

Curtis Poindexter, MD
10301 Homestead Road
Las Vegas, Nevada 89143
Dbas: Windrock Farms

December 10, 2007

City of Las Vegas
Planning and Development
731 S. 4th Street
Las Vegas, Nevada 89101

RE: Parcel 125-05-604-040
Special Use Permit – Justification Letter

To Whom It May Concern:

My name is Curtis Poindexter; my permanent residence is at 10301 Homestead Road in Las Vegas, Nevada. I have resided on this property since 1998 when I purchased the property as a functioning horse boarding facility doing business as Windrock Farms. At that time there were approximately 35 horses on site being boarded and cared for by the caretaker that lived in a dwelling attached to the barn. To my knowledge, since 1982 this property has always accommodated a large number of horses for housing, feeding, exercising, and training. My intention is to continue boarding horses on this property and I am thereby making a formal application with the City of Las Vegas Planning and Development Department for a Special Use Permit. Upon obtaining a Special Use Permit I can make a formal application with the City of Las Vegas for a Business License.

This property sits on 3.3 acres that are completely fenced and lined with Cottonwood Trees reaching as high as 40 feet tall. Upon entering the private gate, the driveway is lined with tall beautiful trees and you immediately drive past the four, 45 foot x 45 foot grass turnout areas. Vehicle parking is readily available in the 88 foot x 14 foot designated parking area which is on the left side in front of the grass show ring. The parking area can accommodate up to 12 vehicles with ease. The property can accommodate more parking if required.

The Main Barn is the centerpiece of the property includes a professional 20 stall indoor barn with all the amenities.

The Main barn amenities include:

- 5,520 square feet
- 12 foot x 12 foot box stalls with additional 12 foot outdoor runs
- 16 foot wide barn alley for pedestrian traffic
- Electronic fly misting system for pest control,
- Air conditioning for the summer heat.
- Hot and cold water wash racks to bathe horses.
- Each stall is equipped with an automatic horse waterer – well water source.
- Indoor horse shoeing area.
- Large tack room.
- Two ready rooms.
- Feed and Grain room

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Dividing the property are two riding arenas. The main arena is 180 feet x 93 feet equipped with arena lighting and sprinklers for dust control. The secondary arena is 120 feet x 75 feet.

The Secondary Barn sits on the farthest side of the property. This 5 stall cinder block barn was originally used as a foaling barn equipped with video surveillance and viewing room; however, we prefer rescuing horses and are opposed to breeding for profit. Our goal is to provide the rescued horses with quality care and offer them a permanent home. The Secondary Barn amenities include:

- 11 foot X 13 foot box stalls with additional 14 foot outdoor runs.
- Electronic fly control misting system for pest control.
- Air conditioning for the summer heat.
- Each stall is equipped with an automatic horse Waterer – well water source.
- Tack Room.
- View of the “Memory Garden” in remembrance of deceased pets.

Across from the secondary barn is Covered “Mare Motel” which can accommodate 8 horses. The pipe stalls are 12feet x 12 feet.

Adjacent to the Covered “Mare Motel” is a 34 foot x 27 foot horse Quarantine Area. The Quarantine area ensures the well being of all the animals the property by monitoring them for 7 days before joining the general population and being stabled in a barn. Veterinary exams and inoculations are scheduled bi-annually with Dr. Garth Lamb.

The daily schedule is well organized and regimented. The horses begin their day with breakfast at 6am, lunch at 1pm, and dinner at 7pm. Each horse has a scheduled turnout time in which it enters the arena for exercise and socializing with other horses. Every horse gets exercised each and every day. While the horses are out the caretaker begins stall cleaning and uses the tractor to carry the animal waste to the 3 large commercial dumpsters that are maintained and serviced by Republic Services twice a week.

Over the 9 years I have owned this property I have offered my home to the following community groups which requested an opportunity to come in and learn about the animals.

Frontier Girl Scouts - Animal Care Badges
Boy Scouts of America – Animal Care Badges
Boys Club- Weekend Ranch Hands for troubled teens.

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We have also offered our services to groups that needed assistance with animals.

Royal Lipizzaner - Housed on the property the entire cast for the weekend
While Horseman's Park was under construction.

ASPCA / Jennifer Polumby - Rescued "Hope and Spirit" the two horses left to
die in an owner's backyard. The news story was aired on
Fox 5 News. With the community supporting the ASPCA
we gave them homes and provided all necessary medical
care.

Tourists- Provided stalls and feed for out of town tourists traveling
with horses.

Nevada Wildlife and Burro Auction- gave 2 wild burros a permanent home.

Doberman Rescue- rescued "Alexis" our Doberman Pincher.

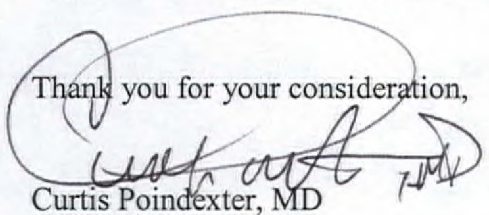
Noah's Ark Animal Rescue - rescued "Buster" our mix breed dog.

Great Dane Rescue- offered temporary housing for Dogs.

While there are too many things to list, over the years we have taken care of several lost
and injured animals including birds to veterinarians for medical aid and/or relocated them
to new homes.

The neighboring homes that border my residence are horse owners as well. The south
bordering neighbor has a large arena where the UNLV Rodeo Team used to practice.
Both neighbors to the east have horses and smaller arenas for riding. The desert trails are
close by and the neighborhood is accustomed to many horses walking on the dirt paths
running parallel with the paved streets. We are also close to BLM land and Floyd Lamb
Park. Windrock Farms is a unique equestrian facility that has the capacity to comfortably
board 35 horses and other miscellaneous animals. At this time I would greatly
appreciate your consideration of granting Windrock Farms a Special Use Permit so that it
may continue to provide a wonderful place for the animals and their owners.

Thank you for your consideration,


Curtis Poindexter, MD

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