

# SHADOW CREEK PLAT 6 – CLIVE

| Lot #  | Address               | Price     | * Approximate Lot Width at Setback | Grade   | Minimum Protection Elevations (MPE) |
|--------|-----------------------|-----------|------------------------------------|---------|-------------------------------------|
| 1-34   | <b>SOLD</b>           |           |                                    |         |                                     |
| 35     | 3872 Westgate Parkway | \$235,500 | 90'                                | Walkout |                                     |
| 36-43  | <b>SOLD</b>           |           |                                    |         |                                     |
| 44     | 18018 Creekside Drive | \$269,900 | 92'                                | Walkout |                                     |
| 45 -97 | <b>SOLD</b>           |           |                                    |         |                                     |

**Architectural plans, and a list of materials and colors for all construction shall be submitted to and approved by Developer prior to any construction activities. Please review covenants for additional requirements.**

## Minimum Home Size Requirements: Plat 6

### Lots 1-34, 61-97

Ranch: 1,600 sq. ft.  
1 ½ story: 1,800 sq. ft.  
2 story: 2,000 sq. ft.

### Lots 35-42, 51-60

Ranch: 1,800 sq. ft.  
1 ½ story: 2,000 sq. ft.  
2 story: 2,200 sq. ft.

### Lots 43-50

Ranch: 2,000 sq. ft.  
1 ½ story: 2,200 sq. ft.  
2 story: 2,400 sq. ft.

## Set Backs:

Lots:1-23, 37-60, 84-97 - Front yard 30', Rear yard 35', Side yard 8'  
Lots: 24-26, 30-36, 61-83 - Front yard 30', Rear yard 35' Side yard 7'  
Lot: 28 - Front yard 25', Rear yard 35', Side yard 7'  
Lots: 27 and 29 - Front yard 35', Rear yard 35', Side yard 7'

**Check out the website for all up to date sales information - [www.vistalots.com](http://www.vistalots.com)**

\* Lot widths are an approximate measurement and are not always drawn where a house will ultimately be placed on the Lot. Refer to your licensed engineer for scaling and house placement.

~Seller does not guarantee the information describing these properties.

Interested parties are advised to independently verify this information through personal inspection or with appropriate professionals.

~Prices are subject to change without notice.

**~All MPE's and MOE's are for reference only, please refer to local city and/or project engineer for MPE's and MOE's.**

~Seller does not warrant soil conditions, it is recommended Buyer(s) perform such tests as they deem necessary. All tests must be approved by Seller before being performed.

~Prices are subject to change without notice.



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Updated 8/13/2024