

**Department of Land Management
Guam Land Use Commission (GLUC)
Application Listing - 2013**

Application Number	Type of Application	Applicant	Lot/Blk/Tract	Mun	Application Accepted Date	Application Review Committee (ARC) Date	ARC Review 60 Days Suspende	Municipal Public Hearing Date	GLUC Hearing Date and Action	Notice of Action & Recording Date	Zone Change Amendment Map No.
2013-01	SZC	Nikki Properties Inc. & Vijay Sharma c/o Harry D. Gutierrez, SZC R1 to R2 to convert existing residence into duplex and for future rentals	Lot 18 Blk 10 Tract 232	M10	10/4/12	N/R	N/R	N/R	Approved and recorded	#844407 11/20/12	F3-67S34 A66
2013-02	SZC	Nikki Properties Inc. & Vijay Sharma c/o Harry D. Gutierrez, SZC R1 to R2 to convert an existing residence into a duplex and for future rentals	Lot 3 Blk 31	M05	10/4/12	N/R	N/R	N/R	Approved and recorded	#844500 11/21/12	F3-67S39 A177
2013-03	SC	Richard Untalan c/o FC Benavente, SC to allow a completed perimeter wall for a single family home - R1 zone	Lot 3329-1-1-R2	M17	3/5/14	3/20/14	5/20/14	5/22/14	Tentative		
2011-14	ZC	Otsuka Bigetsu c/o WB Flores & Associates, ZC R1 to R2 for proposed 3-storey, amending 9-unit to 8-unit condo	Lot 5147-2-C-8	M05	10/5/12	10/18/12	12/18/12	Pend	Pending additional docs		
2013-04A	ZC	Texas A & M Foundation, ZC A to R2 and PDD, for proposed multi-family residential development/ commercial activities, to include infrastructure - amenities (Sigua Tower Center, Lonfit, Sigua Heights, Batea and Pulantai Parcels)	Portion of Lots 177-4-R2-R1 and 177-4-R2-1	M14	11/15/12	12/6/12	2/6/13	2/19, 20 & 21, 2013	4/25/13 Continuation; 8/22/13 Cont; 9/22/13 cont; 10/10/13 Approved	#862540 3/10/14	F3-67S50 A34
2013-04B	ZV	Texas A & M Foundation, ZV for proposed multi-family residential development/commercial activities, to include infrastructure - amenities, 77-4-R2-R1 and 177-4-R2-1 for (Lonfit, Sigua Heights, Batea and Pulantai Parcels)	Portion of Lots 177-4-R2-R1 and 177-4-R2-1	M14	11/15/12	12/6/12	2/6/13	2/19, 20 & 21, 2013	4/25/13 Continuation 9/12/13 AC	#859654 12/19/13	
2013-05	MSV	Eduardo M. Teppang, MSV on right and left side yard, both at 7.17' (short 0.83'); zoned R1	Lot 5 Blk 8 Unit 9 Tract 100	M05	10/11/15	N/R	N/R	N/R	Approved and recorded	#843390 10/25/12	
2013-06	TDP	Grandview Corporation c/o FC Benavente, TDP for construction and operation of Tumon Night Market (TNM)	Lot 5132-1	M19	11/16/12	12/6/12	2/6/13	N/R	3/28/13 AC	#850531 4/16/13	
2013-07	CU	Quantum Guam Power LLC c/o TG Engineers, CU for construction & operation of renewable energy facility; zoned A	Lot B-3REM-12 Dandan	M06	11/21/12	12/20/12	2/20/13	2/22/13	3/14/13 AC	#849670 3/28/13	
2013-08	ZV in lieu of ZC	Brian S. & Jennifer J. Na c/o FC Benavente, ZC R1 to C for proposed multi-family commercial activities (retail/convenience store)	Lot 9 Blk 1 Tract 159	M13	11/16/12	12/6/12	2/6/13	7/2/13	4/10/14 AC	#865565 5/27/14	
2013-09	ZC	Jay Park c/o FC Benavente, ZC from R1 to C to construct and operate a restaurant	Lot 3219-4NEW-2NEW	M17	12/5/12	12/6/12	2/2/13	7/11/13	1/23/14 A	#862711 3/14/14	F3-67S37 A42

