Outlook

Messages & Communications Doc. No. 38GL-26-2953 through 2957.

From 38th Committee On Rules <committeeonrules@guamlegislature.gov>
Date Wed 10/7/2026 9:21 AM
To Guam Legislature Clerks <clerks@guamlegislature.gov>
Cc Frank Blas Jr. <speakerblas@guamlegislature.gov>

4 attachments (14 MB)
10726COMM Doc. No. 38GL-26-2954.pdf; 10726COMM Doc. No. 38GL-26-2955.pdf; 10726COMM Doc. No. 38GL-26-2956.pdf; 10726COMM Doc. No. 38GL-26-2957.pdf;

Håfa Adai Clerks Office,

Please see attached, **Messages & Communications Doc. No. 38GL-26-2953 through 2957** for processing:

√	**38GL-26-2953**	Office of Senator Sabrina Salas Matanane	Department of Land Management- Summary Zone Change Application No. SZC 2026-04 Lot 5-1, Block 3, Tract 242, Municipality of Yigo; For: Luis L. Duenas.
√	**38GL-26-2954**	Guam Commission for Educator Certification	FY2026 4th Quarter Small Purchases Report, Staffing Pattern and Travel Report*
√	**38GL-26-2955**	Guam Commission for Educator Certification	FY2026 4th Quarter Attendance Report*
√	**38GL-26-2956**	Department of Public Health and Social Services	Guam Department of Education (GDOE) Public Schools Variance Report for the month of September 2026*
√	**38GL-26-2957**	Guam Preservation Trust	Board Meeting Packet for September 30, 2026*

Please retrieve Doc. No. 38GL-26-2953 from link below:

Messages & Communications Physical Scanned Copy - Google Drive

Kindly reply to this email.

Si Yu'os ma'åse',

Marie Crisostomo

Committee on Rules Assistant

COMMITTEE ON RULES

Vice Speaker V. Anthony Ada, Chairperson

I Mina'trentai Ocho Na Liheslaturan Guåhan

38th Guam Legislature

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Messages and Communications 38GL-26-2953.

2 messages

Speaker Frank Blas Jr. <speakerblas@guamlegislature.gov> Tue, Oct 6, 2026 at 4:20 PM
To: 38th Committee On Rules <committeeonrules@guamlegislature.gov>, Sabrina Salas Matanane <office.senatorbri@guamlegislature.gov>

Håfa adai,

Please see attached M&C Doc. No. 38GL-26-2953

38GL-26-2953	Office of Senator Sabrina Salas Matanane	Department of Land Management- Summary Zone Change Application No. SZC 2026-04 Lot 5-1, Block 3, Tract 242, Municipality of Yigo; For: Luis L. Duenas.

Si Yu'os Ma'åse'

Bernice Rivera

Administrative Assistant

Office of Speaker Frank F. Blas, Jr.

I Mina'trentai Ocho na Liheslaturan Guåhan 38th Guam Legislature

Guam Congress Building, 163 Chalan Santo Papa, Hagatña

(671)969-6456
speakerblas@guamlegislature.gov

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38GL-26-2953.pdf

38th Committee On Rules <committeeonrules@guamlegislature.gov> Wed, Oct 7, 2026 at 8:50 AM
To: "Speaker Frank Blas Jr." <speakerblas@guamlegislature.gov>

Håfa Adai,

Received, and thank you.

Si Yu'os ma'åse',

Marie Crisostomo

Committee on Rules Assistant

COMMITTEE ON RULES

Vice Speaker V. Anthony Ada, Chairperson

I Mina'trentai Ocho Na Liheslaturan Guåhan

38th Guam Legislature

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[Quoted text hidden]

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Office of Legislative Secretary
SENATOR SABRINA SALAS MATANANE
***I Mina'trentai Ocho Na Liheslaturan Guåhan* | 38th Guam Legislature**
Chairperson, Committee on Health and Veterans Affairs

38GL-26-2953
OFFICE OF THE SPEAKER
FRANK F. BLAS JR.
OCT 02 2026
Time: 2:46 pm
Received:

October 2, 2026

Speaker Frank Blas Jr.
38th Guam Legislature
163 Chalan Santo Papa
Hagatna, Guam 96910

Re: Summary Zone change Application No. SCZ 2026-04 Lot 5-1, Block 3, Tract 242 Municipality of Yigo For: Luis L. Duenas

Hafa Adai Speaker Blas,

Pursuant to Rule 111, Section 3.01 of the Guam Legislature Standing Rules regarding the Delivery of Communications, I have attached the Summary Zone Change Application No. SCZ 2026-04 Lot 5-1, Block 3, Tract 242 Municipality of Yigo For: Luis L. Duenas for processing.

38GL-26-2953
Messages and Communications
RECEIVED
COMMITTEE ON RULES
October 6, 2026
4:20 p.m.
Marie Crisostomo

163 W. Chalan Santo Papa, Hagåtña, Guam 96910
671-989-2572 | office.senatorbri@guamlegislature.gov

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DIPÅTTAMENTON MINANEHAN TÅNO'
(Department of Land Management)
GUBETNAMENTON GUÅHAN
(Government of Guam)

LOURDES A. LEON GUERRERO
MAGA'HÅGA • GOVERNOR

JOSHUA F. TENORIO
SIGUNDO MAGA'LÅHI • LIEUTENANT GOVERNOR

JOSEPH M. BORJA
DIRECTOR

ROSSANA SAN MIGUEL TISTON
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E-mail Address:
dlmdir@land.guam.gov

Telephone:
671-649-LAND (5263)

Facsimile:
671-649-5383

September 11, 2026

COPY

Honorable Senator Sabrina Salas Matanane
Legislative Secretary, 38th Guam Legislature
Guam Congress Building
163 Chalan Santo Papa
Hagatna, Guam 96910

Re: **Summary Zone Change Application No. SZC 2026-04**
Lot 5-1, Block 3, Tract 242, Municipality of Yigo
For: Luis L. Duenas

Buenas Yan Hafa Adai Honorable Senator Sabrina Salas Matanane:

Pursuant to 21 GCA (Real Property), Chapter 61 (Zoning Law), Part 3 (Changes of Zones), Section 61639 (Summary Procedure for Agricultural and Single-Family Residential Rezoning and Executive Order 92-08 Establishing Interim Rules and Regulations for Individual, Small Landowner Zone Changes), the Department of Land Management is herewith submitting to the Legislature, a Zone Change application for Lot 18-2, Tract 10416, Municipality of Yigo, from "A" (Agricultural/Rural) to "R1" (One-Family Dwelling) Zone in order to subdivide the basic lot into two (2) lots.

As such, I have **APPROVED WITH CONDITIONS** the Zone Change.

Your expeditious response on this action is greatly appreciated.

Senseramente,

JOSEPH M. BORJA
Director

RECEIVED
10/2/2026
11:09 AM
Isaiah Aguon

CC
TG; w/Attachment(s):
1. Staff Report and Notice of Action
2. Certifications of Application Review Committee (ARC)
3. Zone Change Application with supporting documents
4. Amendment Map No. A-151; Zoning Map No. F3-67S42

Note that the Legislature has taken steps to ensure that any protected personal identifying information has been redacted or excluded in whole or in part in order to protect the privac of y ind vidu l(

SUMMARY ZONE CHANGE
APPLICATION NO. 2026-04
LOT 5-1, BLOCK 3, TRACT 243
MUNICIPALITY OF YIGO

COPY
Legislature

SPACE FOR RECORDATION

GOVERNMENT OF GUAM-DEPARTMENT OF LAND MANAGEMENT
OFFICE OF THE RECORDER

FILE FOR RECORD IS INSTRUMENT NUMBER 1022732

ON THE YEAR 20 26 MONTH 09 DAY 22 TIME 3:45pm

RECORDING FEE DE-OFFICIO RECEIPT NO. DE-OFFICIO

DEPUTY RECORDER Kerilyn D.P. Tuncap

SUMMARY ZONE CHANGE

APP. NO. 2026-04

APPLICANT: LUIS L. DUENAS

PREPARED ON: SEPTEMBER 4, 2026

FROM: "R1"(ONE-FAMILY DWELLING) ZONE

TO: "R2" (MULTIPLE DWELLING) ZONE

LOT: 5-1

BLOCK: 3

TRACT: 243

MUNICIPALITY: YIGO

LOT AREA: 3,739.97 SQ.M. OR
40,256.54 ±SQ.FT.

MAP REF. NO.: 121FY85

AMENDMENT NO. A-151

ZONING MAP NO. F3-67S42

1. APPROVED WITH CONDITIONS AS NOTED IN THE NOTICE OF ACTION AND PURSUANT TO TITLE 21 GCA, CHAPTER 61, SECTION 61639 AND EXECUTIVE ORDER 92-08.

2. SUBJECT TO RESTRICTIONS ON LAND USE PURSUANT TO P.L. 21-82, AS AMENDED BY P.L. 21-144.

JOSEPH M. BORJA
DIRECTOR
DEPARTMENT OF LAND MANAGEMENT

Sept. 14, 2026
DATE



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GOVERNMENT OF GUAM – Department of Land Management
Office of the Recorder

File for Record is Instrument Number 1022732

on the Year 20 26 Month 09 Day 22 Time 3:45pm

Recording Fee DE-OFFICIO Receipt No. DE-OFFICIO

Deputy Recorder: Kerilyn D.P. Tuncap

(Space above for Recordation)

SUMMARY ZONE CHANGE

Department of Land Management
Government of Guam
P.O. Box 2950
Hagåtña, Guam 96932

NOTICE OF ACTION

September 10, 2026
Date

To: Luis L. Duenas
131 Perez Loop
Barrigada, Guam 96913

Application No. 2026-04

The Director of Land management Pursuant to 21 Guam Code Annotated, Chapter 61, Zoning Law, Part 3 (Changes of Zone), §61639 (Summary Procedures for Agricultural and Single-Family Residential Rezoning), and Executive Order No. 92-08:

DEPARTMENT ACTION

N/A/ APPROVED

XX / APPROVED WITH CONDITIONS

N/A/ DISAPPROVED

ZONE CHANGE REQUEST

N/A / FROM "A" (AGRICULTURAL) TO "R1" (ONE-FAMILY DWELLING) ZONE

XX / FROM "R-1" (SINGLE-FAMILY) TO "R-2" (MULTI-FAMILY DWELLING) ZONE, IN ORDER TO CONSTRUCT TWO DUPLEXES (FOUR UNITS) FOR RENTALS FOR THE COMMUMITY

Ref: Lot 5-1, Block 3,Tract 243, in the Municipality of Yigo; [3,739 S.M. or 40,256.54 S.F], Map Dwg Number LM No. 121FY85; Doc. 360624

Note that the Legislature has taken steps to ensure that any protected personal identifying information has been redacted or excluded in whole or in part in order to protect the privac of y ind vidu l(

1. **APPLICATION SUMMARY: Luis L. Duenas, c/o WB Flores, Authorized Representative, the owner, requests approval for rezoning on Lot 5-1, Block 3, Tract 243, in the Municipality of Yigo, Guam; from "R-1" (Single-Family) to "R-2" (Multi-Family Dwelling) Zone in order to construction two duplexes (four units), consisting of three bedrooms, one bath, living room and kitchen.**

2. **JUSTIFICATION:** The criteria of PUBLIC NECCESSITY, CONVENIENCE and GENERAL WELFARE AND SAFETY must be justified. We provide the following:

PUBLIC NECCESSITY and CONVENIENCE

The requested zone change is from "R-1" to "R-2" for the proposed construction of two duplexes (four units) for rentals for the community. In this regard, applicant have cited primary purpose for residential uses. One primary purpose of this program (Summary Zone Change) is to allow the property owner to rezone their properties in order to utilize their property in a manner that enhances their liability or livelihood unlike those major zone changes that results in major developments.

We find that the rezoning is required for zoning conformance for the proposed uses on the subject property, and in order for the Applicant to realize the proposed uses for the benefit and needs of the general public and the community and providing rentals in the community.

GENERAL WELFARE and SAFETY

We concluded our site inspection and did physically find that water, power, sewer, roadways and other utilities are existing and available fronting the property. Guam Waterworks Authority, Guam Power Authority, Bureau Statistic and Plans, as well as Department of Parks and Recreation/Historical Preservation Office, have submitted their official certification with no objections. Although Department of Public Works, Guam Environmental Protection Agency and Department of Agricultural did not submit position statements. The proposed two duplexes will be connected to public sewer and all utilities is located on the right-of-way and utility easement to protect the neighborhood and the northern water lens. The applicant must adhere to all permitting requirements of any additional proposed uses and final occupancy clearances from permitting agencies.

Relative to rezoning action, a municipal hearing was conducted with no objections and with full support of the Yigo Municipal Planning Council members, (attached YMPC Resolution 2026-05, dated June 18, 2026). The proposed rezoning and development are conducive to the immediate land uses (mixed) of single-family and multi-family complexes, commercial activities within nearby surroundings, all infrastructure are available and we therefore, find that there will be no significant impact on existing infrastructure and surrounding neighborhood.

Therefore, it is our conclusion that the criteria as cited above have been satisfied.

Note): Pursuant to Section 61639 (a)(1), failure to provide the Department of Land Management, from any infrastructure agency as to the availability and/or adequacy of infrastructure (water, power, sewer), within then (10) working days from receipt of this request, shall constitute an assumption by DLM that the agency not answering the request has no objection to the rezoning.

Note that the Legislature has taken steps to ensure that any protected personal identifying information has been redacted or excluded in whole or in part in order to protect the privac of y ind vidu l(

Therefore, it is our conclusion that the criteria as cited above have been satisfied.

3. **DIRECTOR'S DECISION: APPROVED WITH CONDITONS; (Appropriate water, power and public sewer is available on the subject lot, verified by staff inspection. There are no Housing or Subdivision Convents applicable on the subject lot, in the Municipality of Yigo).**

4. **CONDITIONS OF APPROVAL: Applicant(s) shall:**

   a. Comply with all permitting Agency Conditions and requirements; and

   b. That a Building Construction Site Development Plan shall show details of structure location, parking layout, landscaping plan, sewage disposal type and connection; and further, that a copy of the floor plans shall be submitted to the Guam Chief Planner; and

   c. That such re-evaluation may include another review by the required Application Review Committee Agency and/or by the Municipal Planning Council to determine the physical, social and environment impacts of the revised changes; and

   d. That under Zone Change process, it shall **NOT** include conversion to: **HORIZONTAL PROPERTY REGIMES (under 21 GCA, Chapter 45); TIME SHARE OWNERSHIP (under 21 GCA, Chapter 47); HOTELS/MOTELS; and RESIDENTIAL COMMERCIAL ACTIVITIES SUCH AS LAUNDRY ROOMS, GIFT SHOPS, AND THE LIKE; and TEMPORARY WORKFORCE HOUSING FACILITIES; and BED & BREAKFAST ACCOMODATIONS;** and

   e. That the structure shall be hooked up to public sewer and comply with GWA and GEPA's wastewater disposal system requirements and conditions; and

   f. That the two duplexes structure shall be serviced with a Government approved trash receptacle; and

   g. That 2-parking stalls shall be provided for each dwelling unit.

9/11/26
CELINE L. CRUZ **Date**
Guam Chief Planner

Sept. 14, 2026
JOSEPH M. BORJA **Date**
Director

ATTACHMENTS

Cc: Building Permits Section, DPW (Attn: Administrator or Designee)
Real Property Tax Division, Department of Revenue and Taxation

Case Planner: Theresa Guevara

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NOTICE OF ACTION **Application No. 2026-04**
SUMMARY ZONE CHANGE
Lot 5-1, Block 3, Tract 243, Yigo
Date of Preparation of NOA: September 10, 2026

CERTIFICATION OF UNDERSTANDING

I/We_____ / Rosabella F. Brooks
(Applicant [Please print name]) (Representative [Please print name])

Understand and accept the Conditions cited above; and further agree to adhere to all of said Conditions made a part of and/or attached to this Notice of Action as approved by the Director of the Department of Land Management. I/We, acknowledged receipt of this Notice of Action.

I/We, acknowledged that this Zone Change Approval does not constitute automatic approval or guarantee the issuance of any **"PERMITS"** for the construction of the proposed Development or issuance of any **"LICENSE"** for rentals or leases. I/We further understand that the issuance of any required **"PERMITS"** or **"LICENSE"** shall be contingent on the availability and/or adequacy of infrastructure in the area. Such infrastructure availability and/or adequacy shall be as determined by the appropriate and responsible mandated permitting Agency/Department (i.e., DPW, GEPA, GWA, GPA, PH&SS and GFD, etc.).

_____ _____ _____ 9/21/26
Signature of Applicant Date Signature of Representative Date

ONE (1) COPY OF RECORDED NOTICE OF ACTION RECEIVED BY:

_____ _____ _____ 9/24/26
Applicant **Date** **Representative** **Date**

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DIPÅTTAMENTON MINANEHAN TÅNO'
(Department of Land Management)
GUBETNAMENTON GUÅHAN
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LOURDES A. LEON GUERRERO
MAGA'HÅGA • GOVERNOR

JOSHUA F. TENORIO
SIGUNDO MAGA'LÅHI • LIEUTENANT GOVERNOR

JOSEPH M. BORJA
DIRECTOR

ROSSANA SAN MIGUEL TISTON
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E-mail Address:
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Telephone:
671-649-LAND (5263)

Facsimile:
671-649-5383

September 11, 2026

Honorable Senator Sabrina Salas Matanane
Legislative Secretary, 38th Guam Legislature
Guam Congress Building
163 Chalan Santo Papa
Hagatna, Guam 96910

Re: **Summary Zone Change Application No. SZC 2026-04**
Lot 5-1, Block 3, Tract 242, Municipality of Yigo
For: Luis L. Duenas

Buenas Yan Hafa Adai Honorable Senator Sabrina Salas Matanane:

Pursuant to 21 GCA (Real Property), Chapter 61 (Zoning Law), Part 3 (Changes of Zones), Section 61639 (Summary Procedure for Agricultural and Single-Family Residential Rezoning and Executive Order 92-08 Establishing Interim Rules and Regulations for Individual, Small Landowner Zone Changes), the Department of Land Management is herewith submitting to the Legislature, a Zone Change application for Lot 18-2, Tract 10416, Municipality of Yigo, from "A" (Agricultural/Rural) to "R1" (One-Family Dwelling) Zone in order to subdivide the basic lot into two (2) lots.

As such, I have **APPROVED WITH CONDITIONS** the Zone Change.

Your expeditious response on this action is greatly appreciated.

Senseramente,

JOSEPH M. BORJA
Director

CC
TG; w/Attachment(s):
1. Staff Report and Notice of Action
2. Certifications of Application Review Committee (ARC)
3. Zone Change Application with supporting documents
4. Amendment Map No. A-151; Zoning Map No. F3-67S42

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Telephone:
671-649-LAND (5263)

Facsimile:
671-649-5383

September 11, 2026

MEMORANDUM

TO: Director

FROM: Guam Chief Planner

SUBJECT: **Summary Zone Change Application (SZC) No. 2026-04**
Lot 5-1, Block 3, Tract 253, Municipality of Yigo;
For: Luis L. Duenas

Buenas Yan Hafa Adai:

Submitted is the SZC packet for your review and action.

I have reviewed the application and **Concur** with the recommendations of the Case Planner and the Senior Planners for approval with conditions.

I am available should you have additional questions or need further clarification.

