

OFFICE OF THE SECRETARY TO THE SANGGUNIAN

June 30, 2015

Dr. Rosalinda P. Callang
Secretary to the Sanggunian
Sangguniang Panlalawigan, Province of Cagayan
Capitol Hills, Tuguegarao City

SANGGUNIAN PANLALAWIGAN
RECEIVED
2015 07-01-15
TUGUEGARAO, CAGAYAN

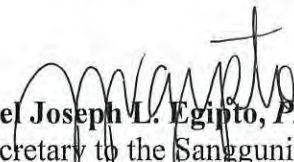
Madam:

Pursuant to Section 54 of the Local Government Code, we are now submitting for review and action the attached legislative measure enacted by the Sangguniang Panlungsod on June 16, 2015.

CITY ORDINANCE NO. 08-2015 – “CITY ORDINANCE REZONING FROM RESIDENTIAL ZONE TO COMMERCIAL ZONE PARCELS OF LAND COVERED BY LOT NO. B-1, TCT NO. 032-2015000260, LOT NO. B-2, TCT NO. 032-2015000258; LOT NO. B-3, TCT NO. 032-2015000259, AND LOT NO. B-4, TCT NO. 032-2015000261, COVERING AN AREA OF 1,091 SQUARE METERS, LOCATED AT MAHARLIKA HIGHWAY, BARANGAY CAGGAY, TUGUEGARAO CITY”

Thank you.

Yours truly,


Joel Joseph L. Egipto, Ph. D.
Secretary to the Sangguniang Panlungsod

Recd by:
Panca
7-2-15
2:30 P.M



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 JUNE 16, 2015, 9:00 A.M., TUESDAY,
AT THE SANGGUNIANG PANLUNGSOD SESSION HALL

PRESENT:

Hon. Bienvenido C. De Guzman II	Sangguniang Panlungsod Member, Temporary Presiding Officer
Hon. Rosauro G. Resuello	Sangguniang Panlungsod Member
Hon. Ronald S. Ortiz	-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. Anthony C. Tuddao	-do-

ABSENT:

Hon. Engelbert C. Caronan, Jr.	City Vice Mayor, Regular Presiding Officer
Hon. Perla C. Tumaliuan	Sangguniang Panlungsod Member
Hon. Maila Rosario T. Que	-do- (on Sick Leave)
Hon. Aurora A. Ave	-do- (on Sick Leave)
Hon. Hilario Larry S. Ting	-do- (on Sick Leave)

CITY ORDINANCE NO. 08-2015

**CITY ORDINANCE REZONING FROM RESIDENTIAL ZONE TO COMMERCIAL ZONE
PARCELS OF LAND COVERED BY LOT NO. B-1, TCT NO. 032-2015000260,
LOT NO. B-2, TCT NO. 032-2015000258; LOT NO. B-3, TCT NO. 032-2015000259,
AND LOT NO. B-4, TCT NO. 032-2015000261, COVERING AN AREA OF
1,091 SQUARE METERS, LOCATED AT MAHARLIKA HIGHWAY,
BARANGAY CAGGAY TUGUEGARAO CITY**

**Sponsors: Hon. Kendrick S. Calubaquib
Hon. Ronald S. Ortiz
Hon. Loreto B. Valdepeñas
Hon. Anthony C. Tuddao
Hon. Bienvenido C. De Guzman II
Hon. Rosauro G. Resuello
Hon. Noel A. Mora
Hon. Jude T. Bayona
Hon. Estelita U. Dayag**

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. Don Lee C. Ui has applied for rezoning of lots from residential zone to commercial zone, located at Maharlika Highway, Caggay, 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:

1. Vicinity Map
2. Photocopy of Certified True Copy of Titles
3. Photocopy of Tax Declaration
4. CPDCO Certification stating that the landholdings are classified as Residential 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

