

# Republic of the Philippines PROVINCE OF CAGAYAN City of Tuguegarao



# SEVENTH CITY COUNCIL

# EXCERPTS FROM THE MINUTES OF THE 55th 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

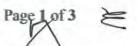
Hon. Imogen Claire M. Callangan Hon. Mary Marjorie P. Martin-Chan

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:



- Letter request of Mr. Michael C. Tuddao for the rezoning of his parcel of land from residential zone to commercial zone
- 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
- 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
- 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
- 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.

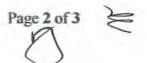
SECTION 4. REPEALING CLAUSE. City Ordinances or City Resolutions which are inconsistent with the provisions of this City Ordinance are hereby modified or repealed accordingly.

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, CTTY ORDINANCE NO. 38-2017 was APPROVED under suspended rules.

X-X-X



# I HEREBY CERTIFY TO THE CORRECTNESS OF THE FOREGOING:

Secretary to the Sanggunian

ATTESTED:

HON. BIENVEXIDO C. DE GUZMAN II
City Vice Mayor
Presiding Officer
Date: (9817

APPROVED:

HON. ATTY. JEFF ERSON P. SORIANO

Date:

cel