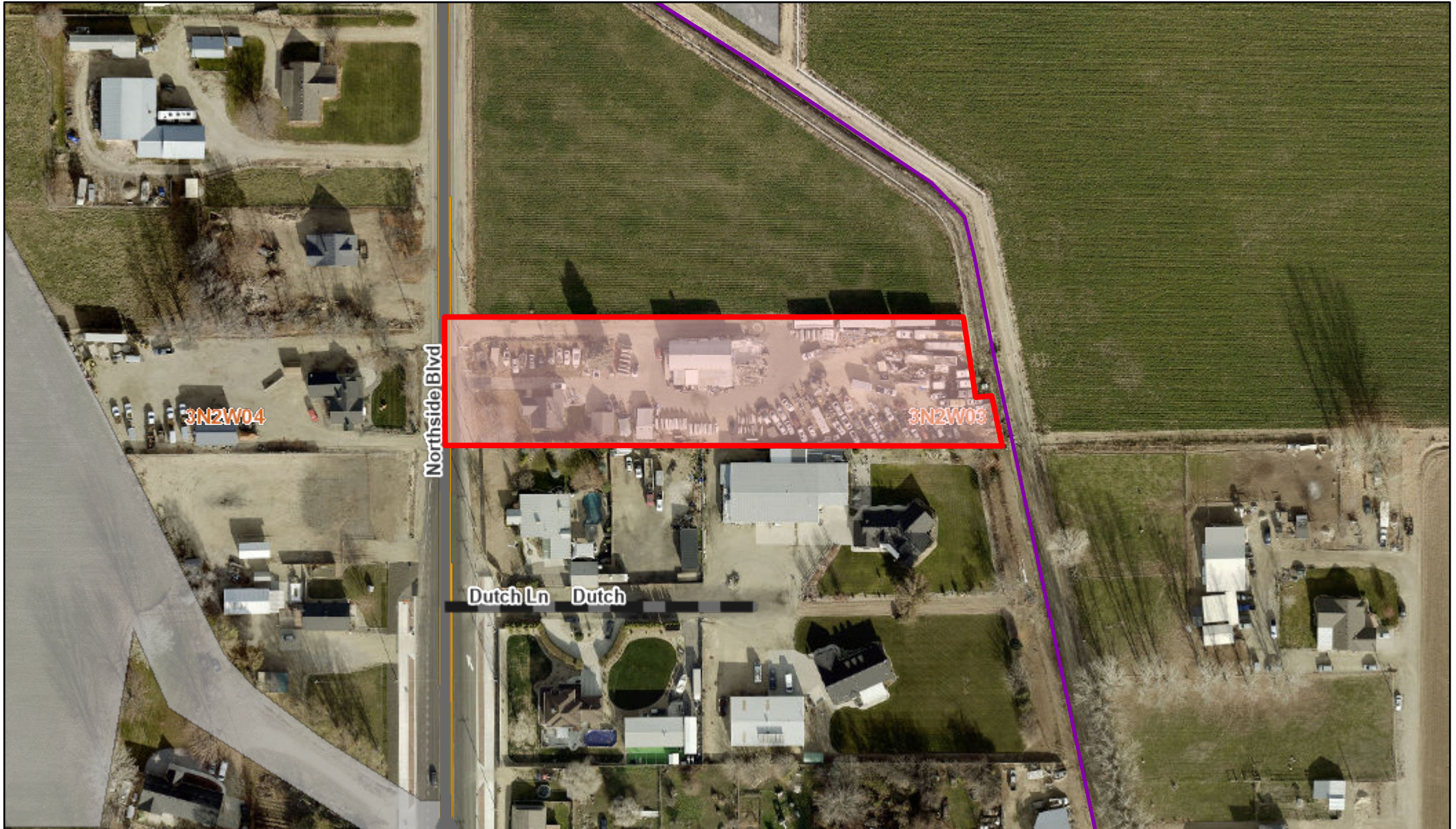
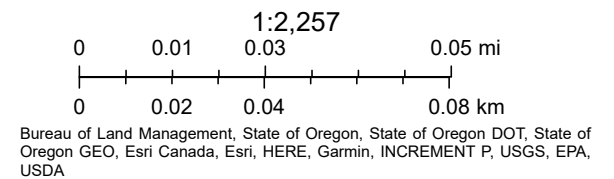