Senseramente,

Celine L. Cruz
Guam Chief Planner

With Attachments

Note that the Legislature has taken steps to ensure that any protected personal identifying information has been redacted or excluded in whole or in part in order to protect the privac of y ind vidu l(

NOTICE OF ACTION (ATTACHMENT) **Application No. 2026-04**
SUMMARY ZONE CHANGE
Lot 5-1, Block 3, Tract 243, Yigo

Planning Staff Review and Recommendation(s);

1. Grace Vergara, Planner IV X Approved ___ Disapproved

Comments: MEETS SZC REQUIREMENTS

Signature _____ Date: 09/11/24

2. Penmar Gulac/Planner IV X Approved ___ Disapproved

Comments: Meets SZC Requirements

Signature _____ Date: 9-14-26

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DIPÅTTAMENTON MINANEHAN TÅNO'
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Facsimile:
671-649-5383

September 10, 2026

MEMORANDUM

TO:
M. Grace Vergara, Planner IV
Penmer C. Gulac, Planner IV

FROM: Director

SUBJECT: **Appointment as Panel Members Ref: SZC Program**

Buenas Yan Hafa Adai:

Pursuant to SZC Guidelines, Paragraph 17, effective September 10, 2026, hereby appoint you as panel members to review and provide recommendations relative to: **SZC Application No. 2024-52;**
for Wenhui Chen

Coordinate with Ms. Theresa D. Guevara, the project planner on the matter.

Your appointment as panel members shall expire upon your submittal of your recommendations to the Guam Chief Planner.

Senseramente,

JOSEPH M. BORJA
Director

Cc: Masterfile – Land Planning, Ref: SZC 2024-52

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JOSEPH M. BORJA
Director

ROSSANA SAN MIGUEL TISTON
Deputy Director

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Facsimile:
671-649-5383

September 11 2026

TO: Director, Department of Land Management

FROM: Planner II

SUBJECT: Staff Report - Case No. SZC 2026-04
Re: Zone Change – Lot 5-1, Block 3, Tract 243
in the Municipality of Yigo; for Luis L. Duenas

1. PURPOSE:

a. Application Summary. The applicant, Luis L. Duenas, represented by W.B. Flores & Associates, is requesting a summary zone change on Lot 5-1, Block, 3, Tract 243, in the Municipality of Yigo, from "R-1" (Single Family Dwelling) to "R-2" (Multi-Family Dwelling) Zone, for the proposed construction of two duplexes (four units), consisting of three bedrooms, one bath living room and kitchen.

b. Legal Authority. 21 GCA (Real Property). Chapter 61 (Zoning Law), Part 3 (Changes of Zones, Section 61639 (Summary Procedure for Agricultural and Single-Family Residential Rezoning) and Executive Order 92-08 (Establishing Interim Rules and Regulations for Individual, Small Landowner Zone Changes), Public Law 21-82:4 as amended by P.L. 21-144:8.

2. FACTS:

a. Location: The subject lot is situated along Kiko Isebella Loop, in the Municipality of Yigo.

b. Field Description: There are existing duplexes and one wood & tin structure. The topography is fairly flat. Public utilities such as power, water, sewer and telephone services, are available within approximately 100 feet of the property.

c. Lot Area: 3,739 +/- square meters or 40,256.54 +/- Square feet.

d. Present Zoning. "R-1" (Conditional Use for duplex in a Single-Family Dwelling).

e. Masterplan. Mix Use (2009 North and Central Guam Land Use Plan).

f. Community Design Plan: Urban Residential (Low Density).

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g. Surrounding Area. The surrounding area consists of single-family dwellings, multi-family dwellings and commercial buildings. The proposed duplexes are compliable with the existing land uses and are not expected to have a major impact to the existing infrastructure or surroundings area to support and sustain residential growth and other community development and activities.

3. APPLICATION CHRONOLOGICAL FACTS:

a. Date Application Accepted: March 12, 2026.

b. Certifications:

DPW: No Official Position Statement have been received from DPW. Per DLM staff inspection, access to the property is provided through a 40-foot-wide right-of-way, on Kiko Isabella Loop, Yigo.

GWA: An Official Certification has been received from GWA. The agency stated they're in favor of the application with conditions noted on their position statement.

GEPA: No Official Certification from the agency as of the staff report date.

GPA: The Authority has submitted their official certification. GPA has no objection to the request subject to the conditions stated on their position statement.

BSP: An Official Certification has been received from the Bureau Statistics and Plans states that they recommend approval of the application with conditions noted on their position statement.

DoAg: No Official Certification from the agency as of staff report date.

DPR/HPO: An Official Certification has been received from DPR. The agency has no objection to the approval of the application.

Note: Pursuant to Section 61639 (a)(1), failure to provide the Department of Land Management, from any infrastructure agency as to the availability and/or adequacy of infrastructure (water, power, sewer), within ten (10) working days from receipt of this request, shall constitute an assumption by DLM that the agency not answering the request has no objection to the rezoning.

c. Municipal Public Hearing Results. Pursuant to P.L.21-144L3, the public hearing on this zone change application has been waived by the Director of Land Management and any hearing is deferred to the Mayor and the Municipal Planning Council (MPC) of Yigo.

Note that the Legislature has taken steps to ensure that any protected personal identifying information has been redacted or excluded in whole or in part in order to protect the privac of y ind vidu l(

d. **Municipal Public Hearing Results**. Pursuant to P.L.21-144L3, the public hearing on this zone change application has been waved by Director of Land Management and any hearing is deferred to the Mayor and the Municipal Planning Council (MPC) of Yigo.

e. **Municipal Planning Council (MPC) Resolution:** The Mayor and MPC Secretary of Yigo Municipal Planning Council received a copy of the application packet. Submitted and made a part of this report is an official MPC Resolution No. 2026-05, dated Jume 18. 2026, approving the application to rezone Lot 5-1, Block 3, Tract 243 from "R-1" (Single Family Dwelling) to "R'2" (Multi-Family Dwelling) Zone.

4. **Discussion and Analysis:** The criteria of **Public Neccessity, Convenience and General Welfare and Safety** must be justified.

We provide the following:

The requested zone change is from "R-1" to "R-2" or the purpose of proposed construction of two duplexes (four units) for rentals for the community. In this regard, applicant have cited primary purpose for residential uses. One primary purpose of this program (Summary Zone Change) is to allow the property owner to rezone their properties in order to utilize their property in a manner that enhances their livability or livelihood unlike those major zone changes that results in major developments.

We find that the rezoning is required for zoning conformance for the proposed uses on the subject property, and in order for the Applicant to realize proposed projects' benefits and needs of the general public and the community.

GENERAL WELFARE AND SAFETY

We concluded our site inspection and did physically find that water, power, sewer, roadways and other utilities are existing and available fronting the property. Guam Waterworks Authority, Guam Power Authority, Bureau Statistic and Plans, as well as Department of Parks and Recreation/Historical Preservation, all have no objections with conditions noted on the official position statements. Although Department of Public Works, Guam Environmental Protection Agency, and Department of Agricultural did not submit position statements. The proposed two duplexes will be connected to public sewer and all utilities is located on the right-of-way and utility easement to protect the neighborhood and the northern water lens. The applicant must adhere to all permitting requirements of any additional proposed uses and final occupancy clearances from permitting agencies.

Relative, to rezoning action, we found no objections. The proposed rezoning and development are conducive to the immediate land uses (mixed) of single-family and multi-family complexes, commercial activities within nearby surroundings, all infrastructure are available and we therefore, find that there will be no significant impact on existing infrastructure and surrounding neighborhood.

Therefore, it is our conclusion that the criteria as cited above has been satisfied.

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5. **STAFF RECOMMENDATION:** Planning Staff recommends **Approval** of the Summary Zone Change request with the following conditions:

   a. Comply with all permitting Agency Conditions and requirements; and

   b. That a Building Construction Site Development Plan shall show details of structure location, parking layout, landscaping plan, sewage disposal type and connection; and further, that a copy of the floor plans shall be submitted to the Guam Chief Planner; and

   c. That such re-evaluation may include another review by the required Application Review Committee Agency and/or by the Municipal Planning Council to determine the physical, social and environment impacts of the revised changes; and

   d. The under the Zone Change process, it shall **Not** include conversions to: **HORIZONTAL PROPERTY REGIMES (Under 21 GCA, Chapter 45); TIME SHARE OWNERSHIP (under 21 GCA, Chapter 47); HOTELS/MOTELS; and RESIDENTIAL COMMERCIAL ACTIVITIES SUCH AS LAUNDRY ROOMS, GIFT SHOPS, AND THE LIKE; and TEMPORARY WORKFORCE HOUSING FACILITIES; and/or BED AND BREAKFAST ACCOMMODATIONS; and**

   e. That the structure shall be hooked up to public sewer and comply with GWA and GEPA's wastewater disposal system requirements and conditions; and

   f. That the two duplexes structure shall be serviced with a Government approved trash receptacle; and

   g. That 2 parking stalls shall be provided per unit.

Theresa D. Guevara
Case Planner

Attachments: Application Packet and Position Statements, MPC Resolution

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DIPÅTTAMENTON MINANEHAN TÅNO'
(Department of Land Management)
GUBETNAMENTON GUÅHAN
(Government of Guam)

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90 S. Marine Corps Drive
Suite 733 ITC Building
Tamuning, GU 96913

Mailing Address:
P.O. Box 2950
Hagatña, GU 96932

Website:
dlm.guam.gov

E-mail Address:
dlmdir@land.guam.gov

Telephone:
671-649-LAND (5263)

Facsimile:
671-649-5383

LOURDES A. LEON GUERRERO
MAGA'HÅGA • GOVERNOR

JOSHUA F. TENORIO
SIGUNDO MAGA'LÅHI • LIEUTENANT GOVERNOR

JOSEPH M. BORJA
DIRECTOR

ROSSANA D. SAN MIGUEL TISTON
DEPUTY DIRECTOR

April 21, 2026

Honorable Frances Sudo Lizama
Mayor of Yigo c/o Municipal Planning Council (MPC)

Subject: **Summary Zone Change (SZC) Public Hearing Waiver**

Hafa Adai Mayor Lizama:

An application has been filed with the Department of Land Management, Division of Planning, by Luis L. Duenas, c/o W.B. Flores & Associates, on behalf of the property applicant/owner on Lot 5-1, Block 3, Tract 243, located in the Municipality of Yigo, Identified as Application No. SZC 2026-04, the request seeks a Zone Change from "R1" (One-Family Dwelling) zone to "R2" (Multiple Dwelling) zone, to allow for the proposed construction of two duplex structures, totaling four residential units. Each unit is proposed to include three bedrooms, one bathroom, a living room and a kitchen on the subject property.

Pursuant to Public Law 21-144, Section 3 (Waiver of Formal Public Hearing), based on our review of the application, and the results of our site inspection on **April 21, 2026**, and the availability of all required infrastructure for proposed development on the subject lot. The Department of Land Management hereby waives the requirement of a formal public hearing and defers any hearing on the application to your Municipal Planning Council (the MPC).

Although the Department has waived the requirements of a formal public hearing, and pursuant to Public Law 33-68 (MPC Review of Applications), an MPC Resolution is required prior to any final action on the application. To ensure that our recommendation is consistent with the desire of your community, we request that your MPC submit a Resolution stating its position (i.e., support, objections, concerns, conditions, etc.) on the zone change. The Resolution should be transmitted with in fourteen (14) days from the date of DLM filing with your office. The Resolution can be faxed to the department at (671) 649-5383, to the attention of Summary Zone Change Section, Land Planning Division.

Thank you for your attention to this matter.

Senseramente,

JOSEPH M. BORJA
Director

Received
Yigo Mayor's Office
Ethan CV2- 4/23/2026

CC: Theresa Guevara; Project Planner, SZC 2026-04

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OFFICE OF THE MAYOR AND VICE MAYOR

274 W. Gayinero Dr., Yigo, Guam 96929
P.O. Box 786, Hagatna, Guam 96932
(671) 653-YIGO (9446) / 9119 / 5248
yigomunicipaloffice@gmail.com

FRANCES S. LIZAMA
Mayor

PEDRO S. BLAS
Vice Mayor

MEMORANDUM



June 30, 2026

TO: Mr. Joseph M. Borja
Director, Department of Land Management

FROM: Mayor of Yigo

SUBJECT: Transmittal of YMPC Resolutions No. 2026-04 and 2026-05

Buenas yan Hafa Adai!

I hope letter finds you in good health and high spirits.

Transmitted herewith are the following Resolutions which were duly adopted by the Yigo Municipal Planning Council on June 18, 2026:

1. Resolution No. 2026-04: Application No. 2024-52 for Summary Zone change from "A" (Rural) to "R1" (Single Family Dwelling), applicant Wenhui Chen, Lot 18-2, Tract 10416, Municipality of Yigo
2. Resolution No. 2026-05: Application No. 2026-04 for Summary Zone change from "R1" (One-Family Dwelling) to "R2" (Multiple Dwelling), applicant Luis L. Duenas, Lot 5-1, Block 3, Track 243, Municipality of Yigo

Should you have any questions or require further details, please do not hesitate to call my office.

Best regards,

Frances S. Lizama
Mayor

Attachments (2)

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YIGO MUNICIPAL PLANNING COUNCIL (YMPC)
2026 (SECOND) Regular Meeting

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Department of Land Management
Director's Office

Resolution No. 2026-05

Introduced by: Frances S. Liza[illegible], Chairperson
Pedro S. Blas, Vice Chairperson

Members:
Lawrence J.M. Alcairo
Robert J.L. Barcinas
Gregorio P. Calvo
Joseph B. Cruz, Jr.
Elizabeth C. Flickinger
Peter B. Frias
Jack E. Hattig III
Jonathan F. McDermott
Norma L. Salas
Peter J. Santos
Geralynn B. Tennessen
Venido S. Torres

Relative to the approval of Application No. SZC 2026-04 for a Summary Zone change from "R1" (One-Family Dwelling) to "R2" (Multiple Dwelling) zone, applicant Luis L. Duenas, Lot 5-1, Block 3, Tract 243, Municipality of Yigo, to allow for the proposed construction of two (2) duplex structures, totaling four (4) residential units.

BE IT RESOLVED BY THE YIGO MUNICIPAL PLANNING COUNCIL (YMPC):

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WHEREAS, the applicant Luis L. Duenas submitted a request for Summary Zone change for Lot 5-1, Block 3, Tract 243, Municipality of Yigo, under Department of Land Management (DLM) Application No. SCZ 2026-04; and

WHEREAS, the intent of the rezoning from "R1" (One-Family Dwelling) to "R2" (Multiple Dwelling) zone is to allow for the proposed construction of two (2) duplex structures, totaling four (4) residential units, each will be a 3-bedroom, 1-bath unit; and

WHEREAS, a presentation was provided to the Yigo Municipal Planning Council (YMPC) by Ms. Lena Rojas and given that there is a duplex structure already in existence, said lot will be appropriately zoned; and

WHEREAS, the Yigo Municipal Planning Council (YMPC) reviewed the application and supporting documents, and without any objections hereby approves and supports Summary Zone Change Application No. SZC 2026-04, applicant Luis L. Duenas, Lot 5-1, Block 3, Tract 243, Municipality of Yigo; now therefore, be it

RESOLVED, that the Chairperson certifies, and the YMPC Secretary attests to, the adoption hereof, and a copy of the same be thereafter transmitted to the Department of Land Management Planning Division and applicant Luis L. Duenas, c/o W.B. Flores & Associates, on behalf of the property applicant/owner.

DULY AND REGULARLY ADOPTED BY THE YIGO MUNICIPAL PLANNING COUNCIL (YMPC) ON THE 18TH DAY OF JUNE 2026.

Frances S. Lizama
Chairperson

Geralynn B. Tennessen
YMPC Secretary

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DIPÅTTAMENTON MINANEHAN TÅNO'
(Department of Land Management)
GUBETNAMENTON GUÅHAN
(Government of Guam)

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JOSEPH M. BORJA
DIRECTOR

ROSSANA D. SAN MIGUEL TISTON
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Website:
p://dlm.guam.gov

E-mail Address:
dlmdir@land.guam.gov

Telephone:
671-649-LAND (5263)

Facsimile:
671-649-5383

To: Certifying Agencies/Departments
Application Review Committee (ARC)

From: **Guam Chief Planner**

Subject: **Request for Certification**

Attached for your review and action is an application under Public Law 21-82, Section 4; Summary Zone Change Program.

Applicant(s): **Luis L. Duenas**
c/o W.B. Flores and Associates

Application No. **SZC 2026-04**

Project Description: **Summary Zone Change from "R1" (Single Family Dwelling) zone to "R2" (Multiple Dwelling) zone, for the purposed construction of two duplexes (four units), consisting of three bedrooms, one bath, living room and a kitchen, on Lot 5-1, Block 3, Tract 243. in the Municipality of Yigo**

Date Received: **March 13, 2026**

Date Accepted: **March 13, 2026**

**** Due Date for Certification:** **April 10, 2026**
(Public Law 21-144, Section 8(b)(A)(1)

Certification must be directed to Director, Department of Land Management, Division of Planning. If you have any questions, please call (671) 649-5263 Ext 300 and ask for Theresa Guevara, the assigned case planner.

Thank You.

Celine L. Cruz,
Guam Chief Planner

TDG : Attachments

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GUAM WATERWORKS AUTHORITY
Gloria B. Nelson Public Service Building | 688 Route 15, Mangilao, Guam 96913
P.O. Box 3010, Hagatna, Guam 96932
Tel. No. (671) 300-6846/47 Fax No. (671) 648-3290

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APR 21 2026
Director's Office

MEMORANDUM

April 9, 2026

TO: Joseph Borja, Director, Department of Land Management

CC: Mayor Frances S. Lizama, Municipality of Yigo (frances.lizama@mcog.guam.gov)

FROM: for Miguel C. Bordallo, P.E., General Manager

SUBJECT: Position Statement on Summary Zone Change Application 2026-04 for Lot 5-1, Block 3, Tract 243 in the Municipality of Yigo

APPLICANT: Luis L. Duenas

The Guam Waterworks Authority (GWA) has reviewed the applicant's request for a zone change from "R1" (Single-Family) to "R2" (Multi-Family) zone for the proposed construction of 2 additional duplexes, for a total of 4 additional units.

This memorandum shall serve as GWA's position statement for the Luis L. Duenas application related to the availability of water and sewer infrastructure to serve the Yigo lot. This position statement shall not be construed as notice that water and sewer systems have the capabilities to accommodate the proposed development, including fire flow, without on-site or off-site improvements. Any extension of the water and sewer systems and/or capacity upgrades required to serve the property shall be subject to GWA rules and regulations. Any required extension to the existing facilities to serve the subject properties shall be at the applicant's expense.

The following comments are conditions for GWA's position in favor of the approval of this application:

1. Unless all on-site water and sewer usage will be billed by a single GWA master meter, each existing and new duplex structure must be serviced through its own water and sewer connections. No two structures shall share a water or sewer service lateral.

2. The applicant must provide GWA with site development plans to construct the proposed development. The site development plans must illustrate the proposed points of connection for water and sewer and is subject to GWA inspection and approval. Submittals shall include water and sewer design calculations and complete drawings and specifications signed and stamped by a Professional

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By Cristina at 11:11 am, Apr 21, 2026

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Engineer licensed in Guam. Design calculations shall include proposed water demand calculations including fire-flow and sewer production calculations adhering to GWA standards and requirements

3. GWA requires the applicant to coordinate with the GWA Engineering Department at least six months prior to the building permit application submittal to discuss the proposed water demand and sewer production calculations in order to determine if existing GWA facilities can accommodate the proposed development and if any off-site infrastructure improvements may be necessary. Utility capacity analysis will consider service to existing customers, as well as approved projects in the building permit/construction phase which are unavailable for use by newly proposed developments. Water and Sewer design shall adhere to GWA standards and requirements.

