

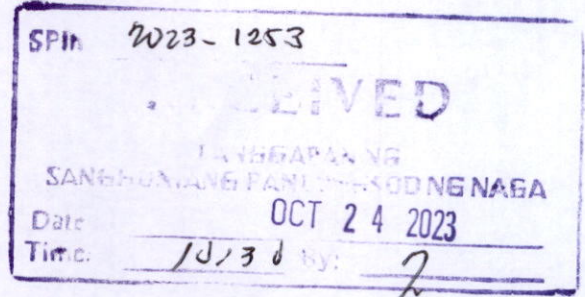
CITY PLANNING AND DEVELOPMENT OFFICE

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

23 October 2023

THE HONORABLE MEMBERS
 Sangguniang Panlungsod
 Naga City

Attn: **Hon. SALVADOR M. DEL CASTILLO**
 Chair, Committee on Land Use43lo



Gentlemen/Mesdames:

This refers to the request of Ms. Andrea Li 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 makeshift market.

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 total area is ONE THOUSAND FOUR HUNDRED FORTY TWO (1,442) SQUARE METERS, owned by Ms. Andrea Li, through TCT Nos. 086-2015000659, 086-2015000660, 086-2015000661, 086-2015000662, 086-2015000663, 086-2015000664, 086-2015000665; Deed of Absolute Sale executed by and between Ms. Li and Mr. Jimmy Te; and Ms. Li and Mr. Wilfredo Barnedo Clavecilla.
2. The lot is situated in a dynamic area with several new commercial establishments nearby.
3. It is approximately 120 meters away from lots that are already classified as Light Intensity Commercial Zone (C-1).
4. Below is the QGIS overlay of the nine (9) properties highlighted in yellow.



In addition, the documents submitted by Ms. Andrea Li 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 the City Mayor Nelson S. Legacion thru 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 Four Hundred Forty Two (1,442) square meters.</i>

2. Original or Transfer Certificate of Title and/or other documents establishing ownership of the lan

COMPLIED

A. Seven (7) Transfer Certificate of Title registered under the name of **ANDREA LI**, with a total area of **One Thousand One Hundred Seventeen (1,117) square meters:**

TCT No.	Lot No.	Area (sqm)
TCT No. 086-2015000659	Lot 9	834
TCT No. 086-2015000660	Lot 7	43
TCT No. 086-2015000661	Lot 5	43
TCT No. 086-2015000662	Lot 4	43
TCT No. 086-2015000663	Lot 3	43
TCT No. 086-2015000664	Lot 2	43
TCT No. 086-2015000665	Lot 1	68
TOTAL		1,117

B. Deed of sale (DOS) executed by **MR. JIMMY TE** and **MS. ANDREA LI**, dated March 11, 2014, also submitted, stating the acknowledgment of MR. TE the sell, transfer, and conveyance unto and in favor of MS. LI, the described property of the following **Transfer Certificate of Title No. 30887** with an area of **Two Hundred Eighty Two (282) square meters;**

C. Deed of sale (DOS) executed by **MR. WILFREDO BERNARDO CLAVECILLA** and **MS. ANDREA LI**, dated September 5, 2023, also submitted, stating the acknowledgment of MR. CLAVECILLA the sell, transfer, and conveyance unto and in favor of MS. LI, the described property of **Transfer Certificate of Title No. 33415**, with an area of **Forty Three (43) square meters.**

SUMMARY

Andrea Li	1,117 sq.m.
DOS Te and Li	282 sq.m
DOS Clavecilla and Li	43 sq.m
TOTAL	1,442 sq.m

3. Certificate of Updated Real Property Tax Payment duly signed and certified by City Treasurer

COMPLIED

- Tax Payment Certification No. 202305130 and TPC No. 202305132 for **ANDREA LI** paid in full for the year 2023 approved and issued by Ms. Maria Socorro Gayanilo, City Treasurer, on October 16, 2023.
- Tax Payment Certification No. 202305129 for **JIMMY TE** paid in full for the year 2023 approved and issued by Ms. Maria Socorro Gayanilo, City Treasurer, on October 16, 2023.
- Tax Payment Certification No. 202305127 for **WILFREDO BARNEDO CLAVECILLA** paid in full for the year 2023 approved and issued by Ms. Maria Socorro Gayanilo, City Treasurer, on October 16, 2023.

4. Location Plan and/or Vicinity Map

COMPLIED

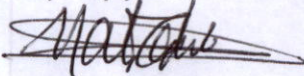
- Lot Plan submitted and signed by Engr. Albert Paz.

5. Detailed Feasibility Study of the proposed project or intended use of the land	<p style="text-align: center;">COMPLIED</p> <p><i>Feasibility Study (FS) prepared by Ms. Andrea Li for the proposed Makeshift Market, which aims to provide community-oriented markets in the area holding significant economic potential, positive environmental impacts, and broad community support. FS includes economic feasibility, environmental impact assessment, and community impact analysis.</i></p>
6. Barangay Resolution	<p style="text-align: center;">COMPLIED</p> <p><i>Barangay Resolution No. 2023-34 series of 2023 from Barangay San Felipe stating no objection for the proposed makeshift market unanimously approved and signed by Hon. Alfonso R. Rodriguez, Punong Barangay.</i></p>
7. Site zoning classification	<p style="text-align: center;">COMPLIED</p> <p><i>Site Zoning Certificate issued by Mr. Odilio G. Nate, Project Development Officer II/Acting Zoning Administrator, dated October 16, 2023, certifying that the subject lot is classified as Low-Density Residential Zone (15 R-1) per Zoning Ordinance No. 2000-071.</i></p>
8. Rezoning Fee	<p style="text-align: center;">COMPLIED</p> <p><i>Receipt No.: 4725335 Date of Payment: October 13, 2023 Amount: P 3,000.00</i></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 Makeshift Market.

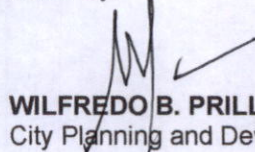
For your information and guidance.

Very truly yours,



ODILIO G. NATE
Project Development Officer II/Acting Zoning Administrator

Noted by:



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