



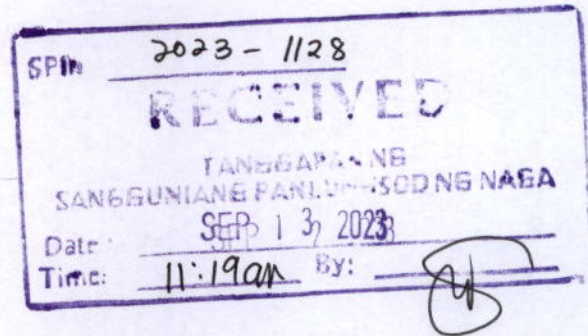
CITY PLANNING AND DEVELOPMENT OFFICE

J. Miranda Ave., Concepcion Pequena, Naga City 4400
 Tel. No. 205-2980 loc. 2080

13 September 2023

THE HONORABLE MEMBERS
 Sangguniang Panlungsod
 Naga City

Attn: **Hon. SALVADOR M. DEL CASTILLO**
 Chair, Committee on Land Use

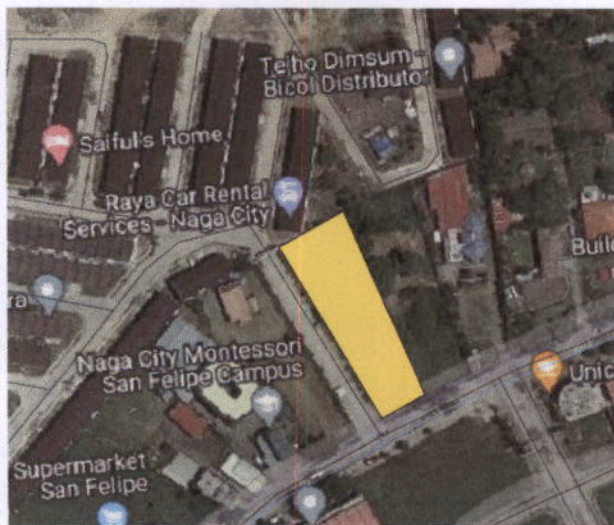


Gentlemen/Mesdames:

This refers to the request of Spouses Atty. Alan Fernando & Dr. Eden Fernando for **rezoning** of a parcel of residential land located at Barangay San Felipe, this city, into Commercial Use, to be used as a site for their proposed two-storey commercial building.

In compliance with the directive, and as provided for in Ordinance 2000-071 (Naga City Zoning Ordinance), we conducted site inspection of the area and below are our observations:

1. The subject area for rezoning is a parcel of land covered by Transfer Certificate of Title No. 086-2022001287 with an area of ONE THOUSAND FIVE HUNDRED SIX (1,506) SQUARE METERS.
2. Located at Barangay San Felipe, Naga City
3. The lot is situated in a dynamic area having a range of existing commercial and institutional establishments.
4. Below is the QGIS overlay of the property including the lot information from the cadastral data provided by the City Assessor's Office.



Brgy_San_Felipe_Parcels	
OWNER_NAME	ARACELI CECILIO BADURIA
(Derived)	
(Actions)	
OBJECTID	9851
PROPIN	1861063995001
TITLE_NO	28517
TITLE_TYPE	TCT
RD_CODE	086
REGISTRATI	8/24/1995
PLAN_NO	PSD-05-017658
BLOCK_NO	NULL
LOT_NO	3181-A-5
REMARK	Close
SURVEY_ARE	1506.000000000000
STAGE1_STA	NULL
Tie_Point	BLLM 4
Desc_TiePo	CAMSUR-NGACT
SHAPE_Leng	183.81558375900
SHAPE_Area	1507.90646962000
OWNER_NA...	ARACELI CECILIO BADURIA
SN	999
BARANGAY	San Felipe

In addition, the documents submitted by Sps. Alan & Eden Fernando were reviewed and hereunder is the result of our evaluation, to wit:

• TECHNICAL EVALUATION •

Documentary Requirements	Compliance/Remarks
1. Letter of application in the name of the owner of the land	COMPLIED <i>Letter addressed to Mr. Wilfredo B. Prilles, Jr. requesting for rezoning of property located at Barangay San Felipe from Residential to Commercial with a total area of One Thousand Five Hundred Six (1,506) square meters.</i>
2. Original or Transfer Certificate of Title and/or other documents establishing ownership of the land	COMPLIED <i>Transfer Certificate of Title No. 086-2022001287 registered under the name of SPOUSES ALAN CABANOS FERNANDO AND EDEN BORJA FERNANDO:</i>

	<p>Deed of sale executed by Sps. Araceli & Jose Baduria and Sps. Alan & Eden Fernando, dated December 9, 2021, also submitted, stating the acknowledgment of Sps. Baduria the sell, transfer, and convey unto and in favor of Sps. Fernando, the described property in TCT No. 086-2022001287.</p> <table border="1"> <tr> <td>TCT No.</td> <td>086-2022001287</td> </tr> <tr> <td>Owner:</td> <td>Sps. Alan & Eden Fernando</td> </tr> <tr> <td>Lot No.:</td> <td>Lot 3181-A-5</td> </tr> <tr> <td>Area:</td> <td>1,506 (0.1506 hectares)</td> </tr> </table>	TCT No.	086-2022001287	Owner:	Sps. Alan & Eden Fernando	Lot No.:	Lot 3181-A-5	Area:	1,506 (0.1506 hectares)
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Area:	1,506 (0.1506 hectares)								
3. Certificate of Updated Real Property Tax Payment duly signed and certified by City Treasurer	<p style="text-align: center;">COMPLIED</p> <p>Tax Payment Certification No. 202304465 paid in full for the year 2023 approved and issued by Ms. Maria Socorro Gayanilo, City Treasurer, on September 7, 2023.</p>								
4. Location Plan and/or Vicinity Map	<p style="text-align: center;">COMPLIED</p> <ul style="list-style-type: none"> • Vicinity Map submitted and signed by Architect Edgar Tuy. 								
5. Detailed Feasibility Study of the proposed project or intended use of the land	<p style="text-align: center;">COMPLIED</p> <p>Feasibility Study (FS) prepared by Ar. Edgar Tuy for the proposed Two-Storey Commercial Building that aims to provide rentable spaces that are conducive for convenience stores, salon, restaurants, and other business providing services and goods to consumers. FS includes project description, project site, and the technical description of the lot.</p>								
6. Barangay Resolution	<p style="text-align: center;">COMPLIED</p> <p>Barangay Resolution No. 2023-16 series of 2023 from Barangay San Felipe stating no objection for the proposed two-storey commercial building unanimously approved and signed by Hon. Alfonso R. Rodriguez, Punong Barangay.</p>								
7. Site zoning classification	<p style="text-align: center;">COMPLIED</p> <p>Site Zoning Certificate issued by Ms. Nesy Sales, Statistician II/Acting Zoning Administrator, dated August 7, 2023, certifying that the subject lot is classified as Low-Density Residential Zone (6 R-1) per Zoning Ordinance No. 2000-071.</p>								
8. Rezoning Fee	<p style="text-align: center;">COMPLIED</p> <p>Receipt No.: 9936826 Date of Payment: August 14, 2023 Amount: P 3,000.00</p>								

In view of the above and having complied with all the requirements, we recommend the **approval** of the application for rezoning of the proposed Two-Storey Commercial Building.

For your information and guidance.

Very truly yours,

WILFREDO B. PRILLES, JR.
City Planning and Development Coordinator