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2013-10	MSV	Chia Ming Shen & Edelmira M. Agahan, MSV on front yard setback at 14.4', short from the required front yard setback; zoned R1	Lot 4NEW-5B Blk 2 Tract 100C		11/13/12	N/R	N/R	N/R	Approved and recorded	#844633 11/28/13	
2013-11	MSV	Gerald S. Terlaje, MSV for left yard setback at 5', short 3' from required left yard setback; PUD zoned	Lot 26 Blk 21 Tract 319	M02					Withdrawn, see memo 2/4/13		
2013-12	TDP	Core Project's Inc. (Akiyoshi & Rieko Matsumoto) c/o FC Benavente, TDP to operate tourist-market restaurant (Core By-The-Sea Restaurant); zoned H	Lot 5NEW Blk 1A Tract 95	M19	12/4/12	12/6/12	2/2/13	N/R	11/14/13 Continuation; 12/12/13 Continuation; 4/10/14 Disapproved	#864293 4/24/14	
2013-13	MSV	Jesus B. Taispic, MSV left side yard at 11.5ft, short 3.5ft from required 8ft	Lot 131-5	M07					Pending response from applicant		
2009-76B	ZV	Larry & Norma Pillman, ZV existing residence w/carport on left yard setback at 7.5' and right yard setback at 7.0' required side yard setback "R1" zone	Lot 12 Blk 20	M02	12/12/12	1/17/13	3/17/13	5/8/13	7/25/13 AC	#85499 8/7/13	
2008-78C	HPR	Karen Young S. Kim c/o Atty. Melinda C. Swavely, Esq., Third Supplementary Final Public Rpt for one, 3-storey bldg (Happy Condo); 4-residential apartment units, 8-parking stalls R2 zone Reg 160	Lot 10 Blk 1 Estate 8385	M19		N/R	N/R	N/R	11/08/12 A	#844936 12/5/12	
2008-03B	Order to Show Cause	Grandview Corporation LLC c/o FC Benavente, update report INO commercial complex	Lot 5131, 5131-1, 5126-3-R1, 5126-3-1, 5126-1, and 5132-R1	M19		N/R	N/R	N/R	12/13/12 Status Rpt	na	na
2008-03B	TDP Amended	Grandview Dev, LLC c/o FC Benavente, Amended TDP approval for Grandview Shopping Mall (Formerly Ino Corporation's Tumon Bay Shopping Center); H zoned	Lots 5131NEW, 5131-1 & 5126-3-1NEW	M19		N/R	N/R	N/R	3/28/13 AC	#850531 4/16/13	
1997-37	HPR	Zhong Ye, Inc. c/o Atty Melinda Swavely and Danny Leon Guerrero; renewal Preliminary Final Report (Goring Villa, expired 9/14/1998) for fifty-six (56) residential units, Reg No 129	Lot 5131, 5131-1, 5126-3-R1, 5126-3-1, 5126-1, and 5132-R1			N/R	N/R	N/R	11/8/12 AC	Pending	
1997-23B	CU Renewal	BME & Son's, Inc. c/o FC Benavente, CU renewal to continue operating a workforce housing facility for temporary workers, "M1" zone	Lot 5223-R9-3	M04	12/4/13	12/20/12	2/20/13	5/7/13	7/25/13 AC	#854900 8/5/13	
2013-14	MSV	Renato C. Silvestre, MSV left side yard at 6.56', short 1.44' from required 8ft	Lot 9 Blk 4 Tract 139	M07	12/17/12	N/R	N/R	N/R	Approved & recorded	#856120 9/6/13	

