

**TWENTY-SECOND NORTHERN MARIANAS COMMONWEALTH LEGISLATURE**

**IN THE SENATE**

Second Special SESSION, 2021

S. L. B. NO. 22- 09

---

---

**A LOCAL BILL FOR AN ACT  
FOR THE THIRD SENATORIAL DISTRICT**

To amend the Saipan Official Zoning Map sheet 23 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 the Commonwealth Zoning Board requests to rezone  
3 certain lots, namely TR 21706 “A”-R2, TR 21706NEW, E.A. 878-2-1 and H-569-1 from  
4 “Village Commercial” zoning districts to “Mixed Commercial” zoning districts. In a  
5 meeting held on October 20, 2020, the Commonwealth Zoning Board voted to submit a  
6 recommendation for the Delegation to consider. In a letter dated December 16, 2020 from  
7 the Zoning Administrator, the Commonwealth Zoning Board submitted their request to  
8 “rezone all properties abutting Isa Drive from the intersection of Kanat Tabla Drive to  
9 Dandan Road.” Due to the concern that rezoning a few parcels in a zoning district will  
10 result to “spot-zoning”, the stated recommendation language ensures the continuity from

1 existing Mixed Commercial zoning districts. The lots identified in the request from the  
2 business establishment is included in such recommendation.

3 Therefore, the purpose of this Act is to amend the Saipan Official Zoning Map  
4 Sheets 23 of 29 to rezone certain districts to “Mixed Commercial” and for other purposes.

5 **SECTION 2. AMENDMENT.**

6 This Act amends the Official Saipan Zoning Map Sheet 23 of 29, dated July 15,  
7 2013 of the Saipan Zoning Law of 2013 as amended, as follows:

8 *“All properties abutting Isa Drive from the intersection of Kanat Tabla Drive to*  
9 *Dandan Road are hereby rezoned as “Mix Commercial” zoning districts.”*

10 **SECTION 3. SEVERABILITY.**

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

15 **SECTION 4. SAVINGS CLAUSE.**


16 This Act and any repealer contained herein shall not be construed as affecting any  
17 existing right acquired under contract or acquired under statutes repealed or under any  
18 rule, regulation or order adopted under the statutes. Repealers contained in this Act shall  
19 not affect any proceeding instituted under or pursuant to prior law. The enactment of the  
20 Act shall not have the effect of terminating, or in any way modifying, any liability, civil  
21 or criminal, which shall already be in existence on the date this Act becomes effective.

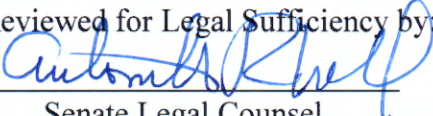
1 **SECTION 5. EFFECTIVE DATE.**

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

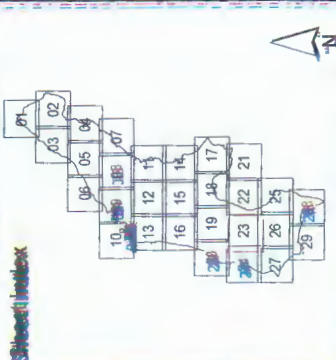
Prefiled: 6/14/21

Date: 6/14/21

Introduced by:   
Sen. Vinnie F. Sablan

Reviewed for Legal Sufficiency by:  
  
