

Republic of the Philippines  
Province of Cagayan  
City of Tuguegarao

**SEVENTH CITY COUNCIL**



June 15, 2017

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

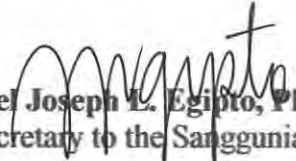
**Madam:**

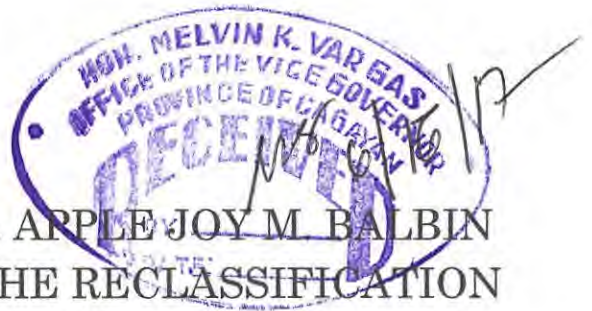
Pursuant to Section 54 of the Local Government Code, we are now submitting for review and action the attached legislative measure enacted by the Seventh City Council of Tuguegarao City during their 43<sup>rd</sup> Regular Session held on June 13, 2017, to wit:

- 1. CITY ORDINANCE NO. 15-2017 – “CITY ORDINANCE RECLASSIFYING FROM AGRICULTURAL ZONE TO RESIDENTIAL ZONE OF LOT NO. 3-I-3-A, TCT NO. 2017000078, COVERING AN AREA OF 150 SQUARE METERS LOCATED AT LARION BAJO, TUGUEGARAO CITY”**

Thank you.

Yours truly,

  
**Joel Joseph L. Egipto, Ph.D.**  
Secretary to the Sanggunian



DOCUMENTS SUBMITTED BY SPS. APPLE JOY M. BALBIN  
AND JAY ARRE M. USQUISA FOR THE RECLASSIFICATION  
OF THEIR PARCEL OF LAND

1. Vicinity Map
2. Transfer Certificate of Title
3. Zoning Certification from the Office of the City Mayor
4. Certification from CPDO dated April 12, 2017
5. Inspection Report from the City Agriculturist dated April 12, 2017
6. Result of Soil Analysis from the Office of CVIAL
7. National Irrigation Administration Certification
8. Deed of Sale of Portion
9. Certification from Office of the Punong Barangay of Barangay Larion Bajo
10. 7<sup>th</sup> City Council Committee Report No. 092-2017 with Draft Ordinance
11. Minutes of the Meeting held on June 8, 2017
12. Public Hearing Attendance Sheet

Note: Nos. 10 to 12 comes from SP Secretariat File



Republic of the Philippines  
 PROVINCE OF CAGAYAN  
 City of Tuguegarao



**SEVENTH CITY COUNCIL**

EXCERPTS FROM THE MINUTES OF THE 43<sup>rd</sup> REGULAR SESSION  
 OF THE SEVENTH CITY COUNCIL OF TUGUEGARAO CITY, CAGAYAN  
 HELD ON JUNE 13, 2017, 9:00 A.M., TUESDAY,  
 AT THE SANGGUNIANG PANLUNGSOD SESSION HALL

**PRESENT:**

Hon. Danilo L. Baccay	City Vice Mayor, Presiding Officer
Hon. Jude T. Bayona	Sangguniang Panlungsod Member
Hon. Kendrick S. Calubaquib	-do-
Hon. Arnel T. Arugay	-do-
Hon. Gilbert S. Labang	-do-
Hon. Winnoco R. Abraham	-do-
Hon. Imogen Claire M. Callangan	-do-
Hon. Raymund P. Guzman	-do-
Hon. Grace B. Arago	-do-
Hon. Anthony C. Tuddao	-do-
Hon. Jose Pedro G. Velasco	-do-

**ABSENT:**

Hon. Maila Rosario T. Que	Sangguniang Panlungsod Member (on Official Business)
Hon. Mary Marjorie P. Martin-Chan	-do- (on Maternity Leave)

**CITY ORDINANCE NO. 15-2017**

**CITY ORDINANCE RECLASSIFYING FROM AGRICULTURAL ZONE TO RESIDENTIAL ZONE OF LOT NO. 3-I-3-A, TCT NO. T-2017000078, COVERING AN AREA OF 150 SQUARE METERS LOCATED AT LARION BAJO, TUGUEGARAO CITY**

**Sponsors: Hon. Kendrick S. Calubaquib  
 Hon. Jude T. Bayona  
 Hon. Winnoco R. Abraham**

**Co-Sponsors: Hon. Danilo L. Baccay  
 Hon. Arnel T. Arugay  
 Hon. Gilbert S. Labang  
 Hon. Imogen Claire M. Callangan  
 Hon. Raymund P. Guzman  
 Hon. Grace B. Arago  
 Hon. Anthony C. Tuddao  
 Hon. Jose Pedro G. Velasco**

