

TWENTY-SECOND NORTHERN MARIANAS COMMONWEALTH
LEGISLATURE
IN THE HOUSE OF REPRESENTATIVES

SESSION, 2021

H. L. B. 22- 22

A LOCAL BILL FOR AN ACT
FOR THE THIRD SENATORIAL DISTRICT

To amend the Saipan Official Zoning Map sheet 05 of 29 to rezone certain districts to "Mixed Commercial"; and for other purposes.

BE IT ENACTED BY THE THIRD SENATORIAL DISTRICT DELEGATION
PURSUANT TO CHAPTER 4, DIVISION 1, TITLE 1 OF THE
COMMONWEALTH CODE:

1 **SECTION 1. FINDINGS AND PURPOSE.**

2 The Delegation finds that a certain business establishment entered into a
3 forty-year lease agreement with the Department of Public Lands in establishing a
4 Car Rental Business. Pursuant to the specified lease agreement, the property to
5 establish is located in the village of San Roque, specifically on Lot Nos. 008 B 46;
6 008 B 47R/W; 008 B 49; 008 B 35; and 008 B 54. Despite such agreement, the
7 Delegation finds that the specified lots are currently designated as zones that do not
8 permit such business operations, specifically as "Village Residential". Cognizant
9 of the various economic developments occurring in the area, it is appropriate to
10 rezone those zoning districts to allow for both residents and tourists alike to avail

1 of such services. Furthermore, such individuals within the area will not have to
2 travel great distances to utilize car rental services and will be readily available at
3 their convenience.

4 Therefore, the purpose of this Act is to amend the Saipan Official Zoning
5 Map Sheets 05 of 29 to rezone certain districts to "Mixed Commercial" and for
6 other purposes.

7 **SECTION 2. AMENDMENT.**

8 This Act amends the Official Saipan Zoning Map Sheet 05 of 29, dated July
9 15, 2013 of the Saipan Zoning Law of 2013 as amended, as follows:

10 *"Lot No. 008 B 46; Lot No. 008 B 47R/W; Lot No. 008 B 49; Lot No. 008 B*
11 *35; and Lot No. 008 B 54 are hereby rezoned as "Mix Commercial" zoning*
12 *districts."*

13 **SECTION 3. SEVERABILITY.**

14 If any provision of this Act or the application of any such provision to any
15 person or circumstance should be held invalid by a court of competent jurisdiction,
16 the remainder of this Act or the application of its provisions to persons or
17 circumstances other than those to which it is held invalid shall not be affected
18 thereby.

19 **SECTION 4. SAVINGS CLAUSE.**

20 This Act and any repealer contained herein shall not be construed as
21 affecting any existing right acquired under contract or acquired under statutes

1 repealed or under any rule, regulation or order adopted under the statutes.
2 Repealers contained in this Act shall not affect any proceeding instituted under or
3 pursuant to prior law. The enactment of the Act shall not have the effect of
4 terminating, or in any way modifying, any liability, civil or criminal, which shall
5 already be in existence on the date this Act becomes effective.


6 **SECTION 5. EFFECTIVE DATE.**

7 This Act shall take effect upon its approval by the Governor or its becoming
8 law without such approval.

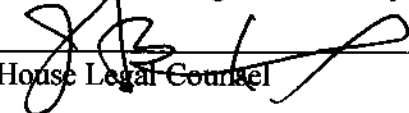
Prefiled: Sept. 7, 2021

Date: 9/17/2021

Introduced by:


Rep. Joseph Lee Pan T. Guerrero

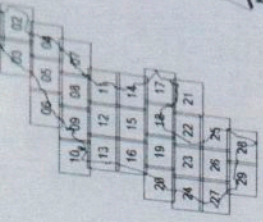
Reviewed for Legal Sufficiency by:


House Legal Counsel

Official Saipan Zoning Map
 Commonwealth of the Northern Mariana Islands
Sheet 05 of 29
 This map is subject to change. Check zoning
 the Commonwealth Zoning Code for the most
 recent edition. If there is any inconsistency
 between this map and an official action
 amending this map, the text of the official
 action shall control. This map is for planning
 and zoning purposes only. The CNMI makes
 no representation as to the accuracy or use
 of this information for any other purpose.