Canyon County, ID Web Map



3/31/2026, 3:17:22 PM

- | | | |
|---|---|---|
|  Multiple Parcel Search _Query result |  CC_PrivateRoads |  Sections |
|  Hydro_NHDFlowline |  County Boundary | Imagery_2025_2026 |
| CanyonCountyRoads |  Current Impact Area |  Red: Band_1 |
|  Roads |  City Limits |  Green: Band_2 |



MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



PROPERTY OWNER	OWNER NAME: <u>Nikolay Gotra</u>
	MAILING ADDRESS: <u>18609 Easter Peak Nampa Id 83687</u>
	PHONE: [REDACTED] EMAIL: [REDACTED]

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: Nikolay Gotra

Date: 02/17/26

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME:
	COMPANY NAME:
	MAILING ADDRESS:
	PHONE: EMAIL:

SITE INFO	STREET ADDRESS: <u>17136 Northside Blvd</u>
	PARCEL #: <u>R3082301000</u> LOT SIZE/AREA: <u>1.67 acres</u>
	LOT: BLOCK: SUBDIVISION:
	QUARTER: <u>See Attached</u> SECTION: TOWNSHIP: RANGE:
	ZONING DISTRICT: <u>Enc</u> FLOODZONE (YES/NO): <u>NO</u>

HEARING LEVEL APPS	☒ CONDITIONAL USE	☐ COMP PLAN AMENDMENT	☐ CONDITIONAL REZONE
	☐ ZONING AMENDMENT (REZONE)	☐ DEV. AGREEMENT MODIFICATION	☐ VARIANCE > 33%
	☐ MINOR REPLAT	☐ VACATION	☐ APPEAL
	☐ SHORT PLAT SUBDIVISION	☐ PRELIMINARY PLAT SUBDIVISION	☐ FINAL PLAT SUBDIVISION

DIRECTORS DECISION APPS	☐ ADMINISTRATIVE LAND DIVISION	☐ EASEMENT REDUCTION	☐ SIGN PERMIT
	☐ PROPERTY BOUNDARY ADJUSTMENT	☐ HOME BUSINESS	☐ VARIANCE 33% >
	☐ PRIVATE ROAD NAME	☐ TEMPORARY USE	☐ DAY CARE
	☒ OTHER <u>Contractor shop, fabrication, storage</u>		

CASE NUMBER: <u>CV2026-0010</u>	DATE RECEIVED: <u>3/31/26</u>
RECEIVED BY: <u>MG</u>	APPLICATION FEE: <u>\$1,600</u> ☒ CK ☐ MO ☐ CC ☐ CASH

#2314

Revised 1/3/21

Letter of Intent

March 31, 2026

Property Location: 17136 Northside Blvd Nampa ID 83687

Parcel: R3082301000

Conditional Use of parcel for contractor of granite business, contractor shop, fabrication and storage.

Parcel location plat is attached to application and is consistent with the comprehensive plan. Parcel is 1.67 acres and zoned as ENC.

Characteristics of the site does not cause any undue hardships for the public.

Properties Impacted are 17122 Northside Blvd Nampa ID 83687 and 8962 Dutch Ln Nampa Idaho.

