

CERTIFICATE OF OCCUPANCY

Company Name DH TIRE N TOWING
Property Owner's Name PBEI HOLDINGS LLC
The property located at 309 S.E. 14TH ST.
being zoned COMMERCIAL SUP #987-A

and having been duly inspected and found to comply with the provisions of the Unified Development Code of the City of Grand Prairie and the Uniform Building Codes with all other relevant codes and ordinances, is hereby granted this certificate on this 22ND day of NOVEMBER 2016.


This Certificate provides for the following use (s) and type of Occupancy

AUTOMOTIVE ENGINE & BODY REPAIR; OIL CHANGE & LUBE

BRAKE REPAIR; TIRE SALES & INSTILLATION; STATE INSPECTION

With the following SPECIAL CONDITION (S):

- TOWING SERVICES NOT ALLOWED AT THIS LOCATION.
- AUTO SALES ARE NOT PERMITTED.
- OCCUPANT MUST COMPLY WITH "AUTO RELATED BUSINESS" ORDINANCE #7408.
- C.O. MUST BE RETURNED TO CODE ENFORCEMENT UPON DISSOLUTION OF BUSINESS.
- MUST MAINTAIN A REGISTER OF VEHICLES BEING REPAIRED WITH REQUIRED INFORMATION AS OUTLINED IN THE SPECIFIC USE PERMIT
- THIS FACILITY IS REQUIRED TO MAINTAIN AN ON-GOING CONTRACT WITH GRAND PRAIRIE DISPOSAL FOR ADEQUATE WASTE COLLECTION.
- THIS ESTABLISHMENT MUST MEET REQUIREMENTS OF CHAPTER 13, ARTICLE 8. SMOKING ORDINANCE.



Chief Building Official

I HAVE READ AND UNDERSTAND THE ABOVE DESCRIPTION OF USES AND CONDITIONS.

Oscar V. Hernandez
AGENT'S PRINTED NAME

Oscar Hernandez 11-22-16
AGENT'S SIGNATURE & DATE

THE GRANTING AND ISSUANCE OF THIS CERTIFICATE DOES NOT GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY EXISTING FEDERAL, STATE, OR LOCAL LAWS AND REQUIREMENTS REGULATING THE CONDUCT OF THIS BUSINESS.

NO CHANGES IS TO BE MADE IN THE USE OF THIS BUILDING OR LAND WITHOUT FIRST MAKING APPLICATION FOR AND OBTAINING APPROVAL OF SAID CHANGE.

CERTIFICATE OF OCCUPANCY

Company Name LEE'S USED AUTO PARTS DISTRIBUTORS
Property Owner's Name VINCENT DUAN
The property located at 309 S.E. 14TH ST.
being zoned GENERAL RETAIL - SUP #978 15-004

and having been duly inspected and found to comply with the provisions of the Unified Development Code of the City of Grand Prairie and the Uniform Building Codes with all other relevant codes and ordinances, is hereby granted this certificate on this 28TH day of APRIL 2016.

This Certificate provides for the following use (s) and type of Occupancy

NEW & USED AUTO PARTS SALES

AUTO ENGINE REPAIR & PAINT & BODY REPAIR

With the following SPECIAL CONDITION (S):

- OCCUPANT MUST COMPLY WITH "AUTO RELATED BUSINESS" ORDINANCE #7408.
- C.O. MUST BE RETURNED TO CODE ENFORCEMENT UPON DISSOLUTION OF BUSINESS.
- MUST MAINTAIN A REGISTER OF THE VEHICLES ON THE PROPERTY.
- ALL VEHICLES ARE TO BE STORED IN MARKED LANES AND DRIVE AISLE CLEAR, NO DOUBLE STACKING IN LANES, NO STORAGE IN THE PARKING SPACES ON 14TH STREET.
- ALL WORK MUST BE PERFORMED INSIDE THE BUILDING.
- THIS FACILITY IS REQUIRED TO MAINTAIN AN ON-GOING CONTRACT WITH GRAND PRAIRIE DISPOSAL FOR ADEQUATE WASTE COLLECTION.
- THIS ESTABLISHMENT MUST MEET REQUIREMENTS OF CHAPTER 13, ARTICLE 8. SMOKING ORDINANCE.



Chief Building Official

I HAVE READ AND UNDERSTAND THE ABOVE DESCRIPTION OF USES AND CONDITIONS.

Yuliana Leal-Lopez
AGENT'S PRINTED NAME

[Signature] 5/13/16
AGENT'S SIGNATURE & DATE

THE GRANTING AND ISSUANCE OF THIS CERTIFICATE DOES NOT GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY EXISTING FEDERAL, STATE, OR LOCAL LAWS AND REQUIREMENTS REGULATING THE CONDUCT OF THIS BUSINESS.

NO CHANGES IS TO BE MADE IN THE USE OF THIS BUILDING OR LAND WITHOUT FIRST MAKING APPLICATION FOR AND OBTAINING APPROVAL OF SAID CHANGE.