



RALPH DLG. TORRES
Governor

ARNOLD I. PALACIOS
Lieutenant Governor

COMMONWEALTH OF THE NORTHERN MARIANA ISLANDS
OFFICE OF THE GOVERNOR

The Honorable Vinson F. Sablan
Chairman
Saipan and Northern Islands
Legislative Delegation
Twenty-Second Northern Marianas
Commonwealth Legislature
Saipan, MP 96950



10 DEC 2021

The Honorable Edmund S. Villagomez
President
The Senate
Twenty-Second Northern Marianas
Commonwealth Legislature
Saipan, MP 96950

12/10/21

RECEIVED 12/10/21 12:40pm
Pedro Sablan

Dear Mr. Chairman and Mr. President:

This is to inform you that I have signed into law **Senate Local Bill No. 22-9**, entitled, "To amend the Saipan Official Zoning Map sheet 23 of 29 to rezone certain districts to "Mixed Commercial"; and for other purposes.", which was unanimously passed by the Saipan and Northern Islands Legislative Delegation of the Twenty-Second Northern Marianas Commonwealth Legislature.

This bill becomes **Saipan Local Law No. 22-7**. Copies bearing my signature are forwarded for your reference.

Sincerely,

RALPH DLG. TORRES
Governor

cc: Lt. Governor; Press Secretary; Law Revision Commission; Public Auditor; Special Assistant for Programs and Legislative Review; Special Assistant for Administration; Attorney General; CNMI Zoning Board

HOUSE CLERK'S OFF
RECEIVED BY: [Signature]
12/10/2021 TIME 3:54pm



**SAIPAN AND NORTHERN ISLANDS LEGISLATIVE DELEGATION
TWENTY-SECOND NORTHERN MARIANAS COMMONWEALTH LEGISLATURE
SECOND REGULAR SESSION, 2021**

SENATE LOCAL BILL NO. 22-9

**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.

Offered by Senator:

Vinnie F. Sablan

Prefiled on June 14, 2021 and Introduced on July 8, 2021

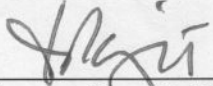
HOUSE ACTION

Transmitted to Saipan and Northern Islands Legislative Delegation for action on

August 13, 2021

DELEGATION ACTION

Referred To	: 9/01/21 - SNILD Zoning Committee
Comments Solicited	: 8/16/21 – DM 22-54 Mayor Apatang DM 22-55 Mayor Santos DM 22-56 Chairperson, 16 th SNIMC
Comments Received	: None
Standing Committee Report	: 22-11 - Adopted
Passed First & Final Reading	: November 3, 2021



Frances Joan P. Kaipat
Delegation Clerk



SAIPAN AND NORTHERN ISLANDS LEGISLATIVE DELEGATION
Twenty-Second Northern Marianas Commonwealth Legislature
Third Senatorial District

SECOND REGULAR SESSION, 2021

SENATE LOCAL BILL NO. 22-9

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

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

3 Therefore, the purpose of this Act is to amend the Saipan Official Zoning Map Sheets 23
4 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, 2013 of
7 the Saipan Zoning Law of 2013 as amended, as follows:

8 *“All properties abutting Isa Drive from the intersection of Kanat Tabla Drive to Dandan*
9 *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 or
12 circumstance should be held invalid by a court of competent jurisdiction, the remainder of this Act
13 or the application of its provisions to persons or circumstances other than those to which it is held
14 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 existing
17 right acquired under contract or acquired under statutes repealed or under any rule, regulation or
18 order adopted under the statutes. Repealers contained in this Act shall not affect any proceeding
19 instituted under or pursuant to prior law. The enactment of the Act shall not have the effect of
20 terminating, or in any way modifying, any liability, civil or criminal, which shall already be in
21 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 without
3 such approval.

CERTIFIED BY:

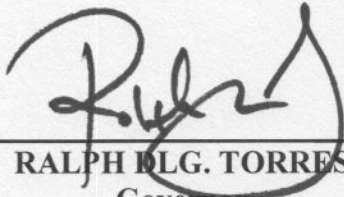


VINNIE F. SABLAN
Chairman
Saipan & Northern Islands Legislative Delegation



JUDE U. HOFSCHEIDER
President of the Senate

Approved on this 10th day of December, 2021.