Senate Legal Counsel

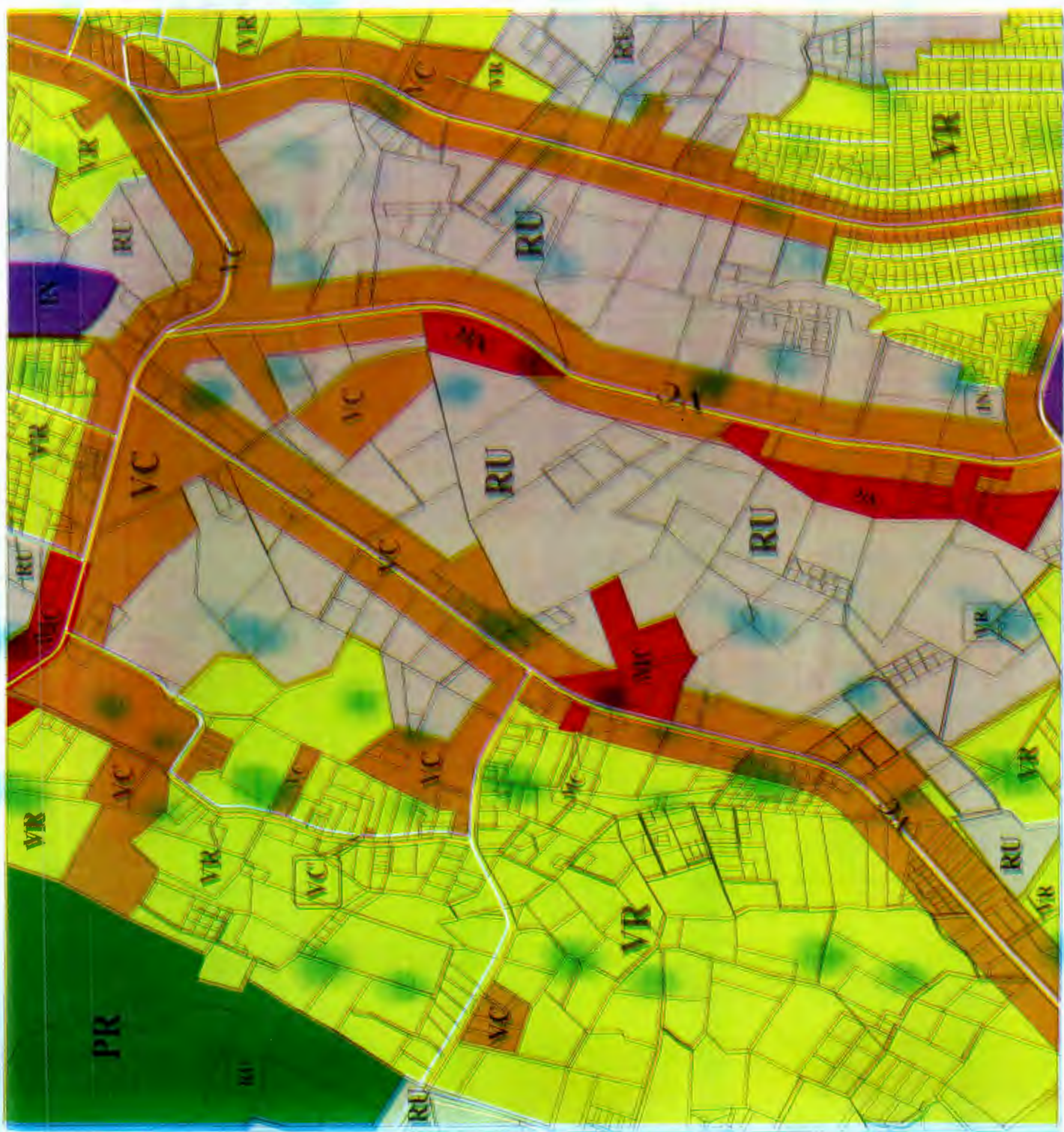
**Official Gasepam Zoning Map**  
 Government of the Netherlands  
**Sheet 23 of 29**  
 This map is subject to change. Please contact the Government of the Netherlands for more information. This map is an official document and is not to be used for any other purpose. The map is not to be used for any other purpose. The map is not to be used for any other purpose. The map is not to be used for any other purpose.



**Legend**

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

0 5000 10000 20000  
 Feet





THE SENATE  
Twenty-Second Northern Marianas Commonwealth Legislature  
P. O. Box 500129  
Saipan, MP 96950

COPY

August 13, 2021

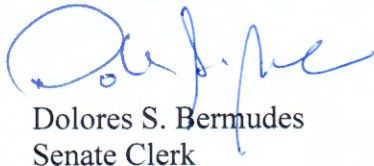
Senator Vinnie F. Sablan  
Chairman  
Saipan & Northern Islands Legislative Delegation  
22<sup>nd</sup> Northern Marianas Commonwealth Legislature  
Saipan, MP 96950

Dear Chairman Sablan:

I have the honor to transmit for Delegation action S.L.B. No. 22-09, entitled, "To amend the Saipan Official Zoning Map sheet 23 of 29 to rezone certain districts to "Mixed Commercial; and for other purposes."

S.L.B. No. 22-09 has met the required provision of 1 CMC §1403 making its third appearance on the 1<sup>st</sup> Day, Second Regular Session, August 12, 2021.

Sincerely,



Dolores S. Bermudes  
Senate Clerk

Attachments

cc: Delegation Clerk

Transmitted on:

Received by:  Date: 8/13/21 @ 2:33 pm