

Republic of the Philippines  
PROVINCE OF CAGAYAN  
City of Tuguegarao

**SIXTH CITY COUNCIL**

EXCERPTS FROM THE MINUTES OF THE REGULAR SESSION  
OF THE SANGGUNIANG PANLUNGSOD OF TUGUEGARAO CITY, CAGAYAN  
HELD ON MARCH 17, 2015, 9:00 A.M., TUESDAY,  
AT THE SANGGUNIANG PANLUNGSOD SESSION HALL

PRESENT:

Hon. Bienvenido C. De Guzman II	City Vice Mayor, Presiding Officer
Hon. Rosauro G. Resuello	Sangguniang Panlungsod Member
Hon. Ronald S. Ortiz	-do-
Hon. Perla C. Tumaliuan	-do-
Hon. Maila Rosario T. Que	-do-
Hon. Noel A. Mora	-do-
Hon. Jude T. Bayona	-do-
Hon. Loreto B. Valdepeñas	-do-
Hon. Kendrick S. Calubaquib	-do-
Hon. Estelita U. Dayag	-do-
Hon. Aurora A. Ave	-do-
Hon. Anthony C. Tuddao	-do-

ABSENT:

Hon. Hilario Larry S. Ting                      Sangguniang Panlungsod Member

**CITY ORDINANCE NO. 02-2015**

**CITY ORDINANCE RECLASSIFYING FROM AGRICULTURAL ZONE TO RESIDENTIAL ZONE OF LOT NO. 9355-G, TCT NO. 032-T-100214; LOT NO. 9355-H, TCT NO. 032-T-100215; LOT NO. 9355-I, TCT NO. 032-T-100538 COVERING AN AREA OF 3,036.30 SQ.M., LOCATED AT CARIG NORTE, TUGUEGARAO CITY**

**Sponsored by: Hon. Kendrick S. Calubaquib  
Hon. Ronald S. Ortiz  
Hon. Loreto B. Valdepenas  
Hon. Anthony C. Tuddao**

**Co-Sponsors: Hon. Bienvenido C. De Guzman II  
Hon. Rosauro G. Resuello  
Hon. Perla C. Tumaliuan  
Hon. Maila Rosario T. Que  
Hon. Noel A. Mora  
Hon. Jude T. Bayona  
Hon. Estelita U. Dayag  
Hon. Aurora A. Ave**

**WHEREAS**, cities or municipalities are vested with the authority to reclassify agricultural lands and provide manner for their utilization pursuant to Section 20 of Republic Act 7160, otherwise known as the Local Government Code of 1991;

**WHEREAS**, Mr. Miguel M. Dasig, Jr. has applied for reclassification of parcels of lot from agricultural zone to residential zone, located at Carig Norte, Tuguegarao City;

**WHEREAS**, the applicant has complied with the requirements provided by R.A. 7160, otherwise known as the Local Government Code of 1991 and other applicable laws, rules, regulations, and submitted the following documents:

*Dasig*

Republic of the Philippines  
Province of Cagayan  
TUGUEGARAO CITY

**SIXTH CITY COUNCIL**

**COMMITTEE REPORT No. 018-2015**

March 12, 2015

**Submitted by: COMMITTEE ON LAND USE, ZONING, PLANNING AND  
SUBDIVISION APPROVAL**

**PRESENT:**

<b>HON. KENDRICK S. CALUBAQUIB</b>	- Chairman
<b>HON. RONALD S. ORTIZ</b>	- Vice Chairman
<b>HON. LORETO B. VALDEPEÑAS</b>	- Member

**OTHERS PRESENT:**

**JOEL JOSEPH L. EGIPTO, Ph.D .** - Secretary to the Sanggunian

**RESOURCE PERSONS:**

Engr. Rommel B. Iquin	- City Assessor's Office Representative
Engr. Manolo M. Barreo	- CPDCO Representative
Mr. Gilbert Z. Quinan	- Zoning Officer II, CPDCO
Engr. Patrick S. Taguba	- City Engineering Office Representative
Engr. Rommel B. Calubaquib	- City Engineering Office Representative
Engr. Jerrifer T. Francisco	- City Engineering Office Representative
Mrs. Rosalina C. Macarubbo	- City Agriculture's Office Representative
Ms. Jenevie B. Salazar	- Proponent's Representative

**SUBJECT:**

Indorsement of City Mayor, Hon. Engelbert C. Caronan, on the letter of Mr. Miguel M. Dasig, Jr, requesting for the reclassification of parcels of land from agricultural zone to residential zone, covering an area of 3,036.30 sq. m., located at Carig Norte, Tuguegarao City.

**FOR THE PRESIDING OFFICER:**

The Committee on Land Use, Zoning, Planning and Subdivision Approval of the 6<sup>th</sup> City Council to which the request of for the reclassification of lots from Agricultural Zone to Residential Zone was referred, met and considered the same and has the honor to report to the august Body in session with the following actions taken, findings and recommendations:

**ACTIONS TAKEN:**

1. The Committee met to discuss the request of Mr. Miguel M. Dasig, Jr. for the reclassification of the subject lots from Agricultural Zone to Residential Zone.
2. The Technical Working Group convened to assist the Committee on Land Use, Zoning, Planning and Subdivision Approval in the evaluation of the documents and other requirements submitted.
3. The members of the Committee on Land Use, Zoning, Planning and Subdivision Approval, together with the Technical Working Group and the proponent conducted a site inspection on March 12, 2015. An Inspection Report was submitted by the Technical Working Group. The same shall form part of the Committee Report.

