

Republic of the Philippines
Province of Cagayan
TUGUEGARAO CITY

NINTH CITY COUNCIL

COMMITTEE REPORT

June 11, 2025

Submitted by:

**COMMITTEE ON LAND USE, ZONING, RECLASSIFICATION, PLANNING AND
SUBDIVISION APPROVAL**

PRESENT:

HON. JUDE T. BAYONA	- Chairman
HON. MARK ANGELO B. DAYAG	- Member (via zoom)
HON. KARINA S. GAUANI-VIERNES	- Member (via zoom)

GUEST:

HON. RONALDO S. ORTIZ	- City Councilor
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RESOURCE PERSONS:

MR. GILBERT Z. QUINAN	- Assistant City Planning Officer
MR. ANTHONY S. REQUIMIN	- Assistant City Agriculturist
MR. BAYANI DELOS SANTOS	- Applicant Representative

COMMITTEE REPORT NO. 128=2025

SUBJECT:

Indorsement of the City Mayor, Hon. Maila Rosario S. Ting-Que, on the application of Ms. Kristine Rose V. Lazaro for Rezoning of land situated at Gosi Sur, Tuguegarao City from Residential Zone to Commercial Zone.

FOR THE PRESIDING OFFICER:

The members of the committee met and reviewed the referred application for the rezoning of land from Residential Zone to Commercial Zone.

FINDINGS:


1. Hon. Maila Rosario S. Ting-Que indorsed to the Ninth City Council the application of Ms. Kristine Rose V. Lazaro for Rezoning of land situated at Gosi Sur, Tuguegarao City from Residential Zone to Commercial Zone.
2. Ms. Kristine Rose V. Lazaro has applied for the rezoning of their parcel of land from residential zone to commercial zone located at Gosi Sur, Tuguegarao City.
3. EnP Chona Q. Sedano, City Planning and Development Coordinator, issued a Certification that the subject lot are classified as residential zone under the Approved Comprehensive Land Use Plan (CLUP) CY 2019-2028 under City Ordinance No. 25-08-2021 dated April 20, 2021 and ratified by Sangguniang Panlalawigan Resolution No. 2021-10-368 dated June 16, 2021.

4. The Local Zoning Review Committee (LZRC) is created pursuant to Section 49 of the Approved Zoning Ordinance to recommend changes in the Comprehensive Land Use Plan and Zoning Ordinance in the light of permits granted such as variance and exemptions and increasing applications for rezoning and reclassification;
5. The Barangay Council of Gosi Sur issued Resolution No. 05, series of 2025. A resolution interposing no objection of the rezoning of Lot No. 9600-A from residential zone to commercial zone located at Gosi Sur, Tuguegarao City.
6. A public hearing was conducted last May 30, 2025 as required by law;
7. The applicant complied with the documentary requirements provided by the existing rules and regulations;
8. The Local Zoning Review Committee (LZRC) has endorsed to the Committee on Land Use, Zoning, Reclassification, Planning and Subdivision Approval its favorable review on the application of Ms. Kristine Rose V. Lazaro for the rezoning of the lot from residential zone to commercial zone;
9. After considering the documents submitted and the Inspection Report of the Technical Working Group, the Local Zoning Review Committee (LZRC) finds the request for the rezoning of the subject lots to be in order and have greater economic value for commercial purposes subject to penalties.


RECOMMENDATION:

Finding the application of Ms. Kristine Rose V. Lazaro for the Rezoning of the lot from Residential Zone to Commercial Zone to be in order, the committee favorably recommends the enactment of an ordinance amending Ordinance No. 25-08-2021 otherwise known as the Zoning Ordinance of Tuguegarao City CY 2019-2028 incorporating the rezoning of the subject lot from Residential Zone to Commercial Zone covering a total area of 5,244 square meters located at Gosi Sur, Tuguegarao City.

Respectfully submitted:


HON. JUDE T. BAYONA
Chairman


HON. MARK ANGELO B. DAYAG
Member


HON. KARINA G. VIERNES
Member

**Republic of the Philippines
Province of Cagayan
City of Tuguegarao**

OFFICE OF THE SP SECRETARY

MINUTES OF THE PUBLIC HEARING CONDUCTED BY THE COMMITTEE ON LAND USE, REZONING, RECLASSIFICATION, PLANNING AND SUBDIVISION APPROVAL ON MAY 30, 2025, 8:30 A.M., AT THE GOSI SUR BARANGAY HALL, TUGUEGARAO CITY, CAGAYAN

PRESENT:

**HON. JUDE T. BAYONA
HON. MARK ANGELO B. DAYAG**

**Chairman
Member**

EMPLOYEES/GUESTS: (SEE ATTACHED ATTENDANCE SHEET)

SUBJECT:

A. INDORSEMENT OF THE CITY MAYOR. HON. MAILA ROSARIO S. TING-QUE, ON THE APPLICATION OF MS. KRISTINE ROSE V. LAZARO FOR RE-ZONING/RECLASSIFICATION OF PARCEL OF LAND FROM RESIDENTIAL ZONE TO COMMERCIAL ZONE

Hon. Jude T. Bayona, Chairman of the Committee on Land Use, Zoning, Reclassification, Planning and Subdivision Approval emphasized that the conduct of a public hearing is a mandatory requirement for reclassification and rezoning applications, giving residents the opportunity to raise concerns or ask questions related to the matter.

Hon. Bayona clearly explained the matter at hand, including the benefits of reclassification such as local economic growth and additional tax revenue for the barangay.

The applicant, Ms. Kristine Rose V. Lazaro, presented her plan to convert the subject land into a future business development.

The Technical Working Group, led by Engr. Gilbert Z. Quinan, has already submitted their initial findings to the City Council.

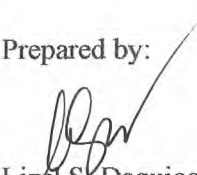
Regarding flood prevention, it is requested that a water outlet be included in the backfill plan to mitigate flooding risk and avoid future drainage issues.

A request was made to prioritize qualified or skilled constituents of Gosi Sur for future employment opportunities and construction projects.

The Committee, having found no opposition and recognizing the project's potential to bring positive development to the community, issued a favorable recommendation to reclassify the subject land from residential to commercial use.

With no further matters to discuss, the Chair thanked the applicant, participants, and residents of Barangay Gosi Sur for attending the public hearing, and adjourned the session at 8:55 A.M.

Prepared by:


Lizel S. Daquioag
LLSA II



Republic of the Philippines
Province of Cagayan
Tuguegarao City

LOCAL ZONING REVIEW COMMITTEE

EXCERPTS FROM THE MINUTES OF THE MEETING OF THE
LOCAL ZONING REVIEW COMMITTEE HELD ON May 9, 2025, 1:00 PM
AT THE SANGGUNIAN PANLUNGSOD SESSION HALL, TUGUEGARAO CITY

PRESENT:

Hon. Jude T. Bayona	Chairman
Dr. Roderick Ramirez	Member
EnP Gilbert Z. Quinan, MPA	Member
Engr. Wenceslao M. Arao Jr.	Member
Engr. Catherine G. Taguam	CENRO Representative
Engr. Marvie Q. Alvarez, REA	Member
Engr. Anthony S. Requimin	City Agriculture's Office Representative
Atty. Gerome Pagalilauan	City Legal Office Representative
Engr. Marlo Z. Liban	Member, Private Sector
Pastor Ron C. Bunzo	Member, Non-Government Organization

