

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

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## GUAM LAND USE COMMISSION MEETING MINUTES



Department of Land Management  
ITC Building, Tamuning, Guam  
DLM Conference Room, 3<sup>rd</sup> Floor ITC Bldg.  
Tamuning, Guam 96913



Tuesday, December 2, 2025  
1:48 p.m. to 2:25 p.m.

**GUAM LAND USE COMMISSION MEETING**  
Department of Land Management, 3<sup>rd</sup> Floor ITC Building, Tamuning  
DLM Conference Room  
Tuesday, December 2, 2025 • 1:48 p.m. to 2:25 p.m.

MEMBERS PRESENT:

Dr. Anita B. Enriquez, Chairperson

Mr. Ronald C. Pangilinan, Vice Chairman

Ms. Leilani Flores, Commissioner

[Excused: Commissioner Leilani Flores and Commissioner Gerald Yingling]

PLANNING STAFF PRESENT:

Mr. Joseph M. Borja, Executive Secretary

Ms. Rosanna Tiston, Deputy Director

Atty. N. Lee Miller, Legal Counsel

Ms. Celine L. Cruz, Chief Planner

Mr. Frank Taitano, Planner IV

Ms. Sonny Gogue, Planner III

Mr. Kyle Meno, T. Network Coordinator

**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: Tuesday, December 2, 2025

Time of Meeting: GLUC: 1:48 pm GSPC:

<input checked="" type="checkbox"/>	GLUC
<input checked="" type="checkbox"/>	Regular
<input type="checkbox"/>	Special
<input checked="" type="checkbox"/>	Quorum
<input type="checkbox"/>	No-Quorum

<input type="checkbox"/>	GSPC
<input type="checkbox"/>	Regular
<input type="checkbox"/>	Special
<input type="checkbox"/>	Quorum
<input type="checkbox"/>	No-Quorum

**COMMISSION MEMBERS**

**SIGNATURE**

Chairwoman Anita B. Enriquez



Vice Chairman Ronald C. Pangilinan




Commissioner Leilani R. Flores

\_\_\_\_\_

Commissioner Gerald P. Yingling

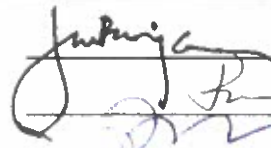
\_\_\_\_\_

Commissioner Joseph A. Rios



**STAFF**

Joseph M. Borja, Executive Secretary



Rossana San Miguel Tiston, Deputy Director



Lee Miller, Assistant Attorney General

\_\_\_\_\_

Celine L. Cruz, Chief Planner



Frank Taitano, Planner IV



Penmer Gulac, Planner IV

\_\_\_\_\_

M. Grace Vergara, Planner IV

\_\_\_\_\_

Sonny Gogue, Planner III



Theresa Guevara, Planner II

\_\_\_\_\_

Edward Sanchez, Planner I

\_\_\_\_\_

Kyle P.D Meno, T. Network Coordinator



M. Cristina Gutierrez, Recording Secretary



ADJOURNMENT

GLUC: 2:25 pm GSPC:







# GUAM LAND USE COMMISSION

Chairperson Anita B. Enriquez  
Vice Chairman Ronald C. Pangilinan  
Commissioner Leilani R. Flores

Commissioner Gerald P. Yingling  
Commissioner Joseph A. Rios

Joseph M. Borja, Executive Secretary  
N. Lee Miller, Jr., Legal Counsel (OAG)

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## **AGENDA**

**Tuesday, December 2, 2025, at 1:30 p.m.**

**Department of Land Management Conference Room**

**3<sup>rd</sup> Floor ITC Bldg., Tamuning, GU 96913**

*[As advertised in the Guam Daily Post – November 21, 2025 & November 30, 2025]*

*Livestreamed on YouTube at the Guam Department of Land Management Channel*

**I. Notation of Attendance/Roll Call**                     Quorum                     No Quorum

**II. Approval of Minutes**

- GLUC Regular Minutes, Thursday, November 13, 2025

**III. Old or Unfinished Business [None]**

**IV. New Business**

Horizontal Property Regime

- A. Application No. 2026-08, the Applicant, Triple Tech, Inc., represented by Terrence M. Brooks, Esq., is requesting issuance of a Final Public Report for a three-story apartment structure consisting of twenty-four residential units with common elements, on Lot 5367-3-1, Estate 65629, in the Municipality of Mangilao, in an "R2" (Multiple Family) zone, under HPR No. 178.  
Case Planner: Celine Cruz

