

# SHADOW CREEK PLAT 6 – CLIVE

Lot #	Address	Price	* Approximate Lot Width at Setback	Grade	Minimum Protection Elevations (MPE)
1-17	<b>SOLD</b>				
18	<b>SOLD</b>				
19	<b>SOLD</b>				
20-25	<b>SOLD</b>				
26	<b>SOLD</b>				
27	<b>SOLD</b>				
28-34	<b>SOLD</b>				
35	3872 Westgate Parkway	\$235,500	90'	Walkout	
36-40	<b>SOLD</b>				
41	<b>SOLD</b>				
42	17972 Creekside Drive	\$279,900	92'	Walkout	
43	<b>SOLD</b>				
44	18018 Creekside Drive	\$269,900	92'	Walkout	
45	<b>SOLD</b>				
46-65	<b>SOLD</b>				
66	<b>SOLD</b>				
67-89	<b>SOLD</b>				
90	<b>SOLD</b>				
91	<b>SOLD</b>				
92-94	<b>SOLD</b>				
95	<b>SOLD</b>				
96	<b>SOLD</b>				
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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