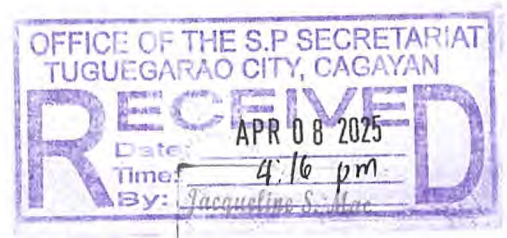


8/c



Republic of the Philippines
Province of Cagayan
TUGUEGARAO CITY

Phone number : 0953-588-3721 | email address : cmotuguegaraocity@gmail.com



OFFICE OF THE CITY MAYOR

08 April 2025

THE PRESIDING OFFICER AND MEMBERS

Sangguniang Panlungsod
This City

Dear *Presiding Officer and Members of the Sanggunian*:

Herewith is the application of Ms. Kristine Rose V. Lazaro for rezoning/reclassification of their parcel of land from residential zone to commercial zone, for your information and appropriation.

Thank you and regards!

In the name of public service,

MAILA ROSARIO S. TING-QUE
City Mayor

Copy furnished:

- Ms. Kristine Rose V. Lazaro
- City Legal Office
- Zoning Unit, CPDO





April 7, 2025

MAILA ROSARIO S. TING-QUE
City Mayor
Tuguegarao City, Cagayan

OFFICE OF THE CITY MAYOR
RECEIVED
Date: APR 08 2025
Time: 10:03 AM
By: DEAN

Mam,

Respectfully transmitting herewith, the documentary requirements of Mr. Rodolfo T. Tayem and Ms. Kristine Rose V. Lazaro for their application for rezoning/reclassification from residential zone to commercial zone. The documents are evaluated by the Technical Working Group (TWG) with attached inspection report for your appropriate action and endorsement to the Sangguniang Panlungsod.

Lots subject for rezoning/reclassification:

OWNER	LOT NO.	TITLE NUMBER	TOTAL AREA (Sq.m)	LOCATION
Rodolfo T. Tayem	9599-H	T-032-2024005664	813	Gosi Sur, Tuguegarao City
Kristine Rose V. Lazaro	9600-A	T-032-2024006048	5,244	Gosi Sur, Tuguegarao City

Thank you very much.

Respectfully yours,


EnP. GILBERT Z. QUINAN, MPA
Assistant City Planning and Development Coordinator



FREEWAY MOTORSALES OF CABANATUAN CORPORATION
NATIONAL HIGH-WAY GOSI, TUGUEGARAO CITY, CAGAYAN BRANCH
TEL.NO#. 0925 - 728 - 7207

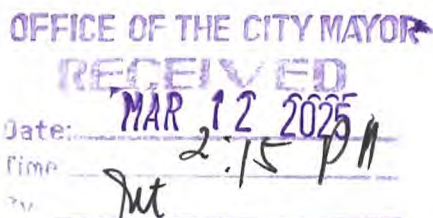


Tel Nos. (078)307-1461-62; 09367607532

E-mail Add: freewaytug@yahoo.com

March 12, 2025

Hon. Maila Ting Que
City Mayor
Tuguegarao City, Cagayan



Ma'am,

I have the honor to request for rezoning of my LOT from Residential Zone to Commercial Zone,
Described as follows:

TCT No. : 032-2024006048

LOCATION: GOSI SUR, TUGUEGARAO CITY, CAGAYAN

AREA : 5,244 SQS.

I look forward for your consideration and appreciate your action in this matter.

Thank You.

Very Truly Yours,


Kristine Rose V. Lazaro

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. SIBBALUCAR 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



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

TAX DECLARATION OF REAL PROPERTY

TD No. 03-0030-00140 Property Identification No. 182-03-0030-003-07

Owner:MACARUBBO, JULIANA M/TO: TOMAS TALOSIG TIN:

Address: Gosi Sur, Tuguegarao 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. T-122824 Survey No. 9600-A

CCT Lot No.

Dated Blk No.

Boundaries:

North E: Lot 9602; 9601 South W: Road

S East: Lot 9599 N West: Lot 9600-B

KIND OF PROPERTY ASSESSED:

LAND

MACHINERY

Brief Description:

BUILDING

Others:

Specify:

No. of Storeys:

Brief Description:

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
Agricultural	0.5244	30,210.00	CornLand	17%	5,140.00
Total	0.5244	30,210.00			5,140.00

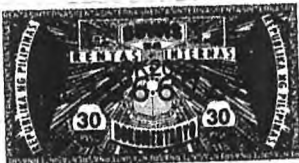
Total Assessed Value FIVE THOUSAND ONE HUNDRED FORTY PESOS AND XX / 100 (Amount in Words)

Taxable Exempt Effectivity of Assessment/Reassessment: 2024 Qtr. Yr.

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

This declaration cancels TD No. 11-34156 A Owner: SAME Previous A.V. Php 3040.00

Memoranda: Revised under City Ordinance Nos. 67-08-2019 and 01-08-2020



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.

