



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



EXCERPTS FROM THE MINUTES OF THE 66<sup>th</sup> 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

HON. MELVIN K. VAREAS  
 OFFICE OF THE VICE GOVERNOR  
 PROVINCE OF CAGAYAN  
 BY: *JAH*  
 DATE: 1/4/2018  
 2:45 PM

**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. 76-2017**

**CITY ORDINANCE REZONING FROM RESIDENTIAL ZONE TO COMMERCIAL ZONE OF LOT NO. 4, CONSOLIDATION SUBDIVISION OF LOT NOS. 2623 AND 2624, TCT NO. T-032-2017001203 AND LOT NO. 3, CONSOLIDATION SUBDIVISION OF LOT NOS. 2623 AND 2624, TCT NO. T-032-2017001202 COVERING AN AREA OF 1,048 SQUARE METERS LOCATED AT LEONARDA, 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. James C. Dee has applied for the rezoning of his parcel of land from residential zone to commercial zone located at Leonarda, 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. James C. Dee 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/Sketch Plan
4. Photocopy Subdivision Plan
5. Photocopy of Certificate of Title
6. Photocopy of Tax Declaration

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. Deed of Absolute Sale of Two (2) Parcels of Registered Land
9. Barangay Certification of No Objection

**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. 255-2017 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. **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 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 dwelling/housing 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. 4, Consolidation Subdivision of Lot Nos. 2623 And 2624, TCT No. T-032-2017001203 and Lot No. 3, Consolidation Subdivision of Lot Nos. 2623 And 2624, TCT No. T-032-2017001202 covering an area of 1,048 square meters located at Leonarda, 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.

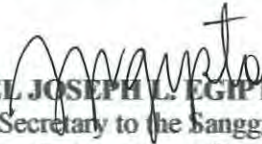
**SECTION 5. SEPARABILITY CLAUSE.** Should any section or provision of this city ordinance be declared as unconstitutional or invalid, other provisions which are not affected thereby shall continue to be in full force and effect.

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


X-X-X



I HEREBY CERTIFY TO THE CORRECTNESS OF THE FOREGOING:

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

ATTESTED:

  
**HON. BIENVENIDO C. DE GUZMAN II**  
City Vice Mayor  
Presiding Officer  
Date: \_\_\_\_\_

APPROVED:

  
**HON. JEFFERSON P. SORIANO**  
City Mayor  
Date: 12/20/2017

*ed*