4. If off-site water and sewer infrastructure improvements are installed by the developer, they will require prior approval from GWA and must meet GWA standards. The proposed off-site water and sewer infrastructure improvements shall be constructed in the public easement or right of way, and shall be subject to inspection by GWA at the sole expense of the applicant. GWA's approval of the occupancy permit application will be contingent upon the completion of off-site utility improvements.
   The developer shall register maps and documents for new public rights of way or utility easements with the Department of Land Management and provide copies to GWA.

5. GWA does not guarantee that water service will meet Guam Fire Department's fire suppression requirements. The applicant is responsible for any on-site or off-site utility improvements needed to meet fire suppression requirements.

6. The applicant shall install GWA water meters and sewer cleanouts for government use in the public right of way or easement, in accordance with GWA standards.

7. New development is subject to water and/or sewer system development charges.

8. Only wastewater shall be discharged to the sanitary sewer system. Stormwater, pool water, and pool backwash water discharge to the sanitary sewer system is prohibited.

9. After a GWA utility service account is opened, the account holder is responsible for informing GWA of on-site activity changes that may affect the account's classification and utility service requirements. Activity changes include, but are not limited to, laundry, food service, and vehicle maintenance activities.

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This memorandum shall remain valid for 365 calendar days from the date of this response. Please contact Jacob Miller, P.E., GWA Permits and New Area Development Supervisor (#671-300-6039 or jpmiller@guamwaterworks.org) for water and sewer system standards or additional information.

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GUAM POWER AUTHORITY

ATURIDÅT ILEKTRESEDÅT GUAHAN
P.O.BOX 2977 • AGANA, GUAM U.S.A. 96932-2977

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Director's Office

March 25, 2026

MEMORANDUM

To: Chairman, Guam Land Use Commission
Executive Secretary, Guam Land Use Commission

From: General Manager

Subject: Lot 5-1, Block 3, Tract 243, Municipality of Yigo, (Luis L. Duenas) Summary Zone Change Application from "R-1" (Single Family Dwelling) to "R-2" (Multiple Family Dwelling) zone, for the purposed construction of two duplexes (four units), consisting of three bedrooms, one bath, living room, and kitchen. **Application No. SZC 2026-04**

Guam Power Authority has reviewed the application described above and submits the following position statement:

A. Comments and Recommendations Concerning GPA requirements:

1. Customer is required to comply with the following pursuant to the National Electric Code, National Electric Safety Code and GPA's Service Rules and Regulations:
   - Coordinate overhead/underground power requirements with GPA Engineering for new structures.
   - Maintain minimum clearances as defined by the current edition of the National Electrical Safety Code and National Electrical Code.
   - Maintain adequate clearance between any structures and electric utility easements in accordance with NESC and GPA requirements.
   - Developer/Owner shall provide necessary electric utility easements to GPA prior to final connection.
   - Provide scheduling and magnitude of project power demand requirements for new loads.
   - All relocation costs for GPA's facilities, if necessary, is 100% chargeable to the applicant including but not limited to labor and materials.
   - **GPA reserves its easement rights established under Document No. 511818.**

2. Primary distribution overhead and underground line extensions and GPA service connections must adhere to the guidelines outlined in the current issue of GPA's Service Rules and Regulations.

3. A system impact assessment may be required to determine the effect of this development on GPA's existing power facilities.

4. All costs associated with the modification of GPA facilities shall be chargeable to the customer. This includes relocation costs, new installation costs and any required system upgrades.

B. General Comments
GPA has no objection to the request subject to the conditions cited above.

JOHN M. BENAVENTE, P.E.

ASG/rts

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INFRASTRUCTURE CERTIFICATION FORM

Agency Certifying: **Guam Power Authority**
Applicant: Luis L. Duenas
Location: Lot 5-1, Block 3, Tract 243, Municipality of Yigo
Type of Application: Summary Zone Change
GLUC/GSPC Application No. SZC 2026-04
Brief Project Description:
Application from "R-1" (Single Family Dwelling) to "R-2" (Multiple Family Dwelling) zone, for the purposed construction of two duplexes (four units), consisting of three bedrooms, one bath, living room, and kitchen.

For the purposes of this Certification, GOVERNMENT SERVICES, FACILITIES, and INFRASTRUCTURE include, but are not limited to: **power lines poles and facilities; water lines, pumps and facilities; sewer and liquid waste disposal; storm water disposal; solid waste disposal; telephone lines and facilities; schools; health facilities; police and fire fighting service and facilities; roads; traffic and street lights; parks and recreational activities.**

1. I hereby certify that the required GOVERNMENT SERVICES, FACILITIES and INFRASTRUCTURE are currently **AVAILABLE AND IN PLACE** to support this project:
   Yes ☒ No ☐

2. If the answer to #1 above is YES, then:
   I hereby certify that the required GOVERNMENT SERVICES, FACILITIES and INFRASTRUCTURE are currently **ADEQUATE** to support this project:
   Yes ☐ No ☒

3. If the required GOVERNMENT SERVICES, FACILITIES and INFRASTRUCTURE currently in place are **NOT AVAILABLE** or they are **AVAILABLE, BUT NOT ADEQUATE,** itemize the services, facilities and infrastructure that are needed, the estimated cost thereof and whether funds are currently available and identified to develop such services, facilities and infrastructure:

Services, Facilities and Infrastructure Needed	Cost of Upgrades	Funds Available	Date Available	Funds Identified
Please see comments below				

I hereby certify that the foregoing is true and correct to the best of my knowledge.

JOHN M. BENAVENTE, P.E.
General Manager

3/26/2026
Date

Comments:
Based on a preliminary inspection of the site, the electrical facilities may require upgrading to meet the demand of the proposed project. A system impact assessment may be required to determine the effect of this development on GPA's existing power distribution system. The applicant will be responsible for the cost of any required system upgrade.

ASG/rts

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LOLA E. LEON GUERRERO
Director
MATTHEW C. SANTOS
Deputy Director

BUREAU OF STATISTICS AND PLANS

Sagan Planu Siha Yan Emfotmasion

LOURDES A. LEON GUERRERO
Governor of Guam
JOSHUA F. TENORIO
Lieutenant Governor

April 23, 2026

RECEIVED
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Department of Land Management
Director's Office
Dipattamenton Minanehan
5.1.26

Memorandum

To: Director, Department of Land Management
Attn: Division of Planning

From: Director, Bureau of Statistics and Plans

Subject: Application No. 2026-04 Summary Zone Change
Lot Number: Lot 5-1, Block 3, Tract 243
Municipality: Yigo
Applicant: Luis L. Duenas
Proposed Use: "R2" Multi-Family Dwelling

Buenas yan Håfa Adai! I am pleased to inform you that the Bureau of Statistics and Plans (Bureau) has completed its review of the above-mentioned application pursuant to its authorities under 5GCA Ch.1 Article 2 Comprehensive Planning[1] and the Guam Coastal Zone Management Program (GCMP) Enforceable Policies[2] pursuant to Executive Order 78-37. Moreover, in accordance with Executive Order 96-26, the Bureau hereby submits its position statement based on its professional and technical analysis of effects to statutory authorities under the Bureau's purview.

Application Overview

The applicant, Luis L. Duenas, is submitting a Summary Zone Change application to rezone the subject lot from "R1" single-family dwelling zone to "R2" multi-family dwelling zone in order to construct 2 duplexes for a total of 4 units. The subject lot is located in the municipality of Yigo and contains a total area of 3,739 square meters or approximately 0.92 acres. Power, water, and sewer are directly available and will be connected to the structures.

Planning Considerations and Constraints

A. Surrounding Zone and Land Use Characterization

[1] 5 GCA, CH 1 Article 2, § 1200 *et seq.* (1990). Note: In past publications, this article was entitled "Centralized Planning", however, this manifest error has been corrected and the article reads "Comprehensive Planning" pursuant to P.L. 20-147 (Mar. 21, 1990).

[2] Guam Land-Use Policies, Executive Order 78-37 (1978). https://bsp.guam.gov/wp-bsp-content/uploads/2017/01/E.O.-78-37-Guam-Land-Use-Policies.pdf

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By Cristina at 7:53 am, Apr 24, 2026

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The subject lot is located along Kiko Isabela Loop which connects to Route 1 through Chalan Tun Luis Duenas Road. The immediate surrounding area comprises single-family and multi-family residential dwellings, commercial establishments, churches and vacant agricultural lots.

The subject lot is located in a "Mixed-Use"[3] designated land-use area under the North and Central Guam Land Use Plan (NCGLUP). The NCGLUP (PL 30-244),[4] was adopted as an element of the Guam Comprehensive Development Plan. "The Mixed-Use category primarily focuses on larger commercial centers and corridors, including commercial uses that require large sites and draw customers from throughout the Island. Examples of commercial uses appropriate to this category include but are not limited to department stores, malls, office buildings, medical and other service uses, hotels/motels and restaurants. Mixed-use developments incorporating a variety of types and densities of residential units are also appropriate in this designation. Mixed Use development along corridors should be developed in a manner that focuses density in specific areas or 'transit targets' to support high-quality transit service, and should be developed at a walkable neighborhood scale. Along undeveloped corridors, the mixed-use development should be interspersed with development that is lower density to maintain natural character and open space."[5]

The proposed rezoning from a single-family dwelling zone to a multi-family dwelling zone is compatible with the future land use designation's intent for mixed uses and flexible residential development.

B. Geographical Landscape Assessment Based on Watershed

The subject lot is in the Northern Watershed and above the Northern Guam Lens Aquifer. According to the National Oceanic and Atmospheric Administration's Coastal Change Analysis Program (CCAP) land cover data, the surface area of this watershed has changed by 12.11% from 2005 to 2015.[6]

Regarding development impacts, as of 2015 land cover data, 30.6% of the watershed was developed, and 14.24% comprised impervious surfaces.[7] An area is at greater risk of flooding the more an area is developed and levels of impervious surfaces are high. Areas with impervious surface rates will likely experience negative impacts on water quality. Impervious surfaces significantly reduce the water quantity and quality in a watershed. Impervious surface degrades the watershed quality by greatly reducing the stream flow and increasing the stream temperature. Severe degradation can be expected when rates reach 25%.[8]

Land cover within the subject lot is bare land with some vegetated cover and impervious surface from the existing structures. The requested zone change will allow for the proposed development, resulting in increased impervious surface area within this watershed.

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[3] ICF International. 2009. North and Central Guam Land Use Plan. September. (ICF International #00824.08.) Seattle, WA. Prepared for Bureau of Statistics and Plans—Government of Guam.

[4] Public Law 30-224 §, Section 4 (2010). https://guamlegislature.com/Public_Laws_30th/P.L.%2030-224%20SBill%20No.%20462-30%20(LS).pdf Note: The plan was adopted due to inaction by the 90th day of the of the 31st Guam Legislature.

[5] ICF International. North and Central Guam Land Use Plan. (2009). 2-2 & 2-3

[6] National Oceanic and Atmospheric Administration, Office for Coastal Management. "C-CAP Land Cover Atlas". Coastal Change Analysis Program (C-CAP) High-Resolution Land Cover. Charleston, SC: NOAA Office for Coastal Management. Accessed April 2026 at https://coast.noaa.gov/ccapatlas/

[7] Ibid.

[8] Schueler, T. (1994) "The importance of imperviousness." Watershed Protection Techniques. Center for Watershed Protection. 1(3): 100-111

Note that the Legislature has taken steps to ensure that any protected personal identifying information has been redacted or excluded in whole or in part in order to protect the privac of y ind vidu l(

Effects Test and Conditions

Technical analysis of the proposed project was conducted to determine foreseeable effects and compatibility to standards within the following Guam Land-Use Policies:

Policy LU-5: Promote environmental sustainability through a variety of measures. Examples of possible measures include green building design, green spaces in urban areas, green infrastructure, greenway and conservation lands networks, transit-oriented and transit-ready development, improved networks for walking and wheeling, site design to promote renewable energy use, and other measures.[9]

Determination of Effects: ***Yes***

The proposed construction of 2 duplexes on the property will contribute to the cumulative impacts of increased residential density within the Northern Watershed and Northern Guam Lens Aquifer recharge area. The increased impervious surfaces will limit groundwater recharge and contribute to runoff. Incorporating green building standards, renewable energy systems (such as rooftop solar), and intentional landscaping or designated green space would help offset the reduction of permeable surfaces. By integrating accessible green elements, the project can contribute to protect surface and groundwater resources, and enhance the balance between built development and natural systems.

Recommendation: The Bureau recommends that the applicant incorporate green building concepts and sustainable community designs to the property such as maintaining vegetated landscaping, use of pervious paving for driveways or walkways, and native landscaping to reduce runoff and enhance onsite infiltration, thereby promoting environmental sustainability at the parcel scale. Consider incorporating the use of alternative power sources, such as solar powered street lights, water heating, and air-conditioning, and other uses of renewable power sources. The Bureau recommends that the applicant coordinate with the Guam Department of Agriculture for the use of preferred native tree species to be incorporated into the landscaping.

Air-quality Policy: All activities and uses shall comply with all local air pollution regulations and all appropriate federal air quality standards in order to ensure the maintenance of Guam's relatively high air quality.[10]

Determination of Effects: ***Yes***

The requested summary zone change will allow for future expansion of the existing multi-family residence which requires construction that has the potential to adversely impact air quality.

Condition: Incorporate Best Management Practices (BMPs) to minimize dust and air pollution such as fugitive particulate matter emissions from ground-disturbing activity and from the operation of vehicles and heavy equipment. Ensure that the surrounding neighborhood is not exposed to noxious odors.

---

[9] ICF International. 2009. North and Central Guam Land Use Plan. September. (ICF International #00824.08.) Seattle, WA. Prepared for Bureau of Statistics and Plans—Government of Guam: 2-5

[10] Guam Land-Use Policies, Executive Order 78-37 (1978): 3.

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Water Quality Policy: Safe drinking water shall be assured, and aquatic recreation sites shall be protected through the regulation of uses and discharges that pose a pollution threat to Guam's waters, particularly in estuarine, reef, and aquifer areas.[11]

Policy NS-1 "Protect the Northern Aquifer and recharge areas through appropriate land use categories and development standards, including requirements for public sewer infrastructure for all residential subdivisions, low development density for unsewered areas, on-site stormwater disposal, and limiting heavy industrial activities."[12]

Policy NS-17 "Protect groundwater recharge areas and stream conservation areas from urban and saltwater contamination using the following approaches:

e. Use of green street design principles, which emphasize low maintenance, stormwater management, aquifer recharge, beautification, and neighborhood collaboration and pride;
f. Limit building and parking footprints and use alternative surface/paving designs to reduce thermal pollution, promote groundwater recharge, and preserve space for landscaping;
g. Use of percolation ponds and other low maintenance systems on large-scale development sites overlying recharge areas. Require that large scale and regional stormwater management plans and designs do not result in the transfer or movement of water from immediate area recharge to sub-basins. There should be no new point or surface designed discharges as part of new development and major redevelopment projects should be required to retrofit or redirect, remediate and correct historic surface discharges to marine waters."[13]

Determination of Effects: **Yes**

Expansion of the existing multi-family dwelling will result in increased wastewater generation and surface runoff. Given that the proposed structures will be connected to the island's central sewer system, direct discharges to surface or groundwater are not anticipated. However, the increase in impervious surface area or improper management of onsite drainage can contribute to pollutant loading and reduced infiltration, posing a cumulative risk to water quality in the watershed.

Condition: The applicant shall comply with CNMI and Guam Stormwater Management Manual[14] Standards and implement Island Best Management Practices specifications in any future improvements to the property. Concepts, design and performance standards can be found in the GCMP publications 1) Island Stormwater Practice Design Specifications Manual[15] and 2)

---

[11] Guam Land-Use Policies, Executive Order 78-37 (1978). https://bsp.guam.gov/wp-bsp-content/uploads/2017/01/E.O.-78-37-Guam-Land-Use-Policies.pdf

[12] ICF International. North and Central Guam Land Use Plan, 2009. 5-2

[13] Ibid., 5-5

[14] Horsely Witten Group. CNMI and Guam Stormwater Management Manual. Prepared for Commonwealth of the Northern Mariana Islands and the Territory of Guam. (2006) Volume 1: https://bsp.guam.gov/wp-bsp-content/uploads/2020/07/StormwaterManual-Volume1-Final.pdf Volume 2: https://bsp.guam.gov/wp-bsp-content/uploads/2020/07/StormwaterManual-Volume2-Final.pdf

[15] Center for Watershed Protection & Horsley Witten Group, Inc.. Island Stormwater Practice Design Specifications. A Supplement to the 2006 CNMI & Guam Stormwater Design Manual. Prepared for NOAA Coral Reef Conservation Program, Guam Coastal Management Program, and Guam Environmental Protection Agency. (2010): https://www.ncei.noaa.gov/data/oceans/coris/library/NOAA/CRCP/project/1906/island_swm_specs_supplement_cnmi_guam_design.pdf

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Stormwater Management in Pacific and Caribbean Islands: A Practitioner's Guide to Implementing LID[16].

Determination

Pursuant to Executive Order 96-26, Appendix A § 700 (g), the Bureau hereby recommends approval of the summary zone change application based on the above-mentioned condition. If these conditions are not met by the applicant or not included in the Guam Land Use Commission's Notice of Action, this position statement is to be interpreted as a recommendation for disapproval.

Should you have any questions regarding this matter, please do not hesitate to contact Mr. Christian Benitez, Planner, at christianpaul.benitez@bsp.guam.gov or Mr. Edwin Reyes, Coastal Program Administrator, at edwin.reyes@bsp.guam.gov. Si Yu'os Ma'åse'.

Lola E. Leon Guerrero
LOLA E. LEON GUERRERO
Director

[16] Center for Watershed Protection & Horsley Witten Group, Inc.. Stormwater Management in pacific and Caribbean Islands. A Practitioners Guide to Implementing LID. Prepared for NOAA Coral Reef Conservation Program. (2014): https://www.ncei.noaa.gov/data/oceans/coris/library/NOAA/CRCP/project/1906/Feb2014_IslandBMPGuide_wAppendix.pdf

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Lourdes A. Leon Guerrero
Governor
Joshua F. Tenorio
Lt Governor

Department of Parks and Recreation
Dipattamenton Plaset yan Dibuetsion
Government of Guam
Director's Office, Parks and Recreation Divisions
1 Paseo de Susana, Hagåtña, Guam 96910
P.O. Box 2950, Hagåtña, Guam 96932
(671) 475-6288, Facsimile (671) 477-0997
Guam Historic Resources Division
490 Chalan Palasyo, Agana Heights, Guam 96910
(671) 475-6294/6355, Facsimile (671) 477-2822

Angel R. Sablan
Director
Warren Pelletier
Deputy Director

April 27, 2026

RECEIVED
MAY 01 2026
Department of Land Management
Director's Office
Dipattamenton Minanehan Tano'

In reply refer to:
RC 2026-0250

Memorandum

To: Director, Department of Land Management

From: Director, Department of Parks and Recreation

Subject: Summary Zone Change Application No. 2026-04: Applicant Luis L. Duenas c/o W.B. Flores and Associates is proposing for a Zone Change from "R1" to "R2" in order to construct two duplex four (4) units, consisting of three bedrooms, one bath, living room and a kitchen on Lot 5-1, Block 3, Tract 243 within the Municipality of Yigo, Guam.

