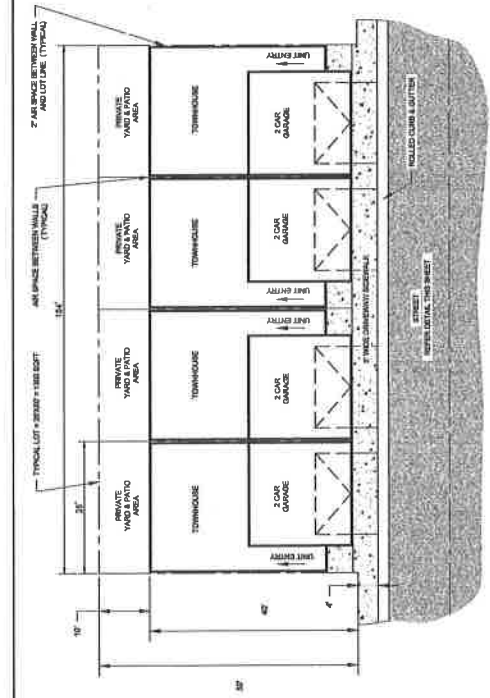
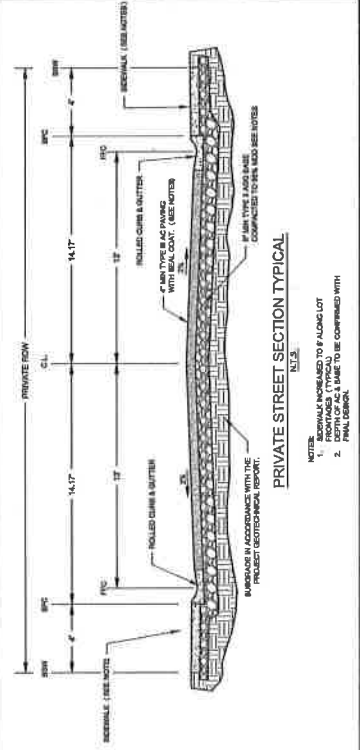


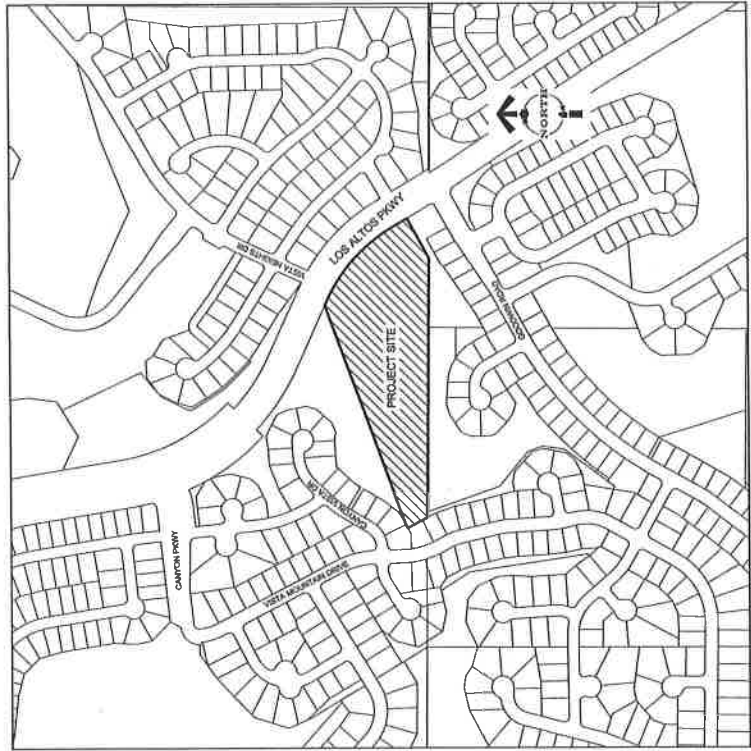
TENTATIVE MAP OF THE CANYONS ON LOS ALTOS



TYPICAL LOT & TOWNHOUSE PLAN (4-PLEX)



