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

File for Record is Instrument No. 898216

On the Year 16 Month 10 Day 3 Time 1:16

Recording Fee DE-OFFICIO Receipt No.

Deputy Recorder

Above Space for Recorder's Use only

ORIGINAL

GUAM LAND USE COMMISSION REGULAR MEETING MINUTES

Department of Land Management Conference Room
ITC Building, Tamuning

Thursday, August 11, 2016
1:45 p.m. to 3:15 p.m.

GUAM LAND USE COMMISSION
Regular Meeting
Thursday, August 11, 2016
Department of Land Management Conference Room
3rd Floor ITC Building, Tamuning

MEMBERS PRESENT:

Mr. John Arroyo, Chairman

Mr. Victor Cruz, Vice Chairman

Ms. Conchita Bathan, Commissioner

Mr. Tae Oh, Commissioner

Mr. Michael Borja, Executive Secretary

Ms. Kristan Finney, Legal Counsel

PLANNING STAFF PRESENT:

Mr. Marvin Aguilar, Guam Chief Planner

Mr. Frank Taitano, Case Planner

Mr. Penmer Gulac, Case Planner

Ms. Celine Cruz, Case Planner

Ms. Cristina Gutierrez, Recording Secretary

GUAM LAND USE COMMISSION
GUAM SEASHORE PROTECTION COMMISSION
Attendance Sheet

Department of Land Management Conference Room
590 S. Marine Corps Drive, Third Floor, ITC Building, Tamuning

Date of Meeting:	Thursday, August 11, 2016	X	GLUC		GSPC
		X	Regular		Regular
Time of Meeting:	1:45pm		Special		Special
		✓	Quorum		Quorum
			Non-Quorum		Non-Quorum

COMMISSION MEMBERS	SIGNATURE
John Z. Arroyo, Chairman	
Conchita D. Bathan, Commissioner	
Victor F. Cruz, Vice Chairman	
Tae S. Oh, Commissioner	
Vacant, Commissioner	
Vacant, Commissioner	

Michael J.B. Borja, Executive Secretary	
Kristan K. Finney, Legal Counsel	
Marvin Q. Aguilar, Chief Planner	
Frank Taitano, Planner IV	
Penmer Gulac, Planner IV	Present
Celine Cruz, Planner IV	Present
Jeffrey Baker, Planner II	
M. Cristina Gutierrez, WPS II	

ADJOURNMENT: 3:15pm

GUAM LAND USE COMMISSION
GUAM SEASHORE PROTECTION COMMISSION
Speaker's Sign-In Record

Location: Department of Land Management Conference Room
590 S. Marine Corps Drive, Third Floor, ITC Building, Tamuning

[X]	GLUC	[X]	Regular	Date:	Thursday, August 11, 2016
[ ]	GSPC	[ ]	Special	Time:	1:45pm
[✓]	Quorum	[ ]	No Quorum	Adjournment:	3:15pm

(THIS RECORD WILL BE USED IN THE TRANSCRIPTION OF THE GLUC/GSPC MINUTES. PLEASE PROVIDE YOUR FULL NAME AND WHO YOU REPRESENT, I.E., ITEM ON AGENDA.)

PLEASE PRINT NAME CLEARLY	APPLICATION NAME AND/OR NUMBER	Telephone No.
Richard Sana	2011-52A	687-9865

GUAM LAND USE COMMISSION
GUAM SEASHORE PROTECTION COMMISSION
Public Attendance Record
Location: Department of Land Management Conference Room
590 S. Marine Corps Drive, Third Floor, ITC Building, Tamuning

X	GLUC	X	Regular	Date:	Thursday, August 11, 2016
	GSPC		Special	Time:	1:45pm
✓	Quorum		No Quorum	Adjournment:	3:15pm

PLEASE PRINT NAME CLEARLY	APPLICATION NAME AND/OR NUMBER	Telephone No.
Roy Baker	Pets Planner	989-9442
Manny Gonzalez	-do-	777-1173
Frankie Diamzon	-do-	777-5002
Rai A. Galang (Galang)	-do-	632-3338
Kathy Alegria		687-5858

GUAM LAND USE COMMISSION REGULAR MEETING MINUTES

Department of Land Management Conference Room

Thursday, August 11, 2016 • 1:45 p.m. to 3:15 p.m.

I. Notation of Attendance

Chairman Arroyo called to order the regular meeting of the Guam Land Use Commission for Thursday, August 11, 2016 to order at 1:45 p.m., noting a quorum.

Present were: Chairman John Arroyo, Vice Chairman Victor Cruz, Commissioner Conchita Bathan and Commissioner Tae Oh, Executive Secretary Michael Borja, Legal Counsel Kristan Finney, Chief Planner Marvin Aguilar, Planning Staff Frank Taitano and Recording Secretary Cristina Gutierrez

Chairman Arroyo you have the agenda in front of you and there's only one item. So, I'm assuming that we're okay with the order of business so we'll move on.

II. Approval of Minutes

Chairman Arroyo the first item on the agenda is the review and approval of our July 14th regular meeting. Whenever you're ready I will entertain a motion to approve those Minutes.

Vice Chairman Cruz I move to approve the Minutes.

Commissioner Bathan I'll second; subject to minor edits that will be given to Cris by the end of the day.

Chairman Arroyo moved by the Vice Chair and seconded by Commissioner Bathan. Any discussion? [None noted]

All in favor of the motion to approve say "aye" **[Chairman Arroyo, Vice Chair Cruz, Commissioners Bathan and Oh]**, all opposed say "nay."

[Motion to approve the Minutes for July 14, 2016 was passed unanimously; 4 ayes, 0 nay]

III. Old or Unfinished Business

Chairman Arroyo we don't have anything to discuss.

IV. New Business

Chairman Arroyo under new business we don't have anything to discuss.

V. Administrative & Miscellaneous Matters

Tentative Development Plan

A. The Applicants, Dr. Conrado and Mrs. Katherine Alegria represented by FC Benavente, Planners; request for renewal of its previously approved Tentative Development Plan for the proposed development of a 4-unit apartment complex consisting of two (2), two-storey duplexes, on Lot 5112-2, Tumon, in an "H" (Hotel/Resort) zone, in the Municipality of Tamuning, under Application No. 2011-52A.
Case Planner: Frank Taitano

Marvin Aguilar (Chief Planner) reads Commission Brief to include chronological facts, staff analyses, conclusion, and recommendation. [For full content/context, please see attached Commission Brief]

[Attachment A – Commission Brief dated August 4, 2016]

Chairman Arroyo any questions? [None noted from Commissioners]

In the letter from Mr. Benavente [FC Benavente, Planners], on the last paragraph of the first page of the letter it mentions that the original plans submitted to the GLUC for review with application was amended with reduced height/density and was in sketch format only. Were we aware that there were some changes in the original plan?

Marvin Aguilar yes sir. I can't give you a chrono on that but there was dialogue about the need to change. I think there was some issues with the topography.

Chairman Arroyo were those changes significant changes? And were they reviewed by the Commission?

Marvin Aguilar yes, Frank was referring to the Minutes ....

Frank Taitano the Minutes of the day when the application was heard; and yes, the Commission did receive the amended final design of the development and it was discussed thoroughly by .... especially by Commissioner Limtiaco. And as submitted by the representative it was changed from a eight (8) unit complex to a four (4) unit complex to consist of two (2) duplexes, with a basement and two-storey above the basement.