**V. Administrative & Miscellaneous Matters**

Conditional Use Renewals

- B. Application No. 2020-41D, the Applicant, Nan Inc., represented by W.B. Flores & Associates, is requesting renewal of a previously approved Conditional Use Permit to allow the continued operation of a Temporary Workforce Housing Facility, to house up to a maximum of 852 workers, on Lot 2278-R1, Estate 1117, in the Municipality of Barrigada, in an "M1" (Light Industrial) zone.  
Case Planner: Frank Taitano
- C. Application No. 2020-05D, the Applicants, Noli J. and Rita L. Serrano, are requesting approval of an approved Conditional Use Permit to allow for the continued operation of a Temporary Workforce Housing Facility (TWHF), to house up to a maximum of 72 temporary workers, on Lot 8, Tract 1141, in the Municipality of Dededo, in an "M1" (Light Industrial) zone.  
Case Planner: Frank Taitano

**VI. Adjournment**

**GUAM LAND USE COMMISSION REGULAR MEETING MINUTES**  
**Tuesday, December 2, 2025 • 1:48 p.m. to 2:25 p.m.**  
**Department of Land Management Conference Room**  
**3<sup>rd</sup> Floor, ITC Bldg., Tamuning, Guam 96913**  
*[As advertised in the Guam Daily Post on November 21, 2025 & November 30, 2025]*  
*Livestreamed on YouTube at the Guam Department of Land Management Channel*

**I. Attendance/Roll Call**

**Chairperson Enriquez** called to order the regular meeting of the Guam Land Use Commission for Tuesday, December 2, 2025, at 1:40 p.m., and announced that today's meeting is in place of the Thursday, November 27, 2025 meeting, which was Thanksgiving Day.

Present were: Chairperson Anita Enriquez, Vice Chairman Ron Pangilinan, Commissioner Joe Rios, Executive Secretary Joseph Borja, Deputy Director Rosanna Tiston, Legal Counsel Lee Miller, Chief Planner Celine Cruz, Planning Staff Frank Taitano, Sonny Gogue, and Kyle Meno.

**Chairperson Enriquez** confirmed at quorum and announced that today's meeting was being livestreamed on YouTube at the Guam Department of Land Management channel.

**II. Approval of Minutes**

**Chairperson Enriquez** for review and approval today is the approval of the Thursday, November 13, 2025, Minutes. Members were provided with the draft in advance. Madam Chair asked for a motion for action.

**Vice Chairman Pangilinan** made a motion to approve the Minutes from Thursday, November 13, 2025.

**Commissioner Rios** seconds the motion.

**Chairperson Enriquez** accepted the motion made by Vice Chairman Pangilinan and seconded by Commissioner Rios. There were no errors, edits, omissions, or discussions noted. Madam Chair put the motion to a vote, with all members in favor of approval. **[Motion passed; 3 ayes and 0 nays]**

**III. Old or Unfinished Business [None]**

**IV. New Business**

Horizontal Property Regime

- A. Application No. 2026-08, the Applicant, Triple Tech, Inc., represented by M. Brooks, Esq., is requesting issuance of a Final Public Report for a three-story apartment structure consisting of twenty-four residential units with common elements, on Lot 5367-3-1, Estate 65629, in the Municipality of Mangilao, in an "R2" (Multiple Dwelling) zone, under HPR No. 178. Case Planner: Celine Cruz

Chairperson Enriquez welcomed the applicant's representative to the meeting, asked them to state their name for the record, and proceed with their presentation.

Terrence M. Brooks Atty. Brooks is before the Commission to request the issuance of a Final Public Report for an existing three-story apartment complex. The structure was purchased by the applicant Triple Tech.

Atty. Terrence stated that they submitted all necessary documents. The building is covered by a mortgage from the applicant's bank.

**[NOTE: Unable to transcribe the remaining comments made by Atty. Brooks, for the reason that the audio recording was not audible.]**

Chairperson Enriquez turned the floor over to the Commissioners for questions. None noted, Madam Chair turned the floor over to the Chief Planner for the staff report.