PRIVATE STREET SECTION TYPICAL



VICINITY MAP

SHEET INDEX

SHEET NO.	SHEET TITLE
001	COVER SHEET
002	GENERAL NOTES
003	PROPOSED PAVING PLAN
004	PROPOSED LANDSCAPE PLAN

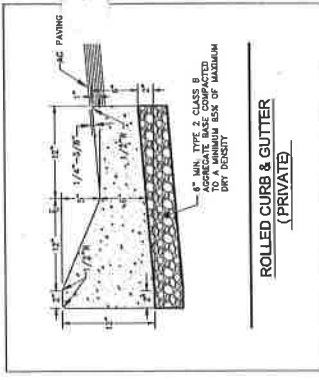
BASIS OF REARING
 ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE SHOWN TO THE CENTERLINE UNLESS OTHERWISE NOTED.

BENCHMARK
 SPARKS BENCHMARK IS LOCATED AT THE CORNER OF LOS ALTOS AND CANYON ROAD, SPARKS, NV.

OWNER/DEVELOPER
 THE CANYONS ON LOS ALTOS, LLC
 10000 S. LAS VEGAS BLVD., SUITE 207
 LAS VEGAS, NV 89143

CIVIL ENGINEER
 VENTURE ENGINEERING AND CONSULTING, INC.
 530 E. PLUMB LANE, STE. 4
 RENO, NV 89502
 PHONE: (775) 825-9888
 FAX: (775) 825-9889
 WWW.VENTUREENG.COM

PROJECT INFORMATION
 APR. 19-2011
 2256 S. LOS ALTOS PKWY, SPARKS, NV 89143
 2.00 AC. TOTAL AREA
 2.00 AC. TOTAL AREA
 2.00 AC. TOTAL AREA
 2.00 AC. TOTAL AREA
 2.00 AC. TOTAL AREA



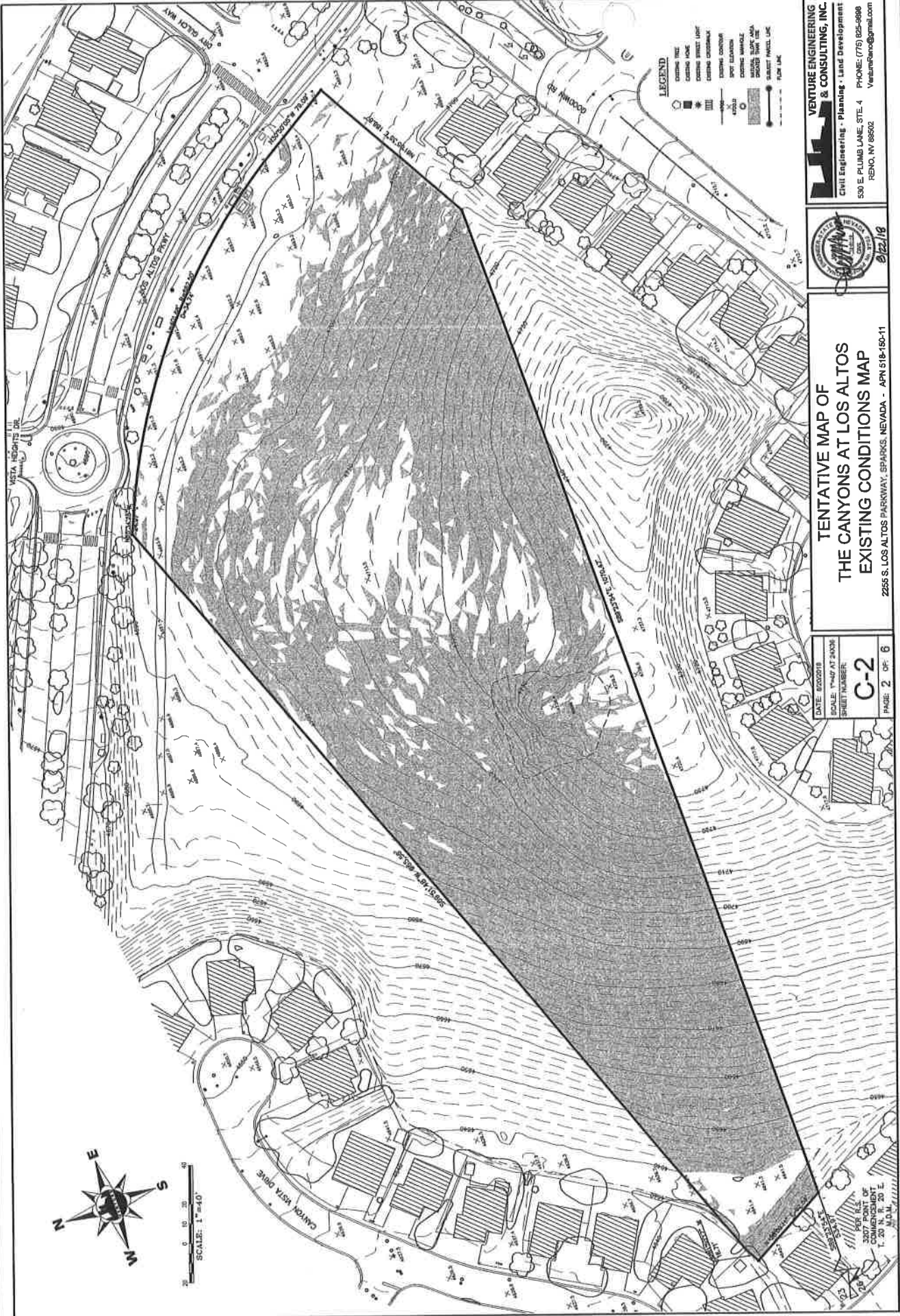
ROLLED CURB & GUTTER
(PRIVATE)