LZRC RESOLUTION NO. 09-2025

RESOLUTION RECOMMENDING AMENDMENTS OF ORDINANCE NO. 25-08-2021 OTHERWISE KNOWN AS THE ZONING ORDINANCE OF TUGUEGARAO CITY CY 2019-2028 INCORPORATING THE REZONING FROM RESIDENTIAL ZONE TO COMMERCIAL ZONE OF LOT NO. 9600-A WITH AN AREA OF 5,244 SQUARE METERS LOCATED AT GOSI SUR, TUGUEGARAO CITY:

WHEREAS, cities or municipalities are vested with the authority to reclassify agricultural lands and provide manner for their utilization pursuant to Section 20 of R.A. 7160, otherwise known as the Local Government Code of 1991;

WHEREAS, Ms. Kristine Rose V. Lazaro has applied for the rezoning of his parcel of land from residential zone to commercial zone located at Gosi Sur, Tuguegarao City;

WHEREAS, EnP. Chona Q. Sedano, City Planning and Development Coordinator, issued a Certification that the subject lot are classified as residential zone under the Approved Comprehensive Land Use Plan (CLUP) CY 2019-2028 under City Ordinance No. 25-08-2021 dated April 20, 2021 and ratified by Sangguniang Panlalawigan Resolution No. 2021-10-368 dated June 16, 2021.

WHEREAS, The Local Zoning Review Committee (LZRC) is created pursuant to Section 49 of the Approved Zoning Ordinance to recommend changes in the Comprehensive Land Use Plan and Zoning Ordinance in the light of permits granted such as variance and exemptions and increasing applications for rezoning and reclassification.

WHEREAS, Barangay Council of Gosi Sur issued Resolution No. 05, series of 2025, A resolution interposing no objection of the rezoning of Lot No. 9600-A from residential zone to commercial zone located at Gosi Sur, Tuguegarao City.

WHEREAS, the applicant complied with the documentary requirements provided by the existing rules and regulations.

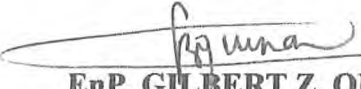
WHEREAS, after considering the documents submitted and the Inspection Report of the Technical Working Group, the Local Zoning Review Committee finds the request for the rezoning of the subject lot to be in order and have greater economic value for commercial purposes subject to penalties. The committee further recommends the enactment of an ordinance amending Ordinance No. 25-08-2021 otherwise known as the Zoning Ordinance of Tuguegarao City CY 2019-2028 incorporating the rezoning of the subject lot from Residential Zone to Commercial Zone covering a total area of 5,244.00 square meters located at Gosi Sur, Tuguegarao City.

WHEREAS, any misrepresentation and submission of falsified documents are ground for the automatic revocation of the approved ordinance.


NOW, THEREFORE, RESOLVED, as it is hereby **RESOLVED**, to recommend the amendments of Ordinance No. 25-08-2021 otherwise known as the Zoning Ordinance of Tuguegarao City CY 2019-2028 incorporating **THE REZONING FROM RESIDENTIAL ZONE TO COMMERCIAL ZONE OF LOT NO. 9600-A WITH AN AREA OF 5,244 SQUARE METERS LOCATED AT GOSI SUR, TUGUEGARAO CITY:**

X-X-X

I HEREBY CERTIFY TO THE CORRECTNESS OF THE FOREGOING RESOLUTION:


EnP. GILBERT Z. QUINAN, MPA
Asst. City Planning and Dev't. Coordinator
Secretary to the Local Zoning Review Committee

ATTESTED BY:


HON. JUDE T. BAYONA
City Councilor
Chairman, Local Zoning Review Committee



REPUBLIC OF THE PHILIPPINES
PROVINCE OF CAGAYAN
CITY OF TUGUEGARAO
BARANGAY GOSI SUR



OFFICE OF THE SANGGUNIANG BARANGAY

Excerpts from the minutes of the regular session of the Sangguniang Barangay held on February 8, 2025 at Barangay Hall of Gosi Sur, Tuguegarao City.

RESOLUTION NO 05
Series of 2025

A RESOLUTION INTERPOSING NO OBJECTION TO THE RECLASSIFICATION OF LAND USE FROM RESIDENTIAL TO COMMERCIAL FOR PROPERTY LOCATED AT GOSI SUR, TUGUEGARAO CITY, CAGAYAN.

WHEREAS, Kristine Rose V. Lazaro married to Fernando Teodoro A. Lazaro , owner of the property located at Gosi Sur, Tuguegarao City, Cagayan , has filed a request to reclassify the land use from residential to commercial zoning;

WHEREAS, the Sangguniang Barangay of Gosi Sur, Tuguegarao City has reviewed the proposed land use change and found to be in accordance with the Comprehensive Land Use Plan and the zoning ordinances of Tuguegarao City.

NOW THEREFORE, BE IT RESOLVED, by the Sangguniang Barangay of Gosi Sur in session assembled , to interpose NO OBJECTION to the reclassification of the land use from residential to commercial for the property located at Gosi Sur, Tuguegarao City, Cagayan, owned by Kristine Rose V. Lazaro , subject to compliance with all applicable building permits, zoning regulations, and environmental laws.

BE IT FURTHER RESOLVED, that copies of this resolution be furnished to the City Planning and Development Office, Kristine V. Lazaro married to Fernando Teodoro A. Lazaro, and the concerned Barangay for appropriate action and information.

APPROVED this 28th day of February , 2025 at Gosi Sur, Tuguegarao City Cagayan.

CONFIRMED:

Hon. EDMUNDO M. TAMAYAO
Kagawad

Hon. BENJAR M. CORREO
Kagawad

Hon. JANNIFER L. MALANA
Kagawad

Hon. RITO P. ALLAM
Kagawad

Hon. DIGNA S. SORIANO
Kagawad

Hon. JULIO P. PAGULAYAN
Kagawad

Hon. TERESITA B. LUMABAN
Kagawad

Hon. Ric-Justin A. Sibal
SK Chairperson

Attested:

PERLY B. LADRIDO
Barangay Secretary

Approved:

HON. VICTOR B. BLANCA
Punong Barangay


RECORD OF ATTENDANCE
PUBLIC HEARING

DATE: MAY 30, 2025 Friday
TIME: 8:30 in the morning
PLACE: COSI SUR, BARANGAY HALL

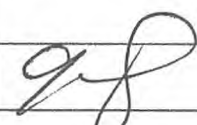

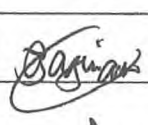

AGENDA:

- Indorsement of the City Mayor, Hon. Maila Rosario S. Ting-Que, on the application of Ms. Kristine Rose V. Lazaro for rezoning/reclassification of parcel of land from residential zone to commercial zone.


