  
TRACT \_\_\_\_\_ MUN. DEDEDO  
OWNER Queen World Co. (Guam), Ltd.  
ADDRESS P. O. Box 7359  
Tamuning, Guam 96911

LOT 2149-3-2 BLOCK \_\_\_\_\_  
TRACT \_\_\_\_\_ MUN. DEDEDO  
OWNER Engracia L. Flores  
ADDRESS address unknown

LOT 5172-3-8 Unit#2 BLOCK EL DORADO EAST  
TRACT \_\_\_\_\_ MUN. DEDEDO  
OWNER Erika W. Imamura  
ADDRESS (address unknown)

LOT 5172-3-8 Unit#4 BLOCK EL DORADO EAST  
TRACT \_\_\_\_\_ MUN. DEDEDO  
OWNER Antonio C. Limtiaco  
ADDRESS P. O. Box 1265  
Agana, Guam 96910

LOT 5172-3-8 Unit#6 BLOCK EL DORADO EAST  
TRACT \_\_\_\_\_ MUN. DEDEDO  
OWNER Robert J. Kelly  
ADDRESS First Savings & Loan Assn.  
c/o P. O. Box 21959  
GMF 96921

LOT 5172-3-8 Unit#8 BLOCK EL DORADO EAST  
TRACT \_\_\_\_\_ MUN. DEDEDO  
OWNER Robert J. Maloney  
ADDRESS P. O. Box 3417  
Agana, Guam 96910

LOT 2149-3-2-REM-NEW BLOCK \_\_\_\_\_  
TRACT \_\_\_\_\_ MUN. DEDEDO  
OWNER Queen World Co. (Guam), Ltd.  
ADDRESS P. O. Box 7359  
Tamuning, Guam 96911

LOT 2149-3-1 BLOCK \_\_\_\_\_  
TRACT \_\_\_\_\_ MUN. DEDEDO  
OWNER Manuel O. & Rosita O. Taitague  
ADDRESS P. O. Box 2477  
Agana, Guam 96910

LOT 2149-3-2A-NEW BLOCK \_\_\_\_\_  
TRACT \_\_\_\_\_ MUN. DEDEDO  
OWNER Angel R. & Luviz R. Redoblado.  
ADDRESS P. O. Box 1583

**PROJECT DATA  
FOR  
PROPOSED NANBO COMMERCIAL COMPLEX  
OKA TAMUNING**

Area of Project site: 155,873 sq. ft.

Site Coverage (bldg) 34,812 sq. ft.

first floor:

Wing "A" 10,648 sq. ft.

Wing "B" 9,667 sq. ft.

Wing "C" 9,667 sq. ft.

lobby/court 4,830 sq. ft.

Second Floor:

Wing "A" 10,648 sq. ft.

Wing "B" 9,667 sq. ft.