Nikolay Gotra

R30823010 PARCEL INFORMATION REPORT

2/17/2026 10:01:17 AM

PARCEL NUMBER: R30823010

OWNER NAME: GOTRA NIKOLAY

CO-OWNER:

MAILING ADDRESS: 18609 EASTER PEAK AVE NAMPA ID 83687

SITE ADDRESS: 17136 NORTHSIDE BLVD

TAX CODE: 0610000

TWP: 3N **RNG:** 2W **SEC:** 03 **QUARTER:** SW

ACRES: 1.67

HOME OWNERS EXEMPTION: No

AG-EXEMPT: No

DRAIN DISTRICT: NOT In Drain Dist

ZONING DESCRIPTION: AG / AGRICULTURE

HIGHWAY DISTRICT: NAMPA HWY DIST #1

FIRE DISTRICT: NAMPA FIRE

SCHOOL DISTRICT: VALLIVUE SCHOOL DIST #139

IMPACT AREA: Nampa

FUTURE LAND USE 2011-2022 : RES

FLU Overlay Zone Desc 2030:

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: RESIDENTIAL

IRRIGATION DISTRICT: PIONEER IRRIGATION DISTRICT

FEMA FLOOD ZONE: X **FLOODWAY:** NOT In **FLOODWAY FIRM PANEL:** 16027C0377F

WETLAND: NOT In WETLAND

NITRATE PRIORITY: ADA CANYON

FUNCTIONAL Classification: MINOR ARTERIAL

INSTRUMENT NO. : 2020069836

SCENIC BYWAY: NOT In Scenic Byway

LEGAL DESCRIPTION: 03-3N-2W SW TX 01244 SWSW

PLATTED SUBDIVISION:

SMALL CITY ZONING:

SMALL CITY ZONING TYPE:



DISCLAIMER:

1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS. POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.
4. COLLECTORS AND ARTERIALS ARE BASED ON THE SHERIFFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.