WHEREAS, the documents in support to the application for the rezoning of parcels of land areas which are contained in Committee Report No. 030-2015, duly adopted and approved in session by the Sangguniang Panlungsod, are found to be in order and shall form part of this ordinance;

Now therefore, be it ordained by the Sixth City Council in session assembled;

SECTION 1. DEFINITION OF TERMS:

- A. COMMERCIAL ZONE** – refers to an area within the city principally intended for business or commercial purposes.
- B. LAND USE** - refers to the manner of utilization of land including its allocation, development and management.
- C. REZONING** – the process of altering land use of one zone to another zone
- D. RESIDENTIAL ZONE** – refers to an area within the city principally intended for dwelling/housing purposes.
- E. ZONING ORDINANCE** – refers to a local measure which embodies regulations affecting land use.

SECTION 2. COVERAGE: Parcels of residential land areas covered by Lot No. B-1, TCT No. 032-2015000260, Lot No. B-2, TCT No. 032-2015000258; Lot No. B-3, TCT No. 032-2015000259 and Lot No. B-4, TCT No. 032-2015000261, with an area of 1,091 square meters, located at Maharlika Highway, Barangay Caggay, Tuguegarao City.

SECTION 3. REZONING: The aforementioned parcel of land described in Section 2 hereof are hereby reclassified from Residential Zone to Commercial Zone.

SECTION 4. REPEALING CLAUSE: City Ordinances or City Resolutions which are inconsistent with the provisions of this City Ordinance are hereby modified or repealed accordingly.

SECTION 5. SEPARABILITY CLAUSE: Should any section or provision of this City Ordinance be declared as unconstitutional or invalid, other provisions which are not affected thereby shall continue to be in full force and effect.


SECTION 6. EFFECTIVITY: This City Ordinance shall take effect immediately upon approval.

On motion of Hon. Kendrick S. Calubaquib and without any objection from the Body, **CITY ORDINANCE NO. 08-2015** was **UNANIMOUSLY APPROVED** under suspended rules.


X-X-X




I HEREBY CERTIFY TO THE CORRECTNESS OF THE FOREGOING:


JOEL JOSEPH L. EGIPTO, Ph.D.
Secretary to the Sangguniang Panlungsod

ATTESTED:


HON. BIENVENIDO C. DE GUZMAN II
City Councilor
Temporary Presiding Officer

APPROVED:


HON. JEFFERSON P. SORIANO
City Mayor
Date approved: 2/26/15

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Republic of the Philippines
Province of Cagayan
TUGUEGARAO CITY

6TH CITY COUNCIL

COMMITTEE REPORT No. 030-2015
March 11, 2015

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

PRESENT:

HON. KENDRICK S. CALUBAQUIB	-	Chairman
HON. RONALD S. ORTIZ	-	Vice Chairman
HON. ANTHONY C. TUDDAO	-	Member

RESOURCE PERSONS:

Mr. Gilbert Z. Quinan	-	Zoning Officer II, CPDCO Representative
Engr. Manolo M. Barreo	-	CPDCO Representative
Mrs. Rosalina C. Macarubbo	-	City Agriculture Office Representative
Engr. Rommel B. Iquin	-	City Assessor's Office Representative
Engr. Rommel B. Calubaquib	-	City Engineer's Office Representative
Engr. Jerrifer T. Francisco	-	City Engineer's Office Representative
Mr. Don Lee C. Ui	-	Proponent

SUBJECT:

Indorsement of City Mayor, Hon. Engelbert C. Caronan, Jr. on the letter request of Mr. Don Lee C. Ui for the **rezoning** of parcels of land from residential to commercial use, covering an area of 1,091 sq. m., located at **Maharlika Highway**, Caggay, Tuguegarao City.

