

# 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

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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 neighbor hood as the surround homes are covered with large trees, this will be done to blend the community appearance with the remaining neighbor hood.

**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

Harmony In Environmental Designs, Inc  
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Las Vegas, Nevada 89166  
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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 allowing a Variance  
APN 138 13 801 002

Dear Sirs,

We feel there is a regional significance in our request that you allow a R-PD on a 2.4 parcel whereas normally a 5 acre parcel is required. This property has been vacant for a number of years. It has been used as a city dump and been an eye-sore and cause for worry to the entire neighborhood. Being allowed to build 11 homes in a style and quality that would grace the neighborhood is a good thing and therefore worthy of your approval. We do ask your approval. Thank you.

Sincerely,



Noelle Sorell, President

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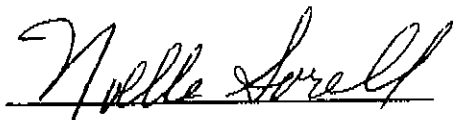
To: Planning and Development  
City of Las Vegas

Re: Justification to have a Variance to allow an R-PD to be on a parcel 2.4  
acres where normally a 5 acre parcel is required. APN 138 13 801 002

Dear Sirs,

We believe having 11 lots to be developed on this 2.4 parcel to be the best  
usage and most complementary to the neighborhood. Thus we believe we  
are justified in asking for this variance so that we can fulfill our part in  
improving the neighborhood and having a development which is acceptable  
and approved of by the current residence owners.

Thank you,



Noelle Sorell, President

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