



Territory of Guam
Territorio Guam

OFFICE OF THE GOVERNOR
UFISINAN I MAGA'LAHI
AGANA, GUAM 96910 U.S.A.

RECEIVED
OFFICE OF THE SPEAKER
DATE: 6/11/93
TIME: 12:15
RECD BY: [Signature]

JUN 11 1993

[Handwritten signature]

The Honorable Joe T. San Agustin
Speaker, Twenty-Second Guam Legislature
155 Hesler Street
Agana, Guam 96910

Dear Mr. Speaker:

Transmitted herewith is Bill No. 187, which has been designated as Public Law
22-16.

Sincerely yours,

[Handwritten signature of Joseph F. Ada]
JOSEPH F. ADA
Governor of Guam

220251

Attachment



Commonwealth Now!

TWENTY-SECOND GUAM LEGISLATURE
1993 (FIRST) Regular Session

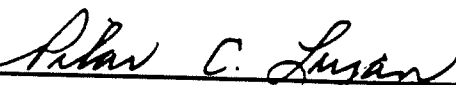
CERTIFICATION TO THE GOVERNOR OF PASSAGE OF AN ACT

This is to certify that Substitute Bill No. 187 (LS), "AN ACT TO REZONE LOT NO. 1-1, TRACT 2621, IN YOÑA FROM AGRICULTURAL ("A") TO SINGLE-FAMILY RESIDENTIAL ("R-1"), TO REZONE TWO ZONE CHANGES IN MANGILAO, TO AMEND SUBPARAGRAPH (C) OF §61639, TITLE 21, GUAM CODE ANNOTATED, ON SUMMARY ZONE CHANGES, TO AMEND SECTION 9 OF PUBLIC LAW 21-55 TO REZONE LOTS NOS. 5224-1-5, 5224-7-3 AND 5223-R9-2, DEDEDO, FROM AGRICULTURAL ("A") TO LIGHT INDUSTRIAL ("M-1"), AND TO REZONE LOT NO. 5206-REM-3-R4, BARRIGADA, FROM AGRICULTURAL ("A") TO LIGHT INDUSTRIAL ("M-1")," returned to the Legislature without the approval of the Governor, was, in accordance with the Organic Act of Guam, reconsidered by the Legislature and after such reconsideration, the Legislature did, on the 1st day of June, 1993, agree to pass said bill notwithstanding the objection of the Governor by a vote of two-thirds or more of all the members thereof, to wit: by a vote of fifteen (15) members.



JOE T. SAN AGUSTIN
Speaker

Attested:



PILAR C. LUJAN
Senator and Legislative Secretary

This Act was received by the Governor this 10th day of June, 1993, at
3:17 o'clock P.M.



Theresa J. Duenas
Assistant Staff Officer
Governor's Office

Public Law No. 22-16

TWENTY-SECOND GUAM LEGISLATURE
1993 (FIRST) Regular Session

Bill No. 187 (LS)

As substituted by the Committee on
Housing and Community Development,
as further amended by the Committee on
Rules, and as further amended by the
principal author.

Introduced by:

E. D. Reyes
F. R. Santos
V. C. Pangelinan
T. S. Nelson
T. C. Ada
J. P. Aguon
E. P. Arriola
M. Z. Bordallo
H. D. Dierking
C. T. C. Gutierrez
P. C. Lujan
D. Parkinson
J. T. San Agustin
D. L. G. Shimizu
J. G. Bamba
A. C. Blaz
D. F. Brooks
F. P. Camacho
M. D. A. Manibusan
T. V. C. Tanaka
A. R. Unpingco

AN ACT TO REZONE LOT NO. 1-1, TRACT 2621, IN
YOÑA FROM AGRICULTURAL ("A") TO SINGLE-
FAMILY RESIDENTIAL ("R-1"), TO REZONE TWO
ZONE CHANGES IN MANGILAO, TO AMEND
SUBPARAGRAPH (C) OF §61639, TITLE 21, GUAM
CODE ANNOTATED, ON SUMMARY ZONE
CHANGES, TO AMEND SECTION 9 OF PUBLIC LAW
21-55 TO REZONE LOTS NOS. 5224-1-5, 5224-7-3

AND 5223-R9-2, DEDEDO, FROM AGRICULTURAL ("A") TO LIGHT INDUSTRIAL ("M-1"), AND TO REZONE LOT NO. 5206-REM-3-R4, BARRIGADA, FROM AGRICULTURAL ("A") TO LIGHT INDUSTRIAL ("M-1").

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

2 **Section 1. (a) Legislative statement.** Johnny T. Blas has requested the
3 assistance of the Legislature in the rezoning of his property in Yoña (Lot No.
4 1-1, Tract 2621) so he can divide this land among his family's members who
5 wish to build permanent homes thereon. Although the property is presently
6 zoned Agricultural, there are numerous single-family units situated on the
7 lots surrounding the subject lot, and the Legislature finds that there is an
8 established pattern of predominantly residential land use as opposed to
9 agricultural. The Legislature further finds that the Blas family is justified in
10 seeking to erect housing thereon, given the fact that the area possesses
11 adequate water, power and telephone services, although it is noted that
12 sewer lines have not be extended to this area of Yoña.

13 **(b) Rezoning.** Lot No. 1-1, Tract 2621, owned by Johnny T. Blas under
14 Certificate of Title No. 91349, containing an area of 3,176.07 square meters,
15 as shown in Map No. RTDC-042691, recorded at the Office of the Recorder,
16 Guam under Instrument No. 468634, is hereby rezoned from Agricultural
17 ("A") to Single-Family Residential ("R-1").

18 **Section 2. (a) Legislative statement.** In accordance with the
19 provisions of §61639 of Title 21, Guam Code Annotated, the Department of
20 Land Management ("DLM") on February 3, 1993 submitted to the Legislature
21 two (2) "fast track" zone changes requests for consideration. Said section
22 provides that such zone changes will take effect forty-five (45) days after

1 submission to the Legislature unless the Legislature, by statute, amends or
2 rejects the same. The two (2) zone change requests are as follows:

3 Lots Nos.:	Changes:	Applicants:	DLM decisions:
4 5396-R5-NEW-3, Mangilao,	R-1 to R-2	Pacific Island Bible College	Conditional Approval
5 P19.77-1-1, Mangilao	R-1 to R-2	Li Hua Corporation	Conditional Approval

6 At the Committee on Housing and Community Development's public hearing
7 on February 5, 1993, residents in the affected areas requested the Committee
8 to disapprove the two (2) zone changes because they would substantially alter
9 the neighborhood's character. After considering all available data and public
10 testimony, the Committee concurs with the residents and recommends
11 disapproval. Since the changes have already gone into effect it is therefore
12 necessary to again rezone these properties. Accordingly, Lots Nos. 5396-R5-
13 NEW-3 and P19.77-1-1, Mangilao, are hereby rezoned from Multi-family
14 Residential ("R-2") to Single Family Residential ("R-1").

15 (b) **Amendment to Summary Zone Change Act.** Subparagraph (C) of
16 §61639, Title 21, Guam Code Annotated, is hereby amended to read as
17 follows:

18 "(C) If the application has been approved by the Director, the
19 property the subject of the application shall be rezoned to either
20 Single Family Residential ("R-1") or Multi-Family Residential ("R-
21 2") as the case may be, unless within sixty (60) days of its submission
22 to the Legislature, the Legislature, by statute, amends or rejects the
23 same. If the application has been disapproved by the Director, the
24 property the subject of the application shall not be rezoned unless
25 within sixty (60) days of its submission to the Legislature, the
26 Legislature, by statute, overrules the Director and approves the
27 change of zone."