We reviewed the subject Luis L. Duenas c/o W.B. Flores and Associates is proposing for a Summary Zone Change from "R1" to "R2" in order to construct two duplex four (4) units, consisting of three bedrooms, one bath, living room and a kitchen on Lot 5-1, Block 3, Tract 243 within the Municipality of Yigo. This lot has an overall size of 0.92 acres.

Our office has concluded our review and will have No **Objection** to the Approval of this Summary Zone Change Application.

Should you have any questions, please contact Mr. Logan Myers, Archaeologist at (671) 475-6340 or by email: logan.myers@dpr.guam.gov.

Sincerely,

for Angel R. Sablan

RECEIVED
By Cristina at 10:13 am, May 01, 2026

Note that the Legislature has taken steps to ensure that any protected personal identifying information has been redacted or excluded in whole or in part in order to protect the privac of y ind vidu l(

DEPARTMENT OF LAND MANAGEMENT

LAND PLANNING DIVISION

SITE INSPECTION REPORT - FIELD WORK

Planner/Staff: Theresa Guevara	**Date of Request:** 9-3-2026
Date of Inspection: 9-3-2026	**Time of Inspection:** 1:30 PM
Project Name:	
Lot Number: SZC 2026-04 LOT 5-1, BLOCK 3, T243	**Municipality:** YIGO

Description: Drive by inspection on 9/3/2026. Two Duplexes on the Right side of the subject lot.

Type of Inspection: [ ] Occupancy [✓] Site [ ] Other

Contact Person: Lina ROJAS	**Phone:**

Findings: Property is pretty flat. Wood & Tin structure to be Replaced w/ the proposed Two Duplexes to be Construction.

OCCUPANCY INSPECTION ONLY: [ ] IN COMPLIANCE

[ ] NOT IN COMPLIANCE

ATTENTION: All inspection must be approved three (3) days in Advance by Guam Chief Planner.

Applicant: Luis L. Dueñas

Approved [ ]

Tguevara

Case Planner | **Guam Chief Planner**

DLM Form 6 - Site Inspection - April 2019

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Application No.: 2026-04 SUMMARY ZONE CHANGE
LUIS L. DUENAS
Accepted Date: 13-Mar-26
Case Planner: Theresa Guevara

LUIS L. DUENAS

"Summary Zone Change"

"R1" TO "R2:
Lot No. 5-1, BLK. 3, TRACT 243
Municipality of Yigo

Prepared by:

W.B. Flores & Associates
CONSULTING ENGINEERS

Note that the Legislature has taken steps to ensure that any protected personal identifying information has been redacted or excluded in whole or in part in order to protect the privac of y ind vidu l(

W.B. Flores & Associates

P.O. Box 27747 Barrigada, Guam 96921
Office: (671) 646-1714 Fax: (671) 646-1715

September 30, 2025

Joseph Borja
Director
Department of Land Management
P.O. Box 2950
Hagatna, Guam 96932

Subject: Luis L. Duenas - Zone Change Application from "R1" Zone to "R2" zone Lot 5-1, Blk 3, Tract 243 in the Municipality of Yigo, Guam

Håfa Adai:

On behalf of Luis L. Duenas, we hereby submit the following documents for a Summary Zone Change Application from "R1" Zone to "R2" zone in compliance with ***Guam Code Annotated 21 GCA, Chapter 61, § 61306.*** This application seeks approval for a Summary Zone Change.

The project involves the construction of 2 duplexes consisting of 3 bedrooms, 1 bath, living room and kitchen for a total of 4 units on Lot No. 5-1, Blk. 3, Tract 243 in Yigo. Each unit will be 1000±sf in size.

SITE DESCRIPTION:

The subject property is located at 117 Kiko Isabel Loop also known at Lot 5-1. Blk. 3, Tract 243 in Yigo.

The recorded subject lot areas in square feet, square meters and acres:

Lot No. 5-1, Blk. 3, Tract 243 40,256.54± sf; 3,739.95±sm; .92± Acres

There is existing infrastructure for sewer, water and electrical power in this area.

DENSITY:

The lot is 40,256.54±sf in area. The existing 4 units measure 1,000± sf for a total of 4,000± sf and the additional units will each measure 1,000± sf in size for a total of 4,000± sf, the required lot area is within the maximum density allowed by the Guam Zoning Law.

The lot complies with the density allowances as shown in §61501. Minimum Yards and Lot Area Established. (b) Table of the "Guam Code Annotated, Title 21, Chapter 61 – Zoning Law".

Lot Width	Lot Area	Lot Area per * Dwelling Depth Unit
50 Ft.	**5000 SQ. Ft.**	**1,250 SQ. Ft.**

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We hope that the information provided addresses the application for Summary Zone Change.

Thank you in advance and we look forward to presenting this project before the Guam Land Use Commission and appreciate your consideration of this Summary Zone Change Application.

Si Yu'us Ma'åse,

Lina S. Rojas
WB Flores & Associates
Duly Authorized Representative

Enclosures: Exhibit 1 – Justification Letter
Exhibit 2 – Authorization to Represent
Exhibit 3 – Order Affirming Sale of Property/ Administrator's Deed
Exhibit 4 – Release of Mortgage/Affidavit of Death by Joint Tennant
Exhibit 5 – NOA – Conditional Use – R1
Exhibit 6 – Survey Map/Property Map/Vicinity Map/Overall Site Plan
Exhibit 7 – Radius Map
Exhibit 8 – Environmental Impact Assessment
Exhibit 9 – VOU and FIRMette
Exhibit 10- GWA Billings for existing units

Doc. No. 38GL-26-2953.*

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"ORIGINAL COPY"

SUMMARY ZONE CHANGE

(P. L. 21-82:4 Short Form as Amended by P.L. 21-144:8)

TO: Director, Department of Land Management
c/o Division of Land Planning
Government of Guam
P.O. Box 2950, Hagatna, Guam 96932

The Undersigned owner(s)/lessee(s) of the following described property hereby request consideration for a *Zone Change*.

1. Information on Applicant:

Name of Applicant: Luis L. Duenas U.S. Citizen: ☑ Yes ☐ No

Mailing Address: [redacted]

Telephone No.: Business: _____ Home: [redacted]

2. Location, Description and Ownership:

Subdivision Name: N/A

Lot(s): 5-1 Block: 3 Tract: 243

Lot Area: Acres: .92± Square Meters: 3,739.95± Square Feet: 40,256.54±

Village: YIGO Municipality: YIGO

Registered Owner(s): LUIS L. DUENAS

Certificate of Title No.: _____ Recorded Document No.: 952447

Deed (Gift, Warranty, etc.): _____ Deed Document No.: _____

3. Current and Proposed Land Use:

Current Use: Conditional Use for Duplex in an R1 Current Zoned: R1

Proposed Use: Multi Family Dwellings Proposed Zone: R2

4. Justification Letter: Attach a typed, brief and concise justification (letter format if possible) explaining your intentions and purpose of the Zone Change. Your letter should be addressed to the Director of Land Management.

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"WORKING COPY"

SUMMARY ZONE CHANGE

(P. L. 21-82:4 Short Form as Amended by P.L. 21-144:8)

5. Support Information. The following information shall be attached to this application:

a. A map, drawn to scale, showing existing zoning within 1000 feet radius and all parcels and their uses within 750 feet radius from the subject lot boundaries. The map shall contain:
   (1) Lot number for every parcel(s);
   (2) Identify by name and use all existing activities on all parcel(s) through a legend/code reference;
   (3) All adjacent easements and roads leading to, and serving property, their widths, and condition of surfaces;
   (4) The nearest location of all public utilities to the subject lot; and
   (5) Show any/all features of property such as flat/hilly terrain, flood hazard, etc.

b. The most recent survey map certified and recorded at the Department of Land Management, of the subject property.

c. For "R-1" Zone Change request: A proposed property map showing how many lots are to be subdivided.

d. For "R-2" Zone Change request: Preliminary sketch plan shall be drawn to scale and show the following items:

   (1) Density: Number of units and type. (i.e. Eight (8) units, three (3) bedroom, two baths, etc.)
   (2) All setback or distances from proposed building to property boundary line.
   (2) Parking Stalls must be numbered. Also, show one parking for persons with disabilities for every sixty (60) regular stalls (minimum).
   (4) Recreational area or playground must be provided for children of tenants.
   (5) Show nearest location of sewer, water, power connection or hook-up.
   (6) Entrance and Exit of project area.
   (7) Etc... Any other information you feel is necessary or pertinent to your request.
   (8) In addition, the following information is required by the Agencies as follows:

GUAM POWER AUTHORITY

1. **Include Ownership and Encumbrance Title Report.**
2. **Provide Proposed Power Demand in Kilovolt Amps (KVA).**

GUAM ENVIRONMENTAL PROTEACTION AGENCY

1. **Copy of Site Layout showing the existing building structures and the outline of the septic tank and leaching field system, if not connected to public sewer.**
2. **Copy of building Permits for any extensions (additional structures) to the existing dwelling unit.**

6. Filing Fee: Twenty-Five Dollars ($25.00) filing fee under Public Law 29-02, Chapter V, Part III *(Fees and Charges Assessed by the Department of Land Management).*

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"ORIGINAL COPY"

SUMMARY ZONE CHANGE

(P. L. 21-82:4 Short Form as Amended by P.L. 21-144:8)

7. Required Signatures: All legal owners/lessees of designated parcel shall sign form with name(s) typed or handwritten, signed and dated:

I/We hereby certify that all information contained in this application and its supplements are true and correct. I/We also understand that any misrepresentation in this application shall void the entire submission.

LUIS L. DUENAS
Owner *(Print/Sign)*

Owner *(Print/Sign)*

12/6-25
Date

Date

LSD
Representative *(If any)*

9/29/25
Date

THIS FORM SHALL NOT BE MAILED. APPLICANT OR REPRESENTATIVE SHALL SUBMIT IN PERSON, BY APPOINTMENT ONLY, TO THE LAND PLANNING DIVISION, DEPARTMENT OF LAND MANAGEMENT.

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EXHIBIT 5 ..... **NOA - Conditional Use – R1**

EXHIBIT 6 ..... **Survey Map/Property Map/Vicinity Map/Overall Site Plan**
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Exhibit 6b ..... Property Map
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EXHIBIT 8 ..... **Environmental Impact Assessment**

EXHIBIT 9 ..... **VOU and Firmette**
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EXHIBIT 10 ..... **GWA Billings**
Exhibit 10a ..... Unit 117B
Exhibit 10b ..... Unit 117C

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EXHIBIT 1 JUSTIFICATION LETTER

Note that the Legislature has taken steps to ensure that any protected personal identifying information has been redacted or excluded in whole or in part in order to protect the privac of y ind vidu l(

W.B. Flores & Associates

P.O. Box 27747 Barrigada, Guam 96921
Office: (671) 646-1714 Fax: (671) 646-1715

September 30, 2025

Joseph Borja
Director,
Department of Land Management
c/o Land Planning Division, Zone Change Section Government of Guåhan
P.O. Box 2950
Hagatna, Guåhan 96932

Subject: Summary Zone Change Application on Lot 5-1, Block 3, Tract 243 _ Municipality of Yigo.

Dear Sir:

Pursuant to Public Law 21-82, (as amended by P.L. 1-144), We hereby submit an application for a Summary Zone Change on the above property.

The current zone on the property is "R-1". The property was originally approved for Conditional Use for a Duplex in 1990. (See Exhibit 5)

The property is owned by Luis L. Duenas and Manuela G. Duenas. The property was purchased from the Estate of Manuel Quiray Bautista on July 20,2020. (See Exhibit 3)

The property has two (2) existing Duplexes consisting of 2 bedroom, 1 bath, living room, dining room and kitchen on the property. The surrounding land use consists of single family dwellings and vacant lots. To the west of the property in a vacant lot. To the immediate North is a 4 unit apartment building and single family dwellings, to South and East of the property are single family dwellings as well. The property is relatively flat. The existing units are currently being rented out to Section 8 tenants.

There is existing infrastructure for sewer, water and electrical power along the 40' easement. The current duplexes are serviced by public sewer.

The project involves the construction of 2 additional duplexes consisting of 3 bedrooms, 1 bath, living room and kitchen for a total of 4 units on Lot No. 5-1, Blk. 3, Tract 243 in Yigo. Each unit will be 1000±sf in size.

The proposed project is compatible with adjacent properties and neighborhood developments as the property is located in a developed area in Yigo. Surrounding land uses include a 2-story 4 unit apartment building 50' to the northwest of the property, vacant lots immediately to the West, and single family dwellings directly to the North, Northeast and South of the property.

The property is relatively flat. The soil composition is very shallow, well drained, nearly level to moderately sloping soils on plateaus.

Access to the property is serviced through a 40' wide right-of-way. There is a 20' wide paved road and the street name is Kiko Isabella Loop.

We hope that the information provided addresses the application for Zone Change.

Thank you in advance and we look forward to presenting this project and appreciate your consideration of this Summary Zone Change Application.

Si Yu'us Ma'åse,

Lina S. Rojas
WB Flores & Associates
Duly Authorized Representative

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EXHIBIT 2 AUTHORIZATION TO REPRESENT

Note that the Legislature has taken steps to ensure that any protected personal identifying information has been redacted or excluded in whole or in part in order to protect the privac of y ind vidu l(

29 ths

April ~~28~~, 2025

Chairperson
Guam Land Use Commission
GITC Building, Marine Corps Dr.
Tamuning, Guam 96913

Re: "Authorization to Represent" Luis L. Duenas for a Summary Zone Change Application from "R1" Zone to an "R2" Zone for Lot No. 5-1, B3, TRACT 243, in the Municipality of Yigo, Guam

Dear Madame Chair:

This is to confirm that WB Flores and Associates is authorized to represent Luis L. Duenas for the processing and filing of a Summary Zone Change Application from "R1" Zone to an "R2" Zone for the construction of Multi Family Dwellings at the referenced lot in the Municipality of Yigo, Guam.

This request is valid until the application is acted upon or otherwise revoked.

For questions or clarification please contact Lina S. Rojas at 671-646-1714 or email lrojas@wbflores.com.

Sincerely,

Luis L. Duenas
Owner

DATED this the 29 day of ~~January~~ APRIL 2025

Signature of Applicant

SWORN to subscribed before me, this 29 day of ~~January~~ APRIL 2025

NOTARY PUBLIC

My commission expires:
DEC 09, 2028

TIANA MARIE P. MUNA
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: DEC. 09, 2028
Commission Number NP: 24-0765P
450 Route 8, Maite Guam 96910

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EXHIBIT 3 Order Affirming Sale of Property/Administrators Deed

- EXHIBIT 3a – Order Affirming Sale of Property
- EXHIBIT 3b – Administrators Deed

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EXHIBIT 3a

GOVERNMENT OF GUAM
DEPARTMENT OF LAND MANAGEMENT 952447

OFFICE OF THE RECORDER

RECORDING DATE:		NO. PAGE:
NOVEMBER 20 2020	952447	3

FILE TIME			FILING FEES	RECEIPT NO:
A.M.	P.M.			
933			25	31707

Appointed Deputy Recorders for Ex-Officio Recorder	Signature of Recorder
Joel D. Antenorcruz; Liza M. Quitano; May M. Castro; Lisa P. Cruz; Amy T Bautista; Victoria C. Torres; Andrew D. Santos	

MARK (X) TYPE OF INSTRUMENT RECORDED

	DEED		AFFIDAVIT
	MORTGAGE		RELEASE
	ASSIGNMENT		AMENDMENT
	ADDENDUM		ASSUMPTION
	DECREE		MAP
X	ORDERS		JUDGEMENT
	POWER OF ATTORNEY		REVOCATION
	AGREEMENT		TERMINATION

MARK (X) TYPE OF INSTRUMENT RECORDED

	LEASE		CLAIMS		
	CONTRACT		CANCELLATION		
	CERTIFICATE		NOTICE		
	DECLARATION		BILL OF SALE		
	EASEMENT		WITHDRAWAL		
	OTHERS:				

ABSTRACT OF TITLE SUMMARY

ABSTRACT BY:	DATE	NEW CERTIFICATE OF TITLE NO.	CANCELLED CERTIFICATE OF TITLE NO.

COMMENTS

DATA ENTRY INFORMATION SECTION

PROPERTY LISTING NO.	
MUNICIPALITY:	

LOT NUMBER		UNIT OF MEASUREMENT	
BLOCK NUMBER		SQUARE METERS	
TRACT NUMBER		SQUARE FEET	
ESTATE NO.			
LM. NO.			
SEPIA NO.			

DATA ENTRY BY:	
SCANNED BY:	

Revised: 06/20/08

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952447

GOVERNMENT OF GUAM- Department of Land Management
Office of the Recorder

File for Record is Instrument Number 952447

On the Year 20 20 Month 11 Day 20 Time 935

Recording Fee 25 Receipt No. 31707

Deputy Recorder

(SPACE ABOVE FOR RECORDER'S USE ONLY)

AFTER RECORDATION, RETURN TO:

PACIFIC AMERICAN TITLE INSURANCE AND ESCROW COMPANY

888 N. MARINE CORPS DRIVE, STE. 200,

TAMUNING, GUAM 96913

Type of Document:

ORDER APPROVING AND CONFIRMING SALE

Total Number of Page(s): **2**

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952447

RAY CRUZ HADDOCK, ESQ.
PACIFIC LAW PROFESSIONALS, PLLC
277 Chalan Santo Papa
Hagåtña, Guam 96910
Telephone: 671-477-0000
Facsimile: 671-477-0001

Attorneys for Petitioner

RECEIVED
5:10pm
JUL 20 2020
CLERK'S OFFICE
SUPERIOR COURT OF GUAM

2020 JUL 24 PM 2:12
BY

IN THE SUPERIOR COURT OF GUAM

IN THE MATTER OF THE ESTATE

OF

MANUEL QUIRAY BAUTISTA,

DECEASED.

Probate Case No.PR0162-15

ORDER APPROVING AND CONFIRMING SALE

This matter came before the Court on July 20, 2020 on Petitioner's request for an order confirming the sale of M13 T243 B3 L5-1 Municipality of Yigo, Guam.

The Court finds that the required notice of the Petition Approving and Confirming Sale was provided, and that the amount of the accepted offer was $327,000.00 an amount at least ninety percent (90%) of the $327,200.00 appraised value.

IT IS THEREFORE ORDERED, ADJUDGED and DECREED, that the sale of the above described property, M13 T243 B3 L5-1 Municipality of Yigo, Guam, is hereby confirmed and approved in the amount of $327,000.00 to Luis L. Duenas and Manuela G. Duenas, and closing costs, the proceeds of the sale shall remain in a trust account until the probate is ready to close.

