



Republic of the Philippines  
 PROVINCE OF CAGAYAN  
 Tuguegarao City



**NINTH CITY COUNCIL**

EXCERPTS FROM THE MINUTES OF THE 90<sup>th</sup> REGULAR SESSION OF THE NINTH CITY COUNCIL OF TUGUEGARAO CITY, CAGAYAN HELD ON MAY 06, 2024, (MONDAY), 09:00 A.M., AT THE SANGGUNIANG PANLUNGSOD SESSION HALL

**PRESENT:**

Hon. Bienvenido C. De Guzman II	City Vice Mayor, Presiding Officer
Hon. Mark Angelo B. Dayag	Sangguniang Panlungsod Member
Hon. Maria Rosario B. Soriano	-do-
Hon. Ronaldo S. Ortiz	-do-
Hon. Imogen Claire M. Callangan	-do-
Hon. Gilbert S. Labang	-do-
Hon. Jude T. Bayona	-do-
Hon. Karina S. Gauani-Viernes	-do-
Hon. Arnel T. Arugay	Sangguniang Panlungsod Member (via Teleconferencing)
Hon. Grace B. Arago	Sangguniang Panlungsod Member
Hon. Tirso V. Mangada	-do-

**ABSENT:**

Hon. Mary Marjorie P. Martin-Chan	Sangguniang Panlungsod Member (on Official Business)
Hon. Marc Aldous C. Baccay	Sangguniang Panlungsod Member (on Official Leave)
Hon. Restituto C. Ramirez	Ex Officio Member (on Official Business)
Hon. Cerene Pearl T. Quilang	-do-

**CITY RESOLUTION NO. 257-09-2024**

**RESOLUTION APPROVING THE APPLICATION OF JDE LAND CORPORATION (JDE LAND COMPANY) FOR A DEVELOPMENT PERMIT (DP) UNDER PRESIDENTIAL DECREE 957 FOR THE PROPOSED COMPLEX SUBDIVISION PROJECT (PRIMERA HOMES TUGUEGARAO) CONSISTING OF A TOTAL PROJECT AREA OF 9,573 SQUARE METERS LOCATED AT CARIG NORTE, TUGUEGARAO CITY, CAGAYAN**

**WHEREAS**, cities and municipalities are vested with authority to process and approve application for subdivision plans for residential, commercial, industrial and other development purposes pursuant to Section 458, paragraph 2, subparagraph (x) of RA 7160, otherwise known as the Local Government Code of 1991;

**WHEREAS**, Presidential Decree 957, otherwise known as the Subdivision and Legal Condominium Buyer’s Protective Decree, provides the rules and regulations governing processing and approval of Subdivision and Condominium Projects;

**WHEREAS**, JDE Land Corporation has applied for a Development Permit (DP) under PD 957 for the proposed complex subdivision project (Primera Homes Tuguegarao) with a total project area of 9,573 square meters located at Carig Norte, Tuguegarao City, Cagayan;

**WHEREAS**, the Preliminary Approval and Locational Clearance (PALC) of Primera Homes Tuguegarao was approved pursuant to City Resolution No. 395-09-2023;

**WHEREAS**, the applicant has complied with all the documentary requirements setforth by PD 957 and other applicable laws as contained in Committee Report No. 141-2024 which was approved by the Ninth City Council of Tuguegarao City.

**NOW, THEREFORE, RESOLVE**, as it is hereby **RESOLVED**, to approve the application of JDE 957 for the proposed complex subdivision project (Primera Homes Tuguegarao) with a total project area of 9,573 square meters located at Carig Norte, Tuguegarao City, Cagayan, subject to the following conditions:

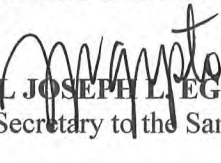


1. All conditions stipulated in PALC Resolution No. 395-09-2023 must be complied.
2. The owner/developer shall indicate and delineate the location of Sewerage Treatment Facility in the Subdivision Plan.
3. For shelter component, it shall strictly conform to the requirements of the National Building Code and other related laws.
4. The developer shall strictly comply with the conditions/requirements stipulated in the Certificate of Non-Coverage (CNC) issued by the DENR.
5. The owner/developer shall comply with the applicable requirements of other Agencies and applicable provisions of existing laws.
6. No activity other than that applied for shall be conducted within the area shall be introduced without prior clearance from the Office of the Sangguniang Panlungsod.
7. Adequate safety measures against fire shall be provided and the requirements of the National Fire Protection Code and other related laws shall be strictly conformed or complied with.
8. Non-compliance to the National Building Code, Laws concerning Subdivisions and other pertinent laws shall cause the revocation of this permit.


With eight (8) members voting in favor (Hon. Callangan, Hon. Soriano, Hon. Viernes, Hon. Bayona, Hon. Dayag, Hon. Ortiz, Hon. Arugay and Hon. Arago), two (2) against (Hon. Labang and Hon. Mangada), **CITY RESOLUTION NO. 257-09-2024** was **APPROVED** under suspended rules.

X-X-X

I HEREBY CERTIFY TO THE CORRECTNESS OF THE FOREGOING:

  
**JOEL JOSEPH L. EGIPTO, Ph.D.**  
Secretary to the Sangguniang

ATTESTED:

  
**HON. BIENVENIDO C. DE GUZMAN II**  
City Vice Mayor/Presiding Officer  
Date: 5/7/2024

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