1 **Section 3. (a) Legislative statement.** Benny B. Bello, Janice and Peter
2 Benavente and Linda Suda sought assistance from the Legislature in January
3 of 1991 to rezone properties owned by them in the Municipality of Dededo
4 along Route 16 and the Bello Road area. The rezoning request covering such
5 properties was incorporated in Bill No. 455, passed by the Twenty-First
6 Guam Legislature as Section 9 of Public Law 21-55. Unfortunately, in the
7 preparation of the bill, there was an inadvertent omission of the lots owned
8 by them. After reviewing the Committee records and public hearing
9 documents, the Legislature finds that they did formally request the
10 Legislature to incorporate their lots in Bill No. 455, the rezoning measure,
11 and it was due to typographical errors in the drafting of the bill that their
12 names and lots were not set out in the bill and the subsequent law. This error
13 should be corrected.

14 **(b) Technical amendment.** Section 9 of Public Law 21-55 is amended to
15 read:

16 **"Section 9. Rezoning from Agricultural ("A") to Light**
17 **Industrial ("M-1").** The following lots, all situated in the Harmon
18 area of the Municipality of Dededo, being suitable and
19 appropriate for light industrial use and warehouse facilities, are
20 hereby rezoned from Agricultural ("A") to Light Industrial ("M-
21 1"):

Lots Nos.:	Owners:
5235-1	Dolores B. Bello
5235-2	Margarita G. Benavente
5235-3	Eric Eun-Ha Choi
5235-4	Pedro G. Benavente
5235-5	Rosario B. Espinoza

1	5235-6	Calvo Enterprises
2	5235-7	Calvo Enterprises
3	5235-R7	Calvo Enterprises
4	5242-2-2NEW	Sung Hee Development, Inc.
5	5242-2-2-R2	Sung Hee Development, Inc.
6	5242-3-R11	Charles Whang
7	5224-2-4NEW-R3	Francisco G. Benavente
8	5224-2-4NEW-1	Francisco G. Benavente
9	5224-2-4NEW-2	Francisco G. Benavente
10	5224-2-4NEW-3	Francisco G. Benavente
11	5224-2, Lot No. 4, Tract 1417	Francisco G. Benavente
12	5224-1-20-1 thru 16	Dolores B./Benny B. Bello
13	5224 Lot No. 1, Tract 1410A	Carline B. Bukikosa
14	5224 Lot 2, Lot 4, Lot 5, Tract 1410A	Dolores B. Bello
15	5224-1-3	Bella B. Martinez
16	5224-1-5	Benny B. Bello
17	5224-1-11	Bella B. Martinez
18	5224-1-12	George B. Bello
19	5224-1-13	George B. Bello
20	5224-1-14	Josephine Bello Dueñas
21	5224-1-15	Josephine Bello Dueñas
22	5224-1-NEW	Dolores B. Bello
23	5224-3-2	Myong S. Chong
24	5224-6-R4	Pedro G. Benavente
25	5224-6-3	Pedro G. Benavente
26	5224-6-4	Pedro G. Benavente
27	5224-7-1	Northern Island Co., Inc.

1	5224-7-2	Northern Island Co., Inc.
2	5224-7-3	Janice/Peter Benavente
3	5223-R9-2	Linda Suda
4	Tract No. 1415, Block 1, Lots 1 thru 7	Jose G./Joseph M. Benavente
5	Tract No. 1415, Block 2, Lot 1	Jose G. Benavente
6	5223-R9-1	Juan L. G. Guerrero."

7 **Section 4. Nissan Motors Corporation rezoning. (a) Legislative**
8 **findings and intent.** Nissan Motor Corporation in Guam has a need for
9 utilizing its Lot No. 5206-Rem-3-R4, municipality of Barrigada, containing an
10 area of 18,703+ square meters, for a pre-delivery inspection station for
11 automobiles, which lot is located between Route 16 and the A.B.Won Pat
12 International Airport. The land is unsuitable for housing and most other uses,
13 but can be made accessible to water. There is presently no sewer. The lot
14 adjacent to such lot is already zoned Light Industrial ("M-1").

15 **(b) Rezoning.** Lot No. 5206-Rem-3-R4, Municipality of Barrigada,
16 containing an area of 18,703+ square meters, as shown on Department of
17 Land Management map filed under instrument no. 332034, and owned by
18 Nissan Motor Corporation in Guam, is rezoned from Agricultural ("A") to
19 Light Industrial ("M-1").

Guam

TWENTY-SECOND GUAM LEGISLATURE

1993 (FIRST) Regular Session

Date: 6/1/93

VOTING SHEET

Bill No. 187

Resolution No. _____

Question: to override notwithstanding Gov. objection

NAME	AYE	NO	NOT VOTING/ ABSTAINED	ABSENT/ OUT DURING ROLL CALL
ADA, Thomas C.	✓			
AGUON, John P.			✓	
ARRIOLA, Elizabeth P.	✓			
BAMBA, J. George	✓			
BLAZ, Anthony C.			✓	
BORDALLO, Madeleine Z.	✓			
BROOKS, Doris F.			✓	
CAMACHO, Felix P.			✓	
DIERKING, Herminia D.	✓			
GUTIERREZ, Carl T. C.	✓			
LUJAN, Pilar C.	✓			
MANIBUSAN, Marilyn D. A.	✓			
NELSON, Ted S.	✓			
PANGELINAN, Vicente	✓			
PARKINSON, Don	✓			
REYES, Edward D.	✓			
SAN AGUSTIN, Joe T.	✓			
SANTOS, Francisco R.	✓			
SHIMIZU, David L. G.	✓			
TANAKA, Thomas V. C.			✓	
UNPINGCO, Antonio R.		✓		

TOTAL 15 1 5 _____



Territory of Guam
Territorio de Guam

OFFICE OF THE GOVERNOR
LENNAN MAIALANI
AGANA GUAM 96910

LEGISLATIVE SECRETARIAT

RECEIVED
OFFICE OF THE SPEAKER
DATE: 5/7/93
TIME: 10:20 AM
REC'D BY: [Signature]

May 7, 1993

The Honorable Joe T. San Agustin
Speaker
Twenty Second Guam Legislature
Agana, Guam 96910

Dear Mr. Speaker:

Returned herewith is Substitute Bill No. 187 which I have vetoed in its entirety.

On previous occasions I have advised the Legislature that rezoning without verification of adequate infrastructure is not appropriate. Sections 1, 3 and 4 of this measure contain such rezoning.

Section 4 of this measure rezones certain Barrigada property. Nissan Motors, the owner of this property was granted a conditional use permit "to construct a pre-delivery inspection shop with accessory auto storage facilities of new cars to be sold or leased." (See attached Notice of Action, Instrument No. 477388 filed September 24, 1992 in the Department of Land Management.)

Upon receiving the conditional use permit the Nissan Motors agreed to comply with the following conditions imposed by the Territorial Land Use Commission:

- (1) to widen the road and construct sidewalks,
- (2) to only operate the facility from Mondays through Fridays,
- (3) not to wash nor remove any protective car coating on the site, and
- (4) not to store any corrosive or petroleum solution at the facility.