DATED: July 24, 2020

Honorable Jonathan R. Quan
~~Magistrate Judge~~, Superior Court of Guam
PRO TEMPORE

I do hereby certify that the foregoing is a full, true and correct copy of the original on file in the office of the clerk of the Superior Court of Guam

JUL 24 2020

Linda M. Perez
Deputy Clerk, Superior Court of Guam

Doc. No. 38GL-26-2953.*

Note that the Legislature has taken steps to ensure that any protected personal identifying information has been redacted or excluded in whole or in part in order to protect the privac of y ind vidu l(

GOVERNMENT OF GUAM
DEPARTMENT OF LAND MANAGEMENT

948513

OFFICE OF THE RECORDER

RECORDING DATE:		NO. PAGE:
JULY 13, 2020	948513	4

FILE TIME			FILING FEES	RECEIPT NO:
A.M.	P.M.		842.50	29512
1128				

Appointed Deputy Recorders for Ex-Officio Recorder	Signature of Recorder
Joel D. Antenorcruz; Liza M. Quitano; May M. Castro; Lisa P. Cruz; Amy T Bautista; Victoria C. Torres; Andrew D. Santos	Joel Cruz

MARK (X) TYPE OF INSTRUMENT RECORDED			
X	DEED		AFFIDAVIT
	MORTGAGE		RELEASE
	ASSIGNMENT		AMENDMENT
	ADDENDUM		ASSUMPTION
	DECREE		MAP
	ORDERS		JUDGEMENT
	POWER OF ATTORNEY		REVOCATION
	AGREEMENT		TERMINATION

MARK (X) TYPE OF INSTRUMENT RECORDED					
	LEASE		CLAIMS		
	CONTRACT		CANCELLATION		
	CERTIFICATE		NOTICE		
	DECLARATION		BILL OF SALE		
	EASEMENT		WITHDRAWAL		
	OTHERS:				

ABSTRACT OF TITLE SUMMARY			
ABSTRACT BY:	DATE	NEW CERTIFICATE OF TITLE NO.	CANCELLED CERTIFICATE OF TITLE NO.

COMMENTS

DATA ENTRY INFORMATION SECTION			
PROPERTY LISTING NO.			
MUNICIPALITY:			
LOT NUMBER		UNIT OF MEASUREMENT	
BLOCK NUMBER		SQUARE METERS	
TRACT NUMBER		SQUARE FEET	
ESTATE NO.			
L.M. NO.			
SEPIA NO.			
DATA ENTRY BY:			
SCANNED BY:			

Revised: 06/20/08

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948513

GOVERNMENT OF GUAM - Department of Land Management
Office of the Recorder
File for Record is Instrument Number 948513
On the Year 2020 Month 7 Day 13 Time 1128
Recording Fee 842.50 Receipt No 29512
Deputy Recorder

EXHIBIT 3b

(Above Space for Recorder's Use)

ADMINISTRATOR'S DEED

I, RAY CRUZ HADDOCK, administrator of the Estates of MANUEL Q. BAUTISTA and ROLAN Q. BAUTISTA, whose mailing address is 277 Chalan Santo Papa, Hagatna, GU 96910, grant to Luis L. Duenas and Manuela G. Duenas, husband and wife as joint tenants with rights of survivorship, whose mailing address is 131 Perez Lp Barrigada, Gu 96913 all of decedents' interest in the parcel of real property described as follows:

LOT NO. 5-1, BLOCK NO. 3, TRACT NO. 243, YIGO, GUAM, (ESTA TE NO. 54715 under Basic Lot No. 5, Block No. 3, Tract No. 243), SUBURBAN, as said lot is marked and designated on Map Drawing No. 14-85T244 (LM# 121 FY85), dated May 31, 1985 and recorded on July 9, 1985 under Instrument No. 360624, in the Department of Land Management, Government of Guam.

The following is shown for information purposes only: Said map shows the area to be 3,739.97 ± square meters; Last Certificate of Title No. 75590 under Basic Lot No. 5, Block No. 3, Tract No. 243 issued to Gil C. Bautista and Consuelo Q. Bautista, husband and wife.

This deed is made subject to the issuance of an order approving and confirming sale of the Superior Court of Guam in the matter of the Estates of MANUEL Q. BAUTISTA Probate Case No. PR0162-15 and ROLAN BAUTISTA, Probate Case No. PR0010-16.

Note that the Legislature has taken steps to ensure that any protected personal identifying information has been redacted or excluded in whole or in part in order to protect the privac of y ind vidu l(

948513

GRANTEES' STATEMENT OF ACKNOWLEDGMENT

The Grantees' named in the foregoing instrument acknowledges and confirm that they are aware of and agree to all the statements made in the foregoing instrument.

GRANTEES:

Luis L. Duenas

Manuela G. Duenas

By: Luis L. Duenas
under power of Attorney
as recorded under 948512
document number

Island of Guam)
Municipality of Tamuning) ss.

On this 8th day of July, 2020, before me a Notary Public in and for the Island of Guam, personally appeared **Luis Duenas,** whose name is subscribed to in the foregoing instrument, and he acknowledged to me that he executed the instrument for the uses and purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set me hand and affixed my official seal the day and year first above written.

Notary Public

SARA C. PANGELINAN
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: July 11, 2021
888 N. Marine Corps Drive, Ste. 200 Tamuning, Guam 96913

Island of Guam)
Municipality of Tamuning) ss.

On this 8th day of July, 2020, before me a Notary Public in and for the Island of Guam, personally appeared **Luis Duenas, under Power of Attorney for Manuela G. Duenas** whose name is subscribed to in the foregoing instrument, and he acknowledged to me that he executed the instrument for the uses and purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set me hand and affixed my official seal the day and year first above written.

SARA C. PANGELINAN
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: July 11, 2021
888 N. Marine Corps Drive, Ste. 200 Tamuning, Guam 96913

Notary Public

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948513

As required under the laws of Guam, the following statement is made: Water and power are not available property and Grantees will have to pay for water and power hookup at their expense. The government is not required to pay for the hookup.

IN WITNESS WHEREOF, we the Grantor has caused this deed to be duly executed this 9th day of July, 2020.

GRANTOR:

Administrator of the Estates of
MANUEL Q. BAUTISTA and
ROLAN BAUTISTA

RAY CRUZ HADDOCK

Island of Guam)
) ss.
Municipality of ~~Hagatna~~ Tamuning)

On this 9th day of July, 2020, before me a Notary Public in and for the Island of Guam, personally appeared **RAY CRUZ HADDOCK**, whose name is subscribed to in the foregoing instrument, and he acknowledged to me that he is the Administrator of the Estates of MANUEL Q. BAUTISTA and ROLAN Bautista and executed the instrument for the uses and purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set me hand and affixed my official seal the day and year first above written.

Notary Public

SARA C. PANGELINAN
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: July 11, 2021
888 N. Marine Corps Drive, Ste. 200 Tamuning, Guam 96913

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EXHIBIT 4 RELEASE OF MORTGAGE/AFFIDAVIT OF DEATH BY JOINT TENNANT

- EXHIBIT 4a – Release of Mortgage
- EXHIBIT 4b – Affidavit of Death by Joint Tennant

Note that the Legislature has taken steps to ensure that any protected personal identifying information has been redacted or excluded in whole or in part in order to protect the privac of y ind vidu l(

EXHIBIT 4a

996152

GOVERNMENT OF GUAM
DEPARTMENT OF LAND MANAGEMENT

OFFICE OF THE RECORDER

RECORDING DATE:		NO. PAGE:
MARCH 08, 2024	996152	3

A.M.	P.M.	FILING FEES	RECEIPT NO:
10:46		30.00	R1793

Appointed Deputy Recorders for Ex-Officio Recorder		Signature of Recorder
May M. Castro	Lisa M.P. Cruz	
Matthew A. Leon Guerrero	Yvonne D. Mendiola	
Lillian I. Nauta	Kerilyn D.P. Tuncap	

MARK (X) TYPE OF INSTRUMENT RECORDED			
	DEED		AFFIDAVIT
	MORTGAGE	✓	RELEASE
	ASSIGNMENT		AMENDMENT
	ADDENDUM		ASSUMPTION
	DECREE		MAP
	ORDERS		JUDGEMENT
	POWER OF ATTORNEY		REVOCATION
	AGREEMENT		TERMINATION

MARK (X) TYPE OF INSTRUMENT RECORDED					
	LEASE		CLAIMS		
	CONTRACT		CANCELLATION		
	CERTIFICATE		NOTICE		
	DECLARATION		BILL OF SALE		
	EASEMENT		WITHDRAWAL		
	OTHERS:				

ABSTRACT OF TITLE SUMMARY			
ABSTRACT BY:	DATE	NEW CERTIFICATE OF TITLE NO.	CANCELLED CERTIFICATE OF TILE NO.

COMMENTS

DATA ENTRY INFORMATION SECTION			
PROPERTY LISTING NO.			
MUNICIPALITY:			
LOT NUMBER		UNIT OF MEASUREMENT	
BLOCK NUMBER		SQUARE METERS	
TRACT NUMBER		SQUARE FEET	
ESTATE NO.			
L.M. NO.			
SEPIA NO.			
DATA ENTRY BY:			
SCANNED BY:			

FORM LRR-002
Revised 02/05/2024

Note that the Legislature has taken steps to ensure that any protected personal identifying information has been redacted or excluded in whole or in part in order to protect the privacy of any individual.

996152

Island of Guam, Government of Guam
Department of Land Management Office of the Recorder

File for Record is Instrument No. 996152

On the Year 20 24 Month 03 Day 08 Time 10:46am

Recording Fee 30.00 Receipt No. R1793

Deputy Recorder

COAST360 FEDERAL CREDIT UNION

RELEASE AND SATISFACTION OF MORTGAGE AND ASSIGNMENT OF RENTS

KNOW ALL MEN BY THESE PRESENT:

That **COAST360 FEDERAL CREDIT UNION,** as Mortgagee, hereby certifies that the hereinafter described Mortgage and Assignment of Rents and executed by:

Luis L. Duenas

Has been released this 3rd day of June, 2020. That said Mortgage was dated and recorded in the Department of Land Management, Government of Guam, Territory of Guam as follows:

Document Type:	Document Dated:	Date of Recording:	Instrument Number
Mortgage	08/03/2023	08/04/2023	989690
Assignment of Rents	08/03/2023	08/04/2023	989691

SUBJECT PROPERTY:

Parcel I:
Lot No. 5-1, Block No 3, Tract No 243, Yigo Guam Estate Number 54715 under Basic Lot No 5, Block No 3, Tract No 243), Suburban, as said lot is marked and designated on Map Drawing No. I4-85T244 LM#121FY#85, dated 05/31/1985 and recorded on 02/24/2005 under Instrument No. 360624, in the Department of Land Management, Government of Guam.

The following is shown for information purposes only: Said map shows the area to be 3,739.97 +/- square meters; Last Certificate of Title No. 75590 under Basic Lot No. 5, Block No. 3, Tract No. 243 issued to Gil C. Bautista and Consuelo Q. Bautista, husband and wife.

The Real Property or its address is commonly known as 117 Kiko Isabel Loop also known as Lot No. 5-1, Block No 3, Tract No. 243, Yigo, GU 96929.

IN WITNESS WHEREOF, COAST360 FEDERAL CREDIT UNION, as Mortgagee, has caused these presents to be executed by its officer duly authorized.

Dated: March 7th, 2024

COAST360 FEDERAL CREDIT UNION

Sonny Agdagdag
Loan Servicing Manager

Note that the Legislature has taken steps to ensure that any protected personal identifying information has been redacted or excluded in whole or in part in order to protect the privac of y ind vidu l(

996152

ACKNOWLEDGMENT

Guam U.S.A.)
) SS
City of Maite)

On this 7th **day of March, 2024** before me, a Notary Public in and for the Territory of Guam, personally appeared **Sonny Agdagdag** the person whose name is signed on the preceding document and acknowledged to me that he/she signed it voluntarily for its stated purpose as **Loan Servicing Manager** of **Coast360 Federal Credit Union**, a corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public in and for Guam USA

MICHELLE LUCERO TEDTAOTAO
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: JULY 23, 2027
Commission Number NP:23-0573P
PO Box 326712 Hagatna, Guam 96932

Note that the Legislature has taken steps to ensure that any protected personal identifying information has been redacted or excluded in whole or in part in order to protect the privac of y ind vidu l(

EXHIBIT 4b

GOVERNMENT OF GUAM
DEPARTMENT OF LAND MANAGEMENT

989689

OFFICE OF THE RECORDER

RECORDING DATE:		NO. PAGE:
AUGUST 4, 2023	989689	4

A.M.	P.M.		FILING FEES	RECEIPT NO:
11:02.			30.00	RU580

Appointed Deputy Recorders for Ex-Officio Recorder		Signature of Recorder
May M. Castro	Lisa M.P. Cruz	
MaGuaiya D. Flores	Yvonne D. Mendiola	
Liza Q. Moon	Lillian I. Nauta	
Kerilyn D.P. Tuncap	Victoria C. Torres	

MARK (X) TYPE OF INSTRUMENT RECORDED

	DEED	✓	AFFIDAVIT
	MORTGAGE		RELEASE
	ASSIGNMENT		AMENDMENT
	ADDENDUM		ASSUMPTION
	DECREE		MAP
	ORDERS		JUDGEMENT
	POWER OF ATTORNEY		REVOCATION
	AGREEMENT		TERMINATION

MARK (X) TYPE OF INSTRUMENT RECORDED

	LEASE		CLAIMS		
	CONTRACT		CANCELLATION		
	CERTIFICATE		NOTICE		
	DECLARATION		BILL OF SALE		
	EASEMENT		WITHDRAWAL		
	OTHERS:				

ABSTRACT OF TITLE SUMMARY

ABSTRACT BY:	DATE	NEW CERTIFICATE OF TITLE NO.	CANCELLED CERTIFICATE OF TILE NO.

COMMENTS

DATA ENTRY INFORMATION SECTION

PROPERTY LISTING NO.

MUNICIPALITY:

LOT NUMBER		UNIT OF MEASUREMENT	
BLOCK NUMBER		SQUARE METERS	
TRACT NUMBER		SQUARE FEET	
ESTATE NO.			
L.M. NO.			
SEPIA NO.			
DATA ENTRY BY:			
SCANNED BY:			

Revised: 06/26/2023

Note that the Legislature has taken steps to ensure that any protected personal identifying information has been redacted or excluded in whole or in part in order to protect the privac of y ind vidu l(

989689

GOVERNMENT OF GUAM - Department of Land Management
Office of the Recorder 989689
File for Record is Instrument Number _____
On the Year 20 23 Month 08 Day 04 Time 11:02am
Recording Fee 30.00 Receipt No. R6580
Deputy Recorder _____

FOR RECORDATION AT THE DEPARTMENT OF LAND MANAGEMENT

(space above for Recorders' use only)

AFFIDAVIT OF DEATH BY JOINT TENANT

I, **LUIS L. DUENAS, a widower,** after being duly sworn, states as follows:

I am of sound, mind, and legal age.

That my wife, **MANUELA CABRERA GUMATAOTAO DUENAS,** the decedent mentioned in the Certificate of Death, a certified true copy attached hereto, is the same person as the **MANUELA G. DUENAS,** named as the one of the Grantee in that certain Deed, dated 7/9/2020 and recorded on 7/13/2020, under Instrument No. **948513,** in the Department of Land Management, Government of Guam, for the following described property:

LOT NO. 5-1, BLOCK NO. 3, TRACT NO. 243, YIGO, GUAM, (ESTATE NO. 54715 under Basic Lot No. 5, Block No. 3, Tract No. 243), SUBURBAN, as said lot is marked and designated on Map Drawing No. I4-85T244 LM#121FY#85, dated 05/31/1985 and recorded on 02/24/2005 under Instrument No. 360624, in the Department of Land Management, Government of Guam.

The following is shown for information purposes only: Said map shows the area to be 3,739.97 +/- square meters; Last Certificate of Title No. 75590 under Basic Lot No. 5, Block No. 3, Tract No. 243 issued to Gil C. Bautista and Consuelo Q. Bautista, husband and wife.

That said property above was acquired **as joint tenants with rights of survivorship.**

That title to said property above is now solely under my name: ***LUIS L. DUENAS, a widower, as my sole and separate property.***

Executed on this 3rd day of **AUGUST, 2023.**

Luis L. Duenas
LUIS L. DUENAS

Note that the Legislature has taken steps to ensure that any protected personal identifying information has been redacted or excluded in whole or in part in order to protect the privac of y ind vidu l(

989689

GUAM, U.S.A.)
) ss:
City of MAITE)

On this 3rd day of AUGUST, 2023, before me, a Notary Public, in and for GUAM, U.S.A. personally appeared LUIS L. DUENAS, known to me to be the person whose name is subscribed to the within instrument and he acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and official seal.

) seal (

Notary Public

RUDY S. CABRERA
NOTARY PUBLIC
In and for the Territory of Guam, U.S.A.
My Commission Expires: JUNE 27, 2026
450 Route 8, Maite Guam 96910

Note that the Legislature has taken steps to ensure that any protected personal identifying information has been redacted or excluded in whole or in part in order to protect the privac of y ind vidu l(

EXHIBIT 5 NOA – CONDITIONAL USE – R1

Note that the Legislature has taken steps to ensure that any protected personal identifying information has been redacted or excluded in whole or in part in order to protect the privac of y ind vidu l(

DIPÅTTAMENTON MINANEHAN TÅNO'
(Department of Land Management)
GUBETNAMENTON GUÅHAN
(Government of Guam)

LOURDES A. LEON GUERRERO
MAGA'HÅGA • GOVERNOR

JOSHUA F. TENORIO
SIGUNDO MAGA'LÁHI • LIEUTENANT GOVERNOR

JOSEPH M. BORJA
DIRECTOR

ROSSSANA .D. SAN MIGUEL TISTON
DEPUTY DIRECTOR

Street Address:
90 S. Marine Corps Drive
Suite 733 ITC Building
Tamuning, GU 96913

Mailing Address:
P.O. Box 2950
Hagåtña, GU 96932

Website:
http://dlm.guam.gov

E-mail Address:
dlmdir@land.guam.gov

Telephone:
671-649-LAND (5263)

Facsimile:
671-649-5383

11/06/24
Date

To: Guam Chief Planner, Department of Land Management

From: Luis Duenas.

Re: **Request for Documents** *(Please check applicable box(es) below):*

	Date of Meeting
[ ] GLUC/GSPC Agenda	
[ ] Notice of Action*	
[ ] GLUC/GSPC Minutes*	
[ ] ARC Minutes*	
[✓] Other *(Specify)*	

NOA for Conditional use for a Duplex in "R1" Zone.

***Property Description:**
Lot No.: B 5-1
Block: 29 Tract: 243
Municipality: Yigo
Application No.:
Project/Application Name:

Luis Duenas
Requestor (Please Print)

Work: 777-3145 Cellular: Cell
Other: Home:

[✓] Approved
[ ] Disapproved

Guam Chief Planner

Date: 11/8/24

*This is a written request for the above information. I understand that GLUC and/or GSPC Minutes can only be issued after the Minutes have been approved by the Commission and recorded; and that Notices of Action (NOAs) can only be issued after they have been recorded at the Office of the Recorder.

Charges for Documents: **$2.00 for the first five (5) pages plus $.25 for each additional page** as per Public Law 29-02, Chapter V, Part III (Fees and Charges Assessed by the Department of Land Management); **available approximately four (4) working days as per P.L. 25-06, Section 1(d), Sunshine Reform Law, except for zone verifications.**

DLM DLP RECORD

Completion Date: 11/7/24
Total No. of Pages: 5
Amount Due: upon P/up $ 2.00
Amount Paid: $
Payment Received by:

Documents Received by:
(Print Name)

Signature *Date*

RD scanned 11/08/24 SQ

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TERRITORIAL PLANNING COMMISSION
DEPARTMENT OF LAND MANAGEMENT
GOVERNMENT OF GUAM
AGANA, GUAM 96910

NOTICE OF ACTION

July 23, 1990
(DATE)

TO: Gil Bautista c/o Avelino Rabara

The Territorial Planning Commission, at its meeting on June 5, 1990

____/ Approved
XX / Approved with Conditions
____/ Denied
____/ Tabled

your request on Lot no. 5, Block 3, Tract 243, Yigo for a

____/ Change of Zone (Including PUD) ***
____/ Zone Variance
XX / Conditional Use
____/ PUD Amendment
____/ Preliminary PUD Prior to Public Hearing
____/ Determination of Policy Definition
____/ Subdivision
____/ Tentative Approval
____/ Final Approval
____/ Resubdivision
____/ Subdivision Definition
____/ Miscellaneous

Please submit this form with necessary plans to the appropriate agency. If request was tabled, approved with conditions, or involved clarification, please see the conditions below for further details.