A. COMMITTEE ON LAND USE, ZONING, RECLASSIFICATION, PLANNING AND SUEIDIVISION APPROVAL:

Chair: HON. JUDE T. BAYONA	
Vice-Chair: HON. GILBERT S. LABANG	
Members: HON. ARNEL T. ARUGAY	
HON. KARINA S. GAUANI-VIERNES	
HON. MARK ANGELO B. DAYAG	

B. CITY OFFICIALS AND EMPLOYEES:

NAMES	POSITIONS/OFFICE	SIGNATURES
1. GILBERT Z. QUINAN	Asst. CITY PLANNING OFFICER and DEVELOPMENT COORDINATOR	
2. GEROME PAGALILAUAN	Asst. CITY LEGAL OFFICE	
3. ANTHONY S. REQUIMIN	Asst. CITY AGRICULTURIST	
4. MELSON A. LAGUNDI	ZONING OFFICER I- CPDO	
5. JEREMIAS G. SUSTENTO JR.	CITY TREASURERS OFFICE	
6. CATHERINE G. TAGUIAM	CENRO	
7. PATRICK S. TAGUBA	CITY ENGINEERING OFFICE	
8. ROMEL IQUIN WIRTHLIN JOHN M. CAMAR (Camar)	ASSESSORS OFFICE City Agriculture Office	




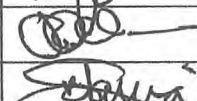
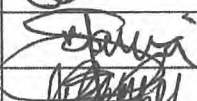
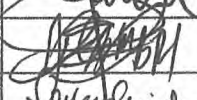
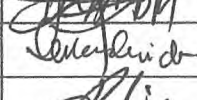
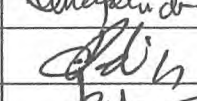
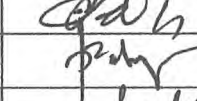
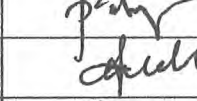
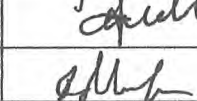

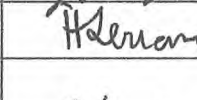
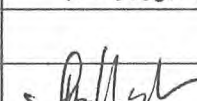
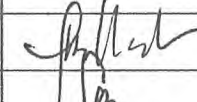
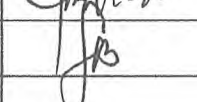
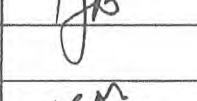
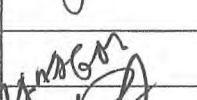


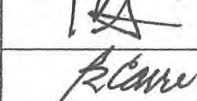
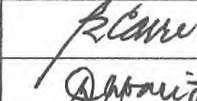
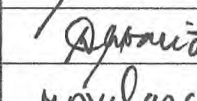
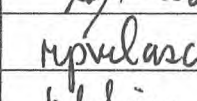
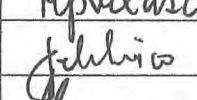
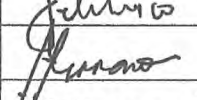
C. SANGGUNIANG PANLUNGSOD SECRETARIAT:

1. CLOREY G. CAMACHO	
2. LIZEL S. DAQUIOAG	
3. JACQUELINE S. MACABABBAD	
4. MARK KEVIN A. HIPOLITO	
5. OSCAR T. HIPOLITO, JR.	

D. S.P. LEGISLATIVE STAFF:

1.	
2.	

E. GUESTS/ RESOURCE PERSONS:

NAME	ADDRESS/OFFICE/ POSITION	SIGNATURE
1. Digna S. Soriano	Gosi Sur, Tug. City Brgy. KAG.	
2. JOSE P. PAGULAYAN	GOSI SUR BK	
3. JANNIER L. MALANA	GOSI SUR BK	
4. RITO P. ALLAM	GOSI SUR BK	
5. VICTOR B. BLANCO	GOSI SUR PB	
6. WILHELM JONN M. CAMBPI	Caritan Sur, AT	
7. PIERLY B. LATORDO	GOSI SUR SEC	
8. CHRISTOPHER C. DULIN	GOSI SUR	
9. MICHAEL S. MABORANG	GOSI SUR	
10. ARNOLD O. PAGASILAUAN	GOSI SUR	
11. JACINTO O. LUMABAN	GOSI SUR	
12. HILARIO I. GERRANO	GOSI SUR	
13. VICENTE S. SAQUINE	GOSI SUR	
14. PEDRO B. BALLAO	GOSI SUR	
15. LEONILA B. DANZUS	GOSI SUR	
16. TERESITA B. LUMABAN	GOSI SUR BK	
17. IMELDA A. CORREO	GOSI SUR TREAS	
18. JOYALI M. DELOS SANTOS	FREEWAY MOTOR STATION	
19. VICENTE MARGASUN	FREEWAY MOTOR UTILITY	
20. Bongis M. Cane	GOSI SUR	
21. MIRNA D. ABBARINO	GOSI NORTO / MIDWIFE - II	
22. RAQUEL P. VELASCO	GOSI SUR BHW	
23. Dalhia M. Elchico	GOSI SUR BHW	
24. Analiza S. Nocas	GOSI SUR BHW	
25. JOAN S. CAGURANMAN	GOSI SUR BHS	
26. JERMA A. PARLO	GOSI SUR RBK	



Republic of the Philippines
PROVINCE OF CAGAYAN
TUGUEGARAO CITY
NINTH CITY COUNCIL



OFFICE OF CITY COUNCILOR JUDE T. BAYONA

KRISTINE ROSE V. LAZARO

Applicant

**SUBMITTED REQUIREMENTS FOR REZONING OF LOT FROM
RESIDENTIAL ZONE TO COMMERCIAL ZONE SITUATED AT BARANGAY
GOSI SUR, TUGUEGARAO CITY, CAGAYAN CONTAINING AN AREA OF
5,244 SQUARE METERS**

- A. Electronic Copy of Transfer Certificate of Title
- B. Copy of Tax Declaration
- C. Vicinity Map
- D. Subdivision Plan
- E. City Planning and Development Coordinating Office (CPDCO) Certification stating that the landholdings is classified as commercial.
- F. Barangay Resolution of No Objection (RONO).
- G. Site Inspection Report of the Technical Working Group (TWG)
- H. Special Power of Atty.



lekun

officeofhonjudetbayona@gmail.com



Rm. 307 3rd Flr., City Hall Bldg.,
Enrile Blvd., Regional Gov't. Center, Carig Sur, Tuguegarao City, Cagayan



REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY
Registry of Deeds for Tuguegarao, Cagayan
Transfer Certificate of Title
No. 032-2024006048

IT IS HEREBY CERTIFIED *that certain land situated in BARRIO OF GOSI, MUNICIPALITY OF TUGUEGARAO, PROVINCE OF CAGAYAN, ISLAND OF LUZON, bounded and described as follows:*

A PARCEL OF LAND OF LOT NO. 9600-A OF THE SUBDIVISION PLAN PSD-(AF) -02- 018349 BEING A PORTION OF LOT NO. 9600, CAD-151 SITUATED IN THE BARRIO OF GOSI, MUNICIPALITY OF TUGUEGARAO, PROVINCE OF CAGAYAN, ISLAND OF LUZON. BOUNDED ON THE NE., ALONG LINE 1-2 BY LOT 9602, CAD-151; *(Continued on next page)*

is registered in accordance with the provision of the Property Registration Decree in the name of

Owner: KRISTINE ROSE V. LAZARO, OF LEGAL AGE, FILIPINO,
MARRIED TO FERNANDO TEODORO A. LAZARO

Address: NO. 25 CAPITOL GOLF TOWN HOMES, OLD BALARA, QUEZON CITY

(Continued on next page)

as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 44 of said Decree as may be subsisting.

IT IS FURTHER CERTIFIED *that said land was originally registered as follows:*

Case No.:

Record No.: 441

Orig. Reg. Date: 12 21 1926

Decree No.: 231879

Original RD: TUGUEGARAO, CAGAYAN

OCT No.: OCT-6439

Volume No.: A-29

Page No.:

Original Owner:

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE T-122824 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Tuguegarao, Cagayan, Philippines on
the 20th day of AUGUST 2024 at 01:37pm.

