

I MINA'TRENTA NA LIHESLATURAN GUÅHAN  
2010 (Second) Regular Session

Bill No. 453-30(Cor)

Introduced by:

v.c. pangelinan

2010 AUG 27 PM 2:47

W/M

AN ACT TO APPROVE THE OFFICIAL  
ZONING MAP F3 67S 52, THE DOS AMANTES  
PLANNING AREA AND ALL RELATED  
ZONING AMENDMENTS.

**BE IT ENACTED BY THE PEOPLE OF GUAM:**

1           **Section 1. Legislative Intent and Findings.** *I Liheslaturan Guåhan*  
2 finds certain lands formerly held by the Federal Government have been  
3 returned to original landowners in the area North of Tumon Bay and West of  
4 Route 3, which is generally referred to as “Dos Amantes”, also known as  
5 “Ukudu”. These returned lands remained unzoned for decades while it was  
6 under the ownership of the United States Government. These lands were  
7 subsequently returned to the government of Guam and in-turn transferred to  
8 the Guam Ancestral Lands Commission (GALC). Pursuant to enabling  
9 legislation and mandate these lands were returned to the original  
10 landowners, heirs and descendants. The properties were returned without a  
11 zoning designation.

12           *I Liheslaturan Guåhan* further finds the Department of Land  
13 Management (DLM) adopted Resolution 2008-01, establishing an Interim  
14 Zoning Map and Procedures for the Dos Amantes Planning Area (Plan). The  
15 final Plan was presented as Official Zoning Map F3 67S 52 to *I Maga'lahi*  
16 *Guåhan* on December 11, 2009 and was approved December 15, 2009. The

1 Official Zoning Map was then forwarded to the Speaker of *I Mina'trenta Na*  
2 *Liheslaturan Guåhan* the same day it was approved.

3 The Plan was then referred to the Chairman of the Committee on  
4 Appropriations, Taxation, Banking, Insurance, Retirement and Land  
5 (Committee), which held a Public Hearing March 11, 2010. During the  
6 public hearing, original landowners who were in attendance, testified on the  
7 Plan. However, there were some original landowners who were not  
8 adequately notified. To further ensure that as many landowners as possible  
9 were notified and have an opportunity to respond to the Plan, the Chairman  
10 of the Committee found it necessary to contact as many landowners affected  
11 by the Plan and bring forth their concerns on the zone designation assigned  
12 to their properties. It is with great importance to establish a zoning plan for  
13 Dos Amantes. By designating zones, property owners can utilize their  
14 property in accordance to zoning designations.

15 Therefore, having exhausted all efforts to ensure that all landowners,  
16 heirs and descendents had ample time to provide comments regarding the  
17 rezoning designation of their land, *I Liheslaturan Guåhan* intends to approve  
18 the Official Zoning Map F3 67S 52 and all related zoning amendments.

19 **Section 2. The Official Zoning Map F3 67S 52, the Dos Amantes**  
20 **Planning Area, also known as “Ukudu” is hereby approved, with the**  
21 **following amendments:**

22 (a) Lot 5033 is hereby rezoned from Multiple-Family Dwelling “R-2”  
23 to Commercial “C”.

24 (b) Lot 5034 is hereby rezoned from Multiple-Family Dwelling “R-2”  
25 to Commercial “C”.

26 (c) Lot 5317-2 is hereby rezoned from Multiple-Family Dwelling “R-  
27 2” to Commercial “C”.

1 (d) Lot 5317-3 is hereby rezoned from Multiple-Family Dwelling “R-  
2 2” to Commercial “C”.

3 (e) Lot 5317-4 is hereby rezoned from Multiple-Family Dwelling “R-  
4 2” to Commercial “C”.

5 (f) Lot 5044 is hereby rezoned from Multiple-Family Dwelling “R-2”  
6 to Commercial “C”.

7 (g) Lot 5031 is hereby rezoned from Multiple-Family Dwelling “R-2”  
8 to Light Industrial “M-1”.

9 (h) Lot 5032 is hereby rezoned from Multiple-Family Dwelling “R-2”  
10 to Light Industrial “M-1”.

11 (i) Lot 5048 is hereby rezoned from Commercial “C” to Light  
12 Industrial “M-1”.

13 (j) Lot 5315 is hereby rezoned from Multiple-Family Dwelling “R-2”  
14 to Light Industrial “M-1”.

15 (k) Lot 5312 is hereby rezoned from Multiple-Family Dwelling “R-2”  
16 to Light Industrial “M-1”.

17 (l) Lot 5313 is hereby rezoned from Commercial “C” to Light  
18 Industrial “M-1”.

19 (m) Lot 5316 is hereby rezoned from Commercial “C” to Light  
20 Industrial “M-1”.

21 (n) The zone designation of Lot 5050 is hereby deleted.

22 **Section 3. Zone Designation of Lot 5311-REM.**

23 Lot 5311-Rem is hereby zoned Commercial “C”.

24 **Section 4. Severability.** If any of the provisions of this Act or the  
25 application thereof to any person or circumstance is held invalid, such  
26 invalidity shall not affect any other provision or application of this Act  
27 which can be given effect without the invalid provision or application, and to

1 this end the provisions of this Act are severable.