



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



EXCERPTS FROM THE MINUTES OF THE 66th REGULAR SESSION
 OF THE SEVENTH CITY COUNCIL OF TUGUEGARAO CITY, CAGAYAN
 HELD ON DECEMBER 19, 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	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. 68-2017

CITY ORDINANCE REZONING FROM RESIDENTIAL ZONE TO COMMERCIAL ZONE OF LOT NO. 1, PORTION OF LOT NO. 15-A, TCT NO. T-48539 AND LOT NO. 15-B, TCT NO. T-48540 COVERING AN AREA OF 792 SQUARE METERS LOCATED AT CARITAN CENTRO, TUGUEGARAO CITY

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

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 No. 7160, otherwise known as the Local Government Code of 1991;

WHEREAS, Mr. Roland M. Pastrana has applied for the rezoning of his parcels of land from residential zone to commercial zone located at Caritan Centro, 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 Mr. Roland M. Pastrana for the rezoning of his parcel of land from residential zone to commercial zone
2. Letter indorsement of the City Mayor, Hon. Atty. Jefferson P. Soriano, to the Seventh City Council
3. Vicinity Map
4. Electronic Copy of Certificate of Title
5. Photocopy of Tax Declaration
6. Cancellation and Discharge of Mortgage

7. 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
8. Memorandum of Agreement
9. Extra Judicial Settlement of Estate with Waiver of Share
10. Special Power of Attorney for Mr. Roland M. Pastrana to act as Attorney-in-Fact of Mr. Rommel C. Baquiran, Ms. Patricia C. Baquiran-Tigno, and Ms. Melanie Veronica Carolina C. Baquiran to process documentary requirements for rezoning of lots.

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 rezoning of the subject lot which are contained in Committee Report No. 247-2017 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 intended primarily for business or commercial purposes.
- B. **LAND USE** – refers to the manner of utilization of land including its allocation, development and management.
- C. **REZONING** – refers to 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 commercial 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. 15-A, TCT No. T-48539 and Lot No. 15-B, TCT No. T-48540, covering an area of 792 square meters, located at Caritan Centro, Tuguegarao City.

SECTION 3. REZONING. The aforementioned parcel of land described in Section 2 hereof is hereby rezoned from residential zone to institutional 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.

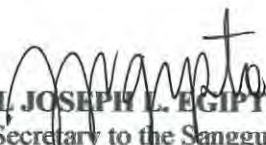
SECTION 6. EFFECTIVITY. This city ordinance shall take effect immediately upon approval.





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I HEREBY CERTIFY TO THE CORRECTNESS OF THE FOREGOING:


JOEL JOSEPH L. EGIPTO, Ph.D.
Secretary to the Sanggunian
Date: 122217

ATTESTED:


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

APPROVED:


HON. JEFFERSON P. SORIANO
City Mayor
Date: 12/27/2017

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