

MINA TRENTA NA LIHESLATURAN GUAHAN
THIRTIETH GUAM LEGISLATURE
2010 (SECOND REGULAR SESSION)

BILL NO. 456-30(C02)

INTRODUCED BY:

FRANK B. AGUON, JR.



AN ACT RELATIVE TO RE-ZONING LOT NO.
7030 NEW-R5, LOCATED IN THE
MUNICIPALITY OF YIGO, FROM
RESIDENTIAL ("R-1") TO COMMERCIAL ("C")
FOR PURPOSES OF ESTABLISHING A
BUSINESS.

2010 AUG 30 AM 10:20
Frank

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

2 **Section 1. Legislative Findings and Intent.**

3 *I Liheslaturan Guahan* finds that the subject Lot No. 7030 New-5 is
4 presently zoned Residential. The adjacent property is zoned Commercial.
5 Both lots are owned by the same parties, who have requested consideration
6 to provide expanded economic benefits by way of their combined
7 development. Their adjacent Lot 7030 New-5 was zoned Commercial
8 pursuant to Public Law 21-145 on December 29, 1992. However, due to the
9 economic downturn and diminishing opportunities, they refrained from
10 rezoning both lots at that time, and ultimately did not pursue the actual
11 commercial development of the property.

1 Today, with a resurging economy especially notable in northern
2 Guam, the application from its present zone to Commercial ("C") would
3 enable any future use of the designated property to comply with
4 commercial economic movement rapidly developing in the area.

5 *I Liheslaturan Guahan* further finds that the subject property is
6 fronting Route 15 near the back gate to Anderson Air Force Base, and that
7 there are other lots in the immediate vicinity which are zoned commercial
8 and are actively engaged in commercial activities.

9 Therefore, it is the intent of *I Liheslaturan Guahan* to support the
10 expanded use of existing properties in Guam that would provide economic
11 benefits to property owners, and most importantly positively contribute to
12 the creation of jobs for Guam's people, that will also result in providing
13 other benefits to the surrounding community.

14 **Section 2. Re-Zoning of Lot No. 7030 New-R5, located in the**
15 **municipality of Yigo from Residential ("R-1") to Commercial ("C").**

16 Lot No. 7030 New-R5, containing an area of approximately 6,781 +/-
17 square meters, located in the municipality of Yigo, is hereby re-zoned from
18 Residential ("R-1") to Commercial ("C").

19 **Section 3. Effective Date.**

20 The provisions contained herein shall be effective upon the
21 enactment of this Act.