



Republic of the Philippines  
**QUEZON CITY COUNCIL**  
Quezon City  
16<sup>th</sup> City Council

1<sup>st</sup> Special Session

RESOLUTION NO. SP- **3090**, S-2005  
(PR2005-442)

A RESOLUTION AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF EXCEPTION TO NEST BUILDERS AND DEVELOPMENT CORP. FOR THE CONSTRUCTION OF A FOURTEEN (14) STOREY HOMETEL WITH PENTHOUSE AND BASEMENT TO BE LOCATED AT NO. 62 ROAD 13, PAG-ASA, QUEZON CITY WITH TRANSFER CERTIFICATE OF TITLE NUMBERED N-164835 ALLOWING DEVIATION FROM THE RESTRICTIONS OF THE QUEZON CITY COMPREHENSIVE ZONING ORDINANCE NO. 918, S-2000, AS AMENDED.

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Introduced by Councilor ALLAN BUTCH T. FRANCISCO.

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WHEREAS, petitioner herein, Nest Builders and Development Corp., is the owner of a parcel of land located at No. 62, Road 13, Barangay Pag-asa, Quezon City covered by Transfer Certificate of Title Numbered N-164835 registered with the Registry of Deeds of Quezon City, containing an area of Six Hundred Eleven square meters and Twenty square decimeters (611.20 sq. m.) more or less;

WHEREAS, petitioner intends to develop and construct within the said parcel of land a fourteen (14) storey homotel with penthouse and basement;

WHEREAS, the density requirement does not permit such type of project to be constructed thereon;

WHEREAS, petitioner has submitted an application for a Certificate of Exception with the City Council under Article VIII, Section 3B and Article IX, Section 18 of the Quezon City Comprehensive Zoning Ordinance No. SP-918, S-2000, as amended and has complied with the requirement for the issuance thereof;

WHEREAS, petitioner's application for a Certificate of Exception is meritorious considering that:

*Orig.*

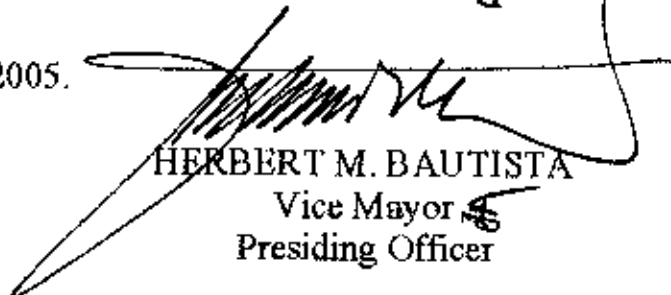
1. It will not adversely affect the public health, safety and welfare and is keeping with the general pattern of development in the community;
2. The proposed project will support economic-based activities and provide livelihood, vital community services and facilities and at the same time poses no adverse effect on the zone or community;
3. The exception will not adversely affect the appropriate use of the adjoining property in the same district;
4. The exception will not alter the essential character and general purpose of the district where the exception sought is located.

WHEREAS, in view of the above findings, the application of Nest Builders and Development Corp. for a Certificate of Exception complies with the requirements of Article VIII, Section 3B and Article IX, Section 18 of the Quezon City Comprehensive Zoning Ordinance of 2000, as amended.


NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF QUEZON CITY IN SPECIAL SESSION ASSEMBLED, to authorize, as it does hereby authorize, the Office of the City Planning and Development Officer to grant a Certificate of Exception to Nest Builders and Development Corp. for the construction of a fourteen (14) storey homotel with penthouse and basement to be located at No. 62, Road 13, Pag-asa, Quezon City, allowing deviation from the restrictions of Quezon City Comprehensive Zoning Ordinance No. SP-918, S-2000 as amended.

ADOPTED: October 11, 2005.

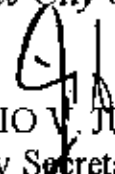
  
HERBERT M. BAUTISTA  
Vice Mayor &  
Presiding Officer

ATTESTED:

  
EUGENIO V. JURILLA  
City Secretary

**CERTIFICATION**

*This is to certify that this Resolution which was APPROVED on Second Reading on October 11, 2005, was CONFIRMED by the City Council, under Suspended Rules on the same date.*

  
EUGENIO V. JURILLA  
City Secretary  