NOTATION: Conditional Use to allow the conversion of a 4-bedroom home into a duplex in an "R-1" (One-family dwelling) Zone.

CONDITIONS: The Commission approved the application, based on the following conditions:
1) total area on subject lot is encumbered by a 20' Public Access and should not be included to determine density requirement;
2) no objection on the request for Conditional use;
3) conditions of EPA (Please see Page 2 of 2).

F. L.G. CASTRO, Executive Secretary to The TLUC

JOSEPH C. SANTOS, Acting Chief Planner

cc: Building Permits Section, DPW - ATTENTION: JESUS NINETE
**NOTE: Approval by The TPC of a Zone Change does not constitute final approval but rather a recommendation to The Governor for his approval. Notification will be sent upon action taken by The Governor.

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GUAM ENVIRONMENTAL PROTECTION AGENCY

AHENSIAN PRUTEKSION LINA'LA GUAHAN

D-107 Harmon Plaza, 130 Rojas St., Harmon, Guam 96911 Tel. No. 646-8863/5 FAX: 646-9402

MAY 24 1990

INTER-AGENCY MEMORANDUM

TO: Chairman, Territorial Land Use Commission
Executive Secretary, Territorial Land
Use Commission

FROM: Administrator

SUBJECT: TLUC Agenda May 24, 1990
#4 Gil Bautista

The Agency has reviewed the subject application with requests for Conditional Use to allow a duplex in an "R-1" zone. The building is under construction and is before us because of a Stop Work Order being issued. Two other buildings exist on the property according to the applicant.

The Agency has no objection to approval of this request if the applicant complies with the following conditions:

1. Obtain a revised Building Permit for the duplex.

2. Provide a revised site plan showing all structures and on-site sewage disposal systems.

3. Connect all existing buildings to public sewer unless an existing septic tank is inspected and found acceptable for continued use.

4. Provide for on-site stormwater disposal.

Thank you for the opportunity to comment.

FRED M. CASTRO

Doc. No. 38GL-26-2953.*

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December 18, 1989

Chairman, Territorial Planning Commission
C/o Planning Division
Department of Land Management
Government of Guam

Subject: Conditional use application for Lot No. 5, Block 3, Tract 243, Yigo, Guam

On behalf of Mr. Gil Cruz Bautista, we request the Territorial Planning Commission's review and consideration of the Conditional Use application in order to construct one duplex on the subject lot within an "R-1" zone. Each unit will consist of two bedrooms, one bath, kitchen and a living room area.

Property Location & Description:

The subject lot is located approximately 800 ft. south from the intersection of a 50 ft. easement and Marine Drive (Route 1). The topography of the property is mostly flat with a lot area of 3,942 square meters or 42,409.61 square feet

Surrounding Land Use:

The surrounding land use of the area consist of scattered single-family dwelling and open space.

Land Use Analysis:

Type	Proposed	Requirement	Difference
Density	1 duplex	1 duplex	Under Section 17104(b-1) Zoning Law
Setbacks:			
front	66.0 ft.	15 ft.	meets requirements
1st side	15.0 ft.	8 ft.	meets requirement
2nd side	100.0 ft.	8 ft.	meets requirement
rear	145.0 ft.	10 ft.	meets requirement
Density	2 units	8 units	meets requirement

Utility Lines

The sewer connection will be a 4-inch gravity flow to the main sewer line on an existing 6" stub-out located along the 50' easement.

Water, power and telephone will be connected from Marine Drive and along the existing 50 ft. easement.

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Areas of Compliances:

Under Conditional Use of Section 17102 and 17104(b) (1) of the Zoning law, compliance with all the requirements will be provided as follows:

1) Disposal of Sewage - The proposed duplex will connect to the main sewer line as indicated on the plan.

2) Parking - The project site has ample parking to accomodate the proposed duplex.

3) Structure Location - The proposed duplex is within the "R-1" (Single-Family Dwelling) Zone which is permited under conditional use with the approval by the Commission.

4) Access - The subject lot is fronting 50 ft. Public Access and Utility Easement which connects to the Marine Drive.

Should you require any additional information regarding this application, please do not hesitate to contact me at 632-4192.

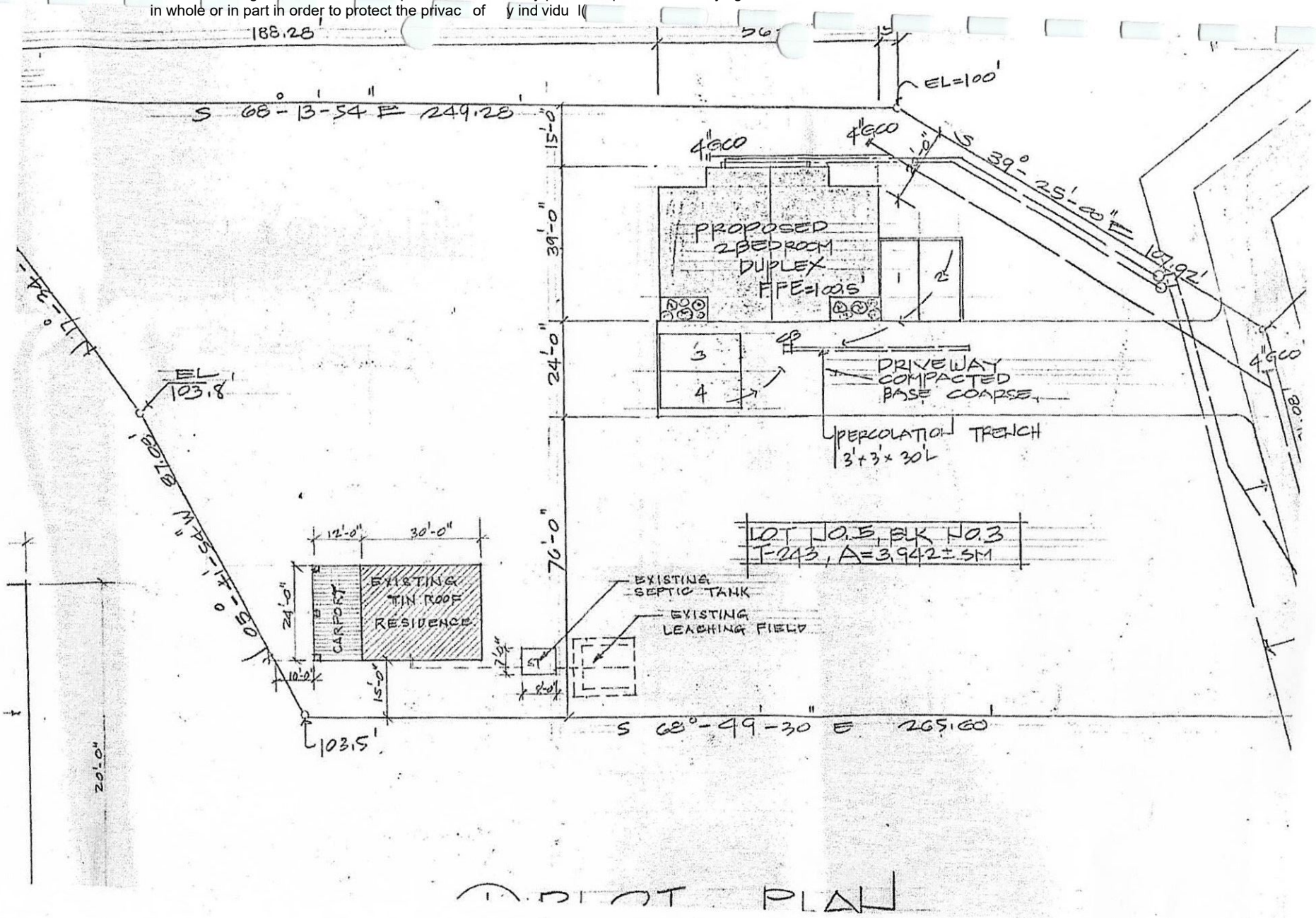
Your favorable consideration on this application will be greatly apprciated.

Sicerely yours,

Avelino P. Rabara

AVELINO P. RABARA
General manager
La Suerte Construction Company

Note that the Legislature has taken steps to ensure that any protected personal identifying information has been redacted or excluded in whole or in part in order to protect the privac of y ind vidu l(



SITE PLAN

Note that the Legislature has taken steps to ensure that any protected personal identifying information has been redacted or excluded in whole or in part in order to protect the privac of y ind vidu l(

EXHIBIT 6 Survey Map/Property Map/Vicinity Map/Overall Site Plan

- EXHIBIT 6a – Survey Map
- EXHIBIT 6b – Property Map
- EXHIBIT 6c – Vicinity Map
- EXHIBIT 6d – Overall Site Plan

Note that the Legislature has taken steps to ensure that any protected personal identifying information has been redacted or excluded in whole or in part in order to protect the privac of y ind vidu l(

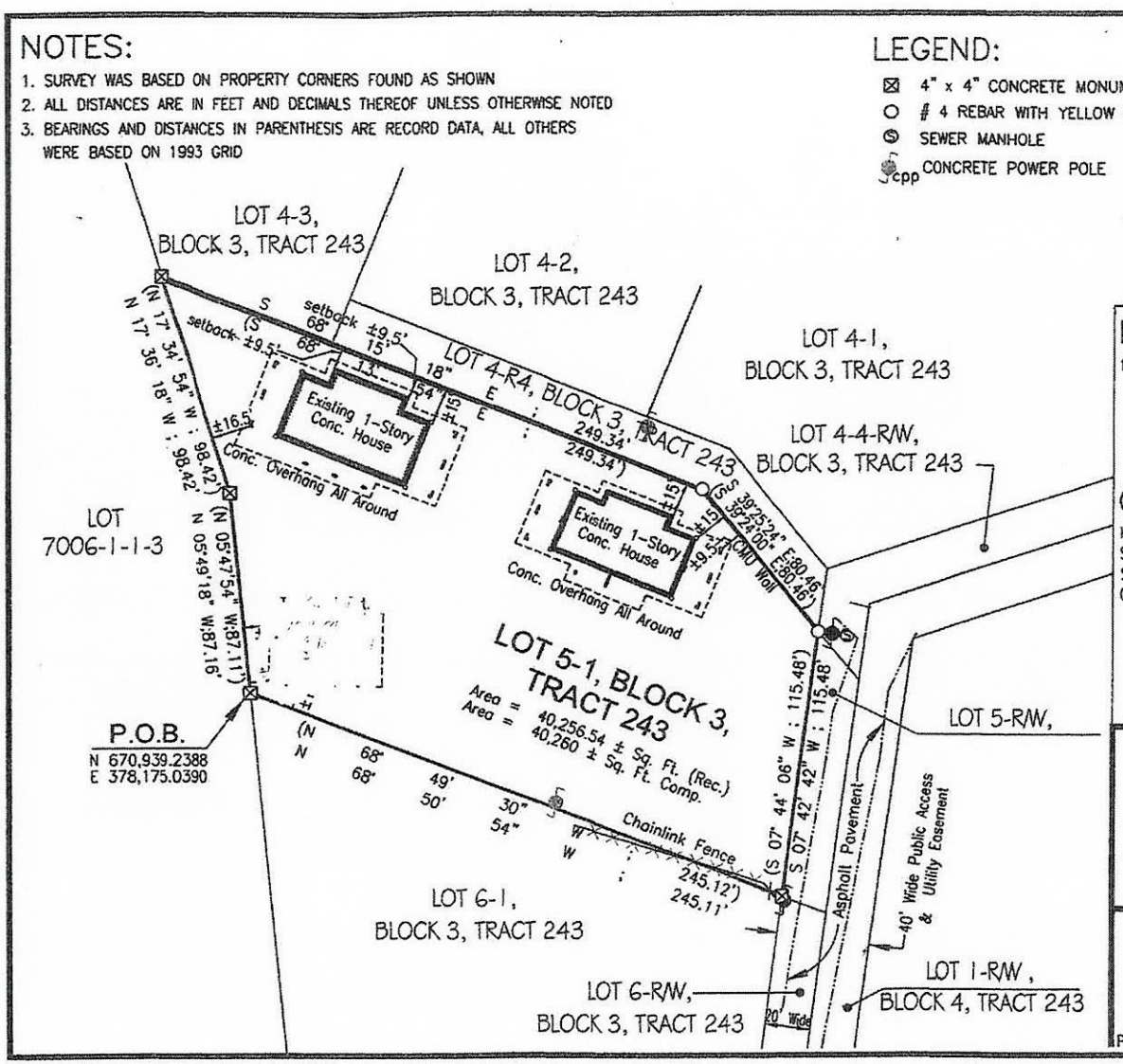
EXHIBIT 6a

NOTES:

1. SURVEY WAS BASED ON PROPERTY CORNERS FOUND AS SHOWN
2. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED
3. BEARINGS AND DISTANCES IN PARENTHESIS ARE RECORD DATA, ALL OTHERS WERE BASED ON 1993 GRID

LEGEND:

- ⊠ 4" x 4" CONCRETE MONUMENT FOUND, UNREADABLE
- ○ # 4 REBAR WITH YELLOW PLASTIC CAP SET, MARKED PLS # 77
- Ⓢ SEWER MANHOLE
- cpp CONCRETE POWER POLE



N

1993 GRID

GRAPHIC SCALE:

60' 30' 15' 0' 60'

SCALE: 1 INCH = 60 FEET

REFERENCE:

1. DWG. # 14-85T244, L.M. # 121, FY 85, SEVERANCE SURVEY MAP OF TRACT 243, (FORMERLY LOT 7052-R1), MUNICIPALITY OF YIGO. PREPARED BY GOV'T. OF GUAM, DEPT. OF LAND MANAGEMENT, LAND SURVEY DIVISION.

CERTIFICATION:

I, VIRGILIO P. OLIVARES, HEREBY CERTIFY THAT THIS SURVEY SKETCH WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, THAT IT WAS BASED ON A FIELD SURVEY MADE ON FEBRUARY 2020.

02-20-20

VIRGILIO P. OLIVARES, P. L. S. # 77 — DATE

VIRGILIO P. OLIVARES CERTIFICATE NO. 77 PROFESSIONAL LAND SURVEYOR GUAM

EXP. DATE: 04/30/2020

RETRACEMENT SURVEY SKETCH OF LOT 5-1, BLOCK 3, TRACT 243

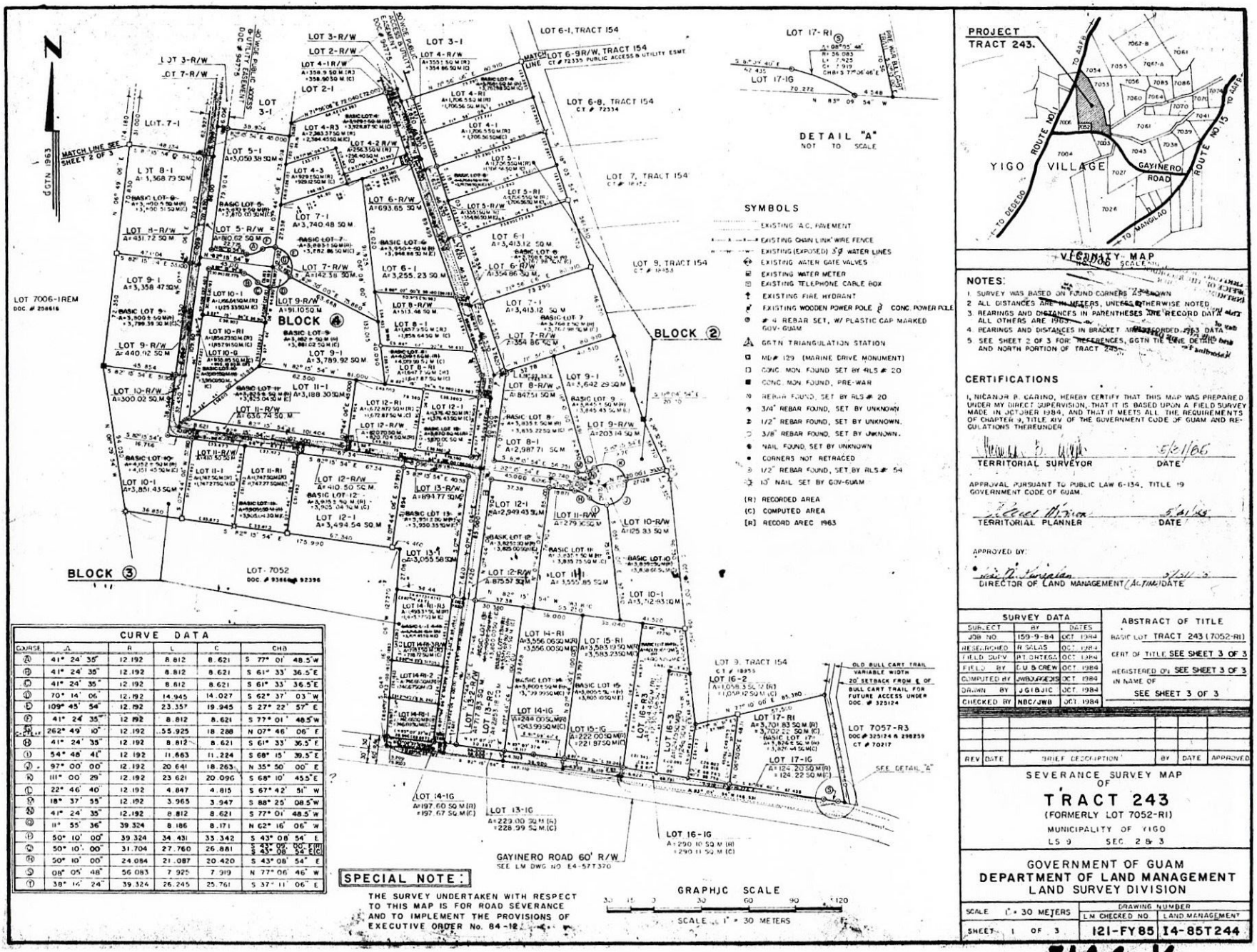
Mmunicipality of YIGO

V. P. OLIVARES SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION NO. 261
PROFESSIONAL LAND SURVEYOR NO. 77
P.O. BOX 4740 HAGATNA, GUAM 96932
TEL NO./CEL. NO. (671) 734-5856/727-7734
E-MAIL ADDRESS: virgilio_olivares@yahoo.com

Job # 20-48

Note that the Legislature has taken steps to ensure that any protected personal identifying information has been redacted or excluded in whole or in part in order to protect the privac of y ind vidu l(

EXHIBIT 6b



CURVE DATA					
COURSE	Δ	R	L	C	CHB
Ⓐ	41° 24' 35"	12.192	8.812	8.621	S 77° 01' 48.5"W
Ⓑ	41° 24' 35"	12.192	8.812	8.621	S 61° 33' 36.5"E
Ⓒ	41° 24' 35"	12.192	8.812	8.621	S 61° 33' 36.5"E
Ⓓ	70° 14' 06"	12.192	14.945	14.027	S 62° 37' 03"W
Ⓔ	109° 45' 54"	12.192	23.357	19.945	S 27° 22' 57"E
Ⓕ	41° 24' 35"	12.192	8.812	8.621	S 77° 01' 48.5"W
Ⓖ	262° 49' 10"	12.192	55.925	18.288	N 07° 46' 06"E
Ⓗ	41° 24' 35"	12.192	8.812	8.621	S 61° 33' 36.5"E
Ⓘ	54° 48' 41"	12.192	11.663	11.224	S 68° 15' 39.5"E
Ⓙ	97° 00' 00"	12.192	20.641	18.263	N 35° 50' 00"E
Ⓚ	111° 00' 29"	12.192	23.621	20.096	S 68° 10' 45.5"E
Ⓛ	22° 46' 40"	12.192	4.847	4.815	S 67° 42' 51"W
Ⓜ	18° 37' 55"	12.192	3.965	3.947	S 88° 25' 08.5"W
Ⓝ	41° 24' 35"	12.192	8.812	8.621	S 77° 01' 48.5"W
Ⓞ	11° 55' 36"	39.324	8.186	8.171	N 62° 16' 06"W
Ⓟ	50° 10' 00"	39.324	34.431	33.342	S 43° 08' 54"E
Ⓠ	50° 10' 00"	31.704	27.760	26.881	S 43° 09' 00"E (R) S 43° 08' 54"E (C)
Ⓡ	50° 10' 00"	24.084	21.087	20.420	S 43° 08' 54"E
Ⓢ	08° 05' 48"	56.083	7.925	7.919	N 77° 06' 46"W
Ⓣ	38° 16' 24"	39.324	26.245	25.761	S 37° 11' 06"E

NOTES:
1. SURVEY WAS BASED ON FOUND CORNERS AS SHOWN
2. ALL DISTANCES ARE IN METERS, UNLESS OTHERWISE NOTED
3. BEARINGS AND DISTANCES IN PARENTHESES ARE RECORD DATA ALL OTHERS ARE 1963
4. BEARINGS AND DISTANCES IN BRACKET ARE RECORDED 1963 DATA
5. SEE SHEET 2 OF 3 FOR REFERENCES, GGTN TIE LINE DETAIL AND NORTH PORTION OF TRACT 243.

