



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

85<sup>th</sup> Regular Session

RESOLUTION NO. SP-**3789** S-2007  
(PR2006-581)

*A RESOLUTION AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF EXCEPTION TO JK PROPERTY VENTURES CORP. FOR THE CONSTRUCTION OF AN EIGHTEEN (18) UNITS/TWO (2)-STOREY COMMERCIAL BUILDING TO BE LOCATED AT LOT 17-A & B ESPERANZA STREET CORNER CARIDAD STREET, BARANGAY GREATER LAGRO, QUEZON CITY, ALLOWING DEVIATION FROM THE RESTRICTIONS OF THE QUEZON CITY COMPREHENSIVE ZONING ORDINANCE NO. 918, S-2000, AS AMENDED.*

*Introduced by Councilor ALLAN BUTCH T. FRANCISCO.*

*WHEREAS, petitioner herein, JK Property Ventures Corp., is the owner of a parcel of land located at Lot 17-A & B Esperanza Street cor. Caridad Street, Barangay Greater Lagro, Quezon City, covered by Transfer of Certificate of Title No. N-287513, registered with the Registry of Deeds of Quezon City, containing an area of Five Hundred (500) meters, more or less;*

*WHEREAS, petitioner intends to develop and construct within the said parcel of land an eighteen (18) units/two-storey Commercial Building;*

*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 Art. VIII, Sec. 3B and Art. IX, Sec. 18 of the Quezon City Comprehensive Zoning Ordinance No. SP-918, S-2000, as amended, and has complied with the requirements for the issuance thereof;*

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

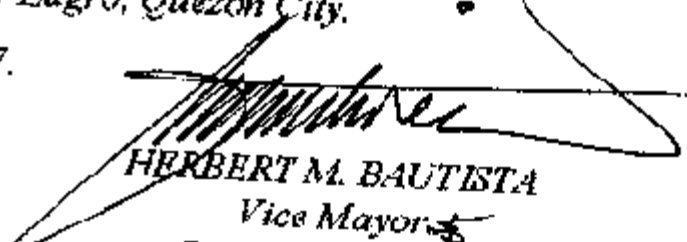
1. It will not adversely affect the public health, safety and welfare and is in keeping with the general pattern of development in the community;
2. The proposed project will support economic-based activities and provide livelihood, vital community services and facilities and at the same time poses no 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 JK PROPERTY VENTURES CORP. for a Certificate of Exception complies with the requirements of Article VIII, Sec. 3B and Art. IX, Sec. 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 REGULAR SESSION ASSEMBLED, to grant, as it does hereby grant, a Certificate of Exception to JK PROPERTY VENTURES, CORP., allowing deviation from the restrictions of Quezon City Comprehensive Zoning Ordinance No. SP-918, S-2000, as amended, for the construction of eighteen (18) units/two (2)-storey Commercial Building Residential-Commercial Building to be located at Lot 17-A & B Esperanza Street cor. Caridad Street, Barangay Greater Lagro, Quezon City.

ADOPTED: March 5, 2007.

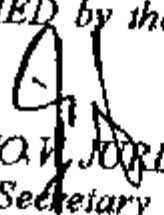
  
HERBERT M. BAUTISTA  
Vice Mayor &  
Presiding Officer

ATTESTED:

  
EUGENIO V. JURILLA  
City Secretary

CERTIFICATION

This is to certify that this Resolution was APPROVED on Second Reading on March 5, 2007, and was CONFIRMED by the City Council under Suspended Rules on the same date.

  
EUGENIO V. JURILLA  
City Secretary