



Republic of the Philippines
PROVINCE OF CAGAYAN
City of Tuguegarao

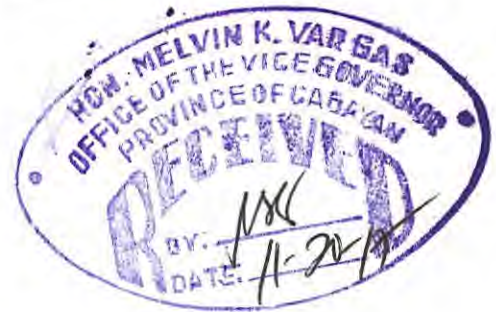
SEVENTH CITY COUNCIL



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

PRESENT:

Hon. Bienvenido C. De Guzman II	City Vice Mayor, 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. Raymund P. Guzman	-do-
Hon. Grace B. Arago	-do-
Hon. Jose G. Velasco	-do-



ABSENT:

Hon. Mary Marjorie P. Martin-Chan	Sangguniang Panlungsod Member (on Sick Leave)
Hon. Anthony C. Tuddao	-do-

CITY ORDINANCE NO. 56-2017

CITY ORDINANCE REZONING FROM RESIDENTIAL ZONE TO COMMERCIAL ZONE OF LOT NO. 4 OF THE CONSOLIDATED SUBDIVISION PLAN PCS-2-01-000783, TCT NO. T-032-2015002159 COVERING AN AREA OF 1,700 SQUARE METERS LOCATED AT CAGGAY, TUGUEGARAO CITY

**Sponsors: Hon. Kendrick S. Calubaquib
Hon. Jude T. Bayona
Hon. Anthony C. Tuddao
Hon. Danilo L. Baccay
Hon. Winnoco R. Abraham
Hon. Bienvenido C. De Guzman II
Hon. Raymund P. Guzman
Hon. Arnel T. Arugay
Hon. Grace B. Arago
Hon. Imogen Claire M. Callangan
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, Mr. Gino Nicholas G. Pobre and Ms. Stephanie Ashley G. Pobre have applied for the rezoning of their parcels of land from residential zone to commercial zone located at Caggay, Tuguegarao City;

WHEREAS, the applicants have 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 Request of Mr. Gino Nicholas G. Pobre and Ms. Stephanie Ashley G. Pobre for the rezoning of their parcels 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 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. Deed of Absolute Sale
8. Barangay Certification of No Complaint and No Objection
9. Affidavit of Undertaking
10. Environmental Compliance Certificate
11. Initial Environmental Examination Report (IEER)

WHEREAS, the applicants shall comply with the following recommendations of the committee:

1. The Area subject for Rezoning will only be the area intended for Gasoline Service Station covering an area of 1,700 square meters out of 20,000 square meters total area applied for rezoning.
2. To comply with the conditions/requirements set forth in the Environment Compliance Certificate issued by the DENR/EMB.
3. To pay the corresponding fine/penalty imposed by the City Planning and Development Coordinating Office (CPDCO) and the City Engineering Office (CEO) for the application of Locational Clearance and Building Permit respectively.

Locational Clearance- P 10,000.00 (HLURB Resolution No. 675, Series of 2000)
Building permit - P 10,000.00 + Surcharge based on the actual % of Accomplishment

WHEREAS, the documents in support to the application for the rezoning of the subject lands which are contained in Committee Report No. 196-2017 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 7th 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 land utilization including its allocation, development and management.
- C. **REZONING** is 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: Parcels of residential land covered by Lot No. 4 of Consolidated Subdivision Plan Pcs-2-01-000783, TCT No. T-032-2015002159 covering an area of 1,700 square meters located at Caggay, Tuguegarao City.

SECTION 3. REZONING: The aforementioned parcels of land described in Section 2 hereof are 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, with the exclusion and non-participation of Hon. Maila Rosario T. Que who asked permission to leave early due to health reasons, **CITY ORDINANCE NO. 56-2017** was **APPROVED** under suspended rules.

X-X-X

I HEREBY CERTIFY TO THE CORRECTNESS OF THE FOREGOING:


JOEL JOSEPH L. EGIPTO
Secretary to the Sanggunian

ATTESTED:


HON. BIENVENIDO C. DE GUZMAN II
City Vice Mayor
Presiding Officer
Date: _____

APPROVED:


HON. ATTY. JEFFERSON P. SORIANO
City Mayor
Date: _____



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ABSENT:

Hon. Mary Marjorie P. Mutin-Chan	Sangguniang Panlungsod Member (on Sick Leave)
Hon. Anthony C. Tuddao	-do-

CITY ORDINANCE NO. 56-2017

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