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CITY PLANNING AND DEVELOPMENT OFFICE

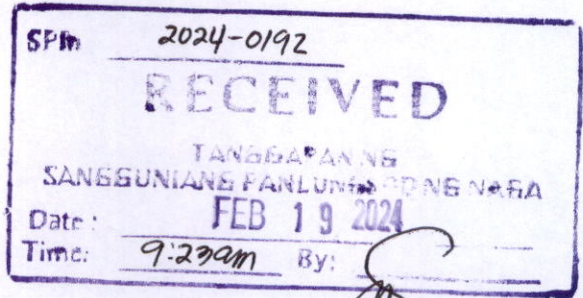
J. Miranda Ave., Concepcion Pequeña, Naga City 4400
Tel. No. 205-2980 loc. 2080

19 February 2024

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 Mr. Roberto L. Obiedo for **rezoning** of a parcel of residential land located at Barangay Concepcion Pequeña, this city, into Commercial Use, to be used as a site for their commercial building.

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

1. The property is located within Barangay Concepcion Pequeña along J. Miranda Avenue with a total area of 800 sqm.
2. Located right next to Metro Naga Bible Community and right across the Commission on Elections Office (City Hall Loop).



In addition, the documents submitted by Mr. Roberto L. Obiedo 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 <ul style="list-style-type: none"> Letter addressed to Mr. Wilfredo B. Prilles, Jr, from Mr. Roberto L. Obiedo, President/CEO of Robiedo Inc. requesting the rezoning of a parcel of land located at Concepcion Pequeña, Naga City.
2. Original or Transfer Certificate of Title and/or other documents establishing ownership of the land	COMPLIED <ul style="list-style-type: none"> TCT No. 086-2021001791 (Lot 34 (LRC) Psd-9671) registered under the name of ROBIEDO, INC with an area of FOUR HUNDRED (400) SQUARE METERS; TCT No. 086-2021001792 (Lot 10 (LRC) Psd-9671) registered under the name of ROBIEDO, INC with an area of FOUR HUNDRED (400) SQUARE METERS;
3. Certificate of Updated Real Property Tax Payment duly signed and certified by City Treasurer	COMPLIED <ul style="list-style-type: none"> TD No. 08-01-000907282 Area: 400sqm. Tax Payment Certification issued on January 26, 2024, full-term payment for year 2024. TD No. 08-01-000907283 Area: 400sqm. Tax Payment Certification issued on January 26, 2024, full-term payment for year 2024.

4. Location Plan and/or Vicinity Map	<p style="text-align: center;">COMPLIED</p> <p>Lot Plan prepared and signed by Geodetic Engineer, ANGEL FORMALEJO.</p>
5. Detailed Feasibility Study of the proposed project or intended use of the land	<p style="text-align: center;">COMPLIED</p> <ul style="list-style-type: none"> • Narrative description of the commercial building identifying location, commercial, and institutional facilities close to the commercial building included. • Technical Aspect/Feasibility Study for the commercial building located at Barangay Concepcion Pequeña, in-depth discussion on the technical aspect (Vicinity, Project Components, and Floor Plan). • Socio-Economic Cost/Benefit Study for the commercial building. Study specifying the project, the total project cost at Php 44,529,564.97 Narrative also includes project implications and Economic Social Advantage, such as potentially generating additional employment to the community, commercial and residential spaces located in a prime location along J. Miranda Avenue.
6. Barangay Resolution	<p style="text-align: center;">COMPLIED</p> <ul style="list-style-type: none"> • Barangay Resolution No. 2024-1-19 Series of 2024 of Barangay Concepcion Pequeña endorsing the project, recommending rezoning of lot. Unanimously Approved on January 24, 2024.
7. Site zoning classification	<p style="text-align: center;">COMPLIED</p> <ul style="list-style-type: none"> • Site Zoning Certificate issued by Engr. Odilio Nate certifying that both Lot 34, and Lot 10 of the property covered by TCT Nos. 086-2021001791 and 086-2021001792 with a total area of 800 sqm located at Barangay Concepcion Pequeña registered in the name of ROBIEDO, INC. is within District Zone Code No. 46, classified as Low-Density Residential Zone (R-1).
8. Rezoning Fee	<p style="text-align: center;">COMPLIED</p> <p>Receipt No.: 4871970 Date of Payment: January 30, 2024 Amount: P 3,000.00</p>

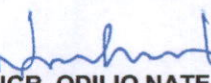
In addition, please note that a temporary permit was issued on December 5, 2023 (Application No. 1365; Decision No. 2023-1365) as per Resolution No. 2023-551 adopted on November 26, 2023, for the CSBank Naga Branch Construction within the same site. Further, having considered that (1) the applicant complied with all the required documents, (2) the site is classified as a commercial district under the proposed land use plan and (3) given that the current movement of the area is geared towards commercial use, we recommend the **approval of the application for rezoning of the property owned by Robiedo, Inc.** located at Barangay Concepcion Pequeña, Naga City.

For your information and guidance.


Prepared by:


NESSY P. SALES
Statistician II

Evaluated by:


ENGR. ODILIO NATE
Acting Zoning Officer

Noted by:


WILFREDO B. PRILLES, JR.
City Planning and Development Coordinator
2-19-24