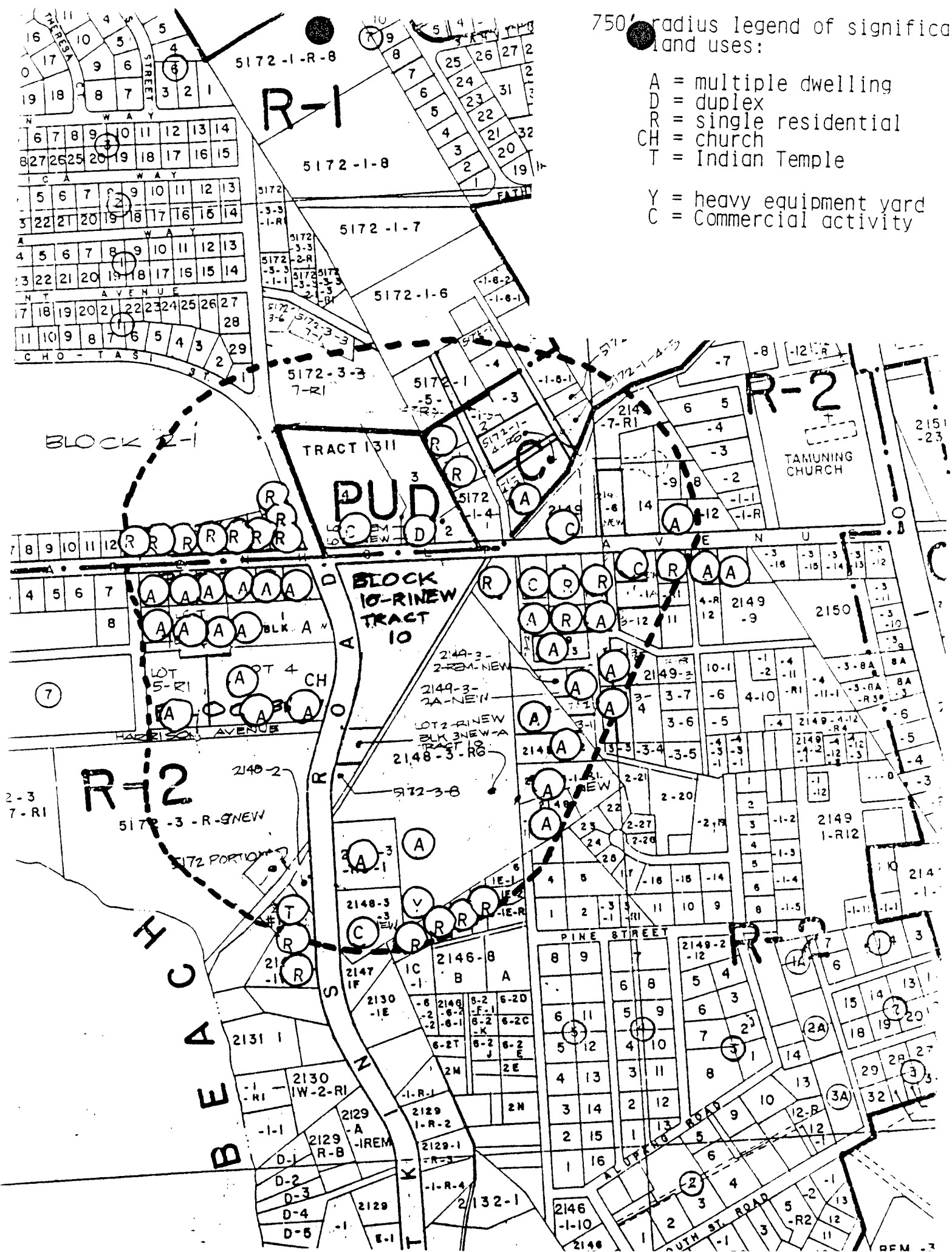
Wing "C" 9,667 sq. ft.

balconies 2,679 sq. ft.