CERTIFICATIONS

I, NICANOR P. CARINO, HEREBY CERTIFY THAT THIS MAP WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS BASED UPON A FIELD SURVEY MADE IN OCTOBER 1984, AND THAT IT MEETS ALL THE REQUIREMENTS OF CHAPTER 9, TITLE XIV OF THE GOVERNMENT CODE OF GUAM AND REGULATIONS THEREUNDER.

TERRITORIAL SURVEYOR — DATE 5/2/1/85

APPROVAL PURSUANT TO PUBLIC LAW 6-134, TITLE 19 GOVERNMENT CODE OF GUAM.

TERRITORIAL PLANNER — DATE 5/21/85

APPROVED BY:

DIRECTOR OF LAND MANAGEMENT (ACTING) DATE 5/21/85

SURVEY DATA		
SUBJECT	BY	DATES
JOB NO.	159-9-84	OCT. 1984
RESEARCHED	R.SALAS	OCT. 1984
FIELD SURV	P.T.ORTEGA	OCT. 1984
FIELD BY	C.U.B CREW	OCT. 1984
COMPUTED BY	JWB/JGG/EJS	OCT. 1984
DRAWN BY	JG1B/JIC	OCT. 1984
CHECKED BY	NBC/JWB	OCT. 1984

ABSTRACT OF TITLE
BASIC LOT TRACT 243 (7052-RI)
CERT OF TITLE SEE SHEET 3 OF 3
REGISTERED ON SEE SHEET 3 OF 3
IN NAME OF
SEE SHEET 3 OF 3

REV	DATE	BRIEF DESCRIPTION	BY	DATE	APPROVED

SEVERANCE SURVEY MAP OF
TRACT 243
(FORMERLY LOT 7052-RI)
MUNICIPALITY OF YIGO
LS 9 SEC 2 & 3

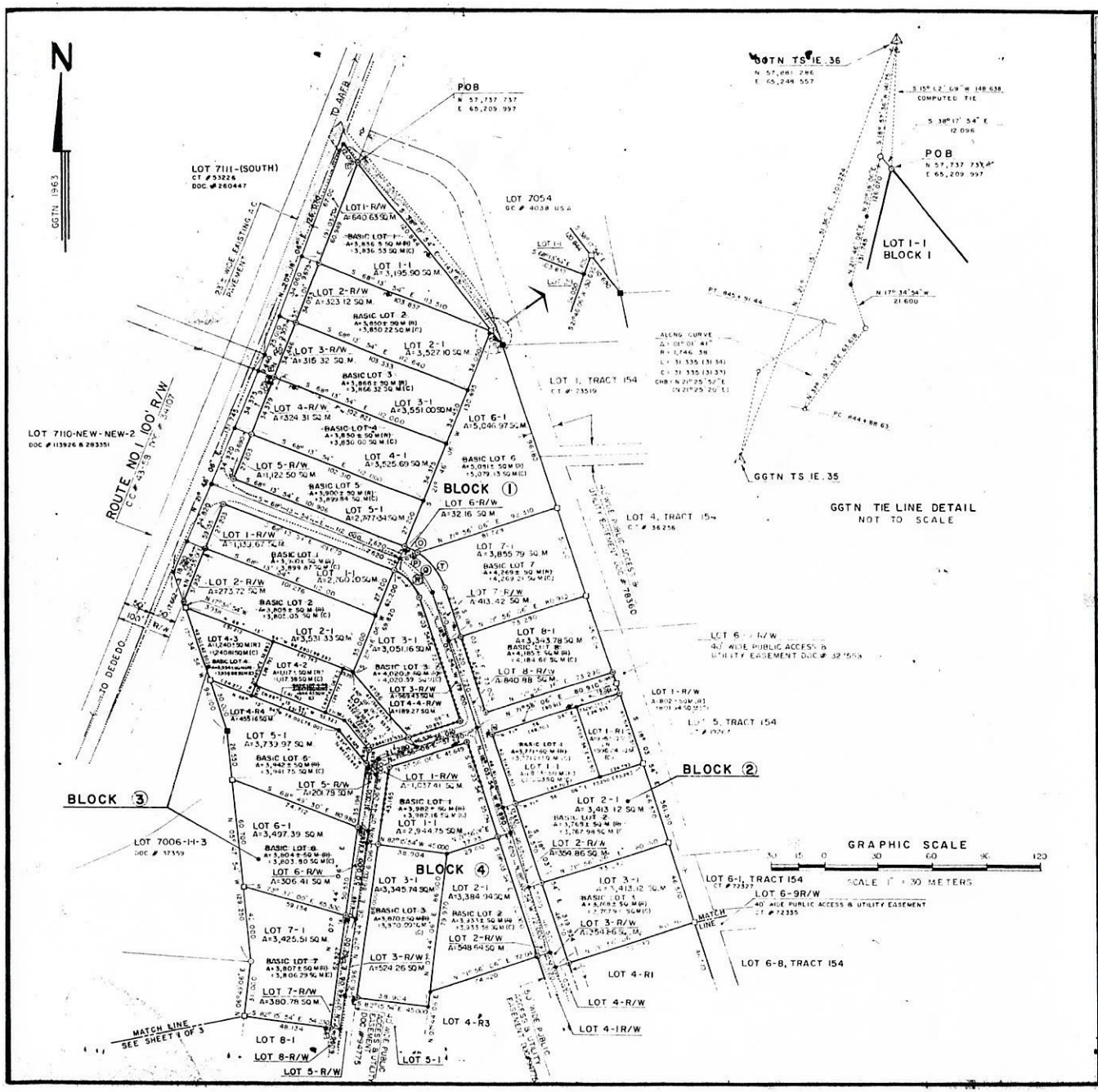
GOVERNMENT OF GUAM
DEPARTMENT OF LAND MANAGEMENT
LAND SURVEY DIVISION

SCALE	1" = 30 METERS	DRAWING NUMBER	
		L.M. CHECKED NO.	LAND MANAGEMENT
SHEET	1 OF 3	121-FY85	I4-85T244

5146 ½

EXHIBIT 6

Note that the Legislature has taken steps to ensure that any protected personal identifying information has been redacted or excluded
in whole or in part in order to protect the privac of y ind vidu l(



REFERENCES:

1. DWG. NO. CSS-0044-82, RESUBDIVISION SURVEY MAP, LOT 1, BLK. 2, TRACT 243, PREPARED BY RLS # 14, LM # 131-FY82, DOC. # 327271
2. DWG. NO. GAV-00382, RESUBDIVISION SURVEY MAP LOT 4, BLK. 2, TRACT 243, PREPARED BY RLS #64, LM # 284-FY82, DOC # 330662
3. DWG. NO. EBM 82-03, RESUBDIVISION SURVEY MAP LOT 5, BLK. 2, TRACT 243, PREPARED BY RLS # 51, LM # 159-FY82, DOC # 327549
4. DWG. NO. CSS-0027-81, RESUBDIVISION SURVEY MAP LOT 16, BLK. 2, TRACT 243, PREPARED BY RLS # 14, LM # 359-FY81, DOC # 324668
5. DWG. NO. JA79-03-05, PARCELLING SURVEY P. AT LOT 4, BLK. 3, TRACT 243, PREPARED BY RLS # 43, LM # 213 FY79, DOC # 301336
6. DWG. NO. TTA-82-07-82, PARCELLING SURVEY MAP LOT 11, BLK. 3, TRACT 243, PREPARED BY RLS # 42, LM # 020-FY83, DOC # 332999
7. DWG. NO. D79-09, RESUBDIVISION SURVEY MAP LOT 14-R1, BLK. 3, TRACT 243, PREPARED BY RLS # 49, LM # 051-FY80, DOC # 305674
8. DWG. NO. CSS00-58-82, PARCELLING SURVEY MAP LOT 4, BLK. 4, TRACT 243, PREPARED BY RLS # 14, LM # 231-FY82, DOC. # 336082
9. DWG. NO. JA80-01-82, RESUBDIVISION SURVEY MAP LOT 8, BLK. 4, TRACT 243, PREPARED BY RLS # 41, LM # 014-FY80, DOC. # 303056-A
10. DWG. NO. CSS-0046-82, PARCELLING SURVEY MAP LOT 10, BLK. 4, TRACT 243, PREPARED BY RLS # [illegible]-FY82, DOC. # 328563
11. DWG. NO. [illegible] PARCELLING SURVEY MAP LOT 12, BLK. 4, TRACT 243, PREPARED BY RLS # 30-FY84, DOC. # 345324
12. DWG. NO. E4-577370, YIGO-GAYINERO ROAD RIGHT OF WAY PREPARED BY DEPT. OF LAND MGMT. DATED 1957 (UNDOCUMENTED)
13. DWG. NO. MA 10348, REAL ESTATE REQUIREMENTS FOR ROUTE NO. 1, PREPARED BY CONNAMAR, ROAD C. STA. 685 + 70.81 TO STA. 932+00.52 CC # 6-58 DOC. # 34107
14. DWG. NO. 3365-14, REAL ESTATE REQUIREMENTS, SEVERANCE MAP FOR GAYINERO ROAD, PREPARED BY RLS # 12, LM # 535-FY75 DOC. # 272743
15. DWG. NO. MSM-101 JRM, LAND REGISTRATION OF LOT 7052-R1, PREPARED BY RLS # 20 LM # 022-FY 70 DOC # 92396
16. DWG. NO. MSM-104 JRM, RURAL SUBDIVISION OF TRACT 243, PREPARED BY RLS # 20 LM # 199-FY 70 DOC # 94775

NOTES.

1. SEE SHEET 1 OF 3 FOR: VICINITY MAP, NOTES, CERTIFICATIONS, SYMBOLS, CURVE DATA, SOUTH PORTION OF TRACT 243, AND SPECIAL NOTE.
2. SEE SHEET 3 OF 3 FOR: OWNERSHIP.

SURVEY DATA		
SUBJECT	BY	DATES
JOB NO	159-9-84	OCT. 1984
RESEARCHED	R SALAS	OCT. 1984
FIELD SUPV.	BT ORTEGA	OCT. 1984
FIELD BY	DU & CREW	OCT. 1984
COMPUTED BY	JWBURGESS	OCT. 1984
DRAWN BY	JGIBJIC	OCT. 1984
CHECKED BY	NB CARINO	OCT. 1984

ABSTRACT OF TITLE
BASIC LOT TRACT 243 (7052-R1)
CERT. OF TITLE SEE SHEET 3 OF 3
REGISTERED ON SEE SHEET 3 OF 3
IN NAME OF
SEE SHEET 3 OF 3

REV	DATE	BRIEF DESCRIPTION	BY	DATE	APPROVED

SEVERANCE SURVEY MAP
OF
TRACT 243
(FORMERLY LOT 7052-R1)
MUNICIPALITY OF YIGO
LS # SEC. 2 & 3

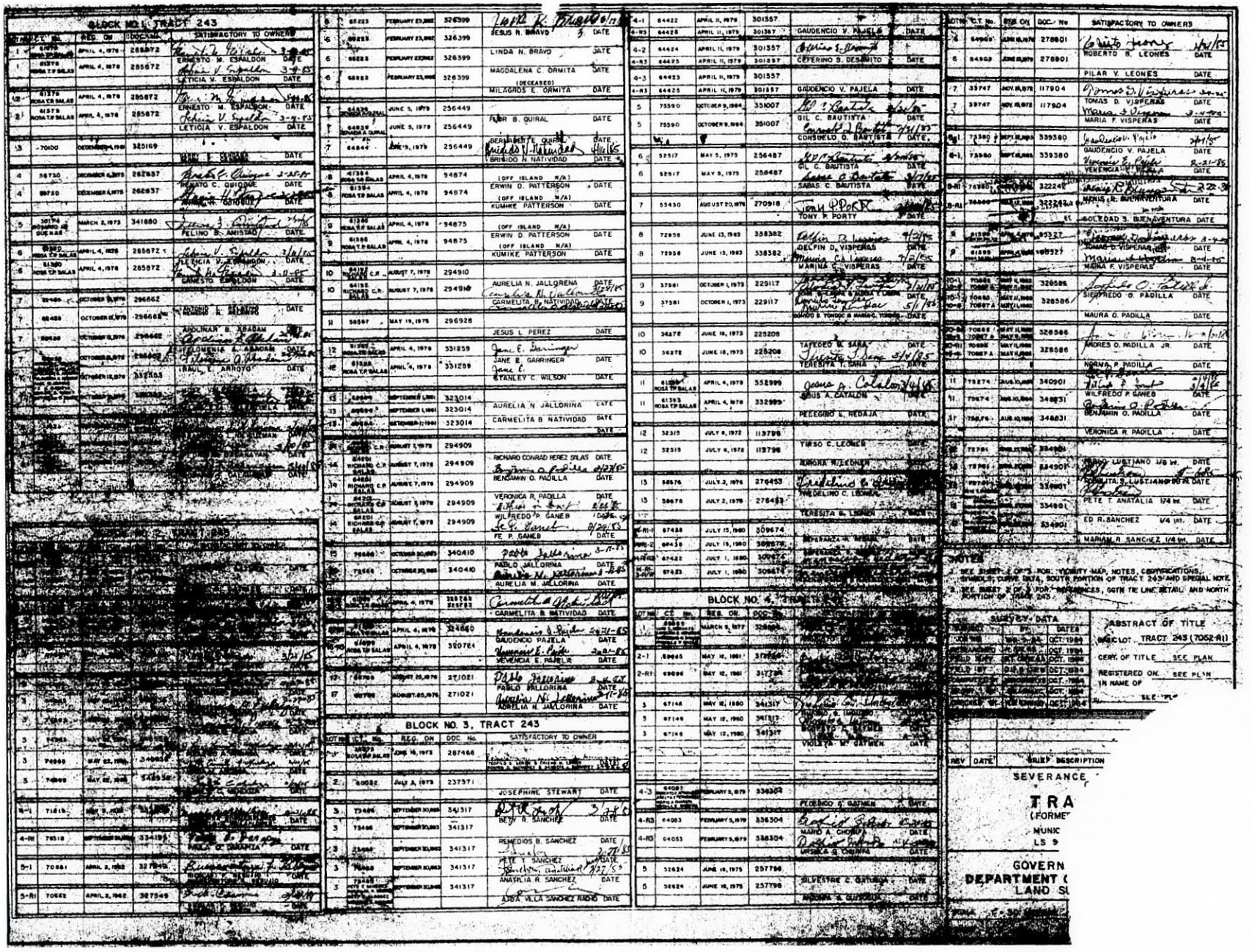
GOVERNMENT OF GUAM
DEPARTMENT OF LAND MANAGEMENT
LAND SURVEY DIVISION

SCALE 1" = 30 METERS	DRAWING NUMBER
SHEET 2 OF 3	L M CHECKED NO. LAND MANAGEMENT 121 - FY 85 I4 - 85T244

5146 2/3

5146 2/3

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5146 3/31

Note that the Legislature has taken steps to ensure that any protected personal identifying information has been redacted or excluded in whole or in part in order to protect the privac of y ind vidu l(



VICINITY MAP

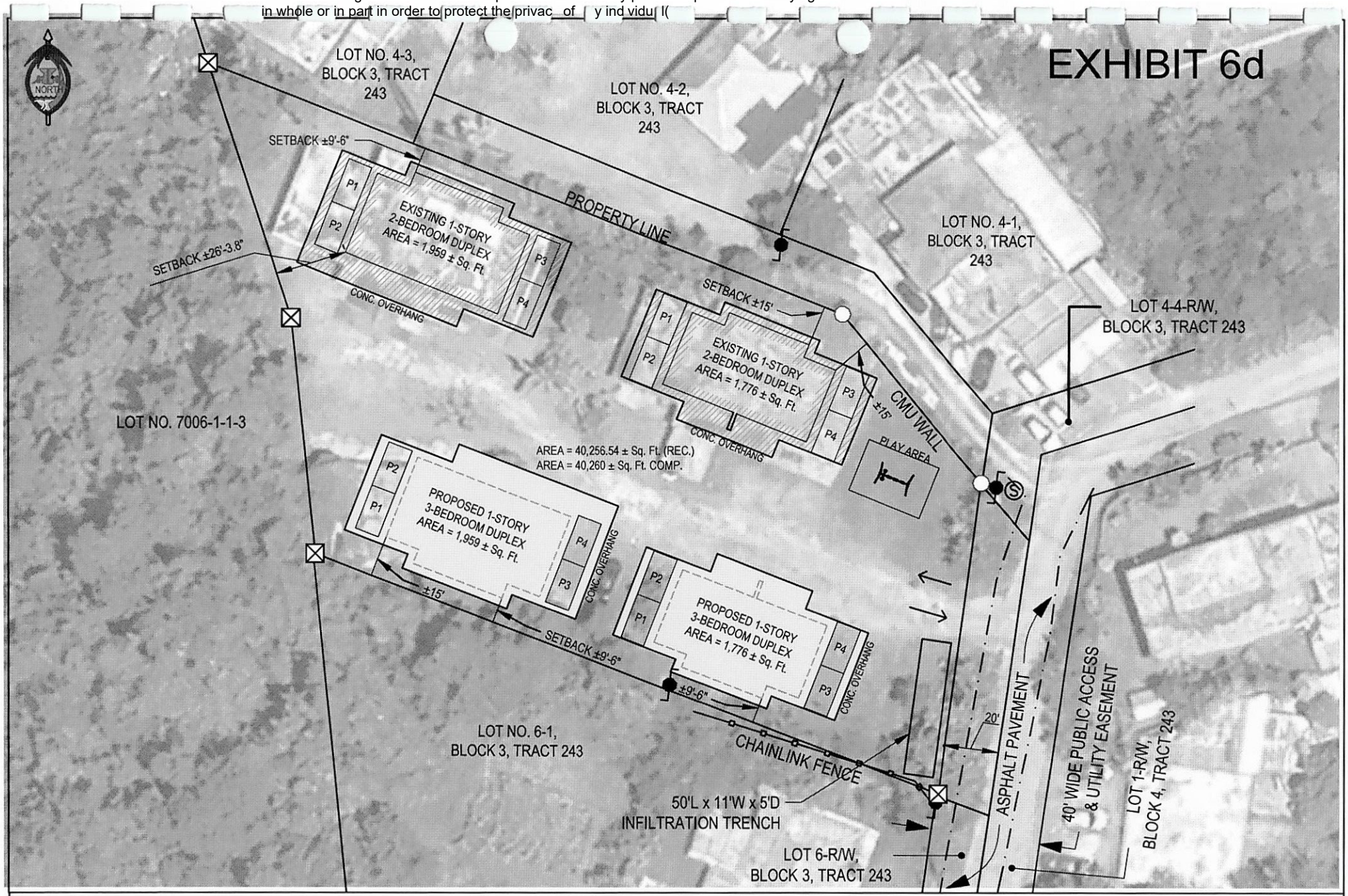
EXHIBIT 6c

LUIS L. DUENAS
LOT 5-1, BLK. 3, TRACT 243
MUNICIPALITY OF YIGO

PREPARED BY:

