



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

PR2003-298

86<sup>th</sup> Regular Session

RESOLUTION NO. SP-**2383**, S-2004

A RESOLUTION AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF EXCEPTION TO PETITIONER MCY REALTY AND INDUSTRIAL CORPORATION FOR THE CONSTRUCTION OF A RAW GLASS WAREHOUSE WITHIN THE PROPERTY DESCRIBED IN TCT NO. N-251638 LOCATED AT 45 DE VERA STREET CORNER ROOSEVELT AVENUE, BARANGAY PARAISO, DISTRICT I, QUEZON CITY, IN ACCORDANCE WITH THE PROVISIONS OF THE QUEZON CITY ZONING ORDINANCE OF 2000.

Introduced by Councilors VINCENT P. CRISOLOGO, RICARDO R. DEL ROSARIO, VICTOR V. FERRER, JR., ELIZABETH A. DELARMENTE, VOLTAIRE GODOFREDO L. LIBAN III, RAMON P. MEDALLA, ERIC Z. MEDINA, JORGE L. BANAL, JULIAN ML. COSETENG, JESUS MANUEL C. SUNTAY, ALMA F. MONTILLA and ANTONIO E. INTON, JR.

Sponsored by Councilor Restituto B. Malafigen.



WHEREAS, petitioner MCY Realty and Industrial Corporation, is a corporation duly organized and existing under the laws of the Philippines;

WHEREAS, petitioner MCY Realty and Industrial Corporation, is the owner of a parcel of land described under TCT No. N-251638 located at 45 De Vera Street corner Roosevelt Avenue, Barangay Paraiso, District I, Quezon City,

WHEREAS, petitioner, MCY Realty and Industrial Corporation is applying for the issuance of a Certificate of Exemption for the construction of a raw glass warehouse at the property described under TCT No. N-251638 located at 45 De Vera Street corner Roosevelt Avenue, Barangay Paraiso, District I, Quezon City,

WHEREAS, under the Quezon City Comprehensive Zoning Ordinance No. SP-918, S-2000 approved on 12 October 2000, the property described under TCT No. 251638 which consist of Four Hundred Seventy Four square meters ( 474 sq.m. ) located at 45 De Vera Street corner Roosevelt Avenue, Barangay Paraiso, District I, Quezon City, falls under the classification of High-Density Residential Zone (R-3) thus, an exemption is necessary for the construction of a raw glass warehouse which is allowed in Major Commercial (C-2) Zone;

bring

WHEREAS, the above mentioned address is located in an area wherein several warehouses of different commercial establishments exists;

WHEREAS, Section 3 (b) of Article VIII of Ordinance No. SP-918, S-2000, otherwise known as the Quezon City Comprehensive Zoning Ordinance of 2000 provides for the exception may be allowed only when the following terms and conditions are existing, to wit;

1. The exception will not adversely effect the public health, safety and welfare and is in keeping with the general pattern of development in the community;
2. The proposed project shall 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, the petitioner, MCY Realty and Industrial Corporation, has complied with the requirements and conditions for the issuance of a Certificate of Exception for the construction of a raw glass warehouse as required by Ordinance No. SP-918, S-2000, otherwise known as Quezon City Comprehensive Zoning Ordinance of 2000;

WHEREAS, exception to the Quezon City Comprehensive Zoning Ordinance of 2000 is allowed through a resolution adopted by the City Council for this purpose;

WHEREAS, the construction of a raw glass warehouse will promote public welfare and economic development, through the projected increase of employment opportunities in our City.

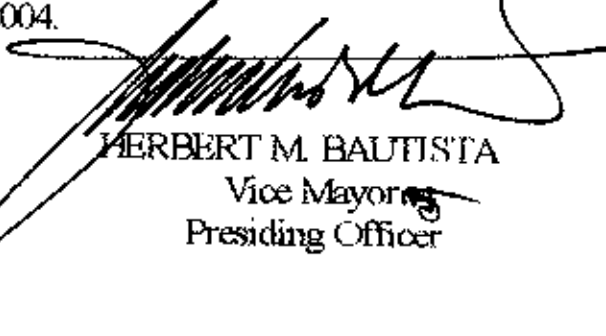
NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF QUEZON CITY IN SESSION ASSEMBLED, to grant, as it does hereby grant, a Certificate of Exception to MCY Realty and Industrial Corporation for the construction of a raw glass warehouse to be located at the property described under TCT No. N-251638 located at 45 De Vera Street corner Roosevelt Avenue, Barangay Paraiso, District 1, Quezon City, as an exception pursuant to Section 3 (b), Article VIII of Ordinance No. SP-918, S-2000, otherwise known as the Quezon City Comprehensive Zoning Ordinance of 2000.




RESOLVED, FURTHER, to direct as it does hereby direct, the Zoning Administrator, to issue the necessary locational clearance allowing the construction of a raw glass warehouse in the location above stated.

ADOPTED: January 27, 2004.


  
HERBERT M. BAUTISTA  
Vice Mayor  
Presiding Officer

ATTESTED

  
EUGENIO V. JURILLA  
City Council Secretary

CERTIFICATION

*This is to certify that this Resolution which was APPROVED on Second Reading on January 27, 2004, was CONFIRMED by the City Council on February 3, 2004.*

  
EUGENIO V. JURILLA  
City Council Secretary

