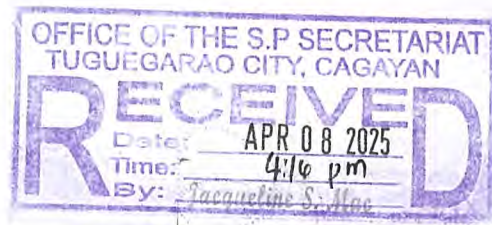


6/L



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 Mr. Rodolfo T. Tayem 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:

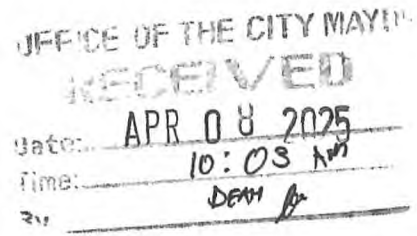
- *Mr. Rodolfo Tayem*
- *City Legal Office*
- *Zoning Unit, CPDO*





April 7, 2025

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



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

March 10, 2025

Hon. Maila Ting
City Mayor
Tuguegarao City, Cagayan
Ma'am,

OFFICE OF THE CITY MAYOR

RECEIVED

Date: MAR 10 2025

Time: 2:20 PM

I have the honor to request for rezoning of my lot from residential zone to commercial zone, described as follows:

LOT No. 9599-H PSD-A-F 105088

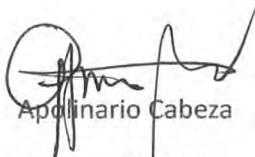
LOCATION: GOSI SUR, TUGUEGARAO CITY, CAGAYAN

AREA: 813 SQM.

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

Very truly yours,

Rodolfo T. Tayem


Apolinario Cabeza
Attorney in Fact.

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY

Registry of Deeds for Tuguegarao, Cagayan

Transfer Certificate of Title

No. 032-2024005664

IT IS HEREBY CERTIFIED that certain land situated in GOSI SUR, TUGUEGARAO CAGAYAN, bounded and described as follows:

LOT NO: 9599-H, PLAN NO: PSD-AF-02-105088

PORTION OF: LOT 9599, CAD-151

LOCATION: GOSI SUR, TUGUEGARAO CAGAYAN (Continued on next page)

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

Owner: RODOLFO T. TAYEM, OF LEGAL AGE, FILIPINO, MARRIED TO
BRENDA C. TAYEM

Address: CENTRO, BUGUEY, CAGAYAN

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.: 10

Record No.: 441

Orig. Reg. Date: 12 21 1926

Decree No.: 231878

Original RD: TUGUEGARAO, CAGAYAN

OCT No.: OCT-6438

Volume No.:

Page No.:

Original Owner: PIA TURARAY

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE 2024001843 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Tuguegarao, Cagayan, Philippines on the 5th day of AUGUST 2024 at 08:07am.

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

It is hereby certified that this is a true electronic copy of TCT 2024005664 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: APOLINARIO CABEZA

Ref: 2025003265 OR No: 1035246004
Date: 02/06/2025 OR Date: Feb 5 2025
Time: 09:08:42 AM Amt Paid: 470.32

TCT No.: 032-2024005664
Page No.: 2

TECHNICAL DESCRIPTION (Continued from page 1)
BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2 PSD-AF-02-105088	NW	LOT 9599-G,
2-3 PSD-AF-02-105088	NE	LOT 9599-D,
3-4 PSD-AF-02-105088	SE	LOT 9599-J,
4-1	SW	(EXISTING ROAD) PROVINCIAL ROAD,

TIE POINT: BBM NO. 21, CAD 151, TUGUEGARAO CADASTRE

LINE	BEARING	DISTANCE
TO CORNER 1	N. 37° 07' W	592.49 M.
1-2	N. 73° 06' E	57.40 M.
2-3	S. 21° 46' E	13.62 M.
3-4	S. 71° 55' W	57.30 M.
4-1	N. 21° 46' W	14.81 M.