ATTY. HERMINIO C. SYCHANGCO, JR.
ACTING REGISTER OF DEEDS IV

It is hereby certified that this is a true electronic copy of TCT 2024006048 on file in **Registry of Deeds of Tuguegarao, Cagayan**, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at **Registry of Deeds of Tuguegarao, Cagayan**. Requested By: **BAYANI DELOS SANTOS**

Ref. : 2024028539 OR No. : 1034519365
Date : 10/29/2024 OR Date : Oct 28 2024
Time : 10:14:54 AM Amt. Paid : 235.16

TCT No.: 032-2024006048

Page No.: 2

OWNER INFORMATION (Continued from page 1)

Owner: MARIBEL V. CANTERO, OF LEGAL AGE, FILIPINO, MARRIED TO
JUAN MIGUEL V. CANTERO

Address: NO. 85 KAMAGONG ST., AYALA, INCHICHAN, SILANG, CAVITE

TECHNICAL DESCRIPTION (Continued from page 1)

ON THE SE., ALONG LINE 2-3 BY LOT 9599, CAD-151; ON THE SW., ALONG LINE 3-4 BY ROAD; ON THE NW., ALONG LINE 4-5 BY LOT 9600-B, OF THE SUBD. PLAN; AND ON THE NE., ALONG LINE 5-1 BY LOT 9601, CAD-151. BEGINNING AT A POINT MARKED "1" ON PLAN BEING N. 21 DEG. 05'W., 609.54 M. FROM BBM NO. 21, CAD-151. THENCE S. 00 DEG. 17'E., 29.85 M. TO PT. 2; S. 75 DEG. 25'W., 154.22 M. TO PT. 3; N. 20 DEG. 51'W., 31.31 M. TO PT. 4; N. 74 DEG. 17'E., 165.13 M. TO PT. 5; S. 13 DEG. 36'E., 5.44 M. TO PT. 1; PT. OF BEGINNING, CONTAINING AN AREA OF FIVE THOUSAND TWO HUNDRED FORTY FOUR (5,244) SQUARE METERS MORE OR LESS. ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND AS FOLLOWS: CORNERS 1- 2-3 MARKED BY BL CYL. CONC. MONS. 15 X 60 CMS. & CORNER 4-5 MARKED BY PS BEARINGS TRUE. DATE OF ORIGINAL SURVEY ON MARCH 191-MARCH 1922 AND THAT OF THE SUBDIVISION SURVEY WAS EXECUTED BY GEODETIC ENGINEER CARRIE DE VERA ON SEPT. 10, 2000 AND WAS APPROVED ON OCT. 18, 2000. PREPARED BY: (SGD) CARRIE N. DE VERA GEODETIC ENGINEER, VERIFIED AND CHECKED BY: LYDIA Z. CASIMIRO CARTO II, APPROVED BY: LEONARDO R. SIBBALUCA ARED FOR OPERATIONS. BY: (SGD) ENGR. ALBERTO S. OBEDOZA REGIONAL CHIEF, SURVEYS DIVISION.

It is hereby certified that this is a true electronic copy of TCT 2024006048 on file in Registry of Deeds of Tuguegarao, Cagayan, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Tuguegarao, Cagayan. Requested By: BAYANI DELOS SANTOS

Ref. : 2024028539 OR No. : 1034519365
Date : 10/29/2024 OR Date : Oct 28 2024
Time : 10:14:54 AM Amt. Paid : 235.16



L R A 1126657446



TCT No.: 032-2024006048

Page No.: 3

MEMORANDUM OF ENCUMBRANCES

Entry No.: 2024007947

Date: August 20, 2024 01:32:53PM

LIABILITIES UNDER SECTION 4 RULE 74 : TO CREDITORS, HEIRS, AND OTHER PERSONS UNLAWFULLY DEPRIVED OF PARTICIPATION IN THE ESTATE OF THE DECEASED JULIANA MACARUBBO AS EXTRAJUDICIALLY SETTLED FOR A PERIOD OF TWO (2) YEARS PURSUANT TO SECTION 4 RULE 74 OF THE RULES OF COURT. DATE OF INSTRUMENT: MAY 29, 2024.

(SGD.)ATTY. HERMINIO C. SYCHANGCO, JR.
ACTING REGISTER OF DEEDS IV

COPIED FROM TCT T-122824

ATTY. HERMINIO C. SYCHANGCO, JR.
ACTING REGISTER OF DEEDS IV

It is hereby certified that this is a true electronic copy of TCT 2024006048 on file in Registry of Deeds of Tuguegarao, Cagayan, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Tuguegarao, Cagayan. Requested By: BAYANI DELOS SANTOS



Ref. : 2024028539 OR No. : 1034519365
Date : 10/29/2024 OR Date : Oct 28 2024
Time : 10:14:54 AM Amt. Paid : 235.16

DESCRIPTION AND OTHER PARTICULARS OF PROPERTY

Location of Property

Gosi Sur, Tuguegarao City

(Number and Street)

(Barangay/District)

(Municipality/City/Province)

Certificate of Title No. T-122824

Cadastral Lot No 9600-A

Assessors Lot No.

Boundaries:

Block No.

North E: Lot 9602; 9601

South W: Road

S East: Lot 9599

N West: Lot 9600-B

(State streets, lots, or streams by which bounded or names of owners of adjoining lands)

1.(b) LAND (AGRICULTURAL/MINERAL)

OWNER'S DECLARATION			ASSESSOR'S FINDINGS				
Kind	Area	Value	Kind	Area	Class	Unit Value	Market Value
REVISED AS PER RESOLUTION NO. 303-1998 AND			Land	0.524400	2	16,210.00	P8,500.52
RESOLUTION NO. 013-2009.							
R 03-0030-00140							
Total			Total	0.524400		16,210.00	P8,500.52
ADJUSTED MARKET VALUE							P7,990.00

1(b) PLANTS & TREES

OWNER'S DECLARATION			ASSESSOR'S FINDINGS			
Kind	No./Area	Value	Kind	No./Area	Unit Value	Market Value
			Market Value	100%		
			Adjustment			
			(a) Along or na	0%		
			rd frontage			
			(b) kms. to	0%		
			all weather			
			(c) kms. to	-6%		
			market (pob).			
			Total Adjustments	-6%		
			Adjusted Market Value	94%		
			Total			
Total			Adjusted Market Value			

CERTIFIED TRUE COPY ISSUED
UPON THE REQUEST OF HELIX ESCOBAR
FOR REFERENCE PURPOSES CERTIFICATION
FEE OF P50.00 PAID UNDER O.R. NO. 3442531
DATE May 30, 2024
RUBEN E. SACULI
ASSISTANT CITY ASSESSOR (6-3-24)

1. LAND (RESIDENTIAL, COMMERCIAL, INDUSTRIAL, SPECIAL.)

OWNER'S DECLARATION			ASSESSOR'S FINDINGS			
Kind	Area	Value	Kind	Area	Unit Values	Market Value
Total			Total			



TAX DECLARATION OF REAL PROPERTY

Owner's Copy

TD No. 03-0030-00702 Property Identification No. 182-03-0030-003-07

CO-OWNERS: LAZARO, KRISTINE ROSE V. M/TO: LAZARO,
Owner: FERNANDO TEODORO A. TIN:
Address: 25 Capitol Golf Town Homes, Old Balara, Quezon City Telephone No.
Administrator/Beneficial User: TIN:
Address: Telephone No.

Location of Property : Gosi Sur/03 Tuguegarao City
(Number and Street) (Barangay/District) (Municipality & Province/City)

OCT/TCT/CLOA No. 032-2024006048 Survey No. Psd-(af)-02-018349
CCT Lot No. 9600-A
Dated Blk No.

