



**City of Lancaster**

44933 FERN AVENUE  
LANCASTER, CA 93534  
LANCASTER

Permit No.: **PMT23-07844**

Type: **Residential New**

Date Issued: **12/21/2023**

**P E R M I T**

**Site Address:** 44933 Fern Ave, Lancaster, CA 93534

**Parcel Number:** 0000000000

**Construction Cost:** \$321,792.05

**Existing Use:**

**Proposed Use:** 1 & 2 Family Residence

**Description of Work:** New single family dwelling to include (mechanical, electrical and plumbing)

House SF (2333)

Garage SF (623)

Porch SF (256)

Patio SF (597)

Total SF (3,809)

**Owner**

LANCASTER CITY  
1004 W LANCASTER BLVD  
LANCASTER CITY  
44933 N FERN AVE  
LANCASTER, CA 93534

**Contractor**

**Applicant**

City of Lancaster Builder  
LANCASTER, CA

License Number:

Phone: 6617236144

<u>Fee Description</u>	<u>Qty</u>	<u>Amount (\$)</u>

**CONDITIONS**

- 1 Except as otherwise stated, a permit for construction under which no work is commenced within 12 months after issuance, or where the work commenced is suspended or abandoned for 6 months, shall expire, and the fees paid shall be forfeited.
- 2 The issuance of this permit shall not prevent the Building Official or Development Services Director from thereafter requiring the correction of errors in the plans and specifications or from preventing building operations being carried on thereafter when in violation of the current standard specifications for Public Works construction and all "standard plans" and "special provisions" referenced or of any other current City of Lancaster standard, policy, code and permit requirement.
- 3 A separate encroachment permit is required for all work within the Public Right of Way.
- 4 Waste Management is the only licensed hauler in the City of Lancaster.