AREA: EIGHT HUNDRED THIRTEEN (813) SQUARE METERS, MORE OR LESS
DESCRIPTION OF CORNERS: P.S. CYL. CONC. MONS. 15X40 CMS.
BEARINGS: TRUE
DECLINATION:
DATE OF ORIGINAL SURVEY: NA
DATE OF SUBD/CONS SURVEY: DECEMBER 22, 2021
DATE APPROVED: JULY 26, 2022
GEODETIC ENGINEER: JOEFREY BUIAQUI
NOTES:

It is hereby certified that this is a true electronic copy of TCT 2024005664 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: APOLINARIO CABEZA

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Date 02/06/2025 OR Date : Feb 5 2025
Time 09:08:42 AM Amt. Paid : 470.32

TCT No.: 032-2024005664

Page No.: 3

MEMORANDUM OF ENCUMBRANCES

Entry No.: 2024001973

Date: March 05, 2024 12:41:15PM

LIABILITIES UNDER SECTION 4 RULE 74 : TO CREDITORS, HEIRS, AND OTHER PERSONS UNLAWFULLY DEPRIVED OF PARTICIPATION IN THE ESTATE OF THE DECEASED PIA TURARAY AS EXTRAJUDICIALLY SETTLED FOR A PERIOD OF TWO (2) YEARS PURSUANT TO SECTION 4 RULE 74 OF THE RULES OF COURT. DATE OF INSTRUMENT: JUNE 26, 2023.

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

COPIED FROM OCT 6438

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

It is hereby certified that this is a true electronic copy of TCT 2024005664 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: APOLINARIO CABEZA

Ref : 2025003265 OR No : 1035246004
Date : 02/06/2025 OR Date : Feb 5 2025
Time : 09:08:42 AM Amt Paid : 470.32



TAX DECLARATION OF REAL PROPERTY

Owner's Copy

TD No. 03-0030-00656 Property Identification No. 182-03-0030-003-74

Owner: TAYEM, RODOLFO T. M/TO: BRENDA C. TAYEM TIN:

Address: Zone 7, Rosal St., Centro, Buguey, Cagayan Telephone No.

Administrator/Beneficial User: TIN:

Address: Telephone No.

Location of Property : Gosi Sur/03 Tuguegarao City

OCT/TCT/CLOA No. 032-2024005664 Survey No. 9599-H, Psd-af-02-105088

CCT Lot No.

Dated Blk No.

Boundaries: North W: lot 9599-G South E: lot 9599-J (existing road) N East: lot 9599-D S West: Provincial Road

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

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
Residential	813	772,350.00	Resl Lot	5	38,620.00
Total	813	772,350.00			38,620.00

Total Assessed Value THIRTY-EIGHT THOUSAND SIX HUNDRED TWENTY PESOS AND XX / 100

Taxable Exempt Effectivity of Assessment/Reassessment: 2025

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

This declaration cancels TD No. 03-0030-00640 Owner: GUZMAN, LILIA B. Previous A.V. Php 38,620

Memoranda: Transferred as per electronic certified true copy of TCT No. 032-2024005664 issued on 8/5/2024 in favor of the declarant. 2024 taxes paid under OR No. 0457024 dated 6/13/2024 and tax transfer fee paid under OR No. 3469831 dated 8/01/2024. Pin maintained. BIR CAR No. 00602661 Issued On: July 24, 2024 Issued By: Atty. Maria Isabel Q. Barcia-ARO Amount: 168 483.00 [Memorandum of Encumbrances: Entry No. 2024001973 Date: March-05-2023 12:41:15PM Liabilities Imposed by Section 4 Rule 74: To creditors, heirs and other persons unlawfully deprived of participation in the estate of the Deceased Pia Turaray as extrajudicially settled for a period of two(2) years pursuant to Section 4 Rule 74 of the Rules of Court. Date of Instrument: June 26, 2023.(SGD) Atty. Herminio C. Sychangco, Jr. Acting Register of Deeds IV. Copied from OCT-6438. Atty. Herminio C. Sychangco, Jr. Acting Register of Deeds IV.]

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 20 20 . It does not and cannot by itself alone confer any ownership or legal title to the property.

OF LOT 9549-H, PSD-AF-02-105088
AS PREPARED FOR
RODOLFO T. TAYEM

SITUATED IN THE

REFUGEE CODE : 6081 SUR
 DEPARTMENT OF : TUGUEGARAO
 TOWN OF :
 PROVINCE OF : CAGAYAN
 ISLAND OF : LUCEN
 CONTAINS AN AREA OF

813 sq. m.