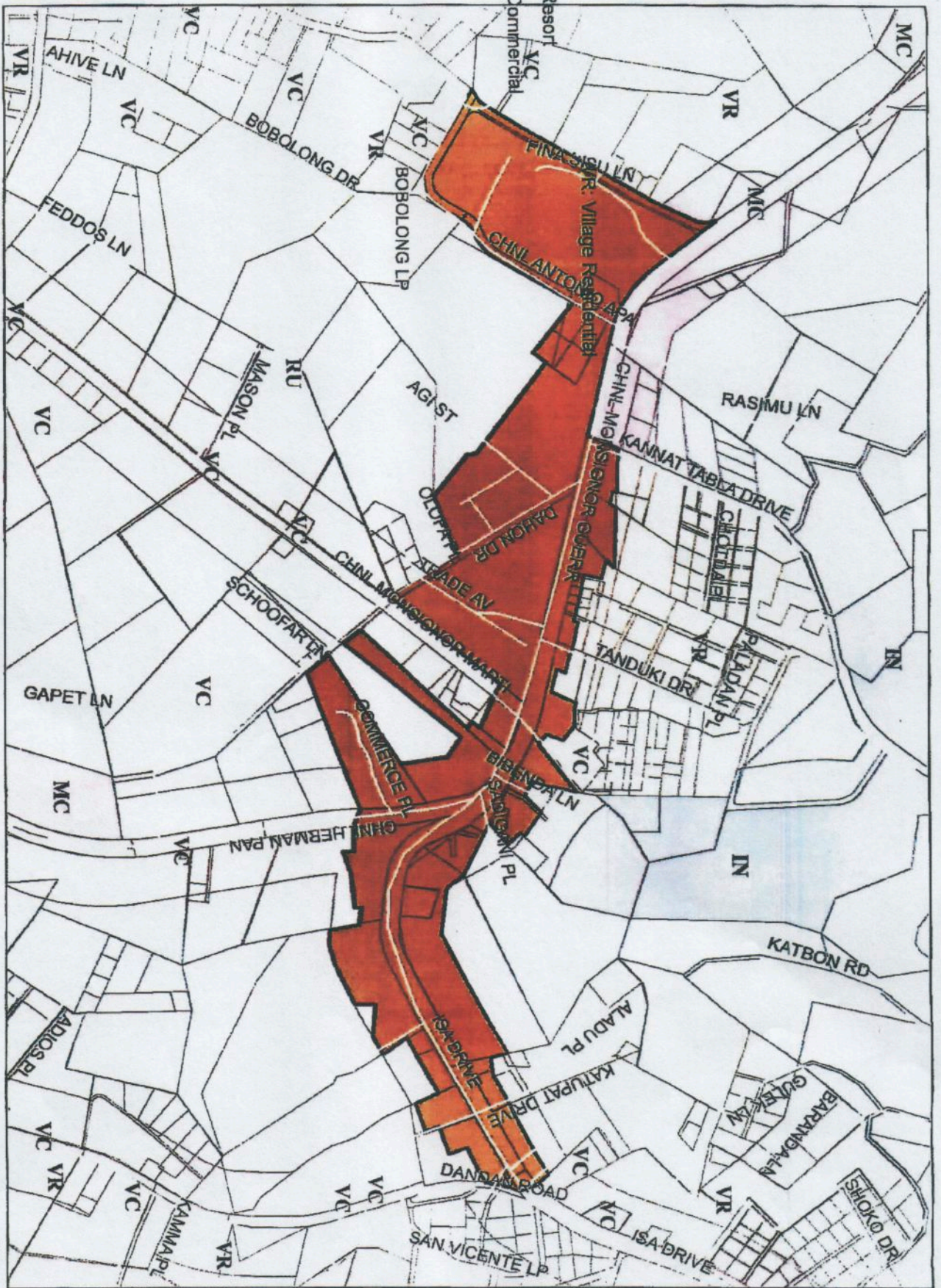
RALPH BLG. TORRES
Governor
Commonwealth of the Northern Mariana Islands

Sheet 23 of 29
 Proposed Amendment-Saipan Zoning Map Rezone to Mixed
 Commercial from Village Commercial Zoning District



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





- Legend**
- DELETED DISTRICT OVERLAYS
 - AG: Agriculture
 - QC: Garapan Core
 - IN: Industrial
 - BR: Beach Road
 - GE: Garapan East
 - MC: Mixed Commercial
 - PR: Public Resource
 - RU: Rural
 - TR: Tourist Resort
 - VC: Village Commercial
 - VR: Village Residential



Misc. Comm. **22-16**

(SNILD)



ZONING BOARD

COMMONWEALTH OF THE NORTHERN MARIANA ISLANDS

Caller Box 10007, Saipan, MP 96950 Tel. 670-234-9661, FAX 234-9666

E-mail zoningboard@cnmizoning.com



Tatiana Babauta, Chairman
Perry Inos Jr., Treasurer
Kevin Guerrero, Secretary

Francisco Aguon, Vice-Chairman
Joe Ayuyu Jr., Member
Geraldyn Delacruz, Zoning Administrator

June 7, 2021

Honorable Vinson F. Sablan
Chairman
Saipan and Northern Islands Legislative Delegation
P.O. Box 500586
Saipan, MP 96950

Subject: Recommendation for Zoning District Change
Commonwealth Zoning Board Response

Hafa Adai yan Tirow Chairman Sablan:

The Commonwealth Zoning Board Heard the request of Napu, Inc. to rezone TR 21706 "A"-R2, TR 21706NEW, E.A. 878-2-1 and H-569-1 from Village Commercial zone to Mixed Commercial.

The Commonwealth Zoning Board met on October 20, 2020 and voted to submit a recommendation to your office for consideration.

Commonwealth Zoning Board recommendation:
"Rezone all properties abutting Isa Drive from the intersection of Kannat Tabla Drive to Dandan Road."

Rezoning a few parcels in a zoning district results to "spot-zoning," therefore the Board's recommendation stated above ensures continuity from existing Mixed Commercial zones. This recommendation includes the parcels identified in the Napu Inc. conditional use application.

Enclosed, you will find two (2) maps:

1. Sheet 23 of 29 - Proposed Amendment
2. Existing Zoning District (of recommended area to rezone)

Should you have any questions or concerns, please feel free to contact me at (670)234-9661 or via email at geri.delacruz@cnmizoning.com.

Sincerely,

Geraldyn C. Delacruz
Zoning Administrator

RECEIVED
06082021 @4:14pm

THE OFFICE OF
SENATOR VINNIE F. SABLAN
DATE: 06/08/21
REC'D BY: Carla 2:55pm