



County of San Diego, Planning & Development Services

DISCRETIONARY PERMIT APPLICATION
ZONING DIVISION

PDS 2024-ER-87-02-106 I
PDS 2024-MUP-87-069 W2

RECORD ID(S): PDS 2024-TM-5652

	Planning	LD Review Teams	DEH	Trails Review	Other
FEES				400	
DEPOSITS	37,860	3539	3195		
TOTAL FEES AND INITIAL DEPOSIT: \$	45,000				

The submitted Initial Deposit is estimated to cover only the initial project review (Scoping). Additional monies will be required. A project-specific cost estimate will be provided at the conclusion of Scoping, along with a letter detailing any project issues, revisions, and studies as deemed necessary for compliance with State and County codes and ordinances.

Have you had a pre-application conference? YES NO If yes, Planner's Name Nick Gustafson

Is this project the subject of a code violation? YES NO If yes, provide a copy of the Warning/Citation/Violation Notice.

Are there any related, open applications such as DEH permits, Grading permits, etc? YES NO

If yes, list permits: _____

Is there an existing Trust Account on any of the open records related to this proposed project? YES NO

Are there any prior related cases such as a specific plan? If yes, list Case Number(s) _____

The Financially Responsible Party is responsible for all costs related to this application (See form PDS-126).

Assessor's Parcel No. (APN) 106-042-01 106-410-44-106-041-55

Owner's Name Justus Enterprises Owner's Phone (619) 405-3585

Owner's Address PO Box 60094 San Diego, CA. 92166
Number Street City State Zip

Owner's email hjustus@justusenterprise.com Owner's Fax _____

Applicant's Name _____ Applicant's Phone _____
(If different from owner)

Applicant's Address _____
Number Street City State Zip

Applicant's email _____ Applicant's Fax _____

Engineer's Name Hunsaker & Associates Engineer's Phone (858) 558-4500

Engineer's Address 9707 Waples Street San Diego, CA. 92121 Suite 100
Number Street City State Zip

Engineer's email ryanmartin@hunsakersd.com Engineer's Fax _____

Project Contact Person Howard Justus Phone (619) 405-3585

Address Same as Owner Information
Number Street City State Zip

Project Contact's email _____ Project Contact's Fax _____

Project Name _____

Project Address & Nearest Cross Street _____

I declare under penalty of perjury under the laws of the State of California that the statements made as part of this application are true and correct. I hereby agree to provide the indemnification as required by Chapter 2 of Division 6 of Title 8 of the San Diego County Code.

***REQUIRED: an Authorized Agent signing below must attach a signed Letter of Authorization.**

Howard Justus
Signature of Owner or ***Authorized Agent**

Howard Justus March 3, 2024
Print Signator's Name Date

----- OFFICIAL USE ONLY -----

SDC PDS RCVD 05-02-24

TM5652



FOR DEPARTMENT USE ONLY

Existing Proposed
 General Plan Designation _____
 Regional Category _____

For Administrative Permits and Use Permits
 Describe use:
TM
and mup
mod

ZONE			
USE REGULATIONS			
ANIMAL REGULATIONS			
DEVELOPMENT REGULATIONS	Density		
	Lot Size		
	Building Type		
	Maximum Floor Area		
	Floor Area Ratio		
	Height		
	Lot Coverage		
	Setback		
SPECIAL AREA REGULATIONS			

Thomas Guide (Page/Grid) _____
 Tax Rate Area _____
 Total Acres _____ No. of lots _____
 Planning Group Fallbrook
 Community Plan Fallbrook
 Supervisor District _____

Within: Rural Village Boundaries? YES NO Village Boundaries? YES NO Special Study Area? YES NO
 Project is within a Specific Plan? YES NO If yes, name of Specific Plan _____
 Related Records/Permits? YES NO If yes, list MPA-21-023

Project is subject to the County Groundwater Ordinance? YES NO FP-2 YES NO
 Project is within 1/2 mile of a Regional Park? YES NO
 Project is within 1 mile of a Highway? YES NO
 Project is within 1 mile of a City? YES NO If yes, name of City _____
 Project is proposed for Septic? YES NO
 Project is proposed for Sewer? YES NO
 Project is a Violation Case? YES NO
 Military Notice is required? YES NO
 Project is within 150' of the International Border? YES NO

If yes, notify the Department of Homeland Security. See Board of Supervisor's Policy I-111.

If the subject parcel was created through a PM or B/C, have you verified that all Covenants of Improvement have been satisfied? YES NO **IF NO, DO NOT ACCEPT THE APPLICATION.**

Is there a different owner of mineral rights than the owner of real property? YES NO

If yes, identify name and address: _____

FOR PLANNER ASSIGNMENT - PLEASE CALL (858) 694-3292

Technician Initials: N Date: 5/2/24 Technician's comments: _____