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2010-18	CU Renewal	Chugach James Atkinson, CU Renewal to convert existing apartment (Mai'ana Apartment Complex) to Temporary Workers Housing Facility. M1 zone	Lot 5148-REM-EAST	M19		N/R	N/R	N/R	1/24/13 AC	#851161 5/1/13	
2013-15	ZV	Sebastian & Mary Kalingal Trust, (Tri, Inc. (Paradise Estate)) c/o FC Benavente, ZV approval for compliance front yard setback of 9.1' "PD" zone	Lot 27 Blk 4 Tract 276REM	M05	1/16/13	2/7/13	4/7/13	6/4/13	8/8/13 AC	#855532 8/21/13	
2013-16	ZV	Christopher S. Murphy (Tri, Inc. (Paradise Estate)) c/o FC Benavente, ZV approval for compliance front yard setback of 9.8', "PD" zone	Lot 28 Blk 4 Tract 276REM	M05	1/16/13	2/7/13	4/7/13	6/4/13	8/8/13 AC	#855533 8/21/13	
2013-17	ZV	Ada's Trust Investment Inc., ZV approval for compliance on rear yard setback of 20', "C" zone	Lot 336-1	M01					Pending response from applicant		
2013-18	MSV	Larry & Monique Baysingar, MSV front yard setback of 12', short 3' from required 15'; PUD zone	Lot 42 Phase II Increment I Blk 1 Tract 2913	M14	2/28/13	N/R	N/R	N/R	Approved and recorded	#847622	2/12/13
2012-56B	ZV	Billy J. Chun c/o Ignacio F. Santos, ZV for use of a proposed retail store	Lot 4 Blk 2 Tract 159		12/21/12	1/17/13	3/17/13	2/19/13	3/28/13 AC	#850559	4/17/13
2013-19	MSV	Elizabeth J. Duenas, MSV for front yard setback of 12', short 3' from required 15' setback	Lot 87 Unit 3 Tract 267	M13	1/31/13	na	N/R	N/R	Approved and recorded	#847796	2/18/13
2013-20	ZC	Immanuel WS Choi c/o Ignacio F. Santos, ZC from A to M-1 for expansion of an existing auto repair shop	Lot 5223-6NEW-6-R1NEW-1			5/2/13	7/2/13	Pending	Tentative		
2013-21	SplitZC	Carolynn D. Calma, Split ZC from R1 and C to full C zone to allow for commercial activities	Lot 1-3 Tract 169	M13					Pending response from applicant		
2013-22	SplitZC	Carolynn D. Calma, Split ZC from R1 and C to full C zone to allow for commercial activities	Lot 1-4 Tract 169	M13					Pending response from applicant		
2013-23	MSV	Anthony Duenas, MSV on left and right side yard setbacks both at 6ft, both short 2ft from required 8ft side yard setback	Lot 41 Blk 6 Tract 112	M05	3/13/13	N/R	N/R	N/R	Approved and recorded	#849845 4/13/13	
2013-24	ZV	PTI Pacifica Inc., ZV for height for proposed 100' monopole tower telecommunication	Lot 11 Blk 20 Tract 2831	M11					Withdrawn; resubmit refer 2014-27 ITE;		
2011-66B	ZC	Immanuel WS Choi c/o Ignacio F. Santos, ZC "R1" to "C" to construct and operate a retail store	Lot 2289-NRE-21-R1	M07	4/10/13	5/2/13	7/2/13	12/12/13	2/13/14 A	#870656 10/17/14	F3-67S40 A73
2013-25	ZC	Han Sun Reep c/o Ignacio F. Santos, ZC A to M1 zone for proposed church and warehouse building	Lot 5223-6-NEW-9-1	M04	4/10/13	5/2/13	7/2/13	Pending	Tentative		
2013-26	ZC	M.C. Paulino Inc. c/o Ignacio F. Santos, ZC A to M1 zone proposed office and warehouse facility	Lots 5228-3-1, -3-R1, -4-1NEW-R1-NEW-1 & -R4-R2-R2	M05	4/10/13	5/2/13	7/2/13	12/11/13	1/23/14 A	#866094 6/10/14	F3-67S40 A72