ASR-011

CERTIFIED TRUE COPY ISSUED UPON THE REQUEST OF FELIX ESCOBAR FOR REFERENCE PURPOSES CERTIFICATION FEE OF P50.00 PAID UNDER O.R. NO.344302 DATE June 03, 2024

RUBEN B. MACULI

DECLARATION OF REAL PROPERTY

(FILED UNDER SEC. 202, RA-NO 7160)

Owner MACARUBBO, JULIANA M/TO: TOMAS TALOSIG

Gosi Sur, Tuguegarao City

(Address)

Administrator

(Address)

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.

Block No.

Boundaries:

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 RESOLUTION NO. 013-2009.			Land	0.524400	2	16,210.00	P8,500.52
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				
			Adjustment				
			(a) Along or na				
			rd frontage				
			(b) kms. to				
			all weather				
			(c) kms. to				
			market (pub).				
			Total Adjustments				
			Adjusted Market Value				
			Total				
Total			Adjusted Market Value				

CERTIFIED TRUE COPY ISSUED

UPON THE REQUEST OF FELIX ESCOBAR

FOR REFERENCE PURPOSES CERTIFICATION

FEE OF P50.00 PAID UNDER O.R. NO.3442531

DATE May 30, 20 24

RUBEN L. SACULI

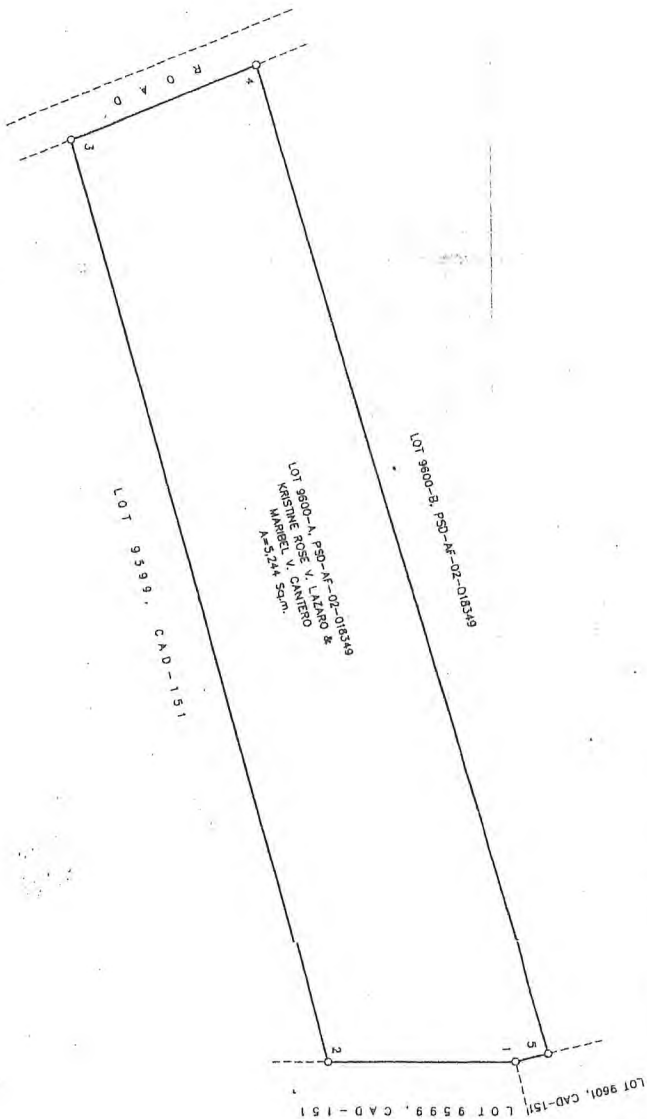
ASSISTANT CITY ASSESSOR (6-3-24)

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

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



TECHNICAL DESCRIPTIONS		
LINES	BEARINGS	DISTANCES
BOUNDARY		
1 2	S 00°17' E	29.85 m.
2 3	S 75°25' W	154.42 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 BRM No.21, CAD-151 TO CORNER "1"		
LOTS	BEARINGS	DISTANCES
BRTY.	N 21°05' W	609.54 m.



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

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: 600

CERTIFICATION

I hereby certify that this is a true and correct plan of LOT 9600-A, PSD-AF-02-018349, based on the technical description appearing on TCT No. 002-2024060424 (copy copy) presented by the owner.

