



# COMMONWEALTH OF THE NORTHERN MARIANA ISLANDS

**Eloy S. Inos**  
Governor

**Jude U. Hofschneider**  
Lieutenant Governor

**25 OCT 2013**

Honorable Ramon A. Tebuteb  
Chairman, Saipan & Northern Island Legislative Delegation  
Eighteenth Northern Marianas  
Commonwealth Legislature  
Saipan, MP 96950

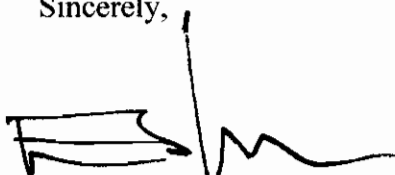
Honorable Joseph P. Deleon Guerrero  
Speaker, House of Representatives  
Eighteenth Northern Marianas  
Commonwealth Legislature  
Saipan, MP 96950

Dear Mr. Chairman and Mr. Speaker:

This is to inform you that I have signed into law House Local Bill No. 18-25, entitled, "To amend the Saipan Zoning Law of 2013, as enacted by Saipan Local Law 18-4, by repealing parts of the Saipan Zoning Law pertaining to the Adult Business Overlay Zoning District and to delete the designation of the Overlay District on the sheets of the Official Saipan Zoning Map," which was passed by the Saipan and Northern Island Legislative Delegation of the Eighteenth Northern Marianas Commonwealth Legislature.

This bill becomes **Saipan Local Law No. 18-6**. Copies bearing my signature are forwarded for your reference.

Sincerely,



**ELOY S. INOS**

cc: Lt. Governor; Attorney General; Press Secretary; Commonwealth Zoning Board; Mayor of Saipan; Saipan and Northern Islands Municipal Council; Commonwealth's Law Revision Commission, Special Assistant for Administration; Special Assistant for Programs and Legislative Review



**Saipan & Northern Islands Legislative Delegation**  
**Eighteenth Northern Marianas Commonwealth Legislature**  
**Third Senatorial District**  
**P.O. Box 500586**  
**Saipan, MP 96950**

Representative Ramon A. Tebuteb, Chairman  
Representative John Paul P. Sablan, Vice Chairman

Senator Pete P. Reyes, Floor Leader

October 22, 2013

Honorable Eloy S. Inos  
Governor  
Commonwealth of the Northern  
Mariana Islands  
Saipan, MP 96950


Dear Governor Inos:

I am honored to transmit for your action *House Local Bill No. 18-25*, entitled,

*"A Local Bill For An Act For The Third Senatorial District  
"To amend the Saipan Zoning Law of 2013, as enacted by Saipan Local Law 18-4, by  
repealing parts of the Saipan Zoning Law pertaining to the Adult Business Overlay  
Zoning District and to delete the designation of the Overlay District on the sheets of  
the Official Saipan Zoning Map.*

This bill was passed by the Saipan and Northern Islands Legislative Delegation of the Eighteenth Northern Marianas Commonwealth Legislature, a quorum duly present, on First and Final Reading during its First Day, Third Special Session 2013 held on October 17, 2013.

Sincerely,

  
ALICIA DLG. LEON GUERRERO  
Delegation Clerk

Enclosures



**SAIPAN AND NORTHERN ISLANDS LEGISLATIVE DELEGATION  
EIGHTEENTH NORTHERN MARIANAS COMMONWEALTH LEGISLATURE  
THIRD SPECIAL SESSION, 2013**

**HOUSE LOCAL BILL NO. 18-25**

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**A LOCAL BILL FOR AN ACT  
FOR THE THIRD SENATORIAL DISTRICT**

**To amend the Saipan Zoning Law of 2013, as enacted by Saipan Local Law 18-4, by repealing parts of the Saipan Zoning Law pertaining to the Adult Business Overlay Zoning District and to delete the designation of the Overlay District on the sheets of the Official Saipan Zoning Map.**

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**Offered by**

**Representative Francisco S. Dela Cruz**

**on**

**August 23, 2013**

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**HOUSE ACTION**

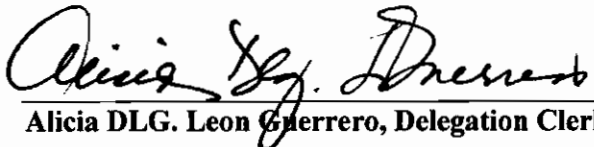
**Transmitted to Saipan and Northern Islands Legislative Delegation for action on September 18, 2013**