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2013-27	SZC	Jantzen P. Pueyo, SZC R1 to R2 zone to allow compliance of existing duplex facility and for future expansion to 4-units for family and rental	Lot 121-1A-2-R2	M16	3/20/13	N/R	N/R	N/R	Approved and recorded	#851159 5/1/13	F3-67S50 A33
2013-28	SZC	Nandy S. Peramalam & Carmen G. Lujan, SZC R1 to R2 to construct four-plex unit apartment for family and future rental	Lot 2299-3A	M07	3/26/13	N/R	N/R	N/R	Approved and recorded	#851113 4/30/13	F3-67S40 A69
2013-29	MSV	Rolando T. Eucogco & Neva I. Eucogco, MSV for front yard setback 12', short 3' from required 15' front yard setback	Lot 118 Unit 2 Tract 270	M04	4/15/13	N/R	N/R	N/R	Approved and recorded	#850489	4/16/13
2013-30	SZC	Ariel & Nona Acosta, SZC R1 to R2 to construct 5-units for a total of 6-units for rental and future family dwelling	Lot 22 Tract 1537	M07	4/2/13	N/R	N/R	N/R	Approved and recorded	#856810 9/27/13	F3-67S40 A70
2013-31	CU	Fernando C. Ayangco, CU to allow operation of auto service station on 1st floor and residential unit on 2nd floor; A zone	Lot 10064-S-1NEW-2	M05					Awaiting applicant's response		
2013-32	ZC	Inarajan Garden Home, Inc., Hang Chieng Tan, President c/o Harry D. Gutierrez, ZC A to R2 to allow multi-family uses for affordable rentals and for short/long transient accommodation	Lot 91-1NEW	M06	4/17/13	5/2/13	7/2/13	Pending	10/10/13 AC	#862710 3/14/14	F3-67S48 A06
2008-02E	HPR 2nd Supp	Bel Land Dev Corp (GU) c/o Atty. Helkei S. Hemminger, Second Supplementary Rpt for 5 townhouse bldgs; 20-units; (1) condo bldg with 6-units; 59 parking stalls; other common elements (Tumon Bel-Air Townhouse); R2 zone; reg No. 156	Lot 5089#1-13-1	M19	4/19/13	N/R	N/R	N/R	4/25/13 AC	#851577 3/13/13	#851973 5/21/13
2013-33		CANCELLED - REFER 2013-45A/B									
2013-34	HPR	Harvest Investment, LLC, approval Preliminary HPR Public Report, for one apartment bldg, (20) residential units and common elements of swimming pool, grounds, parking, wall, fence, gate and other common elements; R2 zone, Reg No. 166	Lot 1139-R16-NEW-4NEW-R3NEW-R	M16	12/31/13	N/R	N/R	N/R	11/14/13 Approved	#860959 1/24/14	
2011-38B	TDP	(SOFInTek Inc.) Bayview V, LLC c/o WB Flores & Associates, TDP propose amusement park (Skydrenaline Zone Vertical Wind Tunnel (VWT)) with rides, food and beverage booths; H zone	Lot 5051-2NEW-6NEW	M05	6/25/13	7/18/13	9/18/13	N/R	10/10/13 Continuation; 11/26/13 Order to Show Cause	Withdrawn Memo dated 011514	
2013-35	SZC	Melinda A. Santillan, SZC R1 to R2 for zoning compliance on existing dwellings and for future expansion to three (3) units for family and future rentals	Lot 6 Blk 16	M05	5/17/13	N/R	N/R	N/R	Approved and recorded	#854183 7/18/13	F3-67S39 A179

