

**A BILL FOR AN ACT**

To amend the Koror State Zoning Map for Cadastral Lots 016 B 22 and 016 B 23 in Ngermid Hamlet, and for related purposes.

**THE PEOPLE OF KOROR REPRESENTED IN THE LEGISLATURE OF THE STATE OF KOROR DO ENACT AS FOLLOWS:**

**SECTION 1. FINDINGS.**

The Eighth Koror State Legislature hereby finds that the Koror State Zoning Map, as described in former 31 PNC 3004, now adopted as law of the State of Koror, is the official map of the boundaries of all land use zones in Koror. The official Zoning Map may be amended by the Legislature, after request by the Koror Planning Commission.

The Koror Planning Commission has written to the Legislature seeking to amend the Koror Zoning Map for an area in Ngermid, to allow for commercial development in what is now a residential area (currently zoned "R-1 "). The potential commercial development is in an isolated, low density area with a reasonable amount of open space, and should not have any adverse effect on the peace and quiet, including traffic, of single family residences.

**SECTION 2. AMENDMENT OF KOROR ZONING MAP.**

The Koror Zoning Map is hereby amended for the following described parcels of land: Cadastral Lot No. 016 B 22 and Lot No. 016 B 23, consisting of approximately 9.74 acres more or less. These parcels of land are hereby rezoned from "R-1 ", Single Family Residential zone, to "C" Commercial zone.

**SECTION 3. SEVERABILITY.**

The provisions of this Act are severable. If any part or portion of this Act is held to be invalid or unenforceable, then the offending portions may be stricken and the remaining portions shall continue in full force and effect.

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1           **SECTION 4. EFFECTIVE DATE.**

2           This Act shall become effective upon its becoming law of the State of Koror by operation  
3 of the Koror State constitution.

PASSED: May 1, 2007

CERTIFIED BY:

ATTESTED TO BY:

/s/ \_\_\_\_\_  
Timothy "Tero" Uehara  
Speaker  
Eighth Koror State Legislature

/s/  
Rena Iluches  
Clerk  
Eighth Koror State Legislature

APPROVED ON THIS 28<sup>th</sup> DAY OF May, 2007

/s/  
Yositaka Adachi  
GOVERNOR KOROR STATE

**Note: Koror State Zoning Map of Cadastral Lot No. 016 B 22 and Lot No. 016 B 23 attached to the Bill - not scanned.**