Parking provided: 268 parking stalls

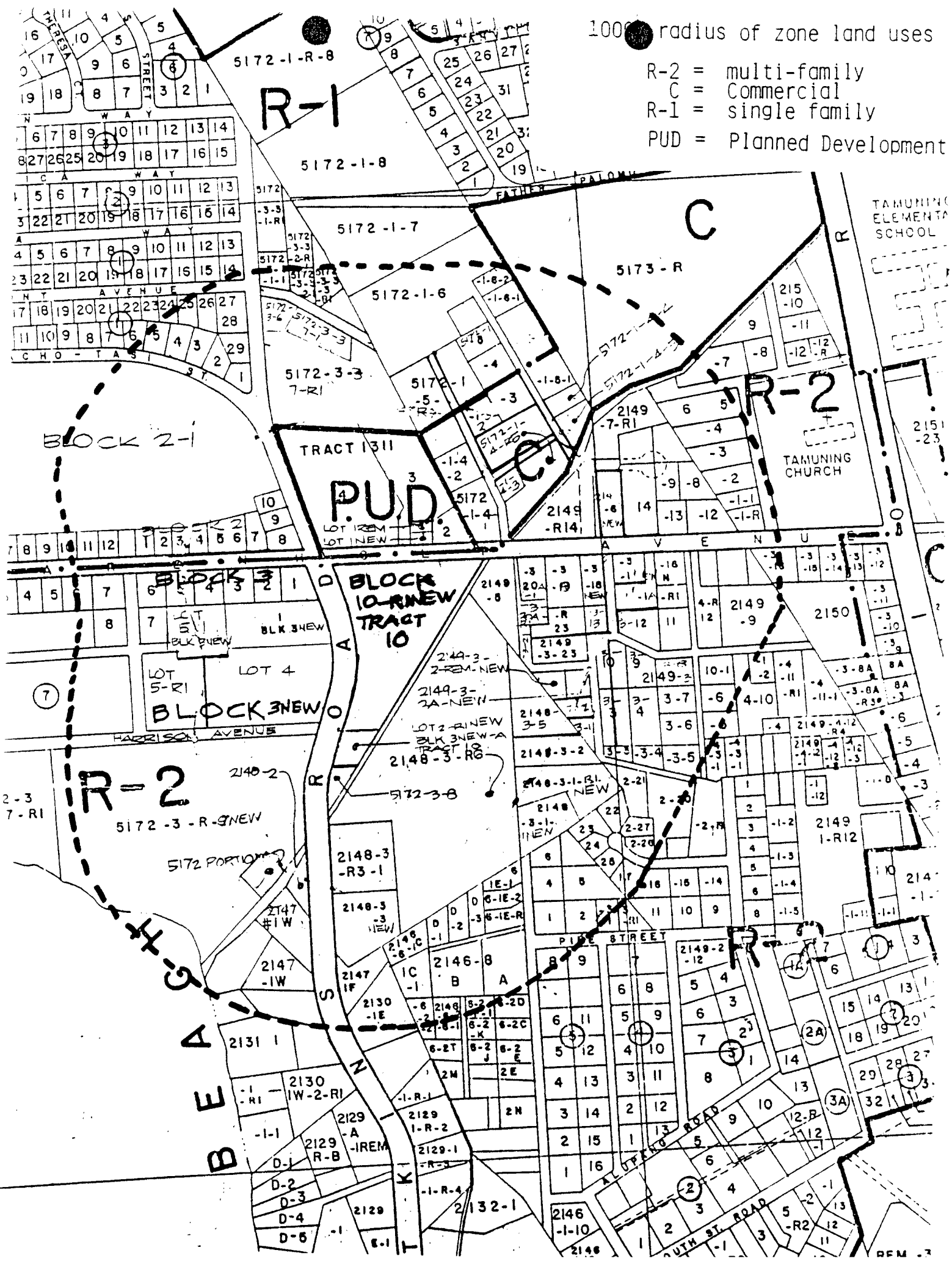
750' radius legend of significant land uses:

- A = multiple dwelling
- D = duplex
- R = single residential
- CH = church
- T = Indian Temple
- Y = heavy equipment yard
- C = Commercial activity



1000 radius of zone land uses

- R-2 = multi-family
- C = Commercial
- R-1 = single family
- PUD = Planned Development



