



**PAMAHALAANG LUNGSOD NG MUNTINLUPA
KALAKHANG MAYNILA**



Sangguniang Panglungsod

ORDINANCE NO. 11-050

AN ORDINANCE GRANTING THE REQUEST OF MR. JESSIE V. DELFIN FOR THE RECLASSIFICATION OF ZONE OF THE LAND FROM MEDIUM DENSITY RESIDENTIAL ZONE (R-2) TO MINOR COMMERCIAL ZONE (C-1) FOR ITS PROJECT ONE STOREY COMMERCIAL BUILDING LOCATED AT CAMELLA DRIVE CORNER ESTANISLAO STREET, BARANGAY PUTATAN, MUNTINLUPA CITY.

Sponsored by: **Hon. Coun. Robert A. Abas**
 Co-sponsored by: **Hon. Coun. Atty. Raul R. Corro**
Hon. Coun. Atty. Patricio L. Boncayao, Jr.
Hon. Coun. Alexander B. Diaz
Hon. Coun. Allen F. Ampaya
Hon. Coun. Ringo A. Teves
Hon. Coun. Dan Hubert A. Barlis
Hon. Coun. Engr. Neptali S. Santiago
Hon. Coun. Joselito V. Arevalo
Hon. Coun. Robert P. Baes
Hon. Coun. Rafael T. Sevilla
Hon. Coun. Vergel C. Ulanday
Hon. Coun. Adorado P. San Pedro

WHEREAS, the Executive Order No. 71 and Republic Act No.7160 otherwise known as the New Local Government Code of 1991, states that, **"the power of the Housing and Land Use Regulatory Board (HLURB) to grant preliminary approval and subdivision plans of all subdivisions has been transferred to the Local Government Units"**;

WHEREAS, under the said New Local Government Code of 1991, specifically Section 458 (2)(x), it states that, **"the Sangguniang Panlungsod has the power to process and approve land use and zoning within its jurisdiction"**;

WHEREAS, the **MR. JESSIE V. DELFIN**, is applying for an Alteration/Conversion of zone classification of the land from **Medium Density Residential Zone (R-2)** to **Minor Commercial Zone (C-1)** for its Project **"ONE STOREY COMMERCIAL BUILDING"**, located at Camella Drive Corner Estanislao Street, Barangay Putatan, Muntinlupa City;

WHEREAS, after evaluating the necessary documents submitted by **MR. JESSIE V. DELFIN**, and based on the recommendation of the City Zoning Administrator the application for Alteration/Conversion of zone classification of the land from **Medium Density Residential Zone (R-2)** to **Minor Commercial Zone (C-1)** for its Project **"One Storey Commercial Building"** is hereby approved, subject to the terms and conditions under Ordinance No. 02-047;

WHEREAS, the developer must abide by the requirements setforth under the National Building Code of the Philippines;

NOW THEREFORE BE IT ORDAINED, AS IT IS HEREBY ORDAINED, by the **6th Sangguniang Panglungsod** in session assembled that:

[Handwritten signatures and initials are present throughout the document, including a large signature on the left side and several vertical signatures on the right side.]



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SECTION 1. This ordinance hereby grants the request of **MR. JESSIE V. DELFIN**, for alteration/conversion of zone classification of the land from **Medium Density Residential Zone (R-2)** to **Minor Commercial Zone (C-1)** for its Project "**One Storey Commercial Building**" located at Camella Drive Corner Estanislao Street, Barangay Putatan, Muntinlupa City.

SECTION 2. The zoning classification of the land is a Medium Density Residential Zone (R-2) and to be altered/converted to Minor Commercial Zone (C-1).

SECTION 3. The altered/converted zoning classification of the land from Medium Density Residential Zone (R-2) to Minor Commercial Zone (C-1) project composed of one storey building having an area of **497 square meters** with TCT Nos. **14158 and 141159**.

SECTION 4. The **Final Approval** of the alteration/conversion of the zoning classification of the land shall be issued, provided that the applicant shall complete all other requirements setforth by the Zoning Office;

ENACTED, by the **6th Sangguniang Panlungsod of Muntinlupa** this **28th day of November 2011**, on its **59th Regular Session**.

CONCURRED:

DISTRICT I:

COUN. ATTY. RAUL R. CORRO
Member

COUN. ATTY. PATRICIO L. BONCAYAO, JR.
Member

COUN. ALEXANDER B. DIAZ
Member

COUN. ALLEN F. AMPAYA
Member

COUN. RINGO A. TEVES
Member

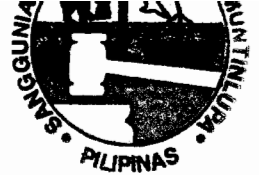
COUN. DAN HUBERT A. BARLIS
Member

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DISTRICT II:


COUN. ROBERT A. ABAS
Member

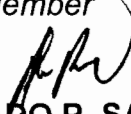

COUN. ENGR. NEPTALI S. SANTIAGO
Member


COUN. JOSELITO V. AREVALO
Member


COUN. ROBERT P. BAES
Member


COUN. RAFAEL T. SEVILLA
Member


COUN. VERGEL C. ULANDAY
Member


COUN. ADORADO P. SAN PEDRO
Sectoral Representative
President
Association of Barangay Captains

ABSENT:

COUN. MARGARITA AMYTHYST PATDU-LABIOS, MD
Member


COUN. BAL NIEFES
Member

COUN. LUVI P. CONSTANTINO
Member

COUN. ELMER S. ESPELETA
Member

COUN. EULOGIO DS. DIOKO, II
Sectoral Representative
President
Federation of Sangguniang Kabataan

I HEREBY CERTIFY, as to the correctness of the foregoing Ordinance.


CECILIA C. LAZARTE
Secretary





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ATTESTED:

ARTEMIO A. SIMUNDAC
City Vice-Mayor/Presiding Officer

APPROVED:

ALDRIN L. SAN PEDRO
City Mayor

Date: _____

Norie/6th SP