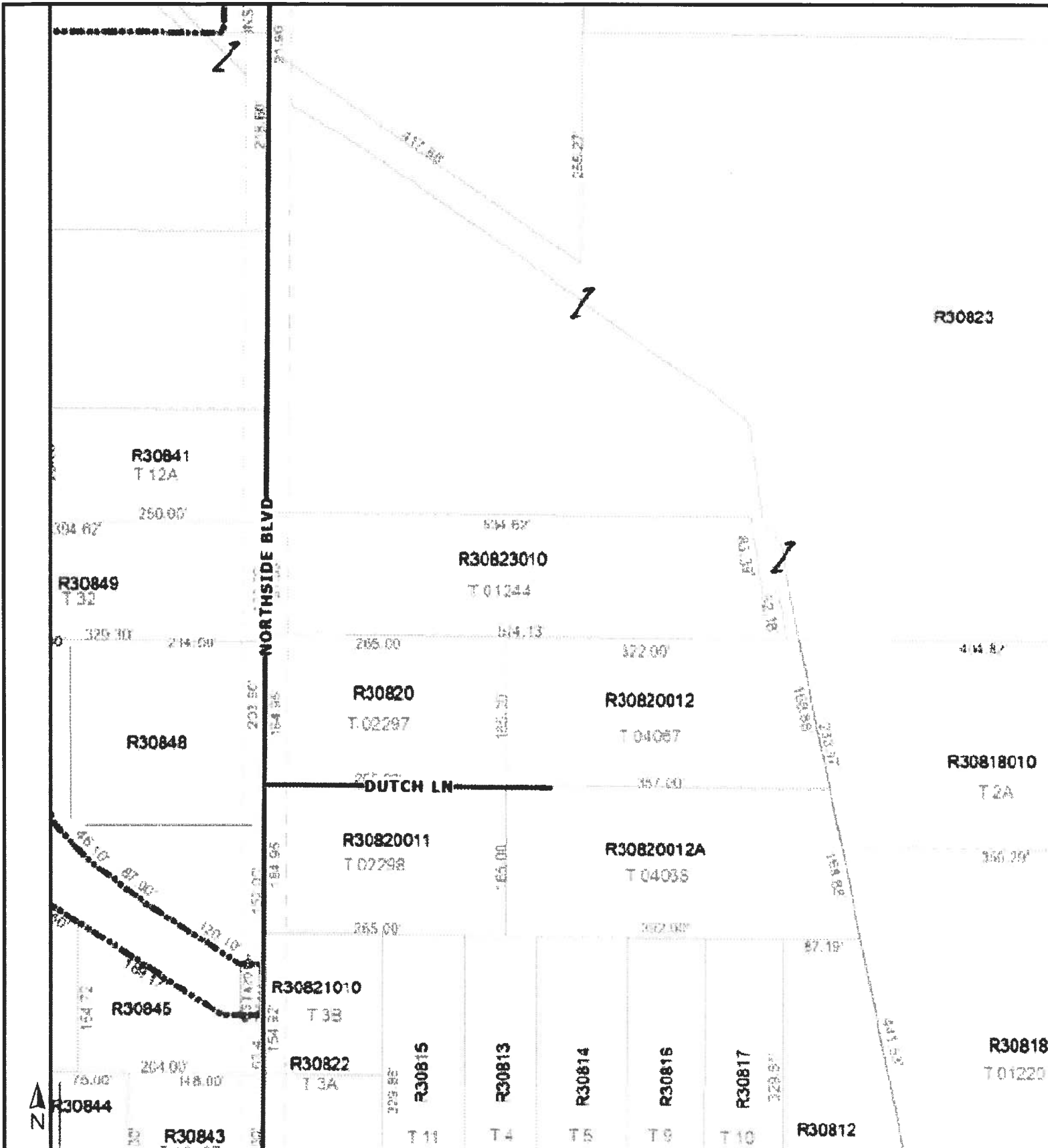
Google

Northside Blvd

Northside

17136 Northside
Blvd





TitleOne
a title & escrow co.

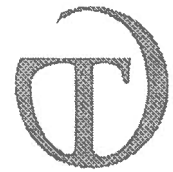
ParcelID: R3082301000

17136 Northside Blvd, Nampa ID 83687

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



Property Address: 17136 Northside Blvd, Nampa



Canyon County Parcel Information

Property Information

Parcel ID #: R3082301000

Property Address: 17136 Northside Blvd Nampa, ID 83687

Property Type: Residential

Owner Information

Owner Name: Gotra, Nikolay

Mailing Address: 18609 Easter Peak Ave Nampa, ID 83687



Assessor Information

Abbreviated Legal: 03-3N-2W SW TX 01244 SWSW

Plat / Subdivision:

Lot/Block: /

Twn/Rng/Sec: 03N/02W/03

Acres: 1.67

Irrigation District: Pioneer Irrigation District

Zoning: Enc

Zoning Description: Enclaved

School District: Vallivue

Tax Information

Year: 2025

Tax: \$2,550.88

Year: 2024

Tax: \$2,484.14

Year: 2023

Tax: \$2,602.16

Levy Code 2025: 061-00

Levy Rate 2025: 0.005062471

Assessment Information

Year	Description	Acres	Value
2025	Land Value	1.67	\$233,780.00
2025	Improvement Value		\$270,100.00
Totals:		1.67	\$503,880.00
Homeowner's Exemption:			\$0.00

Land Information

Residential Acres: 1.67

Residential Characteristics

Walk Score®: 2

Bike Score®: 27

Main Floor Sq Ft: 1080

Deck Sq Ft: 0

Garage Sq Ft: 400

Year Built: 1935

Lower Floor Sq Ft: 1080

Porch Sq Ft: 224

Carport Sq Ft: 252

AC: Y

Upper Floor Sq Ft: 0

Patio Sq Ft: 0

Bedrooms: 4

Attic Fin. Sq Ft: 0

Attic Unf. Sq Ft: 0

Bathrooms: 1

Bsmnt Fin. Sq Ft: 840

Bsmnt Unf. Sq Ft: 0

Fireplace: 0

Total Sq Ft: 1920

Total Unfinished: 0

Pool: N

This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, no liability beyond the amount paid for this report is assumed hereunder, and the company is not responsible beyond the amount paid for any errors and omissions contained herein.