Celine Cruz, Chief Planner summarized the staff report dated November 26, 2025. Chief Planner Cruz reported that the applicant, Triple Tech Inc., is requesting issuance of a Final Public Report for a project to be known as College Park Condominiums. The project consists of one building, three stories in heights and contains twenty-four apartment units with common elements.

Ms. Cruz continued with the location of the project site, lot area, present zoning, sewer status, the application's chronological facts, and staff discussion. [For full content/context, see attached report]

**[Attachment A – Staff Report dated November 26, 2025]**

Planning recommends issuance of a Final Public Report for the College Park Condominiums, under HPR No. 178. The Final Public Report shall expire thirteen months from the date of recordation of the Notice of Action.

Chairperson Enriquez questions for staff. None noted from the Commissioners. Madam Chair opened the floor for public comment.

**Public Comment [None]**

Chairperson Enriquez there was no public comment; Madam Chair closed the public comment period. No additional comments or discussion noted, and asked for a motion for action.

Vice Chairman Pangilinan made a motion to approve Application No. 2026-08, as long as the applicant adheres to the recommendation and conditions noted on the staff report dated November 26, 2025.

Commissioner Rios seconds the motion.

Chairperson Enriquez accepted the motion made by Vice Chairman Pangilinan and seconded by Commissioner Rios. **[Motion carried; 3 ayes, 0 nays]**

**V. Administrative & Miscellaneous Matters**

## Conditional Use Renewals

- B. Application No. 2020-41D, the Applicant, Nan Inc., represented by W.B. Flores & Associates, is requesting renewal of a previously approved Conditional Use Permit to allow the continued operation of a Temporary Workforce Housing Facility, to house up to a maximum of 852 workers, on Lot 2278-R1, Estate 117, in the Municipality of Barrigada, in an "M1" (Light Industrial) zone. Case Planner: Frank Taitano

**Chairperson Enriquez** welcomed the applicant's representative to the meeting, asked that they state their names for the record, and asked them to proceed with their presentation.

**Lina Rojas** is with W.B. Flores & Associates and the Project Manager representing Nan Inc. for the continued operation of a Temporary Workforce Housing Facility (TWHF) located in Tiyan, Guam, and with Ms. Rojas is Rianna Cruz, Administrative Assistant with W.B. Flores & Associates.

Ms. Rojas stated that Nan Inc.'s TWHF was first approved by the GLUC on April 27, 2021. Since then, renewals have been submitted annually and have been approved by the Commission. The total number of approved occupants is 404, with a current occupancy of 151 workers.

Ms. Rojas provided the following slides:

Slide 1 – Site Plan of the facility. The existing TWHF is located at the bottom portion of the site plan, with warehouses to the right and left, and the main office is located in the middle.

Slides 2 – 13 were photographs of the occupied sleeping quarters, vacant sleeping quarters, dormitory hallway, on-site food preparation service area, dining area, water filling station, shower and handwashing facilities, toilet facilities, and recreational area.

Nan Inc. continues to comply with the Covid 19 public health emergency rules and is current with the sanitary and dormitory permits.

This concluded Ms. Rojas's presentation, and she was prepared to answer questions from the Commission.

**Chairperson Enriquez** turned the floor over to the Commissioners for questions.

**Commissioner Rios** asked if there were any comments or complaints received from the neighbors or the neighborhood.

**Lina Rojas** responded no, and that to the right of the facility is Guam EPA, and warehouses.

**Chairperson Enriquez** commented that she saw the recreational area and asked if there was a recreational area within the compound.

**Lina Rojas** replied yes there was, inside the facility.

**Celine Cruz, Chief Planner** summarized the Commission Brief dated November 13, 2025. Ms. Cruz reported that NAN Inc. is requesting the continued operation of a TWHF that houses up to a maximum of 852 temporary workers.

Chief Planner Cruz continued with the discussion and the application's summary. It is Planning's position that the applicant's continuing coordination with the permitting agencies finds that the application is complying with the conditions imposed. In line with this, Planning recommends approval with conditions.

**\*\*NOTE: ZOOM and YouTube feeds were lost for approximately 40 to 50 seconds while the Chief Planner was reading the report.\*\***

Chairperson Enriquez there were no questions noted from the Commissioners. Madam Chair observed that the facility was approved for 852 temporary workers, but based on the current number of workers of 404, she asked if they must still go to the Barrigada Mayor's Council for approval for anything beyond this number.