Boundaries:
North W: lot 9600-B South E: lot 9599
N East: lot 9602, lot 9601 S West :Road

KIND OF PROPERTY ASSESSED:
☒ LAND ☐ MACHINERY
☐ BUILDING Brief Description:
No. of Storeys: Specify:
Brief Description:

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
Residential	5,244 Php	3,670,800.00	Residential lot	5 %	183,540.00
				%	
				%	
				%	
Total	5,244 Php	3,670,800.00			183,540.00

Total Assessed Value ONE HUNDRED EIGHTY-THREE THOUSAND FIVE HUNDRED FORTY PESOS AND XX / 100
(Amount in Words)

Taxable ☒ Exempt ☐ Effectivity of Assessment/Reassessment: 3rd qtr. 2025
Qtr. Yr.

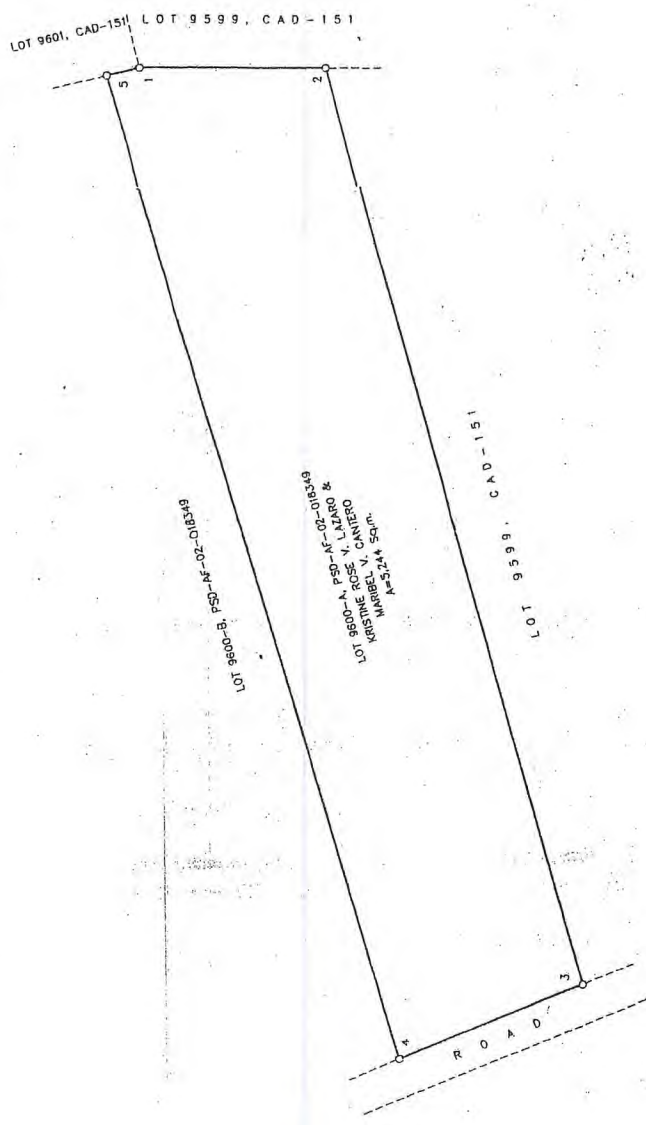
APPROVED BY: ENGR. MARVIE QUILANG-ALVAREZ, REA
Provincial/City/Municipal Assessor Date

This declaration cancels TD No. 03-0030-00140 Owner: MACARUBBO, JULIANA M/TO: TOMAS TALOSIG Previous A.V. Php 5,140.00

Memoranda: Transferred as per electronic certified true copy of TCT no. 032-2024006048 issued on 08-20-2024 in favor of the declarant. 2025 tax paid under OR no.0455989, 0489690 dated 01-02-2025, 05-20-2025. Tax transfer fee paid under OR no. 3476636/ 6637/ 6638 dated 08-20-2024. Pin maintained. AV increased due to the reclassification of lot from Agricultural lot to Residential lot as per zoning certification and letter request hereto attached. This reclassification and reassessment is made solely for real property taxation purposes pursuant to Sec. 217 of RA 7160 and should not be construed as conversion as contemplated under RA No. 6657 (BLGF MEMO CIR 32-2015 dated Dec. 28, 2015)

Notes: ★ This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang Panlungsod under Ordinance No. 67-08-2019 & 01-08-2020 dated Jan. 13, 2020. It does not and cannot by itself alone confer any ownership or legal title to the property.

TECHNICAL DESCRIPTIONS		
LINES	BEARINGS	DISTANCES
BOUNDARY		
1-2	S 00°17' E	29.85 m.
2-3	S 75°25' W	154.22 m.
3-4	N 20°51' W	31.31 m.
4-5	N 74°17' E	165.13 m.
5-1	S 13°36' E	5.44 m.
THE LINES from BSM No. 21, CAD-151 to corner "1"		
LOTS	BEARINGS	DISTANCES
BORY.	N 21°05' W	609.54 m.



SKETCH / VICINITY
PLAN
OF LOT 9600-A, PSD-AF-02-018349
AS PREPARED FOR
KRISTINE ROSE V. LAZARO &
MARIBEL V. CANTERO
SITUATED IN THE

RURBAN CODE:
BARANGAY OF: GOSI
MUN./CITY OF: TUGUEGARAO
PROVINCE OF: CAGAYAN
ISLAND OF: LUZON
CONTAINING AN AREA OF 5,244 SQ.M.
ZONE NO.
PPCS-PTM/PRS 92
BEARINGS : GRID/
SCALE 1: 800

CERTIFICATION

I hereby certify that this is a true and correct plan of LOT 9600-A, PSD-AF-02-018349 plotted, based from the technical description appearing on TCT No. 032-202406049 (caro. caro) presented by the owner.

02/17/25
Date prepared
JAMES S. CALIAN
REGISTERED ENGINEER
Reg. Cert. No. 9070 / Date 08/17/89
License No. 3323901 / Date 01/03/25

Republic of the Philippines
Department of Environment and Natural Resources

VERIFICATION

I certify that this survey plan is verified and found to conform with survey returns/records on file in this office. THIS PLAN SHALL NOT BE USED FOR LAND REGISTRATION

DATE 02/17/25
PURPOSE FOR REFERENCE ONLY

VERIFICATION FEE

Paid Under
O.R. No.
Date :
Lot/s
Corners



CITY PLANNING AND DEVELOPMENT OFFICE

2nd Floor, Tuguegarao City Hall Enrile Boulevard, Regional Government Center, Carig Sur, Tuguegarao City, Cagayan 3500

Tel. No. (078) 304-1114 email ad: LGU.Tuguegarao City@yahoo.com.ph



BAGONG PILIPINAS

ZONING CERTIFICATION

This is to certify that the parcel of land situated Gosi Sur, Tuguegarao City, covering a total area of 5,244 sq. m., specifically identified as follows:

Registered Owner	Lot No(s)	OCT/TCT No.	Area Per Title (Has)	Zoning Classification
CO-OWNERS: LAZARO, KRISTINE ROSE V., ET. AL.	9600-A, PSD-(AF)-02-018349	032-2024006048	0.5244	RESIDENTIAL ZONE

which is subject of application for Zoning Certification based on the duly certified zoning map/vicinity map submitted by the applicant, is/are zoned for use (s) specified in the above table as per approved Comprehensive Land Use Plan : 2019-2028 and Zoning Ordinance of Tuguegarao City through City Resolution No. 201-08-2021 and City Ordinance No. 25-08-2021 dated April 20, 2021 ratified by the Sangguniang Panlalawigan (SP) through SP Resolution No. 2021-10-368 dated June 16, 2021 in accordance with pertinent issuances.