Marvin Aguilar so they're keeping it at 30-feet.

Chairman Arroyo the question I am asking is when the TDP was approved the plans that were approved were the amended plans?

Frank Taitano yes.

Chairman Arroyo okay, and nothing has changed since then?

Marvin Aguilar no.

Frank Taitano that sketch is included in this application, it's the same thing.

Chairman Arroyo I was looking at the two and I was wondering if there was big difference, but I understand now. With this ... the performance bond is also required. Was that ever posted?

Marvin Aguilar I don't think they got to that point.

Chairman Arroyo do we have an idea what the cost of construction is?

Marvin Aguilar not at this point sir because cost has not been determined officially.

Chairman Arroyo okay, that's all the questions that I have. If there aren't any questions, we'll ask the applicant, the applicant's representative to come on up and do their presentation.

Ray Benavente good afternoon Chairman Arroyo and Commission board members, Director of Land Management, Chief Planner. My name is Ray Benavente with FC Benavente Planners; to my right is Richard Sana also with FC Benavente Planners.

Today we are representing Mr. Alegria on their extension of their building permit that was approved back in ... the Notice of Action was approved August 25, 2014. As mentioned by the Case Planner, this project basically started back in 2011. Again, the process required almost three to four hearings of Notice of Action, changes and more changes along the line. When the final Notice of Action came about, and the owners were kind of put up in a predicament of a final situation, some changes in the design plans and getting the building permits. At the same time, working along with contractor and their contract agreements to make their timeframe. So with all these elements coming into play, they kind of came to the part of the expiration of the Notice of Action. So today, we're here to request for an extension through this committee because of these unforeseen procedures that the owners, Mr. & Mrs. Alegria is here to present.

Behind me, I have the architects of the project. I have the contractor of the project and also Mrs. Alegria the owner of the project. So, any questions that the Commission may ask regarding this presentation will be .... Appreciate your kind approval of this project.

Chairman Arroyo any questions?

Commissioner Bathan when did you start processing the building permit application?

Ray Benavente the first, first application? It was as far back as 2011. With the sketch plan ---

Commissioner Bathan the building permit application? There's no date.

Ray Benavente oh, the building permit application.

Chairman Arroyo sir, can you please mention your name for the record.

Francisco Diamson I am representing Dr. and Mrs. Alegria, I am the Architect. The answer to your question regarding when was the building permit application was submitted to DPW; it was dated on … the process of the application when we go to DPW they have to check which agency we have to go through for clearances. The first agency that we went was EPA and it was dated on 8/8/2016, same time with GPA (8/8/2016) ----

Vice Chairman Cruz excuse me if you don't mind interrupting. But, what you got before us the application is blank. What you're reading is something else that we don't have that.

Francisco Diamson is it okay if we can give you a copy of this?

Chairman Arroyo sure; let's take a 5-minute recess for the copies.

[Commission recessed at 1:55 p.m. and reconvened at 2:00 p.m.]

Chairman Arroyo we are back in session. For the record, we received a copy of Building Inspection & Permit Section's application for permit **[Exhibit 1]**. This was the document that the Vice Chair had indicated that we did not have a copy. Go ahead with your response … or did you want to say anything about this?

Francisco Diamson actually that's about it regarding the date of the application when we applied for building permit.

Ray Benavente Mr. Chairman, I think with the architect … what had happened is when the submitted the package to FC Benavente Planners to proceed with the creation of the applicant's extension; what they had given us was basically an application of the … without, again no date, but without any government agency starting the process. It just basically noted the contractor's and the architect's name. So in actuality, I think the documents you have before you the most recent is showing the actual start of the date with the government agencies which is showing recently as two weeks ago … three days ago. The one that was submitted to the Commission did not have any government agency procedure signing off on it yet. But, there was applications submitted by the applicant, building permit applications.

Vice Chairman Cruz so have there been any, anything done on the property?

Francisco Diamson no sir; no progress yet because we don't have the necessary permit yet to start the construction.

Chairman Arroyo just for the record, we received a copy of the Environmental Protection letter from Guam EPA regarding this project, and EPA hints that they approve it and all the provisions

thereof are quickly implemented. Anyway, that's for the record. **[For full content/context, refer to Exhibit 2 – Guam EPA Correspondence dated 8/8/2016]**

Any other questions?

Commissioner Oh I have. I mean it's stated here that the one-year timeline became unattainable because of redesign of the original plan. What do you mean by that? Can you be a little bit more specific about the design?

Francisco Diamson originally it was designed for ... there are several changes that the owner made so ... in order for us to attain the timeline that was given to us was very very difficult. That's one of the reasons why we did not start construction.

Commissioner Oh understood, but I'm trying to figure out what the redesign was.

Francisco Diamson oh there's some like the foundation for example, the swimming pool those are the changes that one of the reason we did not start the construction right away. Instead the building sitting on the grade what they did to take advantage of the slope we ... that's why their basement came out. We took advantage of the slope by not having the three stories sitting on the ground. So, and that one we're doing that is to cut down the cost of the construction. So, we utilize basically we utilized this slope by doing that.

Commissioner Oh okay understood, but I'm kinda under the impression that ... I mean of course you are the consultants. I think the best course of action would have been to probably inform the owner that although there is a one-year time limit they should have at least come back and let us know the certain ... is in progress at least. It's really at this point the NOA has already expired and then to come back and let us know there was issues with the design. And if you do look at the NOA it says .. the first condition under the NOA says any future additional development or changes to the approved site plan shall require the applicant to submit an amended TDP application. I mean, any additional development, development including any development when it comes to changes to the design, you know, we would have been a lot more comfortable at this point if we had been informed a little earlier.

Commissioner Bathan was there any reason why you guys before you didn't come before the expiration of the NOA.

Ray Benavente as part of the consultant team, once we get the NOA our contract ends. We service the client to a certain point of assuring of mitigating their application. Our contract will start from the processing to public hearings, to the hears as done today. So, once they approve the NOA then we hand it off to the client and guide them through the conditions and the requirements of the permitting and grading and then we kind of part ways. Now, this is not the first where clients have called us in knowing that they're permits have expired. And we kind of like say, well, your permits are expired and we can only again re-process the application. As far as staying with them for that whole year, we are not contracted to be part of that process to

foresee the building structure coming up. We are basically kind of called upon when they notice their ... again, when they are ready to proceed again and then we advise them that they've expired. Our contract ends once we receive the Notice of Action.

Vice Chairman Cruz so when did they contact you?

Ray Benavente after the expiration for sure.

Vice Chairman Cruz expiration was a year ago. Did they contact you a year ago?

Ray Benavente they contacted us probably three or four months ago.

Francisco Diamson to answer your question, part of the changes we made on the plans ... actually we ... after we received the Notice of Action we know that there was a notice that you have to comply right? So, we thought we had enough time to do that but because of the changes we completely forgot about the deadline as indicated in the Notice of Action. So, when we were ready to proceed to process the building permit that was the time we noticed that our notice has expired. So ... and we were told that we have to apply for time extension and that was the time we contacted Felix Benavente's team, I mean Ray Benavente's team. So in a way we kinda missed the deadline imposed on the application.