Celine Cruz, Chief Planner replied yes.

Chairperson Enriquez asked if there was any way to reconcile this somehow.

Celine Cruz replied that as long as the applicant works with the Barrigada MPC in proving that they are maintaining the facility and assisting in the community, and there are no adverse impacts to the community.

Chairperson Enriquez said that, assuming they go beyond the 400-plus workers, and they secure a resolution for over that number, Madam Chair asked if the applicant would have to return to the GLUC.

Celine Cruz responded no, the Commission approved capacity for up to a maximum of 852 workers.

Frank Taitano, Case Planner stated that if they were to import more than the 404, in order to approve the importation of the workers, a resolution would be needed from the Barrigada MPC.

[Discussion ensues]

Chairperson Enriquez there was no additional discussion. Madam Chair opened the floor for public comment.

#### Public Comment [None]

Seeing none, Madam Chair closed the public comment period. There was no additional discussion on the application that is before the Commission. Madam Chair was ready to entertain a motion for Application 2020-41D.

Commissioner Rios made a motion to approve Application No. 2020-41D, subject to the recommendation and conditions as noted in the Commission Brief dated November 13, 2025.

Vice Chairman Pangilinan seconds the motion.

Chairperson Enriquez accepted the motion made by Commissioner Rios and seconded by Vice Chairman Pangilinan. There was no discussion on the motion. Madam Chair put the motion to a vote, with all members in favor of approval. **[Motion carried; 3 ayes and 0 nays]**

C. Application No. 2020-05D, the Applicants, Noli J. and Rita L. Serrano, are requesting approval of an approved Conditional Use Permit to allow for the continued operation of a Temporary Workforce Housing Facility (TWHF), to house up to a maximum of 72 temporary workers, on Lot 8, Tract 1141, in the Municipality of Dededo, in an "M1" (Light Industrial) zone. Case Planner, Frank Taitano

Chairperson Enriquez welcomed the applicants to the meeting, asked them to state their names for the record, and to proceed with their presentation.

Noli Serrano is the President of the company, and accompanying Mr. Serrano is his wife, Rita Serrano. They are requesting to renew their previously approved Conditional Use permit to allow them to continue the operation of their TWHF, to house a maximum of 72 temporary workers, and added that this was their third renewal request.

Mr. Serrano stated that they did not have photographs for the Commission today; however, they were included in their application packet.

Chairperson Enriquez noted for the record that they presume the photos have been furnished in the application packet, and stated that she did not see any photos of the sleeping quarters.

Noli Serrano explained that it was not a photo but the blueprints of the sleeping quarters.

[Low audio; discussion ensued on the photos of the facility.]

Chairperson Enriquez there were no additional comments or discussion from the members. Madam Chair turned the floor over to the Chief Planner for their report.

Celine Cruz, Chief Planner summarized the commission brief for Application No. 2020-05D to include the purpose, discussion, application summary, recommendation, and conditions. On November 13, 2025, the case planner conducted a site visit of the approved facility from an outside the fence observation, and found that the exterior of the facility is well kept.

It is Planning's position that the applicants' continuing coordination with the permitting agencies, and that the applicants are complying with the conditions imposed; and, recommends approval of the renewal request with conditions. [For full content/context, see attached Commission Brief.

[Attachment C – Commission Brief dated November 14, 2025]

Chairperson Enriquez turned the floor over to the Commissioners for questions. No questions noted from the Commissioners. Madam Chair opened the floor for public comment.

Public Comment Chairperson Enriquez noted that there was no public comment and closed the public comment period.

Chairperson Enriquez commented that it is a very nice facility and asked that, in the future, current photographs of their facility be provided with their application. Madam Chair was ready to entertain a motion for Application No. 2020-05D.

Vice Chairperson Pangilinan made a motion to approve Application No. 2020-05D, subject to the applicants following the recommendations and conditions as noted in the Commission Brief of November 14, 2025.

Commissioner Rios seconds the motion

Chairperson Enriquez accepted the motion made by Vice Chairman Pangilinan and seconded by Commissioner Rios. There was no discussion noted. Madam Chair put the motion to a vote, with all members in favor of approval. **[Motion passed unanimously; 3 ayes and 0 nays]**

Celine Cruz, Chief Planner noted for the record that the livestream connection was lost for approximately 40 seconds during the reading of her staff report for Application 2020-41D. She further added that there were no questions, comments, or discussion and action during this time.

