

CNMI ZONING

Commonwealth Zoning Board



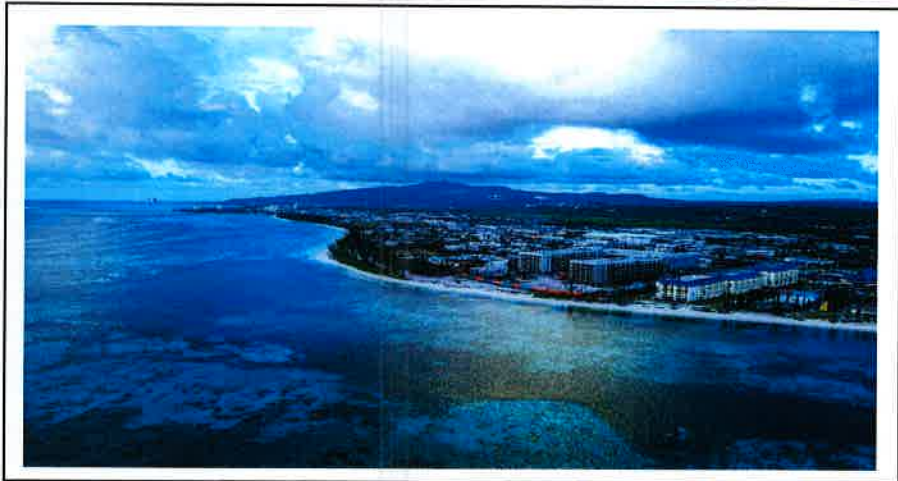
About Us

BOARD MEMBERS

- | | |
|---|---|
| TATIANA BABAUTA
Chairwoman | FRANCISCO AGUON
Vice Chairman |
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Vice Chairman | PERRY INOS JR.
Treasurer |
| KEVIN GUERRERO
Secretary | JOE AYUYU JR.
Member |

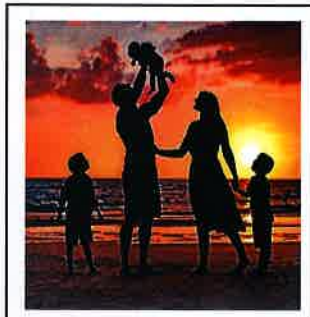
ZONING STAFF

- | | |
|---|---|
| GERALYN DELACRUZ
Zoning Administrator | YUBERT ALEPUYO
Chief Enforcement Officer |
| JUAN IGUEL
Permit Supervisor | WALTER ZACHRIAS
Enforcement Officer II |
| CORBIN YAMADA
Permit Officer II | RAYMOND VILLAGOMEZ
Enforcement Officer II |
| JULIA KAPILEO
Permit Officer I | DORIS DLGUERRERO
Enforcement Officer I |
| JAMES SASAMOTO
Permit Officer I | NAOMI SANTOS
Admin Officer |
| | VERNA BABAUTA
Admin Assistant |



Balance & Sustainability

The Commonwealth Zoning Board was established by CNMI Public Law 6-32 to administer a land use and zoning system that protects the interests of landowners and the general public as a whole. Its primary role is to administer a system of zoning that allows for a mixture of uses avoiding nuisances by measuring the compatibility of proximate uses against quantifiable performance standards. These duties are done to safeguard the health, safety and general welfare of residents and visitors of the CNMI, while respecting and preserving the natural and historical resources of the islands.



Our Mission

To safeguard the health, safety and general welfare of the residents & visitors of the CNMI by administering an effective zoning system that allows for harmonious business enterprise, compatibility with proximate uses and a land use system that protects the interests of both present and future residents.

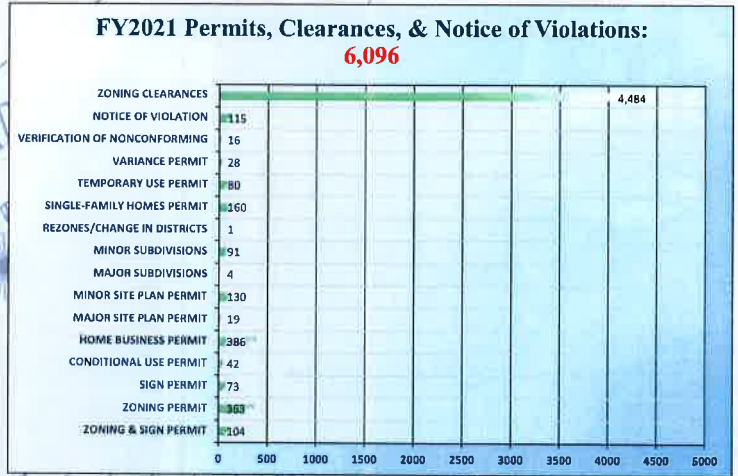
2021 Overview

PERMITTING

In Fiscal Year 2021, the Zoning Office processed a total of 6,096 permits, clearances, and violations.

74% (4,484) of these were clearances that include business license renewals and government projects.

Other permits include Zoning, Sign, Conditional Use, Home Businesses, Single Family Homes, Temporary Use and Notice of Violations.

