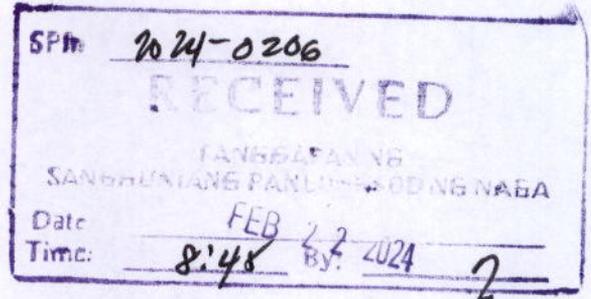




CITY PLANNING AND DEVELOPMENT OFFICE

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

21 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 Pequena, this city, into Commercial Use, to be used as a site for their proposed residential/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 Balatas, Naga City, situated along the main road leading to Cararayan and San Isidro, with accessible roads connecting to Pacol, Carolina, and Panicuason.
2. Within close proximity to the New Balatas Development Area.



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 Balatas, 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. 55738 (Lot 1-B (portion)) registered under the name of Roberto L. Obiedo with an area of THREE THOUSAND SEVEN HUNDRED THREE (3,703) SQUARE METERS. |

| | |
|---|--|
| 3. Certificate of Updated Real Property Tax Payment duly signed and certified by City Treasurer | <p style="text-align: center;">COMPLIED</p> <ul style="list-style-type: none"> • Certificate of Tax Payment issued by Ms. Maria Socorro Gayanilo, City Treasurer submitted certifying payment of Real Property Tax for full term year 2024. |
| 4. Location Plan and/or Vicinity Map | <p style="text-align: center;">COMPLIED</p> <ul style="list-style-type: none"> • Lot Plan showing the portion of Lot 1-B with an area of THREE THOUSAND SEVEN HUNDRED THREE (3,703) SQUARE METERS prepared and signed by Geodetic Engineer, MEDARDO BLACER. |
| 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 proposed commercial building included. • Technical Aspect/Feasibility Study for the proposed commercial building located at Barangay Balatas, in-depth discussion on the technical aspect (Vicinity, Project Components, and Floor Plan). |
| 6. Barangay Resolution | <p style="text-align: center;">COMPLIED</p> <ul style="list-style-type: none"> • Barangay Resolution No. 24-003 Series of 2024 of Barangay Balatas endorsing the project, posing no objection to the rezoning. Unanimously Approved on February 2, 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 Lot 1-B, total area of 44,998 sqm, registered in the name of Roberto L. Obiedo, is within District Zone Code No. 88, classified as High-Density Residential Zone (R-3). |
| 8. Rezoning Fee | <p style="text-align: center;">COMPLIED</p> <p>Receipt No.: 4888388 Date of Payment: February 13, 2024 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 property owned by Robiedo, Inc. located at Barangay Concepcion Pequeña, Naga City, from residential zone to commercial zone.

For your information and guidance.

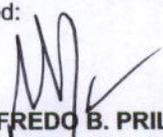
Prepared by:


TRISHA-MARIE ALBEUS
Project Development Officer I

Evaluated by:

f. 
ENGR. ODILIO NATE
Acting Zoning Officer

Noted:


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