DATE: 04/19/11
 SCALE: 1"=40' AT 24X36
 SHEET NUMBER:
C-1
 PAGE: 1 OF 6

TENTATIVE MAP OF
 THE CANYONS ON LOS ALTOS
 COVER SHEET
 2256 S. LOS ALTOS PKWY, SPARKS, NEVADA - APN 518-150-11



**VENTURE ENGINEERING
& CONSULTING, INC.**
 530 E. PLUMB LANE, STE. 4 PHONE: (775) 825-9888
 RENO, NV 89502 VENTUREENG@GMAIL.COM



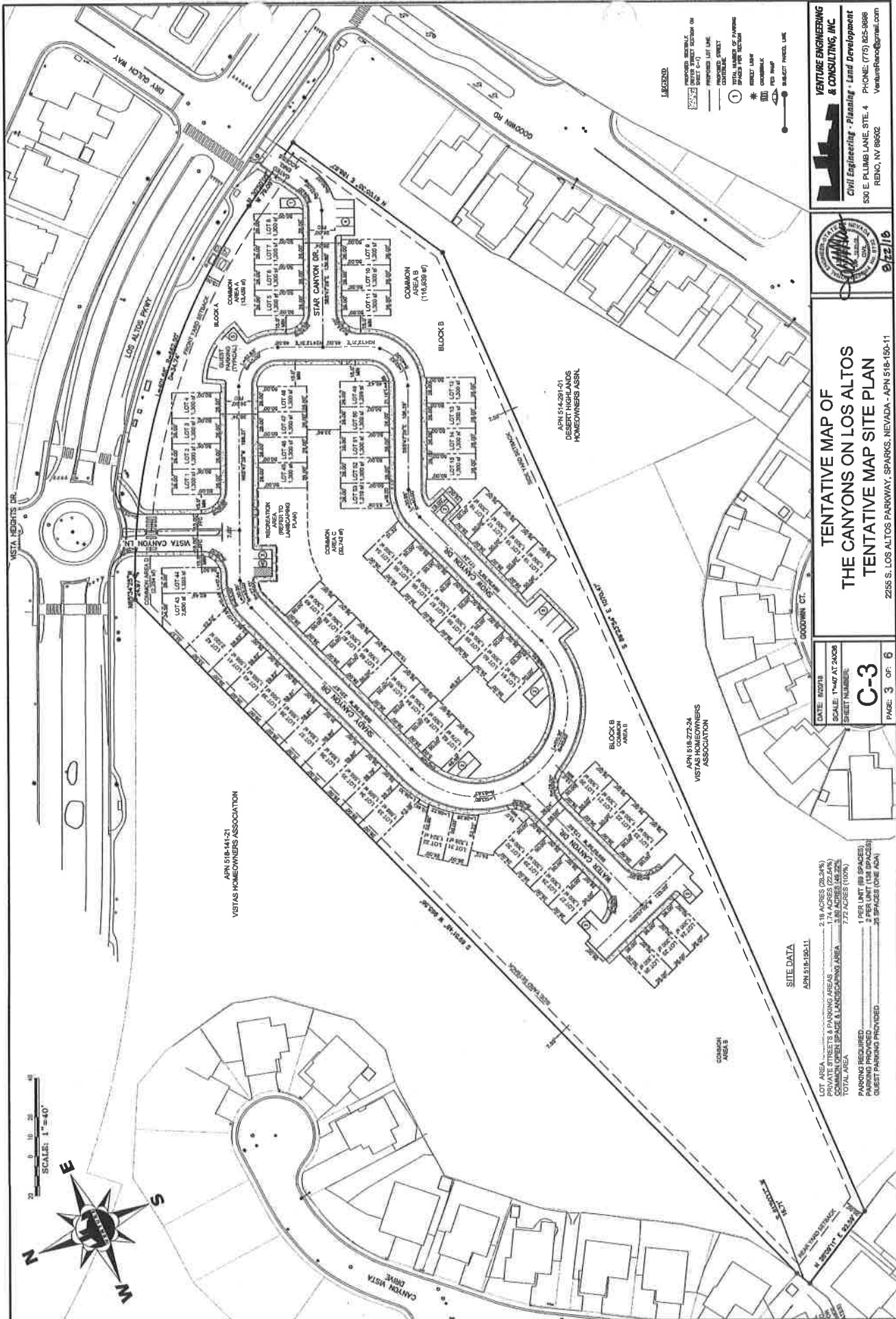
VENTURE ENGINEERING & CONSULTING, INC.
 Civil Engineering - Planning - Land Development
 530 E. PLUMB LANE, STE. 4 PHONE: (775) 625-9888
 RENO, NV 89502 ventureinc@gmail.com



