



# GUAM LAND USE COMMISSION

Chairman John Z. Arroyo  
Commissioner Conchita D. Bathan  
Commissioner Tricee P. Limtiaco

Vice Chairman Victor F. Cruz  
Commissioner Tae S. Oh  
Commissioner (Vacant-2)

Michael J.B. Borja, Executive Secretary  
Kristan Finney, Assistant Attorney General

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## AGENDA

### Regular Meeting

**Thursday, June 09, 2016 @ 1:30 p.m.**

Department of Land Management Conference Room  
590 S. Marine Corps Drive, 3<sup>rd</sup> Floor, ITC Building, Tamuning

I. **Notation of Attendance** [ ] Quorum [ ] No Quorum

II. **Approval of Minutes**

- GLUC Regular Meeting of Thursday, April 28, 2016

III. **Old or Unfinished Business**

IV. **New Business**

#### Horizontal Property Regime

- A. The Applicant, LGI Pacific Guam LLC represented by Michael D. Flynn, Jr., Esq. and Timothy Armour; request to accept the amended and restated Declaration of Horizontal Property Regime and restated floor plans for Ladera Towers Condominium, Lot Nos. 4 and 5, Tract 1822, in the Municipality of Mangilao, in an "R-2" (Multi Family Dwelling) zone, under Application No. 1993-01D, HPR No. 104. Case Planner; Celine Cruz
- B. The Applicant, Lih Pao Investment LLC represented by Chun Chieh "Freddy" Wang; requests issuance of its Final Public Report for Talo Verde Estates Townhomes, Lot Nos. 57New-New-1, 57New-New-2, 57New-New-4 and 57New-New-6, Tract 13105, in the Municipality of Tamuning, in an "R-2" (Multi Family Dwelling) zone. HPR No. 169, under Application No. 2016-11B. Celine Cruz

#### Zone Change

- C. The Applicant, Mr. Sang Hon Yi represented by W.B. Flores & Associates; request for a zone change from "A" (Rural) to "M1" (Light Industrial) zone for the proposed construction of an automotive repair and fabrication shop, on Lot 5221-1-6 in the Municipality of Barrigada, under Application No. 2014-33. Case Planner: Penmer Gulac

### **Zone Variance/Tentative Development Plan**

- D. The Applicant, City Hill (Guam), Ltd.; represented by Duenas, Camacho & Associates; request for a zone variance for setback and height for the proposed construction of a 6-level parking garage on the northwestern portion of Lot 5058-R3NEW-1, in an “H” (Hotel) zone, in the Municipality of Tamuning, under Application No. 1996-60C.  
Case Planner: Frank Taitano
  
- E. The Applicant, City Hill (Guam), Ltd.; presented by Duenas, Camacho & Associates; request for a tentative development plan for the proposed construction of a 4-storey, 6-level parking garage and access road on the northwestern portion of Lot 5058-R3NEW-1, in an “H” (Hotel) zone, in the Municipality of Tamuning, under Application No. 1996-60B.  
Case Planner: Frank Taitano

## **V. Administrative and Miscellaneous Matters**

### **Zone Variance/Renewal**

- F. The Applicants, Brian and Jennifer Na; requests renewal of a previously approved Use Variance for a retail/convenience store and residential home on the second floor, Lot 9, Block 1, Tract 159, in an “R1” (Single Family Dwelling) zone, in the Municipality of Yigo, under 2013-08B.  
Case Planner: Celine Cruz

### **Agricultural Subdivision Map**

- G. The Applicant, Mark Zhao, pursuant to P.L. 28-128, Section 1(a); requests approval of its Agricultural Subdivision Map, DLM Map No. 044FY2015, Lot 7024-4-6B-3NEW, Municipality of Yigo, under Application No. 2016-27.  
Case Planner: Marvin Aguilar
  
- H. The Applicant, Mark Zhao, pursuant to P.L. 28-128, Section 1(a); requests approval of its Agricultural Subdivision Map, DLM Map No. 040FY2015, Lot 7024-4-6A, in the Municipality of Yigo, under Application No. 2016-28.  
Case Planner: Marvin Aguilar

## **VI. Adjournment**