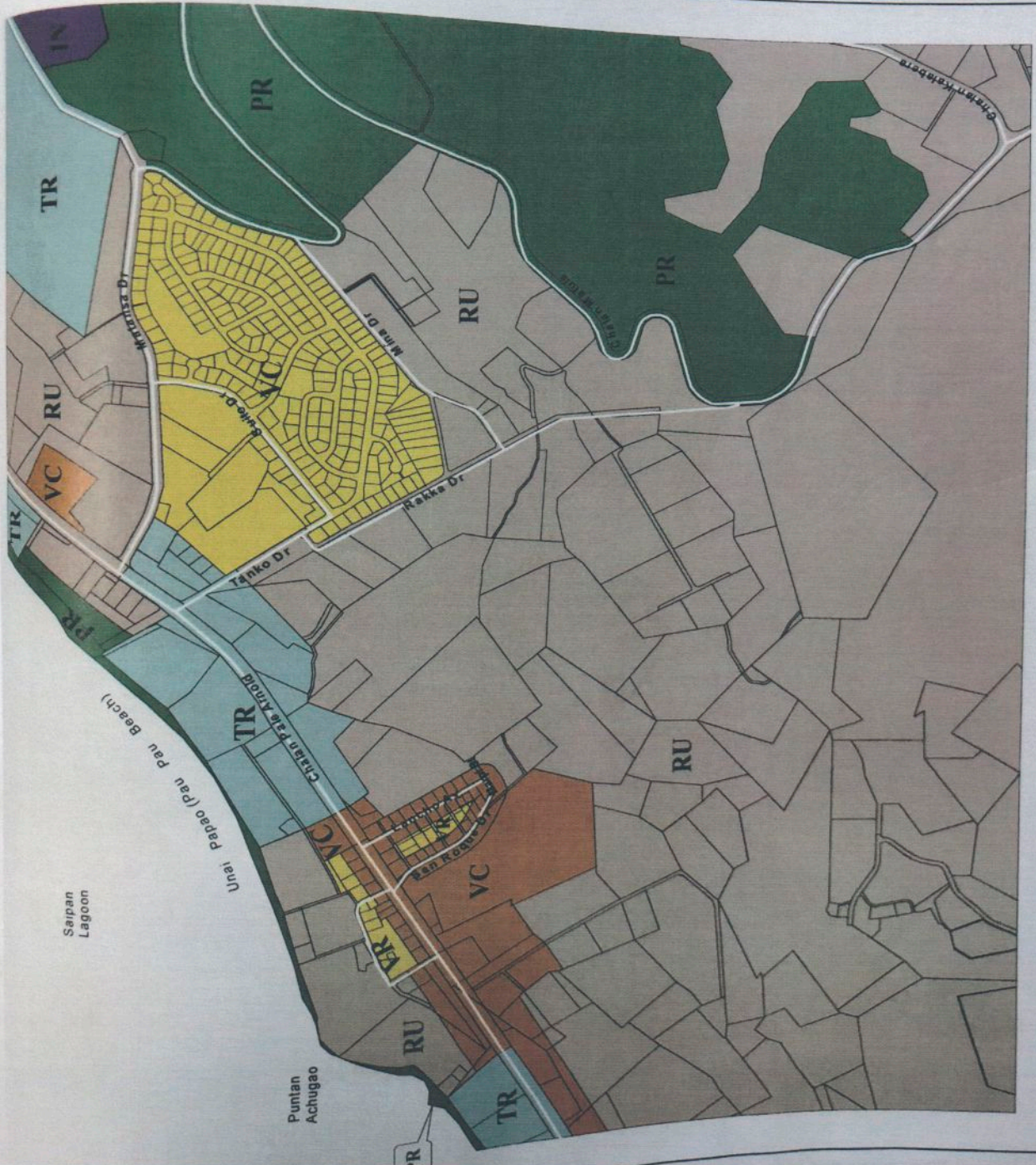
Action	Date
SLL 16-6	December 05, 2008
Board Approval	June 28, 2011
Board Approval	October 13, 2011
SLL 18-04	July 15, 2013