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2013-36	MSV	Dennis and Jovita Mateo, MSV for front yard setback at 12.6' short 2.4' from required 15' front yard setback	Lot 51 Blk 4 Tract 100		5/31/13	N/R	N/R	N/R	Approved and recorded	#853049 6/18/13	
2013-37	ZV	Tumon Beachfront Investment Inc. c/o Taniguchi Ruth Makio Architects, Height Variance from 30' to 290'; and Density Variance from 146 to 168 units for multi-family dwelling. M1 zone	Lots 5049-2-2 thru -5	M19	6/25/13	7/18/13	9/18/13	5/26/14	5/8/14	#865630 5/29/14	
2013-38	SplitZC	CC Holdings, LLC c/o Leonard Calvo authorized representative, SplitZC A and R2 to full R2 for full develop of entire lot	Lot 7078-3-1NEW	M13	6/13/13	N/R	N/R	N/R	Approved and recorded	#853586 7/3/13	F3-67S42 A122
2013-39	ZV	Mariana Stones Corp. Ltd. c/o WB Flores and Associates, ZV Height for proposed aggregate and concrete batching plant, M1 zone	Lots 5038-NEW-1 and 5038-NEW-R2	M05	1/13/14	2/6/14	4/6/14	8/21/14	9/11/14 AC	#870017 9/30/14	
2011-36C	TS Extension	SongSong Development (Golden Gate Services LLC), Extension ZC and TS for fully improved residential subdivision; 26 single family dwellings (Phase 1); R1 zone	Lot 7128-R3	M13	7/29/13	N/R	N/R	N/R	8/8/13 AC	#856305 9/12/13	9/12/13
2009-56E	CU Status Rpt	Younex Enterprises LLC c/o David Tydingco; Fourth 6-month report concerning status of CU Permit for TWFH	Lots 10184 and 5039	M05		N/R	N/R	N/R	10/10/13 No action	na	na
2013-40	MSV	Allegro Properties Corporation c/o FC Benavente, MSV right yard setback at 7.8', short 0.4'; R2 zone	Lot 5360-R19NEW-4	M07					Not Accepted	See memo dated 07/17/13	
2013-41	MSV	Claire M. Manglona, MSV for left yard setback at 5', short 3' from required left yard setback	Lot 4, Block Increment 1, Tract 261	M08	7/12/13	N/R	N/R	N/R	Approved and Recorded	#854798 8/2/13	
2013-42	SC	Mariquita F. Taitague (Dept of Agriculture), SC proposed ADA compliant fishing platform and ramp along the Hagatna Marina Channel Paseo de Susana Park	Lot A-4	M01					Not Accepted	See DLM memo dated 07/28/14	
2013-43	ZV	Rosalinda L. Cura, ZV to operate home-based barber and beauty shop	Lot 18, Block 5, Unit 1, Tract 112	M05	7/26/13	8/15/13	10/15/13	3/17/14	4/24/14	#865431 5/22/14	
2013-44	MSV	Jose G. & Nenita G. Ferrer, MSV -right yard setback at 6ft and rear yard setback at 9 ¼ feet. R2 zoned	Lot 7019-1-2-2	M13					Not Accepted	See memo dated 8/6/13	
2013-45A	ZC	Eduardo G. Camacho c/o FC Benavente, ZC from A to R1 zone to allow 27 single family residential homes with full infrastructure	Lot 7128-3-3	M13	10/11/13	8/15/13	10/15/13	5/6/14	5/22/14 A	#870964 10/27/14	F3-67S42 A129
2013-45B	TS	Eduardo G. Camacho c/o FC Benavente, TS to allow 27 single family residential homes with full infrastructure	Lot 7128-3-3	M13	10/11/13	11/7/13	1/7/14	N/R	5/22/14 A	#871052 10/28/14	

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2013-46	MSV	Mary P. Habon Irrevocable Trust c/o FC Benavente, MSV for rear yard setback at 8.79'; R2 zone	Lot 5 Blk 5 Tract 90	M19					Not Accepted	See memo dated 7/31/13	
2013-47	MSV	Chia Ming Shen c/o Titan Realty, MSV for right yard setback at 6.10'; R1 zone	Lot 265 Blk 2 Unit 6 Tract 100	M05	8/6/13	N/R	N/R	N/R	Approved & recorded	#856938	10/1/13
2013-48	SplitZC	Margarita L. Nicolas, Split ZC R1 and C zone to full C zone to allow commercial activities	Lot 7019-3-6-R1	M13	7/29/13	N/R	N/R	N/R	Approved & recorded	#854814 8/2/13	F3-67S42 A123
2013-49	ZC	Chamorro Land Trust Commission, ZC A to R1 on Tract 10123, and A to C on Lot 1, Blk 5, to construct fully improved subdivision to accommodate 166 residential lots inclusive of a ponding basin, commercial & bus shelter facilities (for a total of 169 lots)	Tract 10123 (Formerly Lot 7128); Lot 1 Blk 5	M13	8/22/13	8/15/13	10/15/13	11/19/13	11/26/13 Approved	Pending	
2013-50	ZV	Star Development Corporation c/o FC Benavente, ZV for Height to allow 4th-floor on existing 3-storey bldg for compliance w/legal requirements; C zone	Lot 2124#1-4	M19	8/13/13	9/5/13	11/5/13	4/24/14	5/8/14 AC	#865451 5/23/14	
2013-51	MSV	Joel F. Tribaudini, MSV front yard setback 14ft, short 1ft from required 15ft front yard setback; R1 zone	Lot 1 Blk 18	M04	8/30/13	N/R	N/R	N/R	Approved & recorded	#856607 9/23/13	
2013-52	MSV	John R. & Maria Lourdes Ilao, MSV for front yard setback at 11ft and 5.5ft, both short from the required 15 ft front yard setback, R1 zone	Lot 152 Tract 1445	M04					Not Accepted	Memo Dated 8/30/13	
2013-53	SZC	Ray I. Ladrado, SZC R1 to R2 to allow compliance of existing duplex facility and for future expansion and rental	Lot 5 Tract 304	M05		N/R	N/R	N/R	Pending MPC		
2013-54	MSV	Diamond Realty LLC, MSV Right Yard Setback 6.57ft., short 1.43ft.; R1 zone	Lot 11 Blk 4 Tract 10315	M05					Not Accepted	Memo 8/28/13	
2013-55	SZC	Charles L.G. Stake c/o Harry D. Gutierrez; SZC A to R2 for proposed construction 14-unit apartment structure for family and rent	Lot 4 Tract 18204	M04	8/29/13	N/R	N/R	N/R	Approved and recorded	#858939 11/29/13	F3-67S35 A100
2013-56	ZV	GU Power authority height variance to install, operate and maintain one (1) 275 KW wind turbine system to extend to maximum 223 ft above ground level; A zone	Lot 400-1-R2	M14 M18	9/4/13	9/19/13	11/19/13	6/4/14	6/26/14 AC	#867929 8/1/14	
2013-57	ZV	Techni-Con Inc., (Maximo Mercado & Generoso Unsay); ZV for Use for proposed contractor's yard to include office, parking of construction equipment, materials and supplies storage	Lot 5-1 & 5-R1	M07		9/19/13	11/19/13	11/26/13	12/12/13 AC	#865450 5/23/14	

