

SPLIT ZONE CHANGE

(Pursuant to Public Law 31-98)

To: Director, Department of Land Management, Government of Guåhan
P.O. Box 2950, Hagatna, Guåhan 96932

The undersigned owner(s)/Lessee(s) hereby request approval for a full zone change of the following described property. Incomplete application will be returned without action.

1. INFORMATION ON APPLICANT(S):

Name of Applicant(s): _____

Mailing Address: _____

Telephone No. Business: _____ Home: _____

2. LOCATION, DESCRIPTION AND OWNERSHIP:

(Please attach a copy of the most current recorded property map.)

Subdivision Name (if applicable) _____

Lot(s): _____ Block: _____ Tract: _____

Lot Area: Square Feet: _____ Square Meters: _____ Acres: _____

Village: _____ Municipality: _____

(Provide copies of the most current document(s) shown with an * Asterisk.)

Registered Owner(s): _____

*Certificate of Title No.: _____ Document No.: _____

Other types of document (Deed of Gift, **Warranty Deed**, etc.)

Document No.: _____

Document No.: _____

3(a). **CURRENT ZONING** (as reflected in the Official Zoning Map or Property Map)

LOT IS CURRENTLY ZONED:
"A" [] Agricultural (Rural)
"R-1" [] Single-Family Dwelling
"R-2" [] Multi-Family Dwelling
"C" [] Commercial
"M-1" [] Light Industrial
"PUD" [] Planned Unit Dev.

3(b). **PROPOSED UNIFORM ZONING DESIGNATION:**

(Indicate the new uniform zoning.)

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FOR OFFICIAL USE ONLY

Date Receipt In Planning Division: _____

Date Assigned to Planner: _____

Date Accepted: _____

Assigned Planner: _____

ZONE VERIFICATION SECTION

NOTE: (Research shall be completed within five (5) working days from date of assignment.
(Total of ten (10) working days for final approval. See attached Flow Chart.)

INSTRUCTIONS:

1. Verify the status of the property's current zone as indicated by the applicant in 3(a).
Property is currently zoned: _____ and _____.
2. Identify the document at which the zone was verified, e.g., Official Zoning Map, GLUC Notice of Action, Legislative Zone Change, or Summary Zone Change (attached the _____ source documents).