Rezoning by law is not necessary for Nissan Motors to achieve its desired use of the property. The administrative process resulted in essential environmental safeguards and improvements to the roadway necessiated by Nissan's use of the property. This legislation could have the effect of removing these essential safeguards.

If Nissan now ignores the agreements it made then the government will have the financial responsibility for widening the road.



Commonwealth Now!

Further, those attending the church located near this property may have their worship disrupted by weekend operations of this facility. I ask the members to reconsider this rezoning action in light of the administrative approval so that the government may enforce the commitments made by Nissan Motors.

In Subsection (a) of Section 2 two rezoning actions are reversed. First, I would like to comment on the inherent unfairness of this action. These two parcels were rezoned in accordance with law. At the conclusion of the administrative proceeding, the applications were before the legislature for 45 days. During the 45 day period the Legislature met three times. It did not act on the applications and the properties were rezoned.

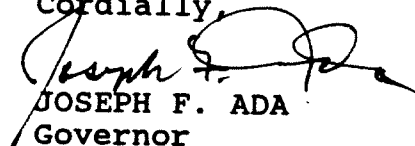
Second, with respect to the merits of the application of Pacific Island Bible College, I believe that the administrative action was appropriate. This lot's rezoning was not "spot rezoning" because the parcel is next to property already zoned "R-2". The property is located next to the University of Guam (by Dean's Circle). The college offers an educational program complimentary to the university's and provides dormitory accommodations to fifty students. The use of this property by the college is complimentary to the educational goal of Guam serving as a regional center of higher education.

The College has requested that the government of Guam provide access to their property from Dean's circle. If this 200' easement is granted then the fears of the neighbors about increased traffic to this parcel will be alleviated. I suggest that is an appropriate way for the legislature to resolve the concerns of those living in the residential neighborhood near (but not adjacent) to the college.

I urge the Legislature to reconsider its decision to down zone property. The government of Guam may be estopped from enforcing this zone change since it is "devised solely to frustrate the landowner."¹ Further, the government may be liable for damages in this taking of a vested property right.

I have no objection to Section 2(b) of this measure since it would give the Legislature more time for review of zone changes in the future and thus avoid down zoning. However, I think it is unfair to overturn decisions made through strict adherence to law and existing procedures. I urge the Legislature to reexamine its actions.

Cordially,


JOSEPH F. ADA
Governor

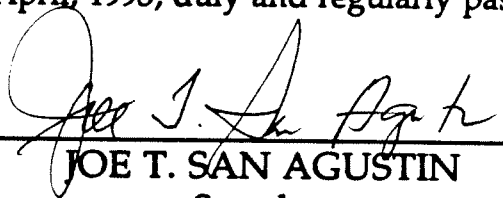
220212

¹See Zoning and Planning Law Handbook §7.03[1][c].

TWENTY-SECOND GUAM LEGISLATURE
1993 (FIRST) Regular Session

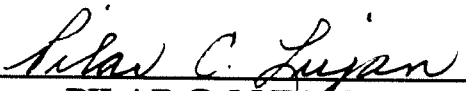
CERTIFICATION OF PASSAGE OF AN ACT TO THE GOVERNOR

This is to certify that Substitute Bill No. 187 (LS), "AN ACT TO REZONE LOT NO. 1-1, TRACT 2621, IN YOÑA FROM AGRICULTURAL ("A") TO SINGLE-FAMILY RESIDENTIAL ("R-1"), TO REZONE TWO ZONE CHANGES IN MANGILAO, TO AMEND SUBPARAGRAPH (C) OF §61639, TITLE 21, GUAM CODE ANNOTATED, ON SUMMARY ZONE CHANGES, TO AMEND SECTION 9 OF PUBLIC LAW 21-55 TO REZONE LOTS NOS. 5224-1-5, 5224-7-3 AND 5223-R9-2, DEDEDO, FROM AGRICULTURAL ("A") TO LIGHT INDUSTRIAL ("M-1"), AND TO REZONE LOT NO. 5206-REM-3-R4, BARRIGADA, FROM AGRICULTURAL ("A") TO LIGHT INDUSTRIAL ("M-1")," was on the 23rd day of April, 1993, duly and regularly passed.



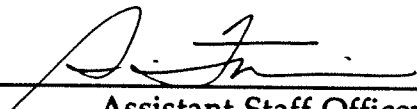
JOE T. SAN AGUSTIN
Speaker

Attested:



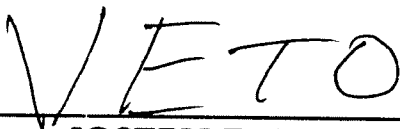
PILAR C. LUJAN
Senator and Legislative Secretary

This Act was received by the Governor this 26th day of April, 1993, at
3:31 o'clock P.M.



Assistant Staff Officer
Governor's Office

APPROVED:



JOSEPH F. ADA
Governor of Guam

Date: _____

Public Law No. _____

TWENTY-SECOND GUAM LEGISLATURE
1993 (FIRST) Regular Session

Bill No. 187 (LS)

As substituted by the Committee on
Housing and Community Development,
as further amended by the Committee on
Rules, and as further amended by the
principal author.

Introduced by:

E. D. Reyes
F. R. Santos
V. C. Pangelinan
T. S. Nelson
T. C. Ada
J. P. Aguon
E. P. Arriola
M. Z. Bordallo
H. D. Dierking
C. T. C. Gutierrez
P. C. Lujan
D. Parkinson
J. T. San Agustin
D. L. G. Shimizu
J. G. Bamba
A. C. Blaz
D. F. Brooks
F. P. Camacho
M. D. A. Manibusan
T. V. C. Tanaka
A. R. Unpingco

AN ACT TO REZONE LOT NO. 1-1, TRACT 2621, IN
YOÑA FROM AGRICULTURAL ("A") TO SINGLE-
FAMILY RESIDENTIAL ("R-1"), TO REZONE TWO
ZONE CHANGES IN MANGILAO, TO AMEND
SUBPARAGRAPH (C) OF §61639, TITLE 21, GUAM
CODE ANNOTATED, ON SUMMARY ZONE
CHANGES, TO AMEND SECTION 9 OF PUBLIC LAW
21-55 TO REZONE LOTS NOS. 5224-1-5, 5224-7-3

AND 5223-R9-2, DEDEDO, FROM AGRICULTURAL ("A") TO LIGHT INDUSTRIAL ("M-1"), AND TO REZONE LOT NO. 5206-REM-3-R4, BARRIGADA, FROM AGRICULTURAL ("A") TO LIGHT INDUSTRIAL ("M-1").

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

2 **Section 1. (a) Legislative statement.** Johnny T. Blas has requested the
3 assistance of the Legislature in the rezoning of his property in Yoña (Lot No.
4 1-1, Tract 2621) so he can divide this land among his family's members who
5 wish to build permanent homes thereon. Although the property is presently
6 zoned Agricultural, there are numerous single-family units situated on the
7 lots surrounding the subject lot, and the Legislature finds that there is an
8 established pattern of predominantly residential land use as opposed to
9 agricultural. The Legislature further finds that the Blas family is justified in
10 seeking to erect housing thereon, given the fact that the area possesses
11 adequate water, power and telephone services, although it is noted that
12 sewer lines have not be extended to this area of Yoña.