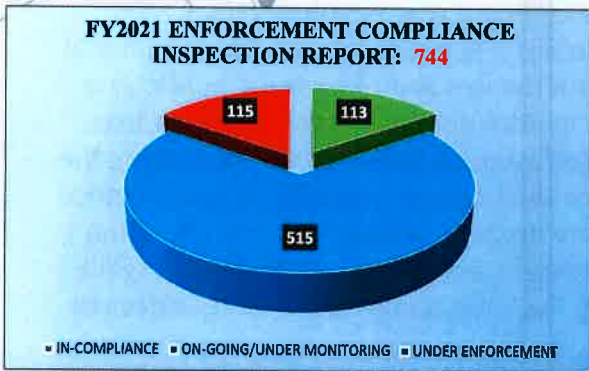


ENFORCEMENT

For Fiscal Year 2021, the CNMI Zoning Enforcement managed 115 cases for compliance with the Saipan Zoning Law of 2013.

Of these 52% or 60 cases are in compliance with the Saipan Zoning Law of 2013.

55 or 48% of these cases are on going and being monitored by Enforcement staff.

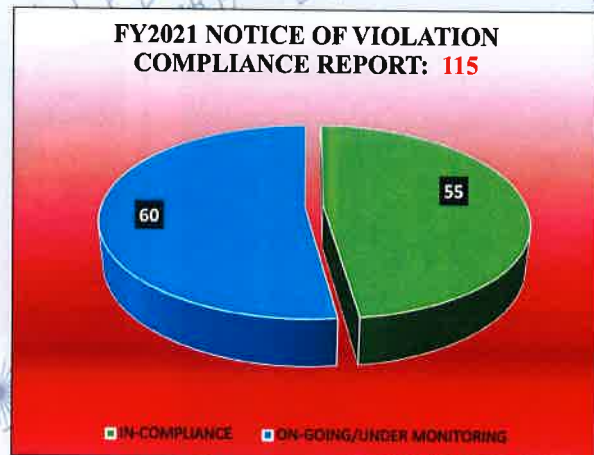


CNMI Zoning Enforcement issued 744 Notice of Violations for compliance with the Saipan Zoning Law of 2013.

Of these 15% or 113 cases are in compliance with the violations issued.

515 or 69% of these cases are on going and being monitored by Enforcement staff.

16% or 115 case are under enforcement.





FINANCES

FY21 was a better year for the Commonwealth Zoning Board financially. In addition to the funding received in the General Fund (Public Law 21-35), the Commonwealth Zoning Board was awarded \$153,605 from the Office of Insular Affairs' Technical Assistance Program (TAP) grant and received \$169,804 from the American Recovery Plan Act (ARPA).

The TAP grant funding was primarily for (3) staffing, GIS licences, computer systems and office equipment. The ARPA funding was exclusively for personnel salaries. In addition, the Zoning Office maintains a revolving fund sustained by permit fees and compliance violations.

Revenue

GENERAL FUND	
P.L. 21-35	\$131,531
AMERICAN RECOVERY PLAN ACT	\$169,804
OIA TAP GRANT	\$153,605

Expenses

GENERAL FUND	
PERSONNEL	\$118,214
OFFICE RENT	\$13,607
RENTAL EQUIPMENT	\$4,560
ARPA	\$11,313
OIA TAP GRANT	
PERSONNEL	\$39,041
UTILITIES	\$1,592
EQUIPMENT	\$2,033
INDIRECT COSTS	\$2,276

Expenditures from the General Fund was mainly for personnel salaries, office rent and office rental equipment. All other expenses for office operation was charged to the Zoning Revolving Fund.

As for the ARPA funding, the Zoning Office spent \$11,313 in FY21 which was used strictly for personnel.

The OIA TAP grant allowed for 2 additional FTEs for the Zoning Office in FY21 - Permit Officer I and Enforcement Officer I. In addition, various equipment was purchased - wide printer and GPS range finders.



What's Next?

CHALLENGES:

1. **OFFICE SPACE** - The current make up of the Zoning Office is challenging in various ways. Office space has been maximized with staffing. This halts any increase in staffing. The office is located in a commercial building that houses other government agencies that are frequented by many. This causes parking challenges.
2. **EMPLOYMENT** - The Zoning Office is anticipating a influx in permit applications as a result of the numerous federal fundings received (ARPA and CDBG-DR). There is a need to increase staffing in order to efficiently produce necessary zoning permits.

ECONOMIC OUTLOOK:

As the CNMI makes strides into reviving our economy, the Commonwealth Zoning Office remains committed to ensuring that we are equipped to do our part. Currently with efforts of increasing flights into the CNMI through the travel bubble program, businesses will begin to recognize an increase in their bottom line.

The CNMI has received various federal funds for disaster recovery projects. The Community Development Block Grant Disaster Recovery (CDBG-DR) grant awarded the CNMI over \$200 million in disaster recovery funding for housing. This impacts our office operations as we will see an increase in construction permits for development and single family dwellings.



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