Official Zoning Map: _____

Verified by: _____ Position/Title: _____

Date Verified: _____

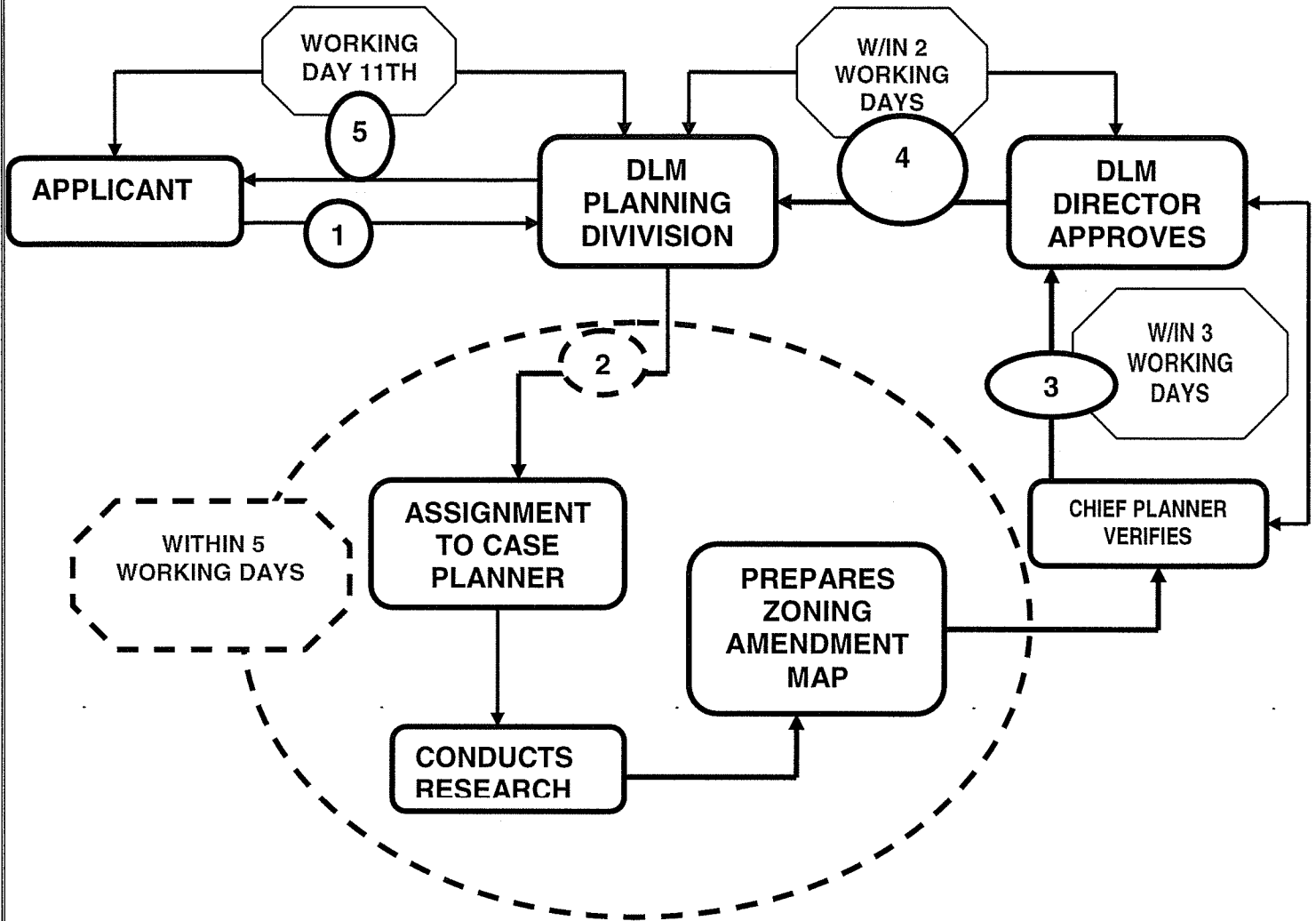
GUAM CHIEF PLANNER'S CERTIFICATION

"I hereby certify the accuracy of the findings as shown in the Zone Verification block above and recommend APPROVAL of the Split Zone Change as indicated in Block 3(b)."

Guam Chief Planner

Date

SPLIT ZONE CHANGE FLOW CHART



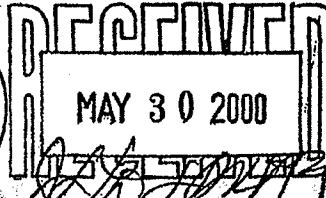
- 1 - APPLICANT SUBMITS REQUEST

- 2 - WITHIN 5 WORKING DAYS
 - DAY 1 STARTS [CASE PLANNER ASSIGNED; CONDUCTS RESEARCH; PREPARES ZONING AMENDMENT MAP; SUBMITS TO CHIEF PLANNER FOR VERIFICATION].

- 3 - WITHIN 3 WORKING DAYS
 - CHIEF PLANNER CERTIFIES AND SUBMITS TO DIRECTOR, DLM

- 4 - WITHIN 2 WORKING DAYS
 - DIRECTOR, DLM APPROVES AND RETURNS TO PLANNING DIVISION

- 5 - WORKING DAY 11TH
 - APPLICANT NOTIFIED OF COMPLETION; APPLICANT SIGNS NOA; NOA IS RECORDED; COPY OF NOA SENT TO DPW & COPY GIVEN APPLICANT



RECEIVED
DEPARTMENT
LAND
AS of 11:00 AM '00

CARL T.C. GUTIERREZ
GOVERNOR OF GUAM

MAY 22 2000

The Honorable Joanne M. S. Brown
Legislative Secretary
I Mina Bente Singko na Liheslaturan Guåhan
Twenty-Fifth Guam Legislature
Suite 200
130 Aspal Street
Hagåtña, Guam 96910

OFFICE OF THE LEGISLATIVE SECRETARY
ACKNOWLEDGMENT RECEIPT
Received by: [Signature]
Time: 10:10 am
Date: May 23, 2000

Dear Legislative Secretary Brown:

Enclosed please find Bill No. 367 (COR), "AN ACT TO ADD §61214 TO ARTICLE 2, CHAPTER 61 OF TITLE 21 OF THE GUAM CODE ANNOTATED, RELATIVE TO RESOLVING SPLIT-ZONED SITUATIONS", which I have signed into law today as Public Law No. 25-131.