13 **(b) Rezoning.** Lot No. 1-1, Tract 2621, owned by Johnny T. Blas under
14 Certificate of Title No. 91349, containing an area of 3,176.07 square meters,
15 as shown in Map No. RTDC-042691, recorded at the Office of the Recorder,
16 Guam under Instrument No. 468634, is hereby rezoned from Agricultural
17 ("A") to Single-Family Residential ("R-1").

18 **Section 2. (a) Legislative statement.** In accordance with the
19 provisions of §61639 of Title 21, Guam Code Annotated, the Department of
20 Land Management ("DLM") on February 3, 1993 submitted to the Legislature
21 two (2) "fast track" zone changes requests for consideration. Said section
22 provides that such zone changes will take effect forty-five (45) days after

1 submission to the Legislature unless the Legislature, by statute, amends or
2 rejects the same. The two (2) zone change requests are as follows:

3 Lots Nos.:	Changes:	Applicants:	DLM decisions:
4 5396-R5-NEW-3, Mangilao,	R-1 to R-2	Pacific Island Bible College	Conditional Approval
5 P19.77-1-1, Mangilao	R-1 to R-2	Li Hua Corporation	Conditional Approval

6 At the Committee on Housing and Community Development's public hearing
7 on February 5, 1993, residents in the affected areas requested the Committee
8 to disapprove the two (2) zone changes because they would substantially alter
9 the neighborhood's character. After considering all available data and public
10 testimony, the Committee concurs with the residents and recommends
11 disapproval. Since the changes have already gone into effect it is therefore
12 necessary to again rezone these properties. Accordingly, Lots Nos. 5396-R5-
13 NEW-3 and P19.77-1-1, Mangilao, are hereby rezoned from Multi-family
14 Residential ("R-2") to Single Family Residential ("R-1").

15 (b) Amendment to Summary Zone Change Act. Subparagraph (C) of
16 §61639, Title 21, Guam Code Annotated, is hereby amended to read as
17 follows:

18 "(C) If the application has been approved by the Director, the
19 property the subject of the application shall be rezoned to either
20 Single Family Residential ("R-1") or Multi-Family Residential ("R-
21 2") as the case may be, unless within sixty (60) days of its submission
22 to the Legislature, the Legislature, by statute, amends or rejects the
23 same. If the application has been disapproved by the Director, the
24 property the subject of the application shall not be rezoned unless
25 within sixty (60) days of its submission to the Legislature, the
26 Legislature, by statute, overrules the Director and approves the
27 change of zone."

1 **Section 3. (a) Legislative statement.** Benny B. Bello, Janice and Peter
2 Benavente and Linda Suda sought assistance from the Legislature in January
3 of 1991 to rezone properties owned by them in the Municipality of Dededo
4 along Route 16 and the Bello Road area. The rezoning request covering such
5 properties was incorporated in Bill No. 455, passed by the Twenty-First
6 Guam Legislature as Section 9 of Public Law 21-55. Unfortunately, in the
7 preparation of the bill, there was an inadvertent omission of the lots owned
8 by them. After reviewing the Committee records and public hearing
9 documents, the Legislature finds that they did formally request the
10 Legislature to incorporate their lots in Bill No. 455, the rezoning measure,
11 and it was due to typographical errors in the drafting of the bill that their
12 names and lots were not set out in the bill and the subsequent law. This error
13 should be corrected.

14 **(b) Technical amendment.** Section 9 of Public Law 21-55 is amended to
15 read:

16 **"Section 9. Rezoning from Agricultural ("A") to Light**
17 **Industrial ("M-1").** The following lots, all situated in the Harmon
18 area of the Municipality of Dededo, being suitable and
19 appropriate for light industrial use and warehouse facilities, are
20 hereby rezoned from Agricultural ("A") to Light Industrial ("M-
21 1"):

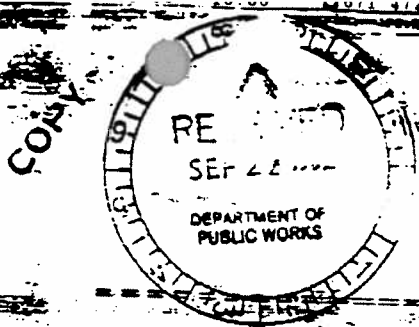
	Lots Nos.:	Owners:
22		
23	5235-1	Dolores B. Bello
24	5235-2	Margarita G. Benavente
25	5235-3	Eric Eun-Ha Choi
26	5235-4	Pedro G. Benavente
27	5235-5	Rosario B. Espinoza

1	5235-6	Calvo Enterprises
2	5235-7	Calvo Enterprises
3	5235-R7	Calvo Enterprises
4	5242-2-2NEW	Sung Hee Development, Inc.
5	5242-2-2-R2	Sung Hee Development, Inc.
6	5242-3-R11	Charles Whang
7	5224-2-4NEW-R3	Francisco G. Benavente
8	5224-2-4NEW-1	Francisco G. Benavente
9	5224-2-4NEW-2	Francisco G. Benavente
10	5224-2-4NEW-3	Francisco G. Benavente
11	5224-2, Lot No. 4, Tract 1417	Francisco G. Benavente
12	5224-1-20-1 thru 16	Dolores B./Benny B. Bello
13	5224 Lot No. 1, Tract 1410A	Carline B. Bukikosa
14	5224 Lot 2, Lot 4, Lot 5, Tract 1410A	Dolores B. Bello
15	5224-1-3	Bella B. Martinez
16	5224-1-5	Benny B. Bello
17	5224-1-11	Bella B. Martinez
18	5224-1-12	George B. Bello
19	5224-1-13	George B. Bello
20	5224-1-14	Josephine Bello Dueñas
21	5224-1-15	Josephine Bello Dueñas
22	5224-1-NEW	Dolores B. Bello
23	5224-3-2	Myong S. Chong
24	5224-6-R4	Pedro G. Benavente
25	5224-6-3	Pedro G. Benavente
26	5224-6-4	Pedro G. Benavente
27	5224-7-1	Northern Island Co., Inc.

1	5224-7-2	Northern Island Co., Inc.
2	5224-7-3	Janice/Peter Benavente
3	5223-R9-2	Linda Suda
4	Tract No. 1415, Block 1, Lots 1 thru 7	Jose G./Joseph M. Benavente
5	Tract No. 1415, Block 2, Lot 1	Jose G. Benavente
6	5223-R9-1	Juan L. G. Guerrero."

7 **Section 4. Nissan Motors Corporation rezoning. (a) Legislative**
8 **findings and intent.** Nissan Motor Corporation in Guam has a need for
9 utilizing its Lot No. 5206-Rem-3-R4, municipality of Barrigada, containing an
10 area of 18,703± square meters, for a pre-delivery inspection station for
11 automobiles, which lot is located between Route 16 and the A.B.Won Pat
12 International Airport. The land is unsuitable for housing and most other uses,
13 but can be made accessible to water. There is presently no sewer. The lot
14 adjacent to such lot is already zoned Light Industrial ("M-1").

15 **(b) Rezoning.** Lot No. 5206-Rem-3-R4, Municipality of Barrigada,
16 containing an area of 18,703+ square meters, as shown on Department of
17 Land Management map filed under instrument no. 332034, and owned by
18 Nissan Motor Corporation in Guam, is rezoned from Agricultural ("A") to
19 Light Industrial ("M-1").