**TENTATIVE MAP OF
 THE CANYONS AT LOS ALTOS
 EXISTING CONDITIONS MAP**
 2255 S. LOS ALTOS PARKWAY, SPARKS, NEVADA - APN 516-160-11

DATE: 8/22/2018
 SCALE: 1"=40' AT 2400'
 SHEET NUMBER:
C-2
 PAGE: 2 OF 6

3307 POINT OF COMMENCEMENT
 T. 20 N. R. 20 E. M.D. 111



VENTURE ENGINEERING & CONSULTING, INC.
 Civil Engineering - Planning - Land Development
 830 E. PLUMB LANE, STE. 4 PHOENIX, AZ 85024
 RENO, NV 89502
 Phone: (772) 825-8888
 Email: VentureReno@gmail.com



**TENTATIVE MAP OF
 THE CANYONS ON LOS ALTOS
 TENTATIVE MAP SITE PLAN**

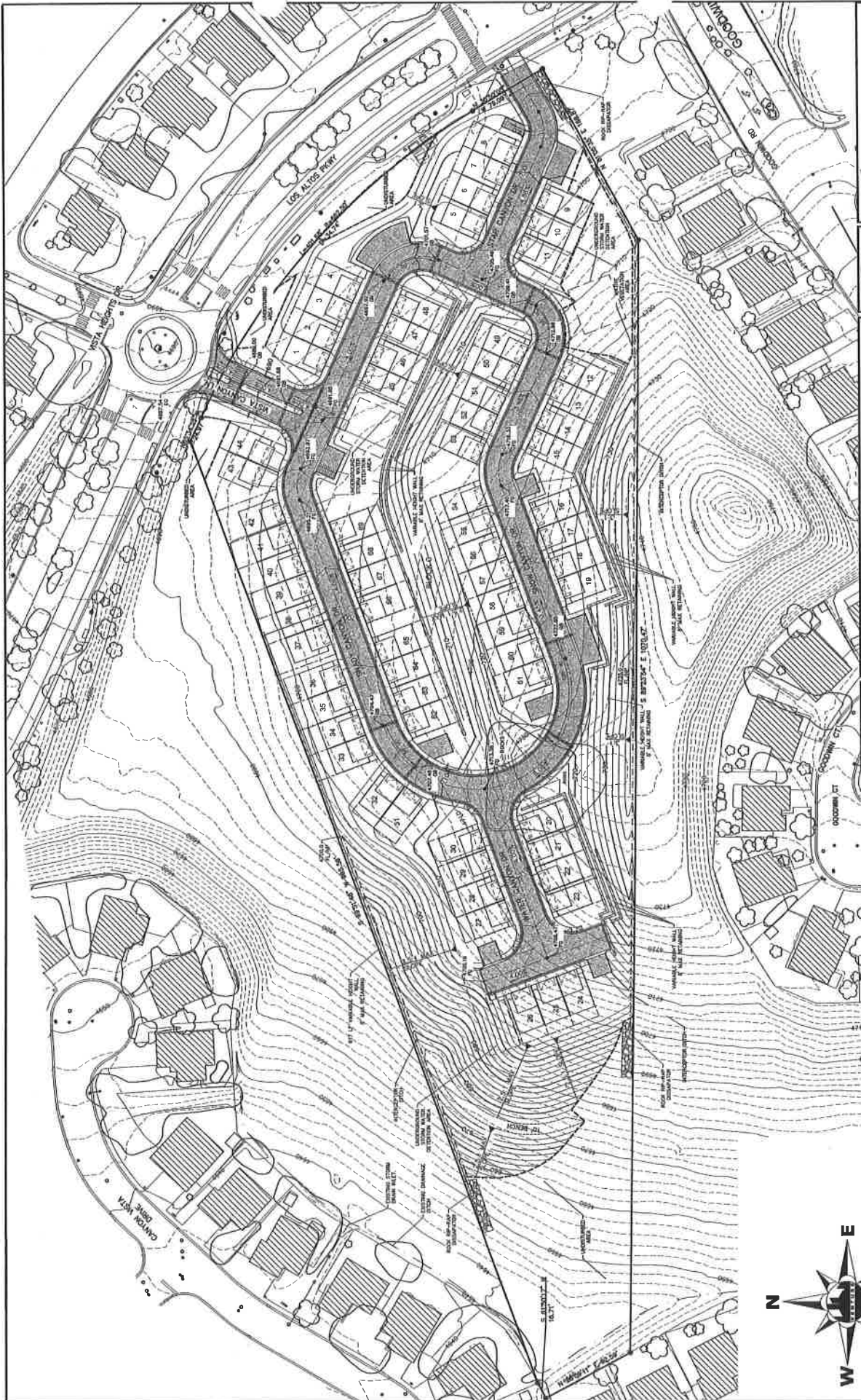
DATE: 10/27/16
 SCALE: 1"=40' AT 24"X36"
 SHEET NUMBER:
C-3
 PAGE: 3 OF 6

APN 518-272-24
 VISTAS HOMEOWNERS ASSOCIATION

SITE DATA
 APN 518-195-11

LOT AREA	2.19 ACRES (95,246 SF)
PRIVATE STREETS & PARKING AREAS	1.74 ACRES (75,240 SF)
NET AVAILABLE DEVELOPING AREA	7.72 ACRES (336,000 SF)
TOTAL AREA	7.72 ACRES (336,000 SF)
PARKING REQUIRED	1 PER UNIT (88 SPACES)
PARKING PROVIDED	2 PER UNIT (188 SPACES)
QUIET PARKING PROVIDED	30 SPACES (ONE ADA)

APN 514-291-01
 DESERT HIGHLANDS
 HOMEOWNERS ASSN.