Ray Benavente usually we try to encourage the clients to at least ... if your building structure or designing the thing at least focus on your grading permit because I think that is one of the most simplest, maybe less than thirty days at the most depending on your erosion package. Notice of Action says a building permit or a grading permit. So, a grading permit is a much simpler process, but it kinda gets you over this fixed date. If you have to redesign as amended focus on the grading because at least the grading can extend the life of your Notice of Action.

Commissioner Bathan so do they have a grading permit?

Francisco Diamson no we don't, we don't have one yet. Just like what I said earlier that when we were ready to apply for building permit that includes the grading we found out we missed the date.

Vice Chairman Cruz the question I have is since you're telling us nothing .... to really go forward with this is that .... how far are you within this project. Are your plans all ready? Everything is all ready and all that?
Francisco Diamson yes sir the plans are ready. We're just waiting for the approval for our request for extension.

Chairman Arroyo here's the thing; your NOA is null and void. As Commissioner Oh had mentioned, and it's right there, Item D in the NOA and this is per an Executive Order. So you kind of have us stuck and it wasn't as if you kind of forgot six months, two months after the

expiry it's almost two years. And I'm thinking what triggered your memory was that you tried to get the permit and you were denied. Is that correct?

Francisco Diamson yeah, we were told that the ... yes, that's right. When we went to this office and we were told that the Notice of Action is not valid because it expired.

Chairman Arroyo did you say that one of the owners was present? Can we ask her to come up? Can you respond to the question of why it took so long and what was it that cause this....

Katherine Alegria (Applicant) I think the reason for the delay was that we're still...my husband is still earning the money for it. He was still like saving the money to build, to build the building. So you know, we were just still saving so that we can pay ... so when time comes to build it we have the funds to just build it and not have to take a loan out. And that was the reason why we had to ....

Chairman Arroyo after the NOA was approved, did you have any of your architects or engineers working on the project, or was there some kind of time delay between the approval of the NOA and then you actually working on your plans and things like that.

Katherine Alegria I'm not sure it was just my husband.

Chairman Arroyo when did you get involved in this project?

Katherine Alegria when they just started ... like last year when they started being more active about getting the plans.

Chairman Arroyo so you actually got involved last year ... a year after the NOA? Is that correct?

Francisco Diamson no, we were involved since the start of the project.

Katherine Alegria were you asking me?

Chairman Arroyo I was asking ... I asked if there was anything going on after the approval of the NOA and when you finally got going the changes in the plans and everything else. Was there a delay in there or were you constantly working on it since the ....

Francisco Diamson there are times when the project is put on hold because just like what Mrs. Alegria said earlier because of the financing. So, when Dr. Alegria says let's start the project again that's the time we started working on the changes of the plans ---

Chairman Arroyo so there was some delay ---

Francisco Diamson yeah, there was some delays.

Chairman Arroyo do you know about how long that delay was? Do you know ma'am how long that delay was?

Francisco Diamson actually Mrs. Alegria wasn't ....

Katherine Alegria I wasn't attending the meetings or anything he would just tell me I'm meeting with Frankie or ....

Francisco Diamson I must admit that there was a delay ....

Chairman Arroyo ma'am, do you have your financing in place now?

Katherine Alegria yes.

Chairman Arroyo you know there's a requirement for a 110% performance bond that needs to be posted as well. I just want to make sure that you're figuring that into your financing as well. Because we don't want to proceed with another delay down the line because of that.

Manny Gonzalvo I did the civil and structural design of the project, and the very start when they got this lot from purchasing to get his name, to be honest with you he .... based on my advice he already asked the services of the surveyor to take a topography survey so I could use it for my design. So from the very start there was already a program for the design. And in between as discussed earlier, it was really an eight storey and then considering the cost and the execution of work with the limited lot so it end up to a smaller and the height because of the limitations of budget. So that design, we come up with so many concept and because of that ... we have to remember that this is his first project where it has this approval procedure. So the way I see it, he kind of like, his mind was, he's a good friend of mine also, so more of the meetings actually I'm kind of like involved because of the civil design part. Before the architectural goes in picture the civil has to be consulted with scheme on how things can be done. So because of the impact of those changes; I guess that's the reason why he kinda like... the deadline that you have to come up with one impact ... in fact everytime I pass by there the grass grow up so many times. So, that's one of the reasons that I see it takes so long for this to be ... in fact, it was only found out that the expiration when they started submitting the plan. Plus during the process when ... once the design was already confirmed and the construction drawings is done by us it took awhile because of some coordinations (sic) of like the cabinet, suppliers that we took upon to considerations, the mechanical, all the of the design thing he tried to make it really like as much as possible ... because it will be bidded (sic) out. So, those procedures takes so long. And then after the building is done he give it to the prospect contractors and it took awhile also to complete the process. And then when we selected the contractor that's where he signed the contract and give it to the contractor and start working on the building permit and that was found out that the (undecipherable) was beyond the date.
it was an honest to goodness scenario from his end.

Ray Benavente Mr. Chairman, I also want to note that from the beginning of the process the Alegria group and Alegria team; if you notice the application is going on four or five hearings, they were at this period following to the conditions of the Commission by resubmitting all of these amendments. I think it was just until this point when they got the NOA they kinda missed the boat on that one-year condition.

Chairman Arroyo it's pretty important.

Ray Benavente they realized that is the most important thing; but, from a sketch to a visual thing to changes to amendments to changes through the years they've complied.

Chairman Arroyo any other questions? [None noted] The law on NOAs also stipulates a completion timeline. Not only is there that one-year period in which you need to get your grading permit; but there is also another period, no more than four years by which the project needs to be completed. Four years from the NOA would be September 2018. I'm assuming that you guys can complete this before then?

Francisco Diamson yes, construction time is a year.

Commissioner Oh I just talked to our staff and for the record; I did mention to our Chief Planner whether we could make an amendment to the existing NOA or whether we need to issue a new NOA based on the fact that there is an Executive Order out there that says that this NOA will be considered null and void; and I guess we can hear what the Chief Planner has to say because it's better if it comes directly from the Chief Planner.

Marvin Aguilar you can't amend something that is null and void; you would have to issue a new Notice of Action with new dates.

Chairman Arroyo so are you saying that we need to go back to the beginning?

Marvin Aguilar that actually would be at the Commission's discretion. The fact that this did go through a TDP review that doesn't necessarily require a public hearing, public hearing requirements; however, it does need (most importantly) infrastructure input which is provided for the Commission as well. And this project in the beginning was vetted for a total of, originally, eight units. So, they scaled it down and their approved threshold was for eight units scaled down to four; so you satisfied that requirement of the law technically.

Commissioner Bathan they scaled down their development so the infrastructure was also scaled down. Is there any development that happened from the time their NOA was approved up to now in that surrounding area? Is there any development of any structure that was built surrounding this?

Commissioner Oh where exactly is this?

Ray Benavente St. John's road, Happy Landing Road across from LMS Landscaping; that abandoned structure to the left.

Marvin Aguilar as a matter of fact, LMS Landscaping facility is the latest development along that road. There are no condominiums.

Commissioner Bathan because if there was construction or a new development in that area after they got their approval that could affect the infrastructure needs that was already analyzed when they submitted the application.