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

**WHEREAS**, Spouses Mr. Jay Arre M. Usquisa and Ms. Apple Joy M. Balbin have applied for the reclassification of the parcel of land from agricultural zone to residential zone located at Larion Bajo, Tuguegarao City;

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

1. Letter request of Spouses Mr. Jay Arre M. Usquisa and Ms. Apple Joy M. Balbin for the reclassification of a parcel of land from agricultural zone to residential zone
2. Letter indorsement of the City Mayor, Hon. Bienvenido C. De Guzman II, to the Seventh City Council
3. Vicinity Map
4. Photocopy of Certificate of Title
5. Photocopy of Subdivision Plan of Land
6. Photocopy of Tax Declaration
7. 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, 2002 ratified by the Sangguniang Panlalawigan through SP Resolution No. 080-2003 dated March 7, 2003
8. Certification from the CPDCO Zoning Officer that the total agricultural area of Tuguegarao City is 5891.47 hectares as approved by the HLURB/SP Resolution No. 080 dated March 07, 2003 of which 89.349 hectares has been reclassified for non-agricultural use
9. Office of the City Agriculturist Inspection Report on the actual/existing land use
10. Department of Agriculture-RFO 02 Result of Soil Analysis
11. National Irrigation Certification (NIA) Certification
12. Deed of Sale
13. Barangay Certification that the subject lot is NOT TENANTED

**WHEREAS**, the documents in support to the application for the reclassification of stated land which are contained in Committee Report No. 092-2017 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 Seventh City Council in session assembled, to enact *“City Ordinance Reclassifying from Agricultural Zone to Residential Zone of Lot No. 3-I-4-A, T-2017000078, Covering an Area of 150 Square Meters, Located at Larion Bajo, Tuguegarao City.”*

**SECTION 1. DEFINITION OF TERMS:**

- a. Agricultural Land – refers to land use devoted to agricultural activity and not classified as mineral, forest, residential, commercial or industrial land (Section 3 (c) of R.A. No. 6657)
- b. Agricultural Zone – refers to an area within the city devoted primarily for agricultural purposes
- c. Land Use – refers to the manner of utilization including its allocation, development and management
- d. Reclassification of agricultural land – refers to the act of specifying how agricultural land shall be utilized for non-agricultural uses such as residential, industrial and commercial, as embodied in the land use plan. It also includes the reversion of non-agricultural lands to agricultural one
- e. Residential Zone – refers to an area within the city intended principally intended for dwelling/housing purposes
- f. Zoning Ordinance – refers to a local measure which embodies regulations affecting land use

**SECTION 2. COVERAGE.** Parcel of agricultural land of Lot No. 3-I-4-A, T-2017000078, covering an area of 150 square meters, located at Larion Bajo, Tuguegarao City.

**SECTION 3. RECLASSIFICATION.** The aforementioned parcel of land described in Section 2 hereof is hereby reclassified from agricultural zone to residential 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 provisional 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.

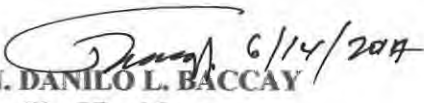
On motion of Hon. Kendrick S. Calubaquib, duly seconded by Hon. Grace B. Arago and without any objection, **CITY ORDINANCE NO. 15-2017** was **APPROVED** under suspended rules.

X-X-X

I HEREBY CERTIFY TO THE CORRECTNESS OF THE FOREGOING:

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

ATTESTED:

  
HON. DANILO L. BACCAY  
City Vice Mayor  
Presiding Officer

APPROVED:

  
HON. BIENVENIDO C. DE GUZMAN II  
City Mayor  
Date: 6/15/17

ed

Republic of the Philippines  
Province of Cagayan  
City of Tuguegarao



**OFFICE OF THE SECRETARY TO THE SANGGUNIAN**

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June 30, 2017

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

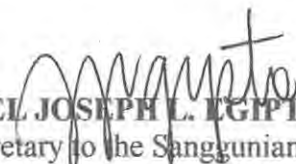
**Madam:**

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 27, 2017, to wit:

**CITY ORDINANCE NO. 016-2017 – “CITY ORDINANCE RECLASSIFYING FROM AGRICULTURAL ZONE TO RESIDENTIAL ZONE OF LOT NO. 9653-A-2-K, TCT NO. T-175252 COVERING AN AREA OF 2,351 SQUARE METERS LOCATED AT LIBAG SUR, TUGUEGARAO CITY”.**

Thank you.

Yours truly,

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