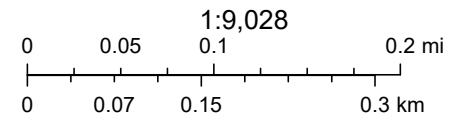


Canyon County, ID Web Map



3/6/2026, 2:05:27 PM

- | | | |
|---|---|---|
| Multiple Parcel Search _Query result | CanyonCountyRoads | City Limits |
| Hydro_NHDFlowline | Roads | Sections |
| Quarter Line | County Boundary | Imagery_2025_2026 |
| | Current Impact Area | Red: Band_1 |



Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA



CONDITIONAL USE PERMIT
PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: Justin Woods
	MAILING ADDRESS: 14297 Oasis Rd. Caldwell, ID 83607
	PHONE: [REDACTED] EMAIL: [REDACTED]
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.	
Signature: <u>Justin Woods</u> Date: <u>2-27-26</u>	

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME:
	COMPANY NAME:
	MAILING ADDRESS:
	PHONE: EMAIL:

SITE INFO	STREET ADDRESS: 14297 Oasis Rd Caldwell, ID 83607
	PARCEL NUMBER: R37642013
	PARCEL SIZE: 10.98
	REQUESTED USE: Wedding Venue
	FLOOD ZONE (YES/NO) ☒ NO ZONING DISTRICT: Ag

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	CV2026-0007	DATE RECEIVED:	3/6/25
RECEIVED BY:	MG	APPLICATION FEE:	\$1600
		CK MO ☒ CASH	

MANUFACTURING/PROCESSING OF HAZARDOUS CHEMICALS/GASES (07-14-15) - REQUIRED	Applicant	Staff
Show 300' setbacks from any property line		
Show 1,000 setback from any residential district		
Demonstrate how chemicals/gases will be stored within an enclosed structure.		
Demonstrate how the use will be gates and fenced with 8' high security fencing.		
Provide documentation from the local fire district approving the location and plan.		
Include maps and engineering drawings showing proposed drainage, proposed sewer system design, the depth of the water table, soil composition, all existing surface water, and all existing uses within one-fourth (1/4) mile of the property. The applicant shall also furnish evidence that the dangerous characteristics of the particular process or activity in question have been, or shall be, eliminated or minimized sufficiently so as not to create a public nuisance or be detrimental to the public health, safety, or welfare.		
The facility must register and maintain current hazardous waste generation notification as required by Environmental Protection Agency and/or Idaho Department of Environmental Quality and provide such proof of registration		

STAGING AREA (07-14-15) - REQUIRED	Applicant	Staff
Demonstrate how all work will be conducted off-site, business vehicles will remain operable and parked on-site, and employees/persons on the premises for parking and business vehicle pickup all maintained on-site.		



CONDITIONAL USE PERMIT

PUBLIC HEARING - CHECKLIST

CONDITIONAL USE PERMIT - CCZO Section 07-07-05

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION TO BE DEEMED COMPLETE (PLEASE CHECK OFF THE ITEMS REQUIRED):

Description	Applicant	Staff
Master Application completed and signed	<i>[Signature]</i>	
Letter of Intent (see standards on next page) ✓	<i>[Signature]</i>	
Site Plan (see standards on next page)	<i>[Signature]</i>	
Land Use Worksheet	<i>[Signature]</i>	
Neighborhood Meeting sheet/letter completed and signed		
Proof of application/communication with (varies per application):		
Southwest District Health	<i>[Signature]</i>	
Irrigation District	<i>[Signature]</i>	
Fire District	<i>[Signature]</i>	
Highway District/ Idaho Transportation Dept.	<i>[Signature]</i>	
Area of City Impact	<i>[Signature]</i>	
Deed or evidence of property interest to the subject property		
Fee: \$950.00		
\$600.00 (CUP Modification)		
Fees are non-refundable		

An application that requires additional Use Standards per Chapter 7, Article 14 of the Canyon County Code:

- ☐ Contractor Shop
- ☐ Mineral Extraction (Long Term)
- ☐ Wind Farm
- ☐ Staging Area
- ☐ Manufacturing or processing of hazardous chemicals or gases
- ☐ Ministorage Facility

*If applicable, review the Additional Use Standards Below, if not applicable, please disregard them.

