



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



EXCERPTS FROM THE MINUTES OF THE 61<sup>st</sup> REGULAR SESSION  
 OF THE SEVENTH CITY COUNCIL OF TUGUEGARAO CITY, CAGAYAN  
 HELD ON NOVEMBER 14, 2017, 9:00 A.M., TUESDAY,  
 AT THE SANGGUNIANG PANLUNGSOD SESSION HALL

**PRESENT:**

Hon. Jude T. Bayona	Sangguniang Panlungsod Member, Temporary Presiding Officer
Hon. Danilo L. Baccay	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. 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	Sangguniang Panlungsod Member (on Official Business)
---------------------------	--

**NOTE:**

Hon. Bienvenido C. De Guzman II	City Vice Mayor (Acting City Mayor)
---------------------------------	-------------------------------------

**CITY ORDINANCE NO. 60-2017**

**CITY ORDINANCE RECLASSIFYING FROM AGRICULTURAL ZONE TO COMMERCIAL ZONE, OF LOT NO. 2324, TCT NO. T-88599 COVERING AN AREA OF 6,918 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

**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**, Skyranch Realty and Development Corporation represented by Mr. Ken Tiu has applied for the reclassification of a parcel of land from agricultural zone to commercial zone located at Cataggaman Pardo, Tuguegarao City;

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

1. Letter request of Skyranch Realty and Development Corporation represented by Mr. Ken Tiu for the reclassification of a parcel of land from agricultural zone to commercial zone.
2. Letter indorsement of the OIC-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 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. 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 89.34903 hectares has been reclassified for non-agricultural use.
8. Office of the City Agriculturist Inspection Report on the actual/existing land use.
9. Department of Agriculture-RFO 02 Results of Soil Analysis
10. National Irrigation Certification (NIA) Certification
11. Municipal Agrarian Reform Office (MARO) Certification
12. Barangay Certification that the subject lot is NOT TENANTED.
13. Deed of Absolute Sale
14. Special Power of Attorney for Engr. Dexter C. Escobar to act as Attorney-in-Fact of Mr. Ken Tiu to apply for reclassification.

**WHEREAS**, the applicant shall pay the corresponding fine/penalty imposed by the City Planning and Development Coordinating Office (CPDCO) and City Engineering Office (CEO) for the application of Locational Clearance and Building Permit, respectively, to wit:

Locational Clearance – P 10,000 (HLURB Resolution No. 675, Series of 2000)  
 Building Permit – P 10,000 + Surcharge based on the actual % of accomplishment

**WHEREAS**, the documents in support to the application for the reclassification of stated land which are contained in Committee Report No. 191-2017 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 7<sup>th</sup> City Council in session assembled;

**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 of land 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. **COMMERCIAL ZONE** – refers to an area within the city principally intended for business or commercial 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. 2324, TCT No. T-88599, covering an area of 6,918 square meters, located at Cataggaman Pardo, Tuguegarao City.

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

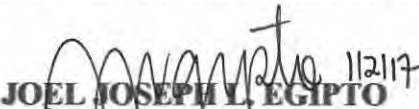
**SECTION 5. SEPARABILITY CLAUSE:** Should any section or provision of this City Ordinance be declared as unconstitutional or invalid, other provisions which are not affected thereby shall continue to be in full force and effect.

**SECTION 6. EFFECTIVITY:** This City Ordinance shall take effect immediately upon approval.


On motion of Hon. Kendrick S. Calubaquib and without any objection, **CITY ORDINANCE NO. 60-2017** was **APPROVED** on its Second, Third and Final Reading.

X-X-X

I HEREBY CERTIFY TO THE CORRECTNESS OF THE FOREGOING:

  
**JOEL JOSEPH L. EGIPTO**  
Secretary to the Sanggunian

ATTESTED:

  
**HON. JUDE T. BAYONA**  
Sangguniang Panlungsod Member  
Temporary Presiding Officer  
Date: 11/22/17

APPROVED:

  
**HON. ATTY. JEFFERSON P. SORIANO**  
City Mayor  
Date: 11/25

DOCUMENTS SUBMITTED FOR THE  
REQUEST FOR THE RECLASSIFICATION OF LAND OF  
SKYRANCH REALTY AND DEVELOPMENT CORPORATION  
REPRESENTED BY MR. KEN TIU

1. Indorsement from the Office of the City Mayor requesting for reclassification of Land of Skyranch Realty and Development Corporation represented by Mr. Ken Tiu
2. Letter request of Skyranch Realty and Development Corp.
3. Sketch Plan
4. Transfer Certificate of Title
5. Declaration of Real Property
6. Certification from CPDO
7. Zoning Certification from the Office of the City Mayor
8. Inspection Report from City Agriculturist Office
9. Results of Soil Analysis
10. NIA Certification
11. DAR Certification
12. Certificate of Non Tenancy from Brgy. Cataggaman Pardo
13. Deed of Absolute Sale
14. Minutes of the Meeting held on October 6, 2017
- 15. Public Hearing Attendance Sheet**
- 16. Committee Report No. 191-2017**

Note: Nos. 14 to 16 comes from SP Secretariat File