FOR THE PRESIDING OFFICER:

The Committee on Land Use, Zoning, Planning and Subdivision Approval of the 6th City Council to which the request of Mr. Don Lee C. Ui for the rezoning of lots from Residential Zone to Commercial 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. Don Lee C. Ui for the rezoning of the subject lots from Residential Zone to Commercial 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, together with the Technical Working Group and the proponent conducted a site inspection. 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 11, 2015 held at Caggay, Barangay Hall, Tuguegarao City, Cagayan. The same was attended by Barangay Officials, residents of Barangay Caggay, and LGU Employees.
5. The committee convened for the final consideration of the application.

FINDINGS:

DOCUMENTS SUBMITTED:

1. Vicinity Map
2. Photocopy of Certified True Copy of Titles
3. Photocopy of Tax Declaration
4. CPDCO Certification stating that the landholdings are classified as Residential as per approved Comprehensive Land Use Plan: 2001-2005, and Zoning Ordinance No. 04 of the City of Tuguegarao dated October 11, 2002 ratified by the Sangguniang Panlalawigan through SP Resolution No. 080-2003, dated March 7, 2003.

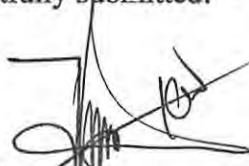
The applicant complied with the requirements mandated by the Local Government Code of 1991.

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 rezoning of the subject lots to be in order.

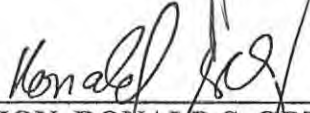
RECOMMENDATION:

The Committee, after taking into account all the above findings, favorably recommends the enactment of a city ordinance approving the application of Mr. Don Lee C. Ui for rezoning of parcels of land from residential zone to commercial zone, covered by Lot B-1, TCT No. 032-2015000260, Lot No. B-2, TCT No. 032-2015000258; Lot No. B-3, TCT No. 032-2015000259, and Lot No. B-4, TCT No. 032-2015000261, with an area of 1,091 sq. m., located at Maharlika Highway, Barangay Caggay, Tuguegarao City. (Attached herewith is the draft ordinance)

Respectfully submitted:



HON. KENDRICK S. CALUBAQUIB
Chairman



HON. RONALD S. ORTIZ
Vice Chairman



HON. ANTHONY C. TUDDAO
Member

INSPECTION REPORT
March 11, 2015

NATURE OF APPLICATION : Application for Rezoning from Residential Zone to Commercial Zone

NAME OF APPLICANT : DON LEE C. UI

LOCATION : Caggay, Tuguegarao City

LOT NOS. : Lot No. B-1, T-032-2015000260
Lot No. B-2, T-032-2015000258
Lot No. B-3, T-032-2015000259
Lot No. B-4, T-032-2015000261

TOTAL AREA : 1,091 square meters

APPROVED LAND USE 2001-2005: RESIDENTIAL ZONE

Approved Land Uses of adjacent properties:

- North : Residential Zone
- East : Pinacanauan River
- South : Residential Zone
- West : National Road

Dominant Existing Land Uses of adjacent properties:

- North : Residential/Commercial
- East : National Road
- South : Residential/Commercial
- West : National Road

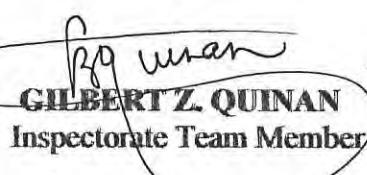
SITE INSPECTION FINDINGS

Date of Inspection: March 11, 2015, 1:30 P.M.

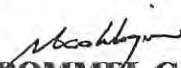
1. The subject lots are idle during the time of inspection
2. The subject lots are adjacent to the national road and accessible to any type of land transportation.
3. Commercial establishments are seen in the neighboring lots

SUBMITTED BY:


ENGR. ROMMEL IQUIN
Inspectorate Team Member


GILBERT Z. QUINAN
Inspectorate Team Member


ENGR. MANOLO BARREO
Inspectorate Team Member


ENGR. ROMMEL CALUBAQUIB
Inspectorate Team Member


ROSALINA C. MACARUBBO
Inspectorate Team Member


ENGR. JERRIFER T. FRANCISCO