*DISCLAIMER: The subject property shall be in compliance with the public nuisance ordinance, the building code and the zoning code before the Director can accept the application.

1200
350
50

STANDARDS

SITE/OPERATION PLAN – CCZO Section 07-02-03

A scaled drawing showing:

- The parcel and all existing and proposed uses and structures and roads all with dimensions, distances, and private and public road names.
- Includes lot lines, lot area, parking spaces, private roadways, walkways, topographic features, reserved open space, buildings and other structures, major landscape features, and the location of proposed utility easements.

A plan of action to include:

- Time requirements, the commencement of the operation, hours of operation, noise levels, dust levels, air and water quality, raw material delivery, finished product and marketing, site improvements, public and private facilities, public amenities, and infrastructure.

LETTER OF INTENT – CCZO Section 07-07-05

State the nature of the request. Include, a description of business operations, such as a number of employees, hours of operation, delivery and shipping.

Consistency with the Comprehensive Plan (CCZO Section 07-07-05(3))

Address potential impacts to property in the immediate vicinity and character of the area (CCZO Section 07-07-05(4))

Demonstrate how facility and utilities such as water, sewer, irrigation, drainage and stormwater drainage, will be provided.

Demonstrate legal access

Address potential impacts to existing or future traffic patterns.

Address potential impacts to essential services such as schools, irrigation facilities and emergency services.

If the use will create impacts, provide measures to mitigate impacts.

CONTRACTOR SHOP (07-14-09) - REQUIRED

Applicant

Staff

Demonstrate how the use will be contained within a building or behind a sight-obscuring fence.

MINERAL EXTRACTION (07-14-19) - REQUIRED

Applicant

Staff

Show how the 30' setbacks on all sides will be met.

Name of operator/extractor

Duration of proposed use: Commencement & Completion dates

Provide an approved reclamation from Idaho Dept. Of Lands

Location of proposed pits and accessory uses

WIND FARM (07-14-33) - REQUIRED

Applicant

Staff

Need to include on the site plan: lot size, configuration, proximity to structures, topography, viewsheds.

MINISTORAGE FACILITY (07-14-29) - REQUIRED

Applicant

Staff

Demonstrate how materials will not be sold or delivered to customers directly from the storage compartment.

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

zoninginfo@canyoncounty.id.gov - Phone: 208-454-7458

Revised 3/29/23

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. **DOMESTIC WATER:** ☒ Individual Domestic Well ☐ Centralized Public Water System ☐ City
☐ N/A – Explain why this is not applicable: _____
☒ How many Individual Domestic Wells are proposed? 1

2. **SEWER (Wastewater)** ☒ Individual Septic ☐ Centralized Sewer system
☐ N/A – Explain why this is not applicable: _____

3. **IRRIGATION WATER PROVIDED VIA:**
☐ Surface ☐ Irrigation Well ☒ None

4. **IF IRRIGATED, PROPOSED IRRIGATION:**
☐ Pressurized ☐ Gravity

5. **ACCESS:**
☐ Frontage ☒ Easement Easement width _____ Inst. # _____

6. **INTERNAL ROADS:**
☐ Public ☒ Private Road User's Maintenance Agreement Inst # _____

7. **FENCING** ☐ Fencing will be provided (Please show location on site plan)
Type: _____ Height: _____

8. **STORMWATER:** ☒ Retained on site ☐ Swales ☐ Ponds ☐ Borrow Ditches
☐ Other: _____

9. **SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY:** (i.e. creeks, ditches, canals, lake)
ditch

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- ☐ Residential _____ ☐ Commercial _____ ☐ Industrial _____
☐ Common _____ ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

☐ Water supply source: _____

3. INCLUDED IN YOUR PROPOSED PLAN?

☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☒ None

NON-RESIDENTIAL USES

1. SPECIFIC USE: Wedding Venue

2. DAYS AND HOURS OF OPERATION:

☐ Monday _____ to _____
☐ Tuesday _____ to _____
☐ Wednesday _____ to _____
☒ Thursday 8:00 am to 10:00 pm
☒ Friday 8:00 am to 10:00 pm
☒ Saturday 8:00 am to 10:00 pm
☒ Sunday 8:00 am to 10:00 pm

