

DRAFT ORDINANCE NO. _____

AUTHORED BY: COUN. CEFERINO RESURRECCION JR.
CO-SPONSORED BY: ALL SANGGUNIANG BAYAN MEMBERS

AN ORDINANCE GRANTING THE RECLASSIFICATION OF A PROPERTY APPLIED BY MR. STEVEN C. SO, FROM RICELAND TO COMMERCIAL, LOCATED AT HI-WAY 2000 PH 2 / KALIKUAN, BRGY. STA ANA, TAYTAY, RIZAL

WHEREAS, the property applied for by Mr. STEVEN C. SO, is covered by an "Extra Judicial Settlement of Estate With Deed Of Sale" with Ms. Jean S. Javier, heirs of Maxima S. Javier & Luna J. Javier, situated at Hi-way 2000 Ph 2 / Kalikuan, Brgy. Sta Ana, Taytay, Rizal, need to be reclassified from riceland to commercial purposes;

WHEREAS, the properties subject for reclassification has a total area of 9,759 sq. mtrs., covered by Transfer Certificate Title and Tax Declaration;

WHEREAS, this grant of zoning reclassifications were based on the pertinent documents submitted by the applicant and were verified by the Municipal Assessor and Municipal Planning and Development Officer;

NOWTHEREFORE, BE IT ORDAINED, by the Sangguniang Bayan ng Taytay, by the power vested in it by law, in session duly assembled, that:

- Section 1. This Ordinance is enacted pursuant to the power vested upon to Sangguniang Bayan of Taytay, Rizal
- Section 2. This Ordinance is enacted relative to properties registered under the name of Maxima S. Javier married to Luna J. Javier, with "Extra Judicial Settlement of Estate With Deed Of Sale" between Ms. Jean S. Javier, heirs of Sps. Maxima & Luna Javier, and Mr. Steven C. So, buyer of the property, situated at Hi-way 2000 Ph 2 / Kalikuan, Brgy. Sta Ana, Taytay, Rizal, that need to be reclassified from riceland to commercial purposes;
- Section 3. This Ordinance is enacted for the purpose of the following:
 - a. To guide, control and regulate the future improvement of the said properties. To promote and protect the health, safety, peace, comfort, convenience and general welfare of the residents in the nearby are of the location.
 - b. To regulate the use of machineries and infrastructure that may cause noise and air pollution in the area.

c. Provide an effective requirement to secure necessary license and permit to, operate.

Section 4. This Ordinance is applicable only to TCT NO. 068-2012006816 and TCT NO. 068-2012006817 containing a total area of 9,759 sq. mtrs.

Section 5. That the Sangguniang Bayan ng Taytay granted this reclassification based on the pertinent documents submitted by the application and not be subject for any liability if the applicant failed to comply to the requirements of other government agencies concerned or any misrepresentations.

Section 6. Conditions, provisions and guidelines for the improvement and development of the said properties shall be pursuant to existing local rules and regulations, and to the Building Code of the Republic of the Philippines.

Section 7. This Ordinance shall take effect immediately upon its approval.

ENACTED, this ____ day of November, 2020 at the Session Hall of the Sangguniang Bayan, Taytay, Rizal.