Chairman Arroyo I see you submitted the landscape plan that was required. Marvin, this is okay.

Marvin Aguilar this was coordinated with the Department of Agriculture. This is an actual landscaping design.

Chairman Arroyo any other questions, comments, discussion from the Commission? [None noted]

I am ready for a motion. If you want to take some time to formulate a motion then we will take a ten-minute recess.

[Commission recessed at 2:30 p.m. and reconvened at 2:40 p.m.]

Chairman Arroyo okay, let's reconvene. Motion on the request ---

Commissioner Oh since the existing NOA has expired per the condition stated on the previous Notice of Action, I would like to make a motion.

I move to approve the Applicant, Dr. Conrad and Mrs. Katherine Alegria represented by FC Benavente, Planners; request for a new Notice of Action for its previously approved tentative development plan for the proposed development of a four-unit apartment complex consisting of two, two-storey duplexes on Lot 5112-2, Tumon, in the municipality of Tamuning under Application 2011-52A; with the following conditions:

A) Any future additional development or changes to the approved Site Plan shall require the applicants to submit an amended TDP application for review and approval by the Guam Land Use Commission;
B) Pursuant to the Interim "H" (Hotel/Resort) Rules and Regulations based on 18GAR, Section 3316, infrastructure improvements specified in the TDP shall be completed within one (1) year from date of recordation of this Notice of Action;
C) Applicants shall comply with the Interim "H" Rules and Regulations on yard area and height regulations;

D) Applicants shall also ensure compliance of the one (1) year time restrictions that states that a grading or building permit must be obtained from date of recordation of this Notice of Action; otherwise, the approval as granted by the Commission will be considered Null and Void per Executive Order 96-26, Section 5; and,
E) Pursuant to 18GAR, Section 3315, a Performance Bond of 110 percent (110%) of the infrastructure cost shall be provided to the Department of Land Management.

Chairman Arroyo motion by Commissioner Oh, is there a second?

Vice Chairman Cruz I'll second.

Chairman Arroyo second by the Vice Chair; any discussion on the motion? [None noted from the Commission members]

The timeline to complete is one (1) year is that good? Any other discussion on the motion?

Marvin Aguilar perhaps the Commission may want to consider any options if the one (1) year should lapse.

Chairman Arroyo Mrs. Alegria, please come up.

Katherine Alegria one year should be fine, but if there's any … what should we do if ….

Chairman Arroyo we can add six months if you want to.

Katherine Alegria okay ---

Vice Chairman Cruz I mean, you do understand the requirement of the performance bond. Can you please explain the ….

Richard Sana is this for the infrastructure or is this for the ----

Chairman Arroyo infrastructure ---

Richard Sana we can explain that to her after we leave this thing.

Chairman Arroyo so, six additional months should give you sufficient cushion so we're looking at 18 months. **[Mrs. Alegria responds "sure."]**

I would like to propose an amendment to the motion, and that amendment would be to Condition B – to change the one (1) completion year date to eighteen (18) months. Can I have a second ---

Vice Chairman Cruz there's a motion from the Chairman amending the time for completion date from one year to eighteen months. Do I hear a motion to accept?

[Commissioners Oh and Bathan accepts the amended motion; seconded by Commissioner Bathan; with all in favor.]

Chairman Arroyo so we changed the motion now you have eighteen (18) months to build. So, on the main motion any other discussions/comments on the motion? [None]

All in favor of the motion please say "aye" **[Chairman Arroyo, Vice Chair Cruz, Commissioners Oh and Bathan]**, all opposed say "nay." Motion is approved, you have eighteen months.

[Motion passes; 4 ayes, 0 nay]

Chairman Arroyo the only other item we wanted to discuss here was a PDD that was approved back in 1972. This was for; the Developer at the time is called the Windward Hills Golf and Country Club. They've gone through several owners right now, and I'll turn it over to you Marvin if you could ---

Marvin Aguilar sir, I don't have a technical write-up on this. The new owner which is Wonderful Resorts LLC; they're requesting through Land Management to construct six townhomes for a total of twelve units, residential units on the golf course. And they had referenced the PDD ... they're basically asking our permission to allow them to proceed and to concur whether this use was permitted. The PDD did have a master plan in context and identified the allowed use to build a golf course, R-1 residential units and R-2 residential units, and a small aircraft strip. Unfortunately, as the years had gone by since 1972 interest in this golf course program had separated into several subdivisions that had .... severing themselves from the golf course itself. You do have homes on the golf course, but they are not associated with the golf course they have their own homeowners' association and whatnot.

So, the golf course itself is owned by this one company who wants to go ahead and proceed with what was approved in the past. When I was advising them earlier, last month, we had basically identified that there were no master plans that was attached to the golf course itself. However, we did discover this item that kind of reflects some sort of master plan but we cannot associate it legally or technically to what was approved back in 1972. As you can see there's...that was part of a sign variance that was approved for the Toyota Classic Tournament back in 1985 or something. So, they came before us and they're asking me if they could proceed with a clearing and grading or a construction....building permit to construct these units. And I basically told them that it would be more proper to vet it through the Guam Land Use Commission since it was approved by the Guam Land Use Commission in the first place. And so we're here. This is where that junction is right now.

I felt at the time when I ... I actually took the liberty of proposing a Resolution to accept the fact that there was a master plan. That the Commission can affirm that it does exist and the uses that are permitted were listed in their approved PDD. Back in those days, they didn't have Notice of Actions apparently. So, we had to write up an affidavit for the past fifteen years stating to the fact that these actions were actually executed by the Commission, and this is one of those .... working off the Minutes of the .... Affidavit saying that the Commission approved it. So, they're coming through us and they're asking if they can build these twelve units. It seems consistent throughout; but however, there may have been some reservations about maybe having to ....

Chairman Arroyo back in those days was there a requirement to submit a master plan or at least a description of what they wanted to do?

Marvin Aguilar it looked like it was.

Chairman Arroyo but you're saying that we can't associate that to the ....

Marvin Aguilar no, I'm saying that it's consistent with what is out there already to this point.

Chairman Arroyo but as far as we know we can't for sure say that this was submitted back 1972.

Marvin Aguilar what we can affirm from our side is that the Territorial Planning Commission had approved the PDD, and that the only condition that was applied to it was that they had to vet their R-2 density with my office.

Chairman Arroyo we're not really doing anything right now other than discussing it.

[Discussion ensues on the location of the proposed project site.]

Marvin Aguilar so, I hope you can appreciate my concern. I cannot officially associate this master plan over the approved ... although it's consistent.

Vice Chairman Cruz once a upon a time they had something going on on that golf course where they ended up selling stocks and everything to develop that whole thing.

[Discussion ensues on previous proposed development for this project site back in the 70s.]

Vice Chairman Cruz can this World Resort now can they basically come to us and identify what do they actually own of this?

Marvin Aguilar they can't identify what they own. They own this portion of the property...they actually own this whole lot in here separate of the individual lots and this subdivision here and

this subdivision here (refers to map). We actually have a map for this property; and for the record it's Lot 154-2-4REM-NEW-2REM, and it's actually the leftover portion of what had been subdivided out there which contains the golf course.

Vice Chairman Cruz they don't...do they...the ownership include the golf course.

Marvin Aguilar yes sir; they own the golf course.