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2013-58	SZC	Jiangping Zheng & Yulin Gong c/o FC Benavente, SZC R1 to R2 to construct proposed duplex structure	Lot 6 Blk 29	M05	10/31/13	N/R	N/R	N/R	Approved and recorded	#881876 8/17/15	F3-67S39 A180
2013-59	ZV	Nagarajan & Subasri Nagarajan c/o FC Benavente, ZV to allow 0'-0" setback an existing left side yard setback Bambini Day School Center	Lot 6 Blk 3	M19	12/4/13	12/19/13 1/16/14 2/20/14	4/20/14	1/27/15	4/23/15 Cont 5/14/15 Cont 5/28/15 AC	#882804 9/3/15	
2013-60	MSV	Teddy F.M. Samson, MSV for rear yard setback at 8', short 2'; and right yard setback at 7', short 1'	Lot 11 Blk 23 Unit 13 Tract 112	M05	10/3/13	N/R	N/R	N/R	Approved & recorded	#857933 10/30/13	

Land Use Application	
CU	Conditional Use
ZC	Zone Change
ZCA	Zone Change Amendment
ZV	Zone Variance
SV	Subdivision Variance
TS	Tentative Subdivision
FS	Final Subdivision
TDP	Tentative Development Plan
SC	Seashore Clearance
WP	Wetland Permit
HPR	Horizontal Property Regime
Map Rev	Subdivision Map Review/Approval
Resolution	Commission Resolution
Admin Matters	Administrative Matters

Applications below do not require GLUC action	
MSV	Minor Setback Variance Program P.L. 27-91
Split ZC	Split Zone Change Program P.L. 25-131
SZC	Summary Zone Change Program PL 21-82:4 as amended by PL 21-144:8

Municipality Index	
M01	Hagatna
M02	Agat
M03	Asan
M04	Barrigada
M05	Dededo
M06	Inarajan
M07	Mangilao
M08	Merizo
M09	Piti
M10	Sinajana
M11	Talofofo
M12	Umatac
M13	Yigo
M14	Yona
M15	Agana Heights
M16	Mongmong-Toto-Maite
M17	Ordot-Chalan Pago
M18	Santa Rita
M19	Tamuning

GLUC Action	
A	Approved
AC	Approved w/conditions
Disap	Disapproved
Cont	Continued
Tbld	Tabled
Withd	Withdrawn
NQ	No Quorum
Pend	Pending
ARC	Application Review Committee
GLUC	Guam Land Use Commission
NA	Not Accepted
N/R	Not Required