013 02.12

ZONE NO.:
 SPECIALTIES OF
 MEASUREMENT
 SCALE 1: 100

	6A	6B	6C	6D	6E	6F	6G	6H	6I	6J	6K	6L	6M	6N	6O	6P	6Q	6R	6S	6T	6U	6V	6W	6X	6Y	6Z	6AA	6AB	6AC	6AD	6AE	6AF	6AG	6AH	6AI	6AJ	6AK	6AL	6AM	6AN	6AO	6AP	6AQ	6AR	6AS	6AT	6AU	6AV	6AW	6AX	6AY	6AZ	6BA	6BB	6BC	6BD	6BE	6BF	6BG	6BH	6BI	6BJ	6BK	6BL	6BM	6BN	6BO	6BP	6BQ	6BR	6BS	6BT	6BU	6BV	6BW	6BX	6BY	6BZ	6CA	6CB	6CC	6CD	6CE	6CF	6CG	6CH	6CI	6CJ	6CK	6CL	6CM	6CN	6CO	6CP	6CQ	6CR	6CS	6CT	6CU	6CV	6CW	6CX	6CY	6CZ	6DA	6DB	6DC	6DD	6DE	6DF	6DG	6DH	6DI	6DJ	6DK	6DL	6DM	6DN	6DO	6DP	6DQ	6DR	6DS	6DT	6DU	6DV	6DW	6DX	6DY	6DZ	6EA	6EB	6EC	6ED	6EE	6EF	6EG	6EH	6EI	6EJ	6EK	6EL	6EM	6EN	6EO	6EP	6EQ	6ER	6ES	6ET	6EU	6EV	6EW	6EX	6EY	6EZ	6FA	6FB	6FC	6FD	6FE	6FF	6FG	6FH	6FI	6FJ	6FK	6FL	6FM	6FN	6FO	6FP	6FQ	6FR	6FS	6FT	6FU	6FV	6FW	6FX	6FY	6FZ	6GA	6GB	6GC	6GD	6GE	6GF	6GG	6GH	6GI	6GJ	6GK	6GL	6GM	6GN	6GO	6GP	6GQ	6GR	6GS	6GT	6GU	6GV	6GW	6GX	6GY	6GZ	6HA	6HB	6HC	6HD	6HE	6HF	6HG	6HH	6HI	6HJ	6HK	6HL	6HM	6HN	6HO	6HP	6HQ	6HR	6HS	6HT	6HU	6HV	6HW	6HX	6HY	6HZ	6IA	6IB	6IC	6ID	6IE	6IF	6IG	6IH	6II	6IJ	6IK	6IL	6IM	6IN	6IO	6IP	6IQ	6IR	6IS	6IT	6IU	6IV	6IW	6IX	6IY	6IZ	6JA	6JB	6JC	6JD	6JE	6JF	6JG	6JH	6JI	6JJ	6JK	6JL	6JM	6JN	6JO	6JP	6JQ	6JR	6JS	6JT	6JU	6JV	6JW	6JX	6JY	6JZ	6KA	6KB	6KC	6KD	6KE	6KF	6KG	6KH	6KI	6KJ	6KK	6KL	6KM	6KN	6KO	6KP	6KQ	6KR	6KS	6KT	6KU	6KV	6KW	6KX	6KY	6KZ	6LA	6LB	6LC	6LD	6LE	6LF	6LG	6LH	6LI	6LJ	6LK	6LL	6LM	6LN	6LO	6LP	6LQ	6LR	6LS	6LT	6LU	6LV	6LW	6LX	6LY	6LZ	6MA	6MB	6MC	6MD	6ME	6MF	6MG	6MH	6MI	6MJ	6MK	6ML	6MM	6MN	6MO	6MP	6MQ	6MR	6MS	6MT	6MU	6MV	6MW	6MX	6MY	6MZ	6NA	6NB	6NC	6ND	6NE	6NF	6NG	6NH	6NI	6NJ	6NK	6NL	6NM	6NN	6NO	6NP	6NQ	6NR	6NS	6NT	6NU	6NV	6NW	6NX	6NY	6NZ	6OA	6OB	6OC	6OD	6OE	6OF	6OG	6OH	6OI	6OJ	6OK	6OL	6OM	6ON	6OO	6OP	6OQ	6OR	6OS	6OT	6OU	6OV	6OW	6OX	6OY	6OZ	6PA	6PB	6PC	6PD	6PE	6PF	6PG	6PH	6PI	6PJ	6PK	6PL	6PM	6PN	6PO	6PP	6PQ	6PR	6PS	6PT	6PU	6PV	6PW	6PX	6PY	6PZ	6QA	6QB	6QC	6QD	6QE	6QF	6QG	6QH	6QI	6QJ	6QK	6QL	6QM	6QN	6QO	6QP	6QQ	6QR	6QS	6QT	6QU	6QV	6QW	6QX	6QY	6QZ	6RA	6RB	6RC	6RD	6RE	6RF	6RG	6RH	6RI	6RJ	6RK	6RL	6RM	6RN	6RO	6RP	6RQ	6RR	6RS	6RT	6RU	6RV	6RW	6RX	6RY	6RZ	6SA	6SB	6SC	6SD	6SE	6SF	6SG	6SH	6SI	6SJ	6SK	6SL	6SM	6SN	6SO	6SP	6SQ	6SR	6SS	6ST	6SU	6SV	6SW	6SX	6SY	6SZ	6TA	6TB	6TC	6TD	6TE	6TF	6TG	6TH	6TI	6TJ	6TK	6TL	6TM	6TN	6TO	6TP	6TQ	6TR	6TS	6TT	6TU	6TV	6TW	6TX	6TY	6TZ	6UA	6UB	6UC	6UD	6UE	6UF	6UG	6UH	6UI	6UJ	6UK	6UL	6UM	6UN	6UO	6UP	6UQ	6UR	6US	6UT	6UU	6UV	6UW	6UX	6UY	6UZ	6VA	6VB</
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CERTIFICATION