Chairman Arroyo my only thinking about this is, I mean, it's like over 40-sum years, 44, 46 years, and so this was, the PDD originally approved. And for whatever reason it looks like maybe some of the documentation was either not complete or not there. And so here we are many years later and they're ready to start developing, but we don't have anything to base their development plans on. So, I think it's probably prudent for us to (at this point in time) let's step backwards a little bit; whatever you have in your records that was submitted to the Commission back in the 70's send them to us so that we can ratify them. If not, then ... we're all in the same boat; they should then present to us a plan. Because if we do this first phase they may come in with a second phase or third phase depending on how successful this first phase is. And I don't want to get into a situation where we're just kind of approving everything and we don't know what we're approving.

Vice Chairman Cruz in otherwords, based on whatever they're proposing ... like if they ... in otherwords if these are just made for condos then show us where all the condos are going.

Commissioner Bathan right, like a master plan.

Chairman Arroyo obviously, as you said Marvin, there are portions of the property that was theirs before or now private property and now there are separate homeowners' association governing those homes. So, even at that the plans had changed since 1972. We should probably fix it, update it, and then we can move forward. That way we have something to base on their .....

Vice Chairman Cruz you're right on that Mr. Chairman because there are houses here. So, I keep asking how much do they own.

Marvin Aguilar in their letter, they basically said they were separated from any of the home development out there. They own about 627,000 square meters of land.

Vice Chairman Cruz how about the property where the houses are. Are they individually owned or are they owned by an association or .....

Marvin Aguilar they are either individually owned or owned by an association or actually fall under the control of an association; individually owned. The reason why I took this approach is because they made it ... in following the spirit of the original intent, which was to address density; twelve units within 627,000 square meters is kind of insignificant. But, yes I see the

value in talking about. If you may direct me to instruct them accordingly to come up with at least a footprint plan to be submitted and have them come before you on the 25th. Would that be okay?

Vice Chairman Cruz come up with a ... have them come up with a ... what the Chairman is asking. Basically some sort of development plan right. So at least we would know where they are going to build things and what are they going to do.

Commissioner Bathan and also if they can come up with an estimated timeline.

Commissioner Oh do they have a certain deadline they need to meet?

Marvin Aquilar for this one they are aiming for August ... this month to start. They are identifying their interest, their ownership over this particular lot.

Vice Chairman Cruz they can only deal with what they own, but show us what you own.

Commissioner Oh I'm thinking probably we should discuss on that day, but I'm also a little concerned that when we do discuss further issues will be brought up and might delay them. I hope it doesn't negatively impact them too much, but they should be aware that it might be delayed. They may not be able to shoot for their goal of doing some type of groundbreaking this month.

Marvin Aquilar well, actually they are intending to do some groundbreaking from a ceremonial respect.

Chairman Arroyo that's fine.
[Lengthy discussion ensues]

Chairman Arroyo any other discussion on this? [None noted] Kristan, I did see the article in the paper indicating to the Mayors' Council and their representation there.

Michael Borja I just wanted to let you know in a conversation with Senator Tom Ada he's kind of weighing the issue of having confirmation hearings for the other two candidates; there are two candidates pending because of the other pending bills they have for the make-up of the Commission to include Mayoral members. I am going to try and have something pressed out to say, lacking any other enactment of changing the law, you just need to press on with the candidates for the Guam Land Use Commission. It goes from seven to five; so his concern is that if we confirm two more it puts you to six, but if the law passes then somebody's going to have to go.

Chairman Arroyo can you just do one at least?

Michael Borja that's what I'm going to try and suggest.

[Discussion ensues on pending candidate confirmations. In addition, lengthy discussion on bill introduced by Senator Aguon.]

Vice Chairman Cruz so what do you think is going to happen next now that the AG is saying no representation.

Kristan Finney I'm not sure what's going to happen in that case. The next thing would probably some sort of status hearing so that the Judge can give some direction to where it's going to go next. That's where the Save Southern Guam case is at also.

Chairman Arroyo and that's the case you're working on.

Kristan Finney yeah; there was supposed to be a hearing last week just kind of a scheduling hearing, but their attorney was off-island so that was rescheduled.

Chairman Arroyo okay, so anything else? [None noted] The next item on the agenda ---

VI. Adjournment

Commissioner Bathan I'll make a motion to adjourn.

Commissioner Oh I'll second.

Chairman Arroyo all in favor say "aye" **[Chairman Arroyo, Vice Chair Cruz, Commissioners Bathan and Oh]**. Okay, we are adjourned.

There being no further business to discuss, the regular meeting of the Guam Land Use Commission for Thursday, August 11, 2016 was adjourned at 3:15 p.m.

Approved by:

John Z. Arroyo, Chairman
Guam Land Use Commission

Transcribed by:

M. Cristina Gutierrez, Pro Tem
DLM, Planning Division

Date approved: 9-8-2016

GUAM LAND USE COMMISSION

Chairman John Z. Arroyo
Vice Chairman Victor F. Cruz

Commissioner Conchita D. Bathan
Commissioner Tae S. Oh

Michael J.B. Borja, Executive Secretary
Kristan Finney, Assistant Attorney General

AGENDA

Regular Meeting

Thursday, August 11, 2016 @ 1:30 p.m.

Department of Land Management Conference Room
590 S. Marine Corps Drive, 3rd Floor, ITC Building, Tamuning

I. Notation of Attendance [ ] Quorum [ ] No Quorum

II. Approval of Minutes

- GLUC Regular Meeting of Thursday, July 14th & July 28th, 2016

III. Old or Unfinished Business

IV. New Business

V. Administrative and Miscellaneous Matters

Tentative Development Plan

A. The Applicants, Dr. Conrado & Mrs. Katherine Alegria represented by FC Benavente, Planners; request for renewal of its previously approved Tentative Development Plan for the proposed development of a 4-unit apartment complex consisting of two (2), 2-storey duplexes, on Lot 5112-2, Tumon, in the Municipality of Tamuning, under Application No. 2011-52A.
Case Planner: Frank Taitano

VI. Adjournment

ATTACHMENT A

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

EDDIE BAZA CALVO
Governor

RAY TENORIO
Lieutenant Governor

MICHAEL J.B. BORJA
Director

DAVID V. CAMACHO
Deputy Director

Street Address:
590 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

August 4, 2016

MEMORANDUM

TO: Chairman, Guam Land Use Commission

FROM: Guam Chief Planner

SUBJECT: Commission Brief – Appeal for Consideration of Requirement to Obtain Permits within one (1) Year for Project on Lot 5112-2, Tumon, Municipality of Tamuning

As noted on the Notice of Action provided by the applicant, the subject development under application 2011-52A, a Tentative Development Plan, was approved with conditions by the Commission on February 27, 2014 for the proposed development of a 4-unit residential apartment complex consisting of two (2), 2-story duplexes with a basement, landscaping, recreational facilities to include a swimming pool and other tenant amenities and a total of eighteen (18) parking stalls, consisting of a two (2) car garage on the basement of each unit and ten (10) on-grade parking stalls.

In its approval of the proposed project, the Commission subjected the proposed development to the condition of Section 5 of Executive Order 96-26, where its states, "That the applicant must apply for and receive a building or grading permit for the approved GLUC/GSPC project within one (1) year of the date of recordation of the Notice of Action, otherwise, the approval of the project as granted by the Commission shall expire." Whereas, the expiration date is to be effective on September 4, 2015 (NOA recorded on September 4, 2014).

