ORDINANCE NO. 11-050

AN ORDINANCE GRANTING THE REQUEST OF MR. JESSIE V. DELFIN FOR THE RECLASSIFICATION OF ZONE OF THE LAND FROM MEDIUM DENSITY RESIDENTIAL ZONE (R-2) TO MINOR COMMERCIAL ZONE (C-1) FOR ITS PROJECT ONE STOREY COMMERCIAL BUILDING LOCATED AT CAMELIA DRIVE CORNER ESTANISLAO STREET, BARANGAY PUTATAN, MUNTINLUPA CITY.

Sponsored by:
Honor. Coun. Robert A. Abas
Honor. Coun. Alexander B. Diaz
Honor. Coun. Allen F. Ampaya
Honor. Coun. Ringo A. Teves
Honor. Coun. Dan Hubert A. Barlis
Honor. Coun. Joselito V. Arevalo
Honor. Coun. Robert P. Bae
Honor. Coun. Rafael T. Sevilla
Honor. Coun. Ardero P. San Pedro

WHEREAS, the Executive Order No. 71 and Republic Act No.7160 otherwise known as the New Local Government Code of 1991, states that, “the power of the Housing and Land Use Regulatory Board (HLURB) to grant preliminary approval and subdivision plans of all subdivisions has been transferred to the Local Government Units”;

WHEREAS, under the said New Local Government Code of 1991, specifically Section 458 (2)(x), it states that, “the Sangguniang Panglunsod has the power to process and approve land use and zoning within its jurisdiction”;

WHEREAS, the Mr. JESSIE V. DELFIN, is applying for an Alteration/Conversion of zone classification of the land from Medium Density Residential Zone (R-2) to Minor Commercial Zone (C-1) for its Project “ONE STOREY COMMERCIAL BUILDING” located at Camella Drive Corner Estanislao Street, Barangay Putatan, Muntinlupa City;

WHEREAS, after evaluating the necessary documents submitted by Mr. JESSIE V. DELFIN, and based on the recommendation of the City Zoning Administrator the application for Alteration/Conversion of zone classification of the land from Medium Density Residential Zone (R-2) to Minor Commercial Zone (C-1) for its Project “One Storey Commercial Building” is hereby approved, subject to the terms and conditions under Ordinance No. 02-047;

WHEREAS, the developer must abide by the requirements set forth under the National Building Code of the Philippines;

NOW THEREFORE BE IT ORDAINED, AS IT IS HEREBY ORDERED,
by the Sangguniang Panglunsod in session assembled that:
SECTION 1. This ordinance hereby grants the request of MR. JESSIE Y. DELFIN, for alteration/conversion of zone classification of the land from Medium Density Residential Zone (R-2) to Minor Commercial Zone (C-1) for its Project "One Storey Commercial Building" located at Camelia Drive Corner Estanislao Street, Barangay Putatan, Muntinlupa City.

SECTION 2. The zoning classification of the land is a Medium Density Residential Zone (R-2) and to be altered/converted to Minor Commercial Zone (C-1).

SECTION 3. The altered/converted zoning classification of the land from Medium Density Residential Zone (R-2) to Minor Commercial Zone (C-1) project composed of one storey building having an area of 497 square meters with TCT Nos. 14155 and 141159.

SECTION 4. The Final Approval of the alteration/conversion of the zoning classification of the land shall be issued, provided that the applicant shall complete all other requirements set forth by the Zoning Office;

ENACTED, by the 6th Sangguniang Panlungsod of Muntinlupa this 28th day of November 2011, on its 59th Regular Session.

CONCURRED:

DISTRICT:

COUN. ATTY. RAUL R. CORRO
Member

COUN. ATTY. PATRICIO L. BONCAYAO, JR.
Member

COUN. ALEXANDER B. DIAZ
Member

COUN. ALLEN F. AMPAYA
Member

COUN. RINGO A. TEVES
Member

COUN. DAN HUBERT S. BARLIS
Member
DISTRICT 1:
COUN. ROBERT A. ABAS
Member
COUN. ENGR. NEPTALI S. SANTIAGO
Member
COUN. ROBERT P. BAES
Member
COUN. JOSELITO V. AREVALO
Member
COUN. RAFAEL T. SEVILLA
Member
COUN. VERGEL C. ULANDAY
Member
COUN. ADORADO P. SAN PEDRO
Sectoral Representative
President
Association of Barangay Captains

ABSENT:
COUN. MARGARITA AMYTHYST PATDU-LABIOS, MD
Member
COUN. BAL NIEFES
Member
COUN. LUVI P. CONSTANTINO
Member
COUN. ELMER S. ESPELETA
Member
COUN. EULOGIO DS. DIOKO, II
Sectoral Representative
President
Federation of Sangguniang Kabataan

I HEREBY CERTIFY, as to the correctness of the foregoing Ordinance.

CECILIA C. LAZARTE
Secretary