4. A Public Hearing under the auspices of the Committee on Land Use, Zoning Planning and Subdivision Approval was conducted as required by law on March 12, 2015 held at the Barangay Hall, Carig Norte, Tuguegarao City, Cagayan. The same was attended by Barangay Officials, residents of Barangay Carig Norte, and LGU Employees.
5. The Committee met for the final consideration of the application for reclassification.

#### **FINDINGS:**

##### **DOCUMENTS SUBMITTED:**

1. Vicinity Plan
2. Certified True Copy of Title
3. Copy of Tax Declaration
4. CPDCO Certification stating that the landholdings are classified as Agricultural as per approved Comprehensive Land Use Plan: 2001-2005, and Zoning Ordinance No. 04 of the City of Tuguegarao dated October 11, 2012, ratified by the Sangguniang Panlalawigan through SP Resolution No. 080-2003, dated March 7, 2003.
5. Special Power of Attorney for Ms. Jenevie B. Salazar to act as representative of the applicant to apply for reclassification.
6. Office of the City Agriculturist Inspection Report on the actual/existing land use.
7. Certification from the CPDCO Zoning Officer that the total agricultural area of Tuguegarao City is 5891.47 hectares as per approved HLURB/SP Resolution No. 080, dated March 07, 2003, of which 82.3131 hectares has been reclassified to non-agricultural uses.
8. NIA Certification that subject lots are not covered by the service area of Pinacanauan River Irrigation System
9. MARO Certification that subject lots are not tenanted
10. MARO Investigation Report.
11. Deed of Absolute Sale of Registered Parcel of Lands.

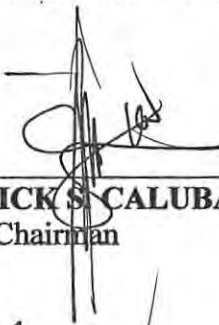
The applicant complied with the requirements mandated by the Local Government Code of 1991.

After considering the inspection made, the documents submitted and the Inspection Report of the Technical Working Group, the Committee on Land Use, Zoning, Planning and Subdivision Approval finds the request for the reclassification of the subject lot to be in order.

##### **RECOMMENDATION:**

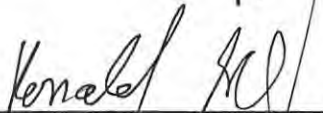
The Committee, after taking into account all the above findings, favorably recommends the enactment of a city ordinance approving the application of Mr. Miguel M. Dasig, Jr., requesting for the reclassification of parcels of land from agricultural zone to residential zone, covered by Lot No. 9355-G, TCT No. 032-T-100214; Lot No. 9355-H, TCT No. 032-T-100215 Lot No. 9355-I, TCT No. 032-T-100538, covering an area of 3,036.30 sq. m., located at Carig Norte, Tuguegarao City. (Attached hereto is the draft ordinance)

Respectfully submitted:



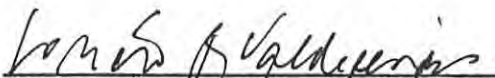
**HON. KENDRICK S. CALUBAQUIB**

Chairman



**HON. RONALD S. ORTIZ**

Vice Chairman



**HON. LORETO B. VALDEPEÑAS**

Member

**INSPECTION REPORT**  
**July 12, 2015**

**NATURE OF APPLICATION** : Application for Reclassification from  
Agricultural Zone to Residential Zone

**NAME OF APPLICANT** : MIGUEL M. DASIG

**LOCATION** : Carig Norte, Tuguegarao City

**LOT NOS.** : Lot No. 9355-G, 032-T-100214  
Lot No. 9355-H, 032-T-100215  
Lot No. 9355-I, 032-T-100535

**TOTAL AREA** : 0.30363 hectares

**APPROVED LAND USE 2001-2005: AGRICULTURAL ZONE**

**Approved Land Uses of adjacent properties:**

North : Residential Zone  
East : National Road  
South : Creek/Residential Zone  
West : Agricultural Zone

**Dominant Existing Land Uses of adjacent properties:**

North : Residential House  
East : National Road  
South : Creek and Trees  
West : Planted with corn, beans and vegetables

**SITE INSPECTION FINDINGS**

**Date of Inspection: March 12, 2015, 2:00 P.M.**

1. The subject lots are idle during the time of inspection.
2. The subject lots are adjacent to the national road and accessible to any type of land transportation.
3. On the northeast portion was the site of Department of Health Regional Office.

**SUBMITTED BY:**

  
**ENGR. ROMMEL IQUIN**  
Inspectorate Team Member

  
**GILBERT Z. QUINAN**  
Inspectorate Team Member

  
**ENGR. MANOLO BARREO**  
Inspectorate Team Member

  
**ENGR. PATRICK TAGUBA**  
Inspectorate Team Member

  
**ROSALINA C. MACARUBBO**  
Inspectorate Team Member