

# SHADOW CREEK PLAT 9 – CLIVE

Lot #	Address	Price	* Approximate Lot Width at Setback	Grade	Minimum Protection Elevations (MPE)
1	<b>SOLD</b>		75'	Walk-out	1006.70
2-3	<b>SOLD</b>				
4	<b>SOLD</b>		55'	Walk-out	1006.70
5	<b>SOLD</b>		55'	Walk-out	1006.70
6	<b>SOLD</b>		50'	Walk-out	1006.70
7-9	<b>SOLD</b>		50'	Walk-out	1006.70
10	18246 Alpine Drive	\$82,900	55'	Walk-out	1006.70
11	18236 Alpine Drive	<b>SALE PENDING</b>	55'	Walk-out	1006.70
12-21	<b>SOLD</b>				
22	18062 Alpine Drive	\$78,900	55'	Walk-out	
23	<b>SOLD</b>		50'	Walk-out	
24	<b>SOLD</b>		55'	Walk-out	
25	<b>SOLD</b>		55'	Walk-out	
26 - 36	<b>SOLD</b>				
37	18257 Alpine Drive	\$71,500	50'	Possible Daylight	1012.65
38-46	<b>SOLD</b>		50'	Possible Daylight	1012.65

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.

Homeowners Association Dues: \$175/yr.

**Minimum Home Size Requirements: Plat 9**

Ranch: 1,150 sq. ft.

Split level, 1 ½ Story or 2 Story: 1,400 sq. ft.

**Setbacks:**

Front yard 30', Rear yard 35', Side yard 5'

**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.

**~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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