PLANNING DIV. DLM --- BU OF PLANNING
 TERRITORY OF GUAM, DEPARTMENT OF LAND MANAGEMENT
 OFFICE OF THE RECORDER
 INSTRUMENT NUMBER 477388
 This instrument was filed for record on 14
 Day of Sept., 1992, at 2:30 P.M.
 and duly recorded in Book _____ at Page _____
 Recording Fee _____ Office _____
 (Space above for Recording Fee)

TERRITORIAL LAND USE COMMISSION
 Department of Land Management
 Government of Guam
 Agaña, Guam 96910

NOTICE OF ACTION

August 17, 1992

To: Nissan Motor Corporation, Inc., Guam
 c/o Cornerstone, Inc.
 Rm. 223-F, Julale Shopping Center
 P.O. Box 651
 Agaña, Guam 96910

Case No. 91-098

The Territorial Land Use Commission, at its meeting on June 30, 1992:

- | | |
|--|--------------------------------------|
| <input type="checkbox"/> Approved | <input type="checkbox"/> Disapproved |
| <input checked="" type="checkbox"/> Approved with Conditions | <input type="checkbox"/> Tabled |

your request on Lot No. 5206-REM-3-R4, Municipality of Barrigada for a:

- | | |
|---|---|
| <input type="checkbox"/> Zone Change** | <input type="checkbox"/> Subdivision Variance |
| <input type="checkbox"/> Zone Variance | <input type="checkbox"/> Tentative Subdivision |
| <input checked="" type="checkbox"/> Conditional Use | <input type="checkbox"/> Final Subdivision |
| <input type="checkbox"/> Wetland Permit | <input type="checkbox"/> Re-subdivision |
| <input type="checkbox"/> Determination of Policy Definition | <input type="checkbox"/> Subdivision Definition |
| <input type="checkbox"/> Miscellaneous | |

Please submit this form with necessary plans to the appropriate agency. If request was tabled, approved with conditions or involved clarification, please see the conditions below for further details.

NOTATION: *Conditional Use* to construct a pre-delivery inspection shop with accessory auto storage facilities of new cars to be sold or leased in an "A" (Rural) Zone.

CONDITIONS. The Territorial Land Use Commission approved the application based on the following conditions:

- That the road (Tract 295) be fully improved at the maximum of 50 feet and portion of the main road be fully improved of 60 feet all the way to the project site with sidewalks;
- That the Applicant only operate the storage facility on Mondays through Fridays;

NOTICE OF ACTION - Case No. 91-098
 Nissan Motor Corporation, Inc., Guam
 (c/o Cornerstone, Inc.)
 Lot No. 5206-REM-3-R4, Municipality of Barrigada
 Conditional Use: TLUC/Approved with Conditions

August 17, 1992
 Page 2 of 2

CONDITIONS (continued):

3. That there be no washing or removal of any protective car coating on the site and
4. That no corrosive or petroleum solution be stored at the storage facility.

Felixberto R. Dungca, Jr.
 FELIXBERTO R. DUNGCA, Jr.
 Territorial Planner

F. L. Q. Castro
 F. L. Q. CASTRO
 Executive Secretary, TLUC

Jesus P. Cruz
 JESUS P. CRUZ
 Chairman, TLUC

Case Planner: Rudy P. Cabana
 Attachments: Minutes of June 30, 1992
 cc: Building Official, Department of Public Works

**Approval by the Territorial Land Use Commission of a Zone Change DOES NOT CONSTITUTE FINAL APPROVAL but rather a recommendation to the Governor for his approval. Notification will be sent upon action taken by the Governor. [Ref: 21 GCA (Real Property), Chapter 6 (Zoning Law), Section 61634 (Decision by the Commission).]

=====

CERTIFICATION OF UNDERSTANDING

WE, NISSAN MOTOR CORP. IN GUAMI CORNERSTONE INC., understand
 (Applicant, pls. print) (Representative - pls. print)
 and accept the conditions above as a part of the Notice of Action, and further agree to adhere to any and all conditions made a part of and attached to this Notice of Action as mandated by the approval of the Territorial Land Use Commission."

Philippe F. Gerling
 Signature of Applicant PHILIPPE F. GERLING
 OPERATIONS MANAGER
 Date: 08/14/92

[Signature]
 Signature of Representative
 Date: 8-14-92

4

TWENTY-SECOND GUAM LEGISLATURE

1993 (FIRST) Regular Session

Date: 4/23/93

VOTING SHEET

Bill No. 187

Resolution No. _____

Question: _____

NAME	AYE	NO	NOT VOTING/ ABSTAN	ABSENT/ OUT DURING ROLL CALL
ADA, Thomas C.	✓			
AGUON, John P.	✓			
ARRIOLA, Elizabeth P.	✓			
BAMBA, J. George	✓			
BLAZ, Anthony C.	-		✓	
BORDALLO, Madeleine Z.	✓			
BROOKS, Doris F.	+		✓	
CAMACHO, Felix P.				✓
DIERKING, Herminia D.	✓			
GUTIERREZ, Carl T. C.	✓			
LUJAN, Pilar C.	✓			
MANIBUSAN, Marilyn D. A.				✓
NELSON, Ted S.	✓			
PANGELINAN, Vicente C.	✓			
PARKINSON, Don	✓			
REYES, Edward D.	✓			
SAN AGUSTIN, Joe T.	✓			
SANTOS, Francisco R.	✓			
SHIMIZU, David L. G.	✓			
TANAKA, Thomas V. C.			✓	
UNPINGCO, Antonio R.			✓	

TOTAL 15 4 2

Senator Edward D. Reyes

Chairman

Committee on Housing and Community Development

Twenty-Second Guam Legislature

228 Archbishop Flores St.
Agana, Guam 96910

Tel: (671) 472-3453-4
Fax: (671) 477-6338

March 12, 1993

SPEAKER JOE T. SAN AGUSTIN
Twenty-Second Guam Legislature
155 Hesler St.
Agana, Guam 96910

Dear Mr. Speaker:

The Committee on Housing and Community Development, to which was referred Bill No. 187 (An Act to Rezone Lot No. 1-1, Tract 2621, containing an area of 3,176.07 square meters in the Municipality of Yona from Agricultural (A) to Single-Family (R-1) and for Other Purposes), wishes to report back to the Legislature with its recommendation **TO DO PASS** Bill No. 187, as substituted by the Committee on Housing and Community Development. The voting record is as follows:

TO PASS	<u>7</u>
NOT TO PASS	<u>0</u>
ABSTAIN	<u>0</u>
TO PLACE IN INACTIVE FILE	<u>0</u>

Copies of the Committee Report and other pertinent documents are attached.

Your attention to this matter is greatly appreciated.


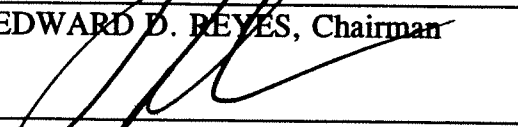
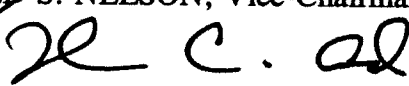
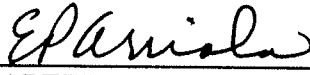
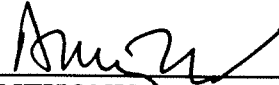
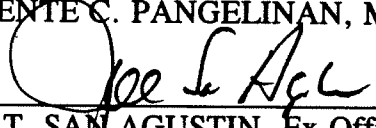



EDWARD D. REYES

Attachments

VOTING RECORD

BILL NO. 187 (AS SUBSTITUTED BY THE COMMITTEE ON HOUSING AND COMMUNITY DEVELOPMENT): AN ACT TO REZONE LOT NO. 1-1, TRACT 2621, CONTAINING AN AREA OF 3,176.07 SQUARE METERS IN THE MUNICIPALITY OF YONA FROM AGRICULTURAL (A) TO SINGLE-FAMILY (R-1) AND FOR OTHER PURPOSES.

