



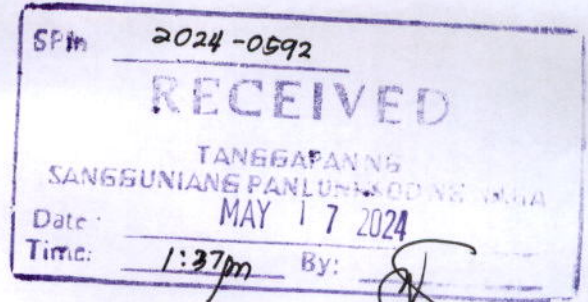
CITY PLANNING AND DEVELOPMENT OFFICE

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

16 May 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 Arch. Bernardino Albis for **rezoning** of a parcel of industrial land located at Barangay Concepcion Pequeña, this city, into Commercial Use, to be used as a site for their proposed 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 is located in Barangay Concepcion Pequeña along Maharlika Highway, in front of the property owned by the Roman Catholic Archbishop of Caceres where the Holy Rosary Major Seminary and Gift of Love (Missionaries of Charity) are located.
2. The lot is situated in a dynamic area with several new commercial establishments nearby.
3. Below is the QGIS overlay of the nine (10) properties highlighted in yellow.



In addition, the documents submitted by Arch. Bernardino Albis 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 Concepcion Pequeña from Industrial to Commercial with a total area of Three Thousand Four Hundred One (3,401) square meters.</i>

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

COMPLIED

A. Nine (9) Transfer Certificate of Title registered under the name of **SPS. EDDIE AND ELIZABETH CRESCINI** with a total area of **Two Thousand Six Hundred Fifty (2,650) square meters**:

TCT No.	Lot No.	Area (sqm)
086-2017004223	Lot 3106-G	225
086-2017004372	Lot 3106-A	476
086-2017004235	Lot 3106-C	225
086-2017004371	Lot 3106-B	300
086-2017004244	Lot 3106-H	225
086-2017004236	Lot 3106-E	225
086-2017004376	Lot 3106-D	225
086-2017004224	Lot 3106-F	225
086-2017004375	Lot 3106-I	524
TOTAL		2,650

B. One (1) Transfer Certificate of Title No. 59259 registered under the name of **SALVADOR BELLECA** with an area of **Seven Hundred Fifty One (751) square meters (Lot 3106-J)** with submitted **Extrajudicial Settlement of Estate with Sale** executed by and between the surviving heirs of the late **SALVADOR BELLECA and EDDIE S. CRESCINI**;

SUMMARY

Sps. E.&E. Crescini	2,650 sq.m.
Belleca x Crescini Extrajudicial Settlement with Sale	751 sq.m
TOTAL	3,401 sq.m

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

COMPLIED

- Official Receipt per Real Property submitted, signed by **MARIA SOCORRO GAYANILO**, City Treasurer for full payment term 2024:

TCT No.	TD No. (0801000-)	OR No.
086-2017004223	906726	1779565
086-2017004372	906728	1779566
086-2017004235	906725	1779564
086-2017004371	906724	1779563
086-2017004244	906722	1779561
086-2017004236	906723	1779562
086-2017004376	906720	1779559
086-2017004224	906721	1779560
086-2017004375	906719	1779558
59259	905596	1779567

4. Location Plan and/or Vicinity Map

COMPLIED

- Vicinity Map submitted by Arch. Bernardino Albis highlighting the parcel of land for rezoning.

5. Detailed Feasibility Study of the proposed project or intended use of the land

COMPLIED

Feasibility Study (FS) prepared by Arch. Bernardino Albis, Project Manager, for the proposed Commercial Building that aims to cater to the surrounding communities and residential subdivisions, offering a mix of services including a supermarket or convenience store, food and restaurant stalls, retail outlets and office spaces. FS includes economic feasibility, marketing aspect, business model, technical aspect, and project cost.


6. Barangay Resolution	<p style="text-align: center;">COMPLIED</p> <p><i>Barangay Resolution No. 2024-1-18 series of 2024 from Barangay Concepcion Pequeña stating no objection for the proposed commercial building unanimously approved and signed by Hon. Juan Francis Mendoza, Punong Barangay.</i></p>
7. Site zoning classification	<p style="text-align: center;">COMPLIED</p> <p><i>Site Zoning Certificate issued by Engr. Odilio G. Nate, Project Development Officer II/Acting Zoning Administrator, dated February 20, 2024, certifying that the subject lot is situated in District Code 78, classified as Light Industrial Zone (I-1) per Zoning Ordinance No. 2000-071.</i></p>
8. Rezoning Fee	<p style="text-align: center;">COMPLIED</p> <p><i>Receipt No.: 4921357 Date of Payment: February 16, 2024 Amount: P 3,000.00</i></p>

Additional Requirements	Compliance/Remarks
9. Special Power of Attorney (if the applicant is not the owner of the land)	<p style="text-align: center;">COMPLIED</p> <p><i>Special Power of Attorney was executed by Eddie S. Crescini, appointing Arch. Bernardo S. Albis as his representative for the purpose of submitting applications for rezoning and obtaining other necessary permits.</i></p>

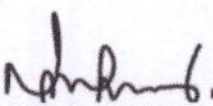
In view of the above and having complied with all the requirements, we recommend the **approval** of the application for rezoning of the proposed Commercial Building.

For your information and guidance.

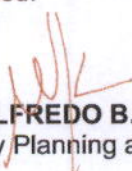
Prepared by:


TRISHA-MARIE O. ALBEUS
Project Development Officer I

Evaluated by:


ODILIO G. NATE
Acting Zoning Administrator

Noted:


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