

**SPECIAL USE PERMIT APPLICATION**

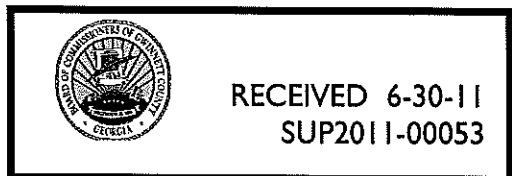
AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GA.

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Xtreme Air, LLC d/b/a Sky Zone Sports</u> ADDRESS: <u>C/o Mahaffey Pickens Tucker, LLP</u> CITY: <u>1550 North Brown Road, Suite 125</u> STATE: <u>Georgia</u> ZIP: <u>30043</u> PHONE: <u>(770) 232-0000</u>	NAME: <u>Cobalt Industrial Reit</u> ADDRESS: <u>PO Box 565048</u> CITY: <u>Dallas</u> STATE: <u>Texas</u> ZIP: <u>75356-5048</u> PHONE: <u>(404) 812-4021</u>
CONTACT PERSON: <u>Shawn F. Bratton, Esq.</u> PHONE: <u>(770) 232-0000</u> APPLICANT'S E-MAIL: <u>sbratton@mptlawfirm.com</u>	

\*Include any person having a property interest and any person having a financial interest in any business entity having property interest (use additional sheets if necessary).

APPLICANT IS THE:		
<input checked="" type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICTS(S): <u>M-1</u> BUILDING/LEASED SQUARE FEET: <u>32,000</u> LAND DISTRICT(S): <u>7</u> LAND LOT(S): <u>125</u> ACREAGE: <u>6.105</u> ADDRESS OF PROPERTY: <u>560 Old Peachtree Road, Suites 300 &amp; 400</u> SPECIAL USE REQUIRED: <u>Indoor Recreational Facility (Indoor Trampoline Park)</u>		

**PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED**





Jeffrey R. Mahaffey  
Steven A. Pickens  
R. Lee Tucker, Jr.  
Matthew P. Benson  
Gerald Davidson, Jr.,  
of Counsel

June 30, 2011

Kelly O. Faber  
Andrew D. Stancil  
E. Michelle Rothmeier  
Kenneth W. Stroud  
Bartow B. Duncan, III  
Shawn F. Bratton  
Jill H. Harris,  
of Counsel

**LETTER OF INTENT FOR REZONING AND  
SPECIAL USE PERMIT APPLICATIONS OF MAHAFFEY PICKENS TUCKER, LLP**

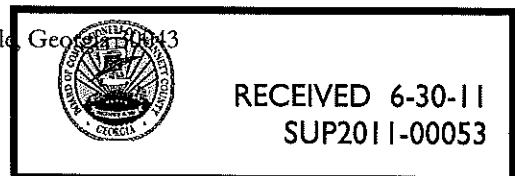
The Applicant, Mahaffey Pickens Tucker, LLP, submits this Special Use Permit Application for the purpose of allowing as special use an approximate 6.105 acre tract (the "Property") located at 560 Old Peachtree Road near its intersection with Northbrook Court. The Property is currently zoned M-1.

We are respectfully requesting a Special Use Permit to allow our client to develop an indoor trampoline park on the subject Property. A 65,017 square feet building currently exists and will remain on the Property.

The proposed indoor trampoline park will consist of 32,000 square feet comprised of half of the building currently existing on the Property. Applicant is requesting an SUP on this facility for use as an indoor recreational facility.

The number of parking spaces proposed to support the facility includes 75 parking spaces and applicant is simultaneously requesting a downward parking variance of 30% to allow for this amount of parking. Given the fact that average age of the typical patron for this use is under the legal age to drive, and the fact that they are often dropped off at the Property in groups, this reduction would still provide for greater parking than will be necessary to operate the proposed special use.

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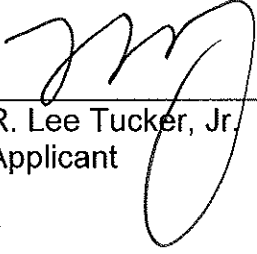
The use and development of the Property as M-1 is feasible but is not currently economically desired and is therefore not currently the highest and best use of the Property. The operation of the Property as recreational facility under the guidelines of Gwinnett County is appropriate for the subject tract and is consistent with the surrounding property and will afford the owner the opportunity to increase the number of allowed uses on site so as to provide a needed amenity for the surrounding area.

The Applicant welcomes the opportunity to meet with staff of the Gwinnett County Department of Planning & Development to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Applications filed herewith. The Applicant respectfully requests your approval of these Applications.

This 30th of June, 2011.

Respectfully submitted,

MAHAFFEY PICKENS TUCKER, LLP

  
\_\_\_\_\_  
R. Lee Tucker, Jr.  
Applicant



RECEIVED 6-30-11  
SUP2011-00053