3. WILL YOU HAVE EMPLOYEES? ☐ Yes If so, how many? _____ ☒ No

4. WILL YOU HAVE A SIGN? ☒ Yes ☐ No ☐ Lighted ☒ Non-Lighted

Height: 2 ft Width: 4 ft. Height above ground: 4 ft

What type of sign: _____ Wall ☒ Freestanding _____ Other _____

5. PARKING AND LOADING:

How many parking spaces? 75

Is there is a loading or unloading area? no

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: _____

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. ANIMAL WASTE DISPOSAL

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____

NEIGHBORHOOD MEETING INSTRUCTIONS

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

zoninginfo@canyoncounty.id.gov

Phone: 208-454-7458

Fax: 208-454-6633



CANYON COUNTY ZONING ORDINANCE §07-01-15

Before submitting an application for a public hearing, these steps must be completed:

- (1) Applicants shall conduct a neighborhood meeting for any proposed variance, conditional use, zoning ordinance map amendment, expansion, or extension of nonconforming uses requiring a public hearing.
- (2) It shall be the sole duty of the applicant to provide written notice to all property owners or purchasers of record owning property within six hundred (600) feet of the exterior boundary of the property subject to the application. Notice of a neighborhood meeting shall be in addition to, and not combined with, notices already required by this chapter, and shall include the date, time, location and purpose of the meeting.
- (3) The purpose of the neighborhood meeting shall be to review the proposed project and discuss neighborhood concerns, if any.
 - A. The meeting shall not be on a holiday, a holiday weekend, or the day before a holiday.
 - B. The meeting shall be held at one of the following locations:
 1. On the property subject to the application;
 2. At a nearby available public meeting place including, but not limited to, a fire station, library, school, or community center; or
 3. At a location with suitable meeting facilities if such facilities are within a one (1) mile radius of the nearest public meeting place.
- (4) The neighborhood meeting shall be conducted prior to acceptance of the application by Development Services. The neighborhood meeting shall not be conducted earlier than six (6) months prior to the acceptance of the application, and shall be held no sooner than ten (10) calendar days from the mailing of the notice of the neighborhood meeting.
- (5) Each application for a public hearing shall include a form acceptable to the director, which requires the applicant to provide the starting and ending times of the neighborhood meeting and an attendance list, with names and addresses of those who attended the neighborhood meeting. (Ord.10-006, 8-16-2010)

Letter Of Intent

Justin and Sarah Woods
14297 Oasis Rd
Caldwell, ID 83607

We are planning on starting a wedding/event venue located at 14297 Oasis Rd Caldwell, ID 83607 owned by Justin and Sarah Woods. Parcel # R37642013. Easement given by Steve Chadwick. We are requesting a conditional use permit through Canyon County. The venue will have a parking lot, grass area, bridal and groom suite, two restrooms, and a reception tent.

Potential Benefits:

The location of the venue will lead attendees to discover local businesses to potentially benefit them.

Give the community a beautiful, reasonably priced venue to start their lives.

Beautify the community.

Potential impacts and mitigation:

Noise: Music will be kept to county noise standards and number of attendees will be limited. Trees and shrubs will be added to the outer perimeter to reduce noise and visual impact to neighbors. Speakers will be faced away from nearby neighbors.

Dust: Dust mitigation will take place before the event to lessen the impact of potential dust. Shrubbery will be added to help dust mitigation.

Traffic: There will be more vehicles on the road. We will limit the number of attendees to lessen the burden on the road system. Attendees will enter the parking lot through our private road. Parking will be provided on our land. If needed, there will be overflow parking on the west side of our private driveway. If a car parks on Oasis Road, they will be asked to move or towed.

Lights: All events will take place from mid-spring to early fall when lighting isn't going to be needed as frequently due to the sun setting later. Trees and facilities will block most parking lot lighting. Parking will face downward and toward Oasis Road. Lighting will be turned off directly after the event.

Irrigation: There are no impacts to irrigation, because we will be using our well.

Emergency services: Meet with officials for requests and limit attendees.

School: There will be no impact to schools due to location.