CONDITIONS:

[x] This certification is not considered as a locational clearance/certificate of zoning conformance or development permit.

[x] This certification shall not be considered as a certification of this office as to the ownership by the applicant of the parcel of land subject to this certification.

[x] Any misrepresentation or material falsehood on the part of the applicant shall be sufficient cause for cancellation of this certification.

[] Others

Issued upon the request of Mr./Ms. Kristine Rose V. Lazaro this 4th day of March 2025, for whatever purpose it may serve him/her.

Evaluated By:

ENGR. MELSON A. LAGUNDI
Zoning Officer I

Recomending Approval:

ENGR. MANOLO M. BARREO
Zoning Officer II

Approved By:

CHONA Q. SEDANO, EnP.
City Planning and Development Coordinator

Application No. 0153
Fee Paid: P 720.00
O.R. No. 3579580
Tuguegarao City
March 04, 2025

PDC-006-042



REPUBLIC OF THE PHILIPPINES
PROVINCE OF CAGAYAN
CITY OF TUGUEGARAO
BARANGAY **GOSI SUR**



OFFICE OF THE SANGGUNIANG BARANGAY

Excerpts from the minutes of the regular session of the Sangguniang Barangay held on February 8, 2025 at Barangay Hall of Gosi Sur, Tuguegarao City.

RESOLUTION NO 05
Series of 2025

A RESOLUTION INTERPOSING NO OBJECTION TO THE RECLASSIFICATION OF LAND USE FROM RESIDENTIAL TO COMMERCIAL FOR PROPERTY LOCATED AT GOSI SUR, TUGUEGARAO CITY, CAGAYAN.

WHEREAS, Kristine Rose V. Lazaro married to Fernando Teodoro A. Lazaro , owner of the property located at Gosi Sur, Tuguegarao City, Cagayan , has filed a request to reclassify the land use from residential to commercial zoning;


WHEREAS, the Sangguniang Barangay of Gosi Sur, Tuguegarao City has reviewed the proposed land use change and found to be in accordance with the Comprehensive Land Use Plan and the zoning ordinances of Tuguegarao City.

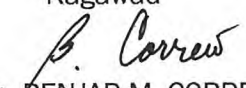
NOW THEREFORE, BE IT RESOLVED, by the Sangguniang Barangay of Gosi Sur in session assembled , to interpose NO OBJECTION to the reclassification of the land use from residential to commercial for the property located at Gosi Sur, Tuguegarao City, Cagayan, owned by Kristine Rose V. Lazaro , subject to compliance with all applicable building permits, zoning regulations, and environmental laws.


BE IT FURTHER RESOLVED, that copies of this resolution be furnished to the City Planning and Development Office, Kristine V. Lazaro married to Fernando Teodoro A. Lazaro, and the concerned Barangay for appropriate action and information.


APPROVED this 28th day of February , 2025 at Gosi Sur, Tuguegarao City Cagayan.

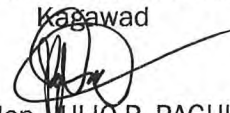
CONFIRMED:

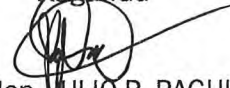
Hon. 
EDMUNDO M. TAMAYAO
Kagawad


Hon. 
BENJAR M. CORREO
Kagawad

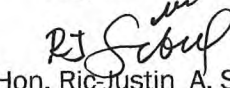
Hon. 
JANNIFER L. MALANA
Kagawad

Hon. 
RITO P. ALLAM
Kagawad

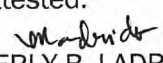
Hon. 
DIGNA S. SORIANO
Kagawad

Hon. 
JULIO P. PAGULAYAN
Kagawad


Hon. 
TERESITA B. LUMABAN
Kagawad

Hon. 
Ric-Justin A. Sibal
SK Chairperson

Attested:


PERLY B. LADRIDO
Barangay Secretary

Approved:


HON. VICTOR B. BLANCAD
Punong Barangay

INSPECTION REPORT

NATURE OF APPLICATION : Application for Rezoning/Reclassification from Residential Zone to Commercial Zone

APPLICANT : Kristine Rose V. Lazaro

LOT NO./TITLE NO/S. : Lot No. 9600-A/TCT No. 032-2024006048

LOCATION : Gosi Sur, Tuguegarao City

APPROVED LAND USE 2019-2028: RESIDENTIAL ZONE


SITE INSPECTION FINDINGS

Date of Inspection: March 28, 2025

Time: 9:20 A.M.

1. The subject lot is idle during the time of inspection.
2. The subject lot is approximately 2.2 meters below elevation to the National Road.
3. There is an existing national road on the western part of the lot making it accessible to all forms of land transportation.
4. Approved Land Uses of adjacent properties:
 - North : Residential Zone
 - East : Residential Zone
 - South : Residential Zone
 - West : National Road/Residential Zone
5. Dominant Existing Land Uses of adjacent properties:
 - North : Residential Areas
 - East : Residential/Agricultural Areas
 - South : Residential Areas
 - West : Residential Areas

SUBMITTED BY:


JEREMIAS G. SUSTENTO JR.
TWG Member


ENGR. ANTHONY S. REQUIMIN
TWG Member


ENGR. CATHERINE G. TAGUAM
TWG Member


ENGR. ROMMEL B. IQIN
TWG Member


ENP. GILBERT Z. QUINAN, MPA
TWG Member

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That I **KRISTINE ROSE V. LAZARO**, married, of legal age, Filipino and residing at **Brgy. Valdefuente, Cabanatuan City**, as a President of **FREEWAY MOTOR SALES OF CABANATUAN CORP.** do hereby name, appoint and constitute **MR. BAYANI M. DELOS SANTOS**, likewise of legal age, Filipino and residing at **NO. 8 Taft St., Centro 8 Tuguegarao City, Cagayan** to be my true and lawful Attorney-In-Fact and in my name, place and stead, to do and perform the following acts and deeds.

"To make, sign, execute, collect payment and deliver all documents and other writings in my name of whatever nature or kind relating to reclassification of land from Residential to Commercial with **TCT No. 032-2024006048** at **LGU Tuguegarao**.

HEREBY GIVING AND GRANTING unto my said Attorney-In-Fact, or her substitute, full power and authority to do and perform every lawful act and thing whatsoever requisite and necessary or proper to be done in the premises as fully to all intents and purposes as I/we might or could lawfully do if personally present, and hereby ratifying and confirming all that my said Attorney-In-Fact shall lawfully do or cause to be done by virtue of these presents.

IN WITNESS WHEREOF, I have hereunto affixed my/our signature/s on this APR 25 2025 day of 2025 at

TUGUEGARAO CITY, CAGAYAN

KRISTINE ROSE V. LAZARO
President

CONFORME:
BAYANI DELOS SANTOS
Atty.-In-Fact

Signed in the presence of

JO-ANN Q. BARTOLOME

ACKNOWLEDGEMENT

PRINCESS M. CAGAYAN

BEFORE ME a Notary Public for and in above jurisdiction this APR 25 2025 day of 2025 personally appeared:

Name CTC No. Date/Place of Issuance

KRISTINE ROSE V. LAZARO

Known to me and known to be the same person who executed the foregoing Special Power of Attorney and acknowledged to me that the same is his/her free and voluntary act and deed.

This instrument consisting of (1) page, including this acknowledgment is written, has been signed by the parties together with their instrumental witnesses, refers to a Special Power of Attorney.