As a result of the lapse, the applicant submitted a request for reconsideration for approval to continue with the process of obtaining a building permit. The property owner cites that the one year timeline became unattainable because of the time consuming process to address the design, financing and permitting requirements.

In addition, submitted as supplement to this request for Consideration package is a Landscaping Plan in response to Condition "e" of the NOA and a Building Permit Application to demonstrate the commitment by the applicant to build the project and the nature of its urgency.

We support the efforts of the applicant to present their request before the Commission and await the Commission's directive to address the existing status of the proposed development.

Marvin Q. Aguilar
Chief Planner

ATTACHMENTS:

Case Planner: Frank .P. Taitano

public works
DIPATTAMENTON CHE'CHO' PUPBLEKO
Government of Guam

EXHIBIT 1

BUILDING SAFETY
IS NO ACCIDENT

BUILDING INSPECTION & PERMITS SECTION
APPLICATION FOR PERMIT

Application Number: _____

Permit Number: B16000539

TO BE FILLED OUT BY BUILDING STAFF ONLY

V. PLAN REVIEW

Review Required	Date Plans Started	Date Plans Approved	Print Name / Signature	Comments
Architectural				
Structural				
Mechanical/Plumbing				
Flood Control				
Electrical				
HPCC				
Hydraulics/Civil				
Highway Encroachment				
Rights of way				
Traffic Engineering				

VI. ZONING EXAMINATION TO BE DONE BY DLM

District Tamuning - H zone

Use

Front Yard

Side Yard Side Yard

Rear Yard

Ownership of Property:

If not owner, is there a lease or authorization to the property?

Did this project receive TLUC approval? What are the conditions

VII. COMMENTS BY OTHER AGENCIES (Route as indicated)

Agency	Date	Print Name / Signature	Comments
Land Management, Zone			
Contractor's License Board			
Public health			
E.P.A	8/8/16	A. MARQUEZ	APPROVED AS PER ATTACHED Letter GEPA REF # S-10206
GWA			
Guam Power Authority		Ed Cruz	

GUAM
ENVIRONMENTAL PROTECTION AGENCY
AHENSIAN PRUTEKSION LINA'LA GUAHAN

GUAM ENVIRONMENTAL PROTECTION AGENCY 1973

EDDIE BAZA CALVO
GOVERNOR OF GUAM

RAY TENORIO
LT. GOVERNOR OF GUAM

ERIC M. PALACIOS
ADMINISTRATOR, GUAM EPA, ENERGY OFFICE

P.O. BOX 22439 BARRIGADA, GU 96921

EPA.GUAM.GOV

EXHIBIT 2

BME & Sons Inc.
(Contractor)
P.O. Box 24402
Barrigada, Guam 96913

AUG 08 2016

Re: **Environmental Protection Plan (EPP) for proposed 4-Units Town House of lot 5112-2 Old San Victores Road in Municipality of Tumon.**

Hafa Adai:

The technical staff of the Guam Environmental Protection Agency (GEPA) has completed the review of the submitted **EPP** for the above referenced project. Hereby approves it and all the provisions thereof are strictly implemented.

Should there be any unexpected environmental problems that may arise from the project, immediate corrective measures shall be implemented and reported to this Agency for evaluation. Modification of best management practices (BMP's) that cease to function effectively or properly shall be effectuated immediately to prevent any adverse environmental impact.

Failure to comply with the above conditions and/or any provisions of the approved EPP and ECP, the Air Pollution Control Program and the Guam Soil Erosion and Sediment Control Regulation, may result in the issuance of a Stop Work Order. Please be advised that a Stop Work Order or a Notice of Violation in no way precludes the use of other enforcement actions available to this Agency including the pursuit of criminal charges and/or penalties applicable to any or other subsequent violations.

Si Yu'us Ma'ase,

ANGEL B. MARQUEZ
Acting Chief Engineer

RECEIVED

FC BENAVENTE, PLANNERS

Planning, Zoning, Land Development Consulting, Permitting

127 Bejong Street, Barrigada, Guam 96913
Tel: 671.988.7911 felouben@gmail.com

July 9, 2016

Mr. Michael Borja, Executive Secretary
Guam Land Use Commission
Department of Land Management
P.O. Box 2950, Hagatna, Guam 96932

Subject: Supplemental Documents – Landscape Plan and Building Permit Application

Ref: Appeal for Consideration of Requirement to Obtain Permits Within One (1) Year For Project on Lot 5112-2 in Tumon, Guam (GLUC No. 2011-52).

Hafa Adai,

Further to our appeal request, we submit two (2) documents that we would like added to the Alegria request package accepted by DLM on June 21, 2016.

I. The Landscape Plan. This Plan has undergone updates, and is now submitted for review and approval by the Guam Chief Planner, as required in the Notice of Action (i.e. condition "e").

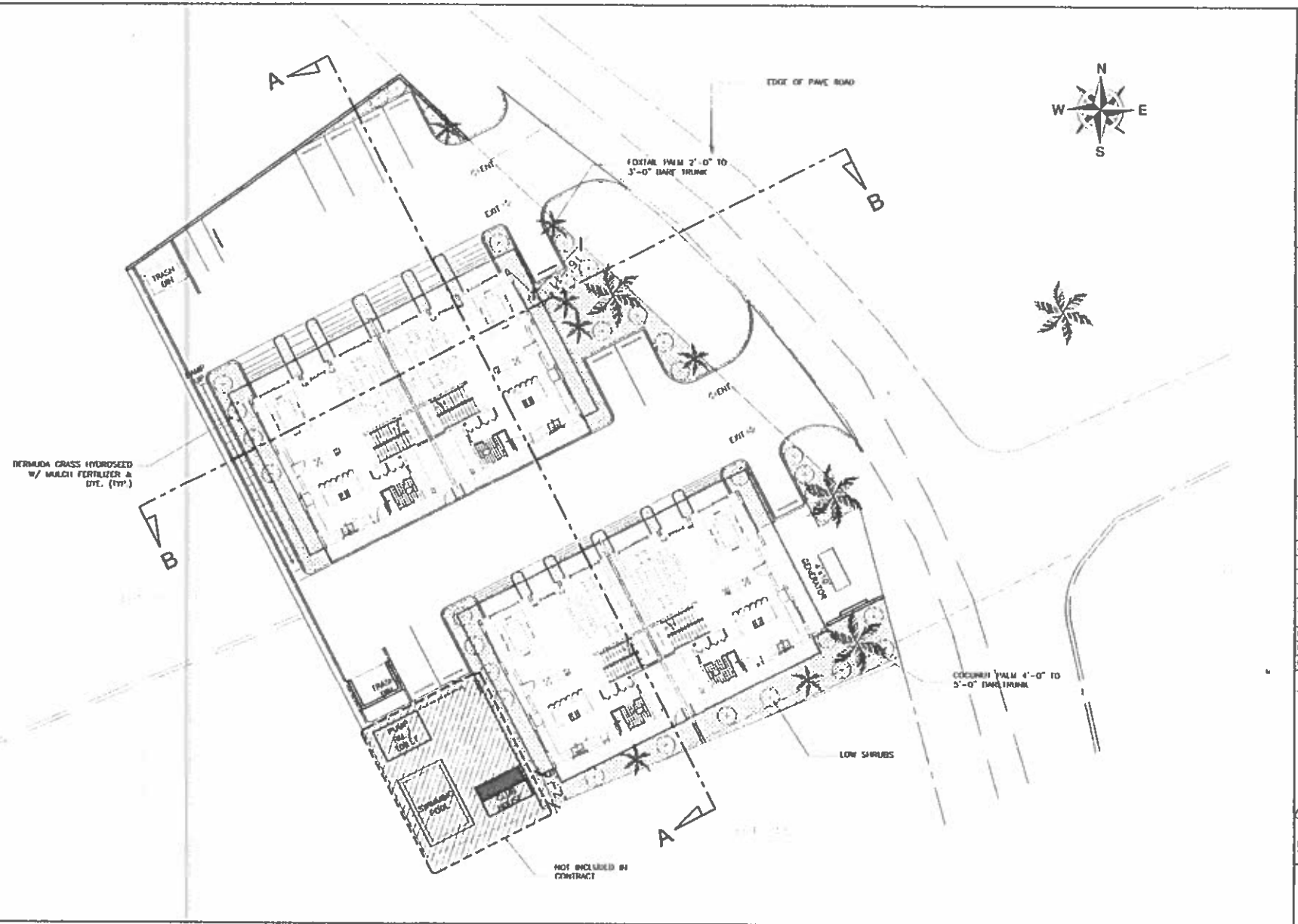
II. The Building Permit Application. A copy of this application (DPW No. B16000 539) is presented to demonstrate the commitment by Mr. and Mrs. Alegria to build this project, and nature of its urgency.

