



Republic of the Philippines  
**QUEZON CITY COUNCIL**  
Quezon City  
21<sup>st</sup> City Council

PR21CC-981

80<sup>th</sup> Regular Session

RESOLUTION NO. SP- **8717**, S-2021

A RESOLUTION AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF EXCEPTION TO MJ LAND RESORT FOR THE CONSTRUCTION OF A TWO (2)-STOREY COMMERCIAL BUILDING WITH SWIMMING POOL (AS BUILT) LOCATED AT LOTS 11, 13 AND 14, BLOCK-1, MARY TOWN CIRCLE CORNER TANCINCO DRIVE, GREENFIELDS 1 SUBDIVISION, BARANGAY KALIGAYAHAN, DISTRICT V, QUEZON CITY, ALLOWING DEVIATION FROM THE RESTRICTIONS PROVIDED UNDER ORDINANCE NO. SP-2502, S-2016, OTHERWISE KNOWN AS THE COMPREHENSIVE ZONING ORDINANCE OF 2016.

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*Introduced by Councilor IVY L. LAGMAN.*

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WHEREAS, MJ Land Resort, owned by Mr. Mitoschelo Jude P. Tiu, is applying for the issuance of a Certificate of Exception for the construction and operation of a Two (2)-Storey Commercial Building with Swimming Pool (As Built) located at Lots 11, 13 and 14, Block-1, Mary Town Circle corner Tancinco Drive, Greenfields 1 Subdivision, Barangay Kaligayahan, District V, Quezon City, in accordance with the provisions of Ordinance No. SP-2502, S-2016, otherwise known as the Comprehensive Zoning Ordinance of 2016;

WHEREAS, pursuant to the provisions of the aforesaid zoning ordinance, the construction of the proposed project may be allowed only upon authorization by the Quezon City Council;

WHEREAS, the proposed project will not adversely affect public health, safety and welfare, and is in keeping with the general pattern of development in the community;

WHEREAS, as per project evaluation, the proposed project shall comply with the parking requirement and zone classification of the zoning ordinance;

WHEREAS, the Sangguniang Barangay concerned, as well as the homeowners or residents thereat, did not interpose any objection to the proposed project;

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*WHEREAS, the applicant has submitted the necessary and mandatory requirements in support of the proposed project and undertakes to comply with the provisions of existing laws, ordinances, rules and regulations pertaining to public safety, environmental protection, and vehicular traffic.*

NOW, THEREFORE,

*BE IT RESOLVED BY THE CITY COUNCIL OF QUEZON CITY IN REGULAR SESSION ASSEMBLED, to authorize, as it does hereby authorize, the issuance of a Certificate of Exception to MJ Land Resort for the construction of a Two (2)-Storey Commercial Building with Swimming Pool (As Built) located at Lots 11, 13 and 14, Block-1, Mary Town Circle corner Tancinco Drive, Greenfields 1 Subdivision, Barangay Kaligayahan, District V, Quezon City, allowing deviation from the restrictions provided under Ordinance No. SP-2502, S-2016, otherwise known as the Comprehensive Zoning Ordinance of 2016.*

ADOPTED: October 18, 2021.

  
GIAN G. SOTTO  
City Vice Mayor  
Presiding Officer

ATTESTED:

  
Atty. JOHN THOMAS S. ALFEROS III  
City Government Dept. Head III

CERTIFICATION

*This is to certify that this Resolution was APPROVED by the City Council on Second Reading on October 18, 2021 and was CONFIRMED under Suspended Rules on the same date.*

  
Atty. JOHN THOMAS S. ALFEROS III  
City Government Dept. Head III

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