Chairperson Enriquez turned the floor over to Executive Secretary Borja for announcements.

Joseph Borja, Executive Secretary announced that the only recent action taken by the Legislature was for Bill 49-38. **[Unable to decipher the remainder of the comments made due to low audibility.]**

Chairperson Enriquez for the record, Madam Chair stated that she received a letter on November 17, 2025, from Senator Telo Taitague. Chairwoman for the committee on economic investment, military buildup, regional relations, regulatory affairs, technology, justice, elections, and retirement. The subject of the letter was the GLUC's consideration of the proposed sign law improvement under Bill 175-38. Madam Chair added that the Commissioners have all received a copy of the letter for their review.

Chairperson Enriquez requested that staff do research on other jurisdictions on digital sign codes and report the findings back to the Commission so that they can learn and be better informed on other jurisdictions have in place to be better informed.

Joseph Borja suggested that previous legislation on signs be included in the staff's research.

[Discussion ensued on the Chairperson's request]

Chairperson Enriquez there was no additional business for the Commission. Madam Chair asked for a motion to adjourn.

## VI. Adjournment

Commissioner Rios made a motion to adjourn today's meeting and seconded by Vice Chairman Pangilinan.

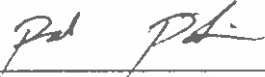
Chairperson Enriquez accepted the motion made by Commissioner Rios and seconded by Vice Chairman Pangilinan. There was no discussion noted. Madam Chair put the motion to a vote, with all members in favor of adjournment.

Chairperson Enriquez extended her appreciation to Land Management and its staff, to the Commissioners and to those who attended the meeting.

The regular meeting of the Guam Land Use Commission for Thursday, December 2, 2025 was adjourned at 2:25 p.m.

Approved by:


Date approved:



\_\_\_\_\_  
Anita B. Enriquez, Chairperson  
Guam Land Use Commission



Transcribed by:



\_\_\_\_\_  
M. Cristina Gutierrez, Recording Secretary  
Planning Division, DLM

**\*\*Note: I, M. Cristina Gutierrez, was not present for this meeting. Minutes were transcribed to the best of my ability with the materials provided.\*\***

ATTACHMENT A



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



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

LOURDES A. LEON GUERRERO  
MAGA'HAGA • GOVERNOR

JOSEPH M. BORJA  
DIRECTOR

JOSHUA F. TENORIO  
SIGUNDO MAGA LAHI • LIEUTENANT GOVERNOR

ROSSANA SAN MIGUEL TISTON  
DEPUTY DIRECTOR

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

**November 26, 2025**

**Memorandum**

**To:** Chairperson, Guam Land Use Commission  
**From:** Guam Chief Planner  
**Subject:** Staff Report – Staff Report - Application No. 2026-08 HPR Application for Final Public Report  
**RE:** College Park Condominiums – Registration No. 178

Website:  
<http://dlm.guam.gov>

E-mail Address:  
[dlmdir@land.guam.gov](mailto:dlmdir@land.guam.gov)

Telephone:  
671-649-LAND (5263)

Facsimile:  
671-649-5383

1. **PURPOSE:**

- A. Application Summary:** The applicants, Triple Tech, Inc., represented by Terrence M. Brooks of Brooks Concepcion Law P.C., is requesting the issuance of a Final Public Report for a project to be known as "College Park Condominiums" or the "Project." Said project consists of 1 building, 3 stories in height, and contains twenty-four (24) apartment units with common elements on Lot 5367-3-1, in the municipality of Mangilao, in an "R-2" (Multi Family Dwelling) Zone.
- B. Legal Authority:** Title 21, GCA (Real Property), Chapter 45 (Horizontal Property Act).

2. **FACTS:**

- A. Location:** "College Park Condominiums" is located along East Rojas Lane in Mangilao.
- B. Lot Area:** The total area of the lot is 2,783 +/- sq. meters
- C. Present Zoning:** "R-2" (Multiply Dwelling) Zone
- D. Sewer Status:** With sewer.