	<u>TO</u> <u>PASS</u>	<u>NOT TO</u> <u>PASS</u>	<u>ABSTAIN</u>	<u>INACTIVE</u> <u>FILE</u>
 EDWARD D. REYES, Chairman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 TED S. NELSON, Vice-Chairman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 THOMAS C. ADA, Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 ELIZABETH P. ARRIOLA, Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 ANTHONY C. BLAZ, Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FELIX P. CAMACHO, Member	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MARILYN D.A. MANIBUSAN, Member	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VICENTE C. PANGELINAN, Member	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 JOE T. SAN AGUSTIN, Ex-Officio Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 FRANCISCO R. SANTOS, Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Senator Edward D. Reyes

Chairman

Committee on Housing and Community Development Twenty-Second Guam Legislature

228 Archbishop Flores St.
Agana, Guam 96910

Tel: (671) 472-3453-4
Fax: (671) 477-6338

March 5, 1993

MEMORANDUM

TO: Members, Committee on Housing and Community Development

FROM: Chairman

SUBJECT: Committee Report - Substitute Bill No. 187 (An Act to Rezone Lot No. 1-1, Tract 2621, containing an area of 3,176.07 square meters in the Municipality of Yona from Agricultural (A) to Single-Family (R-1) and for Other Purposes).

Transmitted herewith for your information and action is the Committee on Housing and Community Development's Report on subject bill.

The narrative report is accompanied by the following:

1. Bill 187
2. Substitute Bill 187
3. Committee on Housing and Community Development Voting Sheet;
4. Written Testimony and Sign-in Sheet.

Should you have any questions on the narrative report or the accompanying documents, I would be most happy to answer any of them.

Please take the appropriate action on the attached voting sheet and return the documents to my office for transmittal to the other members.

Your attention and cooperation in this matter is greatly appreciated.



EDWARD D. REYES

Attachments.

COMMITTEE ON HOUSING AND COMMUNITY DEVELOPMENT

COMMITTEE REPORT ON BILL NO. 187

**AN ACT TO REZONE LOT NO. 1-1, TRACT 2621,
CONTAINING AN AREA OF 3,176.07 SQUARE
METERS IN THE MUNICIPALITY OF YONA FROM
AGRICULTURAL (A) TO SINGLE-FAMILY (R-1) AND
FOR OTHER PURPOSES.**

FEBRUARY 19, 1993

I. OVERVIEW

Mr. Johnny T. Blas requested the assistance of the Legislature in the rezoning of said property, containing an area of 3,176.07 square meters, for the purpose of dividing this land among family members who wish to begin building permanent homes. The property is presently zoned agricultural. However, there are numerous single-family units situated on the properties surrounding the subject lot and there is an established pattern or trend of land use which indicates predominantly residential use as opposed to agricultural. The area possesses adequate water, power and telephone services. It is noted, however, that government sewer lines are not present in this area of Yona..

Bill 187 was referred on January 21, 1993 to the Committee on Housing and Community Development by the Committee on Rules. The Chairman scheduled a public hearing on the Bill. Public notice was printed in the Pacific Daily News on February 15, 1993. The hearing was conducted on Friday, February 19, 1993, 9:30 a.m., in the Legislative Public Hearing Room, Agana. Chairman Edward D. Reyes presided and members present included Vice Chairman T.S. Nelson, Senators T.C. Ada, A.C. Blaz, F.P. Camacho, M.D.A. Manibusan, and V.C. Pangelinan.

II. TESTIMONY

Mr. Joe Santos, Department of Land Management representative, presented oral testimony. He indicated to the Committee the two administrative rezoning processes currently in use - Territorial Land Use Commission and Fast Track Zone Review. He had reviewed the lot to be rezoned and it was his contention that it behooves the Blas family to avail themselves of Land Management's assistance so the family can explore subdivision options available to them.

Committee members expressed their gratitude for Land Management's concerns but they weren't convinced that private citizens were receiving timely service from the Department's fast track zoning review. As an example, the Chairman pointed out Mr Dutch Van Dox's application, which was in its ninth month of review. Mr. Santos was not aware of the particular circumstances, saying he would look into it.

Mr. Ben Bello, private citizen, came in to testify verbally that he was seeking the Legislature's assistance in correcting an error concerning rezoning of family property in Public Law 21-55.

III. FINDINGS AND RECOMMENDATION

Mr. Johnny T. Blas wants his property rezoned so it can be subdivided to make room for his children and their families. Several family homes are anticipated to be built as a result. The Committee finds that the Blas family is fully entitled their desire and need for permanent and sufficient housing in this area.

In accordance with the provisions of Public Law 21-82, the Department of Land Management on February 3, 1993 submitted to the Legislature two (2) fast track zone change request dispositions for consideration. P.L. 21-82 provides that these zone changes will take effect forty-five (45) days after submission to the Legislature, should the Legislature decide not to take any form of action on the decisions rendered by the Department of Land Management. The two zone change requests were:

Lot No.	Change	Applicant	DLM Decision
5396-R5-NEW-3, Mangilao	R-1 to R-2	Pacific Island Bible College	Conditional Approval
P19.77-1-1, Mangilao	R-1 to R-2	Li Hua Corporation	Conditional Approval

At the Committee on Housing and Community Development's public hearing on February 5, 1993, residents in the affected area prevailed on the Committee to disapprove the two zone changes because they would substantially alter the neighborhood's character. After considering all available data and public testimony, the Committee concurs with the residents. The forty-five days within which the Legislature must take action on these rezoning proposals will expire on March 20, 1993.

Mr. Bello's request to amend Public Law to include rezoning of certain properties, which were inadvertently omitted, is appropriate. Records show it was the Legislature's intent to have them rezoned, but clerical error resulted in their exclusion. The Committee finds that the error must be corrected.

The Committee on Housing and Committee Development to which Bill 187 was referred does hereby submit its recommendation to the Twenty-Second Guam Legislature **TO DO PASS** Bill No. 187, as substituted by the Committee on Housing and Community Development.

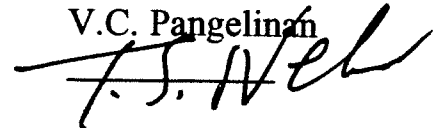
TWENTY SECOND GUAM LEGISLATURE
FIRST(1993) REGULAR SESSION

Bill No. 187

As Substituted by the Committee
on Housing and Community Development

Introduced by:

E.D. Reyes
F.R. Santos
V.C. Pangelinan



AN ACT TO REZONE LOT NO. 1-1, TRACT 2621, CONTAINING
AN AREA OF 3,176.07 SQUARE METERS IN THE
MUNICIPALITY OF YONA FROM AGRICULTURAL (A) TO
SINGLE-FAMILY (R-1) AND FOR OTHER PURPOSES.

