

CITY OF SALINAS

PLANNED UNIT DEVELOPMENT PERMIT NO. 72-2

WHEREAS, Hampshire Construction Company, developers of the hereinafter described property, have made application to the City of Salinas pursuant to Section 37-250 of the Municipal Code for a Planned Unit Development Permit to develop a single-family residential subdivision on that approximately 9.804-acre parcel located in the east Salinas area off of Rider Avenue and known as Las Casitas Subdivision Unit #3, in the City of Salinas, County of Monterey, State of California; and

WHEREAS, the Council of the City of Salinas, on April 17, 1972, acting upon the recommendation of the Salinas Planning Commission, has found and determined that the proposed development of this property will not adversely affect the character of the neighborhood of said development nor be injurious or detrimental to adjoining properties or the rights of any owners therein, and that said Planned Unit Development Permit ought to be granted upon the conditions hereinafter particularly set forth;

NOW, THEREFORE, the Council of the City of Salinas hereby grants and issues Planned Unit Development Permit No. 72-2 to Hampshire Construction Company upon the following terms and conditions and not otherwise, to wit:

1. That the applicant shall have the right to develop a 9.804-acre subdivision and construct 58 compact homes on the land described above in strict accordance with the attached development plan (Exhibit A).
2. That the house and garage orientation on Lot 32, Block 7, be reversed so that the garage will be located adjacent to the north-westerly property line.
3. Developer will pay normal street tree fees and planting and maintenance will be furnished by the City. Trees to be located within 6-foot utility easement located directly behind sidewalk area.
4. That this Permit shall be valid only in conjunction with the Tentative Map for Las Casitas Subdivision Unit #3 as approved by the Council of the City of Salinas.
5. That the Final Map filed in conjunction with this development shall reference on its face this Planned Unit Development Permit.
6. That no development other than that shown on the attached development plan shall be undertaken by the applicant or subsequent owners or developers of the subject property unless and until an amendment to this Permit has been approved by the Council of the City of Salinas, except that minor building additions or modifications or variations in building placement may be authorized by the Director of Community Development where they are consistent with the intent and concept of the Planned Unit Development.

7. That the southwesterly border of the subdivision be screened from adjoining properties by a 6-foot high wooden or chain-link fence, maximum height of 30 inches when adjacent to exterior yards.
8. That in order to insure variety in architectural treatment of building exteriors, the developer will submit amended building elevations to the Director of Community Development for approval, and will construct all buildings in accordance with the approved elevations.
9. That this Permit shall run with the land and its provisions shall be considered conditions of any subsequent lease or sale of said property, or any portion thereof; and shall be binding upon the present or any subsequent owners or lessees of subject property or any portion thereof.
10. If the Director of Community Development shall determine that the owner, assigns, agents or representatives of the owner, have violated any of the terms or conditions of this permit, he shall give written notice that if such violations are not corrected or removed within thirty days, the Planning Commission of the City of Salinas will act to consider revoking this permit, and that the Planning Commission may then order that this permit be revoked. In the event this permit shall be revoked by the Planning Commission, this action may be appealed to the Council of the City of Salinas within five days.
11. That this Permit shall have no force or effect unless and until accepted in writing by the applicant.

SALINAS, a Municipal Corporation

By *Jack Barnes*  
Mayor

Dated: 4-24-72

Attest: *Evelyn Reynolds*  
City Clerk

This Planned Unit Development Permit is hereby accepted upon the express terms and conditions hereof, and the undersigned agrees to strictly conform to and comply with each and all of the said terms and conditions. It is expressly understood that the undersigned shall have the right to request the Council of the City of Salinas to review in detail the provisions of this Permit at its next regular meeting and that, in accepting this Permit at this time, the undersigned accepts the contents hereof as being in full conformance with the requirements of the Council of the City of Salinas pertaining to this Permit and thereby waives said detailed review of the contents hereof by the Council of the City of Salinas.

HAMPSHIRE CONSTRUCTION COMPANY

Dated: 5/3/72

By *Joseph*