LAND USE WORKSHEET

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



LAND USE WORKSHEET

Required for Conditional Use Permit, Comprehensive Plan and Zoning Ordinance Amendment Applications

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? _____

- 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: Vinyl Height: 6'

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)

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:**

fabrication, contractor shop, storage

2. DAYS AND HOURS OF OPERATION:

- ☒ Monday _____ to *8-6*
☒ Tuesday _____ to *8-6*
☒ Wednesday _____ to *8-6*
☒ Thursday _____ to *8-6*
☒ Friday _____ to *8-6*
☒ Saturday _____ to *9-4*
☒ Sunday _____ to *—*

3. WILL YOU HAVE EMPLOYEES? ☐ Yes If so, how many? _____ ☒ No**4. WILL YOU HAVE A SIGN?** ☐ Yes ☒ No ☐ Lighted ☐ Non-Lighted

Height: _____ ft Width: _____ ft Height above ground: _____ ft

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

5. PARKING AND LOADING:

How many parking spaces? *4*

Is there is a loading or unloading area? *yes*

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

Date January 30, 2026

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 use, ect) 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 as follows:

Date: Saturday, February 14, 2026

Time: 2:15 pm

Meeting Location: Dutch Lane – 17122 Northside Blvd, Nampa ID 83687

Property Description: 17136 Northside Blvd Nampa Idaho

The project is summarized below:

Site Location: 17136 Northside Blvd Nampa Idaho - Application Conditional Use Permit

We look forward to the neighborhood meeting and encourage you to attend. At that time we will try to 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 **208.941-2050**.

Respectfully,
Nikolay Gotra

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

zoninginfo@canyoncounty.id.gov Phone: 208-402-4164



NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

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

SITE INFORMATION

Site Address: 17136 Northside Blvd	Parcel Number: R30823010000	
City: Nampa	State: Id	ZIP Code: 83687
Notices Mailed Date:	Number of Acres: 1.67	Current Zoning: Encl
Description of the Request: Notice Neighborhood Meeting		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Nikolay Gotra		
Company Name:		
Current address: 18609 Easter Peak Ave		
City: Nampa	State: Id	ZIP Code: 83687
Phone:	Cell: [REDACTED]	Fax:
Email:		

MEETING INFORMATION

DATE OF MEETING: 02/14/2026	MEETING LOCATION: Dutch Ln- 17122 Northside Blvd
MEETING START TIME: 2:15pm	MEETING END TIME: 2:45 PM,

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. RYAN STANLEY	[Signature]	8959 DUTCH LANE.
2. Don Cole	[Signature]	17085 Northside Blvd Nampa
3. Elina H. Hinton	[Signature]	8962 Dutch Ln Nampa
4. Manue Ontz	[Signature]	17122 Northside Blvd
5.		
6.		
7.		
8.		
9.		

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):

Nikolay Gotra

APPLICANT/REPRESENTATIVE (Signature): Nikolay Gotra

DATE: 02 / 17 / 26



AGENCY ACKNOWLEDGMENT

Date: 03/15/26
Applicant: Nikolay Gotra
Parcel Number: R308/23010
Site Address: 17136 Northside Blv. Nampa, ID 83687

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☒ Applicant submitted/met for official review.

Date: 03/31/2026 Signed: Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

☒ Applicant submitted/met for official review.

Date: 3/24/26 Signed: Juliana L
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

☐ Applicant submitted/met for official review.

Date: 3-24-2026 Signed: [Signature]
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

☒ Applicant submitted/met for official review.

Date: 3/24/26 Signed: [Signature]
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact:

☐ Applicant submitted/met for official review.

Date: 3/24/26 Signed: [Signature]
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

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: 87962

Date: 3/31/2026

Date Created: 3/31/2026

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Nikolay Gotra

Comments: CU2026-0010

Site Address: 17136 NORTHSIDE BLVD, Nampa ID / Parcel Number: 30823010 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 - Notification - Public Hearing Level Cases (1 Hearing)	CU2026-0010	\$350.00	\$0.00	\$0.00
Planning - Case Mapping (Fee Per Case Set)	CU2026-0010	\$50.00	\$0.00	\$0.00
Planning - Conditional Use Permit (CUP)	CU2026-0010	\$1,200.00	\$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>
Check	2314	\$1,600.00
Total Payments:		\$1,600.00

ADJUSTMENTS

Receipt Balance: \$0.00