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

2 Section 1(a). **Legislative Statement.** Mr. Johnny T. Blas is requesting the
3 assistance of the Legislature in the rezoning of said property for the purpose of
4 dividing this land among family members who wish to begin building permanent
5 homes. The property is presently zoned agricultural. However, there are numerous
6 single-family units situated on the properties surrounding the subject lot and there
7 is an established pattern or trend of land use which indicates predominantly
8 residential use as opposed to agricultural. Further, the Legislature finds that the
9 Blas family is fully entitled their desire and need for permanent and sufficient
10 housing, given the fact that the area possesses adequate water, power and
11 telephone services. It is noted, however, that government sewer lines are not
12 present in this area of Yona.

13 (b). Lot No. 1-1, Tract 2621, owned by Johnny T. Blas, consisting of an area
14 of 3,176.07 square meters as identified in Map Drawing No. RTDC-042691, L.M.

1 No. 324-FY91, Certificate of Title No. 91349, Document No. 468634, is hereby
2 zoned Single-Family Residential (R-1).

3 Section 2(a). **Legislative Statement.** In accordance with the provisions of
4 Public Law 21-82, the Department of Land Management on February 3, 1993
5 submitted to the Legislature two (2) fast track zone change request dispositions for
6 consideration. P.L. 21-82 provides that these zone changes will take effect forty-
7 five (45) days after submission to the Legislature, should the Legislature decide not
8 to take any form of action on the decisions rendered by the Department of Land
9 Management. The two zone change requests were:

10 Lot No.	Change	Applicant	DLM Decision
11 5396-R5-NEW-3, Mangilao	R-1 to R-2	Pacific Island Bible College	Conditional Approval
12 P19.77-1-1, Mangilao	R-1 to R-2	Li Hua Corporation	Conditional Approval

13 At the Committee on Housing and Community Development's public hearing on
14 February 5, 1993, residents in the affected area prevailed on the Committee to
15 disapprove the two zone changes because they would substantially alter the
16 neighborhood's character. After considering all available data and public testimony,
17 the Committee concurs with the residents.

18 (b). Summary Zone Change Case No. SZC 92-020, which would allow the
19 construction of a two-storey education complex with general administrative offices,
20 classrooms, library, and general waiting and two two-storey student housing,
21 parking lot and covered walkways on Lot No. 5396-R5-NEW-3, Municipality of
22 Mangilao, proposed by the Pacific Island Bible College is hereby disapproved.

23 (c). Summary Zone Change Case No. SZC 92-027, which would allow the
24 construction of an eighteen-unit, three-bedroom condominium complex on Lot P
25 19.77-1-1, Municipality of Mangilao, proposed by Li Hua Corporation is hereby
26 disapproved.

1 Section 3(a). **Legislative Statement.** Mr. Benny B. Bello approached the
2 Legislature in January 1991 to seek assistance in rezoning properties owned by his
3 family in the Municipality of Dededo along Route 16 and the Bello Road area. The
4 rezoning request of these properties were incorporated in Bill NO. 455 and was
5 subsequently passed by the Twenty-First Guam Legislature as Section 9 of Public
6 Law 21-55. Unfortunately, in the preparation of the Bill, there was an omission of
7 **Lot No. 5224-1-5**, the lot owned by Mr. Bello. After reviewing the Committee
8 records and public hearing documents, it is clear that Mr. Bello did formally
9 request the Legislature to incorporate his lot in Bill 455, the rezoning measure, but
10 due to typographical errors in the drafting of said Bill, only Mr. Bello's name and
11 not his lot were recorded in the bill draft and subsequent law.

12 (b). Section 9 of Public Law 21-55 is amended to read:

13 **"Section 9. Rezoning from Agricultural ("A") to Light Industrial ("M").**

14 The following lots, all situated in the Harmon area of the Municipality of Dededo,
15 being suitable and appropriate for light industrial use and warehouse facilities, are
16 hereby rezoned from Agricultural ("A") to Light Industrial ("M1"):

17 **LOT NOS.:**

OWNERS:

18 5235-1	Dolores B. Bello
19 5235-2	Margarita G. Benavente
20 5235-3	Eric Eun-Ha Choi
21 5235-4	Pedro G. Benavente
22 5235-5	Rosario B. Espinoza
23 5235-6	Calvo Enterprises
24 5235-7	Calvo Enterprises
25 5235-R7	Calvo Enterprises
26 5242-2-2NEW	Sung Hee Development, Inc.
27 5242-2-2-R2	Sung Hee Development, Inc.
28 5242-3-R11	Charles Whang
29 5224-2-4NEW-R3	Francisco G. Benavente
30 5224-2-4NEW-1	Francisco G. Benavente
31 5224-2-4NEW-2	Francisco G. Benavente
32 5224-2-4NEW-3	Francisco G. Benavente
33 5224-2, Lot No. 4, Tract 1417	Francisco G. Benavente

1	5224-1-20-1 thru 16	Dolores B./Benny B. Bello
2	5224 Lot No. 1, Tract 1410A	Carline B. Bukikosa
3	5224 Lot 2, Lot 4,	
4	Lot 5, Tract 1410A	Dolores B. Bello
5	5224-1-3	Bella B. Martinez
6	<u>5224-1-5</u>	<u>Benny B. Bello</u>
7	5224-1-11	Bella B. Martinez
8	5224-1-12	George B. Bello
9	5224-1-13	George B. Bello
10	5224-1-14	Josephine Bello Duenas
11	5224-1-15	Josephine Bello Duenas
12	5225-1-NEW	Dolores B. Bello
13	5224-3-2	Myong S. Chong
14	5224-6-R4	Pedro G. Benavente
15	5224-6-3	Pedro G. Benavente
16	5224-6-4	Pedro G. Benavente
17	5224-7-1	Northern Island Co., Inc.
18	5224-7-2	Northern Island Co., Inc.
19	<u>5224-7-3</u>	<u>Janice/Peter Benavente</u>
20	<u>5223-R9-2</u>	<u>Linda Suda</u>
21	Tract No. 1415, Block 1	
22	Lots 1 thru 7	Jose G./Joseph M. Benavente
23	Tract No. 1415, Block 2	
24	Lot 1	Jose G. Benavente
25	5223-R9-1	Juan L.G. Guerrero."

Senator

EDWARD D. REYES

Chairman, Committee on Housing and Community Development



PUBLIC HEARING

FRIDAY, FEBRUARY 19, 1993

9:30 AM

Public Hearing Room

Guam Legislature, Agana

Bill No. 112 - An act to rezone Lot No. 3272-4, Chalan Pago-Ordot from Multi-Family Dwellings (R2) to Commercial (C); by F.R. Santos.

Bill No. 113 - An act to rezone Lot No. 11, Block 16, Tract 232, Sinajana, from Single-Family Dwelling (R1) to Commercial (C); by F.R. Santos.

Bill No. 120 - An act to authorize the Governor of Guam to approve a long term lease for agricultural purposes; by F.R. Santos.

Bill No. 187 - An act to rezone Lot No. 1-1, Tract 2621, containing an area of 3,176.07 s.m. in the Municipality of Yona from Agricultural (A) to Single-Family Dwelling (R-1); by E.D. Reyes.

Bill No. 267 - An act to rezone Lot No. 10135-1-7, containing an area of 13,253 s.m. in the Municipality of Dededo from Agricultural (A) to Single-Family Dwelling (R-1); by E.D. Reyes.