W.B. Flores & Associates
CONSULTING ENGINEERS

Note that the Legislature has taken steps to ensure that any protected personal identifying information has been redacted or excluded in whole or in part in order to protect the privac of y ind vidu l(



LUIS L. DUENAS
ZONE CHANGE APPLICATION
LOT NO. 5-1, BLOCK 3, TRACT 243
MUNICIPALITY OF YIGO

OVERALL SITE PLAN

SCALE: 1" = 45'

GRAPHIC SCALE:
45' 0 45' 90' 180'
SCALE: 1" = 45'

PREPARED BY:
W.B. Flores & Associates
CONSULTING ENGINEERS

Note that the Legislature has taken steps to ensure that any protected personal identifying information has been redacted or excluded in whole or in part in order to protect the privac of y ind vidu l(

EXHIBIT 7 RADIUS MAPS

- EXHIBIT 7a – 500 Feet Radius Map
- EXHIBIT 7b – 750 Feet Radius Map
- EXHIBIT 7c – 1000 Feet Radius Map

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LUIS L. DUENAS
ZONE CHANGE APPLICATION
LOT NO. 5-1, BLOCK 3, TRACT 243
MUNICIPALITY OF YIGO

ALL PARCELS WITHIN A 500-FEET RADIUS
SCALE: 1" = 250'

GRAPHIC SCALE:
250' 0 250' 500' 1000'
SCALE: 1" = 250'

PREPARED BY:
W.B. Flores & Associates
CONSULTING ENGINEERS

EXHIBIT 7a

Note that the Legislature has taken steps to ensure that any protected personal identifying information has been redacted or excluded in whole or in part in order to protect the privac of y ind vidu l(



LUIS L. DUENAS
ZONE CHANGE APPLICATION
LOT NO. 5-1, BLOCK 3, TRACT 243
MUNICIPALITY OF YIGO

ALL PARCELS AND THEIR USES WITHIN A 750-FEET RADIUS
SCALE: 1" = 300'

GRAPHIC SCALE:
300' 0 300' 600' 1200'
SCALE: 1" = 300'

PREPARED BY:
W.B. Flores & Associates
CONSULTING ENGINEERS

EXHIBIT 7b

Note that the Legislature has taken steps to ensure that any protected personal identifying information has been redacted or excluded in whole or in part in order to protect the privacy of any individual.



LUIS L. DUENAS
ZONE CHANGE APPLICATION
LOT NO. 5-1, BLOCK 3, TRACT 243
MUNICIPALITY OF YIGO

EXISTING ZONING WITHIN 1,000 FEET RADIUS
SCALE: 1" = 350'

GRAPHIC SCALE:
350' 0 350' 700' 1400'
SCALE: 1" = 350'

PREPARED BY:
W.B. Flores & Associates
CONSULTING ENGINEERS

EXHIBIT 7c

Note that the Legislature has taken steps to ensure that any protected personal identifying information has been redacted or excluded in whole or in part in order to protect the privac of y ind vidu l(

EXHIBIT 8 ENVIRONMENTAL IMPACT ASSESSMENT

Note that the Legislature has taken steps to ensure that any protected personal identifying information has been redacted or excluded in whole or in part in order to protect the privacy of any individual(s) whose information has been included as part of this transmittal.

GUAM ENVIRONMENTAL PROTECTION AGENCY (GEPA)
ENVIRONMENTAL IMPACT ASSESSMENT (SHORT FORM)
October 1999

GEPA has developed this EIA form for use by developers proposing projects or land use activities which may pose only insignificant environmental impacts. This form is provided as an alternative to the EIA standard format provided to satisfy the requirements of Executive Order 96-26. If potential environmental impacts and issues are assessed or determined to be significant either by the applicant or GEPA, a more detailed EIA may be required by the *Guidelines for the Preparation of Environmental Impact Assessments and Statements* (GEPA October 1999).

This EIA format constitutes the minimum necessary assessment and disclosure of potential impacts for a project. This form may also be used as a preliminary scoping guide or checklist in consultation with the Agency.

Case No:

Project Title: Application for Zone Change– Luis L. Duenas

1. Name, address and business telephone of applicant: Luis L. Duenas - [redacted].

2. Name, title and telephone number of representative: W.B. Flores & Associates; Tel: 646-1714

3. Name, title and telephone number of EIA document preparer: Lina S. Rojas, Senior Project Manager, W.B. Flores and Associates; Tel: 646-1714

4. Location of the proposed project: (include tract, block, lot, municipality and a location map) Lot 5-1, BLK 3, TRACT 243, Municipality of Yigo.

5. Describe the general nature or type of proposed project: The project proposes the construction of two (2) duplexes consisting of 3 bedroom , 1 bath, living room and kitchen.

6. Are the following critical environmental factors affected by the proposed project? If yes, describe the impact and state why it would not be significant. If not affected, provide reasons why. If more space is required refer to and attach additional sheets.

a. Groundwater recharge area: The project is located over the Northern Guam Aquifer and is part of the groundwater recharge area. The stormwater management system will consist of collection, treatment and percolated groundwater recharge, using the parameters in the CNMI-Guam Stormwater Manual for both water quality and recharge volume. Storage requirements will be computed using the Rational Method based on the 50-year flood event. The design will incorporate Best Management Practices. Rules and regulations of the Guam Environmental Protection Agency's Clean Water and Safe Drinking Water Program including minimum safe distances between wastewater components and groundwater recharge points will be incorporated into the design as well.

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b. Watersheds: The site is part of the Guam Northen Watershed which is a general term identifying groundwater recharge zones for the Northen Guam Aquifer. The construction of the duplexes will provide compliant (See "a" above) stormwater management system design in conjunction with groundwater recharge requirements as well as landscaping.

c. Wellhead protection zone: No. The property is not known to be within a wellhead protection zone and no production well development is included in the project concept.

d. Streams, lakes or ponds: There are no streams, lakes or ponds on or near the property .

e. Marine Waters: The property is not proximate to or within marine waters. It is located on a stable Pliocene and Pleistocene Mariana Limestone plateau. Temporary erosion control BMP's will be operations during construction and the permanent stormwater management system will capture all runoff and not contribute to the off-site runoff discharges.

f. Reef flats: The project is not located adjacent to or within a reef flat (See "e" above). No adverse effects are anticipated during construction of after the project is completed because of the geology and topography of the site in relation to the cliff line, distant shoreline and reef flat.

g. Pristine Forest: No. The property is located in a heavily developed area. There are no pristine forests within or adjacent to the lot.

h. Critical habitat area: No. There are existing residential homes in the immediate vicinity of the property.

i. Wetlands: No. The property is not near or within wetlands area nor does it contain wetlands characteristics, obligate or facultative. There are no known designated wetlands within 1,000 feet of the site.

j. Flood hazard area: No. The property is not close to or within a designated flood hazard area.

k. Archaeological feature(s) or historical sites: There are no archaeological features or historical sites. No properties meeting the National Register of Historic Places criteria of eligibility for listing will be affected by any construction activity on the lot.

7. Will the project result in any of the following environmental or infrastructure impacts?

a. Production of toxic or hazardous waste: No.

b. Dislocation of existing businesses, residents, or public areas: No. There are existing duplexes on the property. The project will not affect adjacent properties.

c. Production of air contaminants (temporary or permanent): Yes. It is likely that during construction dust will be produced. Dust control measures such as dampening soil or crushed rock will be

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incorporated as part of the Environmental Protection Plan. Mitigation procedures will be in the form of Best Management Practices to mitigate noise, dust and runoff off-site.

8. Will the project require an increase in the requirements for any of the following public services (provide estimated quantities or volumes)? If answering yes to any of these items you must describe how the impact affects current infrastructure capacity. In addition, if the applicant/developer proposes contributions or mitigation to offset impacts, describe the contribution or mitigation.

a. Drinking water: Yes. Potable and fire-fighting water will be supplied from Route 1. The existing Marine Corps Drive supply line is adequate in terms of flow and pressure. Demand is as modeled in the attached calculations.

b. Sewage disposal (public system): The design will include a wet well/manhole to connect to the existing sewer main in front of the project site.

c. Vehicle Traffic: No additional regular and peak hour traffic will be generated but traffic increase will occur during construction.

9. Will clearing and/or grading be required (include the number of acres and a general description of site soil and slope conditions): No. The property is level, cleared and currently has 2 existing duplex on the property.

10. Will the project utilize an individual waste water disposal system such as septic tank/leaching field system, secondary package treatment system, etc.? No, wastewater will be disposed via the Guam Waterworks Authority's lines to the NDSS – see "b." above.

11. Will the project include the use of above or below ground storage tanks for fuel or water? No. The project is located within 100' of a fire hydrant and will be supplied by public utilities.

12. Does the project require permitting, land resources, financial aid or other assistance from the federal government (please provide type of permit, issuing agency, application dates, and contact person? No. This project will not require federal permitting or assistance.

13. Does the project include any special or unique features that are not covered above? No. There are existing buildings on the property. The project will not affect adjacent properties.

If preliminary construction drawings, site plans or related documents are available please provide such attachments. For more information and assistance you may call GEPA Environmental Planning and Review Division at 475-1662/3.

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DECLARATION BY APPLICANT

Based on this assessment, it is reasonable to expect that this project will not result in significant adverse environmental impacts. I/we hereby declare a "finding of no significant impact."

LSN.P
Applicant (signature)

7/31/25
Date

Providing false or misleading information in this assessment may constitute grounds for permit and EIA suspension or disapproval until such time as the applicant or document preparer makes all appropriate amendments or corrections as required by Guam EPA. Statements made in this form are binding for the purpose of environmental protection and the preparer and/or applicant is responsible for the timely implementation of protection and mitigation measures identified. Failure to fulfill stated avoidance, minimization or mitigation measures may also constitute grounds for Agency enforcement actions to the full extent of all applicable environmental regulations and statutes.

GEPA-EPR001 (12/12/96)

Note that the Legislature has taken steps to ensure that any protected personal identifying information has been redacted or excluded in whole or in part in order to protect the privac of y ind vidu l(

EXHIBIT 9 VOU AND FIRMette

- EXHIBIT 9a – VOU
- EXHIBIT 9b - FIRMette

Note that the Legislature has taken steps to ensure that any protected personal identifying information has been redacted or excluded in whole or in part in order to protect the privac of y ind vidu l(

GUAM WATERWORKS AUTHORITY
Gloria B. Nelson Public Service Building
688 Route 15
Mangilao, Guam 96931
Phone: (671) 300-6058

Division of Engineering
Verification of Utilities
Form ENGP-012

Date: August 25, 2025

To: Lina S. Rojas
Telephone: (671) 646-1714
Email: lrojas@wbflores.com

RE: Tract 243 Block 3 Lot 5-1, Kiko Isabela Loop, Yigo

The following comments are provided in response to your verification request for GWA water and sewer systems near the referenced lot.

1. [X] A 6-inch or larger waterline is located within 100 feet of the referenced lot.
2. [ ] A 4-inch or smaller waterline is located within 100 feet of the referenced lot. Improvements by the applicant may be required.
3. [ ] Water service is NOT available in the area. The area is undeveloped or the point of connection is more than 100 feet from the referenced lot.
4. [X] An 8-inch or larger sewer main is located within 200 feet of the referenced lot.
5. [ ] Sewer service is NOT available in the area. The area is undeveloped or the point of connection is more than 200 feet from the referenced lot.

Remarks:
GWA records indicate there is a 6-inch water main fronting the eastern boundary of the subject lot, in Kiko Isabela Loop. There is an 8-inch sewer main fronting the eastern boundary of the subject lot, in Kiko Isabela Loop. All existing water and sewer line sizes and locations must be field verified for accuracy.

This verification of utilities is for the location of utilities and for planning purposes only. The capacities of the existing systems to accommodate a development has not yet been determined. Utility connection approvals for a proposed development are based on the water and/or sewer systems' available capacity to meet the proposed development's utility demand. Furthermore, septic tank/leaching fields systems shall not be installed within a wellhead protection zone having a radius of 300 feet from a GWA water well. This is not a permit. The applicant must obtain appropriate permits for development on the referenced lot, including Department of Public Works building and occupancy permits, as well as GWA utility tapping permits. This verification expires 365 days after the issuance date or such time that the available capacity cannot support the proposed development.

Water and sewer connection information is available at: http://guamwaterworks.org/faq/water-sewer-service-application/. If you have any questions, please contact me at jpmiller@guamwaterworks.org or permits@guamwaterworks.org.

Sincerely,

Jacob Miller, P.E.
Project Engineer
New Area Development and Permits Section

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National Flood Hazard Layer FIRMette

FEMA

144°53'11"E 13°32'44"N



144°53'48"E 13°32'9"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/17/2025 at 5:33 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Note that the Legislature has taken steps to ensure that any protected personal identifying information has been redacted or excluded in whole or in part in order to protect the privac of y ind vidu l(

EXHIBIT 10 GWA Billings

Exhibit 10a – Unit 117B

Exhibit 10b – Unit 117C

Note that the Legislature has taken steps to ensure that any protected personal identifying information has been redacted or excluded in whole or in part in order to protect the privac of y ind vidu l(

GUAM WATERWORKS AUTHORITY
"Ahuridat Kinalamten Hinemn Guehan"
P.O.Box 3010 Hagatna, Guam 96932

Account No: [redacted]
Customer Name: MOBEL, MELVIN S
Service Location: 1170 KIKU ISABEL I.P. YIGO
Invoice No: 673586713058

PREVIOUS BALANCE	AMOUNT PAID	ADJUSTMENTS	CORRECTIONS	CURRENT CHARGES	TOTAL AMOUNT DUE	AMOUNT DUE BY
$159.85	$-60.00	$0.00	$0.00	$159.29	$248.14	12/05/2025

Read Date	11/19/2025	Current Reading in GAL	414490
Meter Number	[illegible]	Previous Reading in GAL	405888
Rate Name	W-RES	Usage	8602
Block	[illegible]	Unit	GL
Days	34	Daily Average	253

Monthly Water Usage History

CURRENT BILLING PERIOD DETAILS

	Gallons	Rate Per Gallon		
Waste Water (Sewer) Residential Service -				$ 35.84
Waste Water Basic Charge			$ 35.84	
Water Residential Service -				$ 123.45
Basic Water Charges			$ 36.94	
5,000.00 GAL at $0.00391 per GAL	5,000.00	x 0.00391 =	$ 19.55	
3,602.00 GAL at $0.0176 per GAL	3,602.00	x 0.0176 =	$ 63.40	
SUPPLEMENTAL ANNUITY SURCHARGE			$ 3.56	

Tariff reflects 4.2% increase on non-lifeline charges effective October 1, 2025 billing cycle approved by the PUC on September 25, 2025.

VIEW AND PAY YOUR BILL ONLINE
Visit PayGWA.com to make quick and easy payments 24/7.

Return this portion with your payment. Keep above portion for your records. Important customer information on the reverse side.

GUAM WATERWORKS AUTHORITY
"Ahuridat Kinalamten Hinemn Guehan"

Mail this stub with remittance payable to:
Guam Waterworks Authority
P.O.Box 3010
Hagatna, Guam 96932

Account No: [redacted]
Customer Name: MOBEL, MELVIN S
Bill Date: 11/20/2025
Due Date: 12/05/2025
INVOICE NO: 673586713058
AMOUNT DUE: $248.14

GW20251120 R4163 C10
MOBEL, MELVIN S
[redacted]

AMOUNT PAID:

Note that the Legislature has taken steps to ensure that any protected personal identifying information has been redacted or excluded in whole or in part in order to protect the privacy of any individual.

GUAM WATERWORKS AUTHORITY

"Aturidat Kinalamten Hanom Guahan"

P.O.Box 3010 Hagatna, Guam 96932

Account No: [redacted]
Customer Name: NANOTO, STEVE
Service Location: 117B KIKO ISABEL LP, YIGO
Invoice No: 402620928810

PAYMENT DATE APPLIED THROUGH: 01/22/2026 — **Billing Period: 12/17/2025 - 01/20/2026**

PREVIOUS BALANCE	AMOUNT PAID	ADJUSTMENTS	CORRECTIONS	CURRENT CHARGES	TOTAL AMOUNT DUE	AMOUNT DUE BY
$0.00	$0.00	$0.00	$0.00	$189.39	$189.39	02/06/2026

CONSUMPTION DETAILS

Read Date	01/20/2026	Current Reading in GAL	487268
Meter Number	7097395	Previous Reading in GAL	477014
Bill Table	W-RES	Usage	10254
Mult	000001.000000	Unit	GL
Days	35	Daily Average	293

CURRENT BILLING PERIOD DETAILS

	Gallons	Rate Per Gallon		
Water Residential Service -				$ 153.55
Basic Water Charges				$ 36.94
5,000.00 GAL at $0.00391 per GAL	5,000.00	x 0.00391	=	$ 19.55
5,254.00 GAL at $0.0176 per GAL	5,254.00	x 0.0176	=	$ 92.47
SUPPLEMENTAL ANNUITY SURCHARGE				$ 4.59
Waste Water (Sewer) Residential Service -				$ 35.84
Waste Water Basic Charge				$ 35.84

Tariff reflects a 3% increase on non-lifeline charges effective October 1, 2025 billing cycle approved by the PUC on September 25, 2025.

VIEW AND PAY YOUR BILL ONLINE
Visit PayGWA.com to make quick and easy payments 24/7.

Return this portion with your payment. Keep above portion for your records. Important customer information on the reverse side.

GUAM WATERWORKS AUTHORITY
"Aturidat Kinalamten Hanom Guahan"

Mail this stub with remittance payable to:
Guam Waterworks Authority
P.O.Box 3010
Hagatna, Guam 96932

Account No: [redacted]
Customer Name: NANOTO, STEVE
Bill Date: 01/22/2026
Due Date: 02/06/2026
INVOICE NO: 402620928810
AMOUNT DUE: $189.39

GW20260122 R692 C2
NANOTO, STEVE
[redacted]

AMOUNT PAID: