



Republic of the Philippines
 PROVINCE OF CAGAYAN
 City of Tuguegarao

SEVENTH CITY COUNCIL



EXCERPTS FROM THE MINUTES OF THE 135th REGULAR SESSION
 OF THE SEVENTH CITY COUNCIL OF TUGUEGARAO CITY, CAGAYAN
 HELD ON JUNE 25, 2019, 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. Raymund P. Guzman	-do-
Hon. Grace B. Arago	-do-
Hon. Anthony C. Tuddao	-do-
Hon. Gil G. Pagulayan	Ex Officio Member (Liga ng mga Barangay President)
Hon. Karen L. Taguinod	Ex Officio Member (SK Federation President)



ABSENT:

Hon. Imogen Claire M. Callangan	Sangguniang Panlungsod Member (on Official Time)
Hon. Mary Marjorie P. Martin-Chan	-do- (on Vacation Leave)

CITY ORDINANCE NO. 21-2019

CITY ORDINANCE RECLASSIFYING FROM AGRICULTURAL ZONE TO COMMERCIAL ZONE OF LOT NO. 3185-D, TCT NO. 032-2017004494 COVERING AN AREA OF 5,867.65 SQUARE METERS LOCATED AT CAPATAN, TUGUEGARAO CITY

**Sponsored by: Hon. Kendrick S. Calubaquib
 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 R.A. 7160, otherwise known as the Local Government Code of 1991;

WHEREAS, Ms. Mary Ann Aurea A. Estoque has applied for the reclassification of her parcel of land from agricultural zone to commercial zone located at Capatan, 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 and regulations, to wit:

1. Letter request of Ms. Mary Ann Aurea A. Estoque for the reclassification of her parcel of land from agricultural zone to commercial zone
2. Letter Indorsement of the City Mayor, Hon. Atty. Jefferson P. Soriano, to the Seventh City Council
3. Sketch/Vicinity Plan of Land
4. Subdivision Plan of Land
5. Electronic Copy of Certificate of Title
6. Copy of Tax Declaration

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7. CPDCO Certification stating that the landholdings are 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. Certification from the CPDCO Zoning Officer that the total agricultural area of Tuguegarao City is 5891.47 hectares as approved by HLURB/SP Resolution No. 080 dated March 07, 2007 of which 102.325896 hectares has been reclassified for non-agricultural use.
9. Office of the City Agriculturist Inspection Report on the actual/existing land use.
10. Department of Agriculture-RFO 02 Results of Soil Analysis
11. National Irrigation Certification (NIA) Certification
12. Municipal Agrarian Reform Office (MARO) Certification
13. Barangay Certification that the subject lots are NOT TENANTED
14. Department of Agriculture (RO2) Certification
15. Special Power of Attorney for Mr. Romelito Pagulayan to act as Attorney-in-Fact of Ms. Mary Ann Aurea A. Estoque to process her application for reclassification

WHEREAS, the subject lot is compatible for commercial use;

WHEREAS, the documents in support to the application for the reclassification of the stated land which are contained in Committee Report No. 93-2019 duly adopted and approved in session by the Sangguniang Panlungsod are found to be in order and shall form part of this ordinance;

WHEREAS, submission of falsified documents is a ground for the automatic cancellation of the application.

NOW, THEREFORE, be it **ORDAINED** by the 7th 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 Republic Act No. 6657).
- B. **AGRICULTURAL ZONE** – refers to an area within the city 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 covered by Lot No. 3185-d, TCT No. T-032-2017004494 covering an area of 5,867.65 square meters located at Capatan, Tuguegarao City.

SECTION 3. RECLASSIFICATION. The aforementioned parcels of land described in Section 2 hereof are hereby reclassified from agricultural zone to commercial zone.

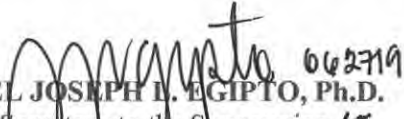
SECTION 4. REPEALING CLAUSE. City Ordinances or City Resolutions which are inconsistent with the provisions of this City Ordinance are hereby modified or repealed accordingly.

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

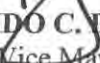
SECTION 6. EFFECTIVITY. This City Ordinance shall take effect immediately upon approval.

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I HEREBY CERTIFY TO THE CORRECTNESS OF THE FOREGOING:


JOEL JOSEPH I. EGIPTO, Ph.D.
Secretary to the Sanggunian

ATTESTED:


HON. BIENVENIDO C. DE GUZMAN II
City Vice Mayor
Presiding Officer
Date: JUNE 18, 2019

APPROVED:


HON. ATTY. JEFFERSON P. SORIANO
City Mayor
Date: JUNE 18, 2019

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