Bill No. 268 - An act to authorize the Governor of Guam to exchange certain government lands with private landowners in the Municipality of Agat for the purpose of establishing public access and utility easement.

Senator Edward D. Reyes

Chairman

Committee on Housing and Community Development Twenty-Second Guam Legislature

228 Archbishop Flores St.
Agana, Guam 96910

Tel: (671) 472-3453-4
Fax: (671) 477-6338

February 9, 1993

To: Members, Committee on Housing and Community Development
Fr: Senator Edward D. Reyes
Chairman, Committee on Housing and Community Development
Subj: Public Hearing February 19, 1993

Please be informed that I have scheduled a Public Hearing on Friday, February 19, 1993 at 9:30 a.m. in the Legislative Public Hearing Room, Guam Legislature Temporary Building, Agana. During this time the Committee will address the following Bills:

- BILL NO. 112** AN ACT TO REZONE LOT NO 3272-4,
CHALAN PAGO-ORDOT FROM MULTI-
FAMILY DWELLINGS (R2) TO COMMERCIAL (C).
- BILL NO. 113** AN ACT TO REZONE LOT NO. 11, BLOCK
16, TRACT 232, SINAJANA, FROM SINGLE FAMILY
RESIDENTIAL (R1) TO COMMERCIAL (C).
- BILL NO. 120** AN ACT TO AUTHORIZE THE GOVERNOR OF GUAM
TO APPROVE A LONG TERM GOVERNMENT OF GUAM
LAND LEASE FOR AGRICULTURAL PURPOSES.
- BILL NO. 187** AN ACT TO REZONE LOT NO. 1-1, TRACT 2621,
CONTAINING AN AREA OF 3,176.07 SQUARE METERS IN
THE MUNICIPALITY OF YONA FROM AGRICULTURAL (A)
TO SINGLE-FAMILY (R-1).

BILL NO. 267

AN ACT TO REZONE LOT NO. 10135-1-7,
CONTAINING AN AREA OF 13,253 SQUARE
METERS IN THE MUNICIPALITY OF DEDEDO
FROM "A (AGRICULTURAL)" TO "R-1
(SINGLE-FAMILY DWELLING)".

BILL NO. 268 -

AN ACT TO AUTHORIZE THE GOVERNOR OF
GUAM TO EXCHANGE CERTAIN GOVERNMENT
LANDS WITH PRIVATE LANDOWNERS IN THE
MUNICIPALITY OF AGAT FOR THE PURPOSE
OF ESTABLISHING PUBLIC ACCESS AND UTILITY
EASEMENT.

Should you have any questions or need additional information concerning the above scheduled hearing, kindly contact my office at 472-3452/3.


EDWARD D. REYES

Committee on Housing & Community Development
SENATOR EDWARD D. REYES
Chairman

Twenty-Second Guam Legislature
Public Hearing

TIME : 9:30 A.M.
PLACE: PUBLIC HEARING ROOM
GUAM LEGISLATURE, AGANA
DATE: FEBRUARY 19, 1993

AGENDA

Bill No. 112 - An act to rezone Lot No. 3272-4, Chalan Pago-Ordot from Multi-Family Dwellings (R2) to Commercial (C); by F.R. Santos.

Bill No. 113 - An act to rezone Lot No. 11, Block 16, Tract 232, Sinajana, from Single-Family Dwelling (R1) to Commercial (C); by F.R. Santos.

Bill No. 120 - An act to authorize the Governor of Guam to approve a long term lease for agricultural purposes; by F.R. Santos.

Bill No. 187 - An act to rezone Lot No. 1-1, Tract 2621, containing an area of 3,176.07 s.m. in the Municipality of Yona from Agricultural (A) to Single-Family Dwelling (R-1); by E.D. Reyes.

Bill No. 267 - An act to rezone Lot No. 10135-1-7, containing an area of 13,253 s.m. in the Municipality of Dededo from Agricultural (A) to Single-Family Dwelling (R-1); by E.D. Reyes.

Bill No. 268 - An act to authorize the Governor of Guam to exchange certain government lands with private landowners in the Municipality of Agat for the purpose of establishing public access and utility easement; by E.D. Reyes.

TWENTY-SECOND GUAM LEGISLATURE
1993 (FIRST) Regular Session

Bill No. 187

Introduced by:

E. D. Reyes *RA*
F. R. Santos
V. C. Pangelinan *[Signature]*

HCD
AN ACT TO REZONE LOT NO. 1-1, TRACT 2621,
CONTAINING AN AREA OF 3,176.07 SQUARE METERS
IN THE MUNICIPALITY OF YONA FROM AGRICULTURAL
(A) TO SINGLE-FAMILY (R-1).

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

2 Section 1. Legislative Statement. Mr. Johnny T. Blas is
3 requesting the assistance of the Legislature in the rezoning of
4 said property for the purpose of dividing this land among family
5 members who wish to begin building permanent homes. The property
6 is presently zoned agricultural. However, there are numerous
7 single-family units situated on the properties surrounding the
8 subject lot and there is an established pattern or trend of land
9 use which indicates predominantly residential use as opposed to
10 agricultural. Further, the Legislature finds that the Blas family
11 is fully entitled their desire and need for permanent and
12 sufficient housing, given the fact that the area possesses
13 adequate water, power and telephone services. It is noted,
14 however, that government sewer lines are not present in this area
15 of Yona.

16 Section 2. Lot No. 1-1, Tract 2621, owned by Johnny T. Blas,
17 consisting of an area of 3,176.07 square meters as identified in
18 Map Drawing No. RTDC-042691, L.M. No. 324-FY91, Certificate of
19 Title No. 91349, Document No. 468634, is hereby zoned Single-
20 Family Residential (R-1).

FEB 26 '93

TWENTY-SECOND GUAM LEGISLATURE
1993 (FIRST) Regular Session

Bill No. 187 (LS)

Introduced by:

E. D. Reyes *RA*
F. R. Santos *R*
V. C. Pangelinan *[Signature]*

AN ACT TO REZONE LOT NO. 1-1, TRACT 2621,
CONTAINING AN AREA OF 3,176.07 SQUARE METERS
IN THE MUNICIPALITY OF YONA FROM AGRICULTURAL
(A) TO SINGLE-FAMILY (R-1).

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

2 Section 1. **Legislative Statement.** Mr. Johnny T. Blas is
3 requesting the assistance of the Legislature in the rezoning of
4 said property for the purpose of dividing this land among family
5 members who wish to begin building permanent homes. The property
6 is presently zoned agricultural. However, there are numerous
7 single-family units situated on the properties surrounding the
8 subject lot and there is an established pattern or trend of land
9 use which indicates predominantly residential use as opposed to
10 agricultural. Further, the Legislature finds that the Blas family
11 is fully entitled their desire and need for permanent and
12 sufficient housing, given the fact that the area possesses
13 adequate water, power and telephone services. It is noted,
14 however, that government sewer lines are not present in this area
15 of Yona.

16 Section 2. Lot No. 1-1, Tract 2621, owned by Johnny T. Blas,
17 consisting of an area of 3,176.07 square meters as identified in
18 Map Drawing No. RTDC-042691, L.M. No. 324-FY91, Certificate of
19 Title No. 91349, Document No. 468634, is hereby zoned Single-
20 Family Residential (R-1).