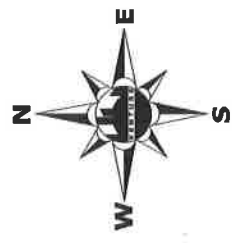
VENTURE ENGINEERING & CONSULTING, INC.
 Civil Engineering - Planning - Land Development
 530 E PLUMB LANE, STE. 4 RENO, NV 89502
 PHONE: (775) 952-6898
 VentureEandC@gmail.com

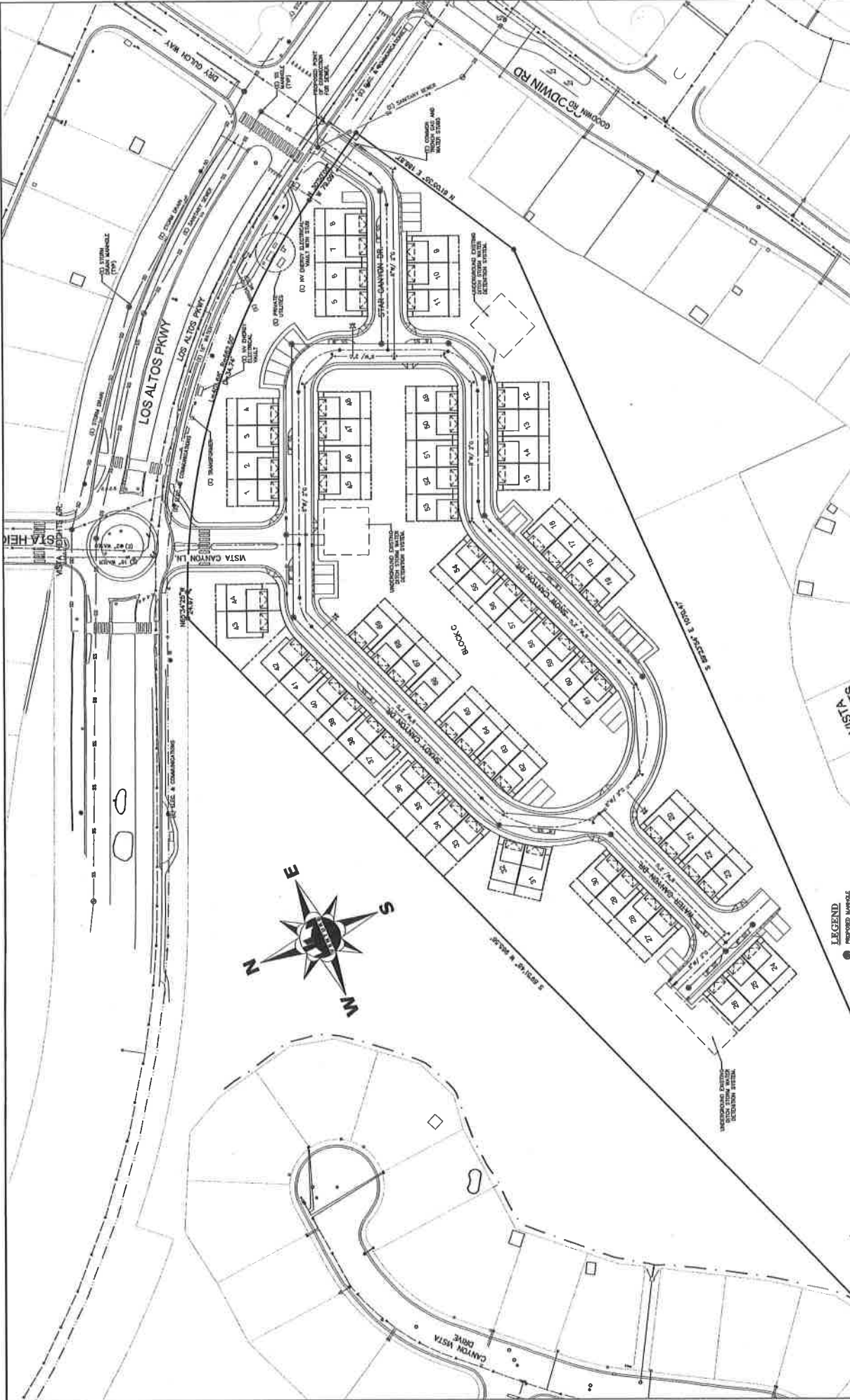


**TENTATIVE MAP OF
 THE CANYONS AT LOS ALTOS
 PRELIMINARY GRADING PLAN**
 2285 S. LOS ALTOS PARKWAY - SPARKS, NEVADA - APN 518-150-11

