

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

File for Record is Instrument No. 892367

On the Year 16 Month 05 Day 10 Time 2:04

Recording Fee DE-OFFICIO Receipt No. \_\_\_\_\_

Recorder JANE YAMASAKI  
JANET YAMASAKI

(Space above for Recordation)

**IMPORTANT NOTICE - READ CAREFULLY**

**“Pursuant to Section 5 of Executive Order 96-26, 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 this Notice of Action, otherwise, the approval of the project as granted by the Commission shall expire. This requirement shall not apply for application for Zone Change\*\*\*.”**

**GUAM LAND USE COMMISSION**

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

**ORIGINAL**

**AMENDED  
NOTICE OF ACTION**

May 3, 2016  
Date

To: **Wanfang Construction Ltd.**  
c/o FC Benavente, Planners  
127 Bejong Street, Barrigada, GU 96913

Application No. 2015-29A

The Guam Land Use Commission, at its meeting on April 28, 2016,

    / Approved XX / Disapproved     / Approved with Conditions

    / Tabled

Your request on Lot 164-4NEW-1, Municipality of Yona, for a zone variance for density to allow a total of 304 residential units in an “R-2” (Multi-Family Residential) zone.

**NOTICE OF ACTION**

Application No. 2015-29A

Wanfang Construction, Ltd.

Lot 164-4NEW-1- Municipality of Yona

GLUC Hearing Date: April 28, 2016

Date of Preparation of NOA: May 3, 2016

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**ZONING**

\_\_\_/ Zone Change\*\*\*

\_\_\_/ Conditional Use

XX/ Zone Variance

[ ] Height

[ ] Use

[X] Density

[ ] Other (Specify)

[ ] Side Yard

\_\_\_/ TENTATIVE DEVELOPMENT PLAN

**SUBDIVISION**

\_\_\_/ TENTATIVE

\_\_\_/ FINAL

\_\_\_/ EXTENSION OF TIME

\_\_\_/ PL 28-126, SECTION 1(A)

**NOTE ON ZONE CHANGE**

\*\*\*Approval by the Guam Land Use Commission of a ZONE CHANGE DOES NOT CONSTITUTE FINAL APPROVAL but rather a recommendation to the Governor for his approval. Applicant shall be notified upon action taken by the Governor. [Reference 21 GCA (Real Property), Chapter 61(Zoning Law), Section 61634 (Decision by the Commission).]

**SEASHORE**

\_\_\_/ WETLAND PRMIT

\_\_\_/ SEASHORE CLEARANCE

**HORIZONTAL PROPERTY REGIME**

\_\_\_/ PRELIMINARY

\_\_\_/ FINAL

\_\_\_/ SUPPLEMENTARY (SPECIFY)

**MISCELLANEOUS**

\_\_\_/ DETERMINATION OF POLICY AND/OR DEFINITIONS

\_\_\_/ OTHER (SPECIFY)

**NOTICE OF ACTION**

Application No. 2015-29A

Wanfang Construction, Ltd.

Lot 164-4NEW-1- Municipality of Yona

GLUC Hearing Date: April 28, 2016

Date of Preparation of NOA: May 3, 2016

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**APPLICATION DESCRIPTION:** The Applicant, Wanfang Construction, Ltd requested to exceed the allowable unit per density of 239 residential units for a total of 304 residential units in an "R-2" (Multi-Family Residential) zone on Lot 164-4NEW-1- Municipality of Yona citing failure on the part of the applicant to justify such request.

**COMMISSION DECISION:** The Guam Land Use Commission **DISAPPROVED** the request for zone variance for density.

  
\_\_\_\_\_  
Marvin Q. Aguilar      3/4/2016  
Guam Chief Planner      Date  
Department of Land Management

  
\_\_\_\_\_  
John Z. Arroyo      5/4/2016  
Chairman      Date  
Guam Land Use Commission

Case Planner: Marvin Aguilar  
Attachment(s): ARC Distribution List

Cc: **Building Permits Section, DPW (Attn: Mr. Joseph Guevara)**  
**Real Property Tax Division, Department of Revenue and Taxation**

**NOTICE OF ACTION**

Application No. 2015-29A

Wanfang Construction, Ltd.

Lot 164-4NEW-1- Municipality of Yona

GLUC Hearing Date: April 28, 2016

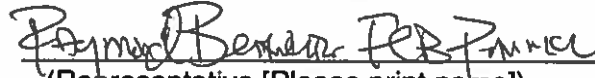
Date of Preparation of NOA: May 3, 2016

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**CERTIFICATION OF UNDERSTANDING**

I/We \_\_\_\_\_  
(Applicant [Please print name])

  
(Representative [Please print name])


**Understand that pursuant to Section 5 of Executive Order 96-26, that a building or grading permit must be obtained for the approved GLUC/GSPC project within one (1) year of the date of recordation of this Notice of Action, otherwise, the approval of the project as granted by the Commission shall expire.**

**The Commission may grant two (2) one-year extensions of the above approval period at the time of initial approval.**

**This requirement shall not apply for application for a Zone Change\*\*\***

I/We, further **AGREE** and **ACCEPT** the conditions above as a part of the Notice of Action and further **AGREE TO ANY AND ALL CONDITIONS** made a part of and attached to this Notice of Action as mandated by the approval from the Guam Land Use Commission or from the Guam Seashore Protection Commission.

\_\_\_\_\_  
Signature of Applicant      Date

      5-10-16  
Signature of Representative      Date

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

\_\_\_\_\_  
Applicant      Date

\_\_\_\_\_  
Representative      Date