



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



EXCERPTS FROM THE MINUTES OF THE 59<sup>th</sup> REGULAR SESSION  
 OF THE SEVENTH CITY COUNCIL OF TUGUEGARAO CITY, CAGAYAN  
 HELD ON OCTOBER 24, 2017, 9:00 A.M., TUESDAY,  
 AT THE SANGGUNIANG PANLUNGSOD SESSION HALL

**PRESENT:**

Hon. Bienvenido C. De Guzman II	City Vice Mayor, Presiding Officer
Hon. Danilo L. Baccay	SangguniangPanlungsod Member
Hon. Jude T. Bayona	-do-
Hon. Kendrick S. Calubaquib	-do-
Hon. Arnel T. Arugay	-do-
Hon. Gilbert S. Labang	-do-
Hon. Winocco 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-



**ABSENT:**

Hon. Maila Rosario T. Que SangguniangPanlungsod Member ( on Privilege Leave)

**CITY ORDINANCE NO. 51-2017**

**CITY ORDINANCE REZONING FROM RESIDENTIAL ZONE TO COMMERCIAL ZONE OF  
 LOT NO. 2228, TCT NO. T-126747 COVERING AN AREA OF 4,957 SQUARE METERS  
 LOCATED AT CATAGGAMAN PARDO, TUGUEGARAO CITY**

**Sponsors: Hon. Kendrick S. Calubaquib  
 Hon. Jude T. Bayona  
 Hon. Danilo L. Baccay  
 Hon. Winnoco R. Abraham  
 Hon. Bienvenido C. De Guzman II  
 Hon. Raymund P. Guzman  
 Hon. Arnel T. Arugay  
 Hon. Anthony C. Tuddao  
 Hon. Grace B. Arago  
 Hon. Imogen Claire M. Callangan  
 Hon. Mary Marjorie P. Martin-Chan  
 Hon. Gilbert S. Labang  
 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 R.A. 7160, otherwise known as the Local Government Code of 1991;

**WHEREAS**, Ms. Leticia V. Alariao, Attorney-in-Fact of Mr. Reynorio M. Jumauan, has applied for the rezoning of a parcel of land from residential zone to commercial zone located at Cataggaman Pardo, 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, regulations:

1. Letter of Ms. Leticia V. Alariao, Attorney-in-Fact of Mr. Reynorio M. Jumauan, requesting for the rezoning of a 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 landholding is 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.
7. Special Power of Attorney for Ms. Leticia V. Alariao to act as Attorney-in-Fact of Mr. Reynorio M. Jumauan to apply for rezoning.

**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.

**WHEREAS**, the locational clearance should only be issued by the Technical Working Group after the conduct of the public hearing.

**WHEREAS**, the documents in support to the application for the rezoning of stated land which are contained in Committee Report No. 192-2017 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 7<sup>th</sup> 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 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 intended principally for dwelling/housing purposes.
- E. **ZONING ORDINANCE** – refers to a local measure which embodies regulations affecting land use.

**SECTION 2. COVERAGE:** Parcel of residential land covered by Lot No. 2228, TCT No. T-126747 covering an area of 4,957 square meters located at Cataggaman Pardo, 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, duly seconded by Hon. Jude T. Bayona and without any objection, **CITY ORDINANCE NO. 51-2017** was **APPROVED** under suspended rules.

X-X-X


I HEREBY CERTIFY TO THE CORRECTNESS OF THE FOREGOING:

  
**EDIJHA M. SUPENA**  
Administrative Officer V  
Acting Assistant Secretary to the Sanggunian

ATTESTED:

  
**HON. BIENVENIDO C. DE GUZMAN II**  
City Vice Mayor  
Presiding Officer  
Date: 11/03/17

APPROVED:

  
**HON. ATTY. JEFFERSON P. SORIANO**  
City Mayor  
Date: 11/03/17