

# UIG Unity Investment Group, Inc.

To: Planning Department/City Council

Ref: APN 138-13-801-002

Escrow: South West Title

Requested: The construction to be approved residential homes (Green Housing)

## **General Design:**

The designs incorporate single family homes which are focused on green environmental specifications, incorporating energy efficient cost saving systems to the buyer. Our mission is to bring awareness to the general population on the need for energy conservation. At the same time build quality homes at affordable pricing, allowing the general public to participate in the overall environmental issues in a small way.

Our direction with the homes is that of a rural setting to blend in with the surrounding properties, (large lots) in which families can sit out under cover and watch there children play. Enjoy their evenings, without having to pay for costly patios and decks. Our houses come complete in style and design and energy efficiency.

The units will consist of three models of approximately:

1. 1600 Sq Feet
2. 1800 Sq Feet
3. 1900 Sq Feet

Consisting of two level homes (See Proposed Plans) to allow a more spacious back yards.

## **Common Areas:**

The community will have a play area designated for the families of the community, with spacious facilities. The common areas will be desert landscaped with artificial turf of other soft landing materials in the play area (TBD) incase of any child slipping or falling.

10161 Park Run Drive # 150, Las Vegas NV 89145

Tel: 702 835 6942 Fax: 702 835 6943

RECEIVED

JUL 26 2007

**ZON-23373**

**SDR-23377**

**09/27/07 PC**

The front yards of the community will be landscaped as desert style with a mix of trees to bring shade and rural appearance to the neighborhood as the surrounding homes are covered with large trees, this will be done to blend the community appearance with the remaining neighborhood.

**Energy Equipment:**

All the energy efficient systems supplied have a full warranty support system in place under their distributorship and warranty.

Solar Water Heating Panels will be used on the side of the house, or located at the rear of the houses these systems are optically professional and are excellent heating systems and well as hot water for washing and bathing. They are superior in design and efficiency approved in the USA and ready for installation

UIG will also look into various other energy efficient cost saving systems that it may pass onto the end user.



Ian Dixon  
UIG  
President/CEO  
Developer

# UIG Unity Investment Group, Inc.

Dated: 07/05/07

To: City of Las Vegas

Ref: APN 138-13-801-002

This letter is in regarding the regional significance of the project. UIG believes in creating a neighborhood in which the owners are able to communicate and build community spirit within the said complex. UIG has chosen designs in which this small community can have either front covered porches or wrap around porches enabling them to watch there children or there neighbors children, thus building a community spirit, thus creating a significant regional project within community.

UIG feels it is important to build community spirit and neighborhood spirit, even possible neighborhood watches, which may evolve from the said community as it is more than likely someone is going to talk to there neighbor, if they are sat outside on the pouch in the evenings and cool spring days. Unlike many communities UIG believes in the community and its overall good by creating the oppportunity for conversation not just garage doors.



Ian Dixon  
CEO

10161 Park Run Drive # 150, Las Vegas NV 89145

Tel: 702 835 6942 Fax: 702 835 6943

RECEIVED

SEP 26 2007

**ZON-23373**

**SDR-23377**

**09/27/07 PC**

Harmony In Environmental Designs, Inc  
HCR 38 Box 126  
Las Vegas, Nevada 89166  
702-285-2994 702-395-2981 Fax  
Email: [nbsorell@yahoo.com](mailto:nbsorell@yahoo.com)  
Lic#34883A Limit \$275,000

July 26, 2007

To: Planning and Development  
City of Las Vegas

Re: Letter of Regional Significance in creating a Residential Subdivision on  
a parcel that now exists as a Rural parcel.  
APN 138 13 801 002

Dear Sirs,

We feel there is a regional significance in our request that you allow a Residential Subdivision to be created on the above parcel which is 2.49 acres. We propose to have low zoning, only 11 lots which is in reality almost the criteria for rural. It is my understanding that rural allows 3.4 lots per acre and we propose to have 4.4 lots per acre. The parcel has been an eye-sore because no developer wanted to build a project with few enough homes to fit into the rural ambiance of the neighborhood. We believe our proposed homes will fit very nicely into the neighborhood and improve the neighborhood by eliminating the problems of vacant land.

We ask your approval. Thank you.

Sincerely,

---



Noelle Sorell, President

**SDR-23377**  
**REVISED**  
**09/27/07 PC**

RECEIVED  
AUG 14 2007