This is to certify that the distances between and among the six plotted houses are 27' 0" and correct bearing as shown on the attached plan. The technical description appearing in "No. 222-1974" recorded in the name of 25/11/77. And the amount of Rs. 1000/- is the consideration of the said plot.

**VICINITY MAP
(NOT DRAWN TO SCALE)**

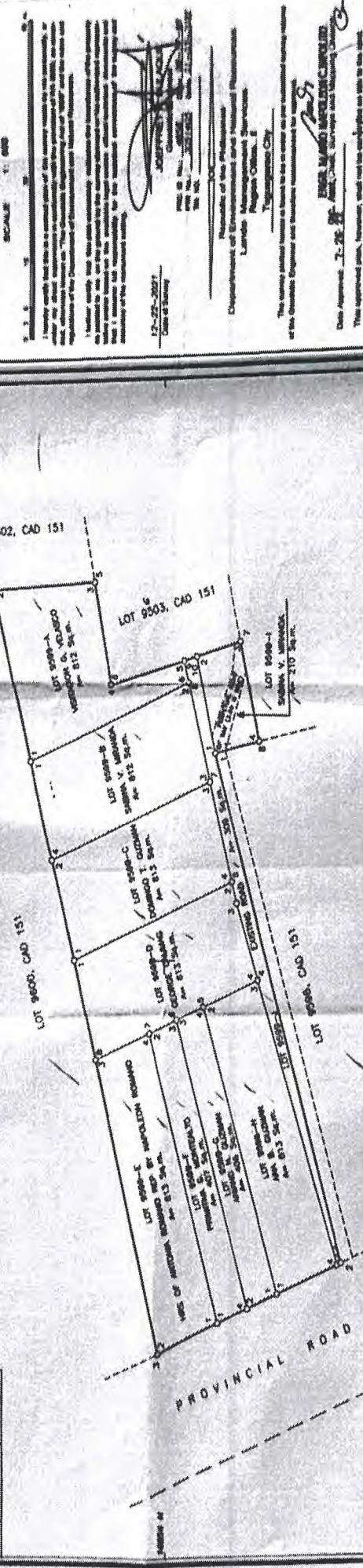


NOTE:
All columns are P.A. of course, unless 15 x 40 cm.