Key components of wedding venue:

How many people: 150

Parking spots: 120

Hours of operation: 8:00 am-10:00 pm

Setup time: 8:00am

Take down time: 10:00 pm-11:00 pm or earlier

Days of operation: Thursday-Sunday

Months of operation: April-October (weather permitting)

Number of employees:1

Access to venue: From Oasis Rd onto our private driveway into the parking lot.

Size of reception tent: 80'x40'

Size of Bridal/Groom Suite: 20'x10'

Please contact me with any questions or concerns.

Thank you

Justin and Sarah Woods



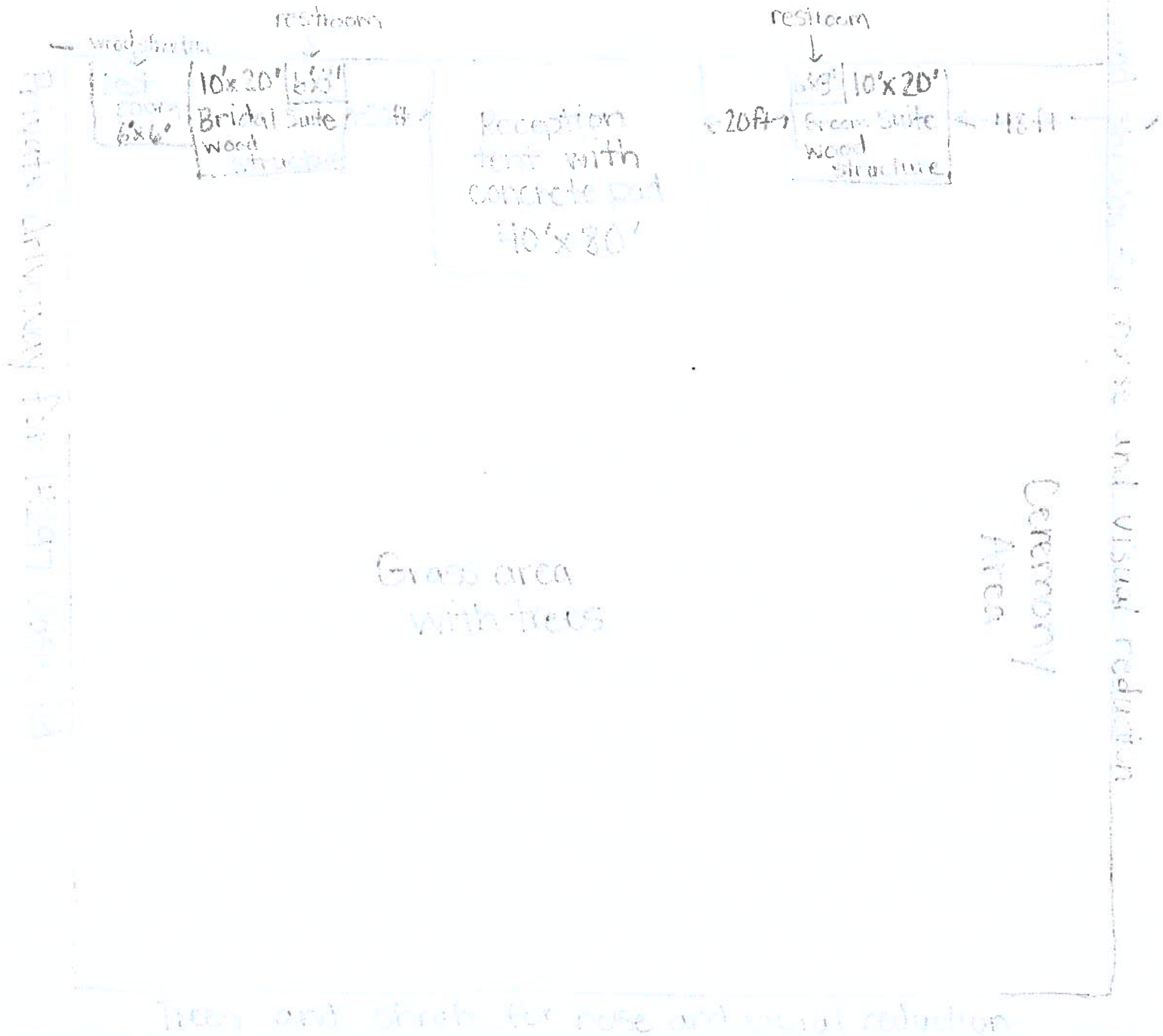
Site Plan

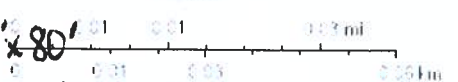
Oasis Rd

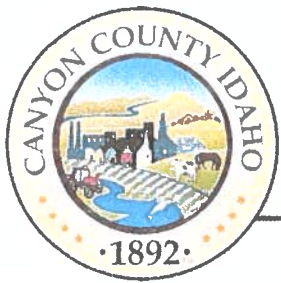
← Overflow
Parking

Entrance to
Venue

Parking







AGENCY ACKNOWLEDGMENT

Date: 1-23-26
Applicant: Justin Woods
Parcel Number: R37642013
Site Address: 14297 Oasis Rd Caldwell, ID. 83607

OFFICIAL USE ONLY BELOW THIS LINE - ACKNOWLEDGMENT ACTION:

Southwest District Health:

☒ Applicant submitted/met for official review.

Date: 01/23/2026 Signed: Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

District: Black Canyon Irrigation District

☒ Applicant submitted/met for official review.

Date: 1-28-2026 Signed: [Signature]
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact:

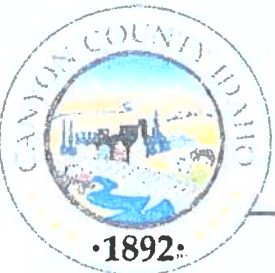
City: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

Received by Canyon County Development Services:

Date: _____ Signed: _____
Canyon County Development Services Staff



AGENCY ACKNOWLEDGMENT

Date: 1-23-26
Applicant: Justin Woods
Parcel Number: R37642013
Site Address: 14297 Oasis Rd Caldwell, ID. 83607

OFFICIAL USE ONLY BELOW THIS LINE - ACKNOWLEDGMENT ACTION

Southwest District Health:

☒ Applicant submitted/met for official review.

Date: 01/23/2026 Signed:

Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

District: Middleton Rural Fire District

☒ Applicant submitted/met for official review.

Date: 2/19/2026 Signed:

Victoria Bels
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

District:

☐ Applicant submitted/met for official review.

Date: Signed:

Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

District:

☐ Applicant submitted/met for official review.

Date: Signed:

Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact:

City:

☐ Applicant submitted/met for official review.

Date: Signed:

Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

Received by Canyon County Development Services

Date: Signed:

Canyon County Development Services Staff



AGENCY ACKNOWLEDGMENT

Date: _____

Applicant: _____

Parcel Number: _____

Site Address: _____

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☐ Applicant reviewed the project with staff.

Date: _____ Signed: _____

Authorized Southwest District Health Representative

Fire District:

District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

Authorized Fire District Representative

Highway District:

District: **HD4** _____

☒ Applicant submitted/met for official review.

Date: **2/2/26** Signed: _____

Leonard Riccio

Authorized Highway District Representative

Digitally signed by Leonard Riccio
DN: cn=Highway District No. 4, cn=Leonard Riccio, E=leccio@hwydistric4.org
Reason: I am the author of this document.
Location:
Date: 2026.02.02 10:37:33 -07'00'
Full PDF Reader Version: 2023.2.0

Irrigation District:

District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

Authorized Irrigation Representative

Area of City Impact:

City: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

Authorized AOCI Representative

Copy of completed for received by Canyon County Development Services:

Date: _____ Signed: _____

Canyon County Development Services Staff

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

zoninginfo@canyoncounty.id.gov

Phone: 208-454-7458

Fax: 208-454-6633



NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE 807-01-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezoning), subdivision variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

SITE INFORMATION

Site Address: 14297 Oasis Rd

Parcel Number: R37642013

City: Caldwell

State: ID

ZIP Code: 83607

Notices Mailed Date: 1-23-26

Number of Acres: 10.98

Current Zoning: Ag

Description of the Request: Wedding Venue

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Justin Woods

Company Name: Ever After Hollow Events

Current address: 14297 Oasis Rd

City: Caldwell

State: ID

ZIP Code: 83607

Phone: [REDACTED]

