

I MINA'BENTE NUEBI NA LIHESLATURAN GUÅHAN
2009 (FIRST) Regular Session

Bill No. 30- 1876COR

Introduced by:

Judith T. Won Pat, Ed.D.
Tina Rose Muña Barnes

2009 JUL 24 AM 8:48 me

**AN ACT TO ZONE THE PREVIOUSLY UNZONED LOT
NUMBER 2436-7 IN THE MUNICIPALITY OF MANGILAO
TO HEAVY INDUSTRIAL (M-2) ZONE.**

BE IT ENACTED BY THE PEOPLE OF GUAM:

Section 1. Legislative Findings and Intent. *I Liheslaturan Guåhan* finds that Lot Number 2436-7, in the Municipality of Mangilao, which belonged to the Estate of Encarnacion Pereira Cruz was deeded back to the family by the Guam Ancestral Lands Commission, pursuant to Public Law Nos. 22-145, 23-23, 23-141, 25-45, 25-178, 26-36 and 26-100, which requires that excess federal properties turned over to the government of Guam then be transferred over to the estates of the original landowners.

This parcel is on the frontage of Route 15. The frontage area is comprised of Heavy Industrial (M-2) zone. The property was purchased from the Estate of Encarnacion Pereira Cruz and is now owned by Mr. Hang Chieng Tan, who wishes to develop a business that requires Heavy Industrial M-2 zone.

Without an existing zone designation, the Guam Land Use Commission is unable to act on this matter. Authority to establish a comprehensive zoning plan for Ancestral Lands Commission properties, including those released by the Commission to original landowners, lies exclusively with the Provisional Commission for the Zoning of Ancestral Lands. The requested zone is consistent with the provisional commission's

1 recommendation for zoning in the Radio, Barrigada area. However the applicant is
2 requesting and expedited process to establish an appropriate zone for Lot Number 2436-7
3 in the municipality of Mangilao.

4 **Section 2. Lot Zoning.** Notwithstanding any provision of the Law, Lot Number
5 2436-7 in the Municipality of Mangilao is hereby zoned Heavy Industrial (M-2) Zone.