We look forward to your favorable action. Please contact me should you have any concerns or questions.

Si Yu'os Ma'Ase

Raymond C. Benavente, Associate Planner
A Duly Authorized Representative

Attachments As Stated:
1. Landscape Plan (Dwg Nos. L1, and L2)
2. Building Permit Application No. B16000 539 (Pages 1, and 2)



1 LANDSCAPE PLAN
SCALE 1/32" = 1'-0"

PROJECT TITLE:
PROPOSED 4-UNITS TOWNHOUSE

LOCATION :
LOT 5117-2
TUMON, GUAM

OWNER:
MR. & MRS. CONRADO ALEGRIA

SHEET CONTENT:
LANDSCAPE PLAN

CONTRACTOR:

PROJECT NUMBER:
P-5155
DATE : FEB. 2014

DATE	MARK	REVISIONS

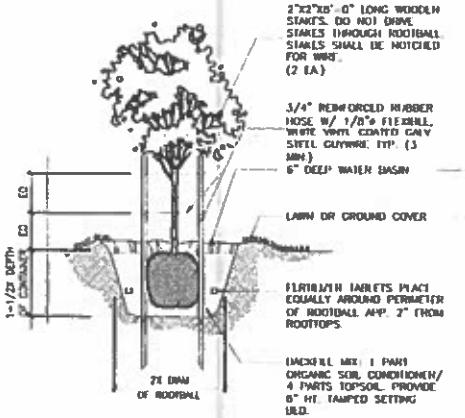
DESIGN BY	F.Z.B.
DRWN BY	SQUALLE
CHKD BY	F.Z.B.

SEAL

THIS DRAWING WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

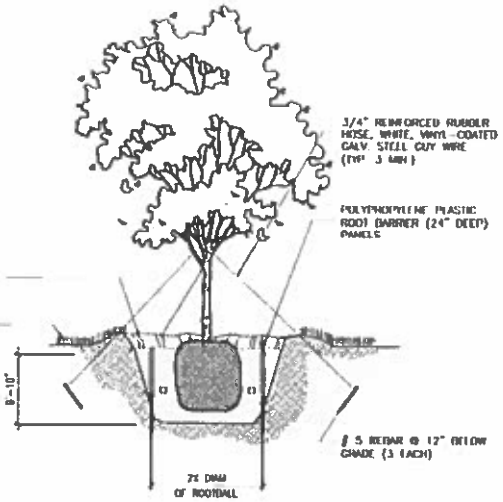
DRAWING NUMBER
L-1

SHEET OF



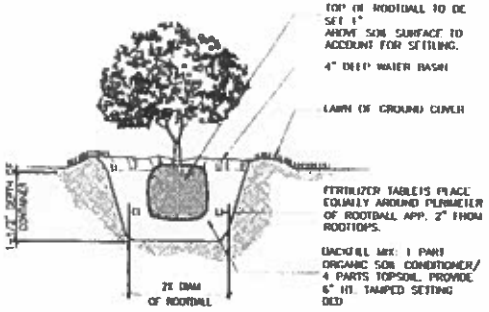
CONTAINER TREE PLANTING & STAKING DETAIL

1 SCALE NTS



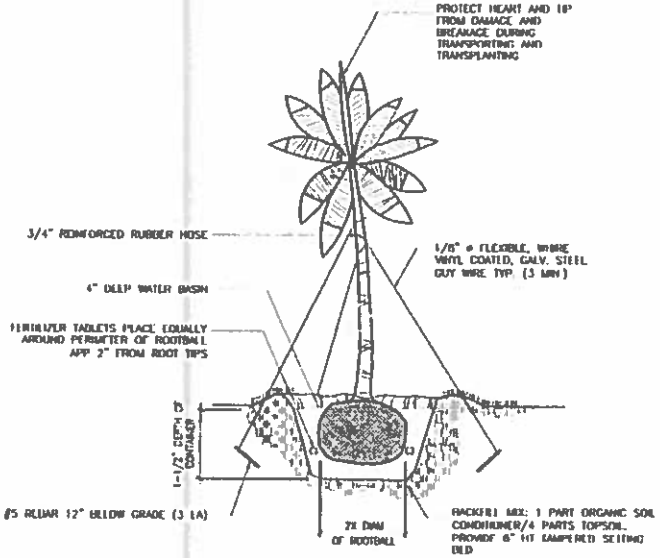
FIELD STOCK TREE PLANTING DETAIL

2 SCALE NTS



FIELD STOCK TREE PLANTING DETAIL

3 SCALE NTS



PALM PLANTING DETAIL

4 SCALE NTS

GENERAL PLANTING NOTES:

1. ALL WORKS SHALL BE PERFORMED BY PERSONS FAMILIAR WITH PLANTING WORK AND GROWTH OF NURSERY STOCK TREE, SHRUB, GROUND COVER AND TURF MATERIAL TO ENSURE ADEQUATE MATERIAL.
2. CONTRACTOR IS TO VERIFY THE LOCATION OF ALL SITE UTILITIES, INCLUDING IRRIGATION PIPING AND WIRING, BEFORE START WITH THE WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGED UTILITIES.
3. LANDSCAPE MATERIAL LOCATIONS SHOWN ON PLANS ARE DIAGRAMMATIC AND WILL BE SUBJECT TO ADJUSTMENT IN THE FIELD BY THE LANDSCAPE ARCHITECT. QUANTITIES OF PLANT MATERIALS SHOWN ON THE PLANS MAY VARY PENDING VERIFICATION OF FIELD CONDITIONS.
4. PLANT MATERIALS SHALL BE INSPECTED BY THE LANDSCAPE ARCHITECT, OWNER OR OWNER'S REPRESENTATIVE FOR DEFECTS OR DISEASE PRIOR TO PLANTING. TREES SHALL HAVE A SYMMETRICAL VERTICAL. ALL PLANT MATERIAL SHOULD NOT BE ROOT BOUND AND SHOULD HAVE A HEALTHY ROOT BALL.
5. IF NOT DESIGNATED BY PLANT OR GROUND COVER, ALL AREAS DISTURBED BY GRADING OR OTHER CONSTRUCTION SHALL HAVE THE FOLLOWING.
   - ROCKS OF 1/2" OR LARGER BE REMOVED
   - 4" IMPORTED TOPSOIL INSTALLED
   - HYDROSEED BERMUDA GRASS
6. CONTRACTOR SHALL WATER, WEED AND MAINTAIN ALL LANDSCAPED AREAS FOR THREE(3) MONTH PERIOD. ALL SHRUBS, PALMS AND TREES SHALL BE WARRANTED FOR A PERIOD OF TIME.

