

Only Three Stories Not Enough: Ada

By Diane Maddex
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SAIPAN--A proposal to limit beachfront buildings on Saipan to three stories has been vetoed by Marianas District Administrator Francisco C. Ada.

A six or seven-story maximum would be more reasonable given the limited amount of remaining public and private land near the beaches, said Ada in turning back an ordinance passed by the Saipan Municipal Council on Oct 5.

The DistAd also pointed out that the bill infringed on zoning and planning powers allocated to him under the Trust Territory Code.

Ada assured the council, however, that "most of our public beaches on the western shore shall remain for use by the public." This is the lagoon side, where most of Saipan's development is concentrated.

The DistAd also opened the way for further discussions of a reasonable height that will "accommodate both the need to make maximum utilization of

the the beachfront lands as well as protecting the scenic views of our beaches.

"It is certainly the intended policy of the District Administration," he wrote to Saipan Mayor Vicente D. Sablan, "that no more hotels will be built on beaches other than those which have already been properly approved, including that portion of Government land south of the Royal Taga Hotel. This will mean that public beaches from San Antonio Village north of the Baptist Mission area in Susupe will be free, as well as public beaches from north of the Royal Taga's leasehold, i.e., from the present tennis court all the way to Hafa Adai Hotel.

"Furthermore, our District's Master Plan for Marpi area, as prepared by our District Planner, and which I have approved, calls for reserving the entire Paupau Beach as public beach, as well as Wing Beach. Hotels that may be built in the future may be constructed on leased lands adjacent to these beaches."