Continuation of Staff Report

RE: Staff Report - Application No. 2026-08 HPR – College Park Condominiums,  
Registration No. 178, Municipality of Mangilao

GLUC Meeting of December 2, 2025

November 26, 2025

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### **3. APPLICATION CHRONOLOGICAL FACTS:**

#### **A. Previous Commission Actions:**

a. In 1989, while construction of the building was still underway, the then-owner submitted the property to a horizontal property regime with the Territorial Land Use Commission (TLUC) under the project name *College Manor* (Registration No. 66). A Preliminary Public Report was issued but later expired on October 14, 1990 (Instrument No. 423577).

b. The project was subsequently sold, and the new owner did not pursue a Final Public Report. Instead, the apartment building was repurposed to accommodate H-2B workers. At that time, there were no regulations, guidelines, or standards governing Temporary Workers Housing Facilities. Once such guidelines were later established, the owner formally requested approval to designate the apartment as a Temporary Workforce Housing Facility. However, the TLUC tabled the request three times, resulting in its automatic disapproval. This disapproval was documented in a Notice of Action dated August 16, 1994, and recorded under Instrument No. 514273.

**B. Date Application Accepted:** November 17, 2025

**C. Date Heard by ARC:** Not applicable.

**D. Public Hearing Results:** Not applicable.

### **4. DISCUSSION:**

**Building:** The Project consists of one (1) reinforced concrete building, three (3) stories in height and containing a total of twenty-four (24) apartment units and other common elements. There are six (6) two-bedroom units and eighteen (18) three-bedroom units within the building.

### **OFFERINGS**

**Apartment Description:** The three-story condominium building contains twenty-four units, including six two-bedroom units and eighteen three-bedroom units. The area of the two-bedroom units is 988± sq ft, and the area of the three-bedroom units is 1,144± sq ft. There are two two-bedroom units on each floor. The two-bedroom units are located at each end of the floor. There are six three-bedroom units on each floor, located between the two-bedroom units.

Continuation of Staff Report

RE: Staff Report - Application No. 2026-08 HPR – College Park Condominiums,  
Registration No. 178, Municipality of Mangilao

GLUC Meeting of December 2, 2025

November 26, 2025

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Each Unit will contain a living room with an adjacent dining area, a kitchen, two or three bedrooms, and two bathrooms. The first-floor units have a patio, and the second and third-floor units have a balcony.

Each apartment has immediate access to the immediately adjacent walkways and to the stairways of the building within which it is situated, and the walkways on the first floor of each building provide each apartment within said building with immediate access to the parking area and other common elements of the project and to the highway adjacent to the property. In addition, two parking spaces are assigned to each unit.

**Common Elements:** The common elements shall be owned, managed, maintained, and operated by the Association. They shall be the responsibility of the Association to include all the land (including the land under any building and improvements other than the air spaces for each unit) and specifically covered by the limited common elements below:

- a. All foundations, floor slabs, columns, girders, beams, support bearing walls, roofs, corridors, entry halls, stairs, walkways, pipe chase, outdoor lights, entrances and exits of said building, excepting, however, any stairways and walkways specifically covered by the limited common elements;
- b. All yards, grounds, landscaping, mailboxes, refuse facilities, drainage ditches, walkways, and steps; excepting, however, any stairways and walkways specifically covered by the limited common elements;
- c. All driveways and parking areas, and fencing and walls;
- d. All ducts, sewer and water lines, fire protection systems, electrical equipment, wiring, and other central and power, light, refuse, telephone, and television, excluding the individual air-conditioning units and refrigerant lines.

**The applicant has submitted the following documents in support of their request for issuance of a Final Public Report:**

**Required Documents:** (refer to index)

1. Notice of Intention & Questionnaire Form
2. A copy of the Master Deed and Recording Data
3. A copy of the Declaration
4. By-Laws of College Park Condominiums
5. Condominium Floor Plans with declaration by an Engineer
6. Ownership and Encumbrance Report & Policy of Title Insurance
7. Sample Contract of Sale

Continuation of Staff Report

RE: Staff Report - Application No. 2026-08 HPR – College Park Condominiums,  
Registration No. 178, Municipality of Mangilao

GLUC Meeting of December 2, 2025

November 26, 2025

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8. Copy of House Rules and Regulations of College Park Condominiums
9. Statement regarding the absence of documents from the Horizontal Property Regime Application for Issuance of Public Report

Based on the submitted documents, it is our position that the material facts have been presented and are adequate for any prospective purchaser to consider, and that appropriate protection for the purchaser's funds has been provided.