Cell: Same

Fax:

Email: [REDACTED]

MEETING INFORMATION

DATE OF MEETING: 2-27-26

MEETING LOCATION: 14297 Oasis Rd

MEETING START TIME: 3:00

MEETING END TIME: 3:55

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. CATHY WHITE	<i>Cathy White</i>	14000 Oasis
2. Mike Goodell	<i>Mike Goodell</i>	14899 Sand Hollow Rd
3. Steve Chadwick	<i>Steve Chadwick</i>	14421 Oasis Rd
4. Shardell Urizar	<i>Shardell Urizar</i>	14157 Oasis Rd
5. Roy Lopez	<i>Roy Lopez</i>	13950 Oasis Rd
6.		
7.		
8.		
9.		

Notice of Neighborhood Meeting
Conditional Use Permit
Pre-application requirement for a Public Hearing

Date

Dear Neighbor,

We are in the process of submitting an application for a Conditional Use Permit (*or variance, zoning ordinance map amendment, expansion or extension of nonconforming uses, etc.*) to Canyon County Development Services (DSD). One of the requirements necessary prior to submitting the application is to hold a "neighborhood meeting" and provide information to our surrounding neighbors (Canyon County Zoning Ordinance § 07-01-15).

This meeting is for informational purposes and to receive feedback from you as we move through the application process. This is **not** a Public Hearing before a governing body of the County. Once our application has been submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date you will receive an official notification from Canyon County DSD regarding the Public Hearing via postal mail, newspaper publication, and/or a display on the property for which the Conditional Use Permit (or other case type) is applied.

The Neighborhood Meeting details are as follows:

Date:

Time:

Location:

Property description:

The project is summarized below:

Site Location:

Proposed access:

Total acreage:

Proposed lots:

We look forward to the neighborhood meeting and encourage you to attend. At that time we will answer any questions you may have.

Please do **not** call Canyon County Development Services regarding this meeting. This is a PRE-APPLICATION requirement and we have not submitted the application for consideration at this time. The County currently has no information on this project.

If you have any questions prior to the meeting, please contact me at (phone, email, written correspondence).

Sincerely,

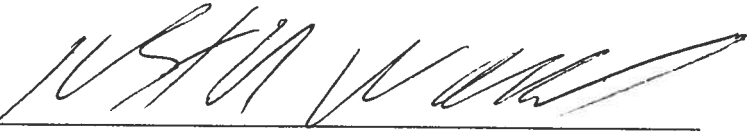
10.
11.
12.
13.
14.
15.
16.
17.
18.
19.
20.

NEIGHBORHOOD MEETING CERTIFICATION:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

Justin Woods

APPLICANT/REPRESENTATIVE (Signature): 

DATE: 02 / 27 / 26



Gmail is better on the app
Secure, fast & organized email

[OPEN](#)

Primary



Neal Capps

to me, Road. GCRB
3 hours ago [Details](#)

Hello,

As discussed, Gem County Road & Bridge Dept. has no concerns of your potential CUP on Oasis Road.

Thank you,



January 26, 2026

Dear Justin Woods

Black Canyon Irrigation District (BCID) has reviewed your request for building permit review located at 14297 Oasis Rd Caldwell, ID 83607. BCID has identified one of our facilities on your property called the C.E. 7.7 lateral. This lateral has a 60' overall easement 30' from center of ditch. BCID's policy is that no encroachments can be placed inside of this easement. After review BCID finds that no structures or landscaping will be placed inside the BCID easement. BCID approves of this building permit. If you have any questions or comments please contact me.

Mike Meyers

A handwritten signature in blue ink, appearing to read 'Mike Meyers', is written over a faint, light blue circular watermark that contains the text 'BLACK CANYON IRRIGATION DISTRICT'.