R-1

C

R-2

PUD

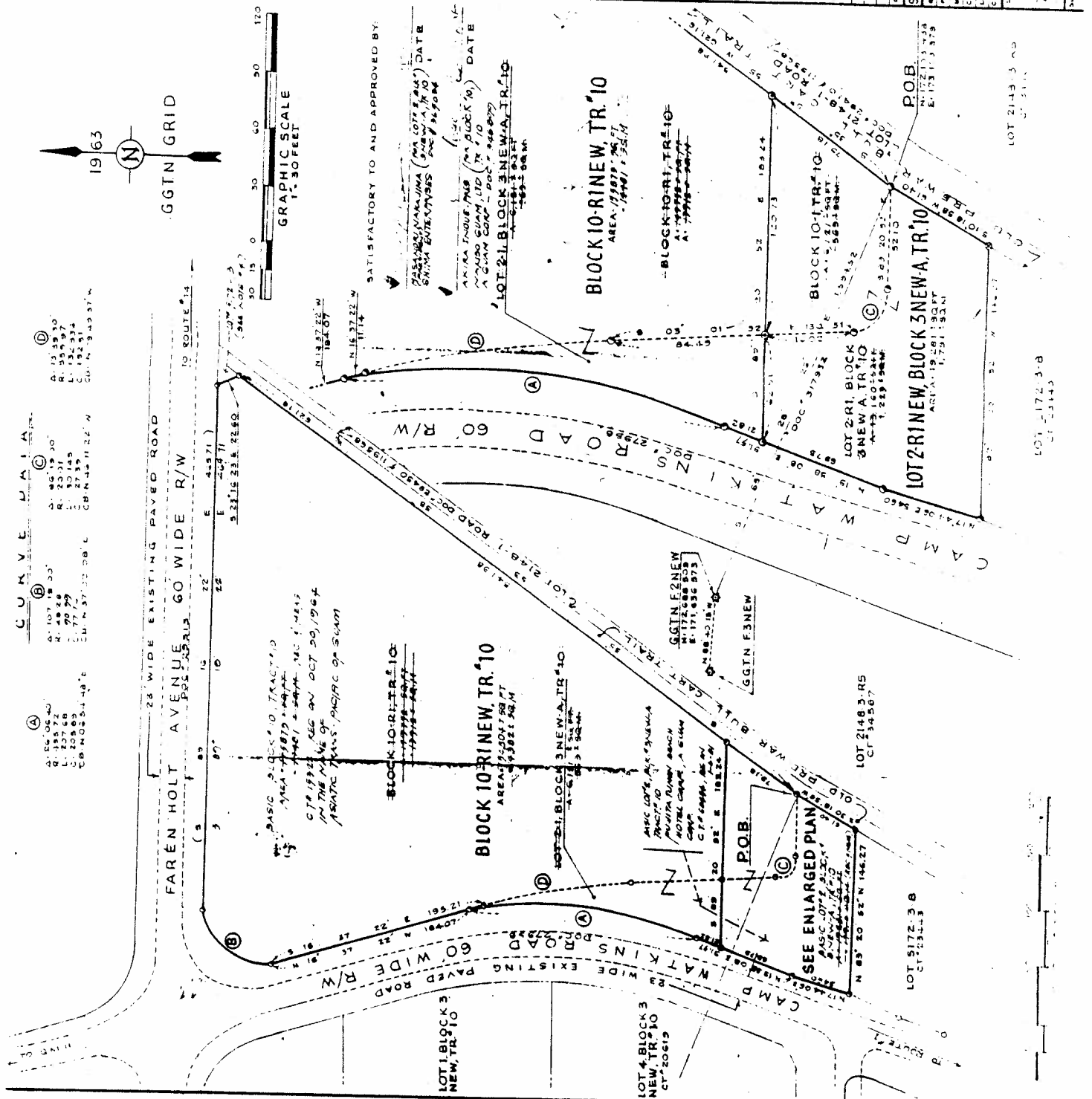
BLOCK 10-NEW TRACT 10

BLOCK 3-NEW

R-2

R-2

B





## Nanbo Insurance Underwriters

P. O. BOX 2980 AGANA, GUAM 96910

- MAIN OFFICE: NANBO Bldg., Agana TEL: (671) 477-9754-8
  - BRANCH OFFICE: G.I.T.C. Bldg., Tamuning TEL: (671) 646-4416-6296
- TELEX: 6117 NANBO GM  
FACSIMILE: (671) 477-2315

December 3, 1990

Mr. Jesus Cruz, Chairman  
Territorial Land Use Commission  
c/o Planning Division, DLM  
Government of Guam  
Agana, Guam 96910

Dear Mr. Cruz:

Mr. Jose Leon Guerrero is hereby authorized to submit the necessary application to the Territorial Land Use Commission to re-zone Block 10-RI NEW, Tract 10, in Oka, Tamuning.

Please call me at 477-9754 thru 58 if there are any questions.

Sincerely yours,

Vinancio C. Atalig  
Assistant General Manager

VCA/ehm

GENERAL AGENTS:



THE TOKIO MARINE AND FIRE INSURANCE CO., LTD.



PACIFIC GUARDIAN LIFE INSURANCE CO., LTD.

SEABOARD SURETY COMPANY

E X C E R P T

TERRITORIAL LAND USE COMMISSION  
(REGULAR)

July 11, 1991, Thursday  
2:00 P.M.

Department of Land Management  
Planning Division  
Conference Room  
Wholesale Marketing Building  
Maite, Guam

MEMBERS PRESENT:

MR. JESUS P. CRUZ, Chairman

MS. PATRICIA LONG-DIEGO, Member

MS. BERTHA EVANGELISTA, Member

MR. CARL PETERSON, Member

MR. EULOGIO SANCHEZ, Member

MR. F. L.G. CASTRO, Executive Secretary

MR. FELIXBERTO R. DUNGCA, Territorial Planner

MR. JOSEPH SANTOS, Planner IV

SUSAN L. CORBIN  
TLUC/TSPC BOARD SECRETARY



ZONE CHANGE:

ITEM NO. 4: (90-134) - Lot 10-R-1-NEW, Tract 10, Oka Tamuning; (Nanbo Guam Limited c/o Jose S. Leon Guerrero, Jr.); Zone Change "R-2" (Multi-family Dwelling) to "C" (Commercial) zone to construct a 2-storey commercial building for office spaces and retail activities, duty free shops, etc.