TECHNICAL DESCRIPTION		LOT 9500-D	
UNITS	MEASUREMENTS	1-2	3-4
LOT 9500-D			
1-2	5.7325E	102.86 m	102.86 m
3-4	5.7325E	102.86 m	102.86 m
5-6	5.7325E	102.86 m	102.86 m
7-8	5.7325E	102.86 m	102.86 m
9-10	5.7325E	102.86 m	102.86 m
11-12	5.7325E	102.86 m	102.86 m
LOT 9500-E			
1-2	5.7325E	102.86 m	102.86 m
3-4	5.7325E	102.86 m	102.86 m
5-6	5.7325E	102.86 m	102.86 m
7-8	5.7325E	102.86 m	102.86 m
9-10	5.7325E	102.86 m	102.86 m
11-12	5.7325E	102.86 m	102.86 m
LOT 9500-F			
1-2	5.7325E	102.86 m	102.86 m
3-4	5.7325E	102.86 m	102.86 m
5-6	5.7325E	102.86 m	102.86 m
7-8	5.7325E	102.86 m	102.86 m
9-10	5.7325E	102.86 m	102.86 m
11-12	5.7325E	102.86 m	102.86 m
LOT 9500-G			
1-2	5.7325E	102.86 m	102.86 m
3-4	5.7325E	102.86 m	102.86 m
5-6	5.7325E	102.86 m	102.86 m
7-8	5.7325E	102.86 m	102.86 m
9-10	5.7325E	102.86 m	102.86 m
11-12	5.7325E	102.86 m	102.86 m

TECHNICAL DESCRIPTION		LOT 9500-H	
UNITS	MEASUREMENTS	1-2	3-4
LOT 9500-H			
1-2	5.7325E	102.86 m	102.86 m
3-4	5.7325E	102.86 m	102.86 m
5-6	5.7325E	102.86 m	102.86 m
7-8	5.7325E	102.86 m	102.86 m
9-10	5.7325E	102.86 m	102.86 m
11-12	5.7325E	102.86 m	102.86 m
LOT 9500-I			
1-2	5.7325E	102.86 m	102.86 m
3-4	5.7325E	102.86 m	102.86 m
5-6	5.7325E	102.86 m	102.86 m
7-8	5.7325E	102.86 m	102.86 m
9-10	5.7325E	102.86 m	102.86 m
11-12	5.7325E	102.86 m	102.86 m
LOT 9500-J			
1-2	5.7325E	102.86 m	102.86 m
3-4	5.7325E	102.86 m	102.86 m
5-6	5.7325E	102.86 m	102.86 m
7-8	5.7325E	102.86 m	102.86 m
9-10	5.7325E	102.86 m	102.86 m
11-12	5.7325E	102.86 m	102.86 m

TECHNICAL DESCRIPTION		LOT 9500-K	
UNITS	MEASUREMENTS	1-2	3-4
LOT 9500-K			
1-2	5.7325E	102.86 m	102.86 m
3-4	5.7325E	102.86 m	102.86 m
5-6	5.7325E	102.86 m	102.86 m
7-8	5.7325E	102.86 m	102.86 m
9-10	5.7325E	102.86 m	102.86 m
11-12	5.7325E	102.86 m	102.86 m
LOT 9500-L			
1-2	5.7325E	102.86 m	102.86 m
3-4	5.7325E	102.86 m	102.86 m
5-6	5.7325E	102.86 m	102.86 m
7-8	5.7325E	102.86 m	102.86 m
9-10	5.7325E	102.86 m	102.86 m
11-12	5.7325E	102.86 m	102.86 m



NOTE:
All corners marked "P.S." are old corners, more 15x40 cm.
All corners not otherwise described are Old P.S. of course, more 15x40 cm.

CERTIFICATION
I hereby certify that the above is a true and correct copy of the original plan for the subdivision of the land shown, and that the same is in accordance with the provisions of the Land Management Act, Chapter 100, of the Laws of the Province of Cagayan.

With my conformity
Visitacion G. Velasco
VISITACION G. VELASCO
Land Owner
(FOR SIMPLE SUBDIVISION ONLY)
VERIFICATION FEE
Paid Under 7359011
O.R. No. 04-01-12
Date 10 June 1983
P.S. 7359011-7359012

PSD-MF-02-105088

12-9 of 7-27-22



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 28, 2025 at Barangay Hall of Gosi Sur, Tuguegarao City.

