



Republic of the Philippines  
 PROVINCE OF CAGAYAN  
 City of Tuguegarao  
**SEVENTH CITY COUNCIL**



EXCERPTS FROM THE MINUTES OF THE 55<sup>th</sup> REGULAR SESSION  
 OF THE SEVENTH CITY COUNCIL OF TUGUEGARAO CITY, CAGAYAN  
 HELD ON SEPTEMBER 12, 2017, 9:00 A.M., TUESDAY,  
 AT THE SANGGUNIANG PANLUNGSOD SESSION HALL

**PRESENT:**

Hon. Bienvenido C. De Guzman II	City Vice Mayor, Regular Presiding Officer
Hon. Danilo L. Baccay	Sangguniang Panlungsod Member
Hon. Jude T. Bayona	-do-
Hon. Kendrick S. Calubaquib	-do-
Hon. Maila Rosario T. Que	-do-
Hon. Arnel T. Arugay	-do-
Hon. Gilbert S. Labang	-do-
Hon. Winnoco R. Abraham	-do-
Hon. Imogen Claire M. Callangan	-do-
Hon. Mary Marjorie P. Martin-Chan	-do-
Hon. Raymund P. Guzman	-do-
Hon. Grace B. Arago	-do-
Hon. Anthony C. Tuddao	-do-
Hon. Jose G. Velasco	-do-

**CITY ORDINANCE NO. 38-2017**

**CITY ORDINANCE REZONING FROM RESIDENTIAL ZONE TO COMMERCIAL ZONE OF  
 LOT NO. 8-3-2-B-1, TCT NO. T-170452 COVERING AN AREA OF 2,474 SQUARE METERS  
 LOCATED AT CAGGAY, TUGUEGARAO CITY**

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

**Co-Sponsors: Hon. Bienvenido C. De Guzman II  
 Hon. Maila Rosario T. Que  
 Hon. Arnel T. Arugay  
 Hon. Gilbert S. Labang  
 Hon. Imogen Claire M. Callangan  
 Hon. Mary Marjorie P. Martin-Chan  
 Hon. Raymund P. Guzman  
 Hon. Grace B. Arago  
 Hon. Jose 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 Republic Act 7160, otherwise known as the Local Government Code of 1991;

**WHEREAS**, Mr. Michael C. Tuddao has applied for the rezoning of his parcel of land from residential zone to commercial zone located at Caggay, 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:



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1. Letter request of Mr. Michael C. Tuddao for the rezoning of his parcel of land from residential zone to commercial zone
2. Letter Indorsement of the City Mayor, Hon. Bienvenido C. De Guzman II, to the Seventh City Council
3. Vicinity Map
4. Electronic Copy of Certificate of Title
5. Photocopy of Tax Declaration
6. 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
7. Barangay Certification of No Complaint and No Objection
8. Barangay Resolution of No Objection
9. Deed of Absolute Sale of a Registered Land
10. Special Power of Attorney for Ms. Maria D. Tuddao to act as Attorney-in-Fact of Mr. Michael C. Tuddao to apply for rezoning

**WHEREAS**, the documents in support to the application for the rezoning of the subject lot which are contained in Committee Report No. 163-2017 duly adopted and approved in session by the Sangguniang Panlungsod are found to be in order and shall form part of this ordinance.

**WHEREAS**, any complex development in the future shall be subject to the approval of the Sangguniang Panlungsod and the Committee on Land Use, Zoning, Reclassification, Planning and Subdivision Approval.

**NOW, THEREFORE**, be it ordained by the Seventh City Council in session assembled, to enact *“City Ordinance Rezoning from Residential Zone to Commercial Zone of Lot No. 8-3-2-B-1, TCT No. T-170452 Covering an Area of 2,474 Square Meters Located at Caggay, Tuguegarao City.”*

**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 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 business or residential purposes
- e. Zoning Ordinance – refers to a local measure which embodies regulations affecting land use

**SECTION 2. COVERAGE.** Parcel of residential land of Lot No. 8-3-2-B-1, TCT No. T-170452 covering an area of 2,474 square meters located at Caggay, Tuguegarao City.

**SECTION 3. REZONING.** The aforementioned parcel of land described in Section 2 hereof is hereby rezoned 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 with the inhibition of Hon. Anthony C. Tuddao, **CITY ORDINANCE NO. 38-2017** was **APPROVED** under suspended rules.


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I HEREBY CERTIFY TO THE CORRECTNESS OF THE FOREGOING:

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

ATTESTED:

  
**HON. BIENVENIDO C. DE GUZMAN II**  
City Vice Mayor  
Presiding Officer  
Date: 09/13/17

APPROVED:

  
**HON. ATTY. JEFFERSON P. SORIANO**  
City Mayor  
Date: 09/15