02/17/25
Date prepared
JAMES S. CAILAN
JAMES S. CAILAN
GEODENSE/ENGINEER
Reg. Cert. No. 9020, Date 08/17/199
License No. 3523901, 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

LOT 9601, CAD-151

LOT 9602, CAD-151

LOT 9603, CAD-151

LOT 9600-1 CARUBO

LOT 9600-2 CARUBO

LOT 9600-3 CARUBO

LOT 9600-4 CARUBO

LOT 9600-5 CARUBO

CALLE 15

CALLE 16

HEREBY CERTIFY THAT THIS IS AN AUTHENTIC,
AND CORRECT COPY OF THE ORIGINAL PLAN FOR

ENGR. RITA L. TYRANGAN
CHIEF, LAND RECORDS SECTION

ALL CONCENTRATIONS MARKED BY CYL. COND. MONS. 15 X 60 CMS.
ALL CONCENTRATIONS NOT OTHERWISE MARKED DESCRIBED ABOVE PS CYL. COND. MONS. 15X60CMS

CERTIFICATION

I HEREBY CERTIFY THAT THE BEARING AND DISTANCE OF THE BOUNDARY LINE OF HEREIN SUBMITTED AS WELL AS THE ADJACENT AREA OR PORTION OF THE SUBDIVISION PLAN AND ARE IDENTICAL TO THE SURVEY DESCRIBED IN THE TITLE DE T-1430

With my conformity
I pronounce defeat

LEAD OWNER

VERIFICATION FEE

Paid Under:

Date: 11-5-24

2 Lits _____ Corners _____

ORIGINAL SURVEY		Surveyed	Approved
of No. 9600	Page No. 151	Date	
Decreed	30	Linc Rec No.	
ACT No. T-13-40	Dated 3-15-50	Issued to	CANDIDO MACARUBBO
SUBDIVISION PLAN			
OF LOT 9600, CAD-151			
AS SURVEYED FOR			
CANDIDO MACARUBBO ET AL			
SITUATED IN THE			
URBAN CODE: 1942			
BARANGAY OF: 1942			
MUN. / CITY OF: TUGUEGARAO			
PROVINCE OF: LUZON			
ISLAND OF: LUZON			
CONTAINING AN AREA OF 15.732 SQ. M			
ZONE NO. 1 PLANNING 32: BEARING: GRID TRUE SCALE 1:1000			
I hereby certify that this is a correct plan of the surveyed area made by me personally, or under my direct supervision in conformity with the provisions of applicable laws of the Republic of the Philippines and the rules and regulations of the Department of Environment and Natural Resources. I further certify that this plan accurately indicates the boundaries of the property as indicated to me on the ground by the survey claimant or his authorized representative and that I assume full responsibility for the technical correctness of the survey and the accuracy of the information furnished. DATED: 4-16-1950 _____ JOSE M. DELERA CHIEF ENGINEER REGIONAL SURVEYS DIVISION DENR OFFICE Date: 5-7-50 License No. CO-41844			
Republic of the Philippines Department of Environment and Natural Resources Lands Management Services Region Office - 3A Tuguegarao, CAG.			
I hereby certify to the technical correctness of this plan of the surveyed area, the original fieldnotes and accompanying documents which are on file in this office; wherever they may be, and hereby recommend for its approval. DATED: 10-18-1950 _____ ALFREDO S. OBEDYIA CHIEF REGIONAL SURVEYS DIVISION DENR OFFICE Date: 10-18-1950			
APPROVED: 10-18-1950 This approved plan, however, shall not be construed as giving title to the land as this to the land.			
DATE RETURNED		REASON	
0-3-50 Date Submitted: 0-3-50 REASON: RECEIVED BY:		RECEIVED BY: REASON:	
Position verified by Field Notes on Pk. 171 35' N. 121° 45' E. by Pinned on Check by Computation checked by Astronomic / Traverse / Lot Data Plotted / listed by:		Signature _____ Date _____	
Prepared by: Checked & verified by: ADDITIONAL INFORMATION AFTER DATE OF APPROVAL No. of documents attached: 15 sheets			



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.

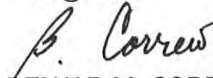
NOW THEREFORE, BE IT RESOLVED, by the Sangguniang Barangay of Gosi Sur in session assembled , to interpose NO OBJECTION to the reclassification of the land use from residential to commercial for the property located at Gosi Sur, Tuguegarao City, Cagayan, owned by Kristine Rose V. Lazaro , subject to 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:

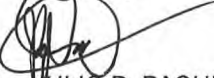
Hon. 
EDMUNDO M. TAMAYAO
Kagawad


Hon. 
BENJAR M. CORREO
Kagawad

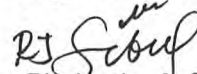
Hon. 
JANNIFER L. MALANA
Kagawad

Hon. 
RITO P. ALLAM
Kagawad

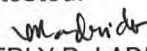
Hon. DIGNA S. SORIANO
Kagawad

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



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

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

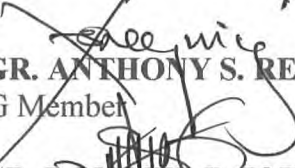
SITE INSPECTION FINDINGS
Date of Inspection: March 28, 2025
Time: 9:20 A.M.

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:



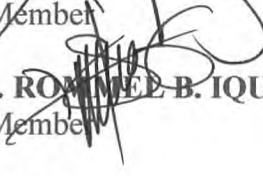
JEREMIAS G. SUSTENTO JR.
TWG Member



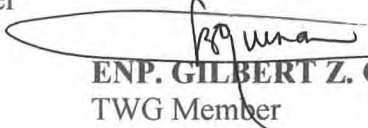
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ENGR. ROMMEL B. IQUIN
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