5. **STAFF RECOMMENDATION:** We recommend the issuance of a Final Public Report; this Project shall be registered under Registration No. 178, known as "College Park Condominiums," and the Final Public Report shall expire thirteen months from the date of recordation of the Notice of Action.

  
Celine L. Cruz  
Chief Planner

Attachments: Application 2026-08 Packet

ATTACHMENT B

**DIPĀTTAMENTON MINANEHAN TĀNO'**  
*(Department of Land Management)*  
**GUBETNAMENTON GUĀHAN**  
*(Government of Guam)*



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

LOURDES A. LEON GUERRERO  
MAGA'HAGA • GOVERNOR

JOSEPH M. BORJA  
DIRECTOR

JOSHUA F. TENORIO  
SIGUNDO MAGALAH II • LIEUTENANT GOVERNOR

ROSSANA SAN MIGUEL TISTON  
DEPUTY DIRECTOR

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

**November 13, 2025**

**Memorandum**

Website:  
<http://dlm.guam.gov>

**To:** Chairperson, Guam Land Use Commission

**From:** Guam Chief Planner

**Subject:** Commission Brief – Request for Renewal - Application No. 2020-41D

E-mail Address:  
[dlmdir@land.guam.gov](mailto:dlmdir@land.guam.gov)

- 1. PURPOSE:** The Applicant, NAN Inc. represented by W.B. Flores & Associates is requesting for renewal of a previously approved Conditional Use permit to allow the continued operation of a Temporary Workforce Housing Facility (TWHF) to house up to a maximum of 852 temporary workers, on Lot 2278-R1, Estate 1117, in the Municipality of Barrigada, in an "M-1" (Light Industrial) zone.
- 2. LEGAL AUTHORITY:** Title 21, GCA (Real Property), Chapter 61 (Zoning Law) and Section 61303 (Conditional Use), Section 61309 (c) (Policy for Workforce Housing Facilities for Temporary Workers) and Public Law 36-2.
- 3. DISCUSSION and APPLICATION SUMMARY:** As approved by the Commission on November 14, 2024 and as shown on the existing Site Plan the TWHF facility consist of a modified existing warehouse to house 404 workers, an outdoor recreational area, an on-site storm water retention system, an employee parking area, landscaping and a six (6) foot high perimeter fence. The TWHF is to be developed to accommodate elements for sleeping, kitchen, dining, toilet, shower and laundry facilities, security including fire/medical emergency response capability, on and off-site recreational/religious activities, transportation services, and an in-house set of Rules and Regulations that addresses security and safety practices, including other factors such as personnel access and exit procedures and personal/social code of conduct.

Telephone:  
671-649-LAND (5263)

Facsimile:  
671-649-5383



The applicant, pursuant to Section to Section 61309 (c)(4)(B)(i) where it states "Unless specifically limited, approvals shall be for an initial term of twenty-four (24) months and thereafter shall be renewed annually, ...", hereby submits its' third annual renewal request and in general, provides that, as approved, elements of the approved TWHF for sleeping, kitchen, dining, toilet, shower and laundry facilities, security including fire/medical emergency response capability, recreational facilities, transportation services, on site storm water retention system, landscaping, a six (6) foot high perimeter fence, an in-house set of Rules and Regulations, of the approved TWHF are functionally existing. The applicant also included a copy of DPH&SS Workers Dormitory and Sanitary Permits and photos of the complex. and,

In line with the with the Barrigada MPC's Resolution 2021-003 which states, "that Resolution 2021-003 pertains to only 404 beds in the proposed NAN Inc. TWHF in the exiting structurally sound Pre-Engineered Metal Building structure on Lot 2278-R1, Estate 1117, Tiyan, Barrigada and cannot be extended or expanded in any way without the express consent of the Barrigada Municipal Planning Council via Resolution.

On November 12, 2025, case planner conducted a site visit of the approved TWHF and from an exterior observation, case planner finds that the exterior of the facility is well kept, clean and the basketball elements are existing.

In conclusion we find that the request package is in proper form and context and submit it to the Commission for their action.

#### **4. RECOMMENDATION:**

It is our position that the applicant's continuing coordination with the permitting agencies, finds that the applicant is complying to the conditions imposed; have been and continues to work with the appropriate government entities in adhering to said Agencies requirements and ensuring that best management practices are in place.