RESOLUTION NO 06
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, RODOLFO T. TAYEM married to BRENDA C. TAYEM, 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;

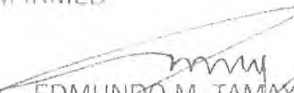
WHEREAS, the Sangguniang Barangay of Gosi Sur, Tuguegarao City has reviewed the proposed land use change and found to be in accordance with the Comprehensive Land Use Plan and the zoning ordinances of Tuguegarao City.

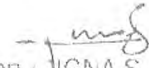
NOW THEREFORE, BE IT RESOLVED, by the Sangguniang Barangay of Gosi Sur in session assembled, to interpose NO OBJECTION to the reclassification of the land use from residential to commercial for the property located at Gosi Sur, Tuguegarao City, Cagayan, owned by Rodolfo T. Tayem married to Brenda C.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

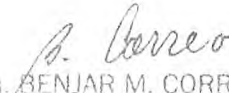
BE IT FURTHER RESOLVED, that copies of this resolution be furnished to the City Planning and Development Office, Rodolfo T. Tayem married to Brenda C. Tayem, and the concerned Barangay for appropriate action and information.


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


CONFIRMED


Hon. EDMUNDO M. TAMAYAO
Kagawad


Hon. JIGNA S. SORIANO
Kagawad

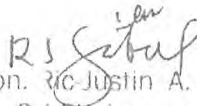

Hon. BENJAR M. CORREO
Kagawad


Hon. JULIO P. PAGULAYAN
Kagawad

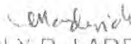

Hon. JANNIFER L. MALANA
Kagawad


Hon. ERESITA B. LUMABAN
Kagawad

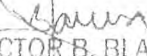

Hon. RITO P. ALLAM
Kagawad


Hon. Ric-Justin A. Sibai
SK Chairperson

Attested:


PEIRY B. LADRIDO
Barangay Secretary

Approved:


Hon. VICTOR B. BLANCA
Barangay Captain



CERTIFICATION

This is to certify that Lot No. 9599-II, PSD-AF-02-105-88, containing an area of 813 sq.m. located at Gosi Sur, Tuguegarao City and registered under the name of Rodolfo L. Tayem married to Brenda C. Tayem is classified as RESIDENTIAL ZONE as per Land Use Plan of Tuguegarao City.

This certification is issued upon the request of Mr. Apolinario Cabeza for whatever purposes it may serve him.

Issued this 5th day of March, 2025

ENGR. NELSON A. LAGUNDI
Zoning Officer I

INSPECTION REPORT

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

APPLICANT : RODOLFO T. TAYEM

LOT NO./TITLE NO/S. : Lot No. 9599/TCT No. 032-2024005664

LOCATION : Gosi Sur, Tuguegarao City

APPROVED LAND USE 2019-2028: RESIDENTIAL ZONE


SITE INSPECTION FINDINGS

Date of Inspection: March 28, 2025

Time: 9:35 A.M.

1. There is an existing residential house on the subject lot during the time of inspection.
2. The subject lot is approximately 2.2 meters below elevation from the National Highway.
3. There is an existing national road on the western part and concrete barangay road on the southern 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 : Barangay Road/Residential Zone
 - West : National Road/Residential Zone
5. Dominant Existing Land Uses of adjacent properties:
 - North : Residential Areas
 - East : Residential/Agricultural Areas
 - South : Barangay Road/Residential Areas
 - West : National Road/Residential Areas

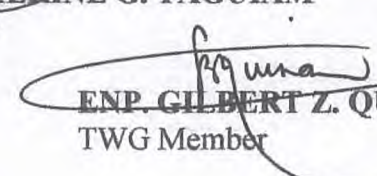
SUBMITTED BY:


JEREMIAS G. SUSTENTO JR.
TWG Member


ENGR. ANTHONY S. REQUIMIN
TWG Member


ENGR. CATHERINE G. TAGUIAM
TWG Member


ENGR. ROMMEL B. IQUIN
TWG Member


ENP. GILBERT Z. QUINAN, MPA
TWG Member