MS. DIEGO: It's - N-A-N-B-O.

MR. CHAIRMAN: Is that right, Joe?

MR. JOSE LEON GUERRERO: Whatever.

MS. EVANGELISTA: I move for approval.

MS. DIEGO: No conditions?

MR. JOSEPH SANTOS: You can't condition a zone change. It's a "R-2" to "Commercial".

MS. DIEGO: So, you can't recommend approval with Planning Staff's recommendations?

MR. JOSEPH SANTOS: Planning Staff's recommendations is, "to recommend approval".

MR. SANCHEZ: There's no conditions imposed, if you're talking about zone changes.

MR. JOSEPH SANTOS: If it's commercial and it's permitted use, they would go through the permitting process to ensure that they comply.

MR. PETERSON: For instance, Public Works won't allow any egress and ingress without it being appropriate for the traffic. When they come for the building permit that's when they will control their traffic.

MR. CHAIRMAN: There's a motion on the floor. Are you seconding the motion? There's a motion on the floor to approve Item No. 4.

MR. PETERSON: I'll second it.

MR. CHAIRMAN: It's been moved and seconded to approve Item No. 4 from "R-2" to "Commercial". All those in favor?

(Commissioners respond with "ayes".)

All those opposed?

(No response.)

The "ayes" have it.

(UNANIMOUS; APPROVED)

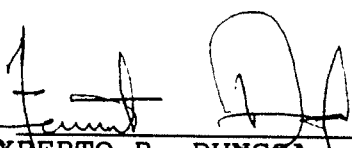
REPORTER'S CERTIFICATE

I, SUSAN L. CORBIN, Board Secretary, do hereby certify that the foregoing four (4) pages are an excerpt of the true and correct transcript of the electronic recording taken within the July 11, 1991 Territorial Land Use Commission (Regular) Meeting at the time and place as set forth herein.

Dated this 14th day of August, 1991.


  
\_\_\_\_\_  
SUSAN L. CORBIN

TERRITORIAL LAND USE COMMISSION  
EXCERPT OF MINUTES OF JULY 11, 1991 (REGULAR) MEETING

Concurred by:   
FELIXBERTO R. DUNGCA, JR.  
Territorial Planner


Date: 8-14-91

ATTESTED BY:

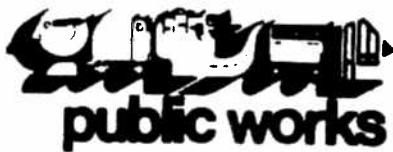
  
F.L.G. CASTRO, Executive Secretary  
Territorial Land Use Commission

Date: 8/14/91

APPROVED:

  
JESUS P. CRUZ, Chairman  
Territorial Land Use Commission

Date: 8/15/91



MAR 18 1991

Memorandum

To: Chairman, Territorial Land Use Commission

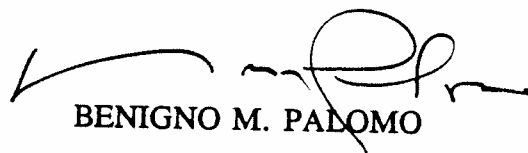
From: Director, Department of Public Works

Subject: #90-134, TLUC Agenda  
Lot 10-R-1-NEW Tract 10, Oka Tamuning (Nanbo Guam Limited  
c/o Jose S. Leon Guerrero, Jr.)

Request: Zone Change to construct a 2-story commercial building for office spaces and some retail activities, duty free shops, etc., from "R-2" (Multi-Family Dwelling) to "C" (Commercial) zone.

This office recommends approval subject to the comments submitted to the Development Review Committee (DRC) on January 22, 1991. It should be noted that the applicants shall comply to all applicable rules, regulations, codes and requirements prior to the issuance of a building permit.

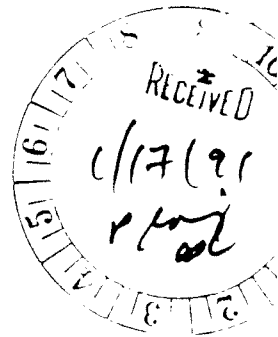
The Department of Public Works may require additional information from the applicant(s). A copy of our comments as stated above is hereby attached.