This legislation allows a property owner whose lot has 2 separate zone designations within its boundaries to choose one of the zonings and have it apply to the entire lot without the necessity of other procedures or approvals. This relieves owners whose lots were partially rezoned on the basis of zoning laws that rezoned property within a certain number of feet from a major road from the time and expense of going through rezoning procedures when zoning is already provided for the lot.

Very truly yours,

[Signature]
Carl T. C. Gutierrez
I Maga'Lahen Guåhan
Governor of Guam

Attachment: copy attached for signed bill or overridden bill
original attached for vetoed bill

cc: The Honorable Antonio R. Unpingco
Speaker

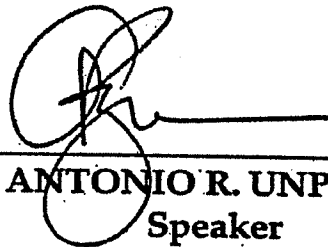
Office of the Speaker
ANTONIO R. UNPINGCO
Date: 05-23-00
Time: 1035
Rec'd by: [Signature]
Print Name: [Signature]

P.L. 25-131

MINA'BENTE SINGKO NA LIHESLATURAN GUAHAN
2000 (SECOND) Regular Session

CERTIFICATION OF PASSAGE OF AN ACT TO I MAGA'LAHEN GUAHAN

This is to certify that Bill No. 367 (COR) "AN ACT TO ADD §61214 TO ARTICLE 2, CHAPTER 61 OF TITLE 21 OF THE GUAM CODE ANNOTATED, RELATIVE TO RESOLVING SPLIT-ZONED SITUATIONS," was on the 11th day of May 2000, duly and regularly passed.




ANTONIO R. UNPINGCO
Speaker

Attested:



JOANNE M.S. BROWN
Senator and Legislative Secretary

This Act was received by *I Maga'lahaen Guahan* this 16th day of May, 2000,
at 2:45 o'clock P.M.



Assistant Staff Officer
Maga'lahi's Office

APPROVED:



CARL T. C. GUTIERREZ
I Maga'lahaen Guahan

Date: 5-22-00

Public Law No. 25-131

MINA'BENTE SINGKO NA LIHESLATURAN GUÅHAN
1999 (FIRST) Regular Session

Bill No. 367 (COR)
As amended on the Floor.

Introduced by:

M. G. Camacho
F. B. Aguon, Jr.
E. C. Bermudes
A. C. Blaz
J. M.S. Brown
E. B. Calvo
Mark Forbes
L. F. Kasperbauer
A. C. Lamorena, V
C. A. Leon Guerrero
K. S. Moylan
V. C. Pangelinan
J. C. Salas
S. A. Sanchez, II
A. R. Unpingco

**AN ACT TO ADD §61214 TO ARTICLE 2, CHAPTER
61 OF TITLE 21 OF THE GUAM CODE
ANNOTATED, RELATIVE TO RESOLVING SPLIT-
ZONED SITUATIONS.**

1 **BE IT ENACTED BY THE PEOPLE OF GUAM:**

2 **Section 1. Legislative Findings and Intent.** *I Mina'Bente Singko Na*
3 *Lihselaturan Guåhan* finds that situations exist throughout the Island where a
4 single piece of property has two (2) separate zoning designations within its
5 boundaries, often called a "split-zone." It has been the practice of the

1 government in the past to allow the split-zone to continue and to allow the
2 landowner to develop the property based on uses permitted in either zoning
3 designation.

4 *I Liheslaturan Guåhan* further finds that problems and confusion are now
5 occurring when property owners approach lending institutions wishing to
6 secure a mortgage, or to refinance their existing mortgage. Additionally,
7 difficulty is experienced while attempting to sell the property.

8 It is the intent of *I Liheslaturan Guåhan* to correct this situation, without
9 imposing any undue burden on the property owner, by offering the
10 opportunity for the owner to choose one of the two (2) zoning designations
11 and to have the single zoning designation apply to the entire lot.

12 Section 2. Section 61214 is hereby *added* to Article 2, Chapter 61 of Title
13 21 of the Guam Code Annotated to read as follows:

14 **"Section 61214. Split-Zoned Lots.** Whenever a lot has
15 two (2) separate zoning designations within its boundaries, the property
16 owner shall have the right to select one of the two (2) zones and to have
17 it apply to the entire lot. Upon receiving a written request by a property
18 owner to correct a split-zoning situation, the Director of the Department
19 of Land Management shall approve the request, shall process all
20 necessary documents to reflect the approval, and shall update all official
21 maps of the Island to indicate the zone which the property owner has
22 chosen."