DATE: 09/20/16
 SCALE: 1"=40' AT 24"X30"
 SHEET NUMBER:
C-4
 PAGE: 4 OF 6

APN: 518-150-11
 TOTAL UNITS: 69 (26' X 40')
 ZONING: MF-2/PD (THE VISTAS)
 PROJECT: THE CANYONS AT LOS ALTOS Pkwy
 PARCEL AREA: 7.72 ACRES
 TOTAL DISTURBED AREA: 6.61 ACRES
 TOTAL UNDISTURBED AREA: 1.11 ACRES





VENTURE ENGINEERING & CONSULTING, INC.
 Civil Engineering - Planning - Land Development
 530 E PLUMB LANE, STE. 4 PHOENIX, AZ 85018
 602-998-8852
 VentureEng@gmail.com



**TENTATIVE MAP OF
 THE CANYONS AT LOS ALTOS
 PRELIMINARY UTILITY PLAN**

2255 S LOS ALTOS PKWY, SPARKS, NEVADA - APR 518-150-11

DATE: 8/20/18
 SCALE: 1"=40' AT 24"X36"
 SHEET NUMBER:
C-5
 PAGE: 5 OF 6

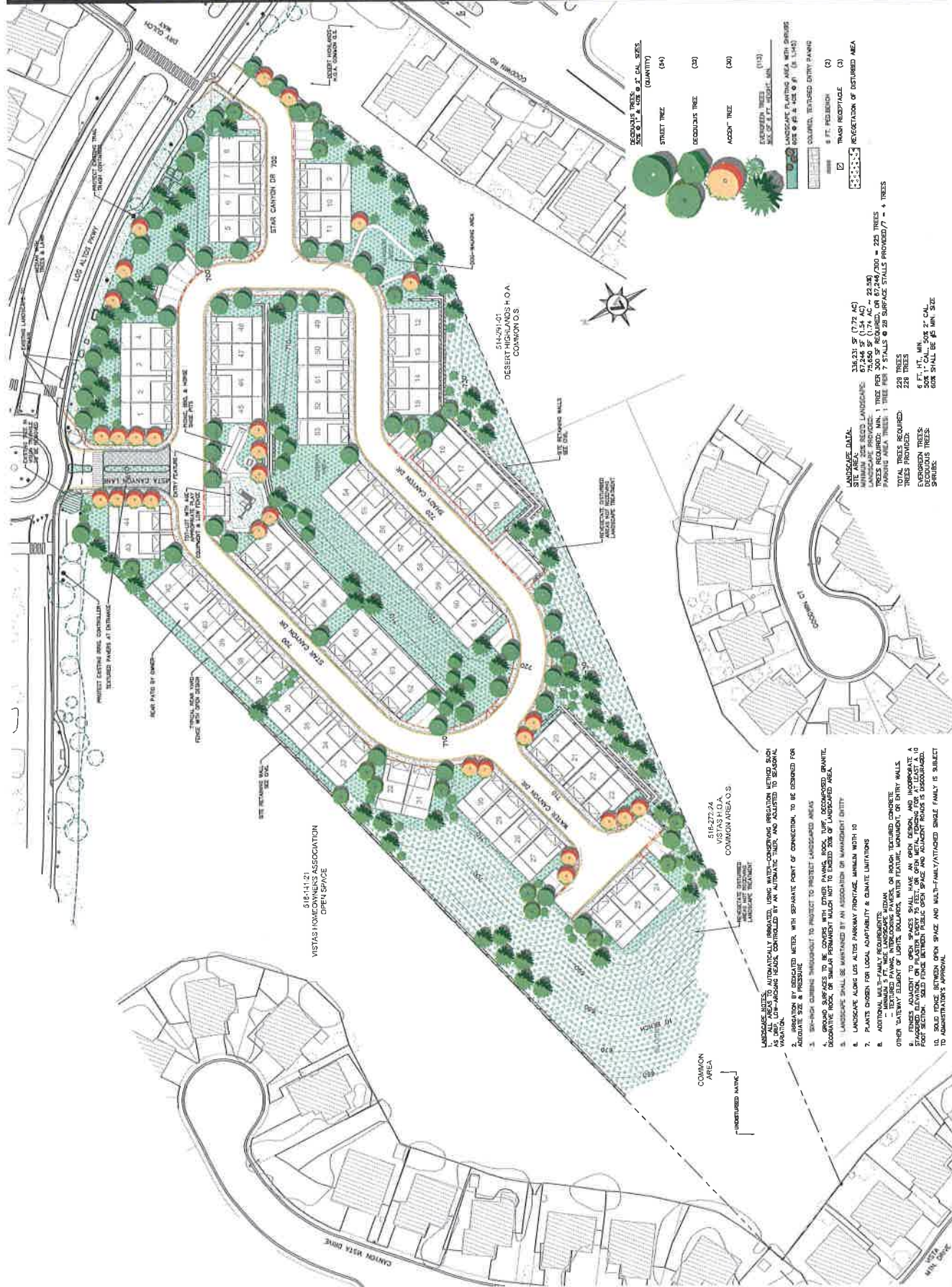
- LEGEND**
- IMPROVED MANHOLE
 - EXISTING SINK MANHOLE
 - ⊗ PRE-EXISTING
 - NEW VALVE ASSEMBLY VALVE
 - ⊕ EX. 8"X10" TRUNK BLOCK
 - SEWER LINE
 - WATER & GAS LINE
 - STORM DRAIN