  
BENIGNO M. PALOMO

Attachment

DEPT. OF LAND MGMNT.  
PLANNING DIV.  
REC'D ON 3/22/91  
TIME 8:30  
CDC

JAN 17 1991



Memorandum

To: Chairman, Territorial Land Use Commission  
From: Director, Department of Public Works  
Subject: DRC Agenda, 1/17/91, #90-134  
Lot 10-R-1-NEW Tract 111, Oka Tamuning (Nanbo Guam Limited c/o Jose S. Leon Guerrero, Jr.)  
Request: Zone Change

The following is information required by the Department of Public Works on the above subject project:

1. Storm Water Disposal: Show details of catch basin and ponding basin/filter basin.
2. Traffic Generation: With more vehicles that will eventually be in this area, a traffic analysis will be required. Coordinate with the DPW Traffic Engineer.
3. Parking Requirement: Layout
4. Access Road: Entrance/Exit  
Note: Access Road should be in conformance to the Highway Master Plan
5. Solid Waste Collection/Disposal:
6. Transportation (Bus, Bus Shelter)

Please note and inform all applicants that detailed engineering plans, specifications, and calculations must be submitted when applying for a building permit. Department of Public Works may require additional information.

ORIGINAL SIGNED BY  
/S/ BENIGNO M. PALOMO

BENIGNO M. PALOMO

ATQUINATA:RCO:pma  
1/15/91

cc: Dir's chrono  
COE  
PCQC

DEPT. OF LAND MGMNT.  
PLANNING DIV.  
REC'D ON 3/22/91  
TIME 8:30  
CDC



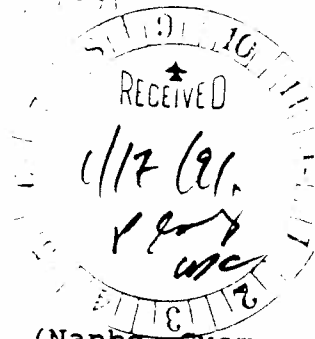
Memorandum

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Request: Zone Change

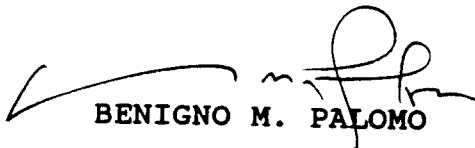


90-134

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BENIGNO M. PALOMO



## PUBLIC UTILITY AGENCY OF GUAM

GOVERNMENT OF GUAM  
POST OFFICE BOX 3010  
AGANA, GUAM 96910  
(671) 646-8891/6

3/5/91  
[Handwritten signature]

05 MAR 1991

### MEMORANDUM

To: Chairman, Territorial Land Use Commission

From: Chief Officer

Subject: TLUC Application No. 90-134  
Re: Lot Lot 10-R-1-NEW, Tract 10, Oka Tamuning (Nanbo Guam Limited c/o Jose S. Leon Guerrero, Jr.) Zone Change to construct a 2-story commercial building for office spaces and some retail activities, duty free shops, etc. from "R-2" (Multi-family dwelling) to "C" (Commercial).

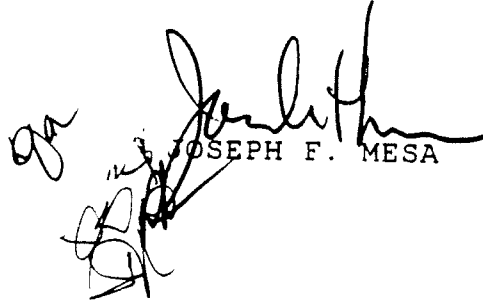
The Public Utility Agency of Guam has reviewed the subject's application and we have no objection to the applicant's request provided the following provision(s) are satisfied:

1. Applicant satisfies the requirements of P.L. 19-47 (Section 21206.2 of the Government Code, Water and Sewer System Development Charges)
2. All water and sewer infrastructure facilities to be installed by the developer require prior approval and shall be subject to inspection by PUAG.
3. Occupancy subject to the completion of:
  - a. the replacement of the pressure reducing valve at either the Marine Drive/Tumon Loop/Australian Cable Station intersection or along San Vitores road in front of Guma Trankilidad (funding not presently identified), and
  - b. the Mamajanao Sewage Flow Reversion project (expected completion date: March, 1991).

While we are aware of the need to upgrade the present infrastructure to accommodate this applicant and others, we currently do not have funding available to pursue all these improvements nor can we predict when such funding will become available. Under the requirements of P.L. 19-47 (Section 21206.2 of the Government Code, Water and Sewer System Development Charges), which the applicant remains subject, the applicant, with the approval of PUAG, may voluntarily choose to pursue these infrastructure improvements to facilitate their own project.