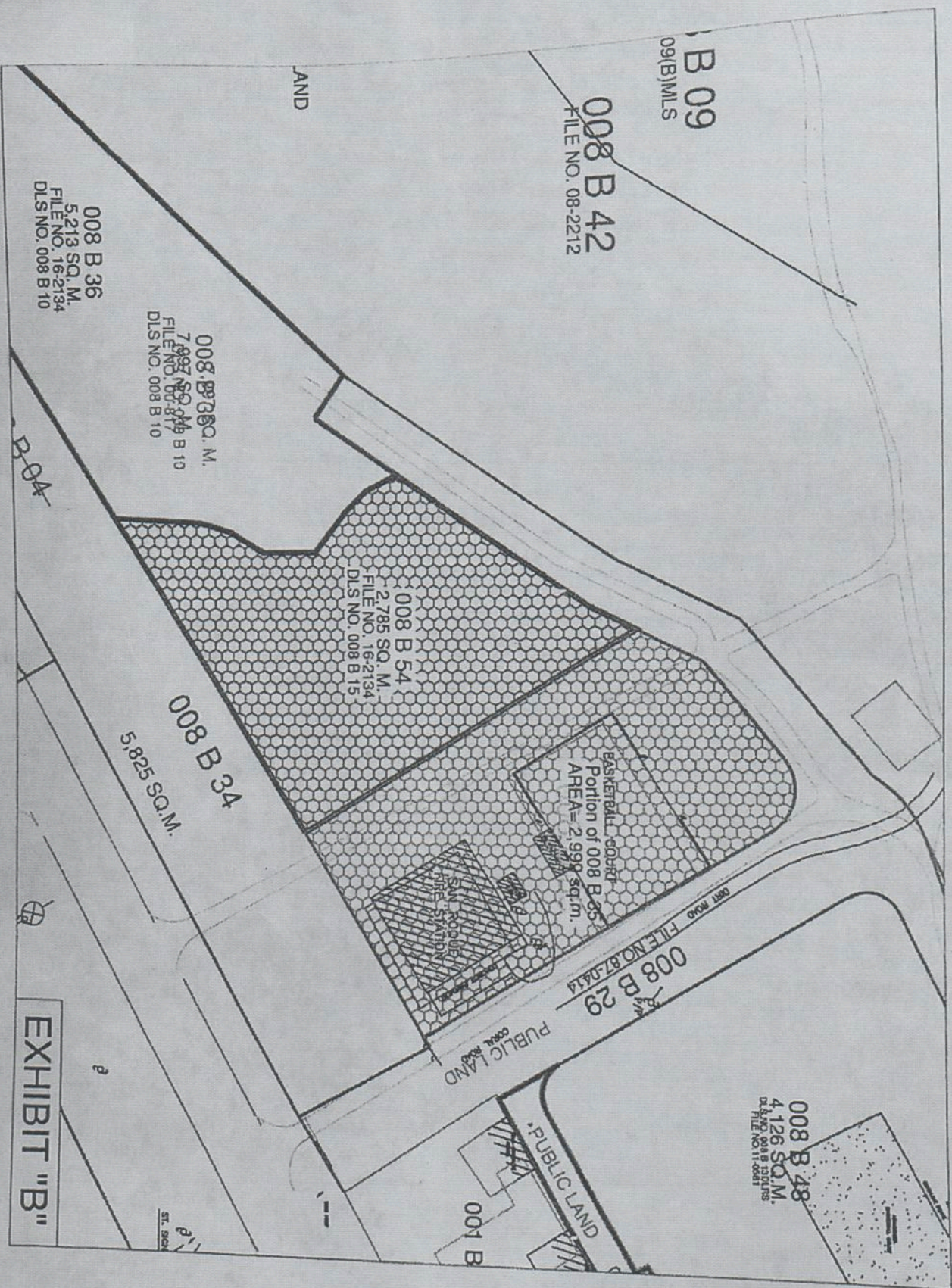
Sheet Index



Legend

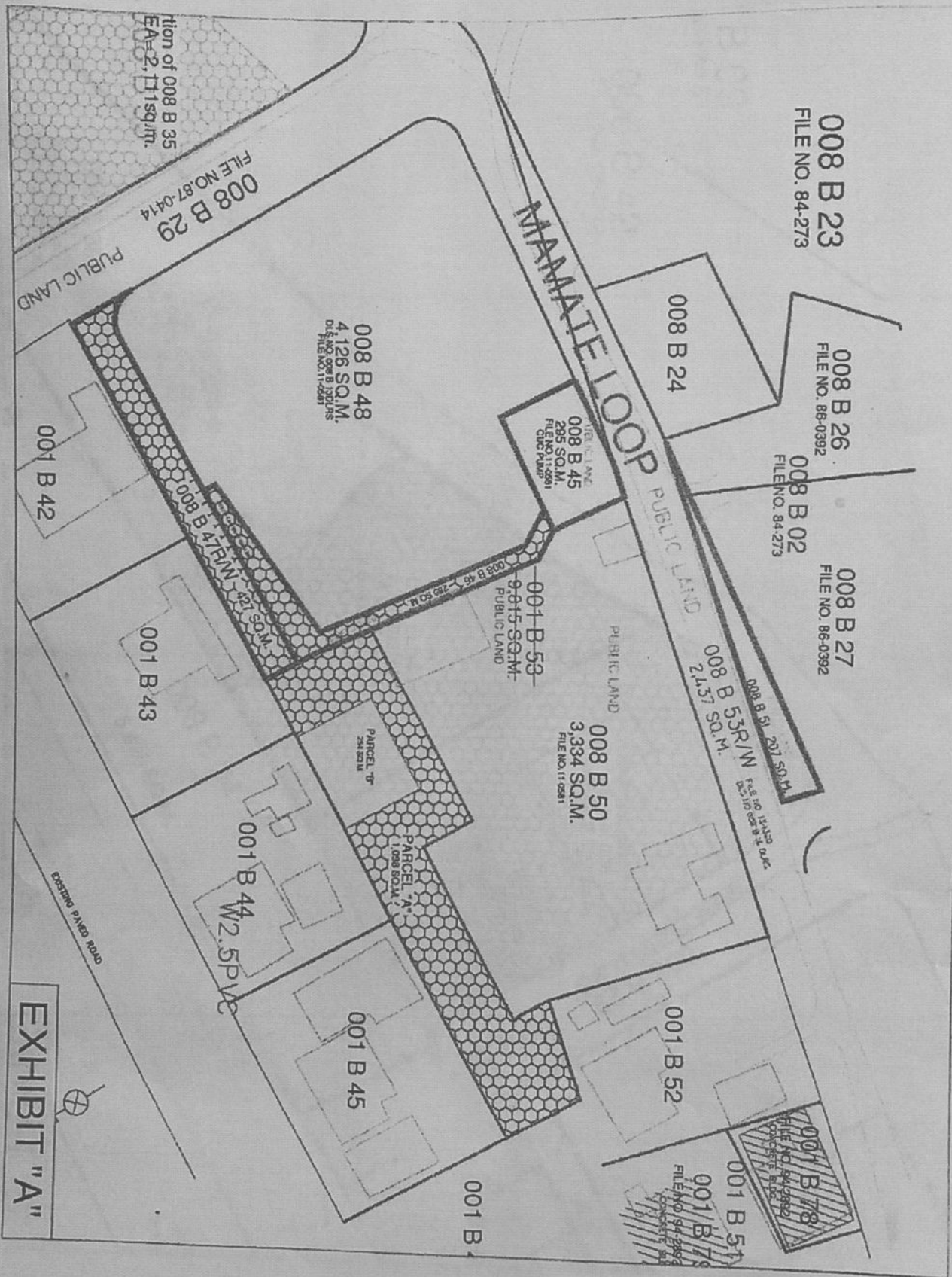
- AG: Agriculture
- BR: Beach Road
- GC: Garapan Core
- GE: Garapan East
- IN: Industrial
- MC: Mixed Commercial
- PR: Public Resources
- RU: Rural
- TR: Tourist Resort
- VC: Village Commercial
- VR: Village Residential





DEPARTMENT OF PUBLIC LANDS
 P.O. Box 500380, Saipan, MP 96950

EXHIBIT "B"



008 B 23
FILE NO. 84-273

008 B 26
FILE NO. 86-0392

008 B 27
FILE NO. 86-0392

008 B 02
FILE NO. 84-273

tion of 008 B 35
EA=2, 111sq./m.

008 B 29
FILE NO. 87-0414

008 B 48
4.126 SQ.M.
FILE NO. 11-0281

008 B 45
285 SQ.M.
FILE NO. 11-0281
C/O PUMP

001 B 53
9.815 SQ.M.
PUBLIC LAND

008 B 50
3.334 SQ.M.
FILE NO. 11-0281

008 B 53R/W
2.137 SQ.M.

008 B 51
207.7 SQ.M.

PARCEL "B"
24 SQ.M.

PARCEL "A"
1.028 SQ.M.

001 B 44
2.5 P/L

EXHIBIT "A"

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P.O. Box 500380, Saipan, MP 96950