PROJECT TITLE: PROPOSED 4-UNITS TOWNHOUSE

LOCATION : LOT 5112-2 TUMON, GUAM

OWNER: MR. & MRS. CONRADO ALEGRIA

SHEET CONTENT: LANDSCAPE DETAILS

CONTRACTOR:

PROJECT NUMBER: P-5155
DATE : FEB. 2016

DATE	MARK	REVISIONS

DESIGN BY	F.J.B.
DRAWN BY	SOMUR
CHKD BY	F.J.B.

SEAL

THIS DRAWING WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

DRAWING NUMBER

L-2

SHEET OF

public works
DIPATTAMENTON CHE'CHO' PUPBLEKO
Government of Guam

BUILDING SAFETY IS NO ACCIDENT

BUILDING INSPECTION & PERMITS SECTION
APPLICATION FOR PERMIT

Application Number: _____

Permit Number: B16000 539

IMPORTANT: Applicant must complete all items in sections I, II, III, IV

I. LOCATION OF BUILDING

Location: PROPOSED 4-UNIT TOWNHOUSE (No) (Street) — Zoning District: H

Between: 5112-2 (Cross Street) Lot # and _____ (Cross Street)

Subdivision _____ Block _____ Lot Size _____

II. TYPE AND COST OF BUILDING

A. Type of Building

Group Occupancy: _____ Type of Construction: CONCRETE Foundation: CONCRETE

- [x] New Building
- [ ] Foundation Only
- [ ] Shell Only
- [ ] Fence Wall
- [ ] Retaining Wall
- [ ] Other _____
- [ ] Add
- [ ] Alter
- [ ] Repair
- [ ] Demolished
- [ ] Reconstructed
- [ ] Relocated

Dimension of Building: 2 - 45' x 71'-4"

B. Ownership

- [x] Private (individual, corporation, non-profit institution, etc.)
- [ ] Public (Federal, State, or Local Government)

C. COST

SCOPE OF WORK: CONSTRUCTION OF 4 UNIT TOWNHOUSE

Cost of Improvements	1,349,675.61
electrical	186,035.87
plumbing	88,209.76
heating, air conditioning	69,080.76
other (elevator, etc.)	—
TOTAL COST OF IMPROVEMENT $	1,693,000.00

D. PROPOSED USE

Residential
- [ ] One family
- [x] Two or more families — Enter No. of Units → 4
- [ ] Transient hotel, motel, or dormitory — Enter No. of Units → _____
- [ ] Garage
- [ ] Carport
- [ ] Other (specify) _____

Non-Residential
- [ ] Amusement, Recreational
- [ ] Church, other religious
- [ ] Industrial
- [ ] Parking garage
- [ ] Service station, repair garage
- [ ] Hospital, institutional
- [ ] Office, bank, professional
- [ ] Public utility
- [ ] School, library, other educational
- [ ] Stores, mercantile
- [ ] Tanks, towers
- [ ] Other (specify) _____

III. SELECT CHARACTERISTICS OF BUILDING

E. Principal Type of Frame
- [x] Masonry (wall bearing)
- [ ] Wood frame
- [ ] Structural steel
- [x] Reinforced concrete
- [ ] Other (specify) _____

F. Type of Sewage Disposal
- [x] Public Sewer
- [ ] Private (septic tank, etc.)

G. Type of Mechanical
- [ ] Yes [x] No Central Air Conditioning
- [ ] Yes [x] No Will there be an elevator

H. Type of Water Supply
- [x] Public Supply
- [ ] Private (well, cistern)

Total square feet of floor area, all floors, based on exterior dimensions: 9,314.64

I. Dimensions
- [ ] Number of stories: 3

Total land area, sq. ft. _____

J. Number of Parking Spaces
Enclosed: 8
Outdoors: 9

K. Residential Buildings Only
Number of bedrooms: 3 per unit
Number of Bathrooms: Full 4 per unit; Partial _____

IV. IDENTIFICATION

	Print Name / Signature	Mailing Address - Number, street, city and state	ZIP Code	Telephone
1. Owner or Lessee	DR. CONCHITA ALEGRIA	505 HARMON LOOP #300 DEDEDO GUAM	96929	487-1820
2. Contractor	RULE & SONS INC. License # 3026	P.O. BOX 8402 GMF BARRIGADA GUAM	96921	632-3338
3. Architect or Engineer SEAL NO.	FRANCISCO P. TALAZON #320	P.O. BOX 4739 Hagatna, Guam	96931	777-5002

The owner of this building and the undersigned agree to conform to all applicable laws of this jurisdiction.

Owner/Lessee: _____ Current Address: 505 HARMON LOOP RD #300 DEDEDO, GUAM 96929 Application Date: _____

public works
DIPATTAMENTON CHE'CHO' PUPBLEKO
Government of Guam

BUILDING SAFETY IS NO ACCIDENT

BUILDING INSPECTION & PERMITS SECTION
APPLICATION FOR PERMIT

Application Number: _____
Permit Number: B16000539

TO BE FILLED OUT BY BUILDING STAFF ONLY

V. PLAN REVIEW

Review Required	Date Plans Started	Date Plans Approved	Print Name / Signature	Comments
Architectural				
Structural				
Mechanical/Plumbing				
Flood Control				
Electrical				
HPCC				
Hydraulics/Civil				
Highway Encroachment				
Rights of way				
Traffic Engineering				

VI. ZONING EXAMINATION TO BE DONE BY DLM

District Tamuning - H Zone

Use

Front Yard

Side Yard Side Yard

Rear Yard

Ownership of Property:

If not owner, is there a lease or authorization to the property?

Did this project receive TLUC approval? What are the conditions

VII. COMMENTS BY OTHER AGENCIES (Route as Indicated)

Agency	Date	Print Name / Signature	Comments
Land Management, Zone			
Contractor's License Board			
Public health			
E.P.A			
GWA			
Guam Power Authority			
Fire Prevention Bureau			
Seals Board			
Parks & Rec.			
Dept. of Agriculture			

VIII. VALIDATION

Building Permit Number _____ Approved Valuation: _____

Building Permit Issued _____ . 20 ____ Plan Checking Fee _____ Rec'd _____

Approved By: _____ Building Permit Fee _____

Title: _____ Date: _____ Total _____