



Commonwealth Zoning Board Meeting Board Meeting & Public Hearing

Thursday, July 23, 2026 | 10:00am
Zoning Office Conference Rm. 315, 3rd Floor Marianas Business
Plaza • Susupe, Saipan
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MEETING AGENDA

A. Preliminary Matters:

1. Call to Order
2. Roll Call
3. Adoption of 7/23/2026 Meeting Agenda
4. Public Comments (*Not for items to be discussed in item B. Public Hearings*)

B. New Business:

1. Board discussion & decision on Acting Zoning Administrator's reappointment status. (*Board may dissolve into Executive Session*)

C. Public Hearings:

1. **Conditional Use Application #2025-2053: Rigel Corporation:** Proposes to occupy and utilize an existing building measuring **60' (L) x 37'11" (W) x 12'9" (H)** for its "Vehicle Repair, General" Use. This use is classified as "Vehicle Repair, General". The site is located on Lot 011 D 24 in the village of **Garapan**. This area is zoned as **Mixed Commercial**. (*Continuation from December 4, 2025 meeting*)
2. **Conditional Use Application #2026-1093: SP LLC dba Canna Saipan Retail:** Proposes to utilize a portion of on the first floor of a preexisting two-story commercial building measuring **48'92" (L) x 28'12" (W) x 11'5" (H)** to consist of a retail area and a manager's office for its "Cannabis Retail" Use. This use is classified as "Cannabis Retail". The site is located on Lot 009 D 73 in the village of **Garapan**. This area is zoned as **Tourist Resort**.
3. **Conditional Use Application #2026-1094: SPP LLC dba Canna Saipan Lounge:** Proposes to utilize a portion of the first and the second floor of a preexisting two-story commercial building for its "Cannabis Lounge" with the following descriptions:
 - I. First floor measures **28'12" (L) x 16'42" (W) x 11'5" (H)** which will consist of a Cannabis Lounge Area.
 - II. Second Floor Measures **65'34" (L) x 28'12" (W) x 11'8" (H)** which will consist of a Cannabis Lounge Area.This use is classified as "Cannabis Lounge". The site is located on Lot 009 D 73 in the village of **Garapan**. This area is zoned as **Tourist Resort**.
4. **Conditional Use Application #2026-0827: Capitol Hill Apartments, LLC:** Proposes to utilize the first and second floor measuring of a preexisting three-story building for its "Hotel/Motel/Guesthouse" Use with the following descriptions:
 - I. First floor measures **104'-10" (L) x 30' (W) x 10' (H)** and will consist of **four (4)** guesthouse units, each consisting **two (2)** bedrooms, **one (1)** bathroom, kitchen, living & dining room, with a terrace.
 - II. Second floor measures **104'-10" (L) x 30' (W) x 10' (H)** and will consist of **four (4)** guesthouse units, each consisting **two (2)** bedrooms, **one (1)** bathroom, kitchen, living & dining room, with a terrace.This use is classified as "Hotel/Motel". The site is located on Tract 21942-6 in the village of **Capitol Hill**. This area is zoned as **Rural**.
5. **Conditional Use Application #2026-0844: Pacific Property Management, LLC:** Proposes to utilize a preexisting two-story Single-Family Dwelling structure measuring **59'7" (L) x 55'2" (W) x 23' (H)** for its "Hotel/Motel/Guesthouse" Use. The structure will consist of **four (4)** guesthouse units each inclusive of its own private toilet & bathroom with beddings, and a shared kitchen, dining room, storage, and an office area. This use is classified as "Hotel/Motel". The site is located on Tract 21889-6NEW-3 in the village of **Tapochao**. This area is zoned as **Rural**.

D. Reports from Acting Zoning Administrator:

1. Operations (Administration, Permitting, and Enforcement Section)
2. Fiscal Year 2026 Financial Report

E. Report from Legal Counsel.

F. Executive Session.

G. Announcements.

1. Notice of Administrative Hearing in the matter of Appeal by Petitioner of **Notice of Violation No. 25-00745 NOV** issued by the Respondent on September 19, 2025. Xijuan Ning v. Therese Ogomoro, Zoning Administrator, Zoning Appeal Case No. 25-002. (*Pending Hearing*)
2. Notice of Administrative Hearing in the matter of Appeal by Petitioner of **Notice of Violation No. 25-00840 NOV** issued by respondent on August 28, 2025. American Xiong's Corporation dba Angel Market v. Therese Ogomoro, Zoning Administrator, Zoning Appeal Case No. 25-001. (*Pending resolution*)
3. Notice of Administrative Hearing in the matter of Appeal by Petitioner of **Notice to Abate No. 032** "Nuisance Abatement and Blighted Property Maintenance Act of 2018" issued by respondent on February 5, 2025. CNMI Department of Public Lands v. Therese Ogomoro, Zoning Administrator, Zoning Appeal Case No. 25-003. (*Pending Hearing*)
4. Notice of Administrative Hearing in the matter of Appeal by Petitioner of **Notice of Violation No. 25-00870 NOV** issued by respondent on August 28, 2025. issued by respondent on August 22, 2025. Q.C.J. LLC v. Yubert M. Alepuyo, Acting Zoning Administrator, Zoning Appeal Case No. 26-001. (*Pending Hearing*)

H. Adjournment.