



**PAMAHALAANG LUNGSOD NG MUNTINLUPA
KALAKHANG MAYNILA**



Sangguniang Panglungsod

ORDINANCE NO. 11-051

AN ORDINANCE GRANTING THE REQUEST OF MR. JESSIE V. DELFIN FOR PRELIMINARY APPROVAL AND LOCATIONAL CLEARANCE (PALC) OF ITS PROJECT "ONE STOREY COMMERCIAL BUILDING (TALIPAPA)" 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, after evaluating the necessary documents submitted by MR. JESSIE V. DELFIN, and based on the recommendation of the City Zoning Administrator the application for Preliminary Approval for Locational Clearance (PALC), for its Project "ONE STOREY COMMERCIAL BUILDING (Talipapa)" is hereby approved, subject to the terms and conditions under Ordinance No. 02-047;

WHEREAS, City Ordinance No. 02-047 adopts the Zoning Guidelines and Regulations for the City of Muntinlupa;

WHEREAS, the owner-developer must also 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:



**PAMAHALAANG LUNGSOD NG MUNTINLUPA
KALAKHANG MAYNILA**



Sangguniang Panglungsod

Page 2
Ordinance No. 11-051

SECTION 1. This ordinance hereby grants the request of **MR. JESSIE V. DELFIN** for Preliminary Approval and Locational Clearance (PALC) of its project **“ONE STOREY COMMERCIAL BUILDING (TALIPAPA)”** located at *Camella Drive Corner Estanislao Street, Barangay Putatan, Muntinlupa City.*

SECTION 2. The grant is on the condition that the applicant shall first secure an alteration/conversion of zoning classification of the land from **Medium Density Residential Zone (R-2)** to **Minor Commercial Zone (C-1)**.

SECTION 3. The development of proposed condominium project **“ONE STOREY COMMERCIAL BUILDING (TALIPAPA)”** having an area of 497 square with TCT Nos. 14158 and 14159.

SECTION 4. The parking area of the said project shall comply with the provisions provided under the Building Code of the Philippines.

SECTION 5. The *Final Approval* shall be issued provided that the *owner-developer* shall also submit and comply with all the requirements setforth by the Zoning Office and the Sangguniang Panlungsod.

SECTION 6. The developer-applicant shall also comply with all the terms and conditions agreed upon and all legal requirements by the Zoning Office and by existing laws and ordinances.

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

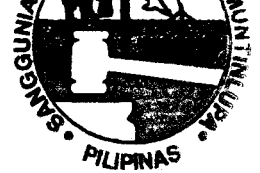

COUN. ALLEN F. AMPAYA
Member


COUN. RINGO A. TEVES
Member


COUN. DAN HUBERT A. BARLIS
Member



**PAMAHALAANG LUNGSOD NG MUNTINLUPA
KALAKHANG MAYNILA**



Sangguniang Panglungsod

**Page 3
Ordinance No. 11-051**

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. OLANDAY
Member


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

ABSENT:

COUN. MARGARITA AMYTHYST PATDU-LABIOS, MD
Member

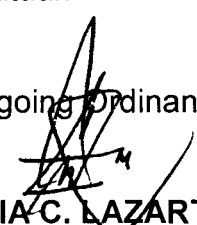
COUN. BAL NIEFES
Member

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





PAMAHALAANG LUNGSOD NG MUNTINLUPA
KALAKHANG MAYNILA



Sangguniang Panglungsod

Page 4
Ordinance No. 11-051

ATTESTED:

ARTEMIO A. SIMUNDAC
City Vice-Mayor/Residing Officer

APPROVED:

ALDRIN L. SAN PEDRO
City Mayor

Date: _____

Norie/6th SP