



# GUAM LAND USE COMMISSION

Chairperson Anita B. Enriquez  
Vice Chairman Ronald C. Pangilinan  
Commissioner Leilani R. Flores

Commissioner Gerald P. Yingling  
Commissioner Joseph A. Rios

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

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## **AGENDA**

**Thursday, January 22, 2026 at 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 – January 14, 2026 and January 20, 2026]*

*Livestreamed on YouTube at the Guam Department of Land Management Channel*

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

**II. Approval of Minutes**

- GLUC Regular Minutes [None]

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

**IV. New Business**

### Zone Change

- A. Application No. 2021-08, the Applicant, Anna B. Lujan, represented by Ronald A. Ayuyu; is requesting for a Zone Change from “PUD” (Planned Unit Development) to “C” (Commercial) zone, for a proposed commercial building with a small retail convenience store, coffee shop and service shops, on Lots 2, 3, 4, 5, and R5, Block 4, Tract 222 and Block 3 REM, Tract 222, in the Municipality of Yona. Case Planner: Celine Cruz
- B. Application No. 2023-07, The Applicant, Jose Luis M. De Vera, represented by Harry Gutierrez and Carlos Untalan; is requesting a Zone Change from “A” (Agricultural) Zone to “C” (Commercial) Zone for a proposed two-story structure with a retail store and duplex, on Lot 1, Block 1, Tract 2913, Increment 3, in the Municipality of Yona.  
Case Planner: Celine Cruz

### Zone Variance

- C. Application No. 2023-03, the Applicants, Michael L. and Yuanzhu Z. Spencer, represented by FC Benavente, Planners; are requesting a Zone Variance for Setback, for the proposed construction of a three-story, four-unit apartment building, with a side-yard setback of 3-feet, short 7-feet from the required 10-feet, on Lot 5078-2-1-3 (Tumon), in the Municipality of Tamuning, in an “H” (Resort-Hotel) zone.  
Case Planner: Sonny Gogue

Tentative Development Plan

- D. Application No. 2022-16, the Applicants, Michael L. and Yuanzhu Z. Spencer, represented by FC Benavente, Planners; are requesting a Tentative Development Plan for the proposed construction of a three-story, four-unit apartment building on Lot 5078-2-1-3 (Tumon), in the Municipality of Tamuning, in an "H" (Resort-Hotel) zone.  
Case Planner: Sonny Gogue

**V. Administrative & Miscellaneous Matters**

PUD Amendment

- E. Application No. 2026-14, the Applicant, ADEX Aerospace Guam LLC, represented by Daniel D. Swavely; requests a Technical Amendment to the Leo Palace Resort Master Plan to temporarily accommodate a space launching vehicle and ground tracking system for 3 years on a portion of Lot 177-4-1-NEW, Tract 2511, in the Municipality of Yona.  
Case Planner: Celine Cruz

**VI. Adjournment**