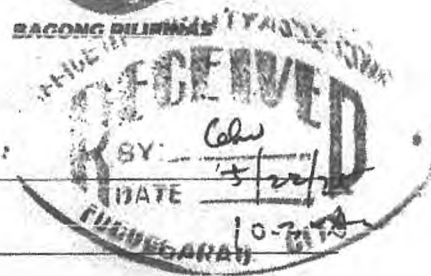
WITNESS MY HAND AND NOTARIAL SEAL on this APR 25 2025 day of 2025 at TUGUEGARAO CITY, CAGAYAN

Doc. 235
Page 48
Book No. 7
Series of 2025

ATTY. ADOLF KISSENGER P. BACULI
Notary Public
Until December 31, 2025
Roll No. 66621
Notarial Commission No. RTC-TUG-2024-60
IDP LIFETIME NO. 015882/06-06-2916
PTR No. 108-1-005/January 3, 2025
MCLE Compliance No. VII-0018173



Republic of the Philippines
Province of Cagayan
TUGUEGARAO CITY
OFFICE OF THE CITY MAYOR



Date: MAY 22 2025


TO/FOR: All concerned officials

SUBJECT: As attached

FOR: ☒ Appropriate/Immediate Action
☐ Comment/Recommendation
☐ Information & Guidance
☐ Evaluation /Review

☐ Let's discuss/see me
☐ Please advice action taken
☐ Please prepare reply
☐ File

OTHERS: Hi, Sirs & Mesdames. Please attend po
per directive of the Mayor. Thanks po.


ATTY. RENZ ANGELO P. UMAMBONG
Chief of Staff/ Executive Assistant IV



OFFICE OF CITY COUNCILOR JUDE T. BAYONA

May 22, 2025

HON. MAILA ROSARIO S. TING-QUE

City Mayor

Tuguegarao City, Cagayan

Dear Mayor Que:

The Committee on Land Use, Zoning and Reclassification, Planning and Subdivision Approval will conduct a public hearing on May 30, 2025 Friday, to discuss the application for rezoning of lot from residential zone to commercial zone of the following:

1. Ms. Kristine Rose V. Lazaro - 8:30 AM Gosi Sur Barangay Hall
2. Mr. Dan Jayson P. Santos - 10:00 AM Gosi Norte Barangay Hall

In this connection, may I respectfully request for the presence of the members of the Technical Working Group in the said public hearing namely:

- | | | |
|----------------------------------|---|---|
| 1. Engr. Patrick S. Taguba | - | City Engineering Office |
| 2. Engr. Rommel B. Iquin | - | City Assessor's Office |
| 3. Engr. Cathreine G. Taguiam | - | City Environment and Natural Resources Office |
| 4. EnP. Gilbert Z. Quinan | - | City Planning and Development Office |
| 5. Engr. Anthony S. Requimin | - | City Agriculture Office |
| 6. Mr. Jeremias G. Sustento, Jr. | - | City Treasurer's Office |
| 7. Atty. Gerome A. Pagalilauan | - | City Legal Office |
| 8. Engr. Manolo M. Barreo | - | City Planning and Development Office |
| 9. Engr. Melson A. Lagundi | - | City Planning and Development Office |

Thank you for your approval on this matter.

Very truly yours,

JUDE T. BAYONA

Chairman, Committee on Land Use, Zoning
and Reclassification, Planning and Subdivision Approval

OFFICE OF THE CITY MAYOR

RECEIVED

Date: MAY 22 2025

Time: 9:50 AM

By: [Signature]



**Republic of the Philippines
Province of Cagayan
City of Tuguegarao**

OFFICE OF THE SP SECRETARY

MINUTES OF THE PUBLIC HEARING CONDUCTED BY THE COMMITTEE ON LAND USE, REZONING, RECLASSIFICATION, PLANNING AND SUBDIVISION APPROVAL ON MAY 30, 2025, 8:30 A.M., AT THE GOSI SUR BARANGAY HALL, TUGUEGARAO CITY, CAGAYAN

PRESENT:

HON. JUDE T. BAYONA

Chairman

HON. MARK ANGELO B. DAYAG

Member

EMPLOYEES/GUESTS: (SEE ATTACHED ATTENDANCE SHEET)

SUBJECT:

A. INDORSEMENT OF THE CITY MAYOR. HON. MAILA ROSARIO S. TING-QUE, ON THE APPLICATION OF MS. KRISTINE ROSE V. LAZARO FOR RE-ZONING/RECLASSIFICATION OF PARCEL OF LAND FROM RESIDENTIAL ZONE TO COMMERCIAL ZONE

Hon. Jude T. Bayona, Chairman of the Committee on Land Use, Zoning, Reclassification, Planning and Subdivision Approval emphasized that the conduct of a public hearing is a mandatory requirement for reclassification and rezoning applications, giving residents the opportunity to raise concerns or ask questions related to the matter.

Hon. Bayona clearly explained the matter at hand, including the benefits of reclassification such as local economic growth and additional tax revenue for the barangay.

The applicant, Ms. Kristine Rose V. Lazaro, presented her plan to convert the subject land into a future business development.

The Technical Working Group, led by Engr. Gilbert Z. Quinan, has already submitted their initial findings to the City Council.

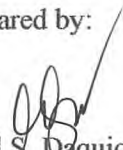
Regarding flood prevention, it is requested that a water outlet be included in the backfill plan to mitigate flooding risk and avoid future drainage issues.

A request was made to prioritize qualified or skilled constituents of Gosi Sur for future employment opportunities and construction projects.

The Committee, having found no opposition and recognizing the project's potential to bring positive development to the community, issued a favorable recommendation to reclassify the subject land from residential to commercial use.

With no further matters to discuss, the Chair thanked the applicant, participants, and residents of Barangay Gosi Sur for attending the public hearing, and adjourned the session at 8:55 A.M.

Prepared by:


Lizel S. Daquioag
LLSA II

**Republic of the Philippines
Province of Cagayan
City of Tuguegarao**

OFFICE OF THE SP SECRETARY

MINUTES OF THE PUBLIC HEARING CONDUCTED BY THE COMMITTEE ON LAND USE, REZONING, RECLASSIFICATION, PLANNING AND SUBDIVISION APPROVAL ON APRIL 4, 2025, 10:00 A.M., AT THE CAPATAN BARANGAY HALL, TUGUEGARAO CITY, CAGAYAN

PRESENT:

**HON. JUDE T. BAYONA
HON. ARNEL T. ARUGAY**

**Chairman
Member**

EMPLOYEES/GUESTS: (SEE ATTACHED ATTENDANCE SHEET)

SUBJECT:

A. APPLICATION OF MR. FERDINAND M. DE GUZMAN FOR RE-ZONING OF LOT FROM COMMERCIAL ZONE TO INDUSTRIAL ZONE CONTAINING AN AREA OF 0.1736 HECTARES SITUATED IN CAPATAN, TUGUEGARAO CITY, CAGAYAN

Hon. Jude T. Bayona, Chairman of the Committee on Land Use, Zoning, Reclassification, Planning and Subdivision Approval emphasized that the conduct of a public hearing is a mandatory requirement for reclassification and rezoning applications, giving residents the opportunity to raise concerns or ask questions related to the matter.

Hon. Bayona clearly explained the matter at hand, including the benefits of reclassification such as local economic growth and additional tax revenue for the barangay.

The applicant, Mr. Ferdinand M. De Guzman, presented his plan to convert the subject land into a petroleum gas tank (LPG) store.


The business permit will only be granted if all safety measures are followed, so there is nothing to worry about.