LANDSTAR COMPANIES
 THE CANYONS ON LOS ALTOS
 TENTATIVE MAP
 LANDSCAPE PLAN

NOT FOR CONSTRUCTION

DATE: 08/11/2020
 DESIGNED BY: MAC
 CHECKED BY: AF
 JOB NO.: 8002000



LANDSCAPE DATA

LANDSCAPE DATA	3,16,211 SF (7.29 AC)
MINIMUM TREE RECD LANDSCAPE	87,648 SF (1.94 AC)
MINIMUM TREE RECD PARKING	10,000 SF (0.23 AC)
TREES REQUIRED	1 TREE PER 300 SF REQUIRED OR 0.244/200 = 223 TREES
PARKING AREA TREES	1 TREE PER 7 STALLS @ 28 SURFACE STALLS PROVIDED/7 = 4 TREES
TOTAL TREES REQUIRED	228 TREES
TREES PROVIDED	228 TREES
EVERGREEN TREES	6 FT., 1 FT., MIN. 50% SHALL BE 4" CAL. SHRUBS
SHRUBS	6 FT., 1 FT., MIN. 50% SHALL BE 4" CAL. SHRUBS

- LANDSCAPE NOTES**
- ALL AREAS TO BE AUTOMATICALLY IRRIGATED, USING WATER-CONSERVING IRRIGATION METHOD SUCH AS DROPPED IRRIGATION, CONTROLLED BY AN AUTOMATIC TIMER, AND ADJUSTED TO SEASONAL VARIATION.
 - IRRIGATION BY INDICATED METER, WITH SEPARATE POINT OF CONNECTION, TO BE DESIGNED FOR APPROPRIATE SIZE & PRESSURE.
 - SEWAGE CHIMNEY NEARBY TO BE PROTECTED BY PROTECTIVE LANDSCAPING AREAS.
 - LANDSCAPE ALONG LOS ALTOS PARKWAY FRONTAGE, MINIMUM WITH 10 PLANTS PER 100 SQ. FT. LANDSCAPE AREA.
 - ADDITIONAL MULTI-FAMILY RESIDENTS: MINIMUM 4 FT. WIDE LANDSCAPE BOUNDARY OR BENCH TREATED CONCRETE OTHER GATEWAY ELEMENTS OF LIGHTS, BOLLARDS, WATER FEATURE, MONUMENT, OR ENTRY WALLS.
 - FENCES ADJACENT TO OPEN SPACES SHALL HAVE AN OPEN DESIGN, AND INCORPORATE A PERVIOUS MATERIAL FOR THE ENTIRE PERIMETER, EXCEPT AT GATEWAYS AND ADJACENT ROADS & DRIVEWAYS.
 - ALL OPEN SPACES SHALL BE MAINTAINED AS OPEN SPACE AND NOT BE USED FOR ANY OTHER PURPOSE.
 - SOLID FENCES BETWEEN POOL SPACE AND MULTI-FAMILY/ATTACHED SINGLE FAMILY IS SUBJECT TO ADMINISTRATOR'S APPROVAL.