Manager
Black Canyon Irrigation District
mikem@blackcanyonirrigationdistrict.com



2019-032003

RECORDED

07/17/2019 10:33 AM



00452303201900320030030036

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=3 DLSTEPHENS

\$15.00

DEED

SARAH WOODS

**Canyon County
Recorder's Office
Document
Cover Sheet**



QUITCLAIM DEED

FOR VALUE RECEIVED, Jackie Hanson, Grantor, does

hereby convey, release, remise and forever quitclaim unto

Justin and Sarah Woods, husband and wife, whose address is

623 7th St Middleton, ID 83644, the following

described premises, to-wit:

A parcel of land (Parcel 3) being a portion
of Government lot 2 of Section 3, Township 5 North,
Range 3 West, Base Meridian (see attached)

_____, Canyon county.

Together with the appurtenances.

This deed is intended to convey to the Grantee all right, title, and interest of the Grantor
in and to said property, now owned or hereafter acquired.

Date July 15, 2019.

Jackie Hanson
Signature, Grantor

STATE OF IDAHO)
County of Canyon) ss.

On this 15 day of July, 2019, before me, the
undersigned, a Notary Public in and for said state, personally appeared
Jackie Hanson, known to me to be the person
whose name is subscribed to the within instrument, and acknowledged to me that s/he executed
the same.

Jose L Gomez
Notary Public
State of Idaho
Commission No. 2018-0755

Jose L Gomez
NOTARY PUBLIC for Idaho
Residing at: 4561 Cleveland Blvd, Caldwell ID 83605
My Commission Expires: 07/27/2024

EASEMENT AGREEMENT

I, Steve Chadwick, Grantor, do hereby grant road access easement to Justin and Sarah Woods.

Described premises

See attached



Signature, Grantor

Date 1-7, 2020.

State of Idaho

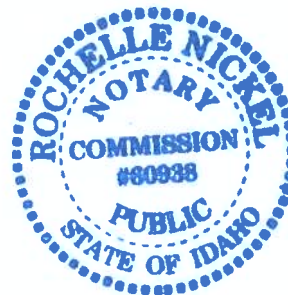
County of Canyon

On this 7th day of January, 2020, before me, the undersigned, a notary public in and for said state, personally appeared Steve Chadwick, known to me to be the person whose name is subscribed to the written instrument, and acknowledged to me that he executed the same.



NOTARY PUBLIC for Idaho

My commission expires: 1-10-25



2020-001009

RECORDED

01/07/2020 04:52 PM



00490539202000010090020026

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=2 DLSTEPHENS

\$15.00

DEED

SARAH WOODS



Job No. 2020-004

J.B.F.

1-06-20

**BOUNDARY DESCRIPTION
FOR
JUSTIN AND SARAH WOODS**

Ingress-Egress Access Easement

Part of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 3, Township 5 North, Range 3 West of the Boise Meridian, Canyon County, Idaho described as follows:

Commencing at the North Quarter corner of Section 3, Township 5 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and running thence $S89^{\circ}25'03''E$ 1008.32 feet along the North line of said Section to the Point of Beginning; thence $S89^{\circ}25'03''E$ 40.00 feet along said North line; thence $S00^{\circ}51'22''W$ 60.00 feet; thence $N89^{\circ}25'03''W$ 40.00 feet; thence $N00^{\circ}51'22''E$ 60.00 feet to the Point of Beginning.

Easement contains 2,400 square feet or 0.06 acres, more or less.



Canyon County Development Services
111 N. 11th Ave. Room 310, Caldwell, ID 83605
(208) 454-7458

Building Divsn Email: buildinginfo@canyoncounty.id.gov **Planning Divsn Email:** zoninginfo@canyoncounty.id.gov

Receipt Number: 87731

Date: 3/6/2026

Date Created: 3/6/2026

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Justin Woods

Comments: CU2026-0007

Site Address: 14297 OASIS RD, Caldwell ID 83607 / Parcel Number: 37642013 0

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Conditional Use Permit (CUP)	CU2026-0007	\$1,200.00	\$0.00	\$0.00
Planning - Notification - Public Hearing Level Cases (1 Hearing)	CU2026-0007	\$350.00	\$0.00	\$0.00
Planning - Case Mapping (Fee Per Case Set)	CU2026-0007	\$50.00	\$0.00	\$0.00

Sub Total: \$1,600.00

Sales Tax: \$0.00

Total Charges: \$1,600.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Credit Card	193140236	\$1,600.00

Total Payments: \$1,600.00

ADJUSTMENTS

Receipt Balance: \$0.00