



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



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EXCERPTS FROM THE MINUTES OF THE 48th REGULAR SESSION
 OF THE EIGHTH CITY COUNCIL OF TUGUEGARAO CITY, CAGAYAN
 HELD ON JULY 6, 2020, MONDAY, 9:00 A.M.,
 AT THE SANGGUNIAN PANLUNGSOD SESSION HALL

PRESENT:

Hon. Bienvenido C. De Guzman II	City Vice Mayor/Presiding Officer
Hon. Maila Rosario T. Que	Sangguniang Panlungsod Member (via Teleconferencing)
Hon. Gilbert S. Labang	Sangguniang Panlungsod Member
Hon. Danilo L. Baccay	-do-
Hon. Ronald S. Ortiz	-do-
Hon. Arnel T. Arugay	-do-
Hon. Mary Marjorie P. Martin-Chan	-do- (via Teleconferencing)
Hon. Grace B. Arago	Sangguniang Panlungsod Member
Hon. Raymund P. Guzman	-do-
Hon. Winnoco R. Abraham	-do-
Hon. Karina S. Gauani	-do-
Hon. Victor Herbert N. Perez	-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 Leave)
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CITY ORDINANCE NO. 43-08-2020

CITY ORDINANCE REZONING FROM RESIDENTIAL ZONE TO COMMERCIAL ZONE LOT NO. 2, PCS-(AF)-02-005220 BEING A PORTION OF LOT NO 3620-B, PSD-(AF)-02-023366, LOT 3620-AA, 3620-BB, 3620-CC, 3620-DD, 3620-K, 3620-L, 3620-M, 3620-O, 3620-P, 3620-Q, 3620-R, 3620-S, 3620-T, 3620-W, 3620-X, 3620-Y, 3620-Z, PSD-(AF)-02-023866 LOT 3620-V, PSD-(AF)-02-025866 LOT 3620-G, 3620-H, 5620-A, 5620-C, PSD-(AF)-02-023866 LOT 3620-U, PSD-(AF)-02-023886 LOT 3620-J, PSD-(AF)-023944 LOT 3620-D, PSD-(AF)-02-025366 LOT 3620-F, PSD-(AF)-02-25866 LOT 3620-E, PSD-(AF)-02-323866 OF TCT NO. 032-2015004706 AND LOT NO. 3620-I PSD-(AF)-02-023866 BEING A PORTION OF LOT NO. 3620 OF TCT 032-2015004707 COVERING AN AREA OF 5,167 SQUARE METERS LOCATED AT TANZA TUGUEGARAO CITY

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 et al. has applied for the rezoning of their parcels of land from residential zone to commercial zone located at Tanza, 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, to wit:

1. Letter Request of Mr. Gino Nicholas G. Pobre et al. for the rezoning of their parcels 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

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4. Electronic Copy of Certificate of Title.
5. Photocopy of Tax Declaration.
6. CPDCO Certification stating that the landholding is 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. Barangay Resolution of No Objection
8. Special Power of Attorney for Ms. Maribel D. Tamayao to act as attorney-in-fact of Mr. Gino Nicholas G. Pobre et al. to process their application for rezoning.
9. Certification issued by the Zoning Officer that the subject lot is rezoned under the updated Comprehensive Land Use Plan (CLUP) CY 2019-2028 and Zoning Ordinance No. 30-2019.

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

a.) Payment of the following penalties:

- 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

b.) It shall be subject to the compliance of the National Building Code, Environmental Code and all other related laws, rules and regulations.

WHEREAS, the documents in support to the application for the rezoning of the subject lots which are contained in Committee Report No. **050-2020** duly adopted and approved in session by the Sangguniang Panlungsod are found to be in order and have greater economic value for commercial or industrial purposes as determined of the total area at the time of rezoning;

WHEREAS, the subject lot is suitable for commercial use;

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

Now, therefore, be it ordained by the 8th City Council in session assembled;

SECTION 1: DEFINITION OF TERMS:

- A. RESIDENTIAL ZONE** – refers to an area within the city intended principally for dwelling/housing purposes.
- B. LAND USE** – refers to the manner of utilization including its allocation, development and management.
- C. REZONING** – refers to the process of altering land use of one zone to another zone.
- D. COMMERCIAL 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 covered by Lot No. 2, PCS-(AF)-02-005220 being a portion of Lot 3620-B, PSD-(AF)-02-023366, Lot 3620-AA, 3620-BB, 3620-CC, 3620-DD, 3620-K, 3620-L, 3620-M, 3620-O, 3620-P, 3620-Q, 3620-R, 3620-S, 3620-T, 3620-W, 3620-X, 3620-Y, 3620-Z, PSD-(AF)-02-023866 Lot 3620-V, PSD-(AF)-02-025866 Lot 3620-G, 3620-H, 5620-A, 5620-C, PSD-(AF)-02-023866 Lot 3620-U, PSD-(AF)-02-023886 Lot 3620-J, PSD-(AF)-02-023944 Lot 3620-D, PSD-(AF)-02-025366 Lot 3620-F, PSD-(AF)-02-25866 Lot 3620-E, PSD-(AF)-02-323866 of TCT No. 032-2015004706 and Lot No. 3620-I PSD-(AF)-02-023866 being a portion of Lot No. 3620 of TCT No. 032-2015004707 covering an area of 5,167 square meters located at Tanza, Tuguegarao City.

SECTION 3. REZONING: The aforementioned parcels of land described in Section 2 hereof are hereby rezoned from residential zone to commercial zone.



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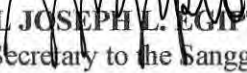
SECTION 4. REPEALING CLAUSE: City Ordinances or City Resolutions which are inconsistent with the provisions of this City Ordinance are hereby modified or repealed accordingly.

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. EGIPITO, Ph.D.
Secretary to the Sanggunian

ATTESTED:


HON. BIENVENIDO C. DE GUZMAN II
City Vice Mayor/Presiding Officer
Date: 070620

APPROVED:


HON. ATTY. JEFFERSON P. SORIANO
City Mayor
Date: 070710

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