Please call me if you have any questions.

A handwritten signature in cursive script, appearing to read 'Joseph F. Mesa'. The signature is written in black ink and is positioned above the printed name 'JOSEPH F. MESA'. There are some additional scribbles and marks around the signature, including what looks like a date '11/11/90' and some initials.

JOSEPH F. MESA



# GUAM ENVIRONMENTAL PROTECTION AGENCY

D-107 HARMON PLAZA, 130 ROJAS ST., HARMON, GUAM 96911 TEL. NO. 646-8863/5 FAX: 646-9402  
AHENSIAN PRUTEKSION LINA'LA GUAHAN

MAY 20 1991

## INTER-AGENCY MEMORANDUM

TO: Chairman, Territorial Land Use Commission  
Executive Secretary, Territorial Land Use  
Commission

FROM: Administrator

SUBJECT: Lot 10-R-1-NEW Tract 10, Oka Tamuning (Nambo Guam  
Limited c/o Jose Leon Guerrero, Jr.) DRC 90-134.

RECEIVED  
5/21/91  
[Signature]

The Agency has reviewed the subject application request for a zone change to construct a 2-storey commercial building for office spaces and some retail activities, duty free shops, ect. from "R-2" (Multi-Family Dwelling) to "C" (Commercial) zone.

The office/retail building represents design and landscaping concepts not often encountered in Guam and will definitely offer substantial improvements to the area.

The Agency position follows:

The applicant has filed for a Finding-of-No-Significant Impact (FONSI) which has been approved. We have no objection to the proposed zone change, but will require the following items:

1. The applicant must provide sewer and water system design calculations for GEPA review.
2. The applicant should provide a solid waste composition report of approximate material to be produced during construction and operation of the building.
3. The applicant or chosen contractor must prepare an Environmental Protection Plan (EPP) for the construction phase of the project.

Thank you for the opportunity to comment.

*Fred M. Castro*  
Fred M. Castro

CC: Public Utility Agency of Guam  
Department of Commerce



40-1-1  
10-11

Applicant: Nanbo Guam Ltd.  
DRC Date: 01/22/90  
Request: zone change: R-2 to C  
Lot Number: ~~Blk.~~ 10, R-1 <sup>Area</sup> ~~Rem~~, Trt. 10  
Village: Tamuning  
Proposed Use: commercial/office building

Position: The Bureau has no major objections to the above request provided public hearing results are favorable.

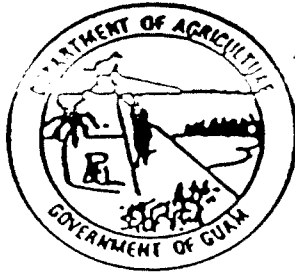
  
Director, Bureau of Planning

DEPT. OF LAND MGMNT.  
PLANNING DIV.  
REC'D ON 3/26/91  
TIME 10:00  
CDC

ANTONIO S. QUITUGUA  
DIRECTOR



JOSE A.E. MANIBUSAN  
Deputy Director



AGANA, GUAM 96910

Director's Office  
Aquatic & Wildlife Resources 734-3940  
Agricultural Development Services 734-3941  
Forestry & Soil Resources 734-3948  
Animal & Plant Industry 734-3940

March 18, 1991

Memorandum 90-134

To: Executive Secretary, Territorial Land Use Commission  
From: Director of Agriculture  
Subject: Lot No. 10-R-1-NEW Tract 10, Oka Tamuning (Nambo Guam Limited c/o Jose S. Leon Guerrero, Jr.) ZONE CHANGE to Construct a 2-Story Commercial Building for Office Spaces and Some Retail Activities, Duty Free Shops, etc., from "R-2" to "C" Zone.

We have reviewed the application described above and submit the following statements:

A. Comments and Recommendations Concerning Agency Mandated Functions:

Having found no direct concerns with this proposal in the Department of Agriculture's (DOA) mandated function, DOA has no objections.

B. General Comments:

The DOA has no pertinent comments in regards to this proposal at this time. The DOA defers to the concerns expressed by other mandated agencies.

DEPT. OF LAND MGMNT.  
PLANNING DIV.  
REC'D ON 3/22/91  
TIME 8:30  
CDC

ANTONIO S. QUITUGUA

