



# GUAM LAND USE COMMISSION

Chairperson Anita B. Enriquez  
Vice Chairman Nonito V. Blas, Jr.  
Commissioner Leilani R. Flores

Commissioner Ronald C. Pangilinan  
Commissioner (Vacant)

Joseph M. Borja, Executive Secretary  
Lee Miller, Legal Counsel (OAG)

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## **AGENDA**

**Thursday, April 11, 2024 @1:30 p.m.**

**Department of Land Management Conference Room**

**3<sup>rd</sup> Floor ITC Bldg., Tamuning, GU 96913**

*[As advertised in the Guam Daily Post – April 4, 2024 & April 9, 2024  
Livestreamed on YouTube at Guam Department of Land Management Channel]*

**I. Notation of Attendance/Roll Call** [ ] Quorum [ ] No Quorum

**II. Approval of Minutes**

- GLUC Regular Meeting Minutes of Thursday, March 14, 2024

**III. Old or Unfinished Business [None]**

**IV. New Business**

### Tentative Subdivision

- A. Application No. 2022-14, the Applicant, WSS Pacific Development Corporation represented by Jae Ji; requests a Tentative Subdivision to create a subdivision consisting of twenty (20) single-family residential lots, on Lot 29NEW, Block 1, Phase IIA and Block 2, Phase IIB, Tract 10310, in the Municipality of Dededo, in an “R-1” (Single Family Dwelling) zone. Case Planner: Frank Taitano
- B. Application No. 2024-03, the Applicant, J524 Development LLC represented by Ignacio Santos; requests a Tentative Subdivision to create a subdivision consisting of eighty (80) single-family residential lots, on Tract 10441 (formerly Lot 7134), in the Municipality of Yigo, in an “R-1” (Single Family Dwelling) zone. Case Planner: Frank Taitano

### Conditional Use

- C. Application No. 2023-36, the Applicant, JMC Equipment Rental, Inc. represented by TG Engineers, PC; requests a Conditional Use Permit to allow for an extractive industry for a site preparation to construct a single-family residential structure, on Lot 5228-1-1NEW-R1, in the Municipality of Dededo, in an “A” (Rural) zone. Case Planner: Frank Taitano

### Horizontal Property Regime

- D. Application No. 2024-19, the Applicants, Zumin Zhang and Minhui Wang represented by Melinda S. Swavely, Esq.; requests issuance of a Final Public Report for the Daying Manson, a residential apartment building with two (2) floors, consisting of eight (8) units, and amenities, on Lot 5360-13, in the Municipality of Mangilao, in an “R-2” (Multi Family Dwelling) zone, under HPR No. 176. Case Planner: Celine Cruz

## **V. Administrative & Miscellaneous Matters**

### Zone Variance – Renewal

- E. Application No. 2015-21A, the Applicant, Core Tech Concrete, LLC represented by W.B. Flores & Associates; requests the renewal of a Zone Variance for Height, for its existing concrete batch plant, on a portion of Lot 10184-R17, in the Municipality of Dededo, in an “M-1” (Light Industrial) zone.  
Case Planner: Frank Taitano

### Conditional Use – Renewal

- F. Application No. 2009-56F, the Applicant, Core Tech International Corp. represented by W.B. Flores & Associates; submits its updated Master Plan and requests renewal of its annual Conditional Use Permit, for its Temporary Workforce Housing Facility (TWHF), on Lot 10184-R17, in the Municipality of Dededo, in an “M-1” (Light Industrial) zone.  
Case Planner: Frank Taitano
- G. Application No. 2000-12(I), the Applicant, Reliable Builders, Inc. represented by Kyle M. Borja; submits its ninth (9<sup>th</sup>) annual renewal request of its Conditional Use Permit, for the continued operation of its Temporary Workforce Housing Facility (TWHF), on Lot 5160-6-3 (Harmon), in the Municipality of Tamuning, in an “M-1” (Light Industrial) zone.  
Case Planner: Frank Taitano
- H. Application No. 2011-09F, the Applicant, Fargo Pacific, Inc. represented by Kyle M. Borja; submits its sixth (6<sup>th</sup>) annual renewal request of its Conditional Use Permit, for the continued operation of its Temporary Workforce Housing Facility (TWHF), on Lot 5161-1-3, Tract 260, in the Municipality of Tamuning, in an “M-1” (Light Industrial) zone.  
Case Planner: Frank Taitano

## **VI. Adjournment**