A request was made to prioritize qualified or skilled constituents of Barangay Capatan for future employment opportunities and construction projects.

The Committee, having found no opposition and recognizing the project's potential to bring positive development to the community, issued a favorable recommendation to reclassify the subject land from commercial to industrial use.

With no further matters to discuss, the Chair thanked the applicant, participants, and residents of Barangay Capatan for attending the public hearing, and adjourned the session at 10:25 A.M.

Prepared by:


Lizel S. Daquioag
ELSA II

**Republic of the Philippines
Province of Cagayan
City of Tuguegarao**

OFFICE OF THE SP SECRETARY

MINUTES OF THE PUBLIC HEARING CONDUCTED BY THE COMMITTEE ON LAND USE, REZONING, RECLASSIFICATION, PLANNING AND SUBDIVISION APPROVAL ON NOVEMBER 22, 2024, 10:30 A.M., AT THE LIBAG NORTE BARANGAY HALL, TUGUEGARAO CITY, CAGAYAN

PRESENT:

**HON. JUDE T. BAYONA
HON. ARNEL T. ARUGAY**

**Chairman
Member**

OTHER MEMBERS PRESENT:

**HON. RESTITUTO C. RAMIREZ
HON. RONALDO S. ORTIZ**

**City Councilor
City Councilor**

EMPLOYEES/GUESTS: (SEE ATTACHED ATTENDANCE SHEET)

SUBJECT:

A. APPLICATION OF CARL LLOYD D. VALDEZ FOR RECLASSIFICATION OF LOT FROM AGRICULTURAL ZONE TO COMMERCIAL ZONE CONTAINING AN AREA OF 1,375 SQUARE METERS SITUATED AT LIBAG NORTE, TUGUEGARAO CITY, CAGAYAN

Hon. Jude T. Bayona, Chairman of the Committee on Land Use, Zoning, Reclassification, Planning and Subdivision Approval emphasized that the conduct of a public hearing is a mandatory requirement for reclassification and rezoning applications, giving residents the opportunity to raise concerns or ask questions related to the matter.

The Hon. Bayona clearly explained the matter at hand, including the benefits of reclassification—such as local economic growth and additional tax revenue for the barangay.

The applicant, Mr. Carl Lloyd D. Valdez, presented his plan to convert the subject land into a car mechanic shop.

Hon. Ronald S. Ortiz raised concerns regarding the purchase of the lot and title transfer, but it was clarified that the title is clear.

Hon. Arnel T. Arugay noted that the documents were organized according to the findings of the Agriculturist. He suggested that the proponent coordinate with CPDCO and barangay officials for assistance regarding applicable policies for the application.


A request was made to prioritize qualified or skilled constituents of Capatan for future employment opportunities and construction projects.

The proponent will have to pay corresponding penalties for constructing the building before receiving reclassification approval and the issuance of a building permit.

The Committee, having found no opposition and recognizing the project's potential to bring positive development to the community, issued a favorable recommendation to reclassify the subject land from agricultural to commercial use.

With no further matters to discuss, the Chair thanked the applicant, participants, and residents of Barangay Libag Norte for attending the public hearing, and adjourned the session at 11:15 A.M.

Prepared by:


Lizel S. Daquioag
LLSA II

**Republic of the Philippines
Province of Cagayan
City of Tuguegarao**

OFFICE OF THE SP SECRETARY

MINUTES OF THE PUBLIC HEARING CONDUCTED BY THE COMMITTEE ON LAND USE, REZONING, RECLASSIFICATION, PLANNING AND SUBDIVISION APPROVAL ON DECEMBER 13, 2024, 8:00 A.M., AT THE NAMABBALAN NORTE BARANGAY HALL, TUGUEGARAO CITY, CAGAYAN

PRESENT:

**HON. JUDE T. BAYONA
HON. ARNEL T. ARUGAY**

**Chairman
Member**

EMPLOYEES/GUESTS: (SEE ATTACHED ATTENDANCE SHEET)

SUBJECT:

A. APPLICATION OF MR. VICENTE P. AGABIN FOR RECLASSIFICATION OF LOT FROM AGRICULTURAL ZONE TO COMMERCIAL ZONE CONTAINING AN AREA OF 1,000 SQUARE METERS SITUATED AT NAMABBALAN NORTE, TUGUEGARAO CITY, CAGAYAN

Hon. Jude T. Bayona, Chairman of the Committee on Land Use, Zoning, Reclassification, Planning and Subdivision Approval emphasized that the conduct of a public hearing is a mandatory requirement for reclassification and rezoning applications, giving residents the opportunity to raise concerns or ask questions related to the matter.

Hon. Bayona clearly explained the matter at hand, including the benefits of reclassification such as local economic growth and additional tax revenue for the barangay.

The applicant, Mr. Vicente P. Agabin, presented his plan to convert the subject land into a panciteria.

The Committee, having found no opposition and recognizing the project's potential to bring positive development to the community, issued a favorable recommendation to reclassify the subject land from agricultural to commercial use.

With no further matters to discuss, the Chair thanked the applicant, participants, and residents of Barangay Namabbalan Norte for attending the public hearing, and adjourned the session at 8:15 A.M.

Prepared by:


Lizel S. Daquioag
LLSA II

Republic of the Philippines
Province of Cagayan
City of Tuguegarao

OFFICE OF THE SP SECRETARY

MINUTES OF THE PUBLIC HEARING CONDUCTED BY THE COMMITTEE ON LAND USE, REZONING, RECLASSIFICATION, PLANNING AND SUBDIVISION APPROVAL ON NOVEMBER 22, 2024, 9:30 A.M., AT THE LIBAG SUR BARANGAY HALL, TUGUEGARAO CITY, CAGAYAN

PRESENT:

HON. JUDE T. BAYONA	Chairman
HON. ARNEL T. ARUGAY	Member

OTHER MEMBERS PRESENT:

HON. RESTITUTO C. RAMIREZ	City Councilor
HON. RONALDO S. ORTIZ	City Councilor
HON. CLAIRE M. CALLANGAN	City Councilor

EMPLOYEES/GUESTS: (SEE ATTACHED ATTENDANCE SHEET)

SUBJECT:

A. APPLICATION OF JERRY T. BALUBAL FOR RECLASSIFICATION OF LOT FROM AGRICULTURAL ZONE TO COMMERCIAL ZONE CONTAINING AN AREA OF 1,035 SQUARE METERS SITUATED AT LIBAG SUR, TUGUEGARAO CITY, CAGAYAN

Hon. Jude T. Bayona, Chairman of the Committee on Land Use, Zoning, Reclassification, Planning and Subdivision Approval emphasized that the conduct of a public hearing is a mandatory requirement for reclassification and rezoning applications, giving residents the opportunity to raise concerns or ask questions related to the matter.

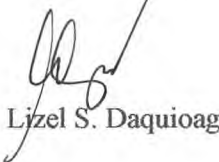
Hon. Bayona clearly explained the matter at hand, including the benefits of reclassification such as local economic growth and additional tax revenue for the barangay.

The applicant, Mr. Jerry T. Balubal, presented his plan to convert the subject land into an events place. When a concern was raised regarding the road right-of-way, Mr. Balubal responded that he had already allocated a specific lot area for that purpose.

The Committee, having found no opposition and recognizing the project's potential to bring positive development to the community, issued a favorable recommendation to reclassify the subject land from agricultural to commercial use.

With no further matters to discuss, the Chair thanked the applicant, participants, and residents of Barangay Libag Sur for attending the public hearing, and adjourned the session at 9:45 A.M.

Prepared by:


Lizel S. Daquioag