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**DELEGATION ACTION**

**Referred Jointly To : SNILD Committees on Natural Resources & Judiciary & Governmental Operations (9/18/13)**  
**Comments Solicited : Mayor of Saipan; NI Mayor; Chairman, SNI Municipal Council (9/18/13)**  
**Comments Received : SNI Municipal Council (9/23/13) Zoning Office (10/15/13)**  
**Standing Committee Report : None**  
**Passed First & Final Reading : October 17, 2013**

  
**Alicia DLG. Leon Guerrero, Delegation Clerk**



**SAIPAN AND NORTHERN ISLANDS LEGISLATIVE DELEGATION**  
**Third Senatorial District**  
**Eighteenth Northern Marianas Commonwealth Legislature**

**SECOND REGULAR SESSION, 2013**

**HOUSE LOCAL BILL NO. 18-25**

**A LOCAL BILL FOR AN ACT**  
**FOR THE THIRD SENATORIAL DISTRICT**

To amend the Saipan Zoning Law of 2013, as enacted by Saipan Local Law 18-4, by repealing parts of the Saipan Zoning Law pertaining to the Adult Business Overlay Zoning District and to delete the designation of the Overlay District on the sheets of the Official Saipan Zoning Map.

**BE IT ENACTED BY THE THIRD SENATORIAL DISTRICT DELEGATION**

**PURSUANT TO CHAPTER 4, DIVISION 1, TITLE 1 OF THE**

**COMMONWEALTH CODE:**

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**Section 1. Findings.** The Saipan Zoning Law of 2013, also referred to as Saipan Local Law 18-4, designates a long swath of land on Saipan as the Adult Business Overlay Zoning District. Covering prime real estate properties, mostly privately owned from the middle of Garapan Village to central San Jose Village along Chalan Pale Arnold, the overlay district is incompatible to numerous existing uses in the area that include residential homes, office buildings, churches, private schools and apartment complexes that have characterized the development of the Middle Road area. Private landowners have expressed their concerns about the impact of the overlay district on the quality of life and their ability to attract potential buyers, long term lessees, and even short-term tenants in light of the designation of the area in view that adult business may be established near their properties. Those concerns also raise an important policy question on the necessity of such a designation for such a significant piece of

1 prime real estate on Saipan. To maintain and encourage the continued development pattern in  
2 the area, the Third Senatorial District Delegation finds that the public interest would be served  
3 by amending the Saipan Zoning Law of 2013 to delete the designation of the areas described in  
4 the law for the Adult Business Overlay Zoning District.

5 **Section 2. Amendment.** The Saipan Zoning Act of 2013 enacted by Saipan Local  
6 Law 18-4 is hereby amended as follows:

7 (a) Section 513 of Saipan Local Law 18-4 is hereby repealed in its entirety.

8 (b) Section 103 of Saipan Local Law 18-4, "Definitions" is amended by deleting the  
9 definition "**Adult Business Overlay Zoning District.**"

10 (c) The following provision is added: The term "**Adult Business Overlay Zoning**  
11 **District**" is deleted wherever it appears in the Saipan Zoning Law.

12 (d) The "**Adult Business Overlay Zoning District**" designation is deleted wherever it  
13 appears on Sheets 13, 16, 19, 20 of the Official Saipan Zoning Map.

14 **Section 3. Severability.** If any provision of this Act or the application of any such  
15 provision to any person or circumstance should be held invalid by a court of competent  
16 jurisdiction, the remainder of this Act or the application of its provisions to persons or  
17 circumstances other than those to which it is held invalid shall not be affected thereby.

18 **Section 4. Savings Clause.** This Act and any repealer contained herein shall not be  
19 construed as affecting any existing right acquired under contract or acquired under statutes  
20 repealed or under any rule, regulation or order adopted under the statutes. Repealers contained  
21 in this Act shall not affect any proceeding instituted under or pursuant to prior law. The  
22 enactment of the Act shall not have the effect of terminating, or in any way modifying, any  
23 liability, civil or criminal, which shall already be in existence on the date this Act becomes  
24 effective.

1           **Section 5. Effective Date.** This Act shall take effect upon its approval by the  
2 Governor or its becoming law without such approval.

CERTIFIED BY:

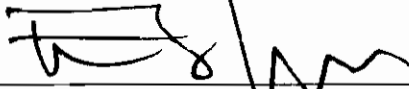


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**RAMON A. TEBUTEB**  
Chairman  
Saipan & Northern Islands  
Legislative Delegation



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**JOSEPH P. DELEON GUERRERO**  
Speaker  
House of Representatives

Approved on this 25<sup>TH</sup> day of OCTOBER 2013.



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**ELOY S. INOS**  
Governor