In line with the above we recommend a favorable Commission review of the applicant's renewal request and updated site plan with the following conditions;

1. That, The Applicant continues compliance to Section 2 of Public Law 36-2 as specified on the Department of Land Management's approval letter, dated April 27, 2021.

**Continuation of Commission Brief**  
**Re: Application No. 2020-41D**  
**Date: November 13, 2025**  
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2. That, Pursuant to the Barrigada Municipal Planning Council's Resolution (2021-003), any increase above the 404 workers to be house within the approved TWHF will require a resolution of approval from the Barrigada Municipal Planning Council.



Celine L. Cruz

Attachments: 1. Request Package  
2. DLM Letter of Approval  
3. BMPC Resolution

Case Planner: Frank Taitano

ATTACHMENT C

**DIPĀTTAMENTON MINANEHAN TĀNO'**  
*(Department of Land Management)*  
**GUBETNAMENTON GUĀHAN**  
*(Government of Guam)*



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**November 14, 2025**

**Memorandum**

**To:** Chairperson, Guam Land Use Commission  
**From:** Guam Chief Planner  
**Subject:** Commission Brief – Request for Renewal - Application No. 2020-05D

- 1. PURPOSE:** The Applicants, Noli J. and Rita L. Serrano are requesting for renewal of an approved Conditional Use Permit to allow the continued operation of a Temporary Workforce Housing Facility (TWHF), to house up to a maximum of 72 temporary workers on Lot 8, Tract 1141, in the Municipality of Dededo, in an "M-1" (Light Industrial) zone.
- 2. LEGAL AUTHORITY:** Title 21, GCA (Real Property), Chapter 61 (Zoning Law) and Section 61303 (Conditional Use), Section 61309 (c) (Policy for Workforce Housing Facilities for Temporary Workers) and Public Law 36-2.
- 3. DISCUSSION and APPLICATION SUMMARY:** As approved by the Commission on December 12, 2024 and, as shown on the approved Site Plan, the TWHF facility in its final development, is to consist of a single two story, workers' residential structure, a 12'x 15' first aid room on an adjoining materials storage building, a recreational yard, an employee parking area, an on-site storm water retention system, landscaping and a eight (8) foot high perimeter fence. The TWHF is to be developed to accommodate elements for sleeping, kitchen, dining, toilet, shower and laundry facilities, security including fire/medical emergency response capability, on and off-site recreational/religious activities, transportation services, and an in-house set of Rules and Regulations that addresses security and safety practices, including other factors such as personnel access and exit procedures and personal/social code of conduct.

The applicant, pursuant to Section to Section 61309 (c)(4)(B)(i) where it states "Unless specifically limited, approvals shall be for an initial term of twenty-four (24) months and thereafter shall be renewed annually, ...", hereby submits its' third (3<sup>rd</sup>) annual renewal request and in general, provides that, as approved, elements of the approved TWHF are functionally existing. The applicant also included a copy of DPH&SS Workers Dormitory and Sanitary Permits, photos of the complex and copies of the Building and Occupancy Permits of the two-story workers' residential structure.

On November 13, 2025, case planner conducted a site visit of the approved TWHF and from an outside the fence observation, finds that the exterior of the facility is well kept.

In conclusion we find that the request package is in proper form and context and submit it to the Commission for their action.

**4. RECOMMENDATION:**

It is our position that the applicant's continuing coordination with the permitting agencies, finds that the applicant is complying to the conditions imposed; have been and continues to work with the appropriate government entities in adhering to said Agencies requirements and ensuring that Best Management Practices are in place.

In line with the above we recommend approval of the request, with the following conditions;

1. That, The Applicant continues compliance to Section 2 of Public Law 36-2 as specified on the Department of Land Management's approval letter, dated July 30, 2021.
2. That, pursuant to the approved TWHF site plan and Section 61303, Subsection(b) of Chapter 61, Title 21 GCA. Any change on the site plan or increase of workers on the TWHF beyond the approved 72 workers shall be subject to the approval of the Commission in accordance with the criteria set forth in subsections (a) and (c) of Section 61303, Chapter 61, GCA.



Celine L. Cruz

Attachments: Request Package

Case Planner: Frank Taitano