



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)

AGENDA

Thursday, August 13, 2026 at 1:30 p.m.

Department of Land Management Conference Room

3rd Floor ITC Bldg., Tamuning, GU 96913

[As advertised in the Guam Daily Post – August 6, 2026 and August 11, 2026]

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, April 9, 2026

III. Old or Unfinished Business [None]

IV. New Business

Zone Change

- A. Application No. 2025-27, the Applicant, Perez Properties, Inc., represented by W.B. Flores & Associates, is requesting a Zone Change from “C” (Commercial) Zone to “M1” (Light Industrial) Zone to allow for the construction and operation of a warehouse on Lot 5105-1B, in the Municipality of Tamuning.
Case Planner: Theresa Guevara

Zone Variance

- B. Application No. 2025-54, the Applicant, TRI, Inc., represented by W.B. Flores & Associates, is requesting a Zone Variance for Setback to bring into compliance 5 (five) existing single-family residences in the Paradise Court Subdivision with setbacks short of the various required front, side, and rear yard setbacks on Lots 4, 5, 8, 9, and 14NEW-3, Tract 18209, in the Municipality of Mangilao, in an “R1” (One-Family Dwelling) zone.
Case Planner: Celine Cruz

V. Administrative & Miscellaneous Matters

Tentative Subdivision – Extension of Time

- C. Application No. 2024-03B, the Applicant, J524 Development LLC, is requesting a second extension of time for a previously approved Tentative Subdivision for the Villa Flores Subdivision, a residential subdivision consisting of 86 single-family dwellings with full improvements, on Tract 10441 (formerly Lot 7134), in the Municipality of Yigo, in an “R1” (One Family Dwelling) zone.
Case Planner: Celine Cruz

Resolution No. 2026-01

- D. Discussion and Adoption of proposed GLUC Resolution 2026-01, relative to relief from the Conditions of Approval for Temporary Workforce Housing Facilities as it